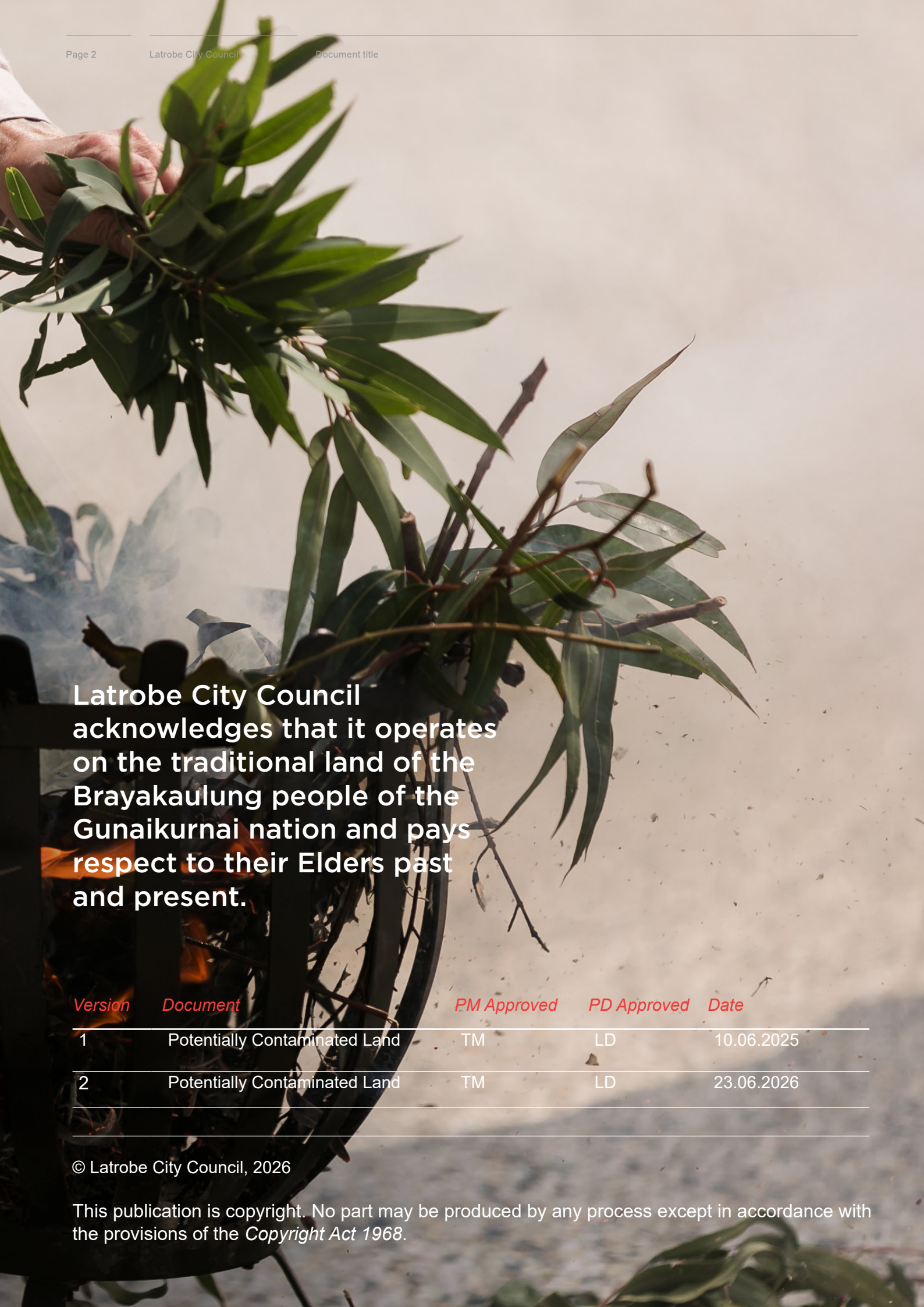
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LATROBE CITY COUNCIL



POTENTIALLY CONTAMINATED LAND

Moe Activity Centre Plan Review 2026



Latrobe City Council acknowledges that it operates on the traditional land of the Brayakaulung people of the Gunaikurnai nation and pays respect to their Elders past and present.

Version	*Document*	*PM Approved*	*PD Approved*	*Date*
1	Potentially Contaminated Land	TM	LD	10.06.2025
2	Potentially Contaminated Land	TM	LD	23.06.2026

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1.0 Introduction



Introduction

Development of land provides an opportunity to address contamination and mitigate any risks posed to human health, the environment, and building and structures. Contaminated land can often be safely used and developed following appropriate remediation, provided any necessary controls to manage residual contamination are implemented. It should also be noted that although the planning system plays an important role in dealing with land contamination it is not a catch all; many parties have obligations in managing potentially contaminated land, including duties under the *Environment Protection Act 2017* and the *Environmental Protection Regulations 2021*.

The Planning Regulatory Framework exists to regulate land use and development, this includes the management of risks and hazards such as potentially contaminated land. Below is a list of the relevant parts of the framework in relation to land contamination:

- Planning & Environment Act 1987;
- Ministerial Direction No 1 – Potentially Contaminated Land;
- Ministerial Direction 19 - Preparation and content of amendments that may significantly impact the environment, amenity and human health;
- Clause 13.04-1S Contaminated and Potentially Contaminated Land;
- Clause 45.03 Environmental Audit Overlay;
- Clause 65.01 Approval of an Application or Plan; and
- Clause 73.01 General Terms.

Section 12 of the *Planning and Environment Act 1987* requires a planning authority, when preparing a planning scheme or planning scheme amendment to 'take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment'.

Ministerial Direction No. 1 – Potentially Contaminated Land defines contaminated land as land that:

- Has been used or known to have been used for industry or mining;
- Has been used or known to have been used for the storage of chemicals, gas, waste or liquid fuel (other than minor above-ground storage that is ancillary to another use of the land); or
- Where a known past or present activity or event (occurring on or off the land) may have caused contamination on the land.

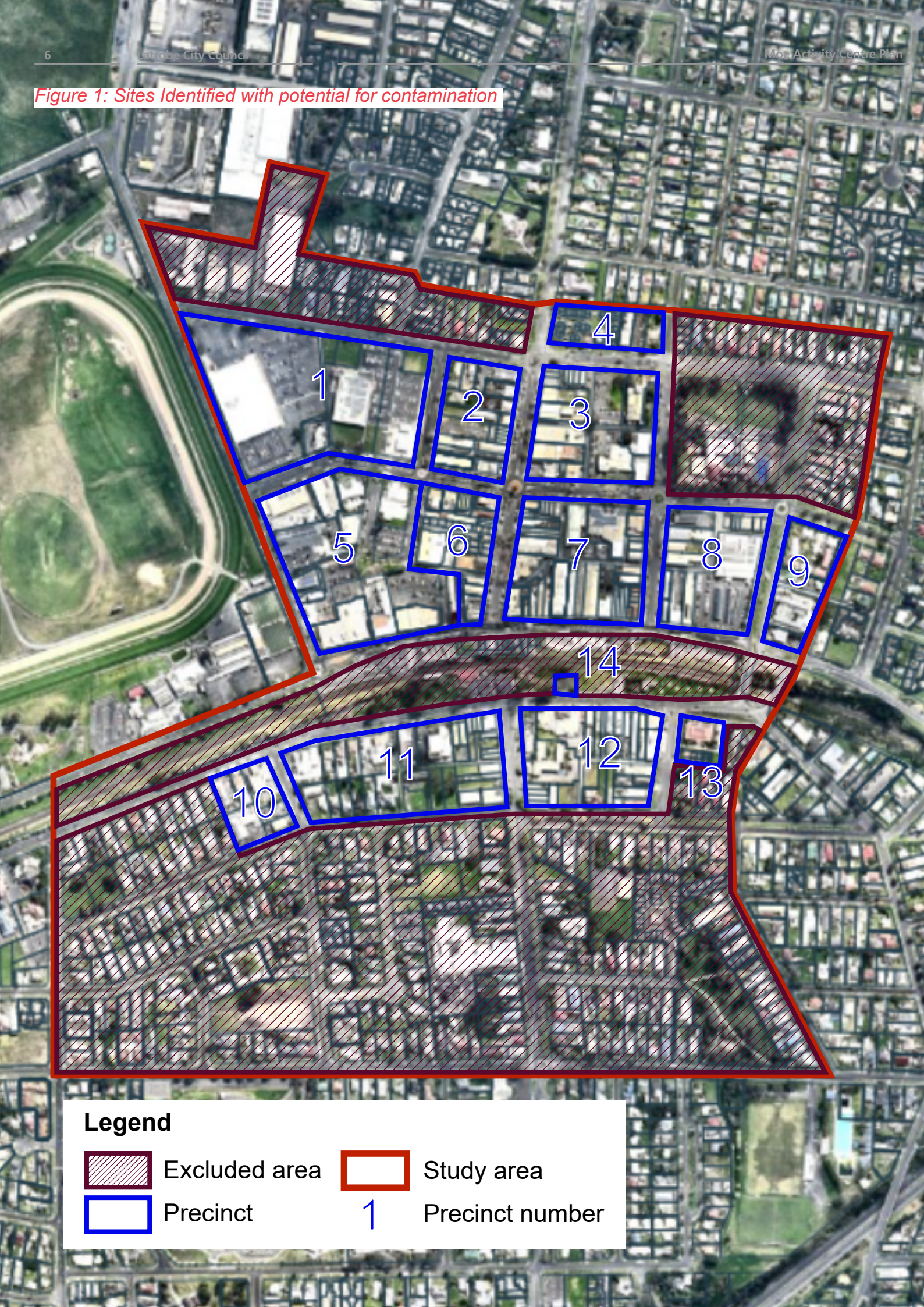
Ministerial Direction No. 1 requires that when preparing an amendment which would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive (defined as residential use, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school, agriculture or public open space, a planning authority must satisfy itself whether or not the land, or parts of the land, are potentially contaminated.

In considering the above a review of all land within the study area has been undertaken to attempt to identify potentially contaminated land based on current and previous land uses and is further informed by *Planning Practice Note 30 – Potentially Contaminated Land* July 2021.

The study area has been broken up into 14 areas to assist with the scale of the precinct wide assessment. A total of 24 sites have been identified as having potential for contamination within the study area (see Figure 1 below).

A further site history review has been undertaken on each of the 24 sites to better understand the type and potential scale of land contamination.

Figure 1: Sites Identified with potential for contamination



Study Area

The study area is the Moe CBD (see Figure 1), it is identified in the Latrobe Planning Scheme as the Moe Activity Centre and is broadly bordered by Bell Street, and Haigh Street to the north and includes the properties to the north of these streets; Anzac Street and Reservoir Road to the east, Vale Street to the south and Wirraway Street, Waterloo Road and Saviges Road to the west.

It covers an area of approximately 90.18 hectares (ha). It includes areas that are used for:

- Civic uses such as schools and libraries,
- Commercial and office uses,
- Recreational uses,
- Industrial uses, and
- Residential uses.

The railway bisects the study area into two separate halves. There is a pedestrian crossing at the Moe Railway Station and a road crossing at a raised roundabout at the Lloyd Street, George Street and Anzac Street intersections. There is a further crossing point up at Waterloo Road but this does not fall within the study area

The CBD is largely zoned Commercial 1 Zone, with a pocket of Mixed Use Zone in the south west corner along Lloyd Street. A small number of properties are zoned Industrial 3 Zone along Bell Street in the north-west, with the remainder being zoned Residential Growth Zone 2 or 3 within the Activity Centre boundary.

It is acknowledged that there may be some uses such as rail yards or industrial uses in the Industrial Zone that fall within the Activity Centre study area, however, only those areas that are being considered for rezoning have been considered as a part of this study in accordance with Ministerial Direction Nos. 1 and 19.

Area Overview

Due to the scale of the study area, it has been broken up into 14 separate areas to assist with the desktop review and identification of potentially contaminated land. Each site identified as having potential for land contamination has then had a more detailed site history review undertaken; these can be found within Section 3 of this report.

Sources of information have included:

- Review of land uses (current and historical);
- Review of land zoning and overlays (current and historical);
- Latrobe City Council building and planning permit registers (current and historical);
- Latrobe City Council property database, electronic and hard copy records and resources, aerial photographs and historical planning schemes;
- Visual site inspections;
- Internet searching – Facebook, TROVE etc;
- Moe Historical Society;
- Victorian Unearthed;
- EPA public registers; and
- Sands and McDougall, 1905.

All reviews have been conducted by the Principal Strategic Planner for Latrobe City Council with the assistance of others.

Undertaking an assessment or study of the on-site conditions may reduce the potential for exposure to the presence of contaminated land.

All reports and conclusions that deal with sub-surface conditions are based on interpretation and judgment. It should be noted that this report contains interpretations and conclusions which are uncertain, due to the nature of the investigations. No study can eliminate risk, and even a rigorous assessment and sampling program may not detect all problem areas within the study area. The report is based on an interpretation of factual information available and the professional opinion and judgment of Latrobe City Council.

2.0 Area Overview



Precinct 1

Land within Area 1 is zoned Commercial 1 Zone.

The area consists of Coles, Kmart, a Shell petrol station and KFC.

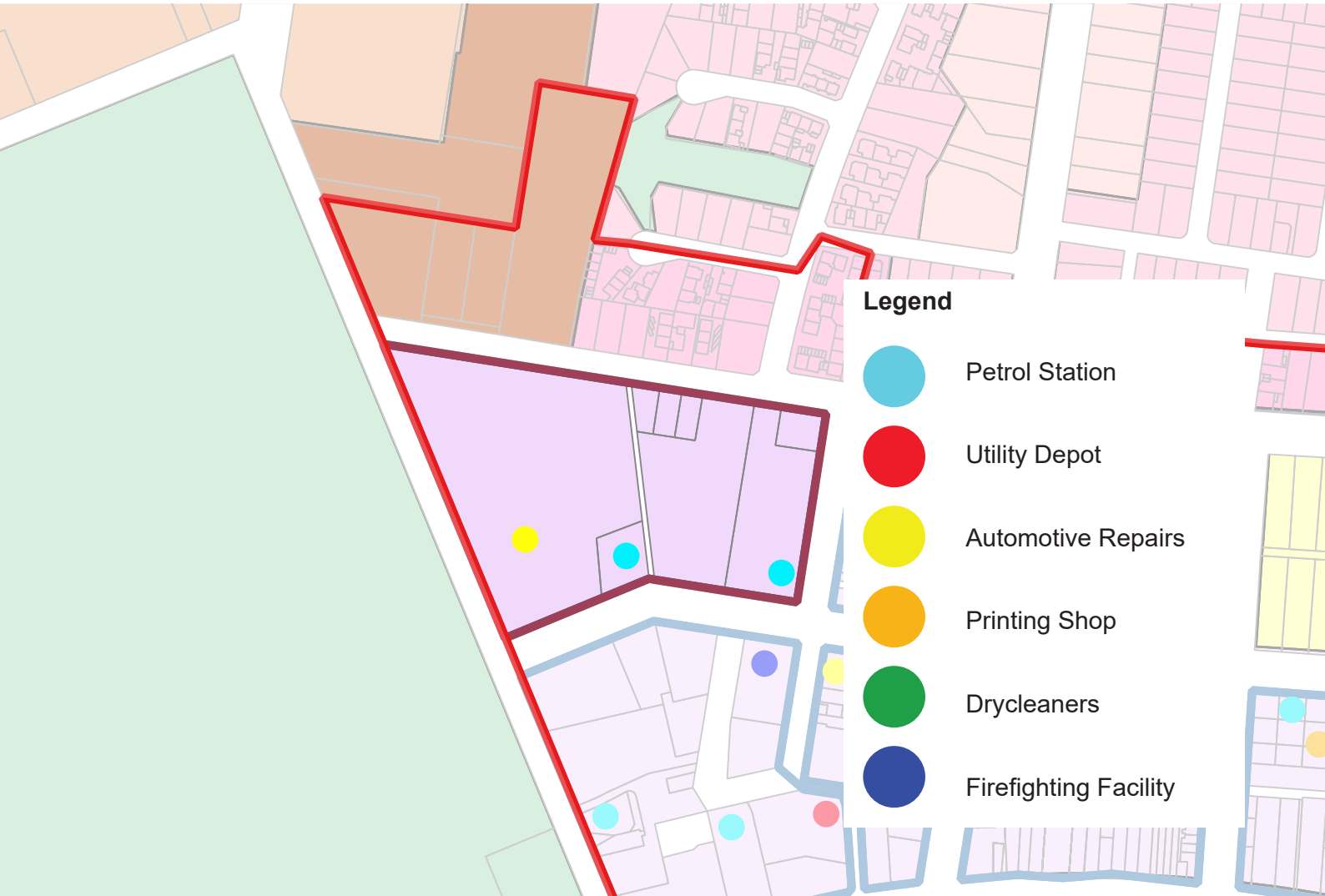
Land zoning in Area 1 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There are three former or current land uses identified that contribute to potential land contamination within Area 1, these include:

- The now closed Kmart Auto and Tyres;
- Former service station and mechanic at the now KFC site; and
- A current petrol station on the corner of Albert and Market Street.

It is also noted that the Coles site used to be the former Saxton Saw Mill, however this is not identified as a potentially contaminating use.



Precinct 2

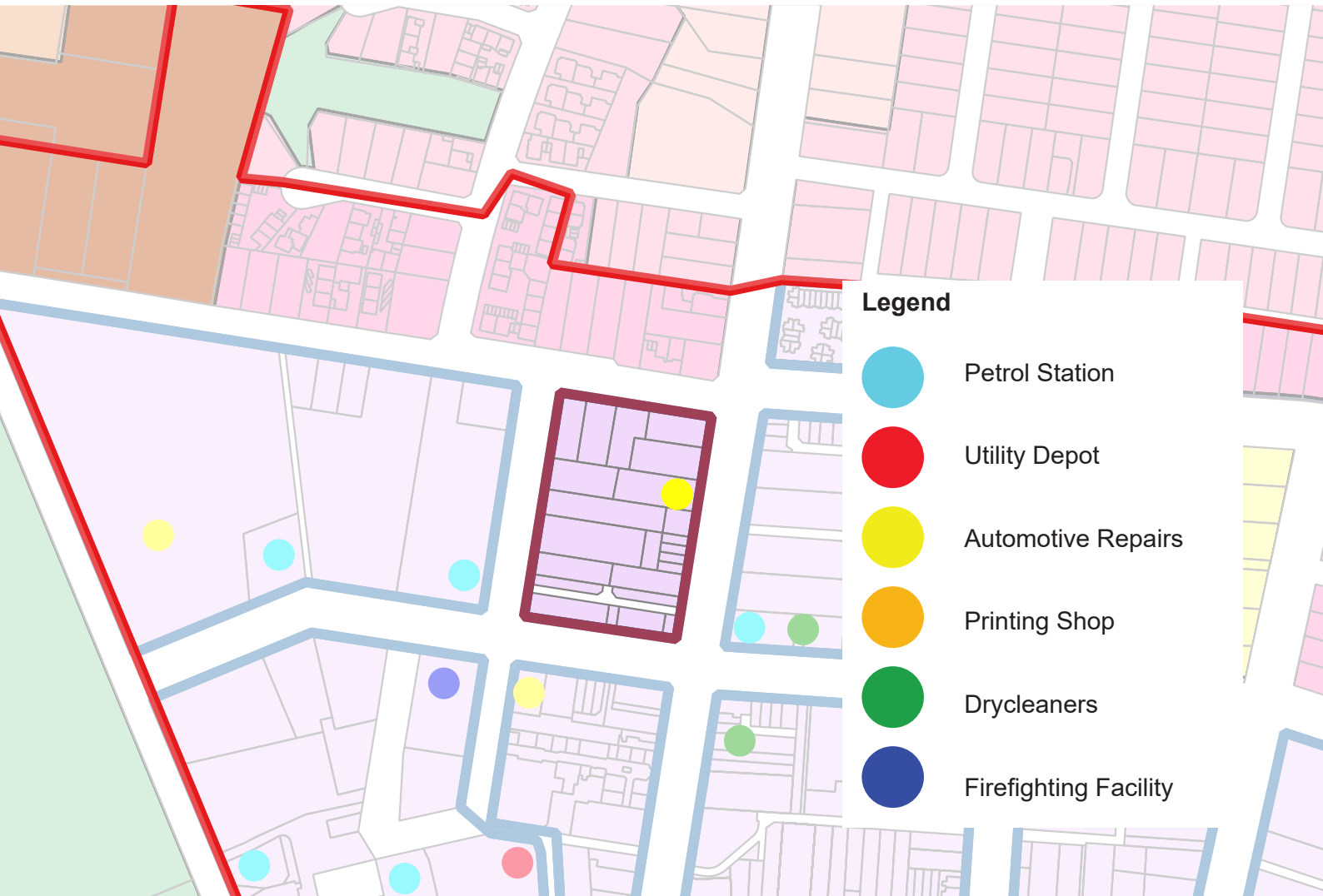
Land within Area 2 is zoned Commercial 1 Zone.

The area consists of real estate offices, takeaway premises, gyms, shops, automotive repairs, offices, hairdressers, banks, vacant or underutilised lots and dwellings.

Land zoning in Area 2 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There is one former or current land use identified that contributes to potential land contamination within Area 2, the B & B Tyres and Automotive Repairs at 46 Moore Street, Moe.



Precinct 3

Land within Area 3 is zoned Commercial 1 Zone.

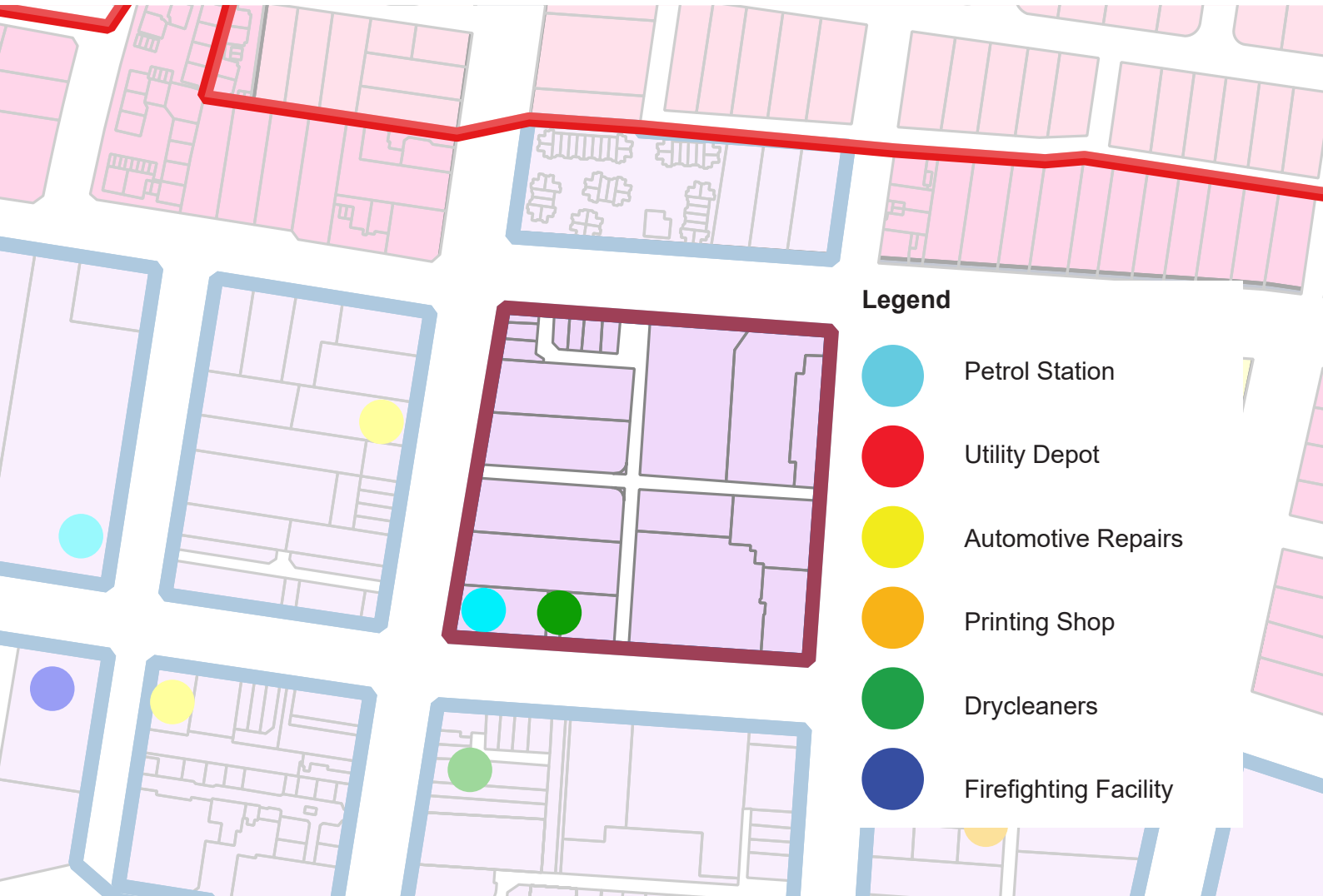
The area consists of takeaway premises, cafes, restricted retail, green grocers, medical centres, offices, the Department of Education, Council car parks, education facilities, community facilities and a drycleaners.

Land zoning in Area 3 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 11 December 1997, the Gregory's Lane Carpark, 5A Haigh Street, 32-34 Kirk Street and 44 Albert Street were rezoned from Public Purposes Civic Centre to State Section Business 1 Zone through Amendment L42 On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There are two former or current land uses identified that contribute to potential land contamination within Area 3, these include:

- A former dry cleaner on Albert Street; and
- A former petrol station where Hungry jack's now is.



Precinct 4

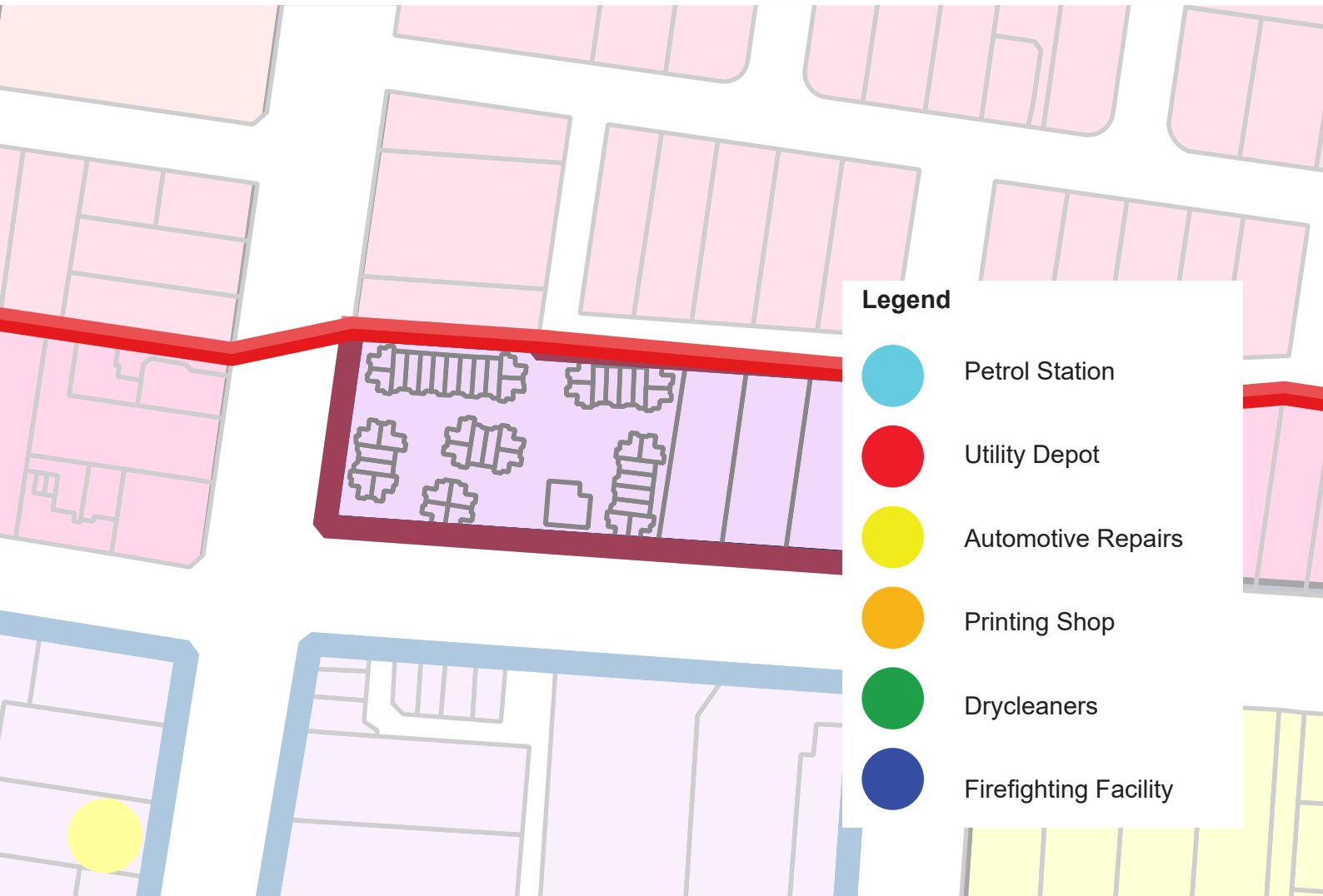
Land within Area 4 is zoned Commercial 1 Zone.

The area consists of an aged care village, offices, and a hairdressing salon.

Land zoning in Area 4 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2, B4 and B5). This area became B5Z.
- Amendment L46 rezoned 27-29 Moore Street and 48 Haigh Street, Moe from Commercial B to the State Section Business 5 Zone which encouraged the development of offices or multidwelling units with common access from the street.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 5 Zone.

There are no former or current land uses identified that contribute to potential land contamination within Area 4.



Precinct 5

Land within Area 5 is zoned Commercial 1 Zone.

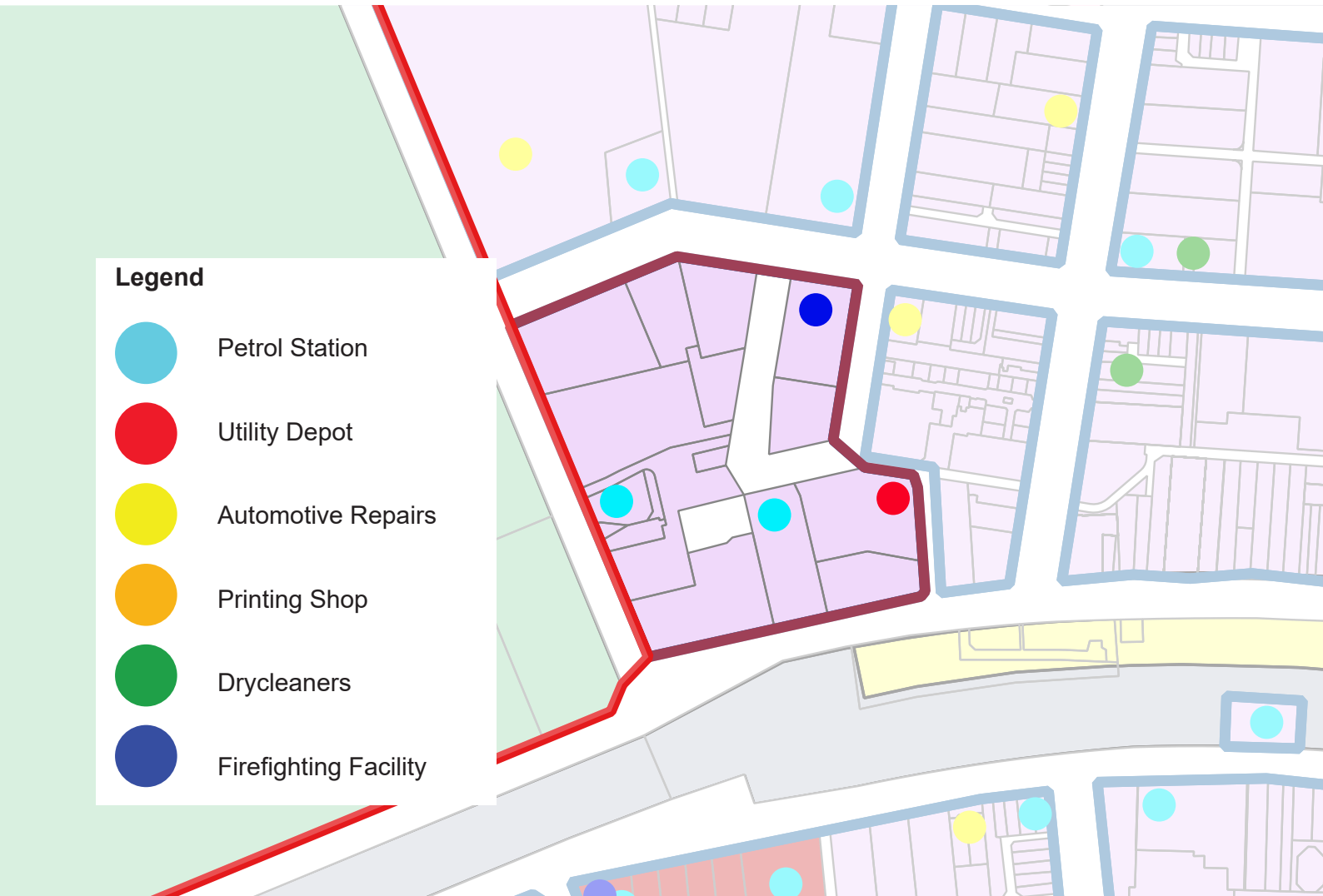
The area consists of car parks, Aldi, a petrol station, Mitre 10, Supercheap Auto, takeaway shops, the CFA building Reece's plumbing and Bluebird Childcare Centre.

Land zoning in Area 5 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There are four former or current land uses identified that contribute to potential land contamination within Area 5, these include:

- A current petrol station;
- A former depot;
- A current firefighting facility; and
- Former petrol pumps.



Precinct 6

Land within Area 6 is zoned Commercial 1 Zone.

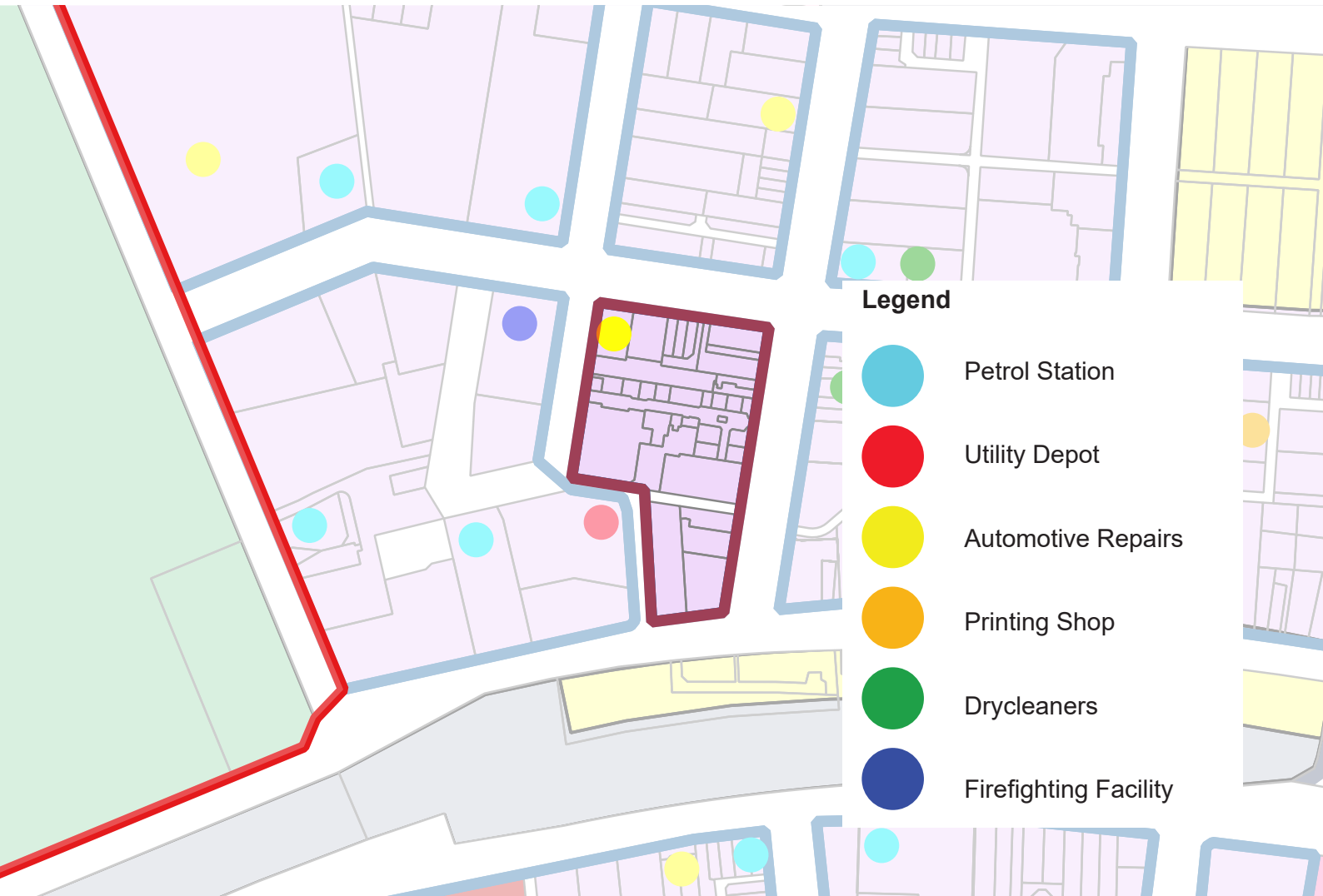
The area consists of banking institutes, shops, restaurants, the Moe Plaza, and a mechanic.

Land zoning in Area 6 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial “B”,
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There is one former or current land use identified that contribute to potential land contamination within Area 6, this includes:

- A current and former mechanic on Market Street. it is believed that this formerly included 91 Albert Street, Moe in its operations.



Precinct 7

Land within Area 7 is zoned Commercial 1 Zone.

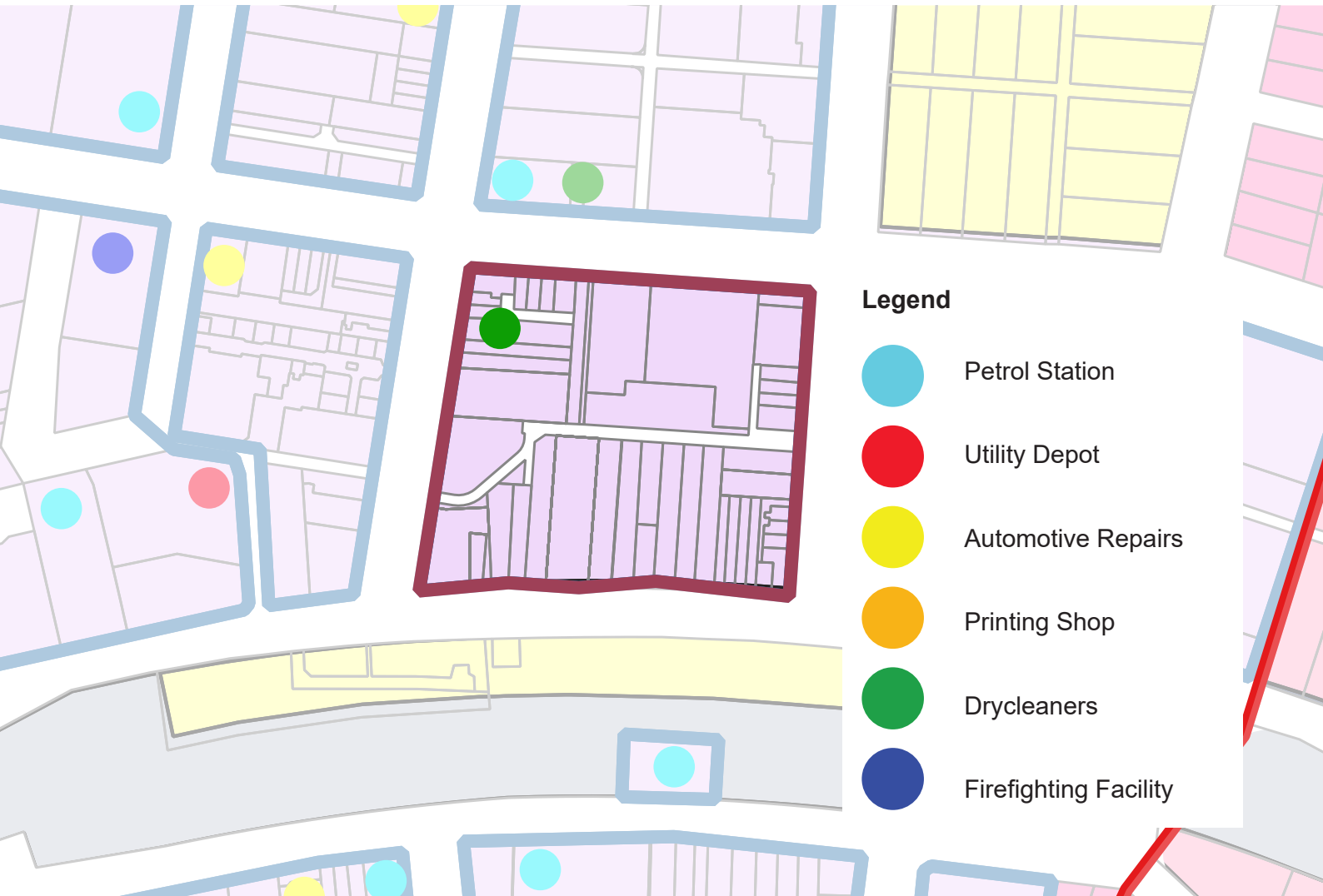
The area consists of shops, offices, food and drink premises, a newsagent, the Moe Town Hall, the RSL, the post office, medical centres, vacants shops and a carpark.

Land zoning in Area 7 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There is one former or current land use identified that contribute to potential land contamination within Area 7, this includes:

- A former dry cleaner on Moore Street.



Precinct 8

Land within Area 8 is zoned Commercial 1 Zone.

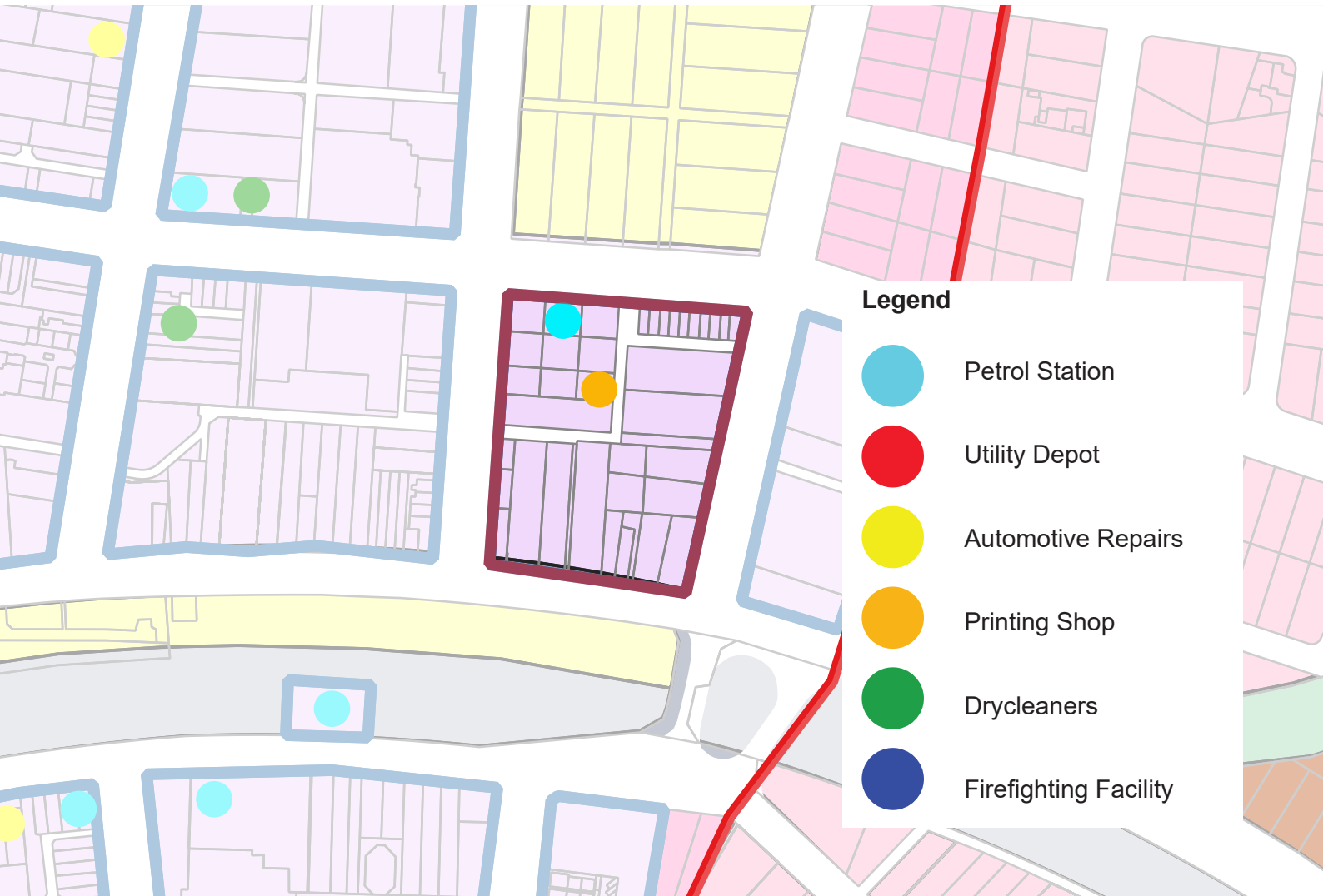
The area consists of a service station, offices, shops, medical centres, restaurants, packaged liquor, Woolworths and vacant shops and land.

Land zoning in Area 8 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There are two former or current land uses identified that contribute to potential land contamination within Area 8, these include:

- A former printing shop at the rear of lots on Kirk Street; and
- A current petrol station.



Precinct 9

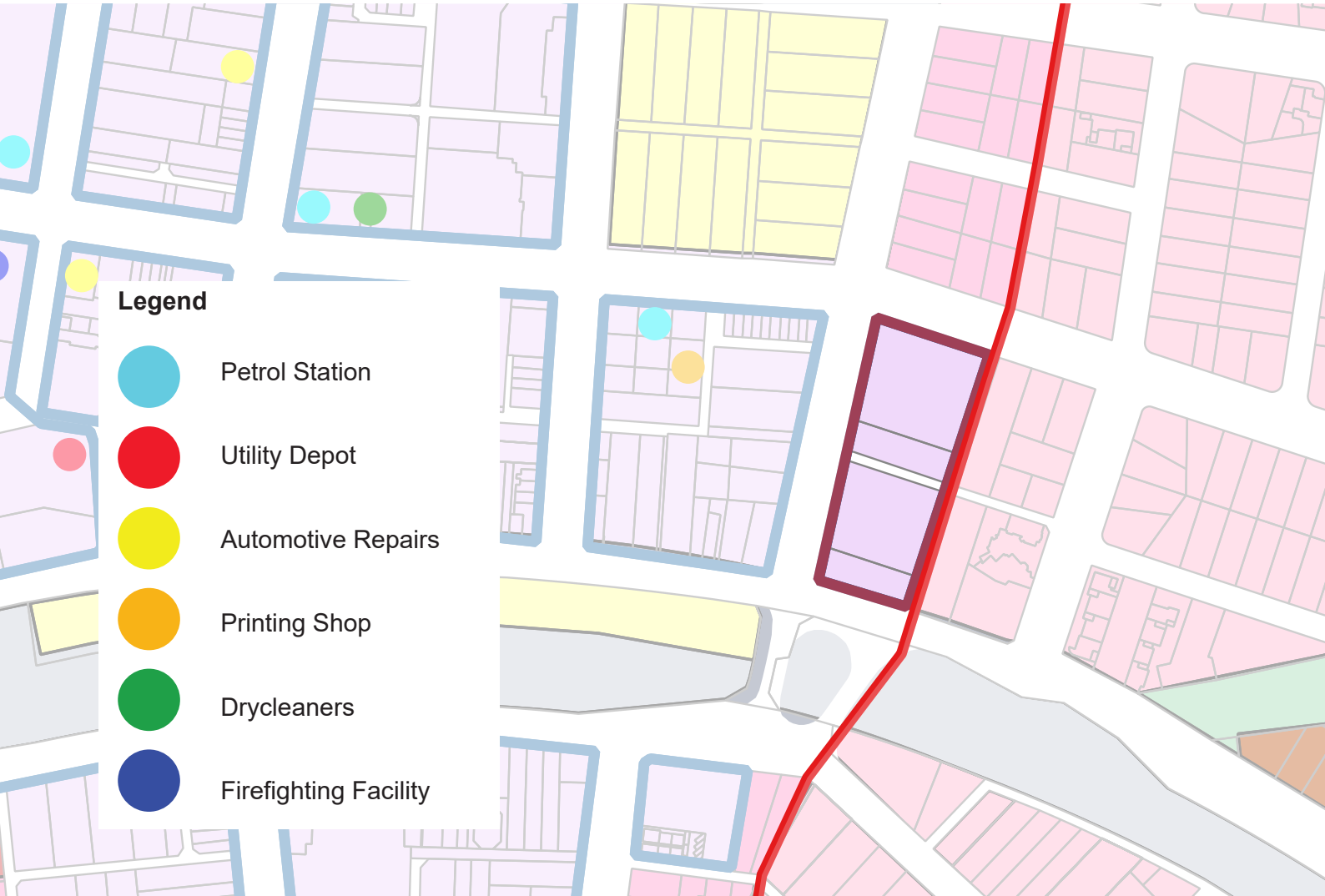
Land within Area 9 is zoned Commercial 1 Zone.

The area consists of a police station, health services, a community drop-in centre and dwelling and an aged care village.

Land zoning in Area 9 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial “B”,
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2, B4 and B5). This area became B5Z.
- In 1997 through Amendment L40, 9-11 Anzac Street was rezoned from Commercial “D” to Business 5 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 5 Zone.

There are no former or current land uses identified that contribute to potential land contamination within Area 9.



Precinct 10

Land within Area 10 is zoned Mixed Use Zone.

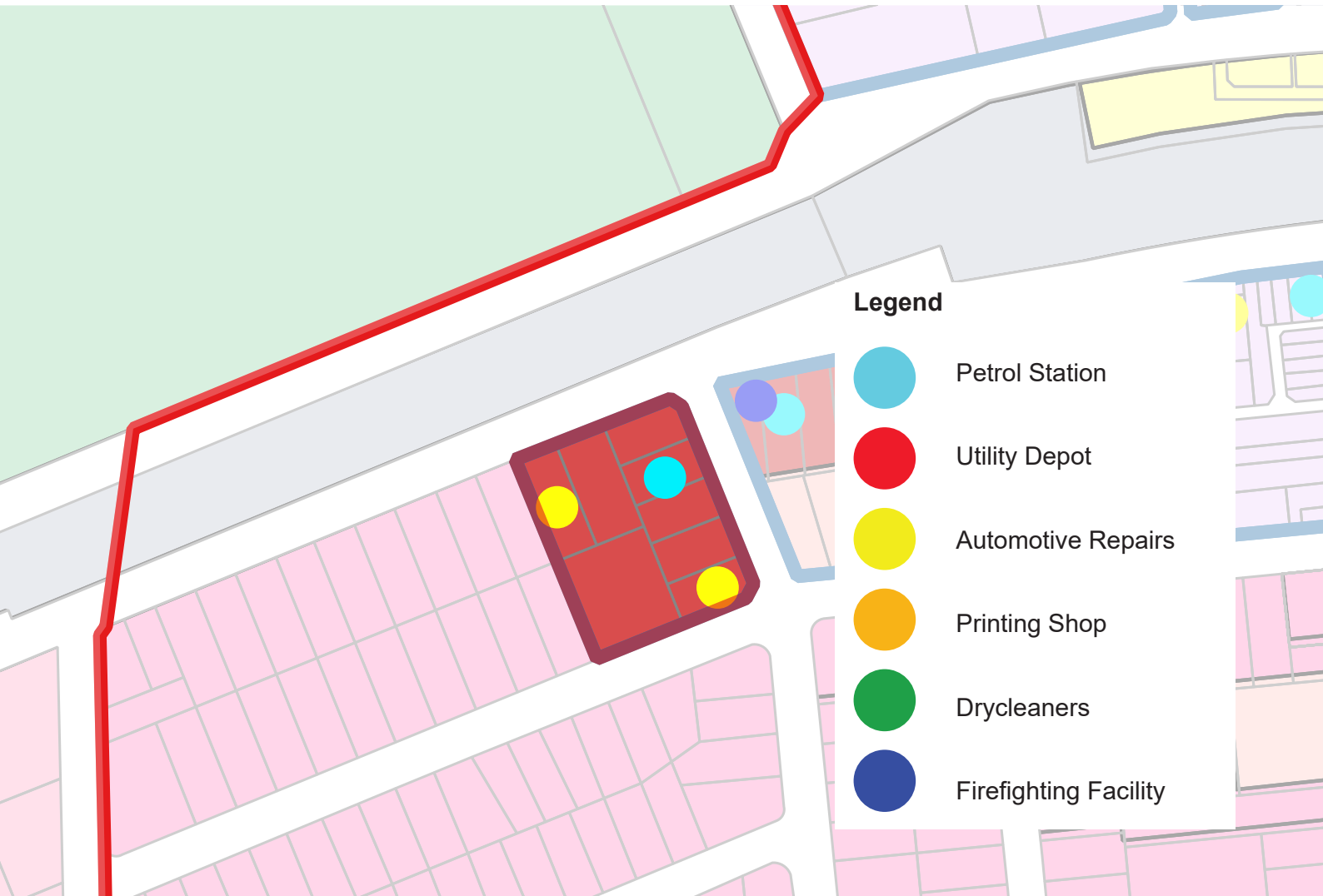
The area consists of auto repairs, an office, petrol station, store and Choice Flooring.

Land zoning in Area 10 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified this area of Moe as being zoned “Light Industrial Zone”, which later became “Industrial 3 Zone.”
- In March 2000, the New Format Planning Scheme was introduced. As a part of this amendment, the Mixed Use zoned precinct along Lloyd Street was rezoned from Industrial 3 Zone and Business 1 Zone to Mixed Use Zone.

There are three former or current land uses identified that contribute to potential land contamination within Area 10, these include:

- A current petrol station;
- A current mechanic; and
- A former petrol station and now automotive repairs place.



Precinct 11

Land within Area 11 is zoned Commercial 1 Zone, Mixed Use Zone, Residential Growth Zone and Neighbourhood Residential Zone - Schedule 1.

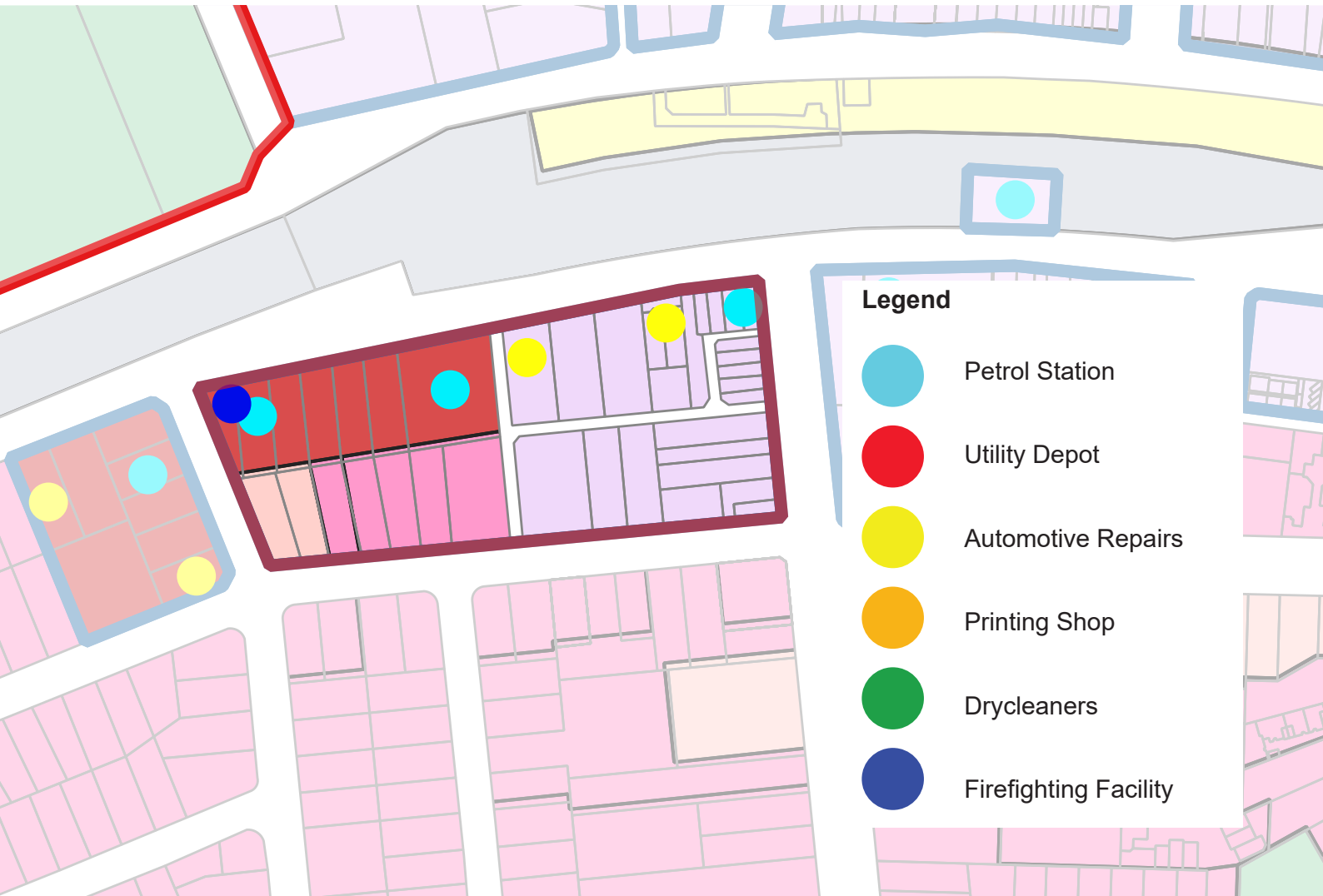
The area consists of offices, restaurants, shops, the old magistrates court, a chemist, dwellings, vacant land or vacant shops, service repairs, a dance school, laundromat and the temporary Fire Rescue Victoria building.

Land zoning in Area 11 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial “B”, including the current Mixed Use Zone area in this precinct.
- In March 2000, the New Format Planning Scheme introduced the Mixed Use Zone. The precinct along Lloyd Street was rezoned from Industrial 3 Zone and Business 1 Zone to Mixed Use Zone.
- Amendment C84 in 2014 introduced the Residential Growth Zone - Schedule 1 (RGZ1).
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There are six former or current land uses on five sites identified that contribute to potential land contamination within Area 11, these include:

- A current firefighting facility on a former petrol station;
- Two other former petrol stations; and
- Two former automotive repairs place.



Precinct 12

Land within Area 12 is zoned Commercial 1 Zone.

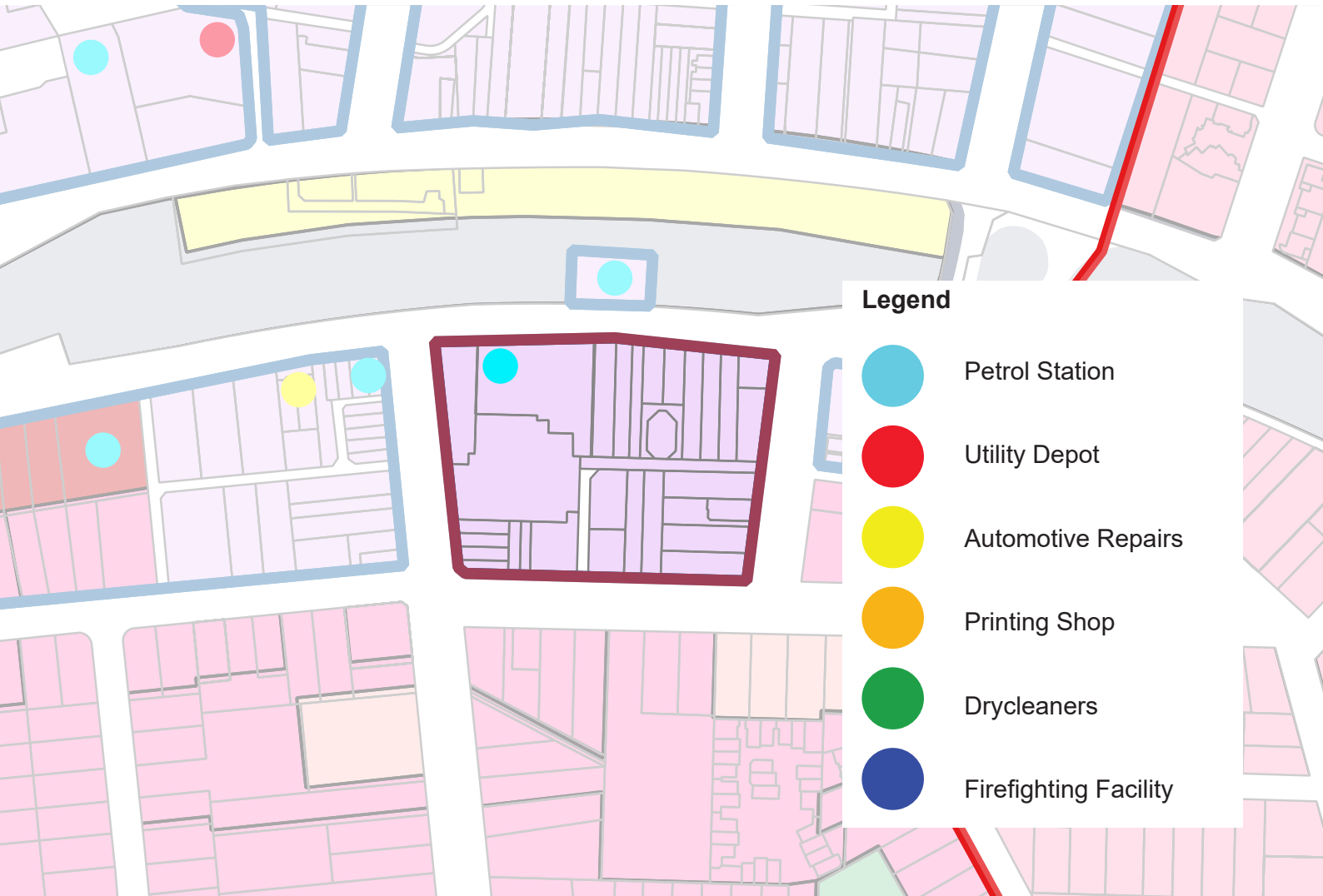
The area consists of childcare centre, a tavern (the Moe Hotel), veterinary clinic, shops, trade supplies, accommodation, dwellings, offices, vacant land and medical centres.

Land zoning in Area 12 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial "B",
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There is one former or current land use identified that contribute to potential land contamination within Area 12, this includes:

- A former petrol station on Lloyd Street which is now part of the Moe Hotel.



Precinct 13

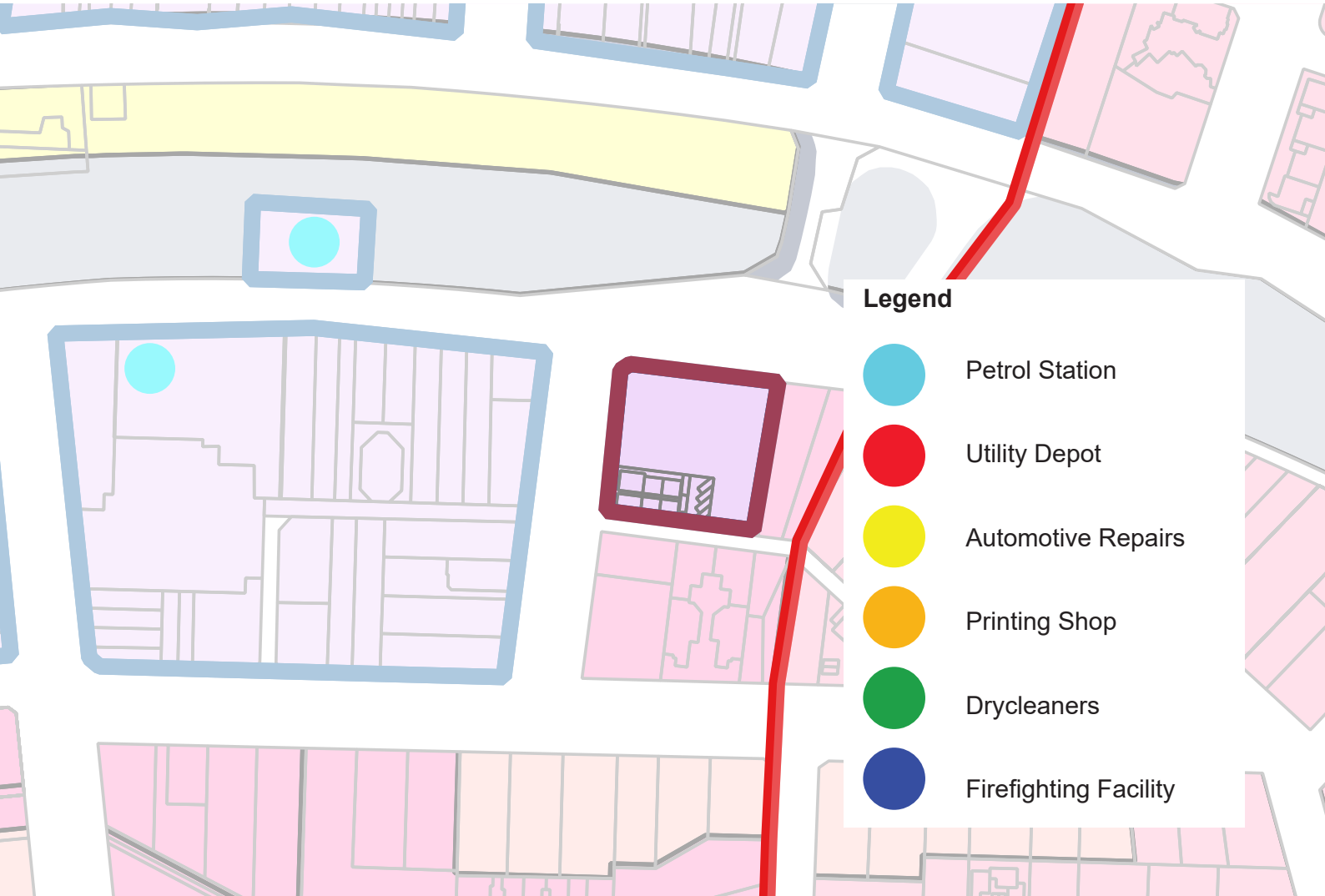
Land within Area 13 is zoned Commercial 1 Zone.

The area consists of a medical centre and accommodation.

Land zoning in Area 13 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial “B” with a portion of the block being Commercial “A” Zone,
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There are no former or current land uses identified that contribute to potential land contamination within Area 13.



Precinct 14

Land within Area 14 is zoned Commercial 1 Zone. It does form part of a larger title which includes Transport Zone - Schedule 1 and Public Use Zone Schedule 6.

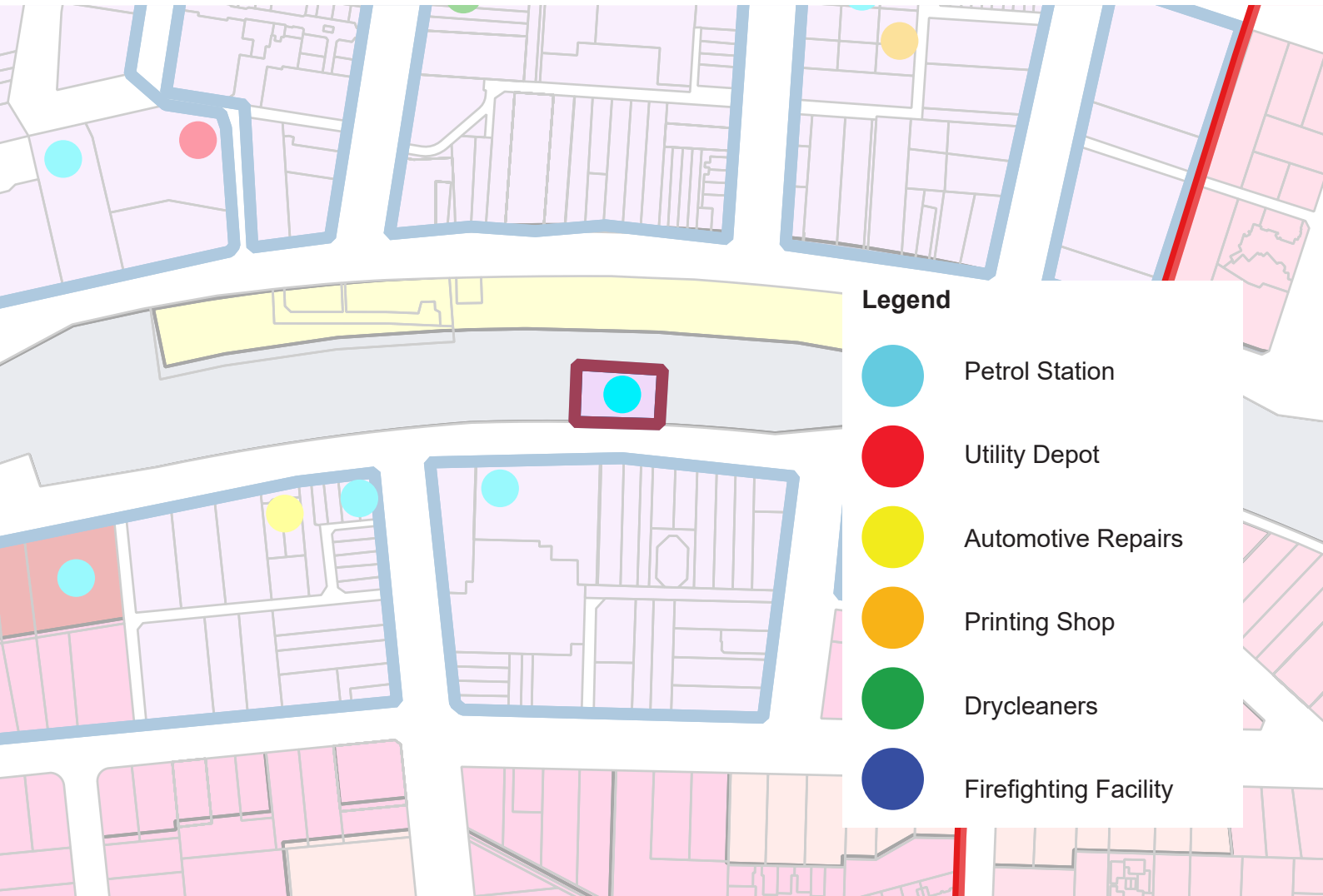
The area consists of a vacant site, other uses on the same title include the Moe railway station and the Moe Service Centre and youth precinct.

Land zoning in Area 14 has changed very little since 1988 with the exception of:

- The Shire of Moe Planning Scheme (Feb 1988) identified the commercial area of Moe as being zoned Commercial “B”,
- A State wide amendment (S45) on 5 September 1996 amended all planning schemes to insert new terms and definitions and make consequential changes to the State zones and other State section provisions to use the new terms. Subsequently the labelling of the Commercial Zone changed to Business Zone (B1, B2 and B4). The majority of the Moe CBD became Business 1 Zone.
- On 15 July 2015, Amendment VC100 introduced the Commercial 1 Zone to replace the Business 1 Zone.

There is one former or current land use identified that contributes to potential land contamination within Area 14, this includes:

- A former petrol station.



3.0 Site History reviews

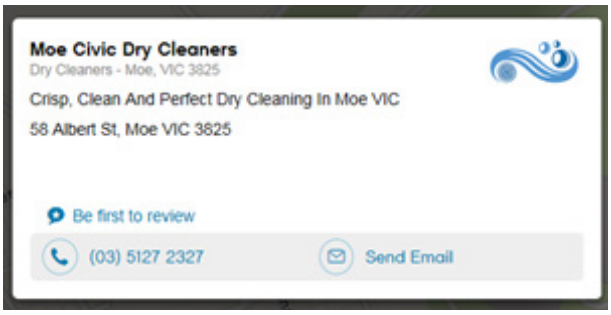
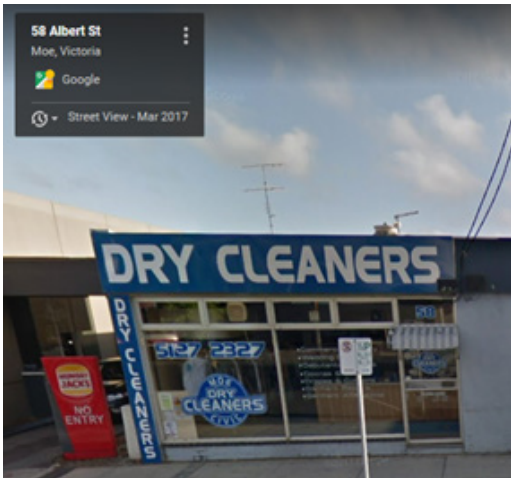


Overview

#	Propnum	Lot number	Site	Address	Potential Contaminant
1	35160	L1 PS400640	Current drycleaners	58 Albert Street	Perchloroethylene (Perc)
2	37018	L1 TP320140	Former drycleaners	7B Moore Street	Perchloroethylene (Perc)
3	37472	L2 PS823983	Current service station	8 Saviges Road	Leaking UPSS
4	36578	L1 TP370809; L2 TP370809; L3 TP370809	Current service station; Former car dealership	37-39 Kirk Street	Leaking UPSS
5	36736	L4 LP21896; L5 LP21896; L1 TP189629	Current service station	81 Lloyd Street	Leaking UPSS
6	53167	Part PC370044	Current service station	92-96 Albert Street	Leaking UPSS
7	36706	CA2011 PP5542	Former Service Station	10 Lloyd Street	Leaking UPSS- It is unknown whether the tanks have been removed or not.
8	36723	L1 TP549533; L2 TP549533	Former Service Station	53 Lloyd Street	Leaking UPSS- It is unknown whether the tanks have been removed or not.
9	36731	L1 LP82023	Former Service Station	65-69 Lloyd Street	Leaking UPSS- It is unknown whether the tanks have been removed or not.
10	36735	L1 LP16099; L2 LP16099; L3 LP16099	Former Service Station; Current FRV Fire Station	77-79 Lloyd Street	Leaking UPSS- It is unknown whether the tanks have been removed or not.
11	36738	L7 LP21896	Current Mechanic	85 Lloyd Street	Leaking UPSS
12	36628	L1 TP87055	Current Mechanic	46 Langford Street	Leaking UPSS
13	35191; 43328; 36834; 35189	L5 LP15461	Current Mechanic; Former Mechanic	93 Albert Street; 1B Market Street; 1A Market Street; 91 Albert Street	Leaking UPSS
14	35196	L1 PS529904	Former Petrol Station	106-108 Albert Street	Leaking UPSS
15	37082	L1 TP387372	Current Mechanic	46A Moore Street	Leaking UPSS
16	37465	Part L2 PS529904	Former Mechanic	110-112 Albert Street	Leaking UPSS
17	37028	L2 LP60877	Former Petrol Station	15 Moore Street	Leaking UPSS
18	36721	Part L1 LP140249	Former mechanic with petrol pumps	49 Lloyd Street	Leaking UPSS

#	Propnum	Lot number	Site	Address	Potential Contaminant
19	36153	CP164511	Former petrol pumps	Rear of 56-58 George Street	Leaking UPSS
20	36730	L1 TP559702	Former Mechanic	63 Lloyd Street	Leaking UPSS
21	36727 36728	L1 PS304633 L2 PS304633	Former mechanic with petrol pumps	1/57 Lloyd Street; 2/57 Lloyd Street	Leaking UPSS
22	35192	L1 LP127712	Current Firefighting	95-97 Albert Street	PFAS
23	36571	L1 TP680256	Former Printing Shop	Rear of 27 Kirk Street	Volatile Organic Compounds and Hazardous Air Pollutants
24	36831	Part L1 PS312106	Former Utility Depot	Right side of Moe Plaza Car park	

Site 1: 58 Albert Street, Moe

Site Address	58 Albert Street Moe
Council Property Number	35160
Land Use that has caused the potential contamination	Dry cleaner
Zoning	Commercial 1 Zone (C1Z)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with drycleaners; • Tetrachloroethene (perchloroethylene -better known as PCE or perc • White spirit (mixed hydrocarbons) • Ammonia • Hydrogen peroxide
Current or Former Land Use	
Supporting Documents	
	Phone directory advertisement 2002/03
	Yellow pages online advertisement- viewed 4th June 2019
	Google maps imagery- viewed 4th June 2019

Site Address	58 Albert Street Moe

Comments /evidence of potential contamination

2002/03 phone directory shows Moe Civic Dry Cleaners being located at 58 Albert Street Moe. The current yellow pages directory advertisement online confirms that this dry cleaners is still in use, and the google maps imagery also confirms this.

Potential for contamination	High

Implications of potential contamination from previous/current land use

- Perchloroethylene, or Perc, is the dominant chemical solvent used in drycleaning. The extent of any human effects from perc exposure depends on the amount of perc and how long the exposure lasts.
- Perc can get into the air, water and ground during the cleaning, purification, and waste disposal phases of drycleaning.
  - Outdoor air: once perc escapes outdoors, it can remain in the atmosphere for several weeks.
  - Ground: Perc is known to be toxic to plants. It can enter the ground in liquid form through spills, leaky pipes, leaky tanks, machine leaks, and from improperly handled waste.
  - Water: at the end of the cleaning process, the cleaning fluid is separated from waste water by distillation. In the past, the waste water was often poured down floor drains. Now days, the waste water should be collected and evaporated, or removed by hazardous waste handlers.
- Perc can seep through the ground and contaminate surface water, groundwater, and potentially drinking water. A small amount can contaminate a large amount of water which people are then exposed to through drinking or using the water.
-

Waste that is likely to contain residues of:	What characteristics can make this waste hazardous?
• Perc[2] • Hydrocarbon solvent • Siloxane (e.g. GreenEarth®) • Acetal (e.g. Solvon K4) • Other solvents • Oil, grease, dirt, other residues (from garments)	• Potential contaminant concentrations above EPA Victoria thresholds • Toxic substance • Waste may be liquid

Site 2: 7 Moore Street, Moe

Site Address	7 Moore Street, Moe
Council Property Number	37018
Land use that has caused the potential contamination	Dry cleaner
Zoning	Commercial 1 Zone (C1Z)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with drycleaners; • Tetrachloroethene (perchloroethylene -better known as PCE or perc • White spirit (mixed hydrocarbons) • Ammonia • Hydrogen peroxide
Current or Former Land Use	
Supporting Documents	
	Phone directory advertisement 1982
	Phone directory advertisement 1998

Site Address	7 Moore Street, Moe

Comments /evidence of potential contamination

- 1982 phone directory advertisement shows P.D. Dry Cleaners being located at 7 Moore Street Moe.
- 1998 phone directory advertisement shows P.D. Dry Cleaners still being located at 7 Moore Street Moe.

Potential for contamination	High

Implications of potential contamination from previous/current land use

- Perchloroethylene, or Perc, is the dominant chemical solvent used in drycleaning. The extent of any human effects from perc exposure depends on the amount of perc and how long the exposure lasts.
- Perc can get into the air, water and ground during the cleaning, purification, and waste disposal phases of drycleaning.
  - Outdoor air: once perc escapes outdoors, it can remain in the atmosphere for several weeks.
  - Ground: Perc is known to be toxic to plants. It can enter the ground in liquid form through spills, leaky pipes, leaky tanks, machine leaks, and from improperly handled waste.
  - Water: at the end of the cleaning process, the cleaning fluid is separated from waste water by distillation. In the past, the waste water was often poured down floor drains. Now days, the waste water should be collected and evaporated, or removed by hazardous waste handlers.
- Perc can seep through the ground and contaminate surface water, groundwater, and potentially drinking water. A small amount can contaminate a large amount of water which people are then exposed to through drinking or using the water.

Waste that is likely to contain residues of:	What characteristics can make this waste hazardous?
• Perc[2] • Hydrocarbon solvent • Siloxane (e.g. GreenEarth®) • Acetal (e.g. Solvon K4) • Other solvents • Oil, grease, dirt, other residues (from garments)	• Potential contaminant concentrations above EPA Victoria thresholds • Toxic substance • Waste may be liquid

-

Site 3: 8 Saviges Road, Moe

Site Address	8 Saviges Road, Moe
Council Property Number	37472
Land use that has caused the potential contamination	Saviges Road Fast and Ezy Service Station
Zoning	Commercial 1 Zone (C1Z)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Google maps imagery- viewed 4th April 2019

Site Address	8 Saviges Road, Moe
	Intramaps aerial imagery (Latrobe 2018 Dec 01 layer) and pathway property details (see 'land use')

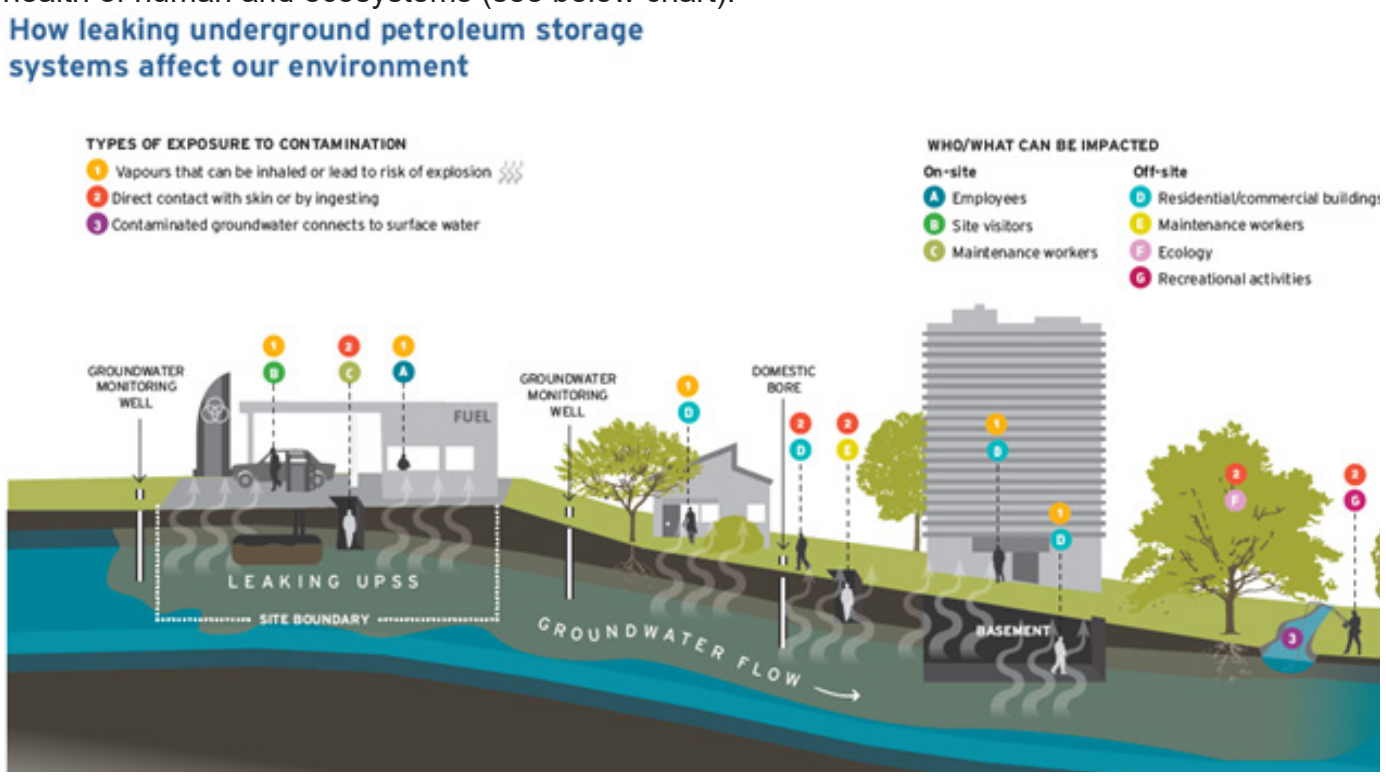
Comments /evidence of potential contamination

- As seen in google maps image, petrol bowsers are evident.
- Pathway property, in Intramaps, shows that the current land use for rates is Fuel Outlet/ Garage/ Service Station.

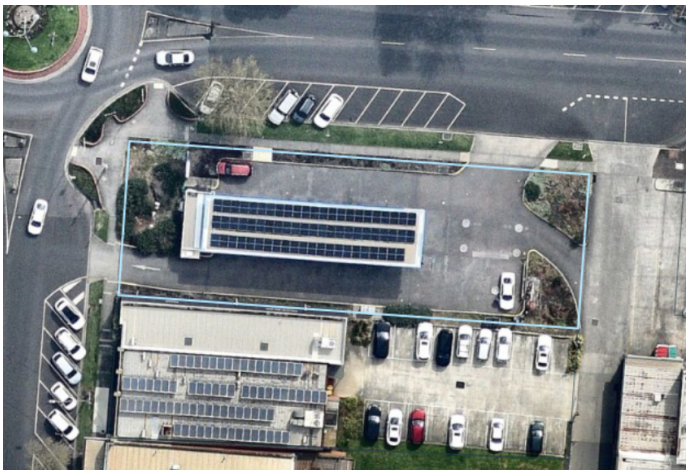
Potential for contamination	High

Implications of potential contamination from previous/current land use

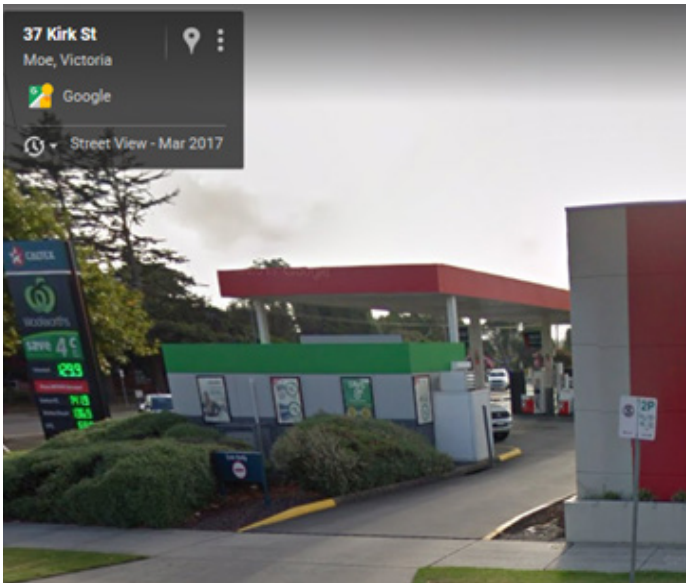
Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).



Site 4: 37-39 Kirk Street, Moe

Site Address	37-39 Kirk Street Moe
Council Property Number	36578
Land use that has caused the potential contamination	Pearl Energy Service Station
Zoning	Commercial 1 Zone (C1Z)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
Lots: L 1 TP 370809, L 2 TP 370809, L 3 TP 370809 Land_Use_Description: Fuel Outlet/Garage/Service Station	Latrobe City Council property data management system property details (see 'land use')
	Nearmaps Aerial Imagery, 6 September 2024

Site Address	37-39 Kirk Street Moe



Google maps imagery- viewed 4th April 2019

Comments /evidence of potential contamination

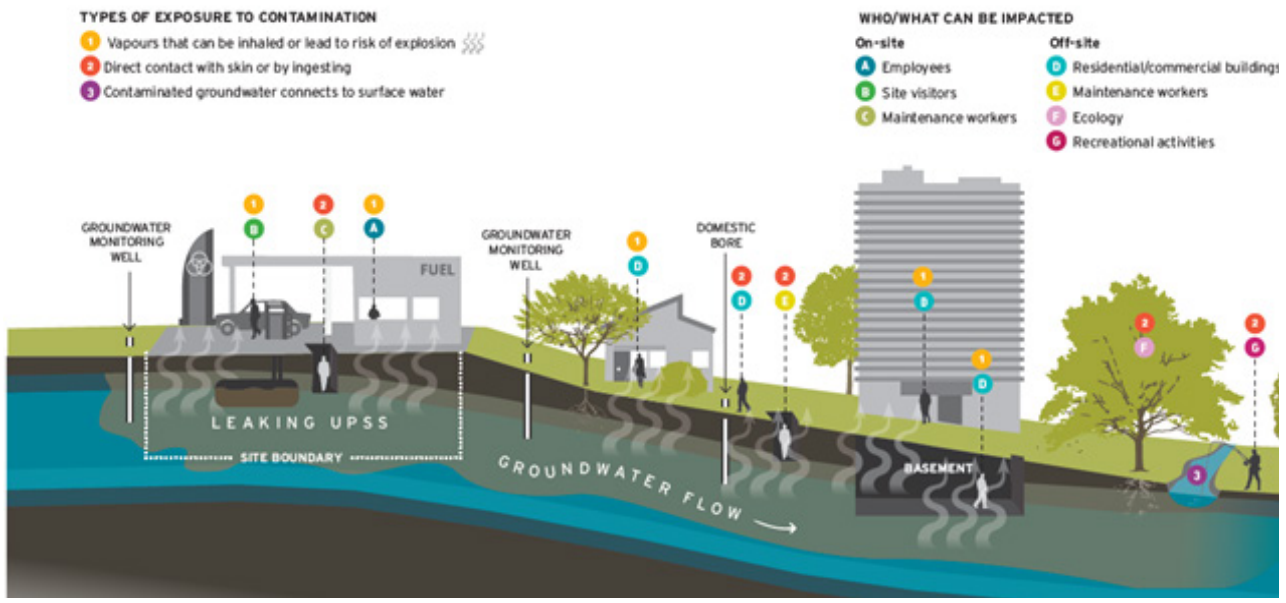
- As seen in google maps image, petrol bowsers are evident.
- Pathway property, in Intramaps, shows that the current land use for rates is Fuel Outlet/ Garage/ Service Station.

Potential for contamination	High

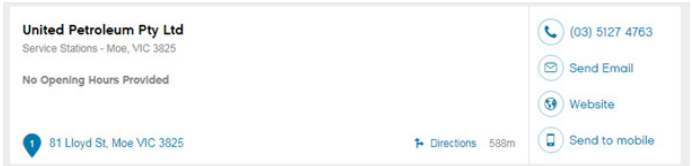
Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 5: 81 Lloyd Street, Moe

Site Address	81 Lloyd Street Moe
Council Property Number	36736
Land use that has caused the potential contamination	Astron Service Station
Zoning	Mixed Use Zone (MUZ)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Google maps imagery- viewed 4th April 2019:
	Yellow pages online advertisement- viewed 8th April 2019
	Latrobe City Council property data management system property details (see 'land use')

Site Address	81 Lloyd Street Moe



Nearmaps Aerial Imagery, 6 September 2024

Comments /evidence of potential contamination

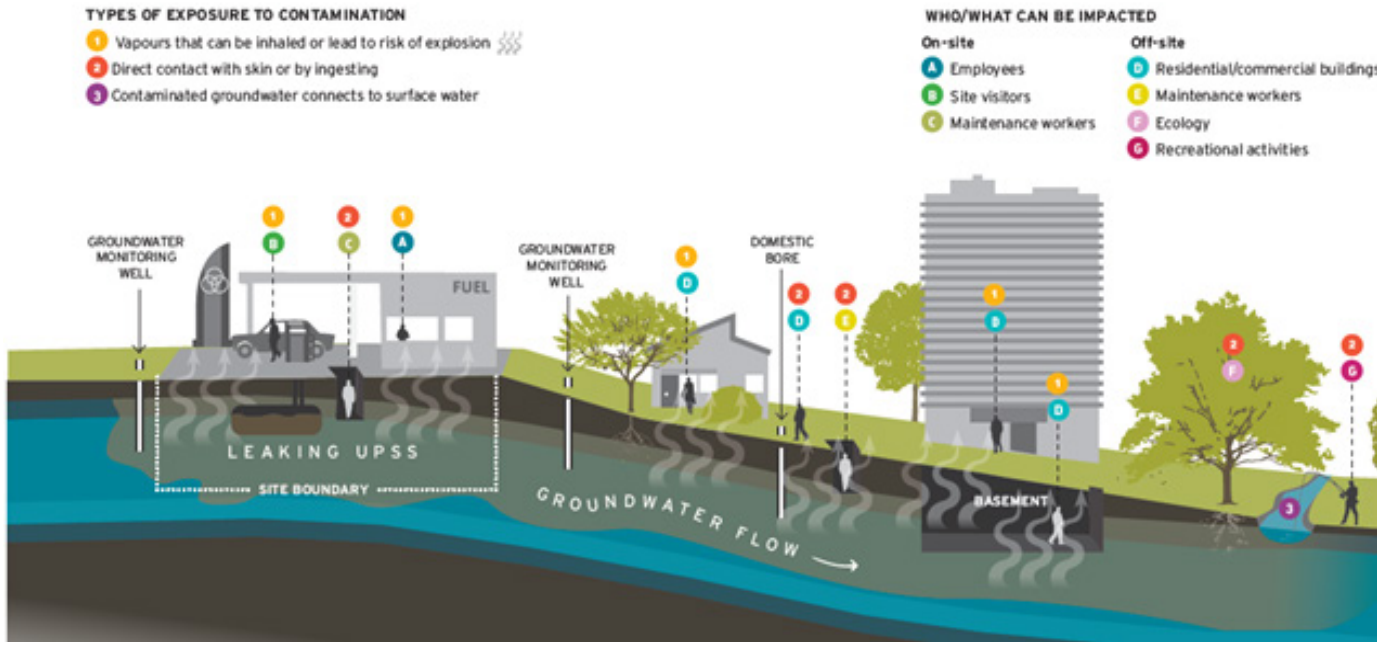
- As seen in google maps image, petrol bowsers are evident.
- Pathway property, in Intramaps, shows that the current land use for rates is Fuel Outlet/ Garage/ Service Station.

Potential for contamination	High

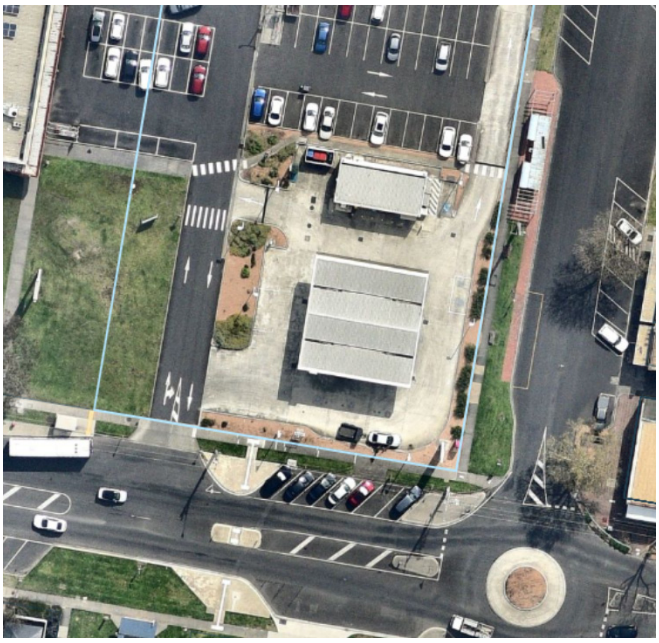
Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 6: 92-96 Albert Street, Moe

Site Address	92-96 Albert Street Moe
Council Property Number	53167
Land use that has caused the potential contamination	Coles Express Service Centre
Zoning	Commercial 1 Zone (C1Z)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Google maps imagery- viewed 4th April 2019
	Nearmaps Imagery, 6 September 2024

Site Address	92-96 Albert Street Moe
Lots: PC 370044 Land_Use_Description: Fuel Outlet/Garage/Service Station	Latrobe City Council property data management system property details (see 'land use')

Comments /evidence of potential contamination

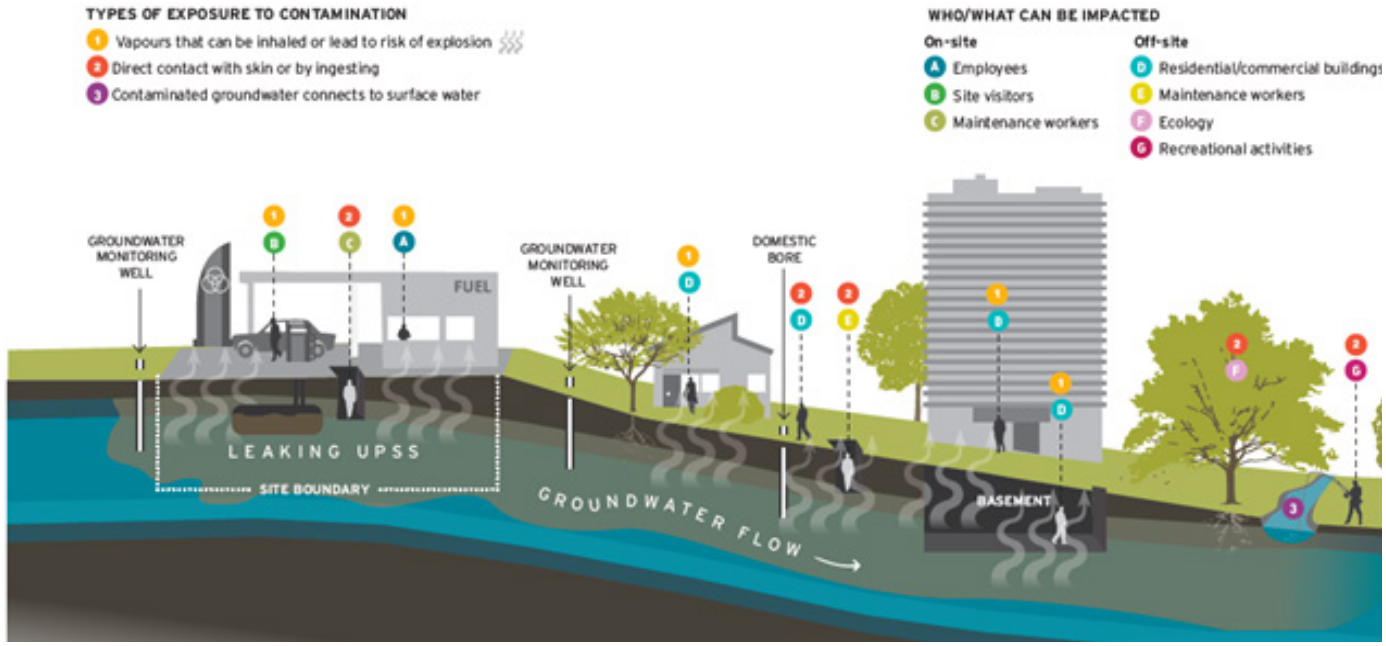
- As seen in google maps image, petrol bowsers are evident.
- Pathway property, in Intramaps, shows that the current land use for rates is Fuel Outlet/ Garage/ Service Station.

Potential for contamination High

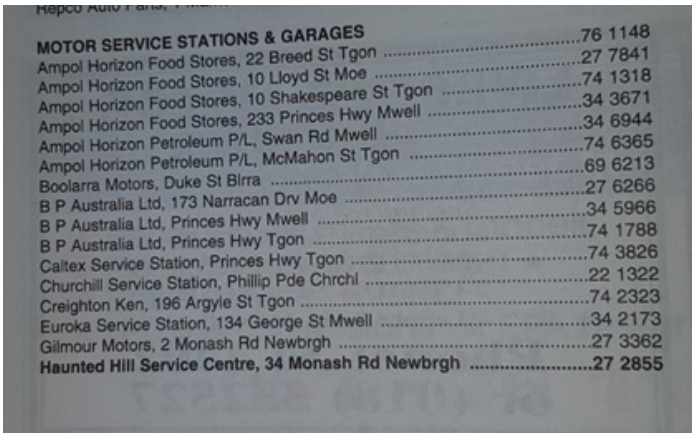
Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 7: 10 Lloyd Street, Moe

Site Address	10 Lloyd Street Moe
Council Property Number	36706
Land use that has caused the potential contamination	Ampol Service Station
Zoning	Public Use Zone (PUZ6), Transport Zone 1 (TRZ1), Commercial 1 Zone (C1Z)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Phone directory advertisement:
	Aerial Imagery supplied by latrobe City Council (2007 - 2009)

Site Address	10 Lloyd Street Moe

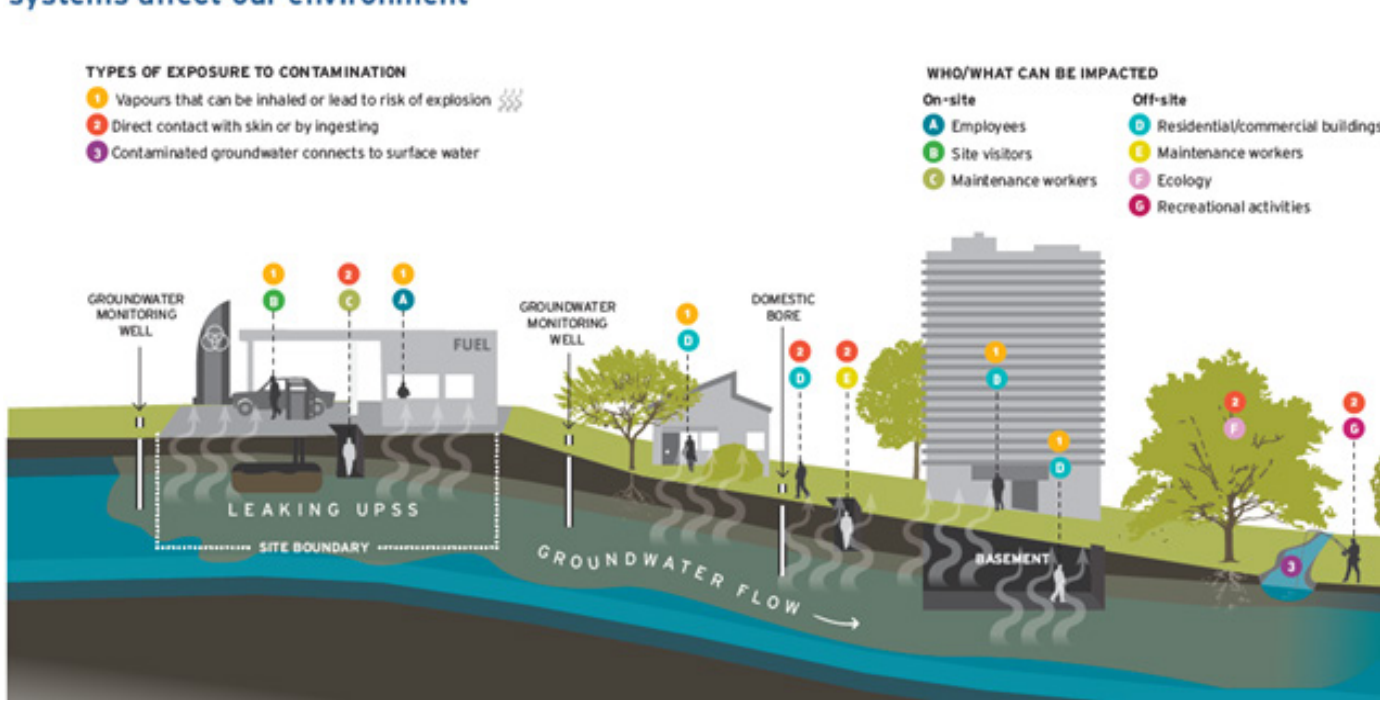
Comments /evidence of potential contamination

- As seen in the telephone directory clipping, an Ampol Horizon Food Stores was at 10 Lloyd Street Moe.
- Aerial imagery shows canopy cover for fuel bowser.

Potential for contamination	High

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).



Site 8: 53 Lloyd Street, Moe

Site Address	53 Lloyd Street, Moe
Council Property Number	36723
Land use that has caused the potential contamination	BP Australasia Service Station
Zoning	Commercial 1 Zone (C1Z)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Phone directory advertisement
	Google maps imagery- viewed 24th April 2019

Site Address	53 Lloyd Street, Moe

Comments /evidence of potential contamination

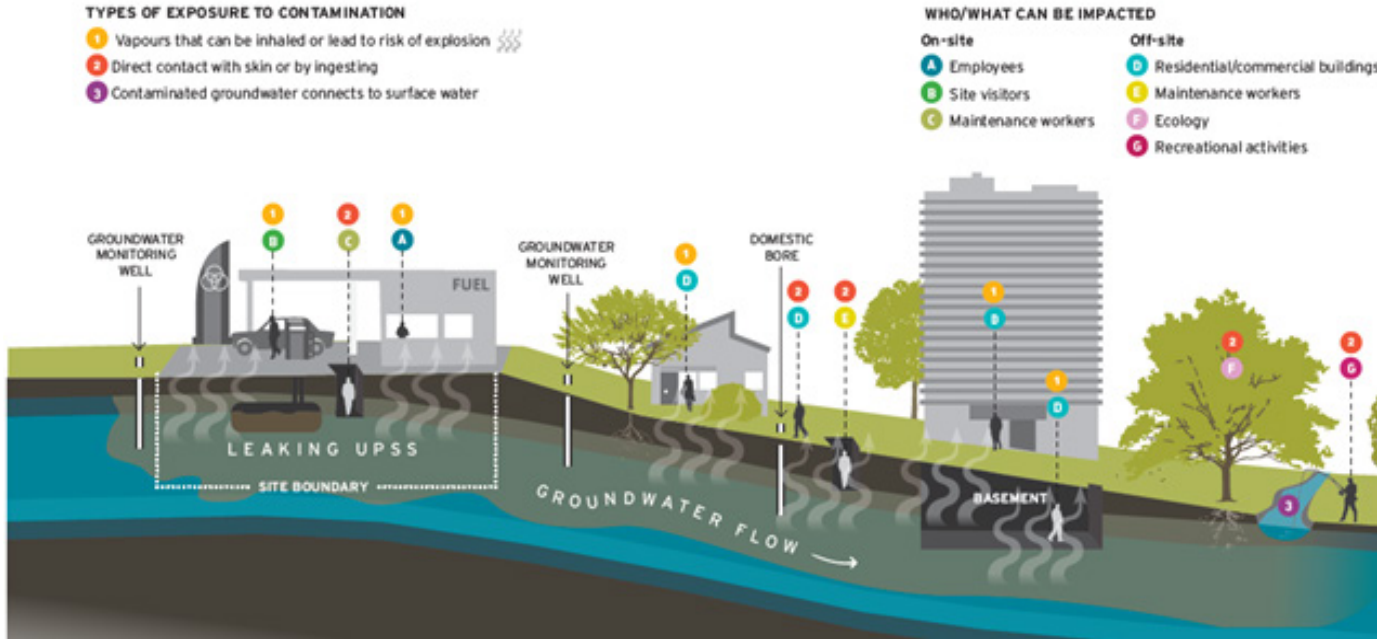
- Phonebook advertisement shows that it used to be a BP service station.
- Google image shows the canopy cover and drive through area where the fuel bowsers would have been.
- It is unknown whether the tanks were removed or not.

Potential for contamination	High

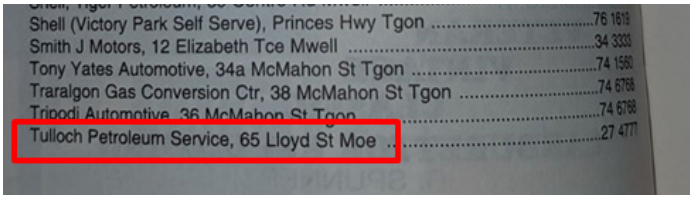
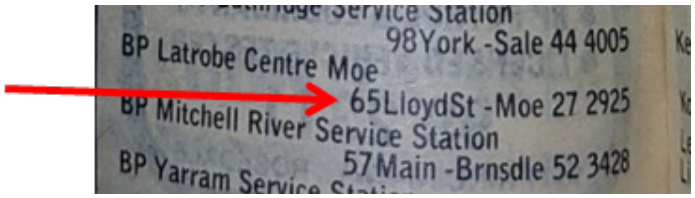
Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 9: 65-69 Lloyd Street, Moe

Site Address	65-69 Lloyd Street, Moe
Council Property Number	36731
Land use that has caused the potential contamination	Tulloch Petroluem Service Station
Zoning	Mixed Use Zone (MUZ)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Phone directory advertisement
	
	Google maps imagery- viewed 29th April 2019

Site Address	65-69 Lloyd Street, Moe

Comments /evidence of potential contamination

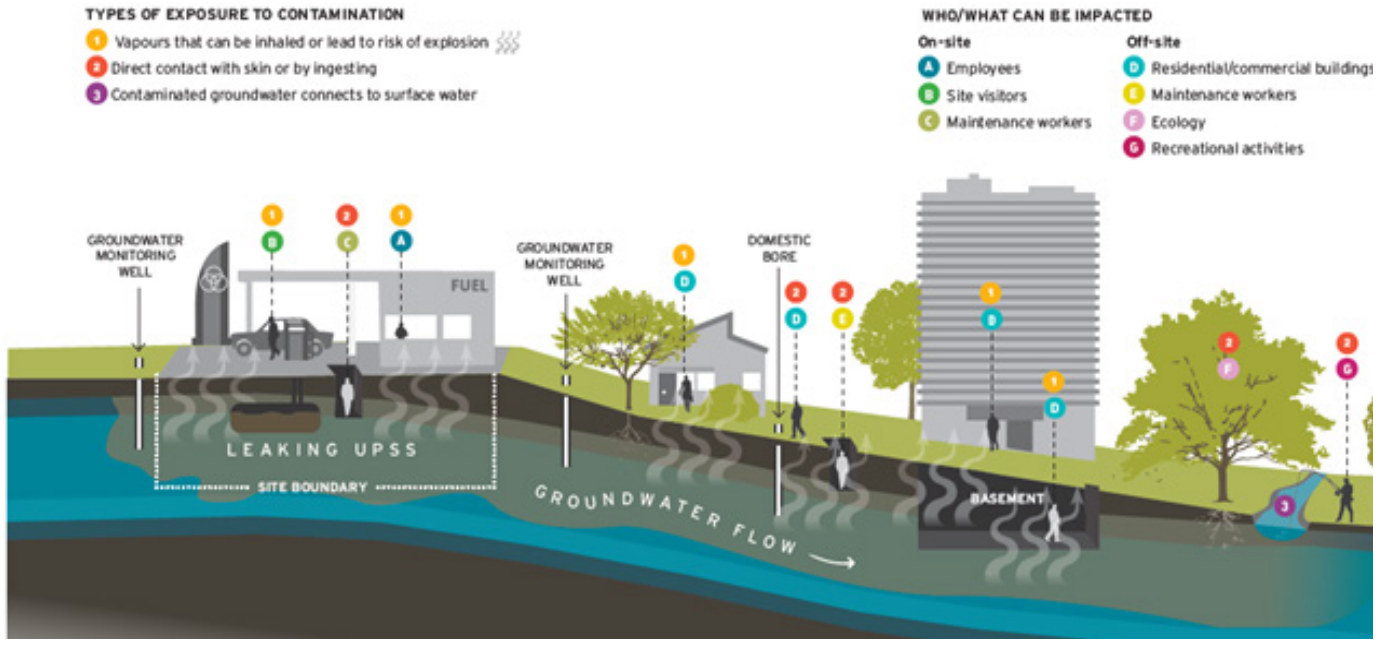
- The phonebook advertisements show that there was a Tulloch Petroleum Service Station and a BP Service Station at 65 Lloyd Street Moe.
- Google maps image shows that there is a canopy cover, with a drive through access. Although there are no bowsers, there is no evidence to suggest whether the tanks were removed or not.

Potential for contamination	High

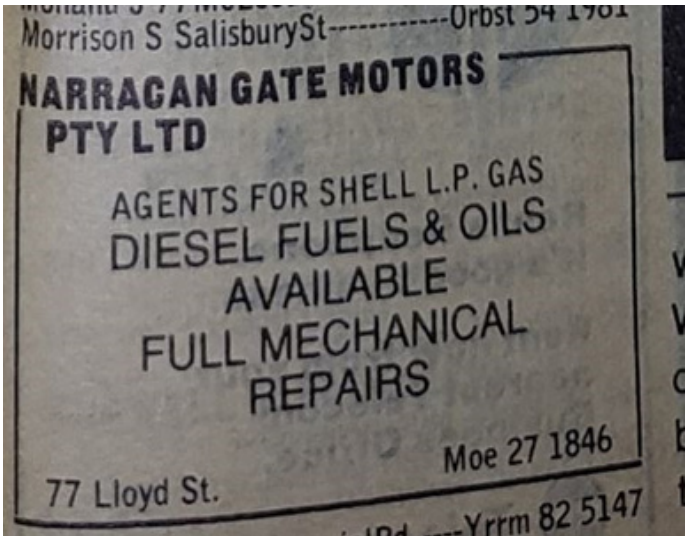
Implications of potential contamination from previous/current land use

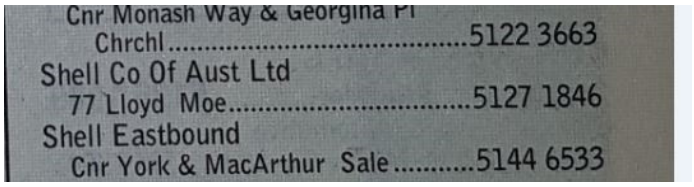
Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 10: 77-79 Lloyd Street, Moe

Site Address	77-79 Lloyd Street, Moe
Council Property Number	36735
Land use that has caused the potential contamination	Shell Service Station
Zoning	Mixed Use Zone (MUZ)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene Some locations, such as firefighting training sites, have higher levels of PFAS in the environment. There is worldwide concern about PFAS because they: • Are widely used; • Stay in the environment for a long time • Move easily through animals, water and land; and • Can build up in animals and people.
Current or Former Land Use	
Supporting Documents	
	Phone directory advertisements

Site Address	77-79 Lloyd Street, Moe
	
	Google imagery, September 2023. Fire rescue Victoria building

Comments /evidence of potential contamination

- The first telephone directory ad shows that 77 Lloyd Street Moe was ‘Narracan Gate Motors Pty Ltd’, where they offered diesel fuels and oils.
- The second telephone directory ad shows that it was Shell Co of Aust Ltd that had their fuel at Narracan Gate Motors.
- Current google imagery shows that this is a Fire Service Victoria building. Planning Permits indicate that this is a temporary location until a permanent facility can be built at 209 Lloyd Street.

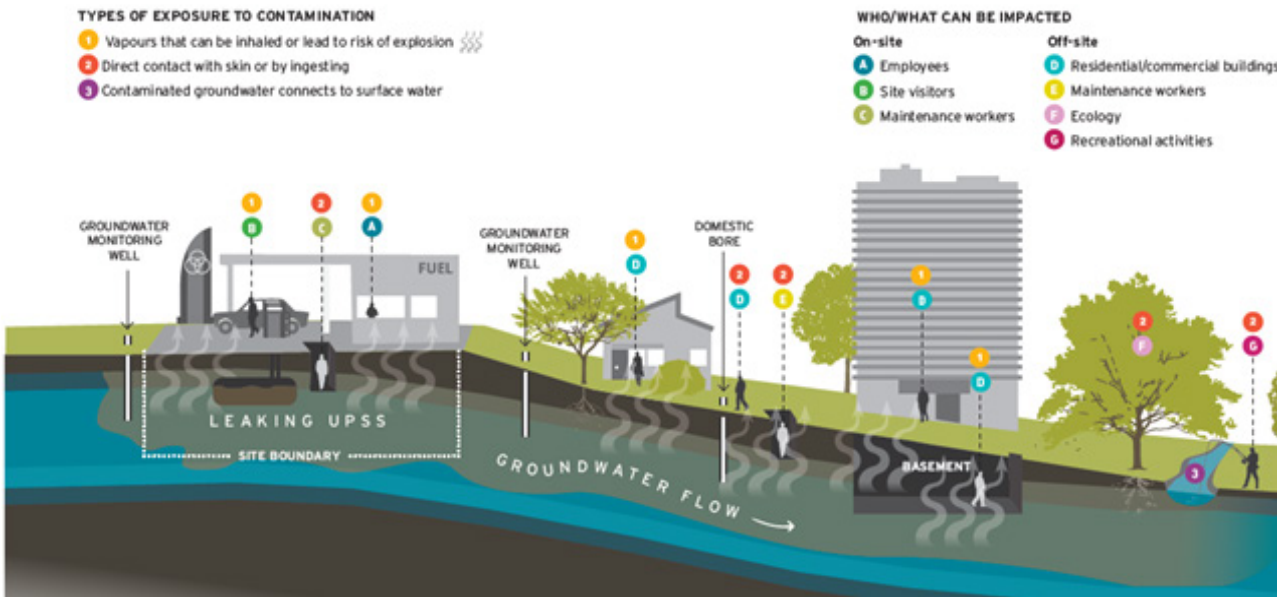
Potential for contamination	High

Site Address	77-79 Lloyd Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 11: 85 Lloyd Street, Moe

Site Address	85 Lloyd Street, Moe
Council Property Number	36738
Zoning	Mixed Use Zone (MUZ)
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Google imagery, September 2023.
	Nearmap aerial imagery, September 2024.

Site Address	85 Lloyd Street, Moe

Comments /evidence of potential contamination

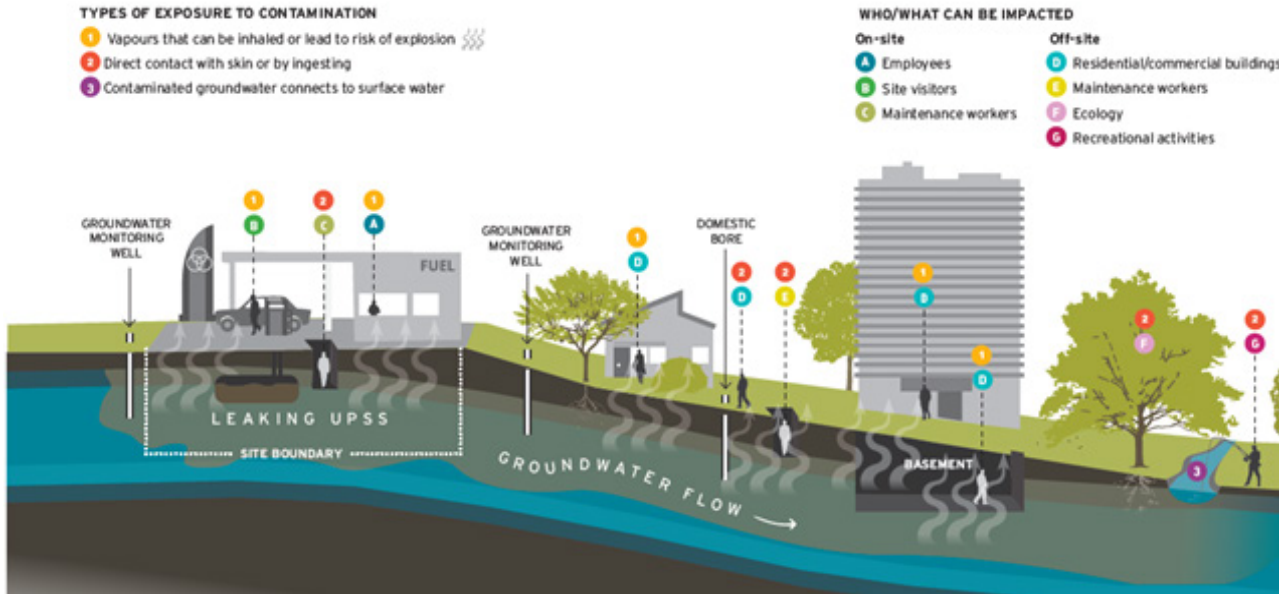
Currently operating as a Dunlop Super Dealer and Pedders Suspension and Brakes. Has formerly been used as a car dealership.

Potential for contamination	High

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 12: 46 Langford Street, Moe

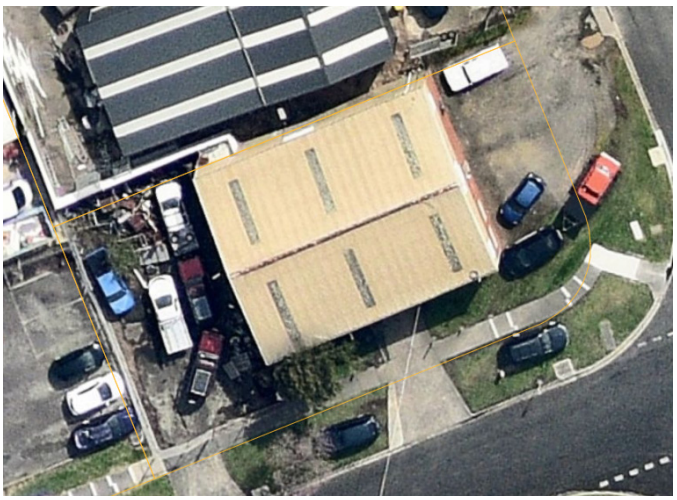
Site Address	46 Langford Street, Moe
Council Property Number	36628
Zoning	Mixed Use Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene

Current or Former Land Use

Supporting Documents



Google imagery, September 2023.



Nearmap aerial imagery, September 2024.

Comments /evidence of potential contamination

Currently operates as Kevin Edwards Maeco Mechanical Repairs.

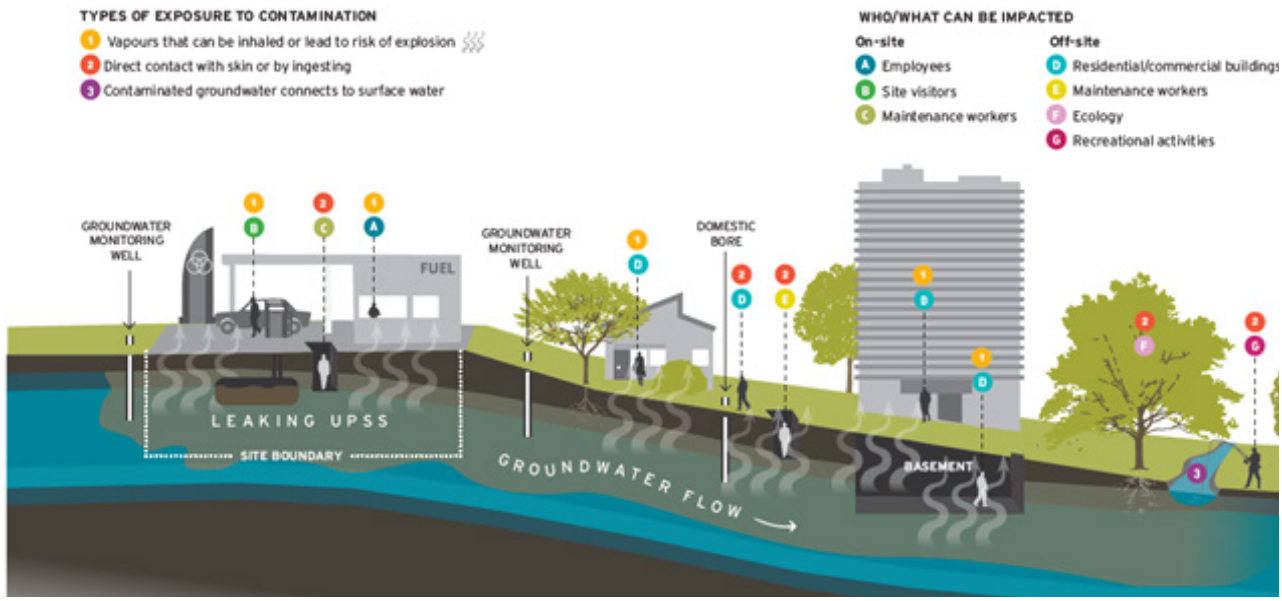
Potential for contamination	High

Site Address	46 Langford Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 13: 91-93 Albert Street, 1A and 1B Market Street, Moe

Site Address	
Council Property Number	
Zoning	
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current and Former Land Use	
Supporting Documents	
	Google imagery, September 2023

Site Address



Source: Moe Historical Society, posted 3 May 2023 on Facebook.

Comments /evidence of potential contamination

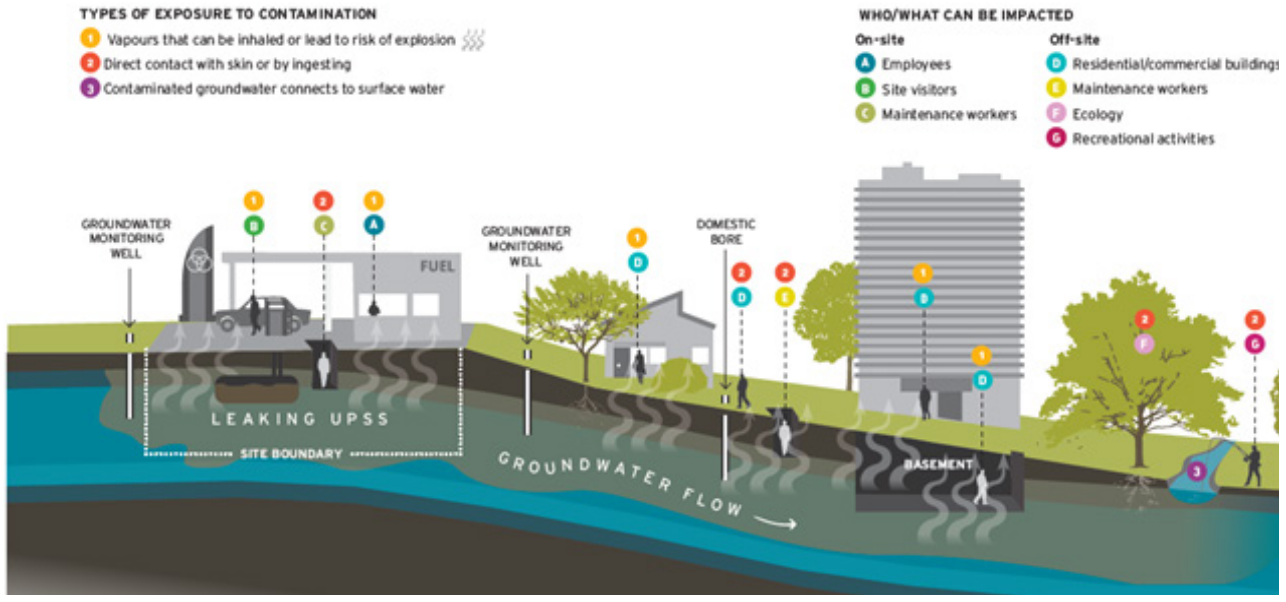
Freddy's Auto Repairs is currently operating at 1B Market Street, Moe.
The Moe Historical Society has confirmed that Westbury Auto Electrics would have also covered 91-93 Albert Street, Moe.

Potential for contamination High

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 14: 106-108 Albert Street, Moe

Site Address	106-108 Albert Street, Moe
Council Property Number	35196
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene

Current or Former Land Use

Supporting Documents



Source: Moe Historical Society, posted 12 June 2024 on Facebook.

Comments /evidence of potential contamination

Commentary provided by the Moe Historical Society states “Saxton’s sawmill in Albert Street just up from Moe Motors. KFC is now where Moe Motors was.”

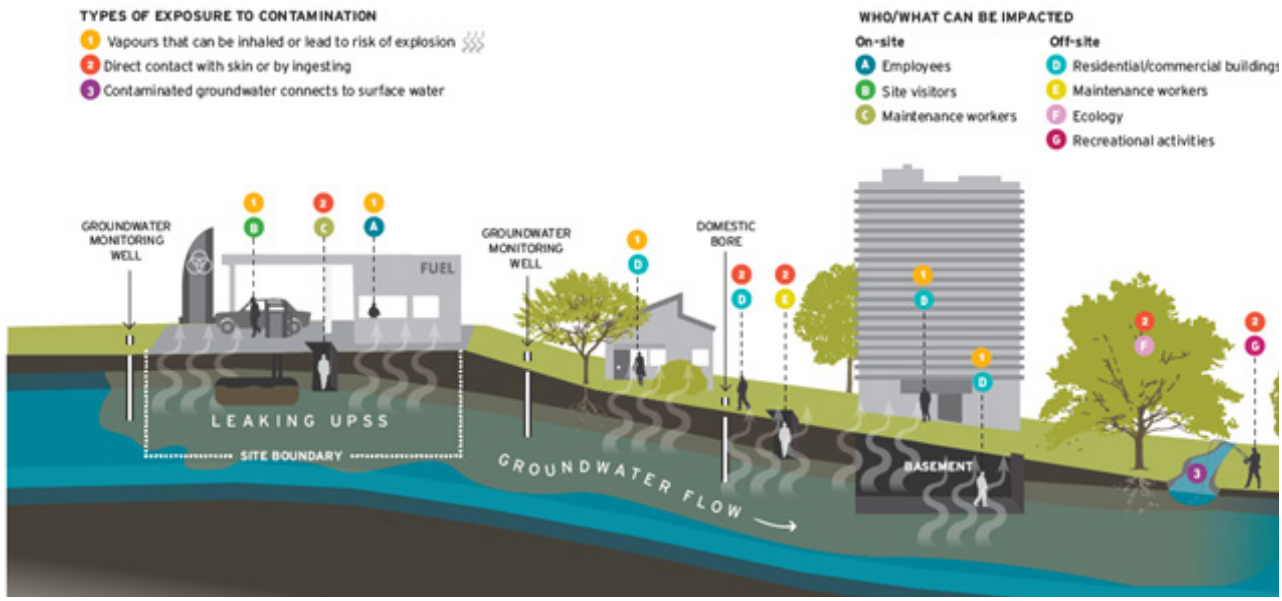
Potential for contamination	High

Site Address	106-108 Albert Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

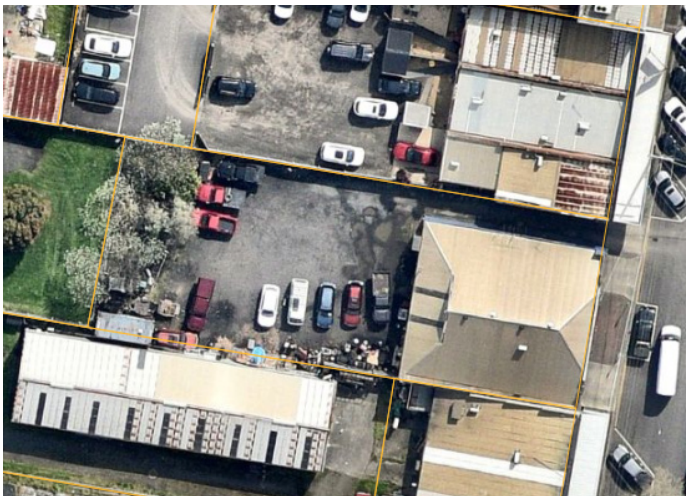
How leaking underground petroleum storage systems affect our environment



Site 15: 46A Moore Street, Moe

Site Address	46A Moore Street, Moe
Council Property Number	37082
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Google imagery, September 2023

Site Address	46A Moore Street, Moe



Nearmaps aerial imagery, September 2024

Comments /evidence of potential contamination

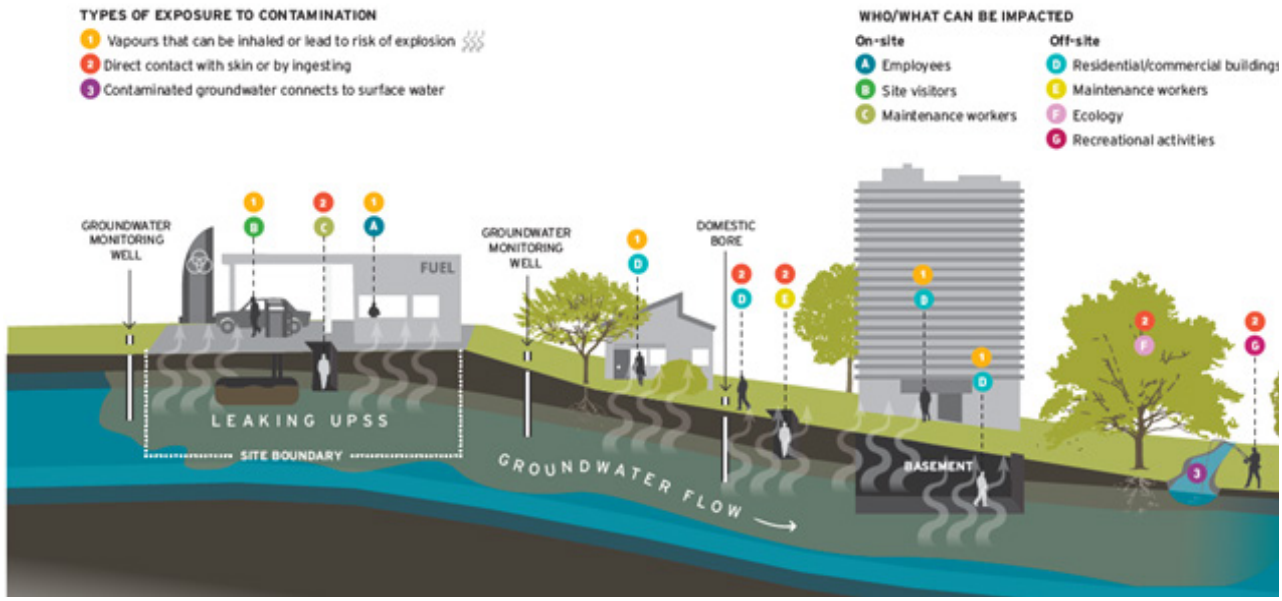
Currently operates as B&B Tyres Automotive.

Potential for contamination	High

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 16: 110-112 Albert Street, Moe

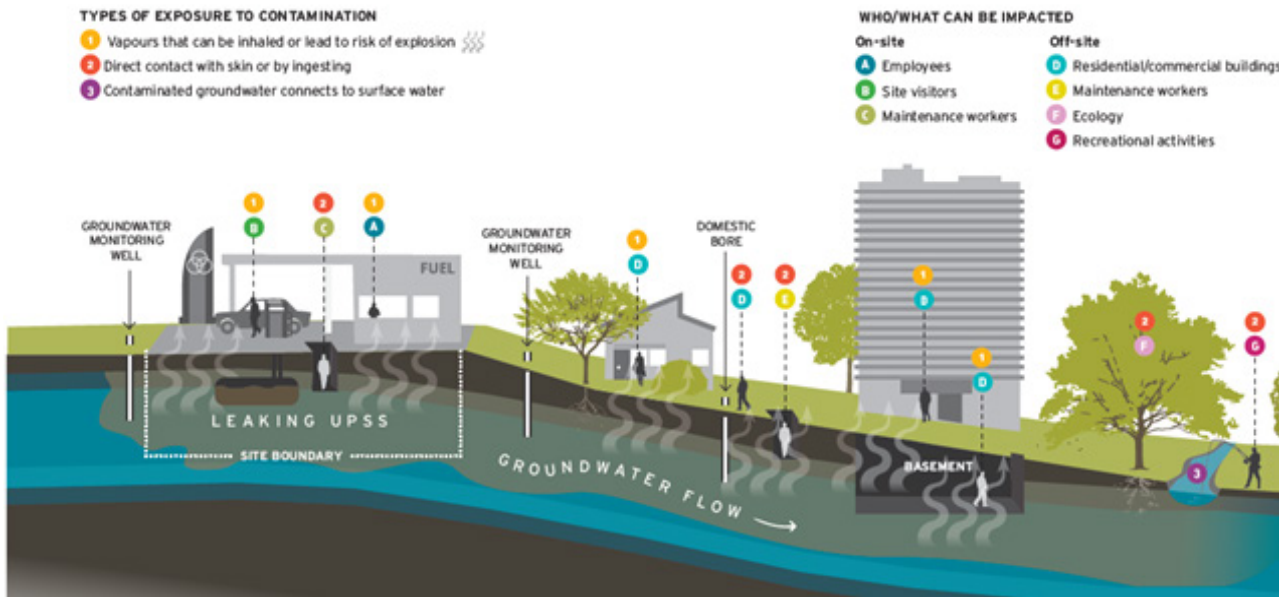
Site Address	110-112 Albert Street, Moe
Council Property Number	37465
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Google imagery, September 2023
Comments /evidence of potential contamination Former Kmart Tyre and Auto - Signage still indicates that the business was formerly there.	
Potential for contamination	High

Site Address 110-112 Albert Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 17: 15 Moore Street, Moe

Site Address	15 Moore Street, Moe
Council Property Number	37028
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	



Source: Moe Historical Society, posted 15 March 2023 on Facebook.

Comments /evidence of potential contamination

Moe Historical Society have confirmed that the Caltex Petrol Station was where Hungry Jack's is now.

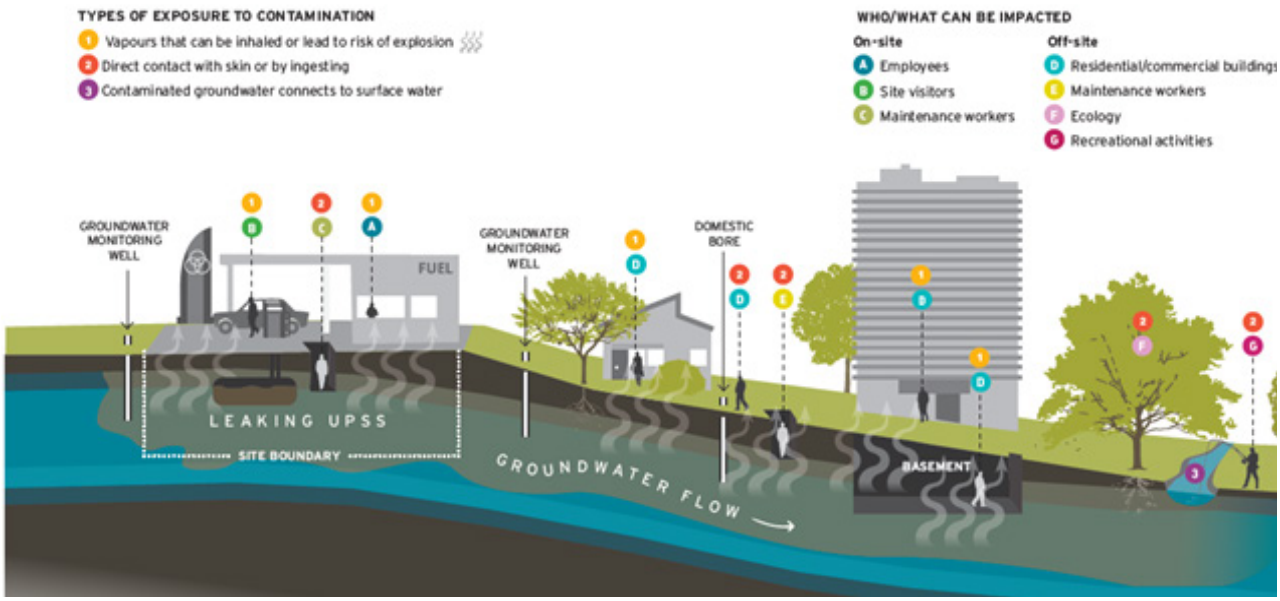
Potential for contamination	High

Site Address	15 Moore Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 18: 49 Lloyd Street, Moe

Site Address	41-49 Lloyd Street, Moe
Council Property Number	36721
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	
	Source: Moe Historical Society - Glimpses from the Past Gallery.
	Source: Moe Historical Society - Glimpses from the Past Gallery.

Site Address	41-49 Lloyd Street, Moe

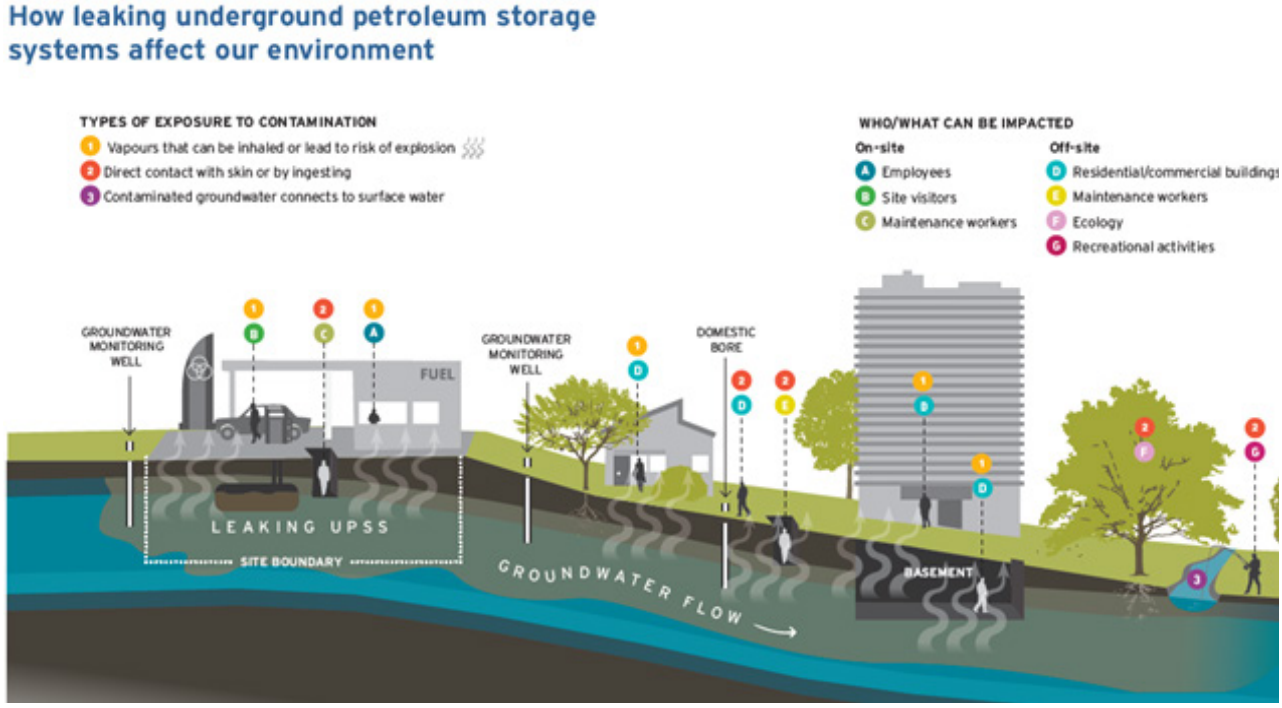
Comments /evidence of potential contamination

Moe Historical Society has confirmed that the Moe Motors garage was listed as on the second block from the corner of Lloyd and Fowler Streets.
The Moe Hotel can be seen in both of these photos.
Possibly now occupied by the extension to the Hotel which includes the Pokies area.

Potential for contamination	High

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).



Site 19: Rear of 56-58 George Street, Moe

Site Address	Rear 56-58 George Street, Moe
Council Property Number	36153
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	



Source: Moe Historical Society - Glimpses from the Past Gallery.

Comments /evidence of potential contamination

Former Mobil on George Street.

Moe Historical Society have noted that “If you drove down a lane on the left of the building you come to an open area behind what is now Mitre 10 where people drive to collect their goods from the store. There were a couple of bowsers set up in that parking area. The bowsers have long since gone”

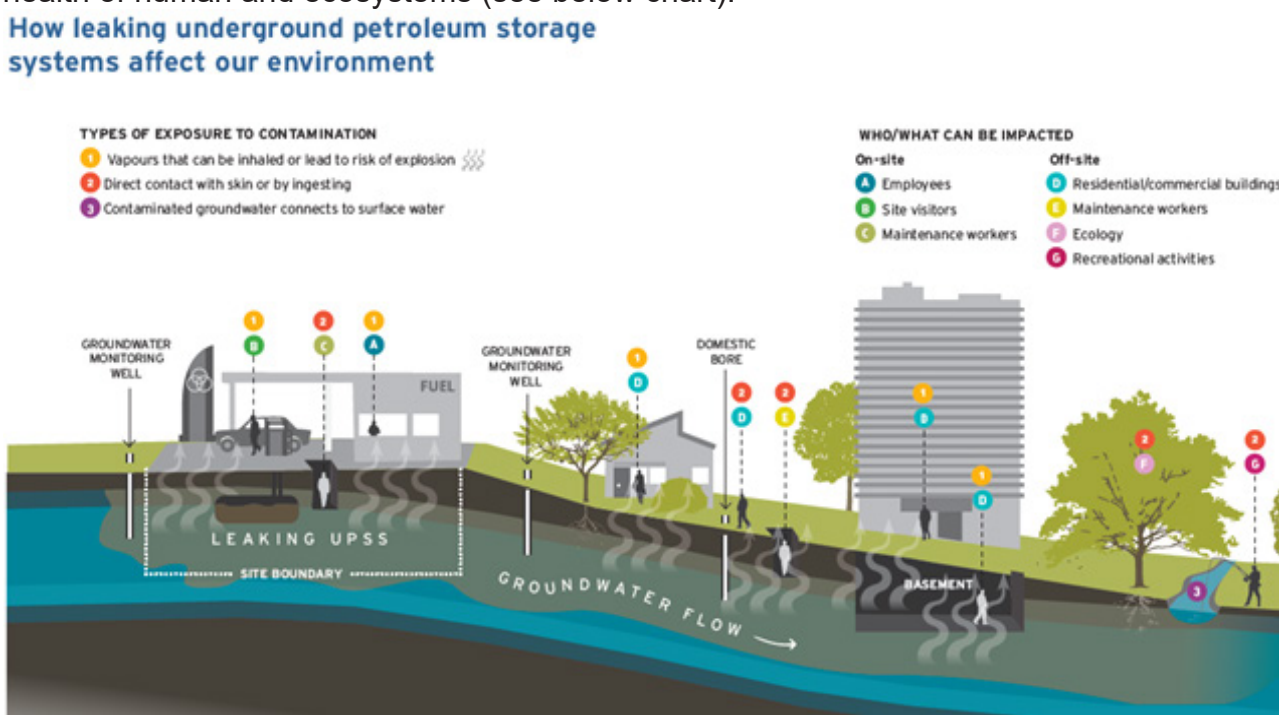
Cannot confirm whether the tanks have been removed.

Potential for contamination	High

Site Address	Rear 56-58 George Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).



Site 20: 63 Lloyd Street, Moe

Site Address	63 Lloyd Street, Moe
Council Property Number	36730
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene

Current or Former Land Use

Supporting Documents


QUALIFIED
MOTOR MECHANIC
A top tradesman is required to work on a variety of motor cars. A knowledge of Toyota vehicles would be an advantage.
Apply to the Manager
TED NEILLS MOTORS MOE
Phone 27 1777

Source: Moe Historical Society - Glimpses from the Past Gallery.



Source: Moe Historical Society - Glimpses from the Past Gallery.

Comments /evidence of potential contamination

Moe Historical Society has confirmed that “the Toyota agency built a building in Lloyd St. It is now occupied by the Moe Discount Chemist.”

Ian Mac Toyota was located at the Moe Discount Chemist site as well.

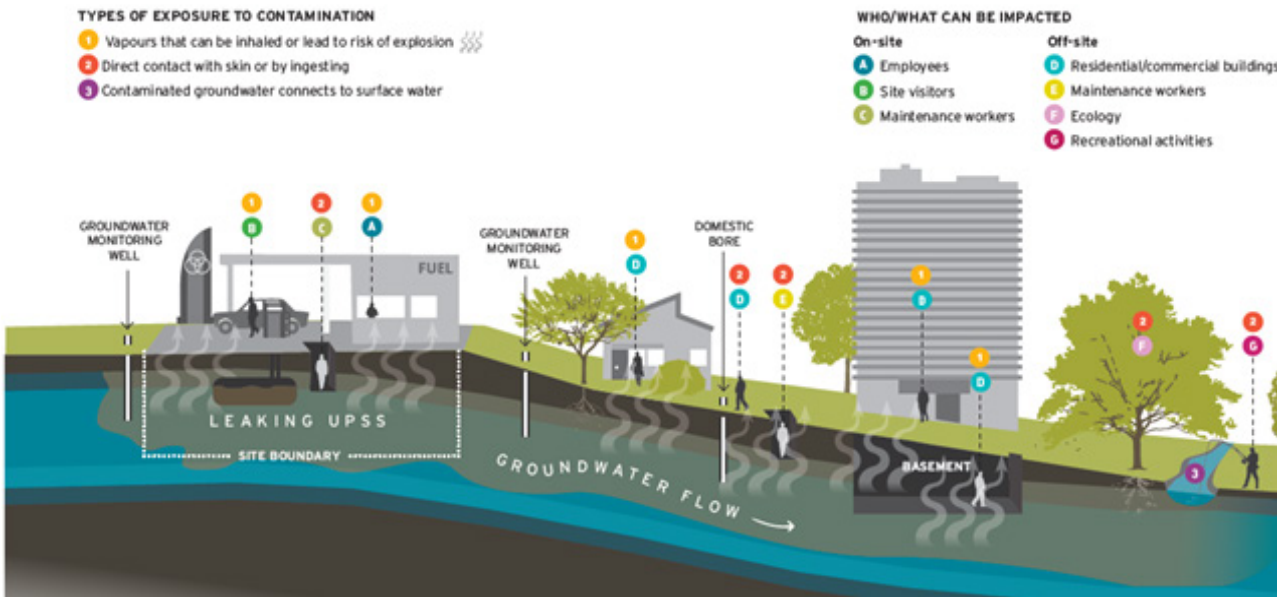
Potential for contamination	High

Site Address	63 Lloyd Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).

How leaking underground petroleum storage systems affect our environment



Site 21: Shop 1 and 2 of 57 Lloyd Street, Moe

Site Address	1/57 Lloyd Street and 2/57 Lloyd Street, Moe
Council Property Number	36727 and 36728
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	The main contaminants of potential concern which are typically associated with the handling and storage of fuels include: • Petroleum hydrocarbon fractions • BTEX- benzene, toluene, ethylbenzene and xylenes • Naphthalene • Fuel additives, such as ethanol, MTBE and lead • Other volatile organic compounds such as hexane, heptane, cyclohexane and trimethylbenzene
Current or Former Land Use	
Supporting Documents	



Source: Moe Historical Society - Glimpses from the Past Gallery.

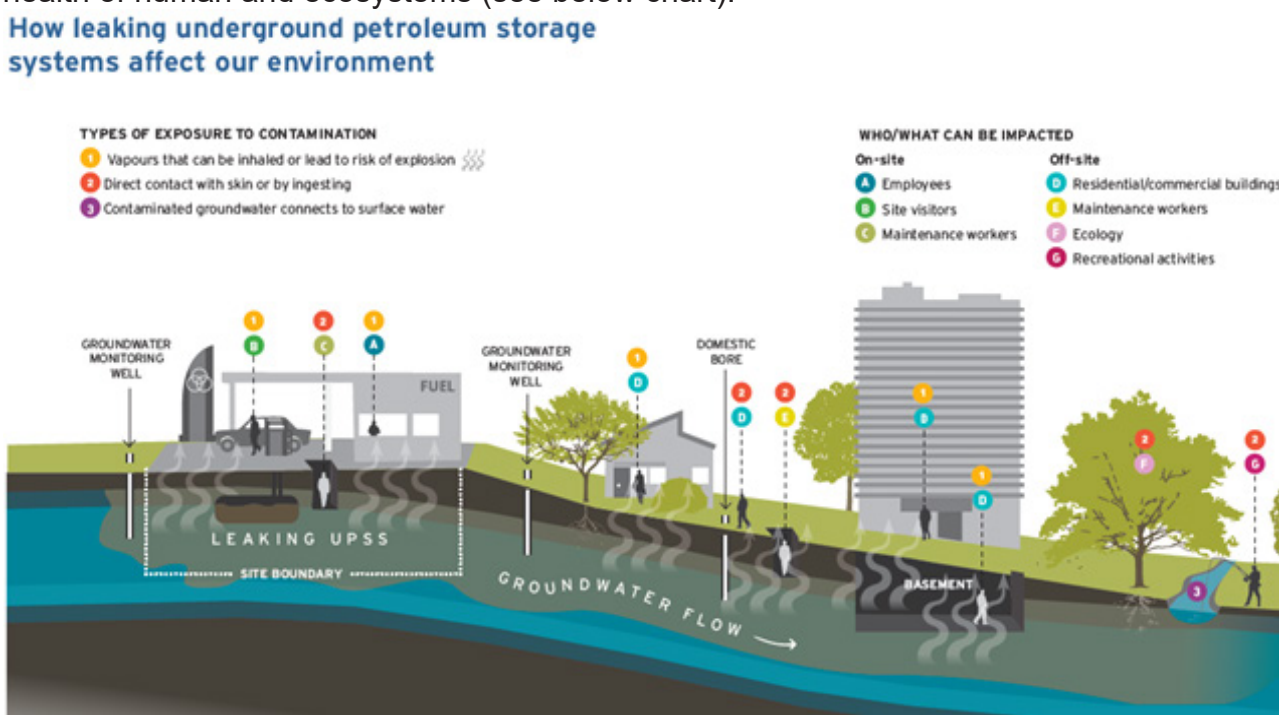
Comments /evidence of potential contamination
This building was located beside what is now the Moe Courthouse.

Potential for contamination	High

Site Address	1/57 Lloyd Street and 2/57 Lloyd Street, Moe

Implications of potential contamination from previous/current land use

Some of the components of petroleum are very toxic and carcinogenic, for example benzene. The release of petroleum-based substances into the environment poses significant risks to the health of human and ecosystems (see below chart).



Site 22: 95-97 Albert Street, Moe

Site Address	95-97 Albert Street, Moe
Council Property Number	35192
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	Firefighting foams have historically been composed of Per- and poly-fluoroalkyl substances, known collectively as PFAS

Current or Former Land Use

Supporting Documents



Google Imagery, September 2023.



Nearmap Aerial imagery, September 2024.

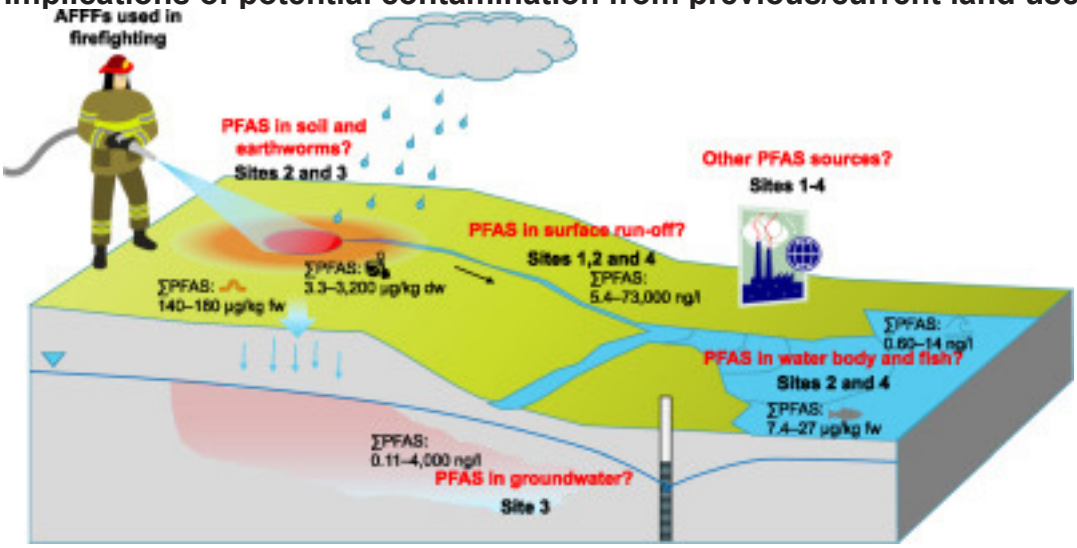
Comments evidence of potential contamination

Current operating firefighting facility

Potential for contamination	High

Site Address 95-97 Albert Street, Moe

Implications of potential contamination from previous/current land use



Source: Reinikainen, J., Perkola, N., Aysto, L., and Sorvari, J., 2022. The occurrence, distribution, and risks of PFAS at AFFF-impacted sites in Finland. Science of The Total Environment, Volume 829. URL: <https://www.sciencedirect.com/science/article/pii/S0048969722013298>, Date Accessed: 23 January 2025.

Site 23: Rear of 27 Kirk Street, Moe

Site Address	Rear of 27 Kirk Street, Moe
Council Property Number	36574
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	In the Printing Industry, printing inks, varnishes, lacquers, moistening solutions and washing solvents (ethanol, methyl acetate, ethyl acetate, isopropanol, n-propanol, hexane, benzene, toluene, xylene, isopropyl acetate, propyl acetate, dimethyl ketone, glycols and glycol ethers) contain volatile organic compounds (VOCs) and air pollutants (HAPs). Especially solvent based inks used for flexo, gravure and screen printing, offset printing dampening solutions and cleaning solvents contain high concentration of VOC.
Current or Former Land Use	
Supporting Documents	



Source: Moe Historical Society - Glimpses from the Past Gallery.

Comments /evidence of potential contamination

Moe Historical Society have confirmed, “building on Kirk St was an engineering firm (now video shop) and building at the rear was Momentum printing”

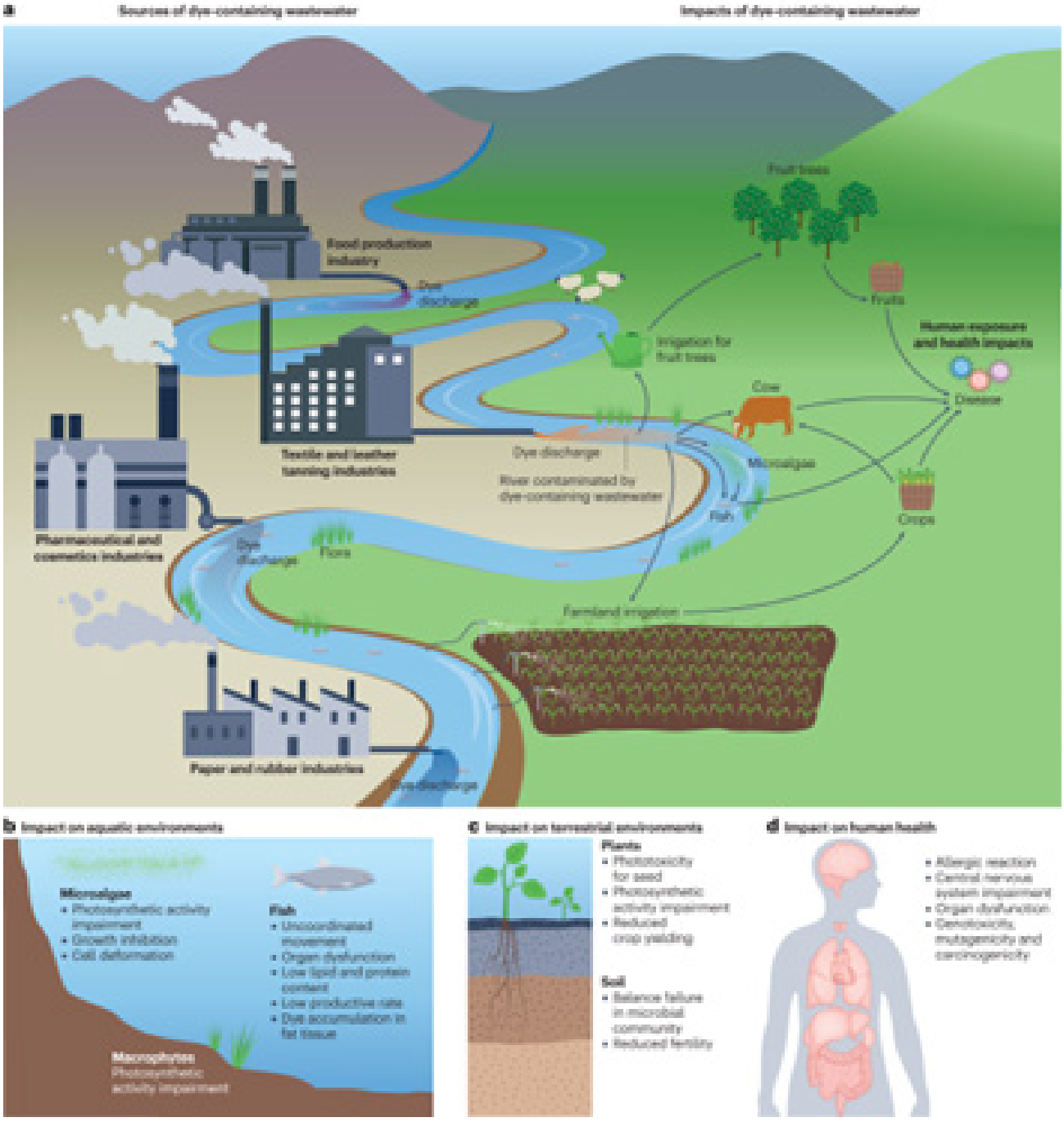
Potential for contamination	High

Site Address	Rear of 27 Kirk Street, Moe

Implications of potential contamination from previous/current land use

VOCs and HAPs, together with sunlight and nitrogen oxides, cause photochemical smoke, air particles and ground level ozone emission in the atmosphere. The VOCs and heavy metals can lead to soil and even water pollution when left in landfill.

Image Source: Lin, J., Ye, W., Xie, M., Seo, D.H., Luo, J., and Wan, Y. 2023, *Environmental Impacts and Remediation of Dye-containing Wastewater*. Nature Reviews Earth & Environment, 2023. URL: https://www.nature.com/articles/s43017-023-00489-8. Date Accessed: 23 january 2024.



Site 24: Right Side of Moe Plaza Car Park, Moe

Site Address	Market Street, Moe
Council Property Number	36731
Zoning	Commercial 1 Zone
Chemicals that cause potential contamination	Total petroleum hydrocarbons • Monocyclic aromatic hydrocarbons (e.g. benzene, toluene, ethylbenzene & xylene) • Polycyclic aromatic hydrocarbons • Metals (e.g. barium, cadmium, copper, lead, nickel, zinc) • Phenols • Chlorinated hydrocarbons (e.g. trichloroethylene) • Oil and grease
Current or Former Land Use	
Supporting Documents	



Source: Moe Historical Society - Glimpses from the Past Gallery.

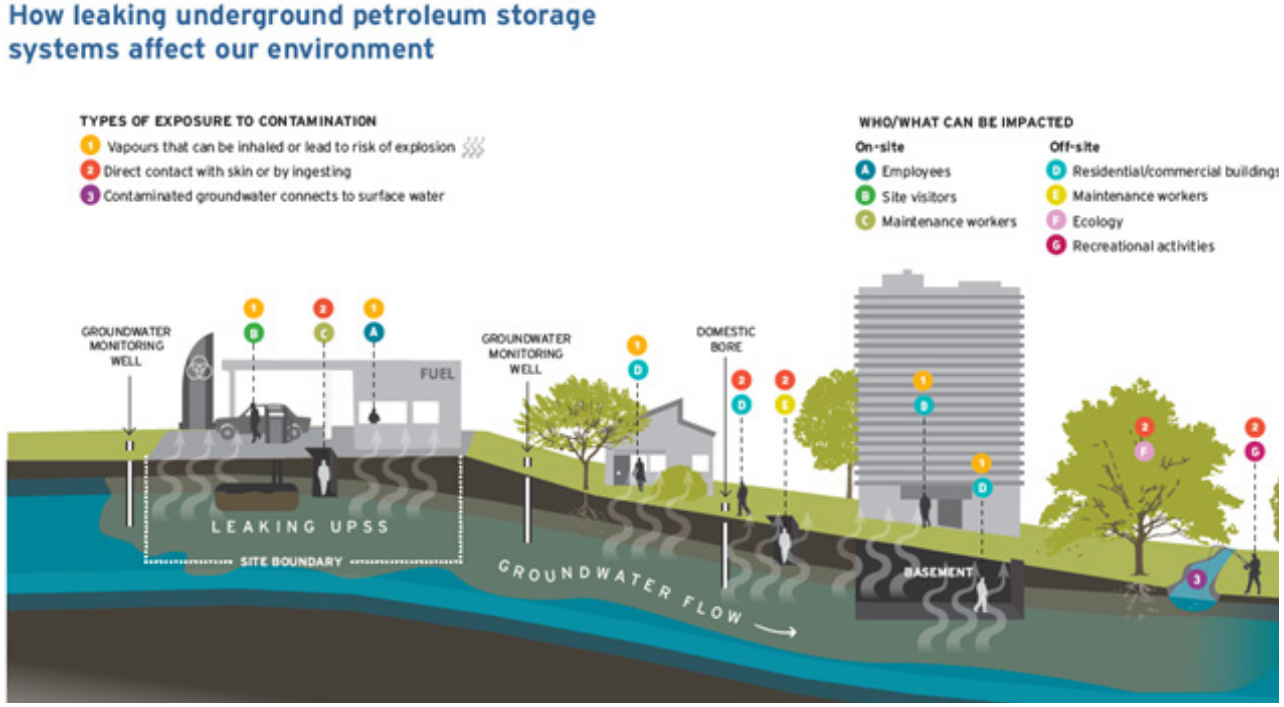
Comments /evidence of potential contamination

Moe Historical Society have confirmed “is most likely the SEC depot. It later had a shopfront building which housed the SEC showrooms and office for Moe.”

Potential for contamination	High

Site Address Market Street, Moe

Implications of potential contamination from previous/current land use



4.0 Recommendations



Conclusion

Detailed site history reviews undertaken on the 24 sites, identified as having potential for land contamination, have concluded that based on previous and current land uses (as outlined in Table 2 of *Planning Practice Note 30 – Potentially Contaminated Land* July 2021) that all 17 sites meet the definition of contaminated land and all have a high potential for contamination.

Ministerial Direction 1 is triggered if the amendment would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive (defined as residential use, kindergarten, pre-school centre, primary school, (even if ancillary to another use), children's playground or secondary school, agriculture or public open space. In satisfying the requirements of Ministerial Direction 1, an environmental audit requirement prior to amendment is preferred, however it does acknowledge that in some instances this will be difficult or inappropriate, for example where the rezoning relates to a large strategic planning exercise or involves multiple sites in separate ownership. Deferring these audit requirements through application of an Environmental Audit Overlay (EAO) or other appropriate measure are considered satisfactory.

The EAO is a mechanism provided in the VPP and planning schemes to ensure that requirements under Ministerial Direction No. 1 are met before a sensitive (defined as residential use, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school, agriculture or public open space commences or before the construction or carrying out of buildings and works in association with a sensitive use commences.

Applying the overlay ensures the requirements will be met in the future but does not prevent the assessment and approval of a planning scheme amendment which would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive (defined as residential use, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school, agriculture or public open space). The requirements of the EAO operate for both existing and new sensitive uses. Alternative options which address the risk of potentially contaminated land should be exhausted before an EAO is applied to land with established sensitive uses.

Whether the audit system requirements are met at the time of amendment or deferred, the determination of whether land is potentially contaminated must always be made at the time of the amendment and be documented in the Explanatory Report.

RECOMMENDATION

1. Apply EAO to the 24 properties within the study area identified as being potentially contaminated at the time of rezoning.

LATROBE CITY COUNCIL

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Service Centres & Libraries

Morwell

Corporate Headquarters
141 Commercial Road, Morwell

Morwell Library
63-65 Elgin Street, Morwell

Moe

Moe Service Centre and Library
1-29 George Street, Moe

Traralgon

Traralgon Service Centre and Library
34-38 Kay Street, Traralgon

Churchill

Churchill Community Hub
9-11 Philip Parade, Churchill

For more information

Strategic Planning Team

1300 367 700

latrobe@latrobe.vic.gov.au - Attention: Strategic Planning

To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.

This information in this document is correct as at the date of publication but is subject to change. Please check the Latrobe City Council website www.latrobe.vic.gov.au to make sure this is the latest version.

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