

**PHASE 1 ENVIRONMENTAL SITE
ASSESSMENT FOR
1000 BALLAN RD, WYNDHAMVALE,
VICTORIA**

Prepared for:

Kilpatrick Pty Ltd
c/o Watsons Pty Ltd
5 Main St, Mornington
PO Box 171
Mornington, Victoria, 3931

Report Date: 31 August 2011
Project Ref: ENAUABTF00250AA

Written/Submitted by:



Ian Finlay
Project Manager

Reviewed/Approved by:



Paul Moritz
Project Director

24 August 2011

Kilpatrick Pty Ltd
c/o Watsons Pty Ltd
5 Main St, Mornington
PO Box 171
Mornington, Victoria, 3931

Attention: Ross Morcombe

Dear Ross,

RE: Phase 1 Environmental Site Assessment for the Kilpatrick property located at 1000 Ballan Rd, Wyndham Vale, Victoria

Coffey Environments Australia Pty Ltd (Coffey Environments) is pleased to present our Phase 1 Environmental Site Assessment report for your property located at 1000 Ballan Road, Wyndham Vale, Victoria.

The objective of this assessment was to develop an understanding of the current and historical activities conducted at the site and provide an opinion of the potential for contamination on the site (if any) to impact on future development plans.

To achieve this objective, the scope of work included a preliminary site history assessment and a site walkover.

The site observations, historical title information and aerial photographs support the anecdotal information that the site was used for farming (cropping and grazing). Coffey Environments concludes that:

- Based on the site history and the site walkover, there is low potential for previous activities at the site to have impacted soil or groundwater underlying the site and no measures are recommended to mitigate the impacts of soil or groundwater conditions on the development.
- There is sufficient information available regarding the site's previous use (farming) and an understanding of the potential for on-site contamination (low) to justify the site's assessment rating as "C" in accordance with the publication *Potentially Contaminated Land, General Practice Note, June 2005* (Department of Sustainability and Environment, 2005). Land classified with this rating is not considered "potentially contaminated land" and, therefore, does not warrant an audit requirement prior to commencement of redevelopment for a sensitive use.

This report should be read in conjunction with the *Important Information About Your Coffey Environments Report*, included at the end of this report.

Should you require further information regarding the above report, please contact the undersigned on 03 9473 1400.

For and on behalf of Coffey Environments Australia Pty Ltd

A handwritten signature in blue ink, appearing to read 'Ian Finlay', with a large, stylized flourish extending from the end of the signature.

Ian Finlay
Project Manager

A handwritten signature in blue ink, appearing to read 'Paul Moritz', with a large, stylized flourish extending from the end of the signature.

Paul Moritz
Project Director

RECORD OF DISTRIBUTION

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1 INTRODUCTION

1.1 Background

Coffey Environments Australia Pty Ltd (Coffey Environments) was commissioned by Watsons Pty Ltd (Watsons) on behalf of Kilpatrick Pty Ltd on 9 June 2011 to undertake a Phase 1 Environmental Site Assessment (P1 ESA) of the property located at 1000 Ballan Road, Wyndham Vale, Victoria (refer to Figure 1), referred to as 'the site' in this report.

Coffey Environments understands that the site is located within the Urban Growth Zone and will be subject to the preparation of a Precinct Structure Plan (PSP) and will be developed as a new residential community with a shopping centre, schools, open space etc.

1.2 Objective and Scope of Works

The objectives of this assessment were to:

- Obtain and review documentation relating to the site history and current site operations, to identify the presence of potential sources of contamination at the site (past or present); and
- Assess the potential for contamination on the site to impact on future development plans.

The approved scope of work also included a site inspection and recording of observations relevant to the potential for contamination to be present on the property.

The review of available documentation relating to the site history and current site operations included:

- Historical aerial photographs (from 1940 to present, where available);
- Previous environmental reports for the site (where available);
- Previous Environmental Audit reports for nearby sites;
- Historical Society records;
- Land Title records;
- Dangerous goods records;
- Site photographs (where available);
- Site layout plans (where available);
- Licences and notices (i.e. water discharge licences, hazardous materials, trade waste etc. where available);
- Sewer and service plans (where available);
- Groundwater database search; and
- Publicly available records comprising topographic, geological and hydrogeological maps.

2 SITE DESCRIPTION

The site comprises 5 parcels of land with an approximate total area of 48.33 hectares, comprising parts of:

- Lot 7 - LP200501;
- Lot 8 - LP200501;
- Lot 9 - LP200501;
- Lot 10 - LP200501; and
- Lot 11 - LP200501.

The site is currently zoned Urban Growth Zone. Based on information provided, Coffey Environments understands that the site has been used for cropping and grazing (occasionally).

For general site information refer to Table 2.1.

Table 2.1 – Site Identification

Site Address:	Ballan Road, Wyndham Vale, Victoria
Approximate Total Site Area:	48 Ha
Title Identification Details:	Lots 7, 8, 9, 10 and 11 of LP 200501 (part)
Planning Authority:	City of Wyndham
Current Zoning:	Urban Growth Zone
Current Site Use:	Farming (cropping and grazing) activities
Proposed Site Use:	Residential subdivision with a shopping centre, schools, open space, etc.
Adjoining Site Uses:	Northeast – Werribee River beyond which is farmland Southeast – Farmland. Southwest – Farmland and residential, beyond Ballan Road Northwest – Farmland. The property abuts the zoning overlay PA07 (public acquisition overlay)
Surface Water Bodies:	The property abuts the Werribee River to the northeast

2.1 Site Inspection

A number of attempts were made to carry out the site walkover and observations during the winter months of June and July 2011. However, there had been significant rain in the region and pastures were impassable at that time. The site inspection was successfully conducted on 3 August 2011. During the site inspection it was noted that the site was being used for both cropping (wheat, barley and rye) and grazing (cattle, sheep and horses) activities. Trees were mostly limited to the site boundaries with a few small shrubs scattered throughout basalt rocky outcrops. The basalt stockpiles were noted

within both the grazing and cropping pastures with numerous stockpiles being arranged manually to obtain a larger pasture surface area. Relevant site features are shown on Figure 2 (Appendix B).

Observations included:

- There was no evidence observed of the dumping of wastes;
- Land for cropping and pastures was mostly located to the south and north of the property;
- Cattle, sheep and horses were noted to graze the central paddocks;
- There was no evidence of farming infrastructure, such as sheds, houses, windmills or machinery;
- No dams were located on the site during the site inspection;
- A high pressure gas line runs along the eastern boundary and cuts into the most northern portion of the property before crossing the Werribee River;
- A dwelling was noted off-site (200m) to the north east of the property; and
- There was no evidence of the presence of above ground or below ground chemical storage area.

2.2 Regional Topography, Geology and Hydrogeology

Based on a geological map (Melbourne Sheet SJ55-5 1:250,000 Geological Survey of Victoria), the geology of the area is dominated by basalt of the Newer Volcanic Group. Adjacent to the Werribee River, the basalt is overlain by Quaternary colluvium. The basalt at the site is part of the Western Basalt Plains and forms an escarpment which, at the site, is approximately 50 metres above the Australian Height Datum (mAHD). The Werribee River near the property is at approximately 40 mAHD.

In terms of hydrogeology, the Newer Volcanic basalt hosts the water-table aquifer. Regional salinity (as measured by total dissolved solids (TDS)) in this area is anticipated to range from 1001 to 3500 mg/L. This TDS classifies the groundwater as Segment B meaning that, under the 1997 State Environment Protection Policy (SEPP) 'Groundwaters of Victoria' (Groundwater SEPP), issued under the Environment Protection Act 1970, the protected beneficial uses of groundwater include *Maintenance of Ecosystems, Potable Mineral Water Supply, Agriculture, Parks and Gardens, Stock Watering, Industrial Water Use, Primary Contact Recreation and Buildings & Structures*.

3 SITE HISTORY

Site history information was obtained from a number of sources and is presented below.

3.1 Aerial Photography Review

Aerial photographs were obtained from 1946, 1968, 1974, 1982 and 1989, and compared with a GoogleEarth image from 2005. Aerial Photographs are presented in Appendix C.

Table 3.1 - Historical Aerial Photography Summary

Date	Scale	Run/Film	Comments
03/1946	1:15,840	2/289	<p>On-site: The site appeared to be vacant and used for agricultural purposes, possibly grazing.</p> <p>Off-site: The site appeared to be surrounded by properties used primarily for agricultural purposes, possibly grazing. A tree lined river (Werribee River) bounded the site to the north and a gravel road to the south.</p>
10/1968	1:63,360	4/2211	<p>On-site: The defined areas within the site indicate that the site was possibly used for cropping.</p> <p>Off-site: No significant changes appear evident when compared with the previous photograph, with the exception of a dwelling located to the north east of the site. Buildings were also constructed to the north of the Werribee River.</p>
06/1974	1:30,000	9/2906	<p>On-site: No significant changes appear evident when compared with the previous photograph.</p> <p>Off-site: No significant changes appear evident when compared with the previous photograph, with the exception of residential dwelling constructed to the south of the site, beyond Ballan Road.</p>
02-10/1982	1:25,000	8/3618 & 10/3695	<p>On-site: No significant changes appear evident when compared with the previous photograph.</p> <p>Off-site: No significant changes appear evident when compared with the previous photograph.</p>
12/1989	1:15,000	22/4302	<p>On-site: No significant changes appear evident when compared with the previous photograph, with the exception of the orange land located within the north western portion of the site. The area appeared to have been recently cultivated for an unknown crop.</p> <p>Off-site: No significant changes appear evident when compared with the previous photograph.</p>

Table 3.1 - Historical Aerial Photography Summary

Date	Scale	Run/Film	Comments
2005	Google Earth		On-site: Most of the site appeared to be associated with agricultural purposes. Off-site: No significant changes appear evident when compared with the previous photograph.

3.2 Anecdotal Information

Anecdotal information was gathered during the site inspection conducted on 3 August 2011 from Matt Kilpatrick, the son of the site owner. Information provided is listed below:

- No pesticides or herbicides are currently in use nor have they been used historically on-site to his knowledge, with the exception of glyphosate during crop rotation and completion of harvesting;
- No dumping of general or farm-related waste has occurred on-site; and
- Animal carcasses are generally burned and remain on-site.

3.3 Titles Search

A summary of the findings of a title search is presented in Table 3.2, in the context of identifying potentially contaminating activities that may have historically occurred at the site. Copies of the historical titles are included in Appendix A.

Table 3.2 - Title Summary for Ballan Road, Wyndham Vale

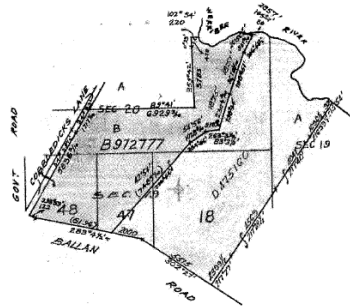
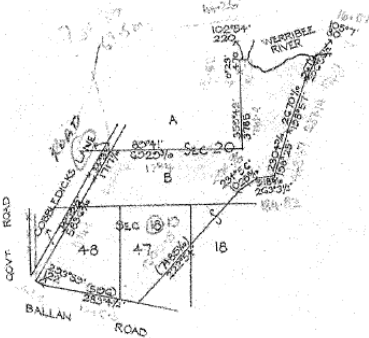
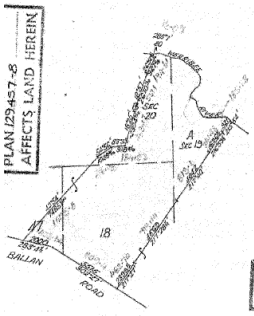
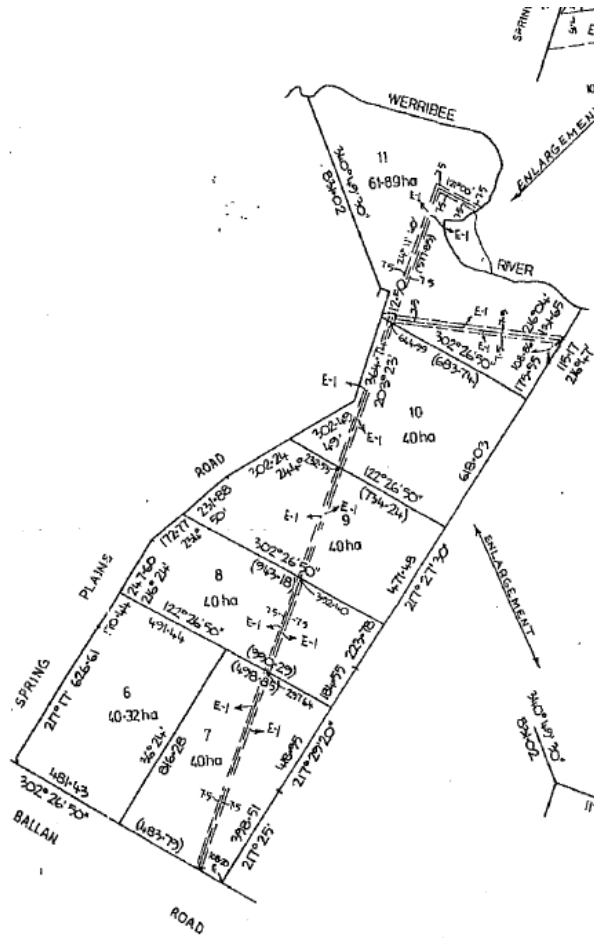
Volume & Folio Number	Date	Proprietor	Inferred Land Use
			
Vol. 02850, Fol.935	4/12/1901	Francis Beamish	Farm
Vol. 06940, Fol.893	11/11/1946	William Edward Brock Macleod and Bernard Gore Brett	Unknown
	31/03/1950	Maurice Doris and Winifred Nora Doris	Grazier
			
Vol. 08601, Fol.944	3/07/1964	Eric Ernest Albin Johansson, Louise Emily Johansson and Ronald William Johansson	Farm
	19/10/1972	John Murray Kilpatrick	Grazier
			
Vol. 08795, Fol.232	13/08/1969	Norman Murray Kilpatrick	Unknown

Table 3.2 - Title Summary for Ballan Road, Wyndham Vale

Volume & Folio Number	Date	Proprietor	Inferred Land Use
			
Vol. 09965, Fol.837 (Lot 7)	1/08/1990	John Murray Kilpatrick	Unknown
Vol. 09965, Fol.838 (Lot 8)	1/08/1990	John Murray Kilpatrick	Unknown
Vol. 09965, Fol.839 (Lot 9)	1/08/1990	John Murray Kilpatrick	Unknown
Vol. 09965, Fol.840 (Lot 10)	1/08/1990	John Murray Kilpatrick	Unknown
Vol. 09965, Fol.841 (Lot 11)	1/08/1990	John Murray Kilpatrick	Unknown

3.4 EPA Victoria Priority Sites Register Search

The site is not on, and is not in the vicinity of a site on, the EPA Victoria Priority Sites Register (see Appendix E).

3.5 Previous Environmental Reports

Coffey Environments is not aware of any previous environmental reports for the site.

3.6 Nearby Environmental Audits

A review of environmental audits from the EPA did not list any reports within 1 km of the site (<http://www.epa.vic.gov.au/envaudit/search-environmental-audits.asp>).

3.7 Site History Search

A site history search was conducted by the Werribee District Historical Society, which concluded that the area had generally been used for cropping and grazing purposes. There was no further evidence of any large scale poultry or pig farming activities, or that any portion of the site was used as a commercial dumping ground.

3.8 Contaminants of Potential Concern

Based on the site history and site walkover, Coffey Environments is not aware of any potential contaminants of concern associated with the site.

4 DESKTOP HYDROGEOLOGICAL ASSESSMENT

This desktop study includes an examination of available relevant publications, the results of the search of the State Groundwater Database and the implications the available information has for the local hydrogeology.

4.1 Relevant Published Hydrogeological Information

A study of the groundwater resources around Melbourne was completed by the Department of Water Resources titled *Port Phillip Region Groundwater - Systems Future Use and Management* (Leonard, 1992).

This study noted that the aquifer characteristics of Newer Volcanics basalts is very complex with an aquifer system comprising a number of superimposed basalt flows often separated by clay aquitards. The upper basalt flows are characterised by being more vesicular, highly fractured and more deeply weathered with groundwater occurring in fractures, joints, vesicular openings and in the contact zones between basalt flows.

Recharge of the groundwater system is widespread, though the uppermost aquifer is recharged mainly by direct infiltration of precipitation through younger basalts that have no significant soil cover and through scoria cones. Regional groundwater flows in a generally southerly direction towards Port Phillip Bay where it discharges.

The study noted that salinity (TDS concentrations) in the Newer Volcanics aquifer ranges from less than 100 mg/L to greater than 6000 mg/L, this is consistent with regional salinity discussed in Section 2.2.

With respect to contamination of the Newer Volcanics aquifer, the study concluded that minor contamination, particularly by nitrates may be expected in areas where grazing and cropping occurs. The report also concluded that the opportunity for other agricultural chemicals to enter the groundwater is very small.

4.2 Groundwater Database Search

A search of the State Groundwater Database was conducted to obtain information pertaining to all registered groundwater bores within a 1000 m radius of the site. Information was obtained from the Department of Sustainability and Environment website – Explore Victoria Online listed three registered bores within 1 km of the site. The details relating to the purpose or use of these groundwater bores are included in Table 4.1.

Table 4.1 Summary of Registered Groundwater Bores within 1km of site

Bore ID	Distance from Site (m)	Orientation from site	Bore Use	Upgradient or downgradient of the site
92013	930	W	Domestic	Cross-gradient
128308	480	W	Non Groundwater	Cross-gradient
133054	650	W	Stock	Cross-gradient

5 RESULTS AND DISCUSSION

5.1 Site History and Site Inspection

The results of the site history assessment indicate that the site was used for farming (grazing) purposes from at least 1901, with cropping also being undertaken from about the 1960s. It is not known what the site was used for prior to 1901, but its likely use for farming purposes prior to that date is consistent with later evidence, such as aerial photographs.

The site observations, historical title information and aerial photographs all support the anecdotal information that the site was used for farming. Both cropping and grazing activities were being utilised in various parts of the site, during the site walkover. There were numerous basalt stockpiles within both the grazing and cropping areas, with most stockpiles being manually arranged to obtain larger pasture surface area. A high pressure gas line runs along the eastern boundary and cuts into the most northern portion of the property before crossing the Werribee River.

Coffey Environments considers that, based on the site history and the site walkover undertaken there is a low potential for previous activities at the site to have impacted the soil or groundwater underlying the site, with no contaminants of potential concern being identified in this assessment.

6 CONCLUSIONS AND RECOMMENDATIONS

The site observations, historical title information and aerial photographs support the anecdotal information that the site was used for farming (cropping and grazing).

Coffey Environments concludes that:

- Based on the site history and the site walkover, there is low potential for previous activities at the site to have impacted soil or groundwater underlying the site and no measures are recommended to mitigate the impacts of soil or groundwater conditions on the development.
- There is sufficient information available regarding the site's previous use (farming) and an understanding of the potential for on-site contamination (low) to justify the site's assessment rating as "C" in accordance with the publication *Potentially Contaminated Land, General Practice Note, June 2005* (Department of Sustainability and Environment, 2005). Land classified with this rating is not considered "potentially contaminated land" and, therefore, does not warrant an audit requirement prior to commencement of redevelopment for a sensitive use.

This report should be read in conjunction with the *Important Information About Your Coffey Environments Report*, as attached.

7 REFERENCES

- Department of Conservation and Natural Resources (1995)** Victorian Groundwater Beneficial Use Map Series 'South Western Victoria Water Table Aquifers' Map
- Department of Planning and Community Development (2011)** Planning Property Report.
- Department of Primary Industries (2011)** Victorian Geology Online.
- Department of Sustainability and Environment (2005)** *Potentially Contaminated Land*, General Practice Note, June 2005
- Department of Sustainability and Environment (2011)** Aerial Photographs
- EPA Victoria (2006)** *Hydrogeological Assessment (Groundwater Quality) Guidelines*, Publication No. 668. September 2006
- Geological Survey of Victoria, Melbourne Map Sheet 1:250,000.**
- Landata System, Department of Sustainability and Environment (2011).** EPA Priority Sites Register Report.
- Leonard, J.G. (1992)** *Port Phillip Region Groundwater Systems - Future Use and Management*, Department of Water Resources. State of Victoria, 1992
- National Environment Protection Council (1999)** National Environment Protection (Assessment of Site Contamination) Measure, December 1999
- Planning and Environment Act (1987)**
- State Environment Protection Policy (Groundwaters of Victoria).** S160, 17 December 1997.
- State Environment Protection Policy (Prevention and Management of Contamination of Land).** S95, 4 June 2002.
- Werribee District Historical Society (2011)** Site Historical Search

Important information about Coffey Environmental Report

Uncertainties as to what lies below the ground on potentially contaminated sites can lead to remediation costs blow outs, reduction in the value of the land and to delays in the redevelopment of land. These uncertainties are an inherent part of dealing with land contamination. The following notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report has been written for a specific purpose

Your report has been developed on the basis of a specific purpose as understood by Coffey and applies only to the site or area investigated. For example, the purpose of your report may be:

- To assess the environmental effects of an on-going operation.
- To provide due diligence on behalf of a property vendor.
- To provide due diligence on behalf of a property purchaser.
- To provide information related to redevelopment of the site due to a proposed change in use, for example, industrial use to a residential use.
- To assess the existing baseline environmental, and sometimes geological and hydrological conditions or constraints of a site prior to an activity which may alter the sites environmental, geological or hydrological condition.

For each purpose, a specific approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible, quantify risks that both recognised and unrecognised contamination pose to the proposed activity. Such risks may be both financial (for example, clean up costs or limitations to the site use) and physical (for example, potential health risks to users of the site or the general public).

Scope of Investigations

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within practical time and budgetary constraints, and in reliance on certain data and information made available to Coffey. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Subsurface conditions can change Interpretation of factual data

Subsurface conditions are created by natural processes and the activity of man and may change with time. For example, groundwater levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project and/or on the property.

Interpretation of factual data

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from indirect field measurements and sometimes other reports on the site are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how well qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of Coffey through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered with redevelopment or on-going use of the site. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. In particular, a due diligence report for a property vendor may not be suitable for satisfying the needs of a purchaser. Your report should not be applied for any purpose other than that originally specified at the time the report was issued.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other professionals who are affected by the report. Have Coffey explain the report implications to professionals affected by them and then review plans and specifications produced to see how they have incorporated the report findings.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs

(assembled by field personnel), field testing and laboratory evaluation of field samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Contact Coffey for additional assistance

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to land development and land use. It is common that not all approaches will be necessarily dealt with in your environmental site assessment report due to concepts proposed at that time. As a project progresses through planning and design toward construction and/or maintenance, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility

Environmental reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

Appendix A

Historical Titles

**Phase 1 Environmental Site Assessment
Ballan Rd, Wyndham Vale, Victoria**

Postal Address:

GPO Box 1772
Melbourne VIC 3001
DX 285 Melbourne
info@axissearch.com.au
www.axissearch.com.au



Registered Office:

11/459 Lt Collins St
Melbourne 3000
Tel: 9679 5800
Fax: 9670 8644
ABN: 60 988 114 381

TAX INVOICE

COFFEY ENVIRONMENTS
126 TRENERRY CRESCENT
ABBOTSFORD VIC 3067

Invoice No: 00338825
Date: 16/06/2011
Page: 1

Description	Your Reference	Amount (Inc Tax)
Historical Search	Attention: Kelly Mahoney - EA00250AA -	\$198.00 GST
Index Search	BALLAN RD, WYNDHAM VALE VIC	\$17.50 GST
fess@axissearch.com.au		
Terms: Net 14 after EOM		
Direct Banking Details:		Total: (Inc GST) \$215.50
BSB: 083 004 Acc. No: 59164 1626		GST: \$19.59
Acc. Name: AXIS SEARCHING & SETTLEMENTS		Paid: \$0.00
		Balance: \$215.50

Bryan Fraser

From: Kelly Mahoney [Kelly_Mahoney@coffey.com]
Sent: Wednesday, 15 June 2011 1:50 PM
To: bryan@axissearch.com.au
Subject: Title Search - Kilpatrick - EA00250AA
Attachments: img-615135000-0001.pdf, Site map.pdf

Dear Bryan,

Coffey Environments is conducting an environmental investigation on behalf of Kilpatrick Pty Ltd. Could you please conduct a Historical Certificate of Title Search on the following site:

- Ballan Road, Wyndham Vale, Victoria

The site comprises of the following titles:

- Lots 7, 8, 9, 10 and 11 of LP200501

Please find attached a purchase order to conduct this search and a property report. It is understood that the site was used for agricultural purposes.

The attached map indicates both this site and the neighbouring property which we have also requested titles for (details are located in separate email). All of which are within the red borders.

If you have any questions, please do not hesitate to contact me on (03) 9473 1400.

Kind regards,

Kelly Mahoney
Environmental Scientist
Coffey
126 Trenerry Crescent Abbotsford Victoria 3067 Australia
T +61 3 9473 1400 F +61 3 9473 1450
coffey.com

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925 \$198
908 (1)

15/06/2011

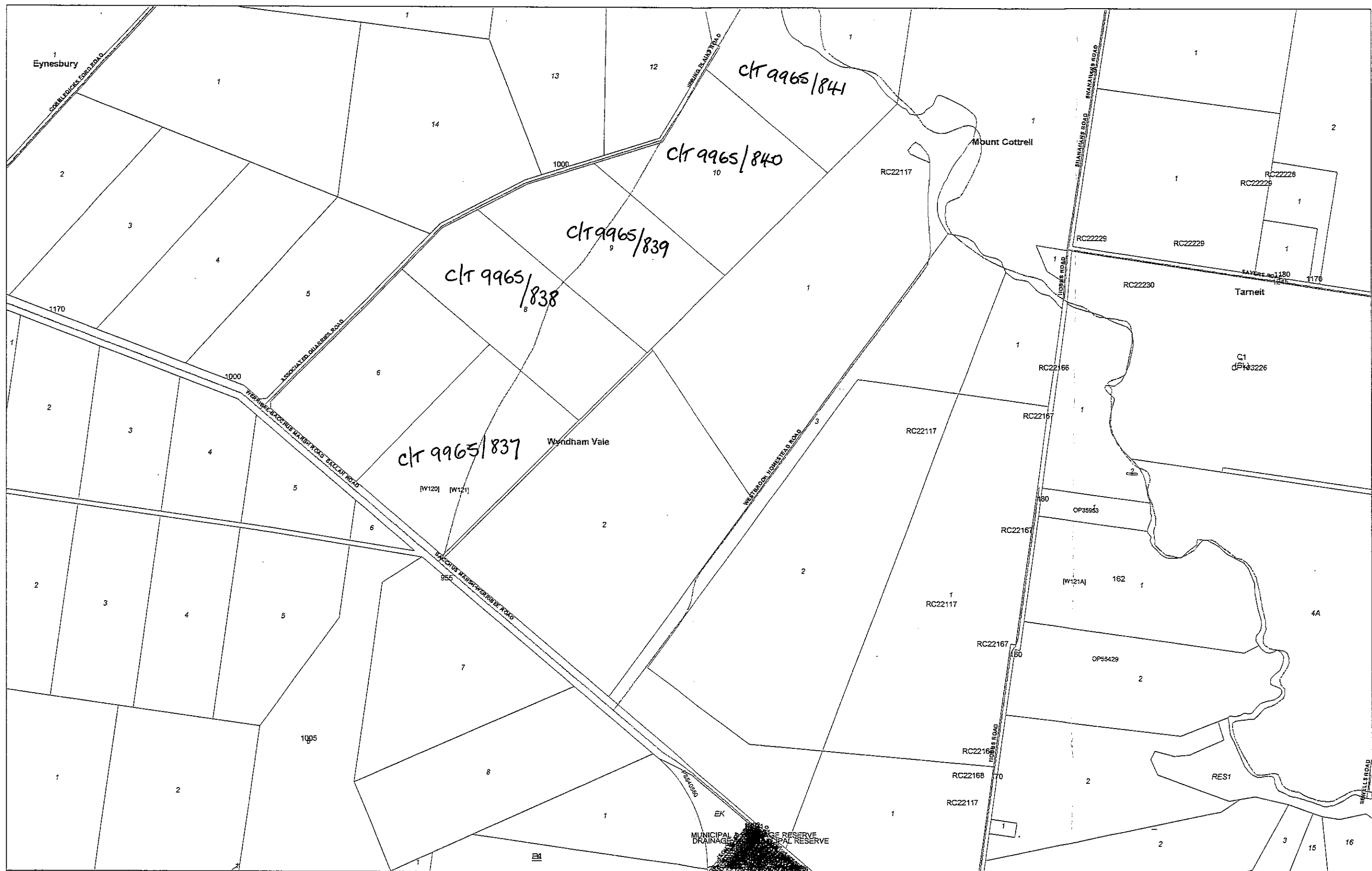
cls/T 9965 | 837, 838, 839, 840 + 841

8601 | 944

8795 | 232

6940 | 893

2850 | 935
(1901)



Co-ordinates of Plot Corners
NW 285570, 5810165
SW 285650, 5806490
MGA Zone 55

Data Source: Vicmap Property

0 150 300 450 600 750 900 1050 1200 1350 1500
Scale of Metres (1:15000)

MGA Zone 55
Melways - 233 E5 Vicroads - 78 B7
Created 3:59 PM on Jun 15, 2011

Co-ordinates of Plot Corners
NE 291390, 5810290
SE 291470, 5806615
MGA Zone 55

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HISTORICAL SEARCH STATEMENT

Produced 16/06/2011 09:51 AM

Volume 09965 Folio 837

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08601 Folio 944

Volume 08795 Folio 232

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HISTORICAL SEARCH STATEMENT

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
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NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

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HISTORICAL SEARCH STATEMENT

VOTS Snapshot

VOLUME 09965 FOLIO 837
124035015558P
Produced 31/08/2010 01:56 pm

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 200501D.

PARENT TITLES :

Volume 08601 Folio 944 Volume 08795 Folio 232

Created by instrument LP200501D

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN MURRAY KILPATRICK of 140 KOORYONG ROAD TOORAK 3142

LP200501D

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP200501D FOR FURTHER DETAILS AND BOUNDARIES

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Issued under Regulation 10 -

Derived From
Vol. 8601 Fol. 944 Vol. 8795 Fol. 232

1/8/90



P L Matthews
Assistant Registrar of Titles

ENCUMBRANCES

As to any part of the land marked E-1 on the map that lies within the above-mentioned lot-
THE EASEMENT existing over the same by virtue of Section 103B of the State Electricity Commission Act-

DATA VERIFIED
23 AUG 1993



T09965-837-1-6

MEASUREMENTS ARE IN METRES

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R. L. Matthews
ASSISTANT REGISTRAR OF TITLES

The map displays the following parcels and details:

- Parcel 11:** 61.89 ha, located near the Werribee River.
- Parcel 10:** 40 ha, adjacent to Parcel 11.
- Parcel 8:** 40 ha, located south of Parcel 10.
- Parcel 6:** 40.32 ha, located south of Parcel 8.
- Parcel 7:** 40 ha, located south of Parcel 6.

Key roads and features include:

- Werribee River:** Flows along the northern and eastern boundaries of the main parcel group.
- Spring Plains Road:** Runs along the eastern boundary, with an 'ENLARGEMENT' arrow pointing to a detailed view of its intersection with the river.
- Ballan Road:** Runs along the southern boundary, with an 'ENLARGEMENT' arrow pointing to a detailed view of its intersection with the main road network.

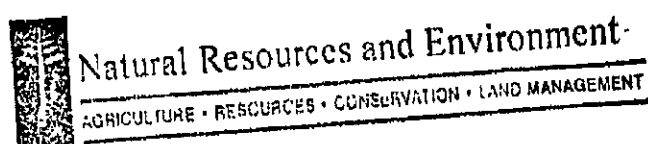
Survey data includes bearings (e.g., $340^{\circ}49'30''$, $217^{\circ}17'$) and distances (e.g., 618.03, 471.49, 223.78) for the boundaries and internal divisions. The map also shows various 'E-1' markers and other survey points.

长五.



T09965-837-2-4

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Volume 09965 Folio 838

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

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Volume 08795 Folio 232

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RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
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NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

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HISTORICAL SEARCH STATEMENT

VOTS Snapshot

VOLUME 09965 FOLIO 838
124035015559N
Produced 31/08/2010 01:56 pm

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 200501D.

PARENT TITLES :

Volume 08601 Folio 944 Volume 08795 Folio 232

Created by instrument LP200501D

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN MURRAY KILPATRICK of 140 KOORYONG ROAD TOORAK 3142

LP200501D

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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P-5
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Derived From
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1/8/90

P L Matthews

Assistant Registrar of Titles



ENCUMBRANCES

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THE EASEMENT existing over the same by virtue of Section 103B of the State Electricity Commission Act-

DATA VERIFIED
23 AUG 1993



T09965-838-1-2

MEASUREMENTS ARE IN METRES

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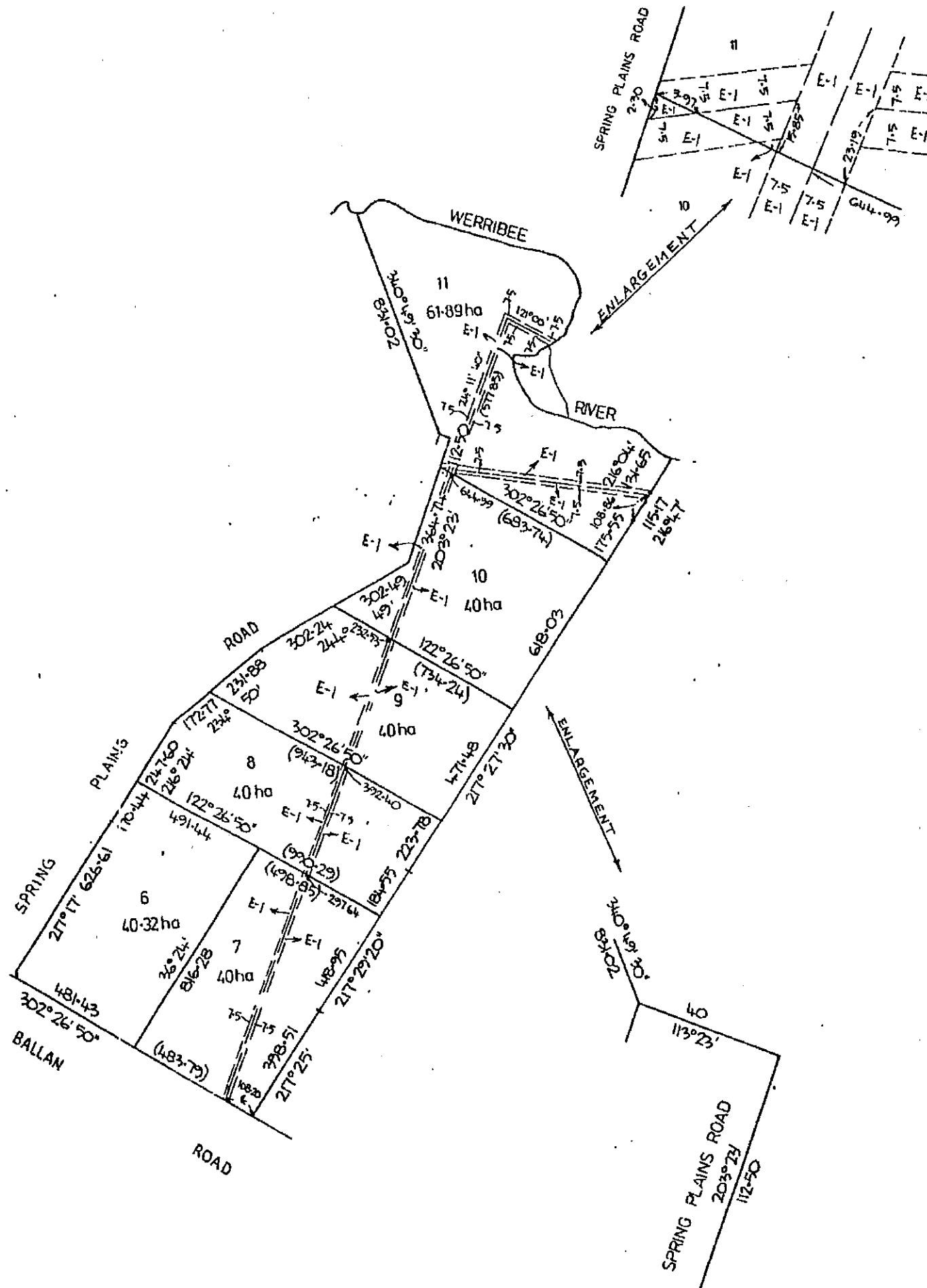
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FILE NO. 2003-106
L. Matthews
ASSISTANT REGISTRAR OF TITLES

4. B.



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Volume 09965 Folio 839

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Parent titles :

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Volume 08795 Folio 232

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RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
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NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

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HISTORICAL SEARCH STATEMENT

VOTS Snapshot

VOLUME 09965 FOLIO 839
124035015561L
Produced 31/08/2010 01:56 pm

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 200501D.

PARENT TITLES :

Volume 08601 Folio 944 Volume 08795 Folio 232
Created by instrument LP200501D

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN MURRAY KILPATRICK of 140 KOORYONG ROAD TOORAK 3142
LP200501D

ENCUMBRANCES, CAVEATS AND NOTICES

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Derived From
Vol. 8601 Fol. 944 Vol. 8795 Fol. 232

1/8/90

P L Matthews



Assistant Registrar of Titles

ENCUMBRANCES

As to any part of the land marked E-1 on the map that lies within the above-mentioned lot-
THE EASEMENT existing over the same by virtue of Section 103B of the State Electricity Commission Act.

DATA VERIFIED
23 AUG 1993



T09965-839-1-9

MEASUREMENTS ARE IN METRES

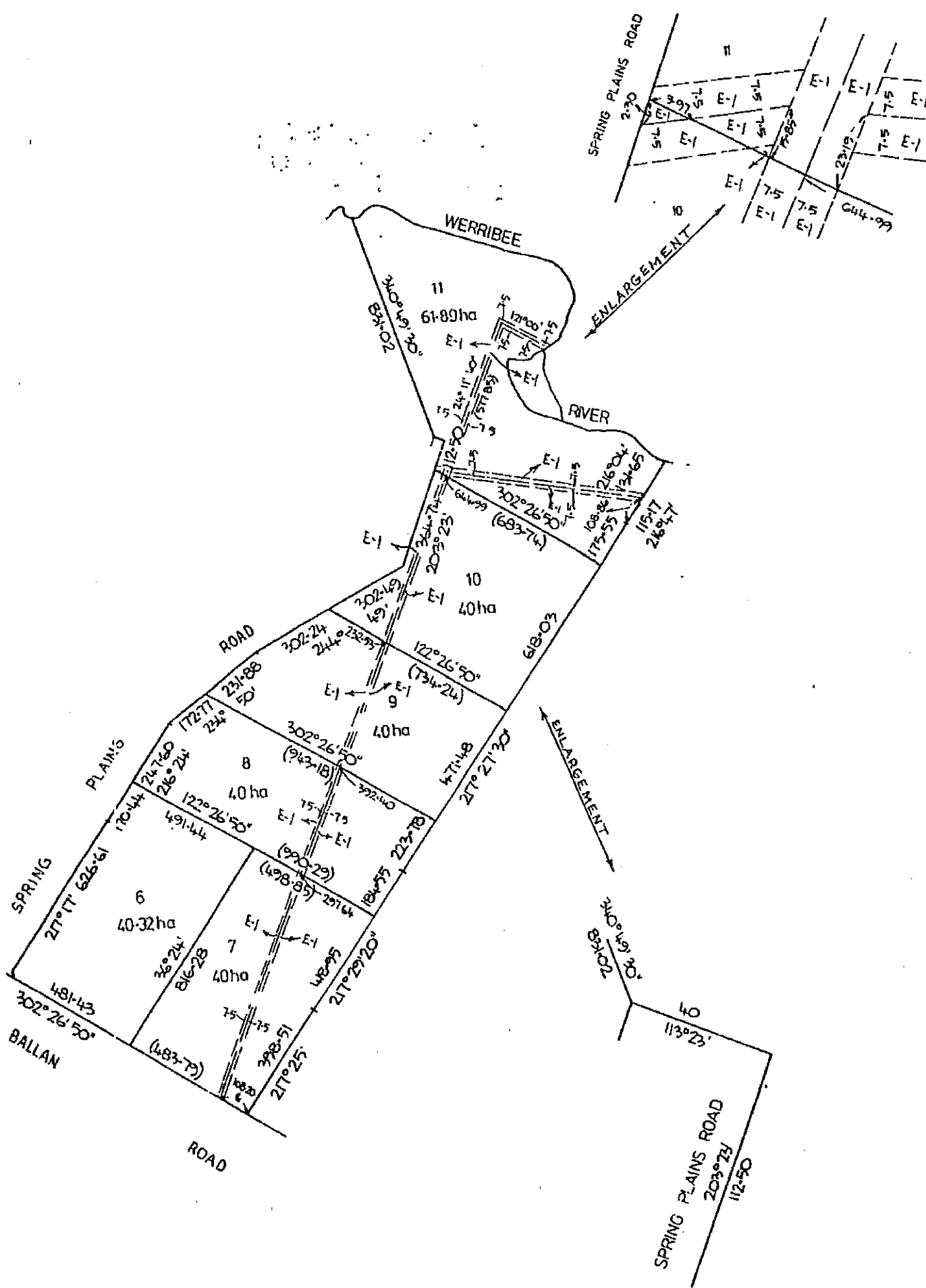
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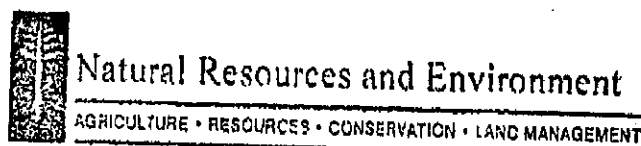


41.81



T09965-839-2-7

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Volume 09965 Folio 840

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08601 Folio 944

Volume 08795 Folio 232

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RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
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NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

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HISTORICAL SEARCH STATEMENT

VOTS Snapshot

VOLUME 09965 FOLIO 840
124035015563J
Produced 31/08/2010 01:56 pm

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 200501D.

PARENT TITLES :

Volume 08601 Folio 944 Volume 08795 Folio 232

Created by instrument LP200501D

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN MURRAY KILPATRICK of 140 KOORYONG ROAD TOORAK 3142
LP200501D

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP200501D FOR FURTHER DETAILS AND BOUNDARIES

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Issued under Regulation 10 -

Derived From
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1/8/90

P L Matthews
Assistant Registrar of Titles

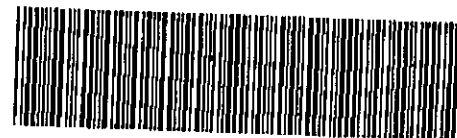


ENCUMBRANCES

As to any part of the land marked E-1 on the map that lies within the above-mentioned lot-
THE EASEMENT existing over the same by virtue of Section 103B of the State Electricity Commission Act-

DATA VERIFIED
23 AUG 1993

TEXT FROM CONVERSION



T09965-840-1-7

MEASUREMENTS ARE IN METRES

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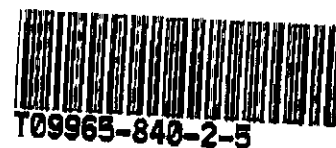
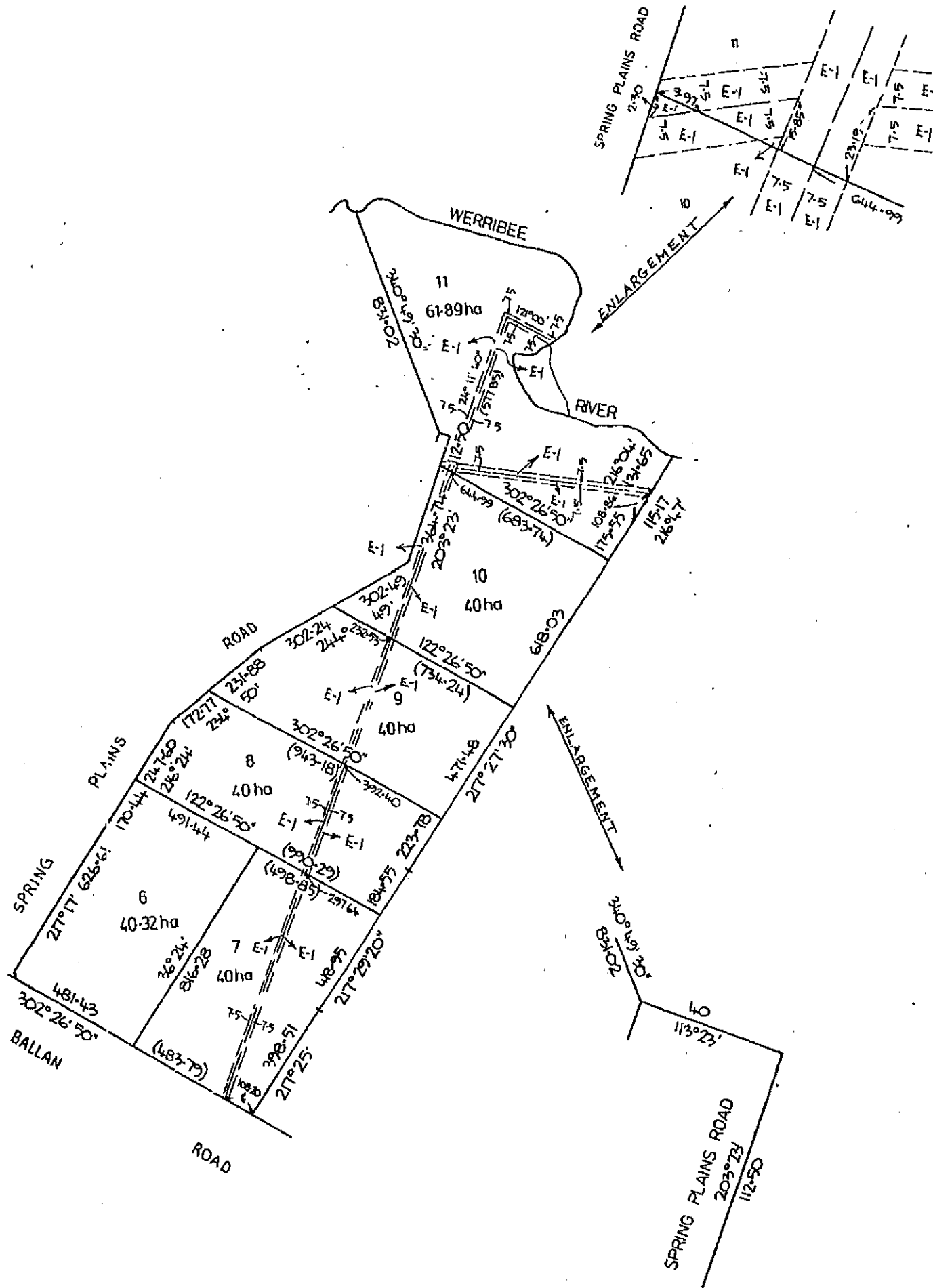
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FOL 840

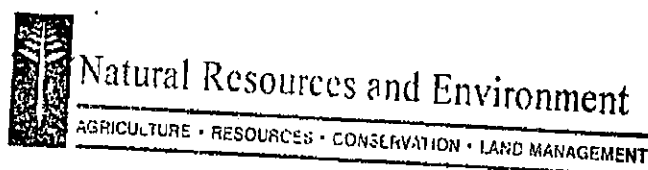
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Produced 16/06/2011 09:54 AM

Volume 09965 Folio 841

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08601 Folio 944

Volume 08795 Folio 232

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RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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04/06/2007	09/08/2007	AF110468T	Y
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NOTICE 92(1) PIPELINES ACT 2005

NOTICE as to part Section 92(1) Pipelines Act 2005

GASNET AUSTRALIA (OPERATIONS) PTY LTD

ADDRESS FOR SERVICE OF NOTICES

GASNET AUSTRALIA (OPERATIONS) PTY LTD of 180 GREENS STREET DANDENONG VIC
3175

AF110468T 04/06/2007

31/08/2007	06/09/2007	AF308792G	Y
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APPLICATION FOR REMOVAL OF ENCUMBRANCE

NOTICE AF110468T REMOVED

30/08/2010	31/08/2010	AH462111E	Y
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NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

10/09/2010	01/02/2011	AH488720G	Y
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CREATION OF EASEMENT

Cancelled by AH488720G

STATEMENT END

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HISTORICAL SEARCH STATEMENT

VOTS Snapshot

Volume 09965 Folio 841
124022924761K
Produced 09/08/2007 03:47 pm

LAND DESCRIPTION

Lot 11 on Plan of Subdivision 200501D.

PARENT TITLES :

Volume 08601 Folio 944 Volume 08795 Folio 232

Created by instrument LP200501D

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN MURRAY KILPATRICK of 140 KOORYONG ROAD TOORAK 3142
LP200501D

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

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Issued under Regulation 10 -

Derived From
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1/8/90

P L Matthews

Assistant Registrar of Titles



ENCUMBRANCES

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THE EASEMENT existing over the same by virtue of Section 103B of the State Electricity Commission Act-

DATA VERIFIED
23 AUG 1993



T09965-841-1-3

MEASUREMENTS ARE IN METRES

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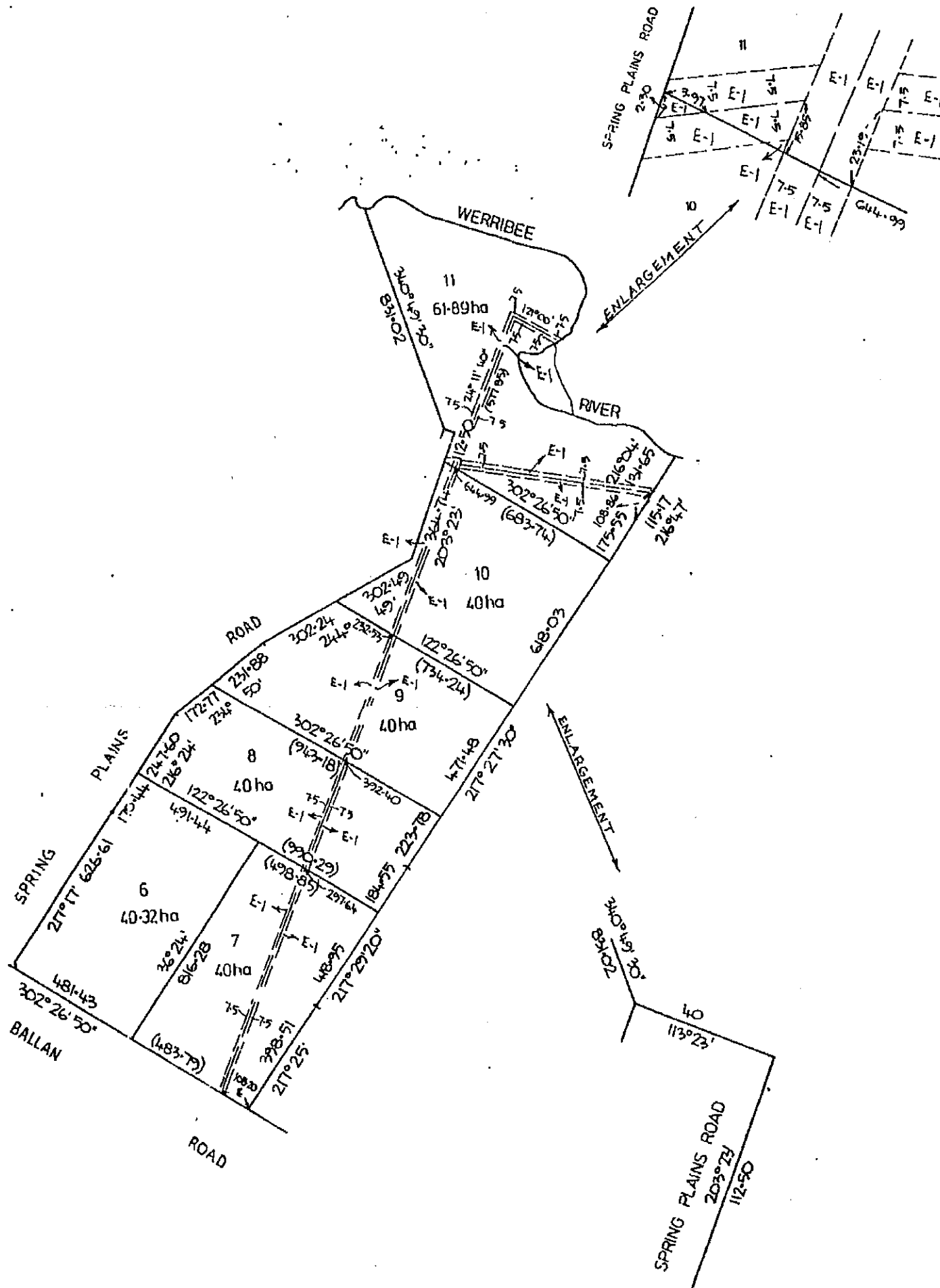
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Produced 16/06/2011 09:55 AM

Volume 08601 Folio 944

Folio Creation: Details Unknown

Parent title Volume 06940 Folio 893

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OF TITLES



REGISTER BOOK

VOL. 8601 FOL. 944

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8601 FOL. 944

ERIC ERNEST ALBIN JOHANSSON Farmer and LOUISE EMILY JOHANSSON and RONALD
WILLIAM JOHANSSON Factory Workers all of 7 Pagnoccolo Street Werribee - -
are now the proprietors as tenants in common in equal shares of an estate in-
fee simple subject to the encumbrances notified hereunder in ALL THAT piece -
of land delineated and coloured red on the map in the margin containing - - -
Five hundred and seventy acres and Thirty-eight perches or thereabouts being-
part of Crown Allotments 18, 47 and 48 Crown Allotment B
Werribee County of Grant - - - - -

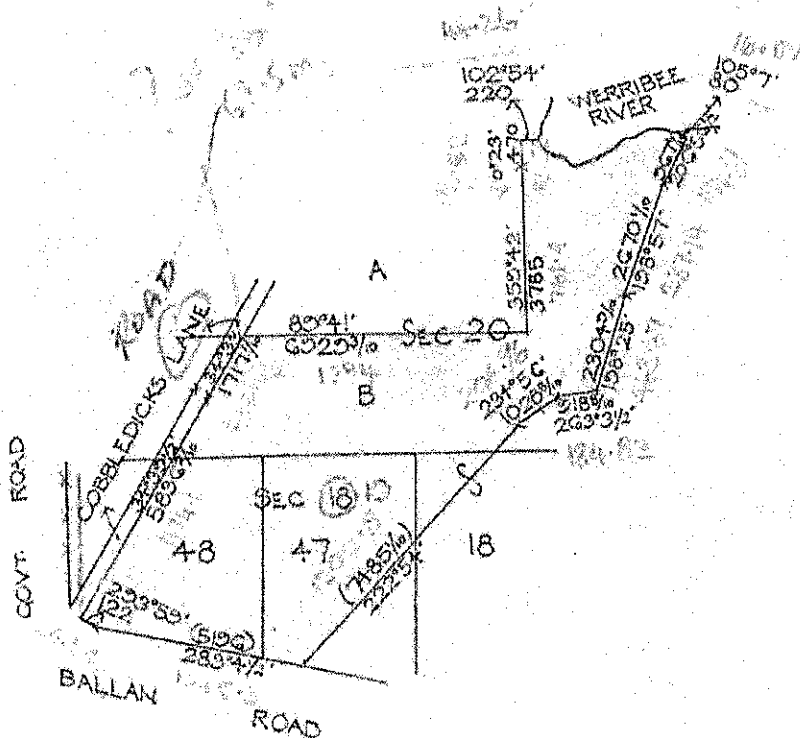
DATED the 3rd day of July 1964.

B. Dunbar
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

PLAN 129457-8
AFFECTS LAND HEREIN



MEASUREMENTS ARE IN LINKS

PLAN 12005010
AFFECTS LAND HEREIN

Derived from Vol. 6940 Fol. 893
B972777

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HISTORICAL SEARCH STATEMENT

Produced 16/06/2011 09:55 AM

Volume 08795 Folio 232

Folio Creation: Details Unknown

Parent title Volume 06940 Folio 893

STATEMENT END

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8795 FOL. 232

CANCELLED

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

NORMAN MURRAY KILPATRICK of 140 Kooyong Road Toorak Company Director is now--
the proprietor of an estate in fee simple subject to the encumbrances notified--
hereunder in ALL THAT piece of land delineated and coloured red on the map in the
margin containing Nine hundred and eighty four acres Two roods and Five perches--
or thereabouts being part of Crown Portions 18 and 47 and part of Crown Allotment
A all of Section 19 and part of Crown Allotment B Section 20 Parish of Werribee--
County of Grant-----

VOL. 8795 FOL. 232

DATED the 13th day of August 1969

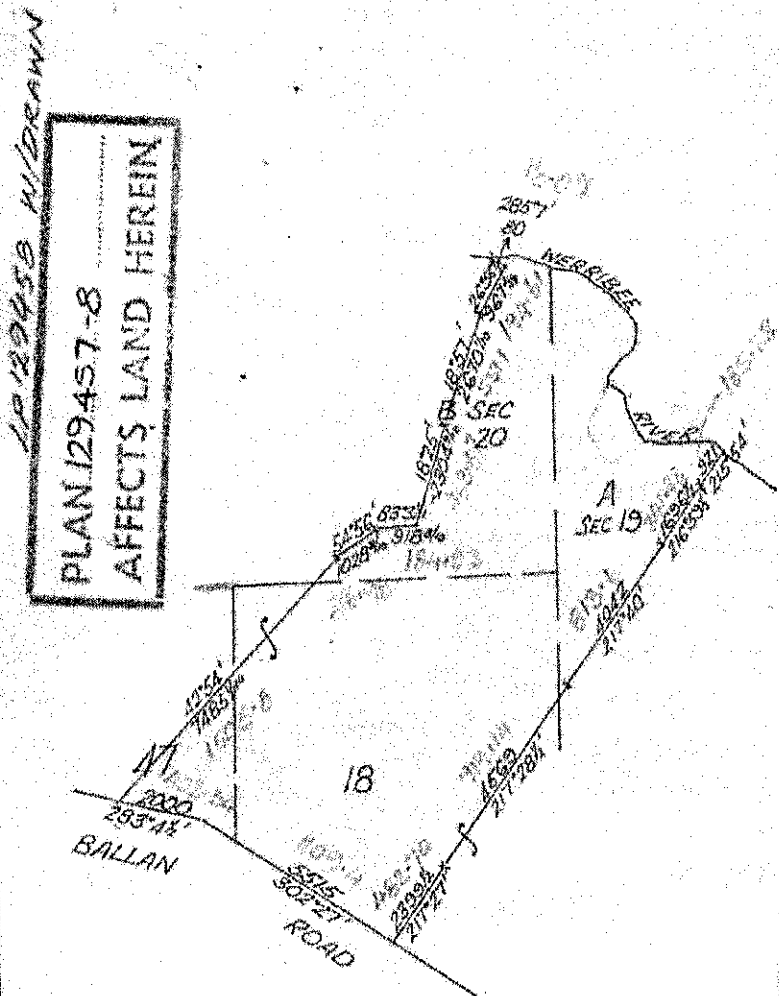
W. J. Higgins
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

For Position of Title Encumbrances in
Relation to Lot Boundaries, see Section
with E.G. Report of 15/12/68

J. H. H. H.



PLAN L.P. 200501/P
AFFECTS LAND HEREIN

Derived from Vol. 6940 Fol. 893
D475160

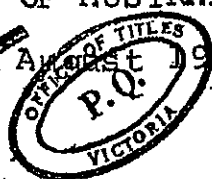
MORTGAGE

to THE UNION-FIDELITY

TRUSTEE COMPANY OF AUSTRALIA LIMITED

Registered 13th August 1969

No.D475161



JOHN MURRAY KILPATRICK of 140 Kooyong
Road Toorak Grazier is now the
proprietor

Registered 19th October 1972

No.E571742

**CANCELLED**

The following Titles have been issued
Pursuant to Regulation 10 of the
Transfer of Land Act

on 1-8-90

Lots 115 to 13 in Vol. 9965 Fol. 831
in Vol. 9965 Fol. 843.

Pursuant to Section 32 of the

Transfer of Land Act BEING THE LAND APPROPRIATED

OR SET APART FOR EASEMENTS OF WAY
& DRAINAGE IN VOL. 9965 FOL. 844

LP 200501 D

**CANCELLED**

T08795-232-1-1

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Volume 06940 Folio 893

Folio Creation: Details Unknown

Parent title Volume 02850 Folio 935

STATEMENT END



Entered in the Register Book

CANCELLED

Vol. 6940 Fol. 1387893

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

William Edward Brock Macleod of "Deva" 444 St.Kilda Road Stock and Station Agent and Bernard Gore Brett of 120 William Street Solicitor both of Melbourne are now joint proprietors *now the proprietor* of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in *All that piece of Land, delineated and coloured red on the map in the margin containing One thousand five hundred and fifty-four acres Three roods and Three perches or thereabouts being Crown Portion Forty-seven part of Crown Portions Eighteen and Forty-eight and part of Crown Allotment A all of Section Nineteen and part of Crown Allotment B Section Twenty Parish of Werribee County of Grant*

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Dated the Eleventh day of November One thousand nine hundred and forty-six.

November

One

B.N. Sinclair

Assistant Registrar of Titles.

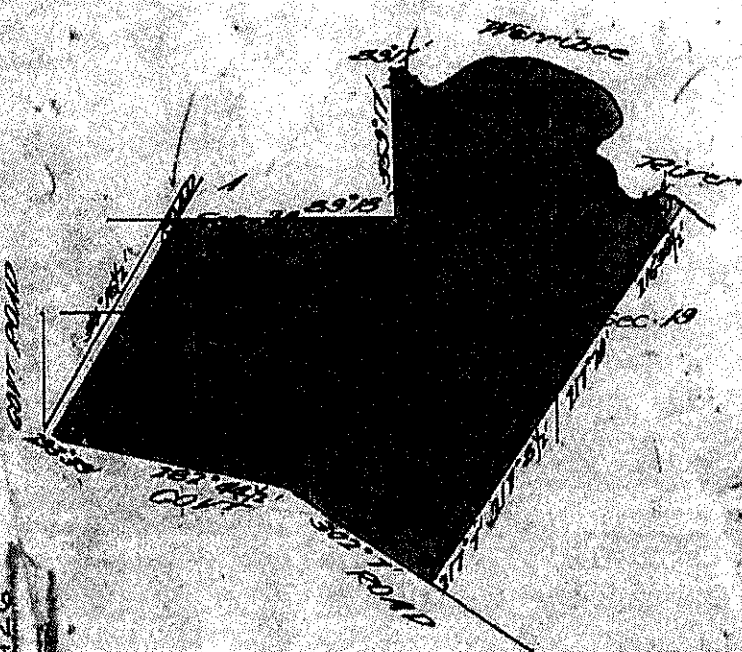
ENCUMBRANCES REFERRED TO.

MORTGAGE No.606317 in the Register Book

The Mortgage
is DISCHARGED

B.N. Sinclair
Assistant Registrar of Titles

31st March 1950

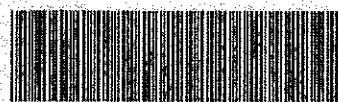


S426

40° 20' DATUM

SEE S/426

S/426



T06940-893-1-1

1554 13 03
570 0 35
984 - 2105

Shaw
The Measurements are in *feet*

*Maurice Cascoe Davis Grazier and
Winifred Nora Davis Married Woman
both of 5 Thornton Street Kew*

are now joint proprietors of the within described
estate by transfer registered on *31st March 1950*
and numbered *2793288*

P. J. W. Tardon
Assistant Registrar of Titles

MORTGAGE

to COMMONWEALTH TRADING BANK OF AUSTRALIA
registered on *2nd October 1964*
No. *P48051*

**MORTGAGE**

to NATIONAL TRUSTEES EXECUTORS AND AGENCY
COMPANY OF AUSTRALASIA LIMITED
registered *17th February 1966*
No. *C423306*

**MORTGAGE**

to **The Union Bank of Australia Limited**

registered *10th August 1950* numbered *938848*

P. J. W. Tardon
Assistant Registrar of Titles

MORTGAGE

to COMMONWEALTH DEVELOPMENT BANK OF
AUSTRALIA
registered *16th August 1966*
No. *C566912*



TRANSFER AS TO BALANCE No. *P475160*
registered *13th August 1969*
CANCELLED See Vol. *8795* Fol. *232*

**CANCELLED****MORTGAGE**

to NATIONAL TRUSTEES EXECUTORS AND AGENCY
COMPANY OF AUSTRALASIA LIMITED

registered *8th August 1950* numbered *981809*

P. J. W. Tardon
Assistant Registrar of Titles

MORTGAGE

to NATIONAL TRUSTEES EXECUTORS AND AGENCY
COMPANY OF AUSTRALASIA LIMITED

registered *8th July 1963* numbered *1065926*

P. J. W. Tardon
Assistant Registrar of Titles

MORTGAGE

to **Australia and New Zealand
Bank Limited**

registered *15 APR 1954* numbered *1080384*

P. J. W. Tardon
Assistant Registrar of Titles

MORTGAGE

to NATIONAL TRUSTEES EXECUTORS AND AGENCY
COMPANY OF AUSTRALASIA LIMITED

registered *8th July 1963* numbered *1065926*

P. J. W. Tardon
Assistant Registrar of Titles

CAVEAT No. B398573 LONCED

- 6 APR 1962

CAVEAT LAPSED 1 FEB 1966TRANSFER AS TO PART No. *B 972777*registered *3rd July 1964*

CANCELLED AS TO PART

Vol. *8601* Fol. *944*

- 2 - 38

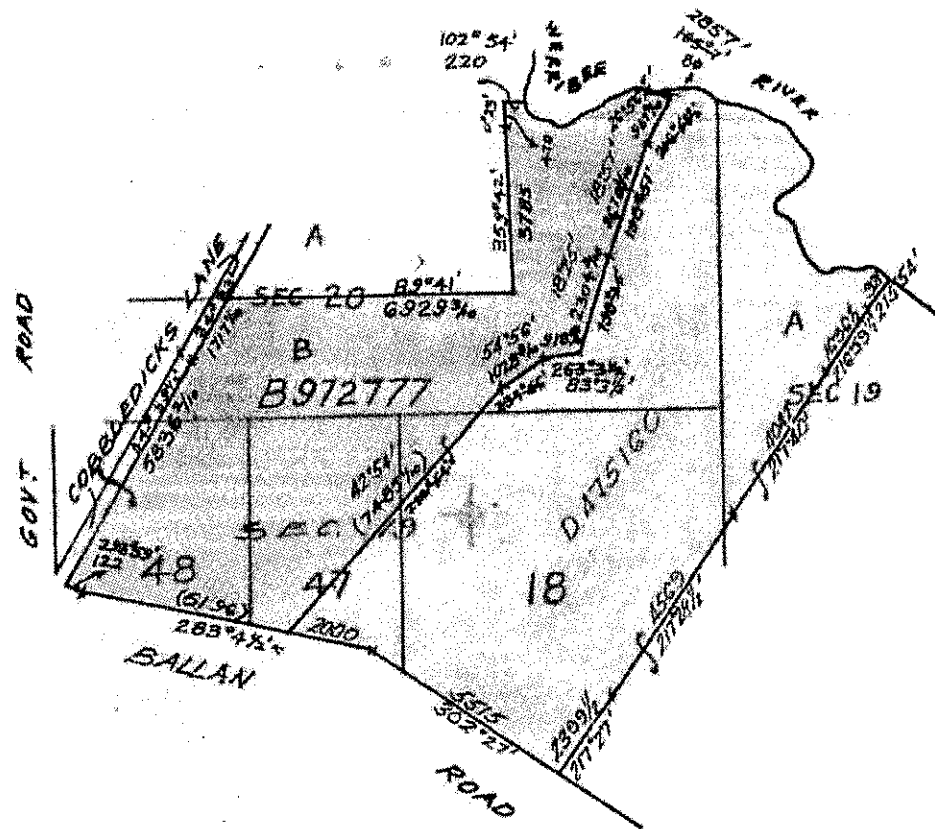


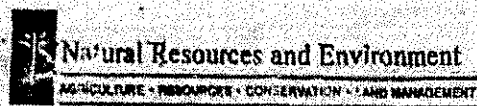
SCALE 50 Chains

Volume 6940 Folio - 893



T06940-893-2-0





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HISTORICAL SEARCH STATEMENT

Produced 16/06/2011 09:55 AM

Volume 02850 Folio 935

Folio Creation: Details Unknown

Parent title Volume 01964 Folio 610

STATEMENT END



VICTORIA.

Vol. 2850 Fol. 56993.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Vol. 2850 Fol. 935

Ass. 11.02.86

Francis Beaumish of Herriber Larmer is

now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured red on the Map in the margin, containing one thousand five hundred and fifty four acres three roods and three perches or thereabouts being Crown portion forty seven, part of Crown portion eight and forty eight part of Crown allotment A section number and part of Crown allotment B section twenty parish of Herriber County of Grand

ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Dated the *truth*
hundred and one—

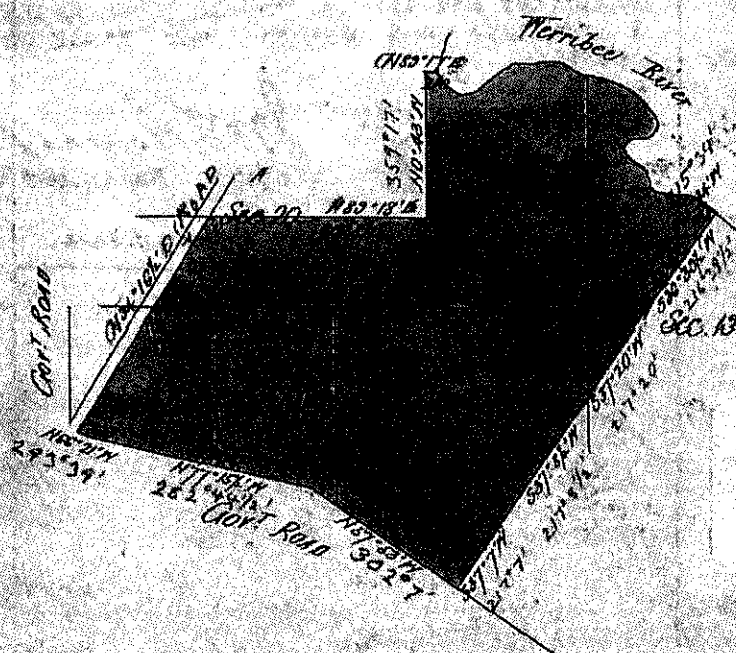
day of December One thousand nine

E. J. Duncombe

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO

a Lease from George Godfrey to William Edge Sutterby registered the 5th day of June 1899 and numbered 7467 in the Registered Book



The above Lease is removed
W. J. Byrne

Asst. Regr. of Titles
18th July 1900



T02850-935-1-5

The Measurements are in links.

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol Whereon.
DISCHARGED J. J. Byrne 18th Dec 1901 ASSISTANT REGISTRAR OF TITLES.	The 10th December 1901 at 11.46 a.m.	Francis Beamish to George Godfrey. J. J. Byrne Assistant Registrar of Titles.	207993
DISCHARGED J. J. Byrne 18th Dec 1901 ASSISTANT REGISTRAR OF TITLES.	The 18th July 1904 at 2.15 p.m.	Francis Beamish to The Trustees Executors and Agency Company Limited J. J. Byrne Assistant Registrar of Titles.	228646
DISCHARGED J. J. Byrne 29th Nov 1928 ASSISTANT REGISTRAR OF TITLES.	The 3rd September 1912 at 11.3 a.m.	Francis Beamish to The Australian Mutual Provident Society J. J. Byrne Assistant Registrar of Titles.	30251
CAVEAT NO 66063 LODGED 15th May 1925.		MORTGAGE to THE UNION BANK OF AUSTRALIA LIMITED J. J. Byrne Assistant Registrar of Titles.	registered numbered 667536
CAVEAT NO 66063 WITHDRAWN 26th March 1926.		J. J. Byrne Assistant Registrar of Titles.	
CAVEAT NO 68664 LODGED 27th March 1926		J. J. Byrne Assistant Registrar of Titles.	
CAVEAT NO 68664 LAPSED 17th December 1926.		J. J. Byrne Assistant Registrar of Titles.	
Bernard Cunningham of Nelson Road, Portland Esquire to be the proprietor of the within described estate by transfer registered on 25th November 1926 and numbered 1295074 J. J. Byrne Assistant Registrar of Titles.		Reg. Ink No. 3529634. FERNARD CUNNINGHAM died on 2nd February 1936. Probate of his Will has been granted to JOHN TURNHILL of 120 William Street Melbourne Solicitor and WILLIAM EDWARD BROCK MACLEOD of "Lalume" 1 Aramillan Road Moonee Ponds Stock and Station Agent. DATED 13th October 1936. J. J. Byrne Assistant Registrar of Titles.	
MORTGAGE to AUSTRALIAN MUTUAL PROVIDENT SOCIETY 19th November 1928 J. J. Byrne Assistant Registrar of Titles.		Reg. Ink No. 4372577 William Edward Brock Macleod the survivor of the proprietors named herein, do by direction of The Commissioner of Titles, now registered as sole proprietor of the land now described herein. DATED 11th November 1946 J. J. Byrne Assistant Registrar of Titles.	

DUP. WITH

MAN 1947

Vol. 6940 1387893

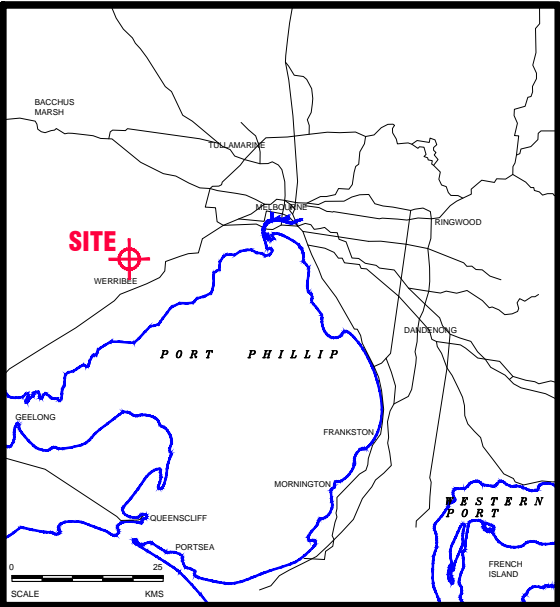
CANCELLED 8. Certificate of Title

on 11th November 1946 numbered 2047163

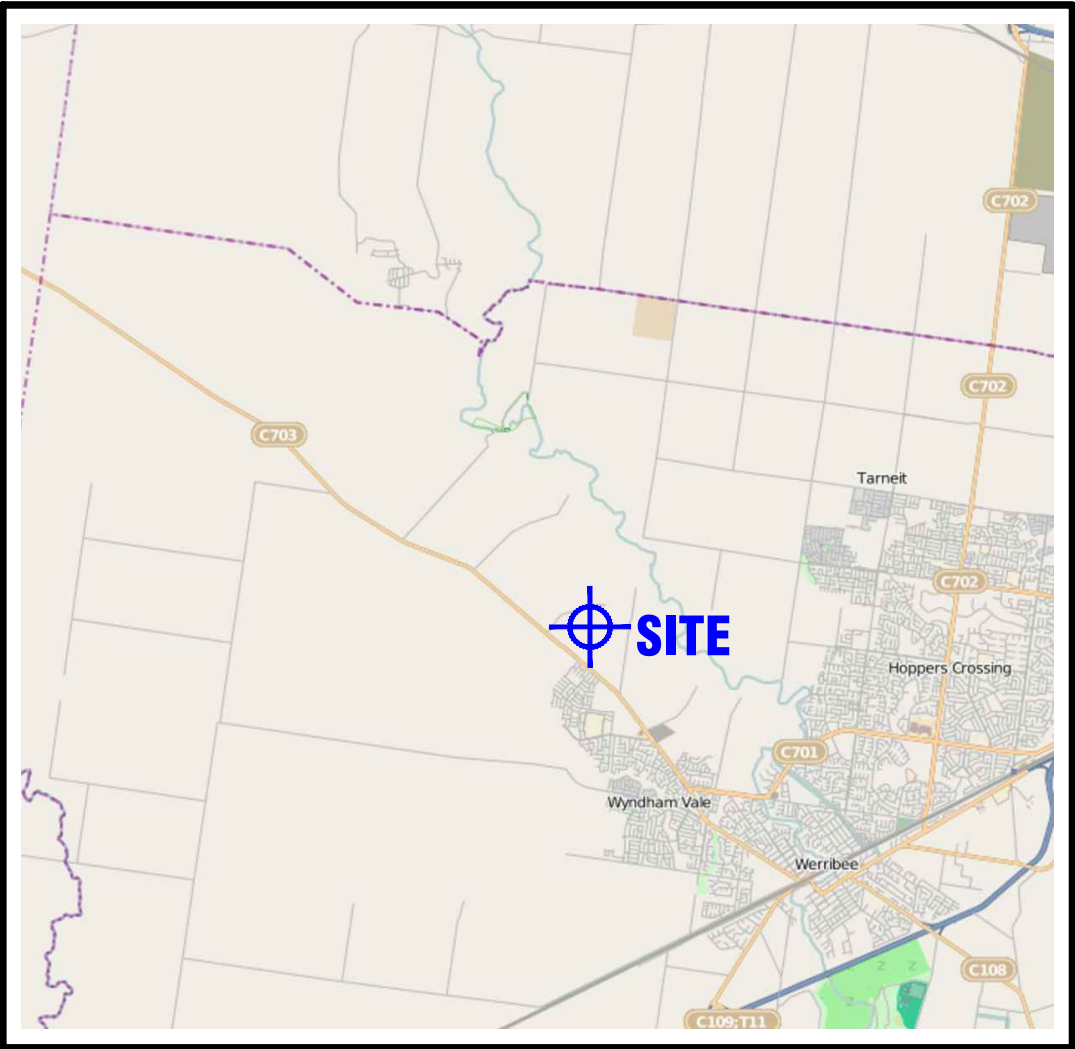
William Edward Brock Macleod and Bernard Macleod
J. J. Byrne

Appendix B Figures

**Phase 1 Environmental Site Assessment
Ballan Rd, Wyndham Vale, Victoria**

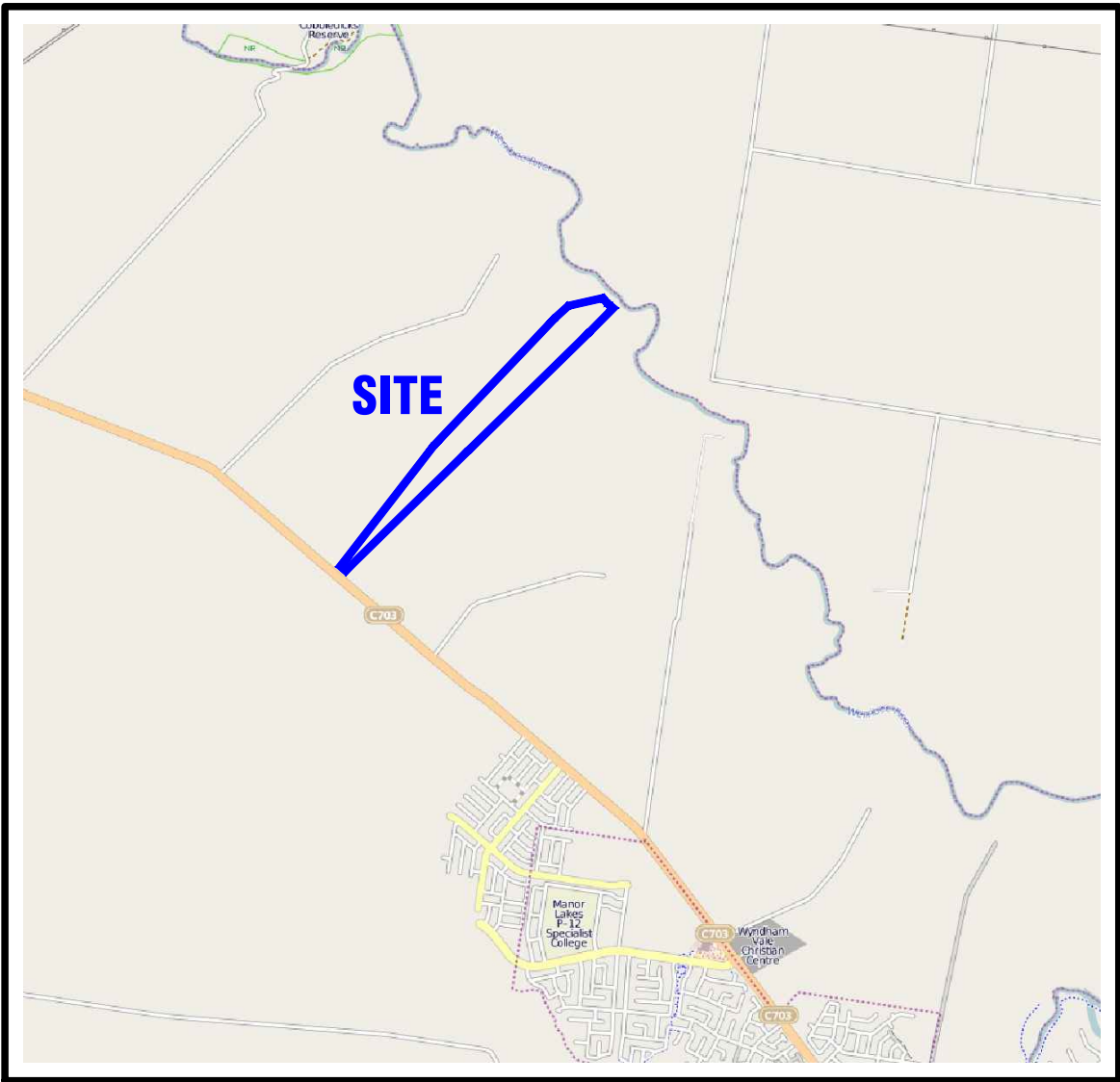
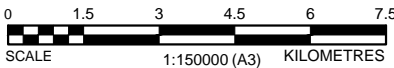


GENERAL AREA MAP

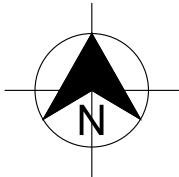
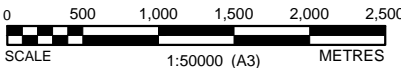


REGIONAL AREA MAP

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Rev	Date	Revision Details	Drn
A	13.07.11	ISSUE	LZ

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environments
SPECIALISTS IN ENVIRONMENTAL,
SOCIAL AND SAFETY PERFORMANCE

126 Trenerry Crescent
Abbotsford VIC 3067
Ph: (03) 9473 1400
Fax: (03) 9473 1450

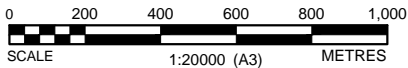
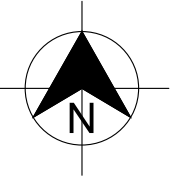
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KILPATRICK PTY LTD

Project:
PHASE 1 ESA

Location:
**BALLAN ROAD
WYNDHAM VALE, VICTORIA**

Drawing Title:
SITE LOCALITY PLAN

Drawn LZ	Date 13.07.11
Project - Drawing No. ENAUABTF00250AA-D01	Figure No. 1
	Rev. A



NOTE:
ALL LOCATIONS ARE APPROXIMATE.
DIMENSIONS IN METRES.

Coffey Environments Australia Pty Ltd

DRAFT

A	13.07.11	ISSUE	LZ
Rev	Date	Revision Details	Drn

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environments

SPECIALISTS IN ENVIRONMENTAL,
SOCIAL AND SAFETY PERFORMANCE

126 Trenerry Crescent
Abbotsford VIC 3067
Ph: (03) 9473 1400
Fax: (03) 9473 1450

Client:

KILPATRICK PTY LTD

Project:

PHASE 1 ESA

Location:

BALLAN ROAD
WYNDHAM VALE, VICTORIA

Drawing Title:

SITE PLAN

Drawn
LZ

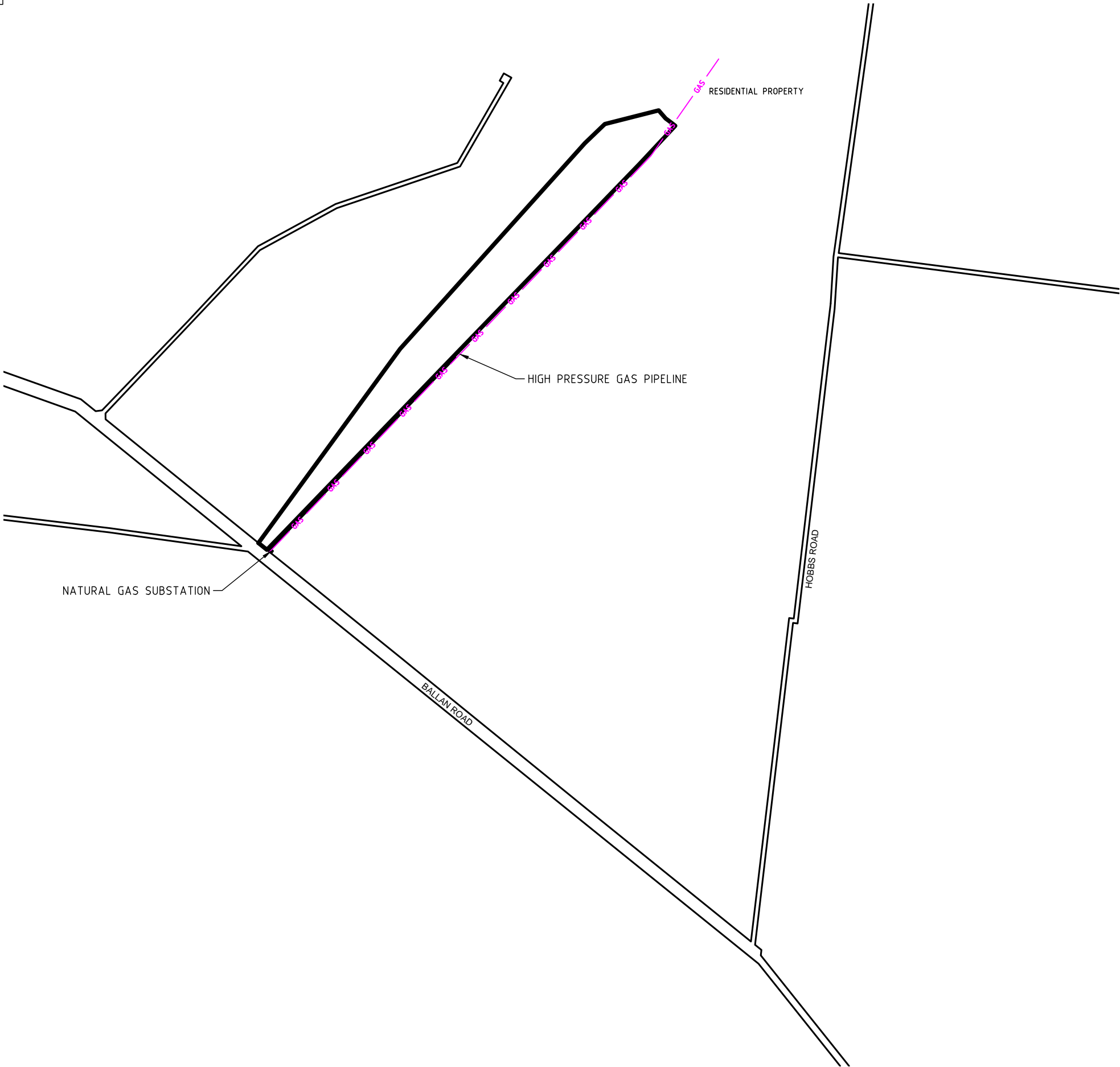
Date
13.07.11

Project - Drawing No.
ENAUABTF00250AA-D01

Figure No.
2

Rev.
A

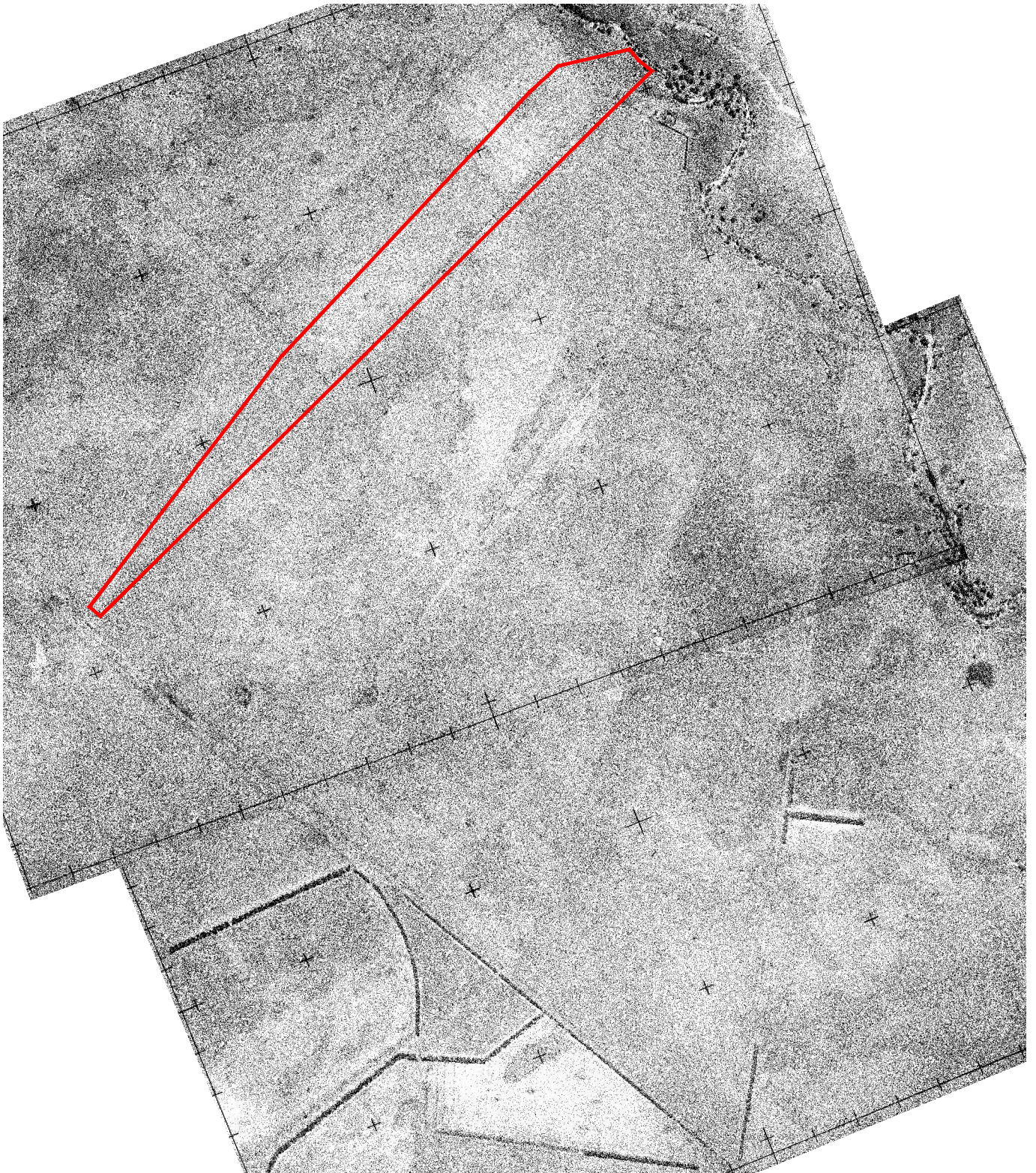
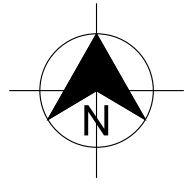
THIS IS ONE INTERPRETATION ONLY
OTHER INTERPRETATIONS ARE POSSIBLE.




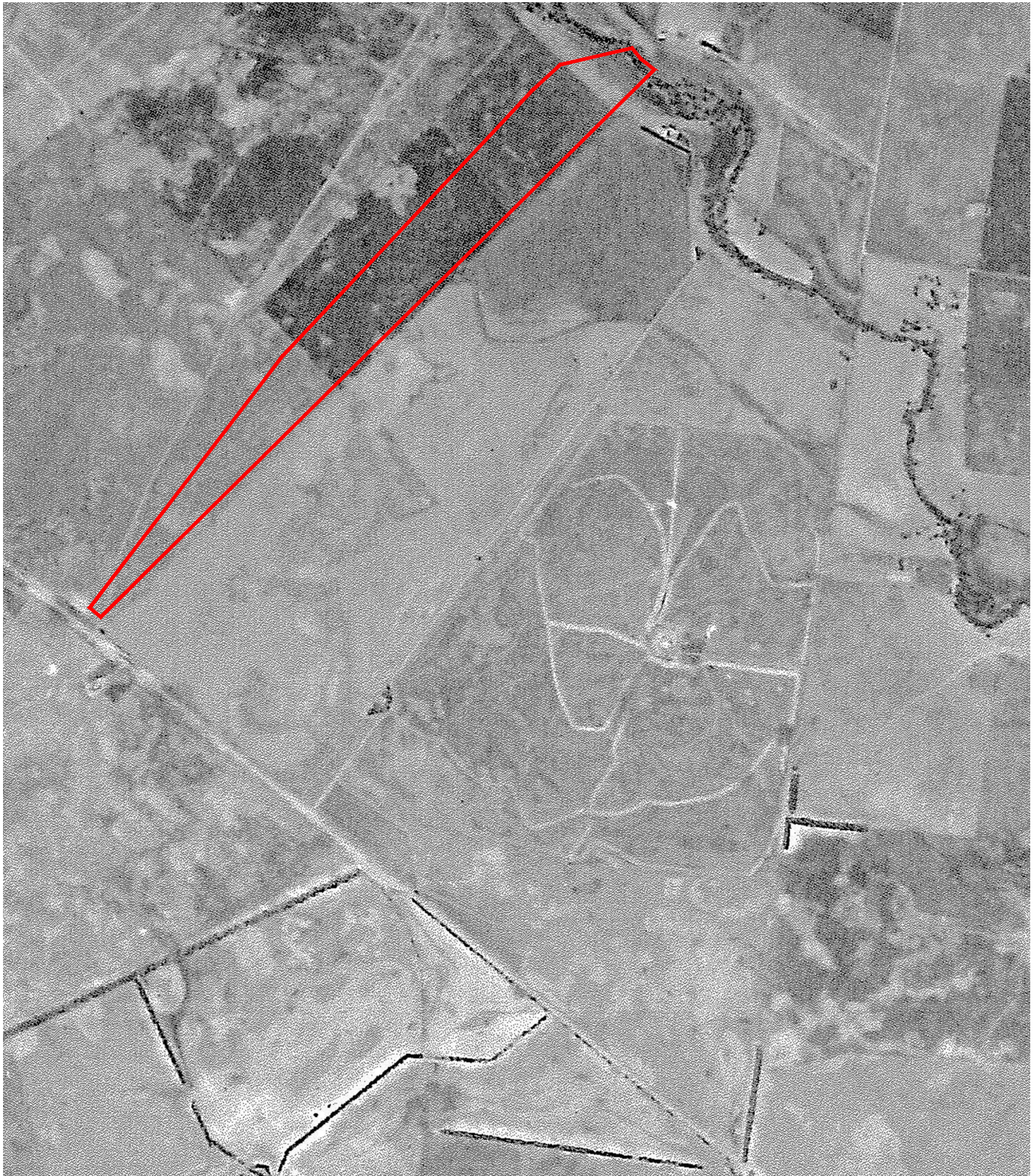
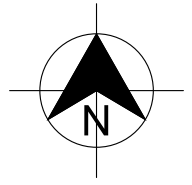
Appendix C


Aerial Photographs

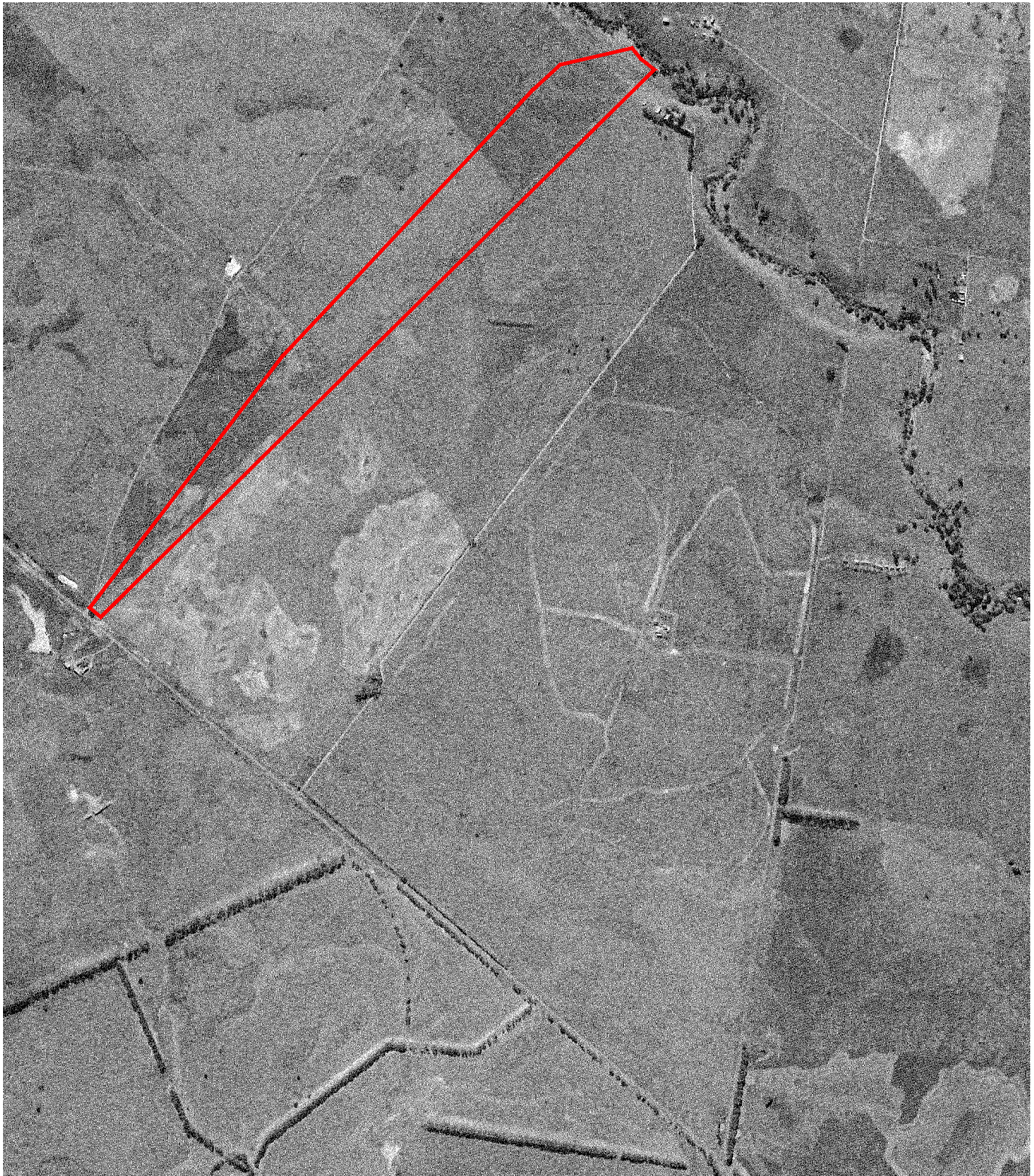
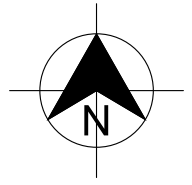
**Phase 1 Environmental Site Assessment
Ballan Rd, Wyndham Vale, Victoria**




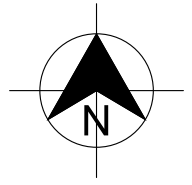
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approved			project: PHASE 1 ESA BALLAN ROAD, WYNDHAM VALE, VICTORIA			
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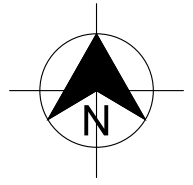
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approved			project: PHASE 1 ESA BALLAN ROAD, WYNDHAM VALE, VICTORIA			
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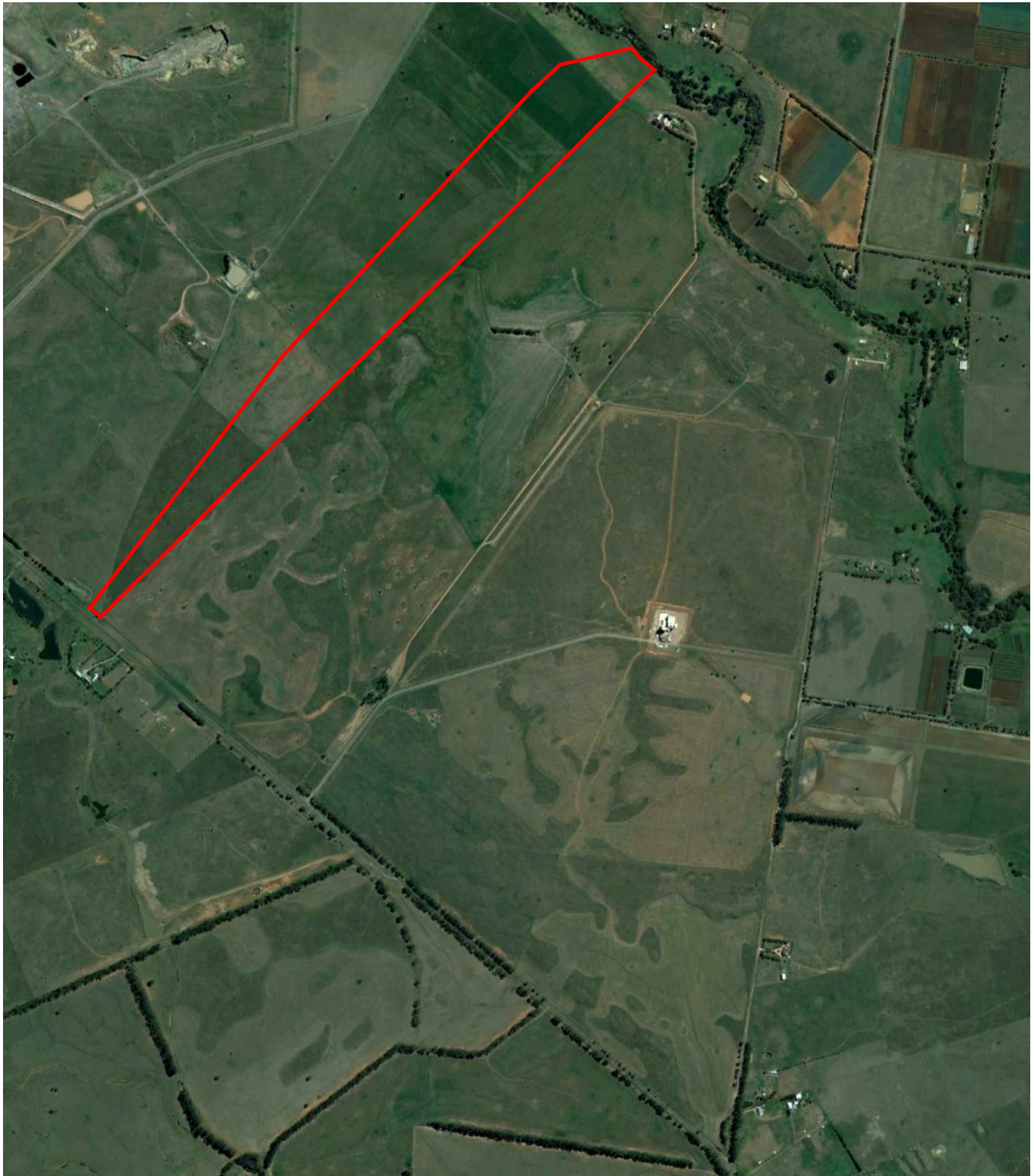
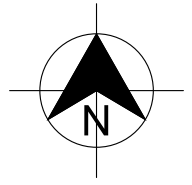
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drawn	LZ	<div><p>coffey environments</p><p>SPECIALISTS IN ENVIRONMENTAL, SOCIAL AND SAFETY PERFORMANCE</p></div>	client: KILPATRICK PTY LTD				
approved			project: PHASE 1 ESA BALLAN ROAD, WYNDHAM VALE, VICTORIA				
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drawn	LZ	 coffey environments <small>SPECIALISTS IN ENVIRONMENTAL, SOCIAL AND SAFETY PERFORMANCE</small>	client: KILPATRICK PTY LTD				
approved			project: PHASE 1 ESA BALLAN ROAD, WYNDHAM VALE, VICTORIA				
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scale	1:20,000		project:	run:	photo:	job no:	
original size	A4		-	-	-	ENAUABTF00249AA	APPENDIX C

Appendix D

Site Photographs

**Phase 1 Environmental Site Assessment
Ballan Rd, Wyndham Vale, Victoria**

Appendix D

Site Photographs

Kilpatrick



Photograph 1: Indicating the basalt floaters noted across the site



Photograph 2: Indicating the crops that have recently been sown within the southern paddocks



Photograph 3: Indicating the basalt walls and the ploughed paddocks used for cropping.



Photograph 4: Indicating both grazing and cropping activities at the site



Photograph 5: Photograph taken from the northern-most paddock indicating the grazing pastures and the high pressure gas line that runs through the corner of the site.



Photograph 6: Photo looking east indicating where the high pressure gas line enters the site.

Appendix E

EPA Victoria Priority Sites Register

**Phase 1 Environmental Site Assessment
Ballan Rd, Wyndham Vale, Victoria**

Extract of EPA Priority Site Register

Page 1 of 2



**** Delivered by the LANDATA® System, Department of Sustainability and Environment ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 1000 BALLAN ROAD

SUBURB: WYNDHAM VALE

MUNICIPALITY: CITY OF WYNDHAM

MAP REFERENCES: Melways 38th Edition, Street Directory, Map 233 Reference A5
Melways 38th Edition, Street Directory, Map 233 Reference A4
Melways 38th Edition, Street Directory, Map 233 Reference F3
Melways 38th Edition, Street Directory, Map 233 Reference F1
Melways 38th Edition, Street Directory, Map 233 Reference B6
Melways 38th Edition, Street Directory, Map 233 Reference A3
Melways 38th Edition, Street Directory, Map 233 Reference F2
Melways 38th Edition, Street Directory, Map 227 Reference E12
Melways 38th Edition, Street Directory, Map 233 Reference B7
Melways 38th Edition, Street Directory, Map 233 Reference D5
Melways 38th Edition, Street Directory, Map 233 Reference B5
Melways 38th Edition, Street Directory, Map 233 Reference B4
Melways 38th Edition, Street Directory, Map 233 Reference D3
Melways 38th Edition, Street Directory, Map 227 Reference D11
Melways 38th Edition, Street Directory, Map 233 Reference A6
Melways 38th Edition, Street Directory, Map 233 Reference E4
Melways 38th Edition, Street Directory, Map 227 Reference D12
Melways 38th Edition, Street Directory, Map 233 Reference C4
Melways 38th Edition, Street Directory, Map 233 Reference B3
Melways 38th Edition, Street Directory, Map 233 Reference G1
Melways 38th Edition, Street Directory, Map 233 Reference E2
Melways 38th Edition, Street Directory, Map 233 Reference E1
Melways 38th Edition, Street Directory, Map 233 Reference D2
Melways 38th Edition, Street Directory, Map 227 Reference E11
Melways 38th Edition, Street Directory, Map 233 Reference D1
Melways 38th Edition, Street Directory, Map 227 Reference G12
Melways 38th Edition, Street Directory, Map 227 Reference F12
Melways 38th Edition, Street Directory, Map 233 Reference C2
Melways 38th Edition, Street Directory, Map 233 Reference C6
Melways 38th Edition, Street Directory, Map 233 Reference C5
Melways 38th Edition, Street Directory, Map 233 Reference D4
Melways 38th Edition, Street Directory, Map 233 Reference E3
Melways 38th Edition, Street Directory, Map 233 Reference C3
Melways 38th Edition, Street Directory, Map 227 Reference F11
Melways 38th Edition, Street Directory, Map 233 Reference G2

DATE OF SEARCH: 15th June 2011

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which EPA has requirements for active management of land and groundwater contamination. Appropriate clean up and management of these sites is an EPA

[Extract of Priority Sites Register] # 11791639 - 11791639135926
'Wyndham Vale'



Extract of EPA Priority Site Register

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priority, and as such, EPA has issued either a:
Clean Up Notice pursuant to section 62A, or a
Pollution Abatement Notice pursuant to section 31A or 31B
of the Environment Protection Act 1970 on the occupier of the site to require
active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

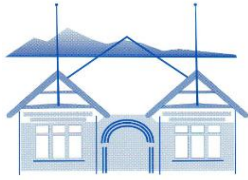
For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register & Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre
Herald & Weekly Times Tower
40 City Road, Southbank 3006
Tel: (03)9695 2700 Fax:(03)9695 2710

Appendix F

Historical Society Search

**Phase 1 Environmental Site Assessment
Ballan Rd, Wyndham Vale, Victoria**



Werribee District Historical Society Inc.

Registration No. A0011235B ABN 59 919 442 187
PO Box 118 WERRIBEE VIC. 3030

President
Vice President
Secretary
Treasurer

Gordon Hope
Pat Barnes
Lance Pritchard
Susan Oliver

Kelly Mahoney
Environmental Scientist
Coffey
126 Trenerry Crescent
Abbotsford
Victoria 3067
Australia

Research Request – Property west of Hobbs Road and bounded by Ballan Road and the Werribee River, Wyndham Vale.

Our research indicates that the only use that the area detailed on your plan has been used for is general cropping and grazing.

We have found no evidence of any large scale poultry or pig farming, or that any portion of the land in question has been used as a commercial dumping ground.

It could be expected to find that resident farmers have dumped and buried their own rubbish on their own property, at what would be a relatively small site.

It is not expected that there would be any significant soil contamination present.

The Werribee area was significant for the aboriginal population being a border between the Wurunjeri people who occupied land north from the Werribee River, around to Western Port Bay, and the Wathaurong people who occupied land south from the Werribee River, around the coast to Cape Otway.'

The large water hole near the centre of town, now known as Bungies Hole, is thought that is was an almost permanent aboriginal settlement.

Aboriginal people occupied the area for up to 30,000 years and as such it would be expected that proof of their occupation would be found, particularly along the river.

Yours Faithfully

Lance Pritchard
Secretary,
Werribee District Historical Society Inc.
PO Box 118
Werribee 3030
VIC

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