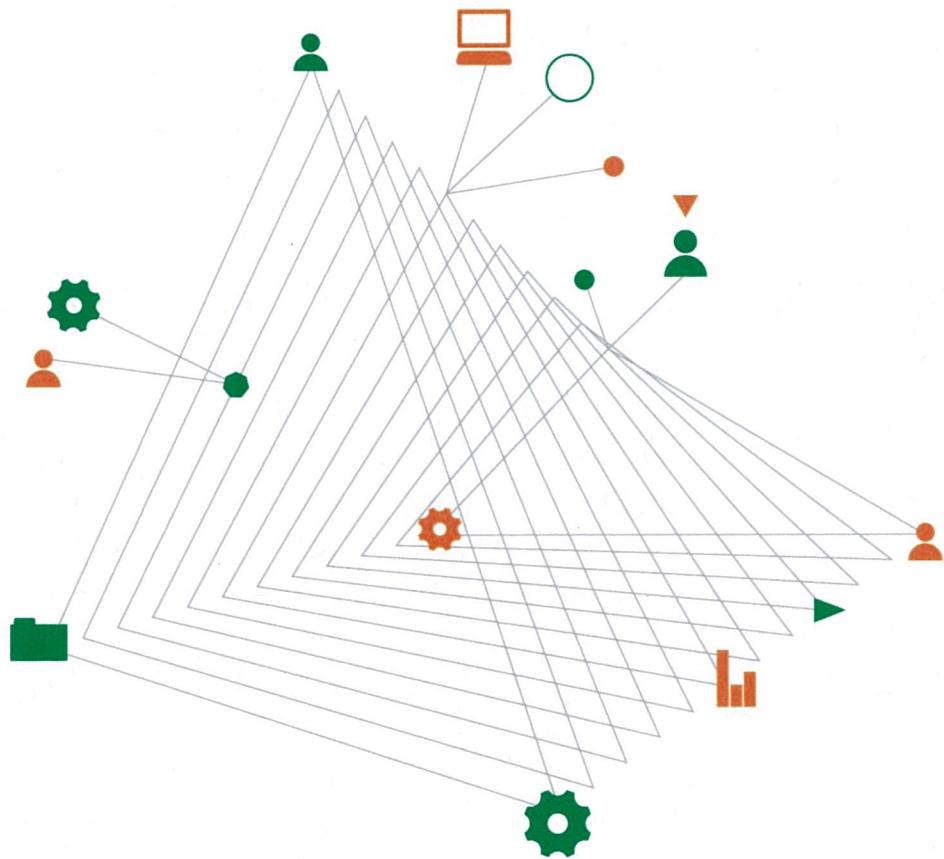


Metropolitan Planning Authority

**Phase 1 Environmental Site Assessment and
Geotechnical Desktop Investigation**

Brompton Lodge PSP, Cranbourne South

29 April 2015



Experience
comes to life
when it is
powered by
expertise

This page has been left intentionally blank

Phase 1 Environmental Site Assessment and Geotechnical Desktop Investigation

Prepared for
Metropolitan Planning Authority

Prepared by
Coffey Environments Australia Pty Ltd
Level 1, 436 Johnston Street
Abbotsford VIC 3067 Australia
t: +61 3 9290 7077 f: +61 3 9290 7499
ABN: 65 140 765 902

Project Director	Bryden Tiddy Environmental Scientist
Project Manager	Phillipa Cances Environmental Scientist

29 April 2015

ENAUABTF20151AA

Quality information

Revision history

Revision	Description	Date	Author	Reviewer
1	Draft	15/04/2015	Phillipa Cances	Bryden Tiddy
2	Final	29/04/2015	Phillipa Cances	Bryden Tiddy

Distribution

Report Status	No. of copies	Format	Distributed to	Date
1	1	PDF	Metropolitan Planning Authority	15/04/2015
1	1	PDF	Metropolitan Planning Authority	29/04/2015

Executive summary

Coffey Environments was engaged by the Metropolitan Planning Authority to undertake a Phase 1 environmental site assessment (P1 ESA) for a portion of land in the north east corner (765-785 Cranbourne-Frankston Rd) of the Brompton Lodge Precinct Structure Plan (PSP) and a desktop geotechnical investigation for the whole of the PSP (765-785 Cranbourne – Frankston Rd and 980-1050 Dandenong – Hastings Rd).

It is understood the PSP site is proposed to be redeveloped in line with Precinct Structure Plan principles, which generally include residential uses amongst others.

Coffey has previously completed environmental assessment works for the majority of the PSP area (excluding the parcel of land in the north-east corner of the PSP). It is understood that MPA wish to have a P1 ESA completed on the remaining parcel of land in order to complete the site history assessment works for the PSP. We also understand that MPA wish to have a desktop geotechnical investigation on the whole of the PSP in order to comment on the geological constraints of the site.

Phase 1 ESA

The information reviewed indicated that the site was mainly grazing and/or agricultural land with residential dwellings until the transport depot became apparent on the 785 Cranbourne-Frankston Rd property in the mid 2000's. It is understood the transport depot had been in operation since at least the late 1990's.

Based on nearby environmental investigations, groundwater is expected to be encountered at shallow depths within the sandy soils.

Activities associated with the transport depot , such as fuel and tar/road sealant storage as well as vehicle maintenance are likely to present the main sources of contamination, however the site walkover and review of historical information also indicated that septic tanks, asbestos, pest and weed control and tyre stockpiling may also be of concern. Groundwater is also likely to be impacted with ammonia and nitrates, given the regional occurrence of this characteristic in groundwater at the larger Brompton Lodge PSP site and at audit sites within the vicinity of the site.

Given the proposed sensitive use, it is considered further soil assessment be carried out at 785 Cranbourne-Frankston Rd property to determine potential contamination status of the site, based on activities associated with the vehicle maintenance workshop as well as the presence of petroleum hydrocarbon storage infrastructure, chemical storage (tar/road sealant) and evidence of staining and inadequate bunding and impermeable surfaces at these locations. Confirmation and subsequent testing in relation to potential septic tanks is also recommended, given the regional nutrients issues with groundwater in the region. Indicative sampling should also be undertaken at 765 Cranbourne-Frankston Rd in order to provide an idea of contamination status (if any) of that part of the site.

Geotechnical Desktop Investigation

Identification of potential geotechnical issues for the site and the proposed redevelopment included potential for shallow groundwater and working with sand. The desktop study also looks into indicative site classifications, excavation conditions, minimum batter slopes, engineered fill and the backfilling of existing dams, sand pits and waterways.

It is recommended that a site specific geotechnical investigation be undertaken for the proposed development. The scope of the geotechnical investigation will depend on the specifics of the proposed development, but should include a series of boreholes or test pits drilled / excavated at the specific locations of the proposed residential dwellings and associated infrastructure.

Table of contents

1. Introduction	1
1.1. Background	1
1.2. Objectives.....	1
1.2.1. Phase 1 Environmental Site Assessment (P1 ESA)	1
1.2.2. Desktop Geotechnical Investigation	1
1.3. Scope of works.....	2
1.3.1. Phase 1 Environmental Site Assessment (P1 ESA)	2
1.3.2. Site Inspection.....	2
1.3.3. Desktop Geotechnical Investigation.....	2
2. Site information.....	3
2.1. Local Setting.....	4
2.2. Site Setting and Uses.....	4
2.3. Surrounding Land Uses	4
2.4. Topography, Regional Geology and Regional Hydrogeology.....	4
2.4.1. Regional Topography	4
2.4.2. Regional and Local Geology	5
2.4.3. Regional and Local Hydrogeology	5
2.4.4. Potential Surface Water Receptors.....	6
3. Site Inspection	7
3.1. 765 Cranbourne-Frankston Rd	7
3.1.1. Potentially Contaminating Activities	7
3.2. 785 Cranbourne-Frankston Road	7
3.2.1. Potentially Contaminating Activities	8
3.3. Other Potentially Contaminating Activities	9
3.3.1. Herbicide Application.....	9
3.3.2. Septic Tanks.....	9
3.3.3. Asbestos.....	9
4. Site history	10
4.1. Previous Site Assessments.....	10
4.2. Titles Search	10
4.3. Historical Society Review	11
4.4. Aerial Photograph Review.....	12
4.5. Landfills in the Vicinity of the Site.....	13
4.6. Historical Petrol Station Search	13
5. Public Records	14
5.1. EPA Victoria Information	14
5.1.1. Priority Sites Register.....	14

5.1.2. List of Environmental Audits.....	14
5.2. Cathodic Protection Database Search.....	16
5.3. Underground Utilities Review.....	16
6. Phase 1 ESA Discussion and Conclusions	17
Table 6.1 – Summary of Potential Contamination	18
7. Geotechnical Desktop Investigation	19
7.1. Geotechnical issues related to groundwater.....	19
7.2. Working with sand fill	19
7.3. Site classification.....	19
7.4. Control of moisture variations	20
7.5. Building footings	21
7.6. Excavation conditions	21
7.7. Batter slopes	21
7.8. Indicative Subgrade CBR Value	21
7.9. Engineered Fill	21
7.10. Backfill of existing dams, sand pits and waterways	22
8. Recommendations.....	23
8.1. Environmental	23
8.2. Geotechnical	23
9. References	24

Figures

Figure 1 Site Locality Plan

Figure 2a Site Layout Plan

Figure 2b Site Layout Plan - ESA

Figure 3 Site Features and Potentially Contaminating Activities (765 Cranbourne-Frankston Rd)

Figure 4 Site Features and Potentially Contaminating Activities (785 Cranbourne-Frankston Rd)

Appendices

Appendix A - Current and Historical Titles

Appendix B - Local Historical Society Search

Appendix C - Aerial Photographs

Appendix D - Checksite Report

Appendix E - Site Photographs

Appendix F - Surrounding Audit Reports

Appendix G - Dial Before You Dig Plans

1. Introduction

Coffey Environments was engaged by the Metropolitan Planning Authority to undertake a Phase 1 environmental site assessment (P1 ESA) for a portion of land in the north east corner (765-785 Cranbourne-Frankston Rd) of the Brompton Lodge Precinct Structure Plan (PSP) area and a desktop geotechnical investigation for the whole of the PSP area (765-785 Cranbourne – Frankston Rd and 980-1050 Dandenong – Hastings Rd).

The majority of the PSP site is currently undergoing housing and subdivision redevelopment, whilst the primary land uses within the north east portion of the PSP site are for residential and use as a transport depot. It is understood the PSP site is proposed to be redeveloped in line with Precinct Structure Plan principles, which generally include residential uses amongst others.

1.1. Background

Coffey has previously completed environmental assessment works for the majority of the PSP area (excluding the parcel of land in the north-east corner of the PSP) for Watsons Pty Ltd (Watsons). That assessment included a site history assessment (a P1 ESA) and an assessment of potential soil and groundwater contamination (a Phase 2 environmental site assessment (P2 ESA)).

We understand that MPA wish to have a P1 ESA completed on the remaining parcel of land in order to complete the site history assessment works for the greater PSP site. We also understand that MPA wish to conduct a desktop geotechnical investigation on the whole of the PSP site in order to appraise geological constraints of the site.

The site location is shown on Figure 1. Areas of the site dedicated to the P1 ESA and/or the geotechnical desktop investigation are shown on Figure 2a.

1.2. Objectives

1.2.1. Phase 1 Environmental Site Assessment (P1 ESA)

The aim of this P1 ESA is to obtain and review documentation relating to the site history and current site operations of the north eastern portion of the Brompton Lodge site, and to verify the findings from this desktop review by conducting a site inspection of the north eastern portion.

The objective of the proposed environmental assessment is to appraise the potential for the current and historical activities to have contaminated the soil and/or groundwater underlying the site.

The area subject to the P1 ESA is shown on Figure 2a.

1.2.2. Desktop Geotechnical Investigation

The aim of the geotechnical desk top study is to provide:

- A preliminary understanding of the likely geology and groundwater conditions of the site; and
- Comments with respect to the geological and geotechnical constraints of the site.

The area subject to the desktop geotechnical investigation is shown on Figure 2a.

1.3. Scope of works

1.3.1. Phase 1 Environmental Site Assessment (P1 ESA)

The following information was assessed as part of the Phase 1 Environmental Site Assessment:

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

1.3.2. Site Inspection

Once the Records/Documentation Review was completed, Coffey conducted a site inspection of the north-east portion of the PSP site only (see Figure 2a). A site inspection of the greater Brompton Lodge PSP site was not included as part of this assessment. The site walkover in the north eastern portion of the site included:

- General description of current and/or previous cropping, grazing and farming practices.
- Identification of current site layout and uses of the property.
- Identification of aboveground or underground chemical and fuel storage areas.
- Identification of potential sources of contamination.
- Identification of current uses of adjoining properties.
- Check validity of publicly available information (as previously described).
- General description of structures, storage facilities, disposal areas etc.
- Check for signs of ground contamination.
- Details of waste disposal locations.
- Local site knowledge of current and former owners or occupiers, and/or employees.

1.3.3. Desktop Geotechnical Investigation

The purpose of this desk study is to provide a preliminary understanding of the likely the geology and groundwater conditions of the site and to outline any geological or geotechnical constraints for the site as shown on Figure 2a. Further geotechnical studies will be required once development plans are more refined.

2. Site information

The general site information is summarised in the following table.

Table 2.1: General Site Information

Site Address	765 - 785 Cranbourne-Frankston Rd, Cranbourne South 980 – 1050 Dandenong-Hastings Rd, Cranbourne South Note: The desktop geotechnical investigation included the entire PSP site address as above. The preliminary ESA was undertaken at 765 and 785 Cranbourne-Frankston Road only.		
Title Details	Address	Title Details	Assessment
	765 Cranbourne-Frankston Rd	Lot 1 LP86054	P1 ESA Geotechnical Desktop Investigation
	785 Cranbourne-Frankston Rd	Lot 5 PS613876	P1 ESA Geotechnical Desktop Investigation
	980 Dandenong-Hastings Rd	Lot 2 PS331597 Lot 1 TP371251	Geotechnical Desktop Investigation
	1050 Dandenong-Hastings Rd	Lot 1 TP529244 Lot 1 TP133266 Lot 2 TP133266 Lot 1 TP395573 Lot 1 TP329796	Geotechnical Desktop Investigation
Current Zoning	Urban Growth Zone (UGZ)		
Current Overlays	Public Acquisition Overlay (PAO) and Special Building Overlay (SBO)		
Information relevant for Phase 1 ESA (765-785 Cranbourne-Frankston Rd)			
Previous known environmental investigation reports	None		
On site structures	765 Cranbourne-Frankston Rd Residential dwelling, general storage and workshop shed and a smaller storage shed 785 Cranbourne-Frankston Rd Residential dwelling, site office, truck maintenance shed, gravel truck-turning area, diesel above ground storage tank (AST), IBCs for road building substances (e.g. tar).		

2.1. Local Setting

The local setting of the site includes the surrounding land uses, topography, geology and hydrogeology. These are outlined below.

2.2. Site Setting and Uses

The PSP site is an approximately triangular piece of land located about 45 km south-south east of central Melbourne and is bounded by Cranbourne-Frankston Road (south-east) and Dandenong-Hastings Road (west). The PSP site is comprised of a number of parcels of land with a total area of approximately 110 Ha. The north eastern portion of the site is currently used for residential purposes and as a transport depot. The remainder of the PSP site is currently undergoing housing and subdivision redevelopment and has been used for cattle grazing, fodder crop production, horse agistment and poultry farming in the past. Sand quarrying occurred on part of the larger PSP site, which was covered under an Extractive Industry Tenement (Work Authority WA121) to quarry sand and gravel in a 33.37 Ha area in approximately the centre of the site.

2.3. Surrounding Land Uses

The land uses around the PSP site are varied and include residential, rural, recreational and commercial. These are detailed below and in Figure 2b.

North

The land north of the site is occupied by a commercial turf manufacturing facility (Anco Turf) and the Ranfurly Golf Course.

West

The site is bounded to the west by the Dandenong-Hastings Road, beyond which is predominantly occupied by farming and residential properties. Further west (approximately 750 m west of the site), is the Skye Quarries sand and gravel extractive mining lease operated by Ballarto Pastoral Pty Ltd.

East and South

The site is bounded to the south-east by the Cranbourne-Frankston Road, beyond which land is predominantly occupied by farming and residential properties, a nursery and maintenance sheds of the Settlers Run Golf and Country Club

2.4. Topography, Regional Geology and Regional Hydrogeology

2.4.1. Regional Topography

Previous assessments on the greater Brompton Lodge site have indicated the ground surface at the greater Brompton Lodge site has an elevation of approximately 67 metres above the Australian Height Datum (mAHD) in the north eastern corner of the site and between 56 to 62 mAHD along the southern boundary. The ground surface slopes down to the northwest away from the topographic high areas to less than 42 mAHD in the north-western corner of the site.

It was noted in previous assessments that the ground surface in the south central portion of the larger Brompton Lodge site was altered by historical sand extraction activities including a number of small pits and sand overburden stockpiles. Comments on drainage patterns in previous assessments have indicated that the Brompton Lodge site is located in the upper reaches of the Eastern Contour Drain

catchment. The larger Brompton Lodge site is drained by two unnamed ephemeral creeks which also drain a relatively small area of more elevated land to the southeast of the Cranbourne-Frankston Road.

A number of other surface water bodies present on the Brompton Lodge site include farm dams and semi-permanent ponds within former sand mining pits which were considered to be likely points of discharge for groundwater.

2.4.2. Regional and Local Geology

The Geological Survey of Victoria, 1:63,360 Series Cranbourne sheet indicates the near surface site geology comprises siliceous sand dunes and sheets (including Cranbourne Sand) which is underlain by the Baxter Sandstone Formation comprising ferruginous sandstone, sand, sandy clay and the occasional gravel. The sheet indicates the Baxter Formation would be underlain by Silurian Aged sandstone, siltstone, mudstone and shale.

Based on previous investigations carried out on the larger Brompton Lodge PSP site, the underlying geology is likely to comprise medium dense sand and clayey sand; and firm to stiff sandy clay and clay. These soil layers will vary in thicknesses from the existing surface level. Low strength siltstone was encountered in one of the boreholes at a depth of 15m. Therefore, it is expected that weathered rock (Silurian Aged) across the site could be encountered at depths of about 15m below the ground surface.

2.4.3. Regional and Local Hydrogeology

Groundwater

Previous works undertaken on the larger Brompton Lodge site indicated that the site lies on the western side of the Mornington Uplands watershed divide with regional groundwater flow direction inferred to be towards Port Phillip Bay, located approximately 9 km to the west of the site. However, the previous works have also indicated local groundwater flows can be at variance to that of regional groundwater flow direction. Accordingly, previous assessments on the larger Brompton Lodge PSP site indicated local groundwater flow was to the northwest of the site.

Based on previous investigations at the site by others, it is likely that groundwater will be encountered at shallow depths, mainly in the western half of the site. During the winter months the groundwater in these areas may be at or near current surface levels.

Fluctuations in groundwater levels may occur due to rainfall, weather conditions and seasonal changes. Perched water may also be present at other locations or depths across the site.

Protected Beneficial Uses

Based on the Victorian Water Resources Map website, the groundwater aquifer beneath the site is anticipated to be categorised between Segment A1 and Segment A2 with expected TDS range to be less than 1,000 mg/L.

The following beneficial uses are protected under the State Environment Protection Policy (SEPP 1997) for groundwater categorised as Segment A1:

- Maintenance of Ecosystems;
- Potable Water Supply (Acceptable and Desirable)

- Potable Mineral Water Supply
- Agriculture, Parks and Gardens
- Stock Watering;
- Industrial Water use;
- Primary Contact Recreation; and
- Buildings and Structures.

Groundwater Database

A search of the Victorian Groundwater Database was made to obtain information on bores within a 1km radius of the site that were installed with licences issued under the Water Act 1989. The search results indicated there were seven registered bores within 1km radius of the site. Registered uses included domestic, irrigation, stock and 'unknown' uses.

Potential impact from the site may affect uses of registered bores in the area, given they are for domestic water supply, irrigation or stock uses and that the use of bores for these purposes is likely to occur in the area (based on surrounding land uses).

Based on the inferred local groundwater flow, Coffey Environments notes that the majority of the bores are not located directly hydraulically down-gradient of the site. However, bore S9031770/1, is located to the west (and potentially down-gradient) of the site.

Results of the groundwater bore search are included in Appendix D.

2.4.4. Potential Surface Water Receptors

There are no onsite surface water bodies in the north eastern portion of the PSP site, however based on previous assessments undertaken on the majority of the Brompton Lodge site, the nearest surface water body in the direction of groundwater flow are two watercourses both of which flow through the larger Brompton Lodge site from the south to the north. These channels join in the north-western portion of the larger Brompton Lodge site and form the Eastern Contour Drain. This drain flows in a northerly direction where it joins Eumemmerring Creek/Patterson River approximately 8 km north-northwest of the site.

Other nearby receptors included a dam and water ponds created by historical sand mining activities located on the larger PSP site. Previous works considered that the water ponds created by the sand mining activities were fed by groundwater, making the ecosystems that inhabit them potential receptors.

3. Site Inspection

A site inspection of the north eastern portion of the PSP site (765 and 785 Cranbourne-Frankston Rd) was undertaken on 30 March 2015 by Coffey. Observations of previous and current potentially contaminating activities are summarised as follows. The general site layout and locations of areas of potential environmental concern are shown on Figures 3 and 4.

3.1. 765 Cranbourne-Frankston Rd

Information obtained from the owner of 765 Cranbourne-Frankston Rd (John O'Hare) indicated that the property was residential upon purchase approximately 7 years ago (in 2008) and has continued to be so. The owner also indicated a nursery or market garden as well as the keeping of stock may have existed on the property prior to purchase, which is consistent with landuses in the area.

The property slopes slightly from the south to the north, with raised mounds to the east and north of the property (on 785 Cranbourne-Frankston Rd property) and consists of a residential dwelling, various caravans and trailers, a shed which is used as a small workshop and for general storage purposes and a smaller shed used for lawn mower storage. Site features are shown on Figure 3.

3.1.1. Potentially Contaminating Activities

Chemical Storage

The shed used for general storage and as a workshop contained various lubricants and paints as well as tools and equipment. The flooring was concrete in good condition and there was no evidence of major spillage (e.g. residue, acid etching in concrete, staining etc) (see Photo1, Appendix E and Figure 3)

The smaller shed used for lawn mower storage also contained small containers of oils and was also concrete flooring in good condition with no evidence of major spillage (see Photo 2, Appendix E and Figure 3).

Stockpiled Wastes

Small stockpiles of car tyres (~10-20 in total) were also stored at the property on grass (see Photo 3, Appendix E and Figure 3).

3.2. 785 Cranbourne-Frankston Road

Information obtained from the owner of 785 Cranbourne-Frankston Rd (Russel Poole) indicated that the property was used as a transport depot and for residential uses upon purchase approximately 8 years ago (in 2007) and has continued to be so. The owner also indicated the property has been subject to these uses for at least 10 years prior to 2007, which is consistent with the available aerial photos (see Section 4.4). It is understood approximately 10-15 trucks and some road machinery use the depot each day, primarily as a parking facility with mechanical maintenance on the vehicles conducted as required.

The property slopes from the north to the south towards Cranbourne-Frankston Rd with landfall away to the north on the northern boundary. A raised mound is also evident in the western portion of the property. Surface covering consists of grass except for gravel and concrete covering in the depot turn-around area. A retaining wall exists to the north of the depot area, which holds a raised area. It is understood the soils used to create the raised area were sourced from the site.

The buildings consist of a residential dwelling, a site office and maintenance shed, with remainder of the site divided into paddocks. It is understood no stock are kept on the site and no cropping or spraying activities are carried out in these areas.

Site features are shown on Figure 4.

3.2.1. Potentially Contaminating Activities

Petroleum Fuel Storage Infrastructure

A 4100L above ground storage tank (AST) and attached bowser was present at the site (see Photo 4, Appendix E). The AST is a transportable model and was not bunded or on an impermeable surface. The AST contains diesel fuel and it is understood the tank is used only for refuelling machinery such as tractors (trucks that use the transport depot are refuelled offsite). The age of the AST or how long refuelling activities had been occurring was unknown, however site observations indicated the tank was in good condition. Some evidence of staining was evident on the gravel in the vicinity of the tank (see Photo 5, Appendix E). It is understood there are no underground storage tanks (USTs) onsite, which corresponds to the lack of associated fill points and vent lines observed during the site walkover and the negative results of the cathodic protection system search. The location of the AST is shown on Figure 4.

Vehicle Maintenance Workshop

A large shed in the middle of the site is used as a workshop for maintenance of trucks and machinery that use the transport depot (see Photo 6, Appendix E). The workshop contained lubricants, oils, tools and equipment in addition to an approximately 1.5m deep inspection pit (see Photo 7, Appendix E). The flooring was concrete and in generally good condition and there was no evidence of major spillage (e.g. residue, acid etching in concrete, staining etc).

Chemical Storage

Two 1000L pallet tanks (or intermediate bulk liquid containers – IBCs) containing what was understood to be road sealant or tar were located adjacent to the diesel AST. The IBCs were not on concrete and were not bunded. Evidence of staining was noted on the gravel surface in the vicinity of the IBCs (see Photo 8, Appendix E). Another IBC containing the same substance was located next to the entry gate and hard waste bins. Locations of the IBCs are shown on Figure 4.

A 200L drum was noted in the truck parking area on gravel surface. The contents of the drum were considered likely to be oils/lubricant and looked to be in good condition. No evidence of staining was observed (see Photo 9, Appendix E)

Stockpiled Waste

Small stockpiles of tyres (~20-30 in total) were also stored at the property on the gravel turn around area (see Figure 4 and Photo 10, Appendix E).

3.3. Other Potentially Contaminating Activities

3.3.1. Herbicide Application

Although it is understood application of herbicides is not currently in practice, it is considered likely this was an activity that occurred on the site in the past given the historical farming/grazing nature of the properties prior to their current landuses.

3.3.2. Septic Tanks

It was not known if septic tanks are in use at the properties in the north eastern portion of the PSP, however it is considered likely that they are given DBYD plans did not indicate the presence of sewer and that septic tanks have been historically associated with similarly aged residential properties on the remainder of the PSP site. Septic tanks are a recognised source of metals, nitrate and ammonia contamination.

3.3.3. Asbestos

It is not known if any buildings viewed during the site inspection contain asbestos and if so, if accredited asbestos surveys have been undertaken. However, this may be a potential contaminant of concern given the age of the buildings on the site.

4. Site history

The site history records that have been reviewed for the north eastern portion of the PSP site include information obtained from publically-available sources in addition to previous assessments undertaken at the larger Brompton Lodge PSP site.

4.1. Previous Site Assessments

It is understood no previous environmental or geotechnical assessments have been undertaken on the northeastern portion of the Brompton Lodge site.

Groundwater assessments undertaken as a part of nearby environmental audits indicates groundwater beneath the area falls within Segment A as defined in the "the groundwater SEPP"(SEPP GoV 1997). Groundwater results also recorded elevated concentrations of ammonia in groundwater which are considered likely to be a result of onsite septic tanks and regional uses such as poultry farms. It was not known if septic tanks are in use at the properties in the north eastern portion of the PSP, however it is considered likely that they are given DBYD plans did not indicate the presence of sewer and that septic tanks have been historically associated with similarly aged residential properties in the general area.

4.2. Titles Search

A certificate of title search for the northeastern portion of the site was conducted. Relevant site ownership information is summarised below and the Titles are presented in Appendix A.

Table 3.1: Historic Title Search Summary

Site Property	Name	Address	Occupation	Date
785 Cranbourne-Frankston Rd				
Lot 5 PS613876	James Savage	Langwarrin, VIC	Farmer	08/03/1906
	Herbert and Stephen Savage	Frankston Road, Cranbourne	Labourers	24/11/1937
	Herbert and Stephen Savage	Frankston Road, Cranbourne	Labourers	15/07/1948
	John Savage	Cranbourne, VIC	Farmer	24/10/1969
	Malcolm Pallant	20 LaTrobe Street, Rosedale, VIC	Manager	12/02/1982
	George Stayner	240 Old Dandenong Road, Heatherton, VIC	Factory Hand	12/02/1982
	Gregory Audsley	95 Noaki Street, Pearcedale, VIC	-	19/02/1998

Table 3.1: Historic Title Search Summary

Site Property	Name	Address	Occupation	Date
	Jeanette Felsovary	95 Noaki Street, Pearcedale, VIC	-	19/02/1998
	Tilt Away P/L	535 Ballarto Road, Skye, VIC	-	12/07/2007
	R & T Poole Nominees P/L	50 Maraline Road, Skye, VIC	-	12/07/2007
765 Cranbourne-Frankston Rd				
Lot 1 LP86054	James Savage	Langwarrin, VIC	Farmer	08/03/1906
	Herbert and Stephen Savage	Frankston Road, Cranbourne	Labourers	24/11/1937
	Herbert and Stephen Savage	Frankston Road, Cranbourne	Labourers	15/07/1948
	John Savage	Cranbourne, VIC	Farmer	24/10/1969
	Stephen Savage	Frankston Road, Cranbourne, VIC	Labourer	17/03/1970
	Ellen Grigg	Hallam Road, Hampton Park, VIC	-	13/07/1987
	David Johnson	149 Pearcedale Road, Cranbourne South, VIC	-	07/10/1987
	Gary Patterson	11 Hyslop Parade, Malvern East, VIC	-	20/06/2003
	John O'Hare	765 Cranbourne- Frankston Road, Cranbourne, VIC	-	04/03/2008

Since the first Title for the property was granted in 1906, known occupations of owners included farmers and labourers. Generally, farmers owned the land in the first half of the 20th century, until the transport depot yard owners bought the northern most parcel of land in the mid 2000's. It is less clear what land uses were occurring on the site during ownership by those not listed as farmers, as the occupations of these owners were not listed.

4.3. Historical Society Review

Coffey Environments engaged the history department of Narre Warren Library to conduct a historical site search. A summary of the relevant information is provided below and a copy of the complete review is presented in Appendix B.

The review did not hold specific information pertaining to the site itself, but rather historical land use that occurred in the region. These included dairy and cattle farming, numerous poultry farms, horse agistment, sand quarries and a piggery located on or near the north-western portion of the larger Brompton Lodge site (Dandenong-Hastings and Ballarto Roads). A clay pit and kalsomine (whitewash) factory was present to the south of the property over Cranbourne-Frankston Rd near Carr Boyd Road, but it is not known when clay extraction and factory operations began or ceased. Later developments in the region included the Amstel golf course (located to the north east of the site), which was in existence by 1980.

4.4. Aerial Photograph Review

Aerial photographs were obtained at time intervals of approximately 5 to 10 years. The earliest aerial photograph was dated 1960 and the most recent 2013. A summary is provided below and the photographs are presented in Appendix E.

Table 4.1: Aerial Photography Summary

Date	Scale	Run / Film	Comments
02/1960	1:9600	40/1088	On-site: The site is mainly open grazing and/or agricultural land with farming settlements evident in the southwestern and eastern portions of the site. Off-site: The larger Brompton Lodge PSP site is mainly forested land and open grazing and/or agricultural land. Evidence of sand mining activities is present in the central portion of the site and a possible horse-track is evident in the north-western portion of the site. Further afield, open grazing and/or agricultural land lies to the north east and south, with scattered farm settlements and orchards and sand mining evident to the south.
01/1971	1:25000	4/2464	On-site: As above Off-site: The larger Brompton Lodge PSP site has been cleared and is likely open grazing and/or agricultural. Evidence of sand mining activities and associated vehicle tracks are present in the northern portion of the site. Suspected poultry farm sheds and horse agistment lie in the western portion of the site. Open grazing and/or agricultural land lies to the north east and west, with minor sand mining activities to the east. Low density residential properties and additional suspected poultry farm sheds lie to the south of the site.
12/1977	1:10000	9/3217	On-site: As above Off-site: As above except suspected sand mining has moved towards the south central portion of the site.
07/1991	1:15000	32/4409	On-site: As above. Off-site: As above.
2004	GoogleEarth		On-site: The residential dwelling is still evident in the southwestern portion of the site, however the transport depot is evident in the eastern portion of the site. Off-site: As above, except a lawn grower (Anco Turf) and a golf course (Ranfurlie Golf Course) are situated to the immediate north of the site.

Table 4.1: Aerial Photography Summary

Date	Scale	Run / Film	Comments
2014	GoogleEarth		On-site: As above, except the gravel turn-around area of the transport depot has become larger and demarcated from the rest of the property since the previous photo. Off-site: As above.

The aerial photograph review indicated the site was mainly grazing and/or agricultural land with residential dwellings until the transport depot became apparent in the mid 2000's. This is consistent with the information obtained during the site walkover, where it was understood the transport depot had been in operation since at least the late 1990's. Offsite land uses at the larger Brompton Lodge PSP site included mainly forested and grazing land with evidence of sand mining activities persisting until fairly recently, horse agistment, a horse track and poultry farming which have been evident since the 1960s and 1970s. Other off site land use changes have included a gradual change from mainly grazing land and minor sand extraction activities to low density residential properties, turf grower and a golf course to the north of the site.

4.5. Landfills in the Vicinity of the Site

Consideration has also been given to whether the site may be impacted by landfills in the area. Based on the historical research conducted, Coffey Environments has found no direct evidence of land-filling activities in the vicinity of the site. The nearest known operating or closed landfill is the former Casey Landfill located on Ballarto Road, approximately 1,200 m east of the site.

As noted in Section 4.1, sand and gravel had been mined on the larger Brompton Lodge PSP property (in the central southern portion of that property). Historically, such pits and excavations in the Cranbourne area have been used for landfills. Although the possibility of this having occurred at the Skye Quarries to the west of the site cannot be discounted, the aerial photograph information does not suggest this has occurred on the greater site.

Coffey Environments notes that the site is more than 500 metres from the known landfills and from the Skye Quarry and consequently outside the buffer distance recommended for investigation of landfill gas emissions in the *EPA Victoria Best Practice Environmental Management; Siting, Design, Operation and Rehabilitation of Landfills* (EPA Victoria, 2010) guidelines, and unlikely to trigger further assessment during planning applications for the site.

4.6. Historical Petrol Station Search

A search of available information indicated that the site is not within 1km radius of a current or historical petrol station as of the date of the search.

A copy of the search is presented in Appendix D.

5. Public Records

The publicly available records that have been reviewed for this report include results from the Dial before You Dig search the Priority Sites Register, the Certificate and Statements of Environmental Audit Register (available through EPA Victoria), zoning and planning overlays and cathodic protection records (via Energy Safe Victoria). The findings from searches are outlined below.

5.1. EPA Victoria Information

5.1.1. Priority Sites Register

The Priority Sites Register extract for the site indicated that this site is not listed on, and is not within 1km radius of a site listed on the Priority Sites Register as of the date of the search.

A copy of the Priority Sites Register extract is presented in Appendix D.

5.1.2. List of Environmental Audits

The search of the EPA list of completed Statements or Certificates of Environmental Audit indicated that four environmental audits have been completed within 1km radius of the site as outlined below.

Table 5.1 – Completed Environmental Audits within 1km Radius

CARMS No.	Address
45226-1	<p>Marnebek Estate, 232 Pearcedale Rd, Cranbourne South</p> <p>An Environmental Audit was completed at what is now the Settlers Run Golf and Country Club, located approximately 200m southeast of the site. The Audit Certificate was completed by SKM (dated December 2002, see EPA Victoria website http://www.epa.vic.gov.au/en/our-work/environmental-auditing/search-issued-certificates-and-statements-of-environmental-audits) for a site that was formerly farming land. Findings of the audit report indicated elevated arsenic concentrations in soil the vicinity of the sheep dip at depths greater than 1.0mbgs could be detrimental to human health. However, it was considered soil conditions at the site were suitable for the proposed use as low density residential, given access to soils at these depths would be unlikely by future residents. Groundwater results recorded elevated concentrations of nitrate, metals and cyanide conditions, however groundwater conditions were also considered to be acceptable for the proposed use. A Certificate of Environmental Audit was issued for the site as the site was considered suitable for the proposed future use as low density residential. Given that the site is located less than 1km hydraulically up-gradient of the audit site, it is considered likely that similar groundwater conditions will be encountered, with likely elevated concentrations of nitrate in groundwater resulting from regional or background conditions.</p>
67956-1	<p>860 Ballarto Rd, Cranbourne South</p> <p>Information for this audit report was not available on the EPA Victoria website (http://www.epa.vic.gov.au/en/our-work/environmental-auditing/search-issued-certificates-and-statements-of-environmental-audits) at the time of reporting.</p>

CARMS No.	Address
69347-1	<p>980 Cranbourne – Frankston Rd, Cranbourne South</p> <p>An Environmental Audit has been completed for the western portion of the Amstel golf course, located approximately 900m to the northeast of the site. The eastern portion of the audit site is covered under CARMS#69347-2.</p> <p>The Audit Statement was completed by Parsons Brinkerhoff (PB) (dated April 2012, see EPA Victoria website http://www.epa.vic.gov.au/en/our-work/environmental-auditing/search-issued-certificates-and-statements-of-environmental-audits) for a site which was formerly the Amstel Golf Course, after initial use as farming land. The site was vacant at the time of the Audit report's publication.</p> <p>Findings of the audit report indicated groundwater at the site was classified as Segment B. Elevated levels of nitrate and ammonia exist in groundwater at the site. However, it was considered the site was not the source, given reported concentrations were representative of naturally occurring background concentrations, or representative of regional conditions. Elevated concentrations of various metals in soil and groundwater were also recorded at the site, but the reported results were considered indicative of background conditions and not a result of past or current site activities.</p> <p>Although cleaned up to the extent practicable, groundwater at the site was considered to be polluted and must not be used for the beneficial uses <i>Agriculture, Parks and Gardens</i>; and <i>Primary Contact Recreation</i>, without prior assessment.</p> <p>A Statement of Environmental Audit was issued for the site as the site was considered suitable for the proposed future use as low density residential, subject to conditions.</p> <p>The audit site is located to the north east of the site (i.e. hydraulically cross gradient to the site), however it is considered likely that similar soil and groundwater conditions will be encountered, with likely elevated concentrations of nitrate and ammonia in groundwater resulting from regional or background conditions.</p>
69347-2	<p>1016- 1030 Cranbourne-Frankston Road, Cranbourne</p> <p>An Environmental Audit has been completed for the eastern portion of the Amstel golf course, located approximately 900m to the northeast of the site. The western portion of the audit site is covered under CARMS#69347-1.</p> <p>The Audit Certificate was completed by Parsons Brinkerhoff (PB) (dated February 2013, see EPA Victoria website http://www.epa.vic.gov.au/en/our-work/environmental-auditing/search-issued-certificates-and-statements-of-environmental-audits) for a site which was formerly the Amstel Golf Course, after initial use as farming land. The site was vacant at the time of the Audit report's publication.</p> <p>Findings of the audit report indicated groundwater at the site was classified as Segment B. Elevated levels of nitrate and ammonia exist in groundwater at the site. However, the onsite sources (septic tank and soak) were removed and validated. It was also considered that the reported concentrations in areas away from the onsite source were representative of naturally occurring background concentrations, or representative of regional conditions. Elevated concentrations of various metals in soil and groundwater were also recorded at the site, but the reported results were considered indicative of background conditions and not a result of past or current site activities.</p> <p>A Certificate of Environmental Audit was issued for the site as the site was considered suitable for the proposed future use as low density residential.</p> <p>The audit site is located to the north east of the site (i.e. hydraulically cross gradient to the site), however it is considered likely that similar soil and groundwater conditions will be encountered, with likely elevated concentrations of nitrate and ammonia in groundwater resulting from regional or background conditions.</p>

Available audit reports have been included in Appendix F.

5.2. Cathodic Protection Database Search

Undertaking a search of the Cathodic Protection Database can help to highlight if structures such as building reinforcement and buried metallic pipeline and cables (such as would be associated with older style underground fuel storage tanks) are present.

The search of the Database failed to identify any cathodic protection systems at the site.

A copy of the database search results is presented in Appendix D.

5.3. Underground Utilities Review

Underground services can often act as conduits for contaminants within soil and even groundwater (especially as shallow groundwater is likely to be encountered at the site). Review of underground services plans can therefore help determine the potential for contaminant migratory pathways at the site.

No sewers are shown on the plans provided, which indicates septic tanks are in use at the site.

Gas mains, stormwater and potable water mains run along Cranbourne-Frankston Rd on the same side of the road as the site.

Electrical and communications services run along the opposite side of Cranbourne-Frankston Rd to the site and enter each property in the vicinity of the residential dwellings.

The Dial Before you Dig plans are available in Appendix G.

6. Phase 1 ESA Discussion and Conclusions

The following discussion and conclusions relates to the Phase 1 ESA that was undertaken on the north eastern portion (765 and 785 Cranbourne-Frankston Rd) of the Brompton Lodge PSP site.

The information reviewed indicated that the site was mainly grazing and/or agricultural land with residential dwellings until the transport depot became apparent on the 785 Cranbourne-Frankston Rd property in the mid 2000's. It is understood the transport depot had been in operation since at least the late 1990's.

Based on nearby environmental investigations, groundwater is expected to be encountered at shallow depths within the sandy soils.

Activities associated with the transport depot, such as fuel and tar/road sealant storage as well as vehicle maintenance are likely to present the main sources of contamination, however the site walkover and review of historical information also indicated that septic tanks, asbestos, pest and weed control and tyre stockpiling may also be of concern. Groundwater is also likely to be impacted with ammonia and nitrates, given the regional occurrence of this characteristic in groundwater.

Based on the site observations of and review of records, areas of 765 and 785 Cranbourne-Frankston Rd have a moderate to high potential to be contaminated. A summary these areas and associated potential likelihood for contamination is included in Table 6.1

Table 6.1 – Summary of Potential Contamination

Activity	Property	Type of Potential Contaminants	Likelihood of Potential Contamination
Petroleum Fuel Storage Infrastructure			
Above ground storage tank	785 Cranbourne – Frankston Rd	Total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and total xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), lead	High
Vehicle Maintenance Workshop			
Vehicle Maintenance	785 Cranbourne – Frankston Rd	Total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and total xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), lead	High
Chemical Storage			
IBCs (road sealant/tar)	785 Cranbourne – Frankston Rd	PAHs, TPH, BTEX, phenols, lead	High
Lubricants, oils and paints	765 Cranbourne-Frankston Rd	TPH, BTEX, metals, PAHs	Low

Table 6.1 – Summary of Potential Contamination

Activity	Property	Type of Potential Contaminants	Likelihood of Potential Contamination
Stockpiled Waste			
Tyres	785 Cranbourne – Frankston Rd	Metals, PAHs	Medium
	765 Cranbourne-Frankston Rd		
Other Potentially Contaminating Activities			
Pest and weed control	785 Cranbourne – Frankston Rd	OCPs, OPPs, acid herbicides, carbamates	Low - Medium
	765 Cranbourne-Frankston Rd		
Septic Tanks	785 Cranbourne – Frankston Rd	Metals, nitrates and ammonia	High
	765 Cranbourne-Frankston Rd		
Asbestos-containing structures	785 Cranbourne – Frankston Rd	Asbestos	Medium
	765 Cranbourne-Frankston Rd		

7. Geotechnical Desktop Investigation

The following section relates to the Desktop Investigation that was undertaken on the larger Brompton Lodge PSP site, as outlined on Figure 2a.

7.1. Geotechnical issues related to groundwater

Groundwater is likely to be encountered at shallow depths in large parts of the site. Shallow groundwater can lead to difficulties during construction, particularly in sand. Difficulties for shallow groundwater may include the following:

- Potential ingress of groundwater into trenches and excavations and may cause instability or collapse of open excavations. In some circumstances instability may be controlled with appropriate shoring or batter slopes;
- High groundwater flow rates may occur in sand, making excavation very difficult to impossible to complete;
- Subgrade preparation including proof rolls, may be very difficult;
- Poor trafficability for construction equipment;
- Potential uplift of structures; and
- Other non-geotechnical issues may arise.

The excavation of sumps and significant pumping capacity may be required during construction.

To overcome the effects of the shallow groundwater, controlled fill may be needed in the western half of the site to raise the development above the effects of groundwater. The fill design would need to include a bridging layer.

7.2. Working with sand fill

Sand can be difficult material to reuse as fill. Challenges working with sand include that significant water is required to achieve optimum moisture content and it needs to be confined to achieve the required compaction. Contractors with sand placement experience would be of benefit.

7.3. Site classification

Australian Standard AS2870-2011, “Residential slabs and footings” specifies performance criteria and provides specific designs for footing systems for foundation conditions commonly found in Australia and provides guidance on the design of footing systems by engineering principles.

AS2870-2011 provides for site classification of seven separate classes, being classes A, S, M, H1, H2, E and P. Classes A, S, M, H1 and H2 are classified based on the expansive properties of the soil (or rock) on site. AS2870-2011 gives guidance on how to calculate these properties and how to derive the appropriate site classification. Classes E and P do not have standard designs and any footings proposed in these sites are required to have footings designed by engineering principles, in accordance with the guidance in AS2870-2011.

There are a range of subsurface conditions on site and thus in accordance with (AS2870-2011) these will be reflected in a variety of site classifications Table 7.3 below provides some brief descriptions of

indicative classifications that may be applicable in particular circumstances. Further studies will be required at a later date to confirm these site classifications. Studies would be required for each structure in accordance with AS2870-2011.

Table 7.3: Summary of Indicative Site Classifications

Subsurface Profile	Site Classification in Accordance with AS2870-2011
Uncontrolled fill >0.4m	Class P
Low strength natural soils	Class P
Medium dense natural sand	Class S
Natural clay	Class M to H1

Standard design footing systems are not applicable for Class P sites, therefore footing systems need to be designed using engineering principals.

The site classification is affected by cut to fill operations, and the assessment should be revised once the finished levels and the extent of cut and engineered fill are known.

It should be noted that the use of standard footings in accordance with AS2870-2011 is only applicable for buildings having loadings and construction style similar to that of a residential dwelling. Footings not applicable to this condition must be designed in accordance with engineering principles taking into consideration the potential reactivity of the site.

7.4. Control of moisture variations

Given the potential reactivity of the natural clays in some areas of the site, it is recommended that precautions be taken to control moisture variations within the founding soils. To assist in maintaining a constant moisture regime in the vicinity of the building the following precautions are recommended:

- Provide paving to the edge of the building to limit soil moisture variations due to seasonal wetting and drying. The paved surface should be graded away from the building such that run-off, drains away and water cannot pond against the building.
- Restrict tree planting in the vicinity of the building. AS2870-2011 recommends that trees be planted no closer to the building than a distance of 3/4 times their mature height on Class M sites and 1 times their mature height on Class H1 sites.
- Service trenches, particularly plumbing and drainage, should be avoided beneath buildings. Where service trenches are to pass beneath or near to the building they should be backfilled with a low permeability material, such as compacted clay, to prevent the ingress of water.
- Any leaking or damaged services should be repaired promptly.
- During construction the exposed subgrade, trenches and footing excavations should not be left exposed to the weather for extended periods. Water should not be allowed to pond in these areas nor should they be left unprotected to dry and crack in the sun.

7.5. Building footings

Based on our expectations of the likely subsurface conditions discussed in Section 4, it is considered that the proposed buildings may be supported on spread footings founded within the underlying natural sands and clays. Maximum allowable bearing pressures will require confirmation by a geotechnical site investigation; however natural loose to medium dense sands and firm to stiff clays should have an allowable bearing capacity of 50 to 100 kPa.

7.6. Excavation conditions

The sands and clays discussed in Section 2.4.2 may be excavated using conventional mechanical equipment such as backhoes and tracked excavators.

Personnel should not be permitted to enter confined excavations in excess of 1.5m deep unless such excavations are battered or shored appropriately. Shallower excavations, particularly in loose sand may also need to be battered or shored, and will need to be assessed at the time of construction.

7.7. Batter slopes

It is expected that batter slopes unaffected by surcharge loads should be no steeper than 2H:1V up to about 3m high in natural sandy soils and uncontrolled fill; and should be no steeper than 1H:1V in natural clayey soils. Where permanent batters up to 3m high are proposed, it is expected that batter slopes should not be steeper than 2H:1V and should be protected from erosion. Consideration could be given to higher or steeper temporary batters depending on the specific circumstances, location and extent of the batter and further advice should be sought in these instances. It is noted that flatter batters may be required for maintenance purposes or where fill is encountered.

Drainage should be provided at the top of batter slopes to divert runoff away from the slope face. The above recommendations are provided for batter slopes up to 3m in height, further geotechnical advice should be sought where higher batter slopes are proposed.

7.8. Indicative Subgrade CBR Value

Based on our experience with similar soils on other sites, we recommend a subgrade CBR value of 3% be adopted for the natural soils, for preliminary design purposes.

7.9. Engineered Fill

It is considered that the natural on-site soils may be adopted for use as engineered fill, subject to an assessment of their condition during a geotechnical investigation and at the time of construction. Alternatively engineered fill material may consist of imported materials such as sand, clayey sand, sandy clay or crushed rock.

Any clayey materials used as engineered fill including the onsite soils, are likely to result in higher post-construction shrink-swell movements than imported non-reactive materials and these will need to be assessed. Engineered fill should contain less than 20% by mass of particles coarser than 37.5mm after field compaction and have a liquid limit not exceeding 50%. Alternative materials may be considered, but samples should be submitted to Coffey to review prior to acceptance as fill on site. The placement of engineered fill is likely to alter the preliminary site classification discussed in Section 7.3, particularly where clay soils are used as engineered fill.

7.10. Backfill of existing dams, sand pits and waterways

The proposed development may require the backfilling of the existing earth dams, sand pits and other site features. It is recommended that the excavation, stabilisation process and compaction works be conducted under Level 1 Supervision in accordance with AS3798-2007. A report regarding the placement of the engineered fill should be produced by the Geotechnical Inspection and Testing Authority (GITA) and made available to subsequent designers.

Further advice should be sought during detailed design regarding the extent of the engineered fill to be placed in the existing site features to ensure that uniform fill conditions are achieved beneath houses building envelopes to avoid potential differential settlement.

8. Recommendations

8.1. Environmental

Given the proposed sensitive use, it is considered further soil assessment be carried out at 785 Cranbourne-Frankston Rd property to determine potential contamination status of the site, based on activities associated with the vehicle maintenance workshop as well as the presence of petroleum hydrocarbon storage infrastructure, chemical storage (tar/road sealant) and evidence of staining and inadequate bunding and impermeable surfaces at these locations. Confirmation and subsequent testing in relation to potential septic tanks is also recommended, given the regional nutrients issues with groundwater in the region. Indicative sampling should also be undertaken at 765 Cranbourne-Frankston Rd in order to provide an idea of contamination status (if any) of that part of the site.

8.2. Geotechnical

It is recommended that a site specific geotechnical investigation be undertaken for the proposed development. The scope of the geotechnical investigation will depend on the specifics of the proposed development, but should include a series of boreholes or test pits drilled / excavated at the specific locations of the proposed residential dwellings and associated infrastructure.

9. References

Checksite (2015) 765-785 Cranbourne-Frankston Rd, Cranbourne South, Environmental Report V02. Dated 4/2/15

Royal Historical Society of Victoria (2012) Historical Site information

Google Earth (2004) Aerial photo

Google Earth (2014) Aerial photo

Energy Safe Victoria (2015) Cathodic Protection System Search

Environmental Protection Authority (2015) Priority Site Register

Environmental Protection Authority (2015) List of Environmental Audit Certificates and Statements

Dial Before You Dig (2015) Underground services plans

Australian Standards (2011) Residential slabs and footings AS2870-2011

Australian Standards (2007) Guidelines on earthworks for commercial and residential developments

State Environment Protection Policy (Prevention and Management of Contamination of Land) S95, June 2002.

Vandenbergh, A.H.M. (1997) Cranbourne SJ 55-5 Edition 2, 1:63,360 Geological Map Series Geological Survey of Victoria

Important information about your Coffey Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored 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 potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within 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 that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept appraised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. 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.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different 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 a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such

assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

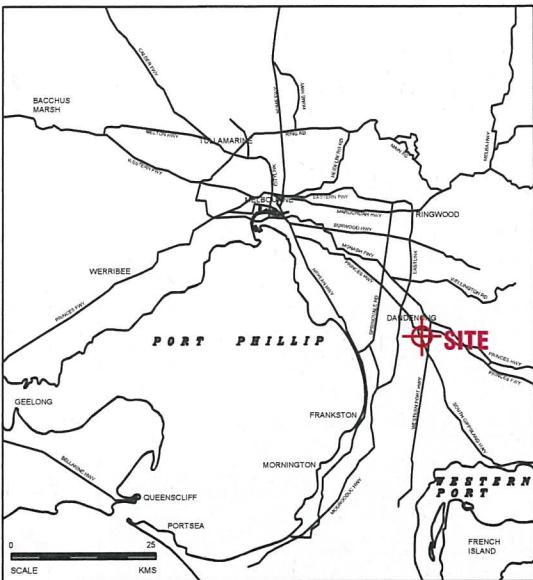
Data should not be separated from the report

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 or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.



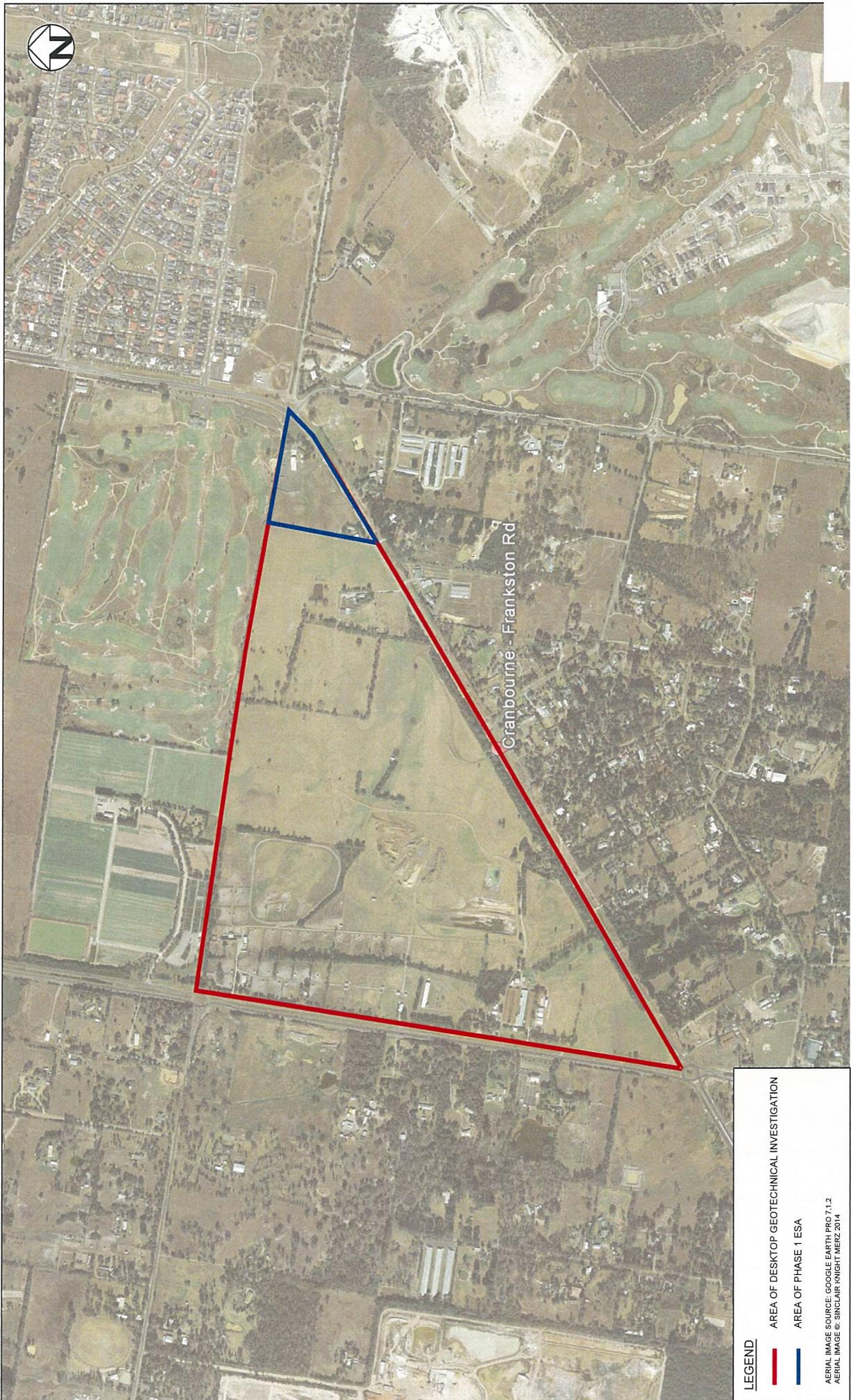
GENERAL AREA MAP

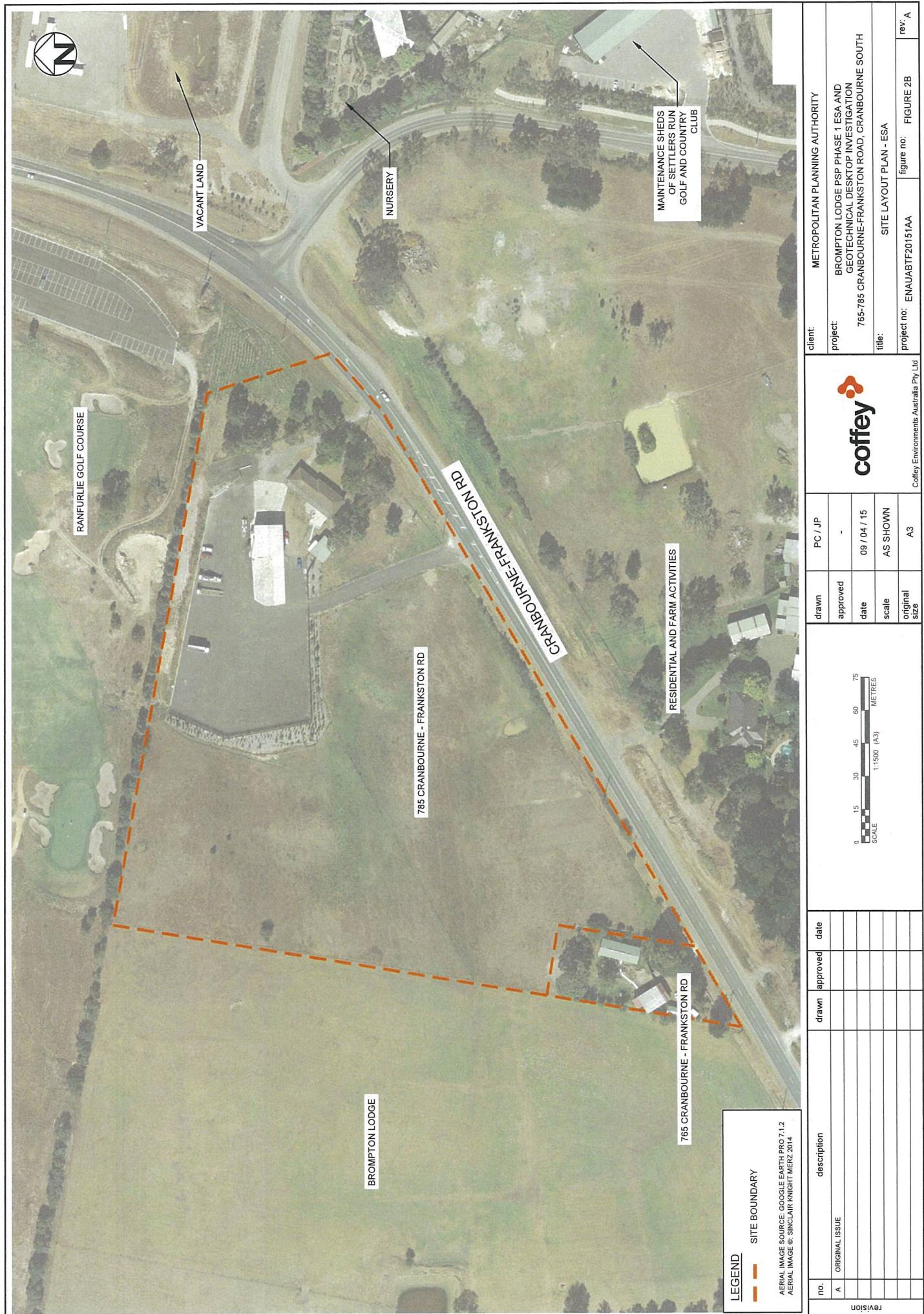


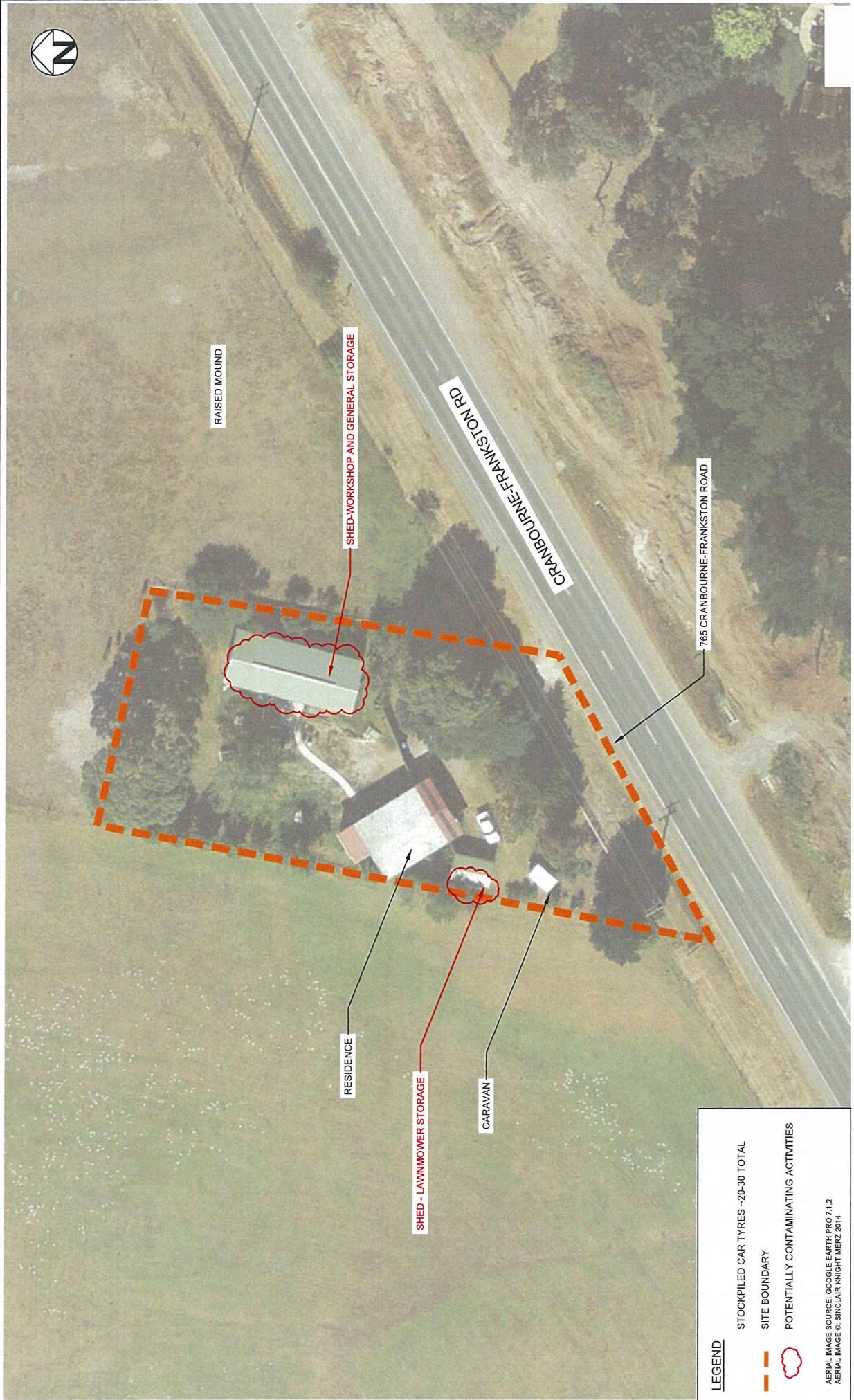
PLOT DATE: 10/04/2015 10:56:34 AM Dwg file: C:\USERS\JAMES\PARSONS\DESKTOP\OPENVINO\ENAUABTF2015\AA\ENAUABTF2015\AA.DWG

LOCAL AREA MAP

drawn	PC / JP	 <p>Coffey Environments Australia Pty Ltd</p>	client:	METROPOLITAN PLANNING AUTHORITY		
approved	-		project:	BROMPTON LODGE PSP PHASE 1 ESA AND GEOTECHNICAL DESKTOP INVESTIGATION		
date	09 / 04 / 15		765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH			
scale	NOT TO SCALE		title:	SITE LOCALITY PLAN		
original size	A4		project no:	ENAUABTF2015AA	figure no:	FIGURE 1
			rev:	A		







LEGEND

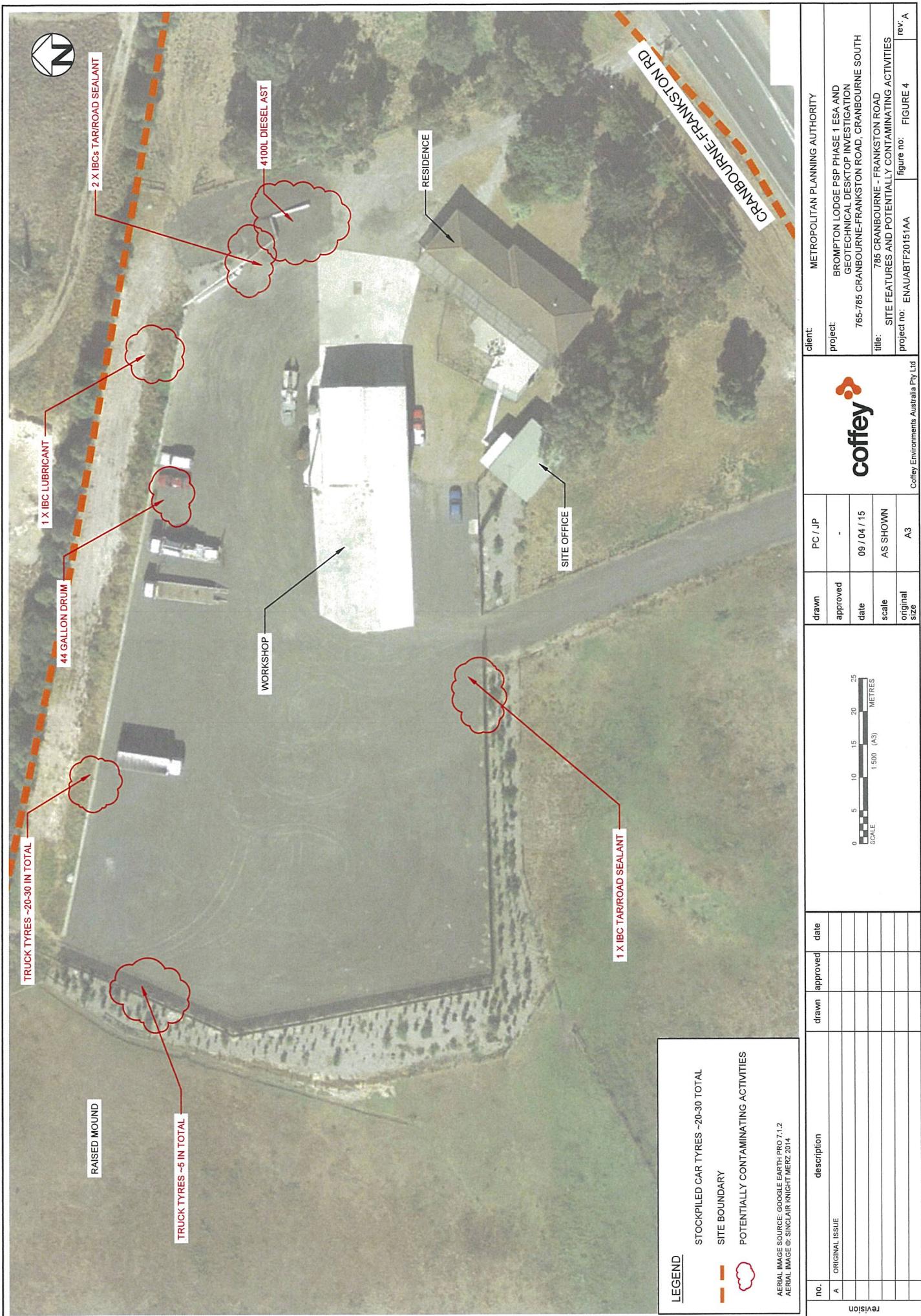
— SITE BOUNDARY

— POTENTIALLY CONTAMINATING ACTIVITIES

STOCKPILED CAR TYRES ~20-30 TOTAL

AERIAL IMAGE SOURCE: GOOGLE EARTH PRO 7.1.2
AERIAL IMAGE © SINCLAIR KNIGHT MERZ 2014

drawn	PC / JP	client:	METROPOLITAN PLANNING AUTHORITY
approved	-	project:	BROMPTON LODGE PSP PHASE 1, ESA AND GEOTECHNICAL DESKTOP INVESTIGATION
date	09 / 04 / 15		765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH
scale	AS SHOWN	title:	765 CRANBOURNE - FRANKSTON ROAD
original size	A3		SITE FEATURES AND POTENTIALLY CONTAMINATING ACTIVITIES
		project no:	ERAUABTF20151AA
		figure no:	FIGURE 3
		rev:	A



Appendix A - Current and Historical Titles

FEIGL AND NEWELL TITLE SEARCHERS

Property Reference

765 - 785 Frankston Cranbourne Road, Bangholme

No.	Volume Folio	Registered Proprietors	Date	Status
1	V.11302 F.062	R & T Poolie Nominees P/L	12.07.2007	Current
	V.11016 F.773	Tilt-Away P/L	12.07.2007	History
		Gregory & Jeanette Audsley	19.02.1998	History
	V.9465 F.099	Gregory Audsley & Jeanette Felsovary	19.02.1998	History
		Malcolm Pallant (Manager) & George Stayner (Factory Hand)	12.02.1982	History
	V.7152 F.288	John Savage (Farmer)	24.10.1969	History
		Herbert & Stephen Savage (Labourers)	15.07.1948	History
	V.3121 F.133	Herbert & Stephen Savage (Labourers)	24.11.1937	History
		James Savage (Farmer)	08.03.1906	History
2	V.8820 F.256	John O'Hare	04.03.2008	Current
		Gary Patterson	20.06.2003	History
		David Johnson	07.10.1987	History
		Ellen Grigg	13.07.1987	History
		Stephen Savage (Labourer)	17.03.1970	History
	V.7152 F.288	see history for No.1		

1 - 11302 - 062 → 11016 - 773 → 91465 - 099 → 7152 - 288 → 3121 - 133

2 - 8820 - 256



© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11302 FOLIO 062

Security no : 124053928102C

Produced 04/02/2015 11:58 am

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 613876N.

PARENT TITLE Volume 11016 Folio 773

Created by instrument AJ176423L 06/09/2011

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

R & T POOLE NOMINEES PTY LTD of 50 MARALINE ROAD SKYE VIC 3977
AF200973D 12/07/2007

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 set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987
AJ913369J 17/09/2012

DIAGRAM LOCATION

SEE PS613876N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----





**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Additional information: (not part of the Register Search Statement)

Street Address: 785 CRANBOURNE-FRANKSTON ROAD CRANBOURNE SOUTH VIC 3977

DOCUMENT END



Account: 13500 Order: 18466958

Title 11302/062

Page 2 of 2

The Place To Be



© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

Produced 04/02/2015 11:58 AM

Volume 11302 Folio 062

Folio Creation: Created as a computer folio

Parent title Volume 11016 Folio 773

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
------------------------------	---------------------------	---------	--------	--------------------------

RECORD OF VOTS DEALINGS

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

17/09/2012 17/09/2012 AJ913369J Y

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987
AJ913369J 17/09/2012

STATEMENT END

VOTS Snapshot

VOLUME 11302 FOLIO 062
124039168512J
Produced 13/09/2011 09:30 am

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 613876N.





**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

PARENT TITLE Volume 11016 Folio 773
Created by instrument AJ176423L 06/09/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

R & T POOLE NOMINEES PTY LTD of 50 MARALINE ROAD SKYE VIC 3977
AF200973D 12/07/2007

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS613876N FOR FURTHER DETAILS AND BOUNDARIES



PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988		STAGE NO.	LRS use only	Plan Number		
		EDITION 1		PS613876N		
Location of Land Parish: LANGWARRIN Crown Allotment: 1 (PART) & 29A(PART) Crown Portion: 27 (PART) Section: - Township: - Parish: LYNDHURST Crown Allotment: 12D(PART) & 12E(PART) Crown Portion: 11(PART) & 13(PART) Section: - Township: - Title Reference: C/T 8479/693, C/T 10197/465, C/T 10533/551, C/T 10998/001, C/T 11016/773		Council Certification and Endorsement Council Name: CASEY CITY COUNCIL Ref: S2771/10 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988. C. This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lots. D. It is certified under section 6 of the Subdivision Act 1988. E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 6: / / G. This is a statement of compliance under section 21 of the Subdivision Act 1988. Council Delegate Council Seal <i>Archdeacon De Lacy</i> Date 15/12/2010 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / / Notations Staging This is not a staged subdivision. Planning Permit No: NOT APPLICABLE				
Postal Address: (at time of subdivision) 860 BALLARTO ROAD BOTANIC RIDGE 3977, 780 CRANBOURNE-FRANKSTON ROAD CRANBOURNE SOUTH 3977, 1070 CRANBOURNE-FRANKSTON ROAD CRANBOURNE 3977, 825 CRANBOURNE-FRANKSTON ROAD CRANBOURNE WEST 3977, 785 CRANBOURNE-FRANKSTON ROAD CRANBOURNE SOUTH 3977, MGA94 Co-ordinates E 346 500 (of approx. centre of plan) N 5 779 000 ZONE: 55		Depth Limitation does not apply. Land to be acquired by compulsory process :ROAD R1,R2, R3,R4&R5 Land to be acquired by agreement: NIL The land being subdivided is enclosed within thick continuous lines. Underlined dimensions shown thus <u>123.45</u> are not the result of this survey. Area of Lot 1,2,3,4&5 are deduced from title. All the land is to be acquired free from all encumbrances other than any easements specified on this plan. Survey This plan is based on survey and is compiled from Roads Corporation SP21590,SP21591 & SP21592A. This plan has been connected to permanent marks no PM132 (LYNDHURST) PM133 (LYNDHURST) PM403 (LYNDHURST) PM32 (LANGWARRIN). In proclaimed Survey Area no. 52				
Easement Information Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)		LRS use only				
Easements marked (--) are existing easements. Easements marked (+) are created upon registration of this plan. Easements marked (**) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (##) are removed when the appropriate vesting date is recorded or transfer registered.		Statement of Compliance/ Exemption Statement				
Symbol	Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/>
						Date 31/1/2011
						LRS use only PLAN REGISTERED Time 6:49pm Date 8 / 2 / 11 Allan Cantsilieris Assistant Registrar of Titles Sheet 1 of 7 Sheets
ROADS CORPORATION Property Services- Survey and Declaration 60 Denmark Street, Kew. 3101.			LICENCED SURVEYOR KENNETH DOUGLAS ADAMS (PRINT) SIGNATURE <i>KD Adams</i> DATE 25/11/10 Job Book Number 26214 REF. SP21590 PS1 VERSION 1			<i>Archdeacon De Lacy</i> DATE 15/12/2010. COUNCIL DELEGATE SIGNATURE Original sheet size A3 26214-11s--ps-01.dgn
Drawing file : LI&S/subactplans/26214-11s--ps-01.dgn						

PLAN OF SUBDIVISION

Under Section 35 of the Subdivision Act 1988

STAGE NO. LRS use only

EDITION

Plan Number

PS613876N

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquired by compulsory process				Land acquired by agreement	LRS reference	Assistant Registrar of Titles Signature		
	Vesting date	Government Gazette		Date of recording of vesting	Date of registration of transfer				
		Page	Year						
ROAD R1	20/4/2009	1 TO 3 (S105)	2009						
ROAD R2	20/4/2009	1 TO 3 (S105)	2009						
ROAD R3	20/4/2009	1 TO 3 (S105)	2009						
ROAD R4	20/4/2009	1 TO 3 (S105)	2009						
ROAD R5	20/4/2009	1 TO 3 (S105)	2009						

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
 A - Appurtenant Easement R - Encumbering Easement (Road)

Easements marked (—) are existing easements.

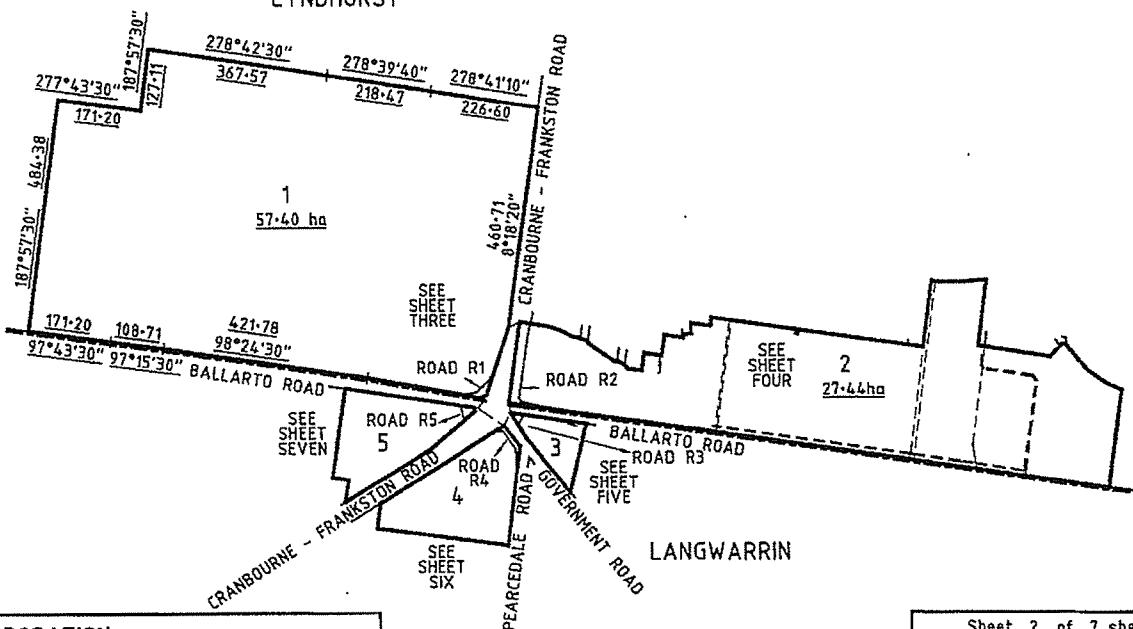
Easements marked (+) are created upon registration of this plan.

Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.

Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.

Symbol	Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
*	R1, R2, R3, R4, & R5	PUBLIC HIGHWAY	SEE DIAG.	GOVERNMENT GAZETTE S288 22/7/2010 PAGES 1, 4&5	THE PUBLIC
—	E-1	DRAINAGE & SEWERAGE	SEE DIAG.	PS 537536M	LOTS ON PS537536M
—	E-1	DRAINAGE	SEE DIAG.	PS 537536M	CASEY CITY COUNCIL
—	E-1	SEWERAGE	SEE DIAG.	PS 537536M	SOUTH EAST WATER LIMITED
—	E-2 & E-4	WATER SUPPLY	SEE DIAG.	PS 537536M	SOUTH EAST WATER LIMITED
—	E-3, E-4, E-6 & E-8	WATER SUPPLY	SEE DIAG.	PS 544571U	SOUTH EAST WATER LIMITED
—	E-5, E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INST E131912	STATE ELECTRICITY COMMISSION OF VICTORIA
—	E-7, E-8 & E-9	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INST E103632	STATE ELECTRICITY COMMISSION OF VICTORIA
—	E-9, E-10	WATER SUPPLY	SEE DIAG.	PS 504004J	SOUTH EAST WATER LIMITED
—	E-11	POWERLINE	SEE DIAG.	PS309880U-103B SEC ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
—	E-12	DRAINAGE	SEE DIAG.	LP13569	LOTS ON LP13569

LYNDHURST



ROADS CORPORATION

Property Services- Survey and Declaration
60 Denmark Street, Kew, 3101.

Drawing file : L1&S/subdivplans/26214-l1s--ps-01.dgn

ORIGINAL SCALE	SHEET SIZE	SCALE
1 : 10000	A3	100 0 100 200 300 400 LENGTHS ARE IN METRES

LICENSED SURVEYOR KENNETH DOUGLAS ADAMS
(PRINT)SIGNATURE *K.D. Adams*

Job Book Number 26214

REF. SP21590 PS1

DATE 25/11/10

VERSION 1

Sheet 2 of 7 sheets

on 25/11/2010

DATE 15/12/2010

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

26214-l1s--ps-01.dgn

PLAN OF SUBDIVISION

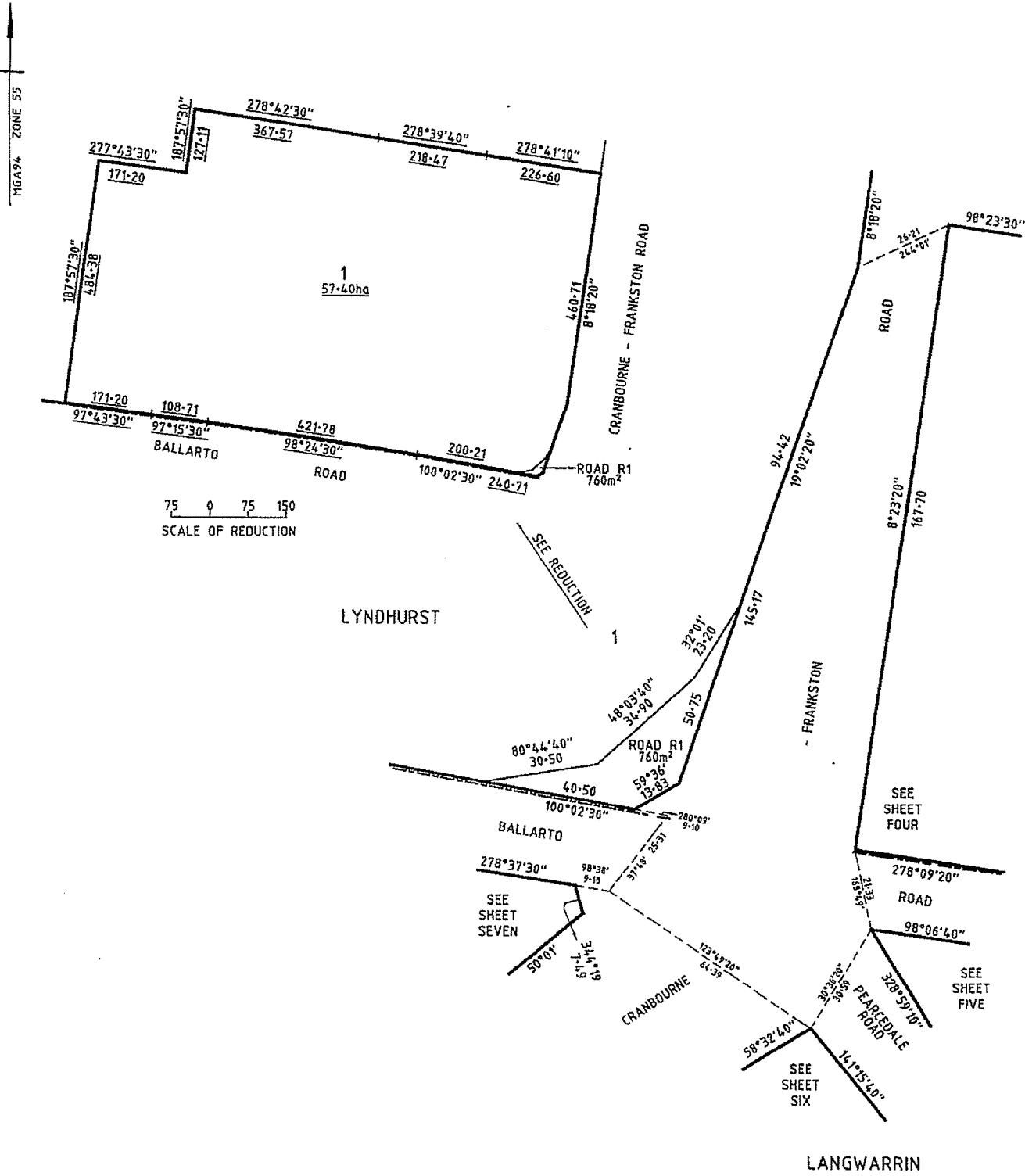
Under Section 35 of the Subdivision Act 1988

STAGE NO. LRS use only

EDITION

Plan Number

PS613876N



ROADS CORPORATION
Property Services- Survey and Declaration
60 Denmark Street, Kew, 3101.

Drawing file : L&S/subctplans/26214-lis--ps-01.dgn

ORIGINAL SCALE	SHEET SIZE	SCALE
1 : 1000	A3	10 0 10 20 30 40 LENGTHS ARE IN METRES

LICENSED SURVEYOR **KENNETH DOUGLAS ADAMS**
(PRINT)

SIGNATURE
Job Book Number 26214
REF. SP21590 PS1

VERSION

DATE 25/11/10

Sheet 3 of 7 Sheets

on behalf of

DATE 15/12/2010

COUNCIL DELEGATE SIGNATURE

Original sheet size A3
26214-lis--ps-01.dgn

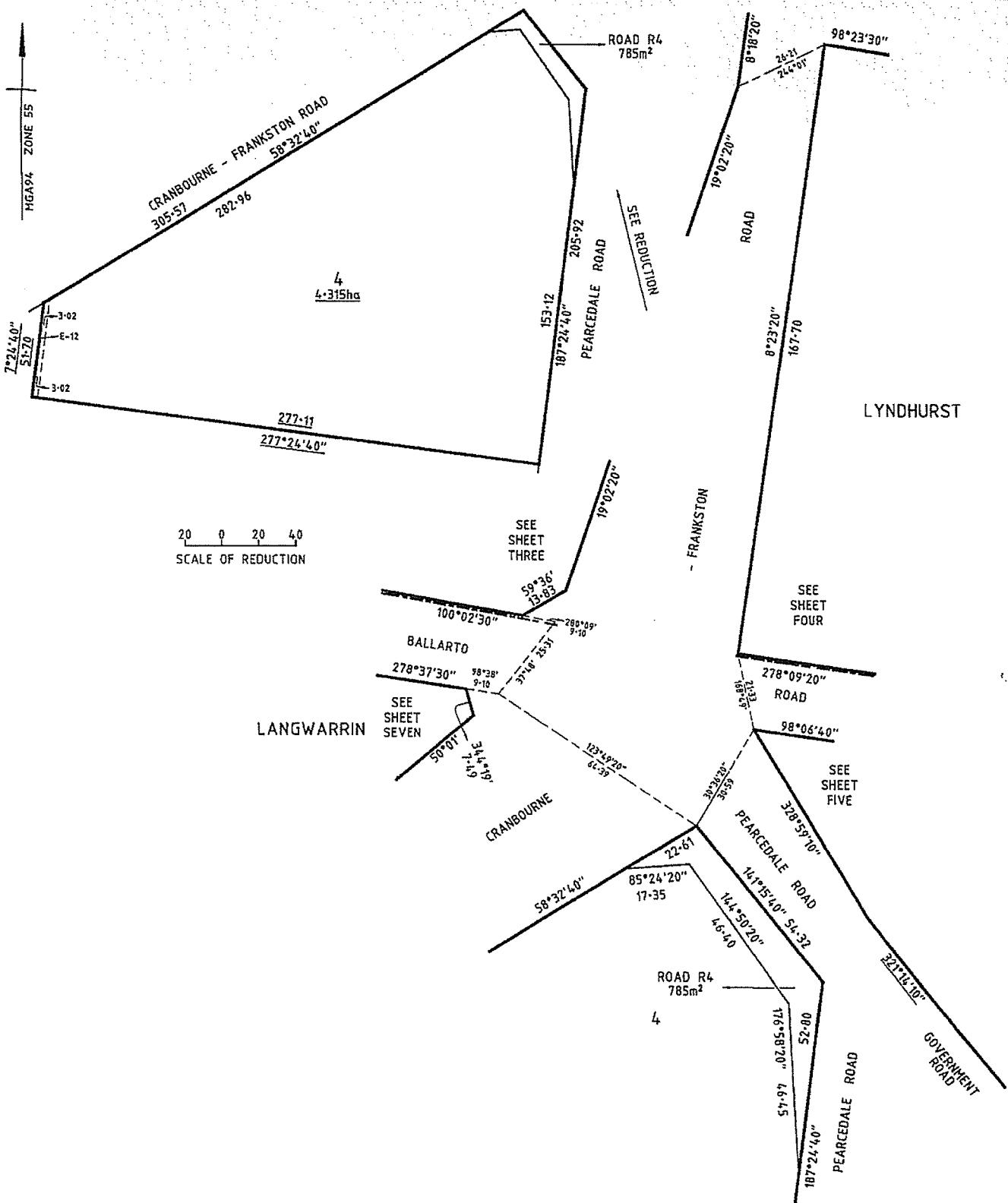
PLAN OF SUBDIVISION

Under Section 35 of the Subdivision Act 1988

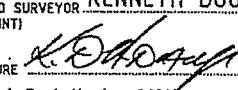
STAGE NO. LRS use only

Plan Number

PS613876N



ROADS CORPORATION	
Property Services- Survey and Declaration	
60 Denmark Street, Kew, 3101.	
Drawing file : LI&S/subactplans/26214-(ls--ps-01.dgn)	
ORIGINAL SCALE	SCALE
1 : 1000	10 0 10 20 30 40
1 : 1000	LENGTHS ARE IN METRES
A3	

LICENCED SURVEYOR KENNETH DOUGLAS ADAMS (PRINT)		Sheet 6 of 7 Sheets
SIGNATURE 		On behalf of the Corporation
Job Book Number 26214		DATE 15/12/2010
REF. SP21590 PS1		COUNCIL DELEGATE SIGNATURE
VERSION 1		Original sheet size A3

PLAN OF SUBDIVISION

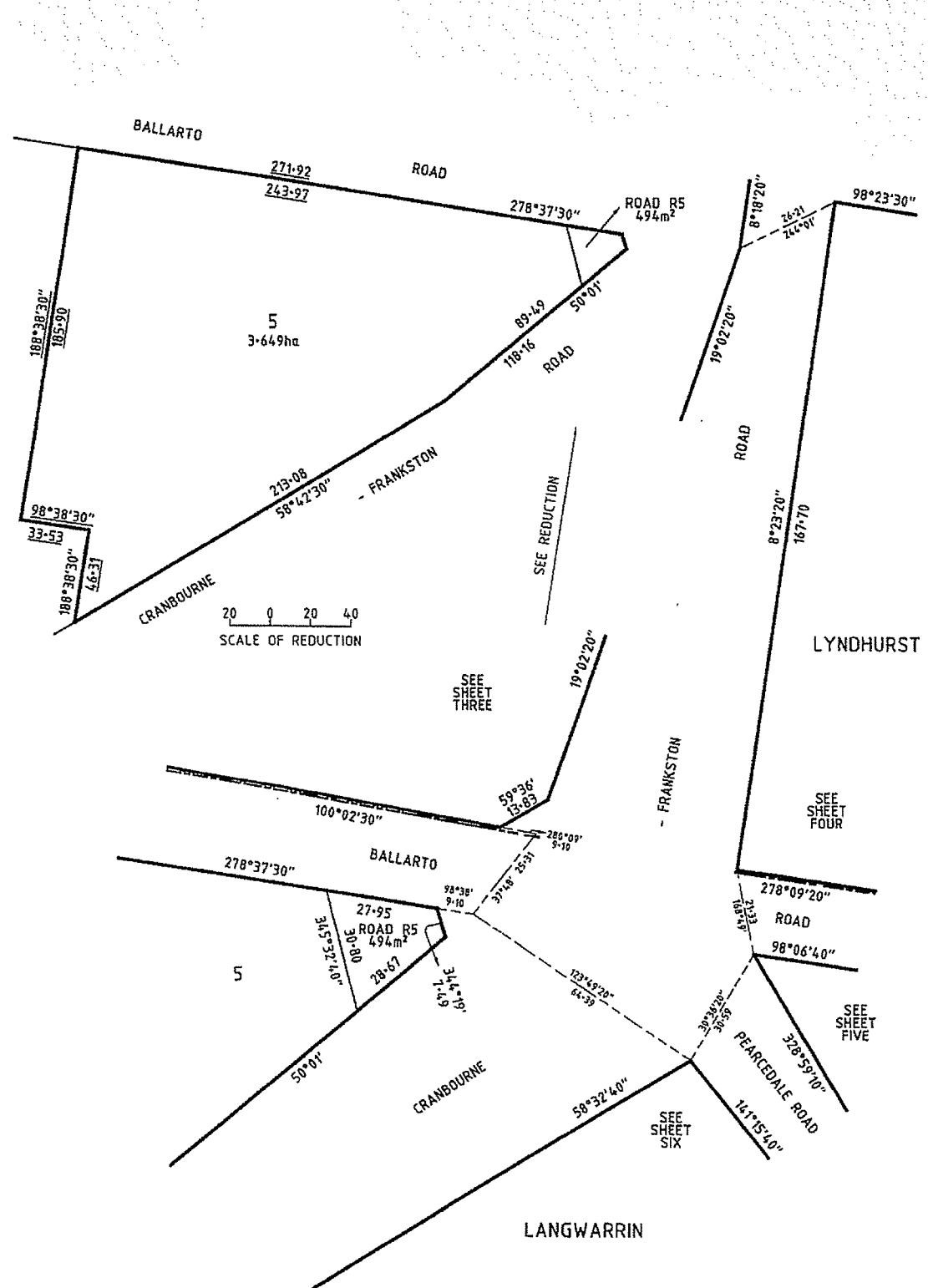
Under Section 35 of the Subdivision Act 1988

STAGE NO. LRS use only

EDITION

Plan Number

PS613876N



ROADS CORPORATION

Property Services- Survey and Declaration
60 Denmark Street, Kew. 3101.

Drawing file : LI&S/subactplans/26214-lls--ps-01.dgn

ORIGINAL
SCALE 1 : 1000 SHEET SIZE A3 LENGTHS ARE IN METRES

LICENSED SURVEYOR..... KENNETH DOUGLAS ADAMS
(PRINT)

2020-07-07

SIGNATURE _____
Job Book Number 26214
REF. SP21590 PS1

VERSIÓN

Sheet 7 of 7 Sheets

On a cold day, etc.

DATE 15/12/2018

COUNCIL DELEGATE SIGNATURE

at size A3



**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

Produced 04/02/2015 11:58 AM

Volume 11016 Folio 773

Folio Creation: Created as a computer folio

Parent title Volume 09465 Folio 099

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 08/02/2011 06:49 PM

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
------------------------------	---------------------------	---------	--------	--------------------------

RECORD OF VOTS DEALINGS

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

12/07/2007	12/07/2007	AF200971H	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED

AC842834M

12/07/2007	12/07/2007	AF200972F	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED

AF116363B

12/07/2007	12/07/2007	AF200973D	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

GREGORY JOHN AUDSLEY

JEANETTE IRENE AUDSLEY



Account: 13500 Order: 18466964

Title 11016/773

Page 1 of 3



**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

TO:
TILT-AWAY PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor
TILT-AWAY PTY LTD of 535 BALLARTO ROAD SKYE VIC 3977
AF200973D 12/07/2007

26/03/2009 01/04/2009 AG424058E Y

APPLICATION RE NOTICE OF INTENTION TO ACQUIRE LAND

NOTICE as to part Section 10(1) Land Acquisition and Compensation Act 1986
ROADS CORPORATION
ADDRESS FOR SERVICE OF NOTICES
ROADS CORPORATION of 60 DENMARK STREET KEW VIC 3101
AG424058E 26/03/2009

31/01/2011 08/02/2011 PS613876N Y

PLAN OF SUBDIVISION SECTION 35 SUBDIVISION ACT

AND REMOVAL OF NOTICE AG424058E
Partially Cancelled by PS613876N
Remaining Land: Lot 5 on Plan of Subdivision 613876N

06/09/2011 13/09/2011 AJ176423L Y

Cancelled by AJ176423L

STATEMENT END
VOTS Snapshot

Volume 11016 Folio 773
124022334864B
Produced 27/06/2007 12:02 pm



The Place To Be

Account: 13500 Order: 18466964

Title 11016/773

Page 2 of 3



**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

LAND DESCRIPTION

Lot 1 on Title Plan 211156D (formerly known as part of Lot 2 on Plan of Subdivision 086054).

PARENT TITLE Volume 09465 Folio 099

Created by instrument AF161087T 27/06/2007

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GREGORY JOHN AUDSLEY

JEANETTE IRENE AUDSLEY both of 95 NOAKI ST PEARCEDALE 3912
V271160A 19/02/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC842834M 06/05/2004

PEPPER FINANCE CORPORATION LIMITED

MORTGAGE AF116363B 06/06/2007

GEOFFREY ARTHUR COHEN

KRASS KASTLE PTY LTD

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP211156D FOR FURTHER DETAILS AND BOUNDARIES



Victoria The Place To Be

Account: 13500 Order: 18466964

Title 11016/773

Page 3 of 3



Department of
Transport, Planning and
Local Infrastructure

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

Produced 04/02/2015 11:58 AM

Volume 09465 Folio 099

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07152 Folio 288

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 03/09/2002 05:01 AM

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
------------------------------	---------------------------	---------	--------	--------------------------

RECORD OF VOTS DEALINGS

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

25/06/2003	25/06/2003	AC154223E	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AC154223E 25/06/2003

Caveator

CIRCUIT FINANCE PTY LTD

Capacity CHARGEES

Date of Claim 20/06/2002

Lodged by

HILL PERKINS & CO

Notices to

HILL PERKINS & CO of 14 RYRIE STREET GEELONG VIC 3220

18/12/2003	18/12/2003	AC555092G	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AC555092G 18/12/2003

Caveator



The Place To Be

Account: 13500 Order: 18466967

Title 9465/099

Page 1 of 4



Department of
Transport, Planning and
Local Infrastructure

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

TYRE MARKETERS (AUSTRALIA) LTD.

Capacity CHARGEE

Date of Claim 27/08/2003

Lodged by

D. E. JONES & ASSOCIATES - LAWYERS

Notices to

KCI LAWYERS of LEVEL 3 405 LITTLE BOURKE STREET MELBOURNE VIC 3000

06/05/2004 06/05/2004 AC842831T Y

WITHDRAWAL OF CAVEAT

CAVEAT AC154223E REMOVED

06/05/2004 06/05/2004 AC842832R Y

WITHDRAWAL OF CAVEAT

CAVEAT AC555092G REMOVED

06/05/2004 06/05/2004 AC842833P Y

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED

V271161W

06/05/2004 06/05/2004 AC842834M Y

MORTGAGE & CHANGE OF REGISTERED PROPRIETOR NAME

MORTGAGE AC842834M 06/05/2004

PEPPER FINANCE CORPORATION LIMITED

PROPRIETORSHIP

Estate Fee Simple

Joint Proprietors

GREGORY JOHN AUDSLEY

JEANETTE IRENE AUDSLEY both of 95 NOAKI ST PEARCEDALE 3912

V271160A 19/02/1998

08/12/2006 08/12/2006 AE775247H Y

CAVEAT

CAVEAT AE775247H 08/12/2006

Caveator



The Place To Be

Account: 13500 Order: 18466967

Title 9465/099

Page 2 of 4



**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

SOUTH EAST WATER LIMITED

Capacity SEE CAVEAT

Lodged by

COLLINS & STEPHENS

Notices to

COLLINS & STEPHENS of LEVEL 7 256 QUEEN STREET MELBOURNE VIC 3000

06/06/2007 06/06/2007 AF116362D Y

WITHDRAWAL OF CAVEAT

CAVEAT AE775247H REMOVED

06/06/2007 06/06/2007 AF116363B Y

MORTGAGE OF LAND

MORTGAGE AF116363B 06/06/2007

GEOFFREY ARTHUR COHEN

KRASS KASTLE PTY LTD

27/06/2007 27/06/2007 AF161087T Y

Cancelled by AF161087T

STATEMENT END

VOTS Snapshot

Volume 09465 Folio 099
124006387277L
Produced 25/06/2003 10:03 am

LAND DESCRIPTION

Lot 1 on Title Plan 211156D (formerly known as part of Lot 2 on Plan of Subdivision 086054).

PARENT TITLE Volume 07152 Folio 288

Created by instrument J818094 12/02/1982



The Place To Be

Account: 13500 Order: 18466967

Title 9465/099

Page 3 of 4



**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

GREGORY JOHN AUDSLEY

JEANETTE IRENE FELSOVARY both of 95 NOAKI ST PEARCEDALE 3912
V271160A 19/02/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V271161W 19/02/1998

SUNCORP-METWAY LIMITED

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP211156D FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9465/099 - Version 0, Date 30/04/1999



Victoria The Place To Be

Account: 13500 Order: 18466967

Title 9465/099

Page 4 of 4

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

REGISTER BOOK

VOL. 9165 FOL. 099

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

MALCOLM MERVYN PALLANT of 20 LaTrobe Street Rosedale Manager and GEORGE - - - - -
 THOMAS STAYNER of 240 Old Dandenong Road Heatherton Factory Hand are 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 in the Parish of - - - - -
 Langwarrin County of Mornington being part of Lot 2 on Plan of - - - - -
 Subdivision No.86054 which land is shown enclosed by continuous lines on the map
 hereon - - - - -

FOL.

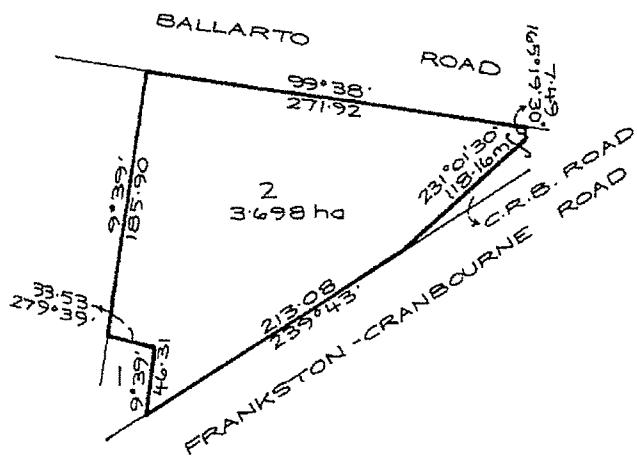
VOL.

DATED the 12th day of February 1982

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



T09465-099-1-3

Derived from Vol.7152 Fol.288

J818094

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

FULLY CONVERTED TITLE

THIS IS A SUPERSEDED FOLIO OF THE REGISTER. BOTH TEXT AND DIAGRAM FOR THIS FOLIO HAVE BEEN FULLY CONVERTED TO A COMPUTER FOLIO.

VOL. 9465 FOL. 099

INSTRUMENT

APPLICATION

JOINT PROPRIETORS

GREGORY JOHN AUDSLEY &
JEANETTE IRENE FELSOVARY
95 NOAKI ST. PEARCEDALE 3912
V271160A 19/2/98



MORTGAGE

SUNCORP-METWAY LTD
V271161W 19/2/98



Entered in the Register Book

Vol 7152 Fol 1430288



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928"

Herbert Clement Savage and Stephan Henry Savage both of Frankston Road

Crantourne Labourers are now the proprietors as tenants in common in equal shares

now they ~~are~~ ^{are} of an Estate in Five acres, subject to the Encumbrances
notified hereunder in All that piece of Land delineated and coloured

red on the map in the margin containing Ten acres or thereabouts being part of

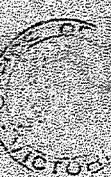
Crown Allotment Twenty-nine Parish of Langwarrin County of Mornington

ORIGINAL CERTIFICATE
Not to be dealt with outside the Titles Office

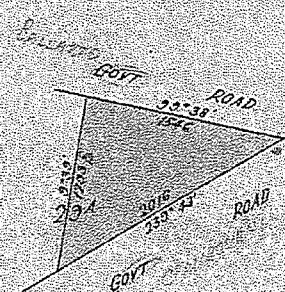
Dated the Fifteenth day of July One

thousand nine hundred and forty-eight.

Assistant Registrar of Titles
ENCUMBRANCES REFERRED TO



80054



h.k.c
The Measurements are in Links



T07152-288-1-9

Vol. 3121 Fol. 624733

Transfer. 2153084

Application.

MORTGAGE TO

Howard Richardson

numbered 914891

Assistant Registrar of Titles

PROPERTY TO ALICE ALICE DENNIS
registered 19th November 1965
No. D543204

JOHN SAVAGE of Cranbourne Farmer is now the
proprietor
Registered 24th October 1969.
No. D543204



COUNTRY ROADS BOARD is now the proprietor in Part
registered 10th December 1969.
No. D553440

P.K. Hall
Assistant Registrar of Titles

TRANSFER AS TO PART No. D585440

registered 15th December 1969

CANCELLED AS TO PART

See Vol. 8810 Fol. 085

AREA 7/6



TRANSFER AS TO PART No. D62903.

registered 17th March 1970

CANCELLED AS TO PART

See Vol. 8821 Fol. 256

LOT ONE



MORTGAGE TO ROBERT FERGUSON PITCHIE

registered 5th May 1970

No. D653911



COUNTRY ROADS BOARD

has pursuant to section 57 of Transfer of Land Act
served a notice relating to the compulsory acquisition
of the land comprised herein.

Plan 1970
Exhibit 111
M.C. 10548

(Plan with letter)

TRANSFER AS TO PART No. H73852

registered 15th May 1978

CANCELLED AS TO PART

See Vol. 9286 Fol. 539



TRANSFER AS TO BALANCE No. J818094

registered 11th February 1978.

CANCELLED See Vol. 9165 Fol. 099

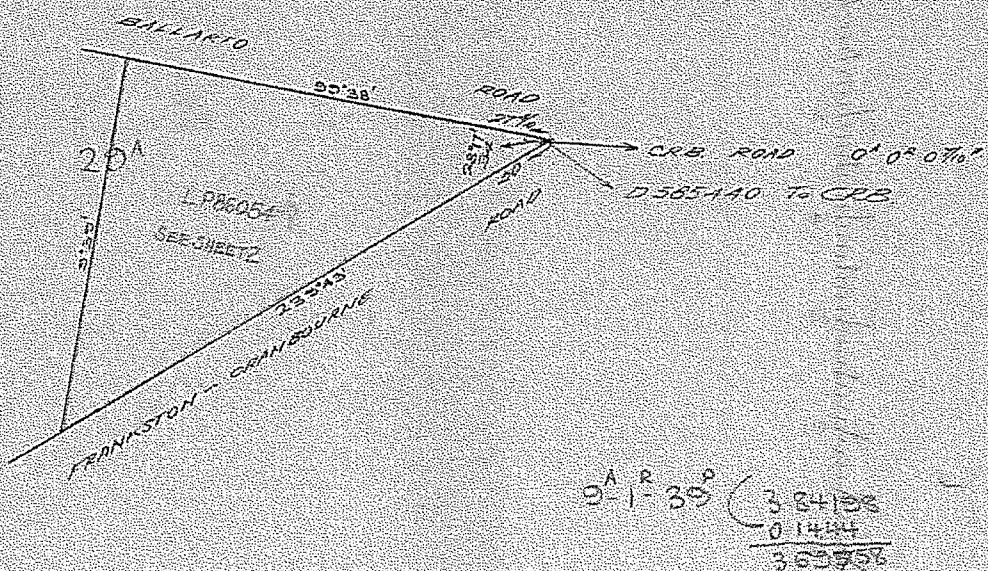
CANCELLED

5 CHAINS

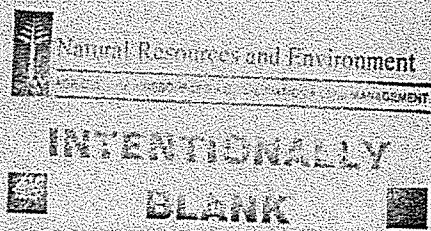
7152 288



T07152-288-2-7



SHEET 1

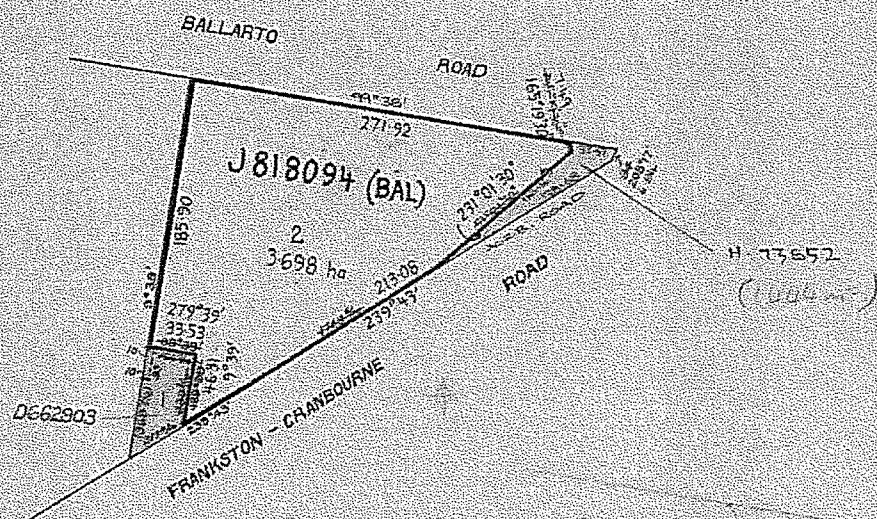


5 Chains

7152 288

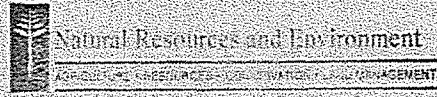
IN BLUE

T07152-288-3-5



L P86054

SHEET 2



**INTENTIONALLY
BLANK**



VICTORIA

Certificate of Title,

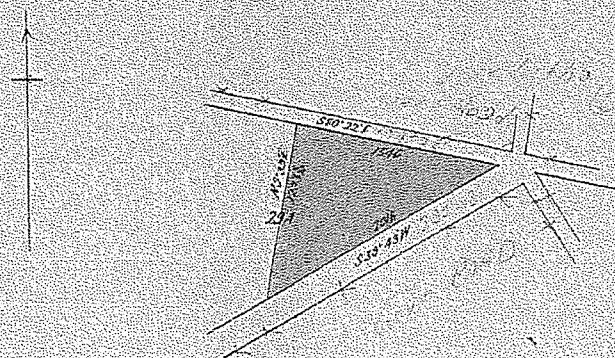
UNDER THE "TRANSFER OF LAND ACT 1890."

Mr James Savage of Langwarrin Farmer is
now the proprietor of ~~an~~ Estate in Geelong, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and colored
in on the Map in the margin, containing Ten acres or
thereabouts being part of Gow's allotment
Twenty-nine A parish of Langwarrin county
of Mornington

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

Filed the Eighth day of March One thousand nine
hundred and six / / /

Assistant Registrar of Titles
ENCUMBRANCES REFERRED TO



T03121-133-1-3

The measurements are in inches.

Vol. 1176 Fol. 295563 Transfer 9/10/48 Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties to it.	Number or Symbol thereon
Rec. Ink. No. 3622/60 In the presence of James Savage on 30th June 1937 has been witnessed by Herbert Clement Savage and Stephen Henry Savage both of Frankleton Road Brambrough Labourers 22-12-37 Signed JAN 24th November 1937 Assistant Registrar of Titles	died Place - his home and Assessor		Assistant Registrar of Titles
TRANSFER TO Herbert Clement Savage and Stephen Henry Savage on 15th July 1948 Cancelled VOL 7152	Numbered 2153084 Assessor		Assistant Registrar of Titles
	RECEIVED DUP. WITH Assessor		Assistant Registrar of Titles
			Assistant Registrar of Titles
			Assistant Registrar of Titles
			Assistant Registrar of Titles



© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08820 FOLIO 256

Security no : 124053928074G

Produced 04/02/2015 11:57 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 086054.

PARENT TITLE Volume 07152 Folio 288

Created by instrument D662903 17/03/1970

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN JOSEPH O'HARE of 765 CRANBOURNE-FRANKSTON ROAD CRANBOURNE VIC 3977
AF696176K 04/03/2008

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 LP086054 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)



Department of
Transport, Planning and
Local Infrastructure

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Street Address: 765 CRANBOURNE-FRANKSTON ROAD CRANBOURNE SOUTH VIC 3977

DOCUMENT END



Account: 13500 Order: 18466936

Title 8820/256

Page 2 of 2

The Place To Be



Department of
Transport, Planning and
Local Infrastructure

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

Produced 04/02/2015 11:57 AM

Volume 08820 Folio 256

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07152 Folio 288

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
------------------------------	---------------------------	---------	--------	--------------------------

RECORD OF VOTS DEALINGS

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

20/06/2003	20/06/2003	AC145547C	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DAVID THOMAS JOHNSON

TO:

GARY WILLIAM PATTERSON

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

GARY WILLIAM PATTERSON of 11 HYSLOP PARADE MALVERN EAST VIC 3145
AC145547C 20/06/2003

20/06/2003	20/06/2003	AC145548A	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AC145548A 20/06/2003

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED



Account: 13500 Order: 18466941

Title 8820/256

Page 1 of 3



Department of
Transport, Planning and
Local Infrastructure

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

04/03/2008 04/03/2008 AF696175M Y

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED
AC145548A

04/03/2008 04/03/2008 AF696176K Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
GARY WILLIAM PATTERSON
TO:
JOHN JOSEPH O'HARE

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor

JOHN JOSEPH O'HARE of 765 CRANBOURNE-FRANKSTON ROAD CRANBOURNE VIC
3977
AF696176K 04/03/2008

STATEMENT END

VOTS Snapshot

Volume 08820 Folio 256
124006342444S
Produced 20/06/2003 02:54 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 086054.
PARENT TITLE Volume 07152 Folio 288
Created by instrument D662903 17/03/1970

REGISTERED PROPRIETOR

Estate Fee Simple



The Place To Be

Account: 13500 Order: 18466941

Title 8820/256

Page 2 of 3



**Department of
Transport, Planning and
Local Infrastructure**

© State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

HISTORICAL SEARCH STATEMENT

Sole Proprietor

DAVID THOMAS JOHNSON of 149 PEARCEDALE RD CRANBOURNE SOUTH
N074143A 07/10/1987

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 LP086054 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8820/256 - Version 0, Date 12/02/2000



Victoria The Place To Be

Account: 13500 Order: 18466941

Title 8820/256

Page 3 of 3

ORIGINAL

**NOT TO BE TAKEN FROM THE OFFICE
OF TITLES**



REGISTER BOOK

VOL. 5820 FOL. 254

FULLY CONNECTED TITLE

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 6820 FOL. 256

DATED the 17th day of March 1970

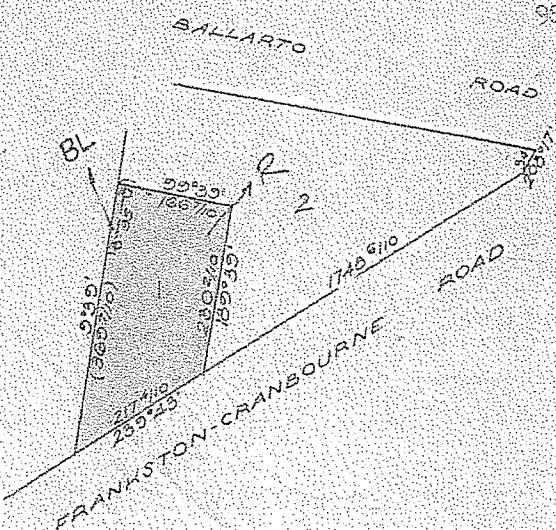
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land coloured blue - - -

THE BOUNDARIES (if any) existing --
over the same by virtue of Section
92 of the Transfer of Land Act ---



MEASUREMENTS ARE IN INCHES

Derived from Vol. 7152 fol. 263
1662903

FULLY CONVERTED TITLE

THIS IS A SUPERSEDED FOLIO OF THE REGISTER. Both text and diagram for this FOLIO have been fully converted to a computer FOLIO.

APPLICATION

INSTRUMENT

FOL.

VOL.

STEPHEN HENRY SAVAGE DIED ON 22/4/87 PROBATE
OF HIS WILL HAS BEEN GRANTED TO ELLEN PATRICIA
GRIGG OF HALLAM RD. HAMPTON PARK
REGISTERED 13/7/87

M934671D



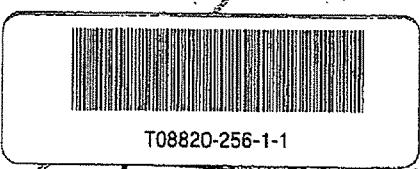
PROPRIETOR

DAVID THOMAS JOHNSON OF 149 PEARCEDALE
RD. CRANBOURNE SOUTH
REGISTERED 7/10/87
N74143A



T08820-256-1-1

V.8820 F.256



LP86054
EDITION 1
APPROVED 25/2/76

EDITION 1
APPROVED 25/2/70

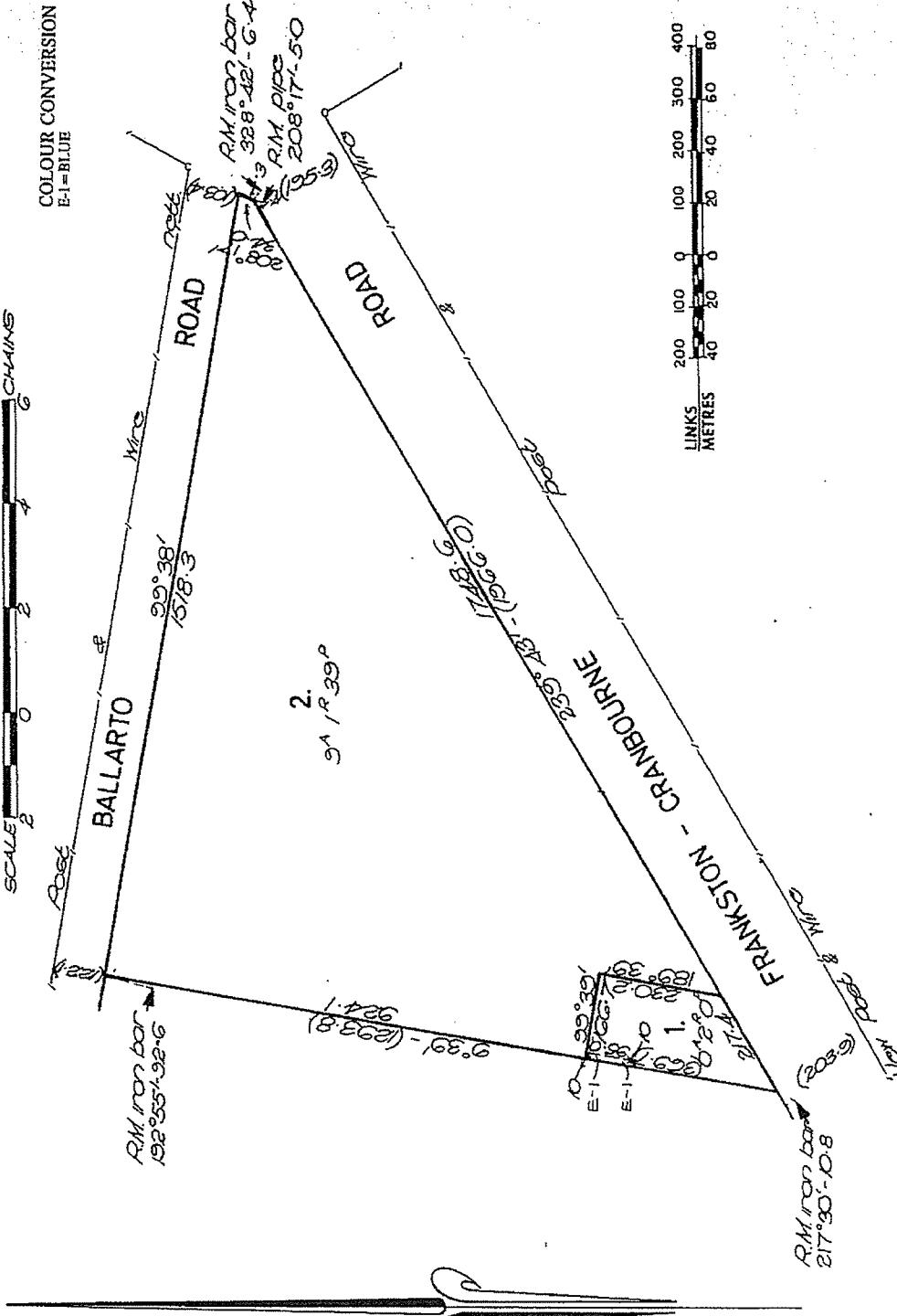
APPROVED 25/2 170

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 29A

PARISH OF LANGWARRIN
COUNTY OF MORNINGTON

SCALE 1:2 CHAINS 6

COLOUR CONVERSION
E-1-BII/F



Note: The last colored line is abandoned for domestic purposes

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

CERTIFICATE OF TITLE V.7/52. F.288

LODGED BY T. P. RHODEN

DATE 8.8.1969

DECLARED BY T. DAWSON 14.5.1968

CONSENT OF COUNCIL SHIRE OF CRANBOURNE

12.7.1968

LP 86054

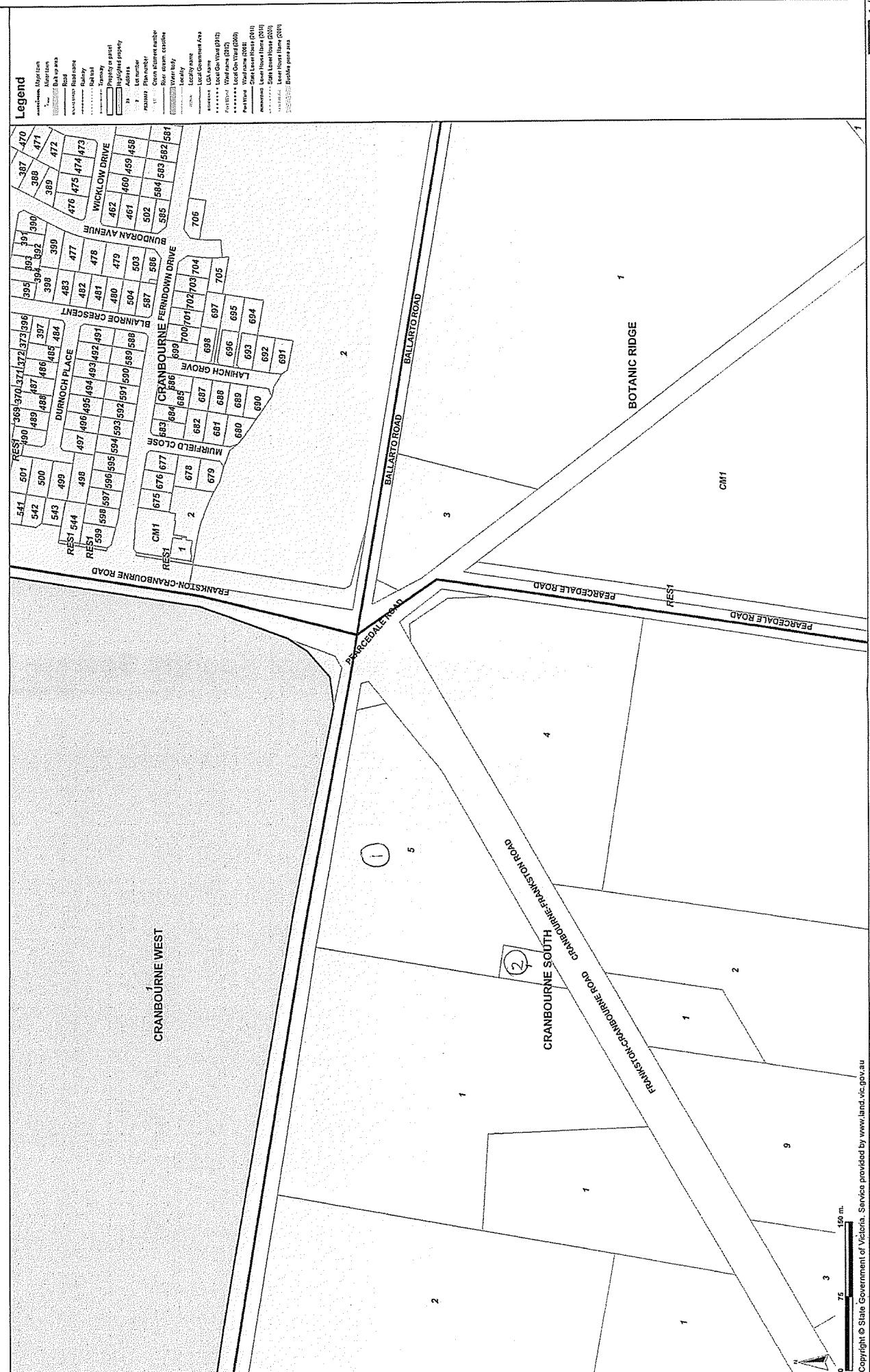
BACK OF SHEET !

PLAN APPROVED DATE 25.2.1970 TIME 10.33

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE.

State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore **disclaims all liability for error, loss or damage which may arise from reliance upon it**. All persons accessing this information should make appropriate enquiries to assess the currency of data.

Map Scale 1:3,442
February 5, 2015 9:27:16 AM



Appendix B – Local Historical Society Search

From: [Heather Arnold](#)
To: [Phillipa Cances](#)
Subject: Cranbourne West land
Date: Wednesday, 10 October 2012 3:07:18 PM
Attachments: [Amstel Golf Club.jpg](#)
[Dandy Hastings rd intersect with Cran Frankston.jpg](#)

Dear Phillipa,

1000 Dandenong Hastings Road is just south of Ballarto Road (but on the other side of the road) according to the Melway. I don't have any specific land use for this land - however in the book 100 years in Skye by Dot Morrison there is a list of early families in the area and what they did. Skye was also called Lyndhurst South and seems to cover some of the same general area you want. So, I can give you an idea of what people in the area used the land for up to the 1950s or so. The Hall brothers had a 'triangle of land on the corner of Cranbourne Road and Billington Avenue' and operated a dairy farm and had cattle (Billington Ave is now Dandy Hastings Road) There was a clay patch on the south east corner of Cranbourne Road and Western Port highway, south of 1000 D-H Road, must be around Carrboyd Rd as that was the family who had the clay pit and a Kalsomine factory. The book list numerous poultry farms in the area especially around Harold Road, which is east of your area. The McNab family had a dairy farm around Hall Road, bit north of your area. A piggery operated on the corner of D-H Road and Ballarto Road. I have attached a 1981 aerial of the intersection of D-H road and Cranbourne Frankston Road. Ballarto Road is in the centre and towards the left of the picture, so I believe this covers the area where 1000 D-H road is. The row of 4 parallel buildings just above the V in the bottom right, are most likely chook sheds. It looks like a bit of a sand quarry to the right of them at the edge of the picture, there also appears to be another sand quarry in the left of the picture. As you may know Cranbourne had a lot of sand quarries in the early day, including some of the general area where the Botanic Gardens are. The little square boxes in the square paddocks south of where Ballarto Road would be if it extended across D-H road are most likely horse stalls in horse paddocks.

1050 Cranbourne - Frankston Road, Cranbourne South - near the Amstel Golf course according to google maps - Amstel Golf course was owned by the Close family, and operated as a dairy farm. I have attached a 1980 aerial of Amstel Golf Club, that would give you some idea of the land use then, essentially just looks like grazing land.

In summary - it appears that the general land use for both address would have been general farming, such as poultry, dairy or grazing. The only interesting thing I have come across is the Kalsomine factory, which is a bit out of the area in question.

Best wishes,
Heather

Heather Arnold
Local History Librarian
Narre Warren Library
Casey-Cardinia Library Corporation

Email: heather.arnold@cclc.vic.gov.au
Ph: 03 9704 7696
Fax: 03 9796 6754
Post: Locked Bag 2400 Cranbourne 3977
Web: www.cclc.vic.gov.au

This email and any files or documents transmitted with it are confidential and are intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or person responsible for delivering the e-mail to the intended recipient please be advised you have received this e-mail in error and that any use, dissemination, forwarding or copying of this e-mail and any attachments is prohibited. If you have received this e-mail in error, please immediately notify us by telephone at 03 5990-0100 or reply by e-mail to the sender. You are requested to destroy the original transmission and its contents.

-----Original Message-----

From: heather.arnold@cclc.vic.gov.au [<mailto:heather.arnold@cclc.vic.gov.au>]
Sent: Friday, 5 October 2012 10:48 AM
To: heather.arnold@cclc.vic.gov.au
Subject: Local History Enquiry

Submitted on Friday, 5 October 2012 - 10:47am Submitted by anonymous user: [203.174.166.68] Submitted values are:

Date: 5/10/2012

Name: Phillipa Cances

Email address: Phillipa_Cances@coffey.com Postal address: 126 Trenergy Crescent Abbotsford 3067 Phone number: 03 94731400 When do you need the information by? 10/10/12 What amount of information is required? Detailed What is the intended use? Other Describe in detail your information request: Coffey Environments is conducting an environmental investigation on behalf of Watsons Pty Ltd. Could you please conduct a Historical Site Search on the following properties:

1000 Dandenong - Hastings Road, Cranbourne South
1050 Cranbourne - Frankston Road, Cranbourne South

These properties are made up several parcels. Any information regarding previous site uses (i.e. industrial/manufacturing, grazing, poultry farming, landfills etc) will be useful.

Thanks for your help, Phillipa

If you have found some information already, please tell us where:

The results of this submission may be viewed at:

<http://www.cclc.vic.gov.au/node/162/submission/2888>



42.

33- 42 FRANKSTON 8021-4/80 M/S RUN 8 5200' ASL VIC DLS© 9-12-80

1116
15223
80-204





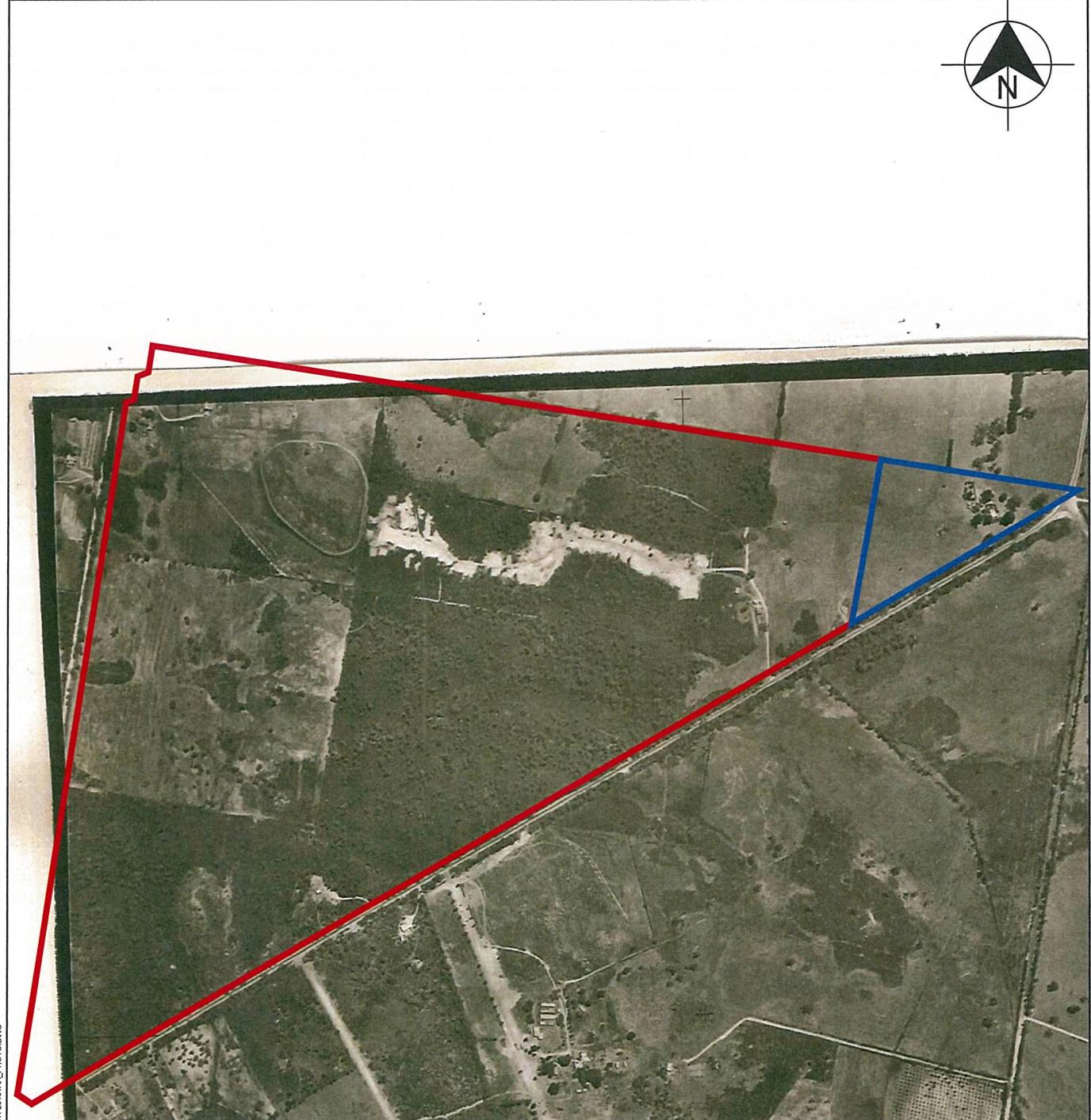
47-178 178
SPANBOURNE 7921-1/80 M/S RUN 9 5100' ASL VIC DLS© 4- 5-81

178
5223
171
204



178

Appendix C – Aerial Photographs



Source: Department of Environment & Primary Industries

PLOT DATE: 13/04/2015 2:51:32 PM DWG FILE: C:\USERS\JAMES.PARSONS\DESKTOP\ENVIRONMENTAL\ENAUABTF20151AA\PHOTO.DWG

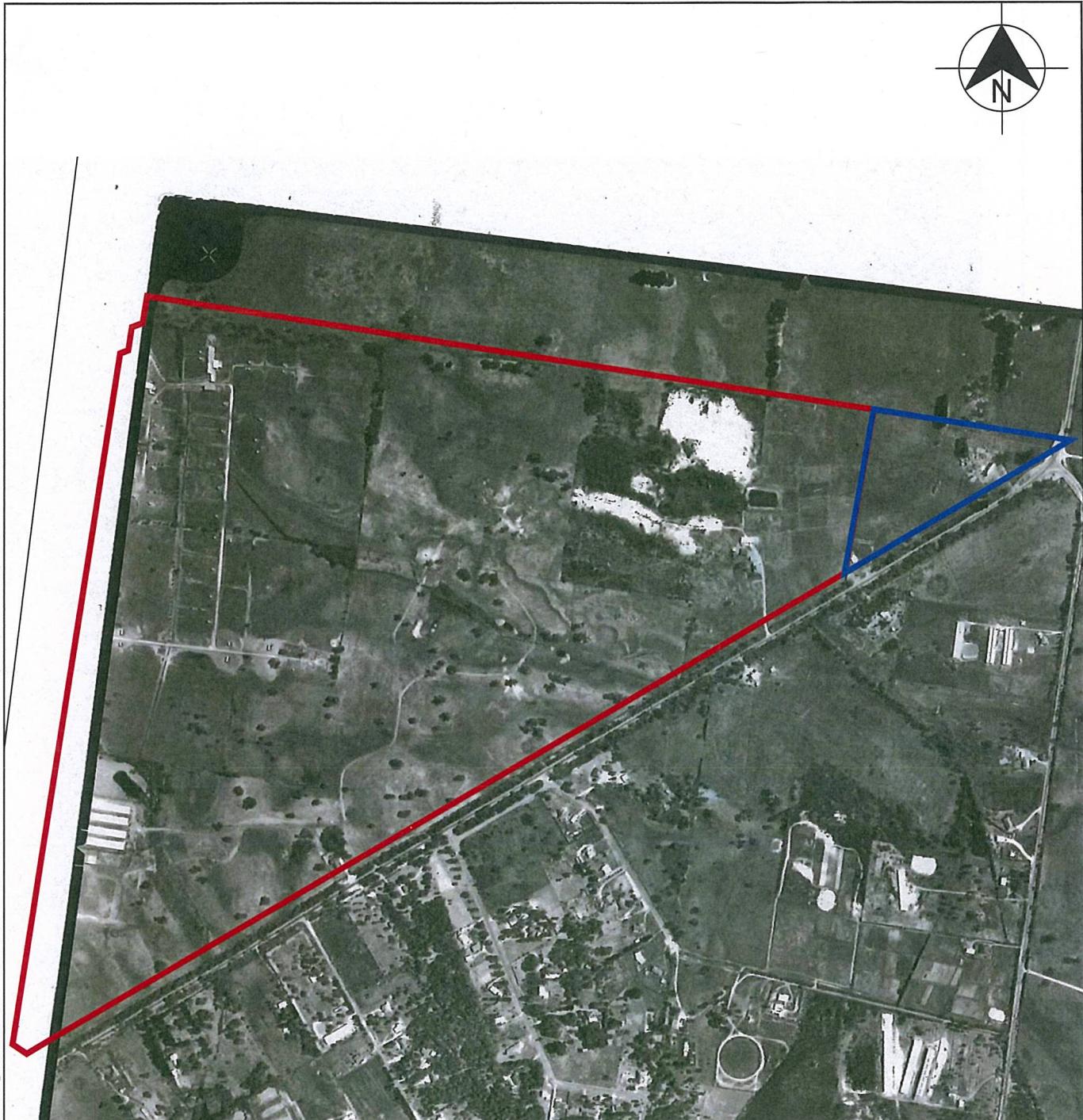
LEGEND

- GEOTECHNICAL DESKTOP INVESTIGATION
- PHASE 1 ESA

drawn	PC / JP	client:	METROPOLITAN PLANNING AUTHORITY		
approved	-	project:	BROMPTON LODGE PSP PHASE 1 ESA AND GEOTECHNICAL DESKTOP INVESTIGATION		
date	09 / 04 / 15	765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH			
scale	1:10000	title:	AERIAL PHOTO - FEBRUARY 1960		
original size	A4	project:	run: 40/1088	photo: 1960	job no: ENAUABTF20151AA APPENDIX

coffey

Coffey Environments Australia Pty Ltd



Source: Department of Environment & Primary Industries

LEGEND

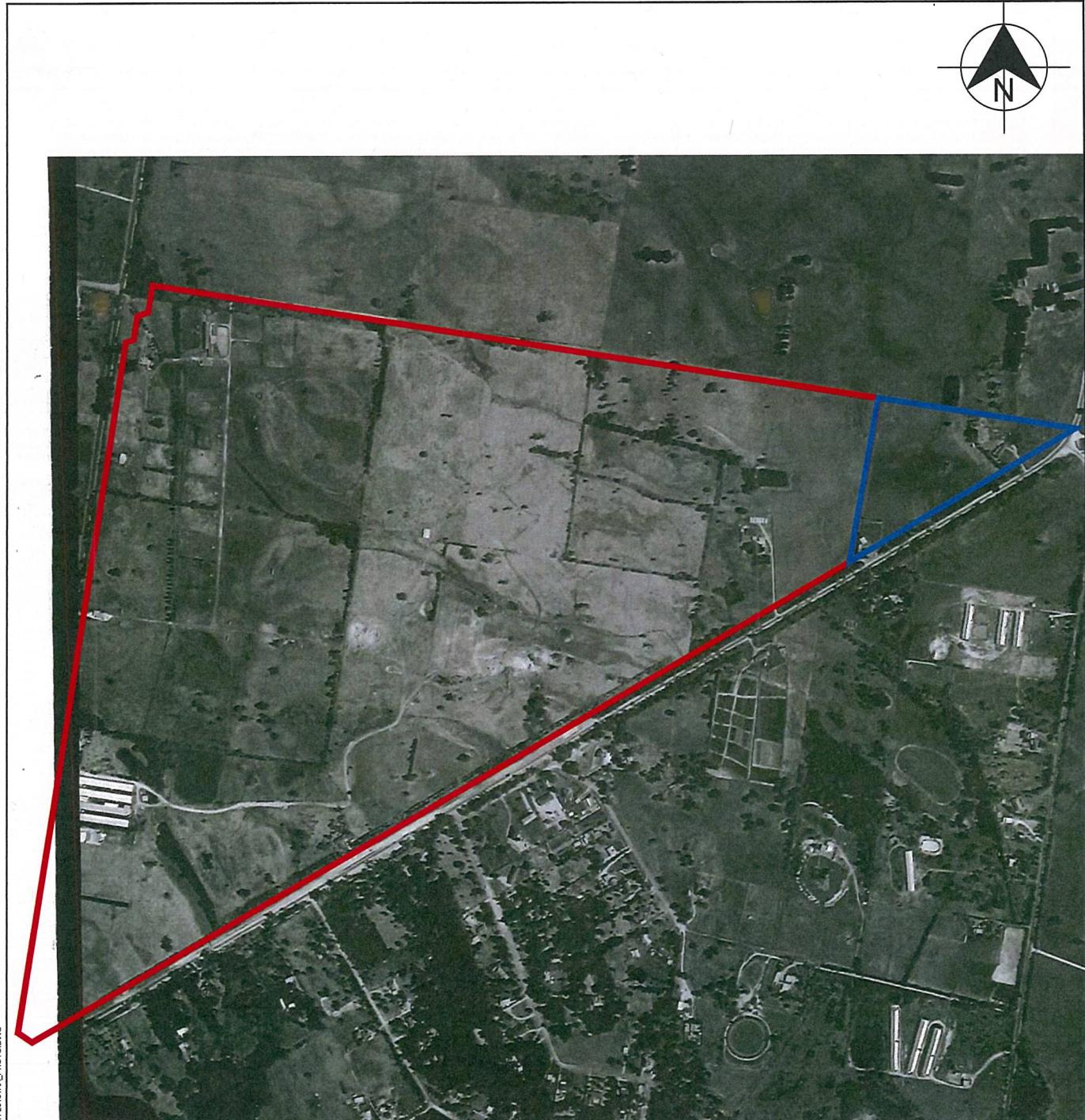
- GEOTECHNICAL DESKTOP INVESTIGATION
- PHASE 1 ESA

PLOT DATE: 13/04/2015 5:56:38 PM DWG FILE: C:\USERS\JAMES.PARSONS\DESKTOP\ENVRO\ENAUABTF2015\JANUARY1971\AA\PHOTO.DWG

coffey

Coffey Environments Australia Pty Ltd

drawn	PC / JP	client:	METROPOLITAN PLANNING AUTHORITY		
approved	-	project:	BROMPTON LODGE PSP PHASE 1 ESA AND GEOTECHNICAL DESKTOP INVESTIGATION		
date	09 / 04 / 15		765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH		
scale	1:10000	title:	AERIAL PHOTO - JANUARY 1971		
original size	A4	project:	run: 4/2464	photo: 1971	job no: ENAUABTF2015AA APPENDIX



Source: Department of Environment & Primary Industries

PLOT DATE: 13/04/2015 2:50:10 PM DWG FILE: C:\USERS\JAMES\PARSONS\DESKEP\ENVIRON\ENAUABTF2015\AA.PHOTO.DWG

LEGEND

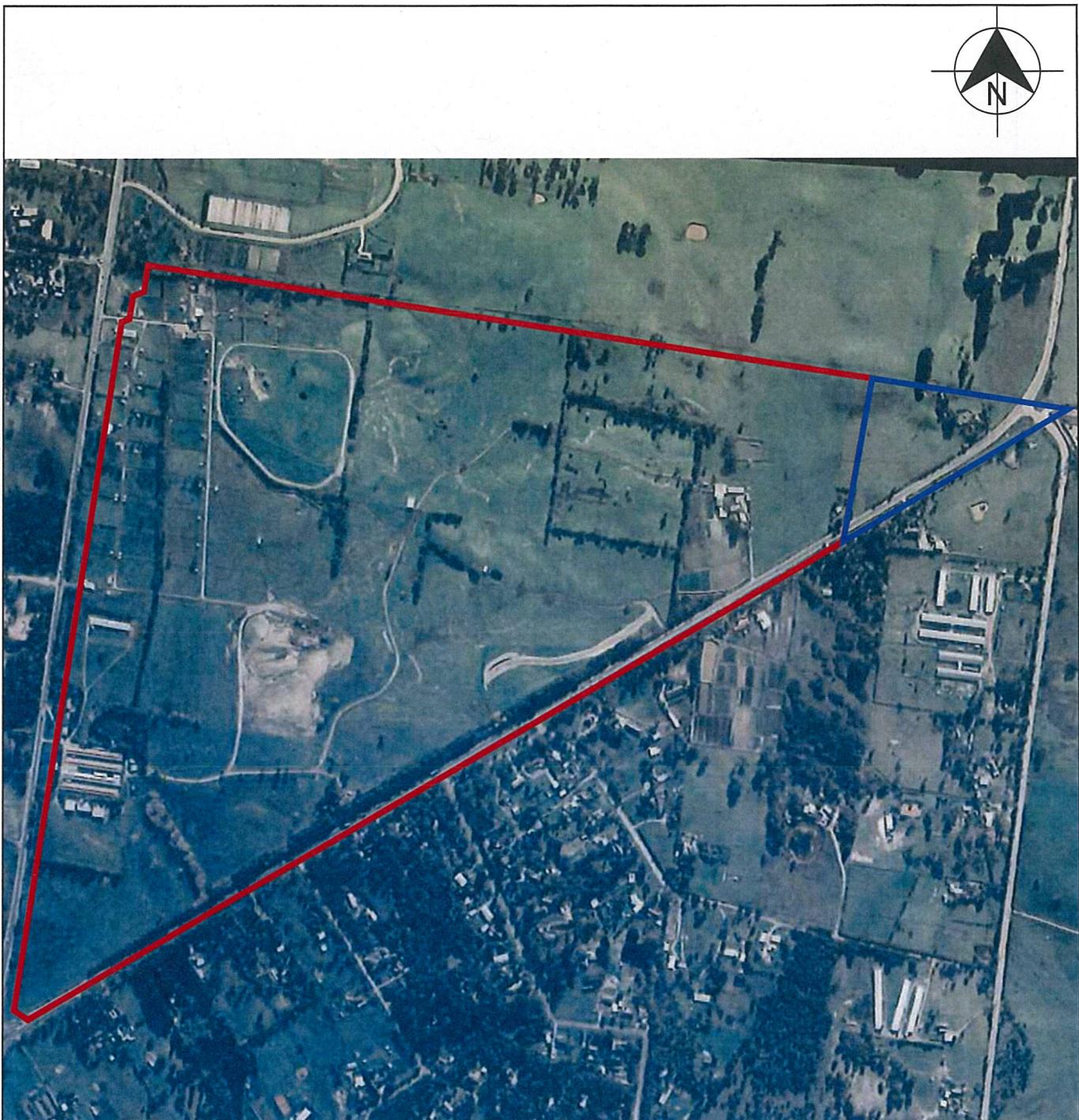
- GEOTECHNICAL DESKTOP INVESTIGATION
- PHASE 1 ESA

drawn	PC / JP
approved	-
date	09 / 04 / 15
scale	1:10000
original size	A4

coffey

Coffey Environments Australia Pty Ltd

client:		METROPOLITAN PLANNING AUTHORITY		
project:		BROMPTON LODGE PSP PHASE 1 ESA AND GEOTECHNICAL DESKTOP INVESTIGATION 765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH		
title:		AERIAL PHOTO - DECEMBER 1977		
project:	run:	9/3217	photo:	1977
original size	job no:	ENAUABTF2015AA		APPENDIX



Source: Department of Environment & Primary Industries

LEGEND

- GEOTECHNICAL DESKTOP INVESTIGATION
- PHASE 1 ESA

drawn	PC / JP	client:	METROPOLITAN PLANNING AUTHORITY		
approved	-	project:	BROMPTON LODGE PSP PHASE 1 ESA AND GEOTECHNICAL DESKTOP INVESTIGATION		
date	09 / 04 / 15	title:	765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH		
scale	1:10000	project:	AERIAL PHOTO - JULY 1991		
original size	A4	run:	32/4409	photo:	1991
		job no:	ENAUABTF20151AA		APPENDIX



Source: GoogleEarthPro, Digital Globe

LEGEND

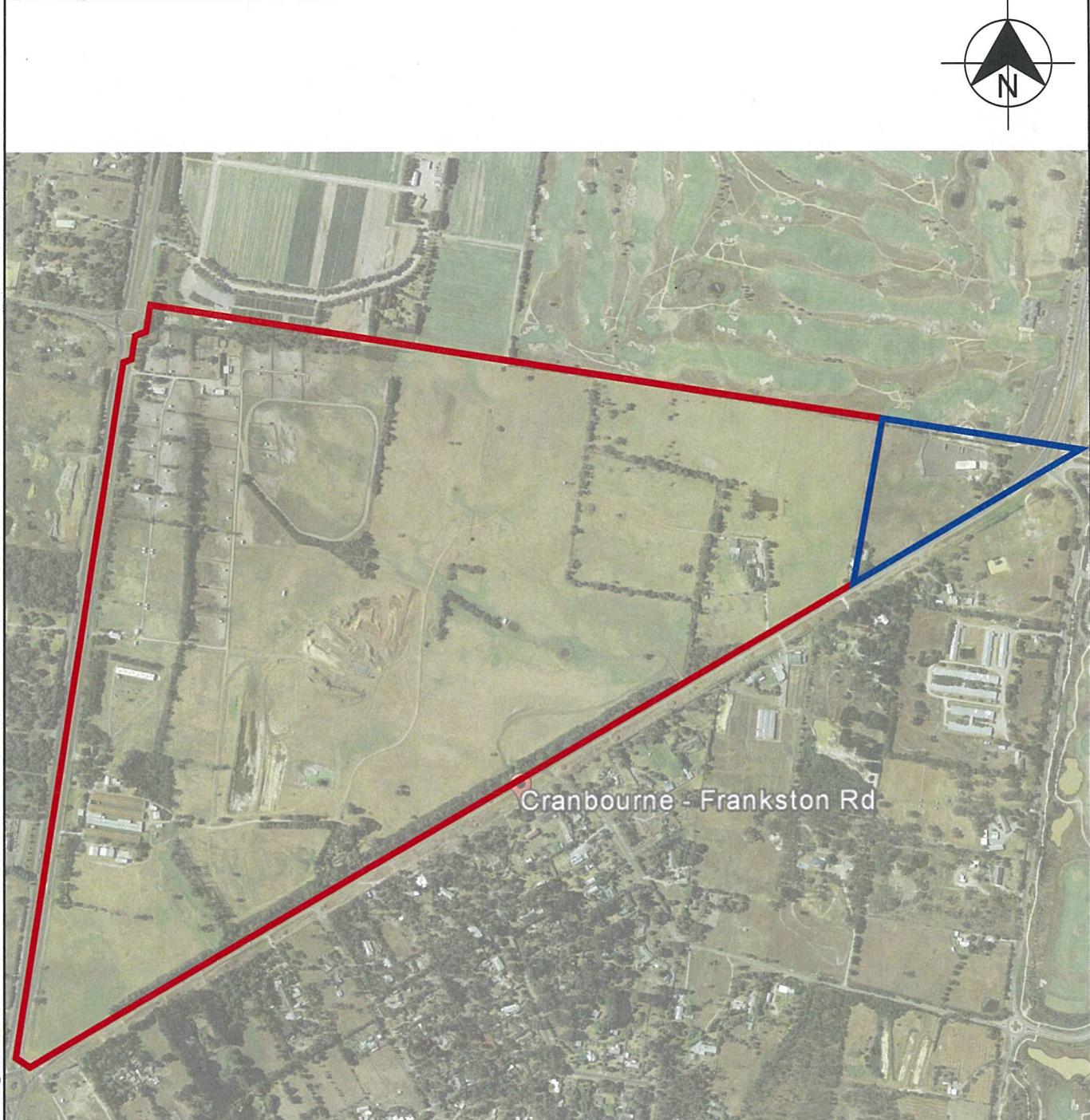
- GEOTECHNICAL DESKTOP INVESTIGATION
- PHASE 1 ESA

PLOT DATE: 13/04/2015 2:48:58 PM DWG FILE: C:\USERS\JAMES\PARSONS\DESKTOP\ENVIRON\CRANBOURNE\AUABTF20151AA\ENAUABTF20151AA.DWG

coffey

Coffey Environments Australia Pty Ltd

drawn	PC / JP	client:	METROPOLITAN PLANNING AUTHORITY		
approved	-	project:	BROMPTON LODGE PSP PHASE 1 ESA AND GEOTECHNICAL DESKTOP INVESTIGATION		
date	09 / 04 / 15	765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH			
scale	1:10000	title:	AERIAL PHOTO - 2004		
original size	A4	project:	run: GOOGLE EARTH	photo: 2004	job no: ENAUABTF20151AA APPENDIX



Source: GoogleEarthPro, Digital Globe

LEGEND

- GEOTECHNICAL DESKTOP INVESTIGATION
- PHASE 1 ESA

coffey

Coffey Environments Australia Pty Ltd

drawn	PC / JP	 Coffey <small>Environments Australia Pty Ltd</small>	client:	METROPOLITAN PLANNING AUTHORITY		
approved	-		project:	BROMPTON LODGE PSP PHASE 1 ESA AND GEOTECHNICAL DESKTOP INVESTIGATION		
date	09 / 04 / 15			765-785 CRANBOURNE-FRANKSTON ROAD, CRANBOURNE SOUTH		
scale	1:10000		title:	AERIAL PHOTO - 2014		
original size	A4		project:	run: GOOGLE EARTH	photo: 2014	job no: ENAUABTF20151AA APPENDIX

Appendix D – Checksite Report