

Growth Areas Authority
Woodstock Precinct Structure Plan – 1096
Environmental, Hydrological & Geotechnical Assessment

Project No: 110445

June 2013

Prepared For:

Growth Area Authority,
Level 29,
35 Collins Street.
Melbourne
VIC 3000

Att: Bruce Hunter



Meinhardt

Level 12, 501 Swanston Street
Melbourne,
Vic 3000

P. 03 8676 1200 | F. 03 8676 1201
www.meinhardtgroup.com

Copyright

© Meinhardt

This document is subject to copyright. Use or copying of this document in whole or part without the written permission of Meinhardt constitutes an infringement of copyright.

Disclaimer

Information in this document is current at the time of writing. While all professional care has been undertaken in preparing the document, Meinhardt accepts no liability for loss or damages incurred as a result of reliance placed upon its content.

The mention of any company, product or process in this report does not constitute or imply endorsement by Meinhardt.



REV	DATE	DETAILS	Written	Reviewed	Approved
A	22/04/13	DRAFT - PSP1096 Environmental, Hydrological and Geotechnical Assessment	DQ	DC	
B	28/06/13	FINAL - PSP1096 Environmental, Hydrological and Geotechnical Assessment	DQ	DC	

TABLE OF CONTENTS

Executive Summary	4
1 Introduction	6
1.1 Background	6
1.2 Objectives.....	6
1.3 Scope of Works.....	6
1.3.1 Desktop Review	6
1.3.2 Site Inspection	7
1.3.3 Reporting.....	7
1.3.4 Legislative Requirements and Relevant Assessment Guidelines.....	7
1.3.5 Limitations	8
2 Site Description.....	9
2.1 Location and Description	9
2.2 Site Features.....	10
2.3 Surrounding Land Use	10
2.4 Proposed Land Use	11
2.5 Current Planning Zones and Overlays	11
2.6 Topography	12
2.7 Geology.....	12
2.8 Soil Characteristics	13
2.9 Acid Sulphate Soils	13
2.10 Historical Mining Activity	13
2.11 Expected Geological Conditions.....	13
2.12 Geotechnical Constraints.....	14
2.13 Hydrology & Hydrogeology	14
2.13.1 Surface Water Assessment	14
2.13.2 Groundwater Assessment.....	15
2.13.3 Groundwater Resources and Usage	16
2.14 Wetlands	16
3 Records Review	17
3.1 Search for Public Records	17
3.1.1 Certificates of Title	17
3.1.2 Environmental Protection Authority	19
3.1.3 Local Government Records	19
3.1.4 Other Government Records.....	19
3.1.5 Aerial Photos.....	19
3.1.6 Previous Reports and Documents.....	20
3.1.7 Summary of Historic Contamination Potential.....	21
4 Site Inspection.....	22
4.1 General.....	22
4.1.1 Properties 1 to 21.....	22
4.1.2 Property 22.....	22
4.1.3 Properties 23 to 29.....	22
4.2 Significant Issues	23
4.3 Key Concerns.....	25
5 Environmental Risk Assessment	26
5.1 Introduction	26

June 2013

5.2	Contamination Concerns within and surrounding PSP 1096	26
5.3	Contaminant Pathways within and Surrounding PSP 1096	27
5.4	Potential Receptors.....	28
5.5	Risk Assessment.....	29
6	Recommendations	38
6.1	Contamination	38
6.2	Geotechnical	39
6.3	Hydrology and Wetlands.....	39
7	References	42
8	Statement of Limitations	44

LIST OF TABLES

Table 1	Site Property Details.....	9
Table 2	PSP 1096 Current Planning Zones and Overlays	11
Table 3	Geological Conditions in the Upper Layers	13
Table 4	Summary of Key Geotechnical Constraints	14
Table 5	Groundwater Occurrence Table - Greater Melbourne Region (close to surface)	15
Table 6	Significant Site Title Information.....	17
Table 7	Closest EPA Recorded Site to PSP 1096.....	19
Table 8	Aerial Photographs Reviewed.....	20
Table 9	Review of Aerial Photographs.....	20
Table 10	Areas Highlighted as having Activities with Potential for Environmental Degradation	24
Table 11	Potential Contaminant Receptors & Pathways	28
Table 12	Derivation of Risk.....	30
Table 13	Consequences / Likelihood Matrix	31
Table 14	Overall Risk Matrix.....	31
Table 15	Qualitative Risk Assessment for PSP 1096	32
Table 16	Site Contamination Potential within PSP 1096	40

APPENDICES

Appendix A:	<i>Figures</i>
Appendix B:	<i>Groundwater Database Search</i>
Appendix C:	<i>Historical Land Titles</i>
Appendix D:	<i>Historical Aerial Photography</i>
Appendix E:	<i>Whittlesea City Council Records</i>
Appendix F:	<i>Site Photography</i>

Executive Summary

The Growth Areas Authority (GAA) is preparing a Precinct Structure Plan (PSP) for Area 1096, comprised of approximately 950 hectares (ha) of land, twenty-nine (29) separate properties, in the Woodstock area, in the jurisdiction of Whittlesea City Council, Victoria, Australia. This desktop environmental, hydrological and geotechnical assessment will inform the finalisation of the PSP in terms of suitability of nominated land uses, and can be utilised as a high level Phase 1 contamination assessment for the precinct. However, due to the high level nature of this assessment the possibility remains that more detailed, site specific, Phase 1 contamination assessments will be required for individual sites.

The overall objective of the assessment was to identify the potential for contamination within the overall study area and assess the nature of potential or likely contaminants to be considered during the design and construction phases.

A desktop review was conducted to evaluate current and previous land uses across the study area and an assessment was then made on the implications of these current and historic land use activities on environmental contamination, hydrology and geology. The desktop review included an assessment of historical aerial photography and consultation with relevant databases of state and federal agencies. In addition to the desktop review, Meinhardt performed a visual site inspection of the study area on 21 March 2013. Meinhardt gained access to a number of properties to assess the entire PSP area. It should be noted that only a visual assessment was made over the site, and no intrusive investigations took place. Any areas that were not clearly visible during the site visit were noted and assessed later in further detail with the site aerial photography.

Site Contamination

Areas identified within PSP 1096 as having current or historical land use of potentially contaminating activity are summarised below:

- **Properties 1 - 17 & Properties 20 - 21** located in the south - eastern corner of PSP 1096 are rural residential properties comprising of domestic dwellings, associated storage sheds, small farm holdings. Properties 10, 14, 15 and 16 are potentially used for small scale commercial operations and property 17 appears to be a small scale farm holding. Potential contamination exists from the storage of fuels and hazardous chemicals in the sheds and the storage of heavy equipment and vehicles at these properties. Hydrocarbons present in fuels pose a major risk to the environment and even minor spill incidents can have environmental impacts for many years. Additionally hazardous chemicals from agricultural operations (fertilisers, pesticides, herbicides and animal wastes) or from potential commercial operations (heavy metals, PAHs and VOCs) are a significant health and environmental risk when not managed and stored correctly.
- **Property 18** consists of a rural residential property with historic farming infrastructure, large sheds and a considerable number of heavy equipment and vehicles located at the site. Potential contamination exists from the storage of fuels and hazardous chemicals in the sheds and the storage of heavy equipment and vehicles. Additionally heavy equipment located on-site has increased potential for environmental degradation due to increased volumes of chemical oils and greases required for maintenance. Leakage is also common from the vehicles which can be stationary for long periods of the year, resulting in point sources of contamination.
- **Property 19** consists of historic farming infrastructure and a large number of heavy equipment and vehicles stored at the site. Potential contamination exists from the storage of storage of fuels and hazardous chemicals in the sheds and the storage of heavy equipment and vehicles on-site.
- **Property 22** consists of an historic & current farmstead. Potential contamination exists from the historic farming infrastructure, including sheep dips, stock yards and septic tanks, sheds used for fuel and chemical storage; two large wells approximately 3 metres in diameter and soil stockpiles. Other notable features on the site include the historic bluestone farmstead buildings and a large hill approximately (275 mAHD) located on the western boundary of the property.

June 2013

- **Property 23 – 29:** A visual assessment of properties 23 to 29 identified that the sites appear to be predominantly vacant and used primarily for agricultural grazing land. Farmsteads and associated farming infrastructure exists on properties 23 to 29, but these buildings were generally outside PSP 1096. At property 23 a well was observed outside the PSP boundary located in the eastern portion of the property. Animal carcasses were observed in the well. At property 24, two silos and potential farming infrastructure were observed within the PSP boundary and at property 25 farming sheds are within the PSP boundary but fall mostly within a Public Acquisition Overlay area.

Geotechnical Data

Limited geotechnical data was available for PSP 1096. The Melbourne sheet (SJ 55-5) in the 1:250,000 Geological Map Series 1997 (Vandenberg, 1997) indicates that the geology of PSP 1096 is split between the western and eastern portions of the site. The western portion of PSP 1096 consists of Pliocene olivine basalts of the Newer Volcanic Group (*with extrusive tholeiitic to alkaline Basalts: containing minor scoria and ash*). In the eastern portion of PSP 1096 the geology consists of Silurian siltstone, and thin-bedded sandstone of the Dargile Formation.

The Australian Soil Resource Information (ASRIS) map identifies the soils beneath PSP Area 1096 to be predominately Sodosols. In the north-east section of PSP 1096, Rudosol soils are present.

The key geotechnical constraints that may affect the development of PSP 1096 are:

- Differential settlement of overlying residual clay in localised areas of extremely weathered basalt.
- Shallow soil failure (*soil creep, slumping, collapse*) in areas of increased gradient.
- The presence of soft material encountered at depth may result in a bearing capacity or settlement hazard for any proposed foundations;
- Clay likely to be derived from basalt rock is likely to be subject to considerable shrinkage or swelling in response to change in moisture content. Highly expansive clay can cause unexpected ground movements that are able to damage building foundations, structures and road infrastructure; and
- Ephemeral watercourses crossing the site may serve as drainage channels for storm water during flood events, resulting in the erosion of soft sediment and bedrock.

Hydrology

PSP 1096 is located within the Port Phillip and Western Port Catchment areas. Surface water runoff from within PSP 1096 is assumed to generally move in a westerly and south-easterly direction towards Darebin Creek.

Darebin Creek transects the south-eastern sector of the PSP area, flowing through Properties 20, 21, 22 and 23 and then flows in a southerly direction, where it eventually discharges into the Yarra River. Darebin Creek was observed to be dry during the visual inspection of PSP 1096 (21 March 2013). In the Woodstock area Darebin Creek appears to be an ephemeral feature.

Merri Creek transects the very northern perimeter of the PSP area, flowing through Properties 27, 28 and 29, and then flows to the west of the PSP area, where it eventually discharges into the Yarra River downstream.

Hydrogeology

With reference to the DNRE Groundwater Beneficial Uses Map for South Western Victoria (1994) and the Melbourne Groundwater Directory¹ the groundwater beneath the site is present in two main aquifers, the upper Newer Volcanics aquifer, a fractured rock basalt aquifer, and a deeper regional bedrock aquifer within the Silurian aged formation. In the north-eastern portion of PSP 1096 the Newer Volcanics aquifer is not present and the bedrock aquifer is main aquifer beneath the site.

Groundwater within the upper aquifer is expected to have salinity in the range of 1,000 - 13,000 mg/L TDS, which classifies the groundwater as Segments B and C under the Groundwater SEPP (1994).

The *Victorian Water Resources Map* identified 15 registered boreholes within the site boundary of PSP 1096. The 15 groundwater bores are registered for private use, where they are assumed to be used in a domestic and stock watering capacity.

¹<http://www.water.vic.gov.au/monitoring/groundwater/general/melbourne-groundwater-directory>

1 Introduction

1.1 Background

The Growth Areas Authority (GAA) is preparing a Precinct Structure Plan (PSP) for Area 1096, comprised of approximately 950 hectares (ha) of land, on twenty-nine (29) separate properties, in the Woodstock area, north-east of the Werribee River, in the City of Wyndham, Victoria, Australia. This assessment will inform the finalisation of the PSP in terms of suitability of nominated land uses. Historical research, document review and site assessment activities were conducted during the March and April period of 2013.

A site location map is provided as Figure 1.1, in *Appendix A*.

1.2 Objectives

The overall objective of this High Level Phase 1 Contamination Assessment / Desktop Environmental, Hydrological and Geotechnical Study is to identify the potential for contamination within the overall study area, and assess the nature of potential contaminants to be considered during the design and construction phases.

The key objectives of this assessment were to conduct a desktop study and site inspection to:

- Confirm suitability of properties for sensitive uses and what level of further assessment would be required to determine suitability of properties for sensitive uses in accordance with the Potentially Contaminated Land General Practice Note 2005 (*eg. Environmental Audit, Site Assessment*);
- Identify data gaps and outline future testing and more detailed investigations (*if required*);
- Provide a plan of the study area clearly showing which properties were included in the desktop study and which properties have 'Low', 'Medium' and 'High' potential for contamination; and
- Prepare a report of findings that will be used to inform the design of precinct structure plans for the study area (in terms of suitability of land uses nominated for each location/area) and to identify key issues that should be addressed during the detailed design phase and construction.

1.3 Scope of Works

1.3.1 Desktop Review

A desktop review was conducted to evaluate current and previous land uses across the study area. Assessment was then made on the implications of these current and historic land use activities on environmental contamination, hydrology and geology.

The desktop review included:

- Assessment of historical aerial photography for the precinct and surrounding areas.

Consultation with relevant agencies as required, including:

- EPA for review of records including the 'Priority Sites Registry' and the list of issued 'Certificates and Statements of Environmental Audit'.
- Department of Sustainability and Environment, Port Phillip & Westernport Catchment Management Authority, Southern Rural water, City West Water and Melbourne Water for hydrographs, groundwater and drainage information and other relevant data.
- Soil, geology and hydrogeology conditions desktop review, including survey, mapping and other base data as available from relevant authority and agency data sets and maps. This is aimed at identifying potential shortcomings in data coverage.
- Review and summary of any previous reports or studies regarding environmental, geological or groundwater conditions, in or within the vicinity of the study area.

June 2013

- Compilation of known groundwater borehole/well locations and testing results.
- Groundwater well databases.
- Review of Wetlands databases and sites of National Environmental Significance.
- Review of Australian Heritage Databases.
- Obtainment and analysis of current titles for all properties in the study area.
- Historical title search of any properties where further historical land use information is needed to establish potential for contamination.
- Victoria Department of Primary Industries online GIS system.

1.3.2 Site Inspection

A visual inspection of PSP 1096 was conducted by suitably qualified Meinhardt staff on 21 and 22 March 2013. Meinhardt gained access to a number of properties to assess the entire PSP area.

The site inspection was conducted upon completion of the initial desktop review, and primarily focused on areas identified as being of interest to the scope of this report. It should be noted that some sites were not directly accessed for survey, but were assessed visually from adjacent public areas, or properties. Meinhardt were also conducting assessments on sites outside, but adjacent to the PSP area for another project. As such, Meinhardt had permission to access properties outside the PSP and conducted some assessments from these sites looking into the PSP 1096.

A map detailing accessed sites within the PSP is included as Figure 1.8(a), in *Appendix A*.

1.3.3 Reporting

Based on the findings of this desktop assessment, Meinhardt prepared this report including the following:

- Summary of findings and recommendations of the desktop review and site inspection for each discipline area (*environmental, hydrology and geotechnical assessment*);
- Issues summary and resultant recommendations for management and/or remediation in terms of environmental contamination, geology/geotechnical and hydrology/groundwater;
- Outline of any future testing and more detailed investigations if recommended;
- Evaluation (*to the extent practicable within limitations*) of the suitability of properties for sensitive uses and what level of further assessment would be required to determine suitability of properties for sensitive uses in accordance with the Potentially Contaminated Land General Practice Note 2005;
- A plan of the study area clearly showing which properties were included in the desktop study and which properties have 'Low', 'Medium' and 'High' potential for contamination; and
- Clear and concise drawings/maps, to illustrate existing conditions and support report as required.

It should be noted that this report is a limited desktop assessment of the PSP area and no sampling was performed for this assessment.

1.3.4 Legislative Requirements and Relevant Assessment Guidelines

The scope of work for this desktop environmental, hydrological and geotechnical assessment of the site has been performed in general accordance with requirements outlined in the following documents:

- Victoria Environmental Protection Act 1970.
- Wildlife Act 1975.
- Flora and Fauna Guarantee Act 1988 (*FFG*).
- Australian and New Zealand Guideline for the Assessment and Management of Contaminated Sites, published by Australian and New Zealand Environment and

June 2013

Conservation Council (ANZECC) and the National Health and Medical Research Council (NHMRC), January 1992.

- State Environment Protection Policy (SEPP), Groundwaters of Victoria, December 1997, No. S160.
- Guide to the sampling and investigation of potentially contaminated soil, Part 2: Volatile substances, AS 4482.2-1999, Standards Australia.
- National Environment Protection (Assessment of Site Contamination) Measure, 1999.
- Environmental Protection Authority, A Guide to the Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, March 2000, Publication 441.
- Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- Native Vegetation Management Framework 2002 (NVMF).
- State Environment Protection Policy (SEPP), Prevention and Management of Contaminated Land, June 2002, No. S95.
- State Environment Protection Policy (SEPP), Waters of Victoria, October 2004, No. S210.
- Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds, AS 4482.1-2005, Standards Australia.
- Victoria Environment Protection Authority, Industrial Waste Resource Guidelines, Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, June 2009, IWRG701.
- Victoria Environment Protection Authority, Industrial Waste Resource Guidelines, Soil Sampling, June 2009, IWRG702.
- National Environment Protection (Assessment of Site Contamination) Measure, Draft 2011.

1.3.5 Limitations

Meinhardt have prepared this report for the exclusive use of GAA, regulatory authorities, Auditors and others approved by the Client for the purpose of desktop environmental, hydrological, and geotechnical study for PSP Area 1096.

The Report must be read with the following caveats and assumptions:

- The limited readership and purposes for which it was intended;
- Its reliance upon information provided to Meinhardt by the Client and others which has not been verified by Meinhardt and over which Meinhardt has no control.;
- The limitations and assumptions referred to throughout the Report;
- Other relevant issues which are not within the scope of the Report;
- Subject to the limitations referred to above, Meinhardt has exercised all due care in the preparation of the Report and believes that the information, conclusions, interpretations and recommendations of the Report are both reasonable and reliable;
- Meinhardt makes no warranty or representation to the Client or third parties (express or implied) in respect of the Report, particularly with regard to any commercial investment decision made on the basis of the Report. Use of the Report by the Client or third parties shall be at their own risk and extracts from the Report may only be published with permission of Meinhardt.
- This disclaimer must accompany every copy of the Report, which is an integral document and must be read in its entirety.

2 Site Description

2.1 Location and Description

PSP 1096 comprises 29 separate properties totalling approximately 1068ha. The site is located in Woodstock area, northeast of the Werribee River, in the City of Wyndham, Victoria, Australia. Site Property details are summarised in Table 1 below:

Table 1 Site Property Details

No.	Address	Legal description	Area (Ha)
1	1015 Donnybrook Road, Woodstock	Lot 1 TP336456	2.1
2	1025 Merriang Road, Woodstock	Lot 14 LP64456	2
3	1343-1345 Donnybrook Road, Woodstock	Lot 16 LP56455	2.7
4	1325 Donnybrook Road, Woodstock	Lot 17 LP56455	2.8
5	1035 Merriang Road, Woodstock	Lot 13 LP56455	3.7
6	1045 Merriang Road, Woodstock	Lot 12 LP56455	3.6
7	1055 Merriang Road, Woodstock	Lot 11 LP56455	3.5
8	1065 Merriang Road, Woodstock	Lot 10 LP56455	3.3
9	1075 Merriang Road, Woodstock	Lot 9 LP56455	3.3
10	1085 Merriang Road, Woodstock	Lot 8 LP56455	3.2
11	1105 Merriang Road, Woodstock	Lot 2 LP82581	4.8
12	1115 Merriang Road, Woodstock	Lot 1 LP82581	4
13	1125 Merriang Road, Woodstock	Lot 2 LP83456	1.4
14	1131 Merriang Road, Woodstock	Lot 1 LP83456	1.3
15	1135 Merriang Road, Woodstock	Lot 3 LP56455	2.5
16	1145 Merriang Road, Woodstock	Lot 2 LP99885	0.8
17	1165 Merriang Road, Woodstock	Lot 1 LP99885	4.1
18	1305 Donnybrook Road, Woodstock	Lot 2 LP130685	42.2
19	1285 Donnybrook Road, Woodstock	Lot 1 LP130685	40.2

June 2013

No.	Address	Legal description	Area (Ha)
20	1265 Donnybrook Road, Woodstock	Lot 19 LP56455	2.9
21	1255 Donnybrook Road, Woodstock	Lot 20 LP56455	3.1
22	1145 Donnybrook Road, Woodstock	Lot 1 LP208748	61.29
		Lot 2 LP208748	79.6
		Lot 3 LP208748	123
23	1185 Merriang Road, Woodstock	Lot 2 TP746632	145.9
24	1235 Merriang Road, Woodstock	Lot 1 TP411620	33.11
		Lot 2 TP366337	153.41
25	1315 Merriang Road, Woodstock	Lot 2 LP123745	40.91
26	1325 Merriang Road, Beveridge	CP165841	33.05
27	1445 Merriang Road, Beveridge	Lot 2 LP123196	53.73
28	1485 Merriang Road, Beveridge	Lot 1 PS405461	80.9
29	1515, 1545 & 1555 Merriang Road, Beveridge	Lot 1 TP329432	7.57

2.2 Site Features

The properties that comprise the site are generally agricultural in nature, with some residential and occasional commercial usage. The study area is bound to the north by Boundary Road, to the east by Derimut Road, to the south by Leakes Road, and to the west by Davis Road.

Site location and features are presented on Figure 1.1 and Figure 1.2 in *Appendix A*.

2.3 Surrounding Land Use

The Woodstock PSP 1096 can be topographically characterised by generally flat and rolling plains used primarily for non-intensive agricultural purposes such as livestock grazing and livestock feed production. A number of rural residential properties are located in the south-eastern corner of PSP 1096, along Merriang Road.

The land uses directly adjacent to the study area include:

- **North** – Agricultural land with farm residences and other structures associated with agriculture. The Township of Beveridge is located to the north-east of the site. Merri Creek is located to the north and slightly transects the northern perimeter of PSP 1096.
- **West** – The western boundary is bounded by PSP 1096, which consists of agricultural land with farm residences, and other structures associated with agriculture;
- **East** – Eastern boundary is bounded by Merriang Road. Beyond Merriang Road is agricultural land with farm residences and other structures associated with agriculture. Further east is the Yan Yean Reservoir;
- **South** – The southern boundary is bounded by Donnybrook Road. Beyond Donnybrook Road is agricultural land with farm residences and other structures associated with agriculture. Further south -west is Summerhill Plant a clay brick manufacturing plant, located in Craigieburn.

June 2013

2.4 Proposed Land Use

This desktop study is part of the pre-planning process for PSP 1096, with land uses to be decided in the future. For the purposes of this risk assessment, Meinhardt has considered all potential land use categories listed in the Land SEPP and Groundwater SEPP to provide a comprehensive assessment and allow for any potential changes which may occur during the design and planning process.

2.5 Current Planning Zones and Overlays

A review of the Department of Planning & Community Development Maps indicated that the properties within PSP 1096 have the current Planning Zones and Planning Overlays summarised in Table 2 below, with full planning reports and schedules (*with clauses*) available to view and download online at <http://services.land.vic.gov.au/maps/pmo.jsp>.

Table 2 PSP 1096 Current Planning Zones and Overlays

Council Property Number	Planning Zone	Planning Overlay
1 -16 & 18	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (<i>covers the entire property</i>) 	<ul style="list-style-type: none"> None
17	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (<i>covers the majority of the property</i>) 	<ul style="list-style-type: none"> Public Acquisition Overlay 6
19	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (<i>covers the majority of the property</i>) Urban Flood Zone (UFZ) (<i>south-west portion of the site</i>) 	<ul style="list-style-type: none"> None
20	<ul style="list-style-type: none"> Urban Flood Zone (UFZ) (<i>covers the majority of the property</i>) Urban Growth Zone (UGZ) - Schedule 4 (<i>covers small section in north-east corner</i>) 	<ul style="list-style-type: none"> None
21	<ul style="list-style-type: none"> Urban Flood Zone (UFZ) (<i>covers the majority of the property</i>) Urban Growth Zone (UGZ) - Schedule 4 (<i>covers small section in south-west corner</i>) 	<ul style="list-style-type: none"> None
22	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (<i>covers the majority of the property</i>) Rural Conservation Zone (RZC) (<i>covers the large hill in the western portion of the site</i>) Urban Flood Zone (UFZ) (<i>runs through eastern portion of the site</i>) 	<ul style="list-style-type: none"> Environmental Significance Overlay - Schedule 4 (<i>covers RZC areas</i>)
23	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (<i>covers the majority of the property</i>) Urban Flood Zone (UFZ) (<i>runs through eastern portion of the site</i>) 	<ul style="list-style-type: none"> Public Acquisition Overlay 6

June 2013

24	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (covers the majority of the property) Rural Conservation Zone (RZC) (covers the northern portion of the site) 	<ul style="list-style-type: none"> Environmental Significance Overlay - Schedule 4 (covers RZC areas) Public Acquisition Overlay 6
25	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (covers the entire of the property) 	<ul style="list-style-type: none"> Public Acquisition Overlay 6
26	<ul style="list-style-type: none"> Urban Growth Zone (UGZ) - Schedule 4 (covers the majority of the property) Rural Conservation Zone (RZC) (covers the north-west portion of the site) 	<ul style="list-style-type: none"> Environmental Significance Overlay - Schedule 4 (covers RZC areas) Public Acquisition Overlay 6
27 - 29	<ul style="list-style-type: none"> Rural Conservation Zone (RZC) (covers the entire property) 	<ul style="list-style-type: none"> Environmental Significance Overlay - Schedule 4 (covers RZC areas) Public Acquisition Overlay 6

2.6 Topography

The Woodstock region contains a number of eruption points which have steeper slopes and are higher than the surrounding lava plain (*Geological Survey of Victoria, 1973*). The highest eruption points in the region include Bald Hill to the northwest, Woody Hill to the south. An unnamed hill is located on Property 22, at the western boundary of PSP 1096. The hill is approximately 275m Australian Height Datum (AHD), rising 35 m above the volcanic plain. Apart from these eruption points the lava plain slopes towards the southeast.

The localised site topography of PSP 1096 comprises land sloping in a general south-east direction from 275m Australian Height Datum (AHD) in the north-west of PSP 1096 to 220m AHD in the south-east of the site.

A contour and drainage map showing topography within and surrounding PSP 1096 is detailed in Figure 1.3, in *Appendix A*.

2.7 Geology

The Melbourne sheet (SJ 55-5) in the 1:250,000 Geological Map Series 1997 (*Vandenberg, 1997*) indicates that the geology of PSP 1096 is split between the western and eastern portions of the site. The western portion of PSP 1096 consists of Pliocene olivine basalts of the Newer Volcanic Group (*with extrusive tholeiitic to alkaline Basalts: containing minor scoria and ash*). In the eastern portion of PSP 1096 the geology consists of Silurian siltstone, and thin-bedded sandstone of the Dargile Formation.

The more detailed Yan Yean sheet 1:63,000 (*Geological Survey of Victoria 1973*), reports a more detailed geology for the region for the eastern portion of the site. The Yan Yean sheet reports that Silurian siltstone massive to thin-bedded, with minor sandstone near the base of the Humevale Formation overlays the Dargile Formation.

The cross-section on the Sunbury sheet 1:63,000 (*Geological Survey of Victoria 1973*), indicates that the geology underlying PSP 1096 in the western portion of the site comprises Newer Volcanic basalt deposits to an approximate depth of up to 60 m BGL, underlying the Newer Volcanics.

The cross-section of the Yan Yean sheet 1:63,000 (*Geological Survey of Victoria 1973*), indicates that the geology underlying PSP 1096 in the eastern portion of the site comprises Humevale Formation siltstone deposits to an approximate depth of up to 50 m BGL, underlying the Humevale Formation is the Dargile Formation (Sud), consisting of siltstone, and thin-bedded sandstone.

Site geological information is presented on Figure 1.4, in *Appendix A*.

June 2013

2.8 Soil Characteristics

The Australian Soil Resource Information (ASRIS) map identifies the soils beneath PSP Area 1096 to be predominately Sodosols classification (refer to Figure 1.5, Appendix A). Sodosol soils are generally shallow dark and reddish brown heavy clays with thin loamy topsoil. Outcrops of basalt rock are common and basalt floats occur extensively. The sodosol surface soils in the region have a pH between ranging between 4.8 – 5.5, and the subsoil has a pH ranging between 6.0 - 6.5. Rudosol soils are present in the north-eastern section of PSP 1096, with a pH range of 3.0 – 4.8 in the surface soils.

A soil survey of the Shire of Whittlesea was completed by School of Agriculture, University of Melbourne, to provide a background for a study of farming and living conditions (Baldwin 1949). The soils of the basalt plains in Woodstock consist of Corangamite stony loam on the stony rises, Mooleric Clay bordering the stony rises, and Grenville clay and Grenville loam forming the slopes and plains beyond the influence of the stony rises.

2.9 Acid Sulphate Soils

The Australian Soil Resource Information, indicates that PSP 1096 has an extremely low probability of being at risk from Acid Sulphate Soils. This was confirmed by referencing Coastal Acid Sulphate Soil Hazard Map (UTM Zone 55) for Melbourne – T7822, see Figure 1.6 in Appendix A.

2.10 Historical Mining Activity

A review of the Victoria Department of Primary Industries (DPI) online GIS² system indicates that PSP 1096 has not been subjected to any historical mining activity.

2.11 Expected Geological Conditions

Based on the available information from Melbourne Sheets SJ-05 and SJ-01, the geological conditions summarised in Table 3 are expected to be present in the upper geological layers (approximately 50m BGL) underlying PSP 1096.

Table 3 Geological Conditions in the Upper Layers

Layers (0 – 50m BGL)	Material
Upper	Thin layer of topsoil or fill material.
Middle	Residual silt and clay soil derived from underlying volcanoclastic material.
Lower	Bedrock comprising basalt with areas of minor scoria and ash belonging to the Newer Volcanic Group or Bedrock consisting of siltstone, and thin bedded sandstone belonging to the Dargile Formation

In addition to the general subsurface profile referenced from geological maps, a review of aerial photography was also conducted which indicates a number of creeks or stream channels that may indicate the presence of localised pockets of soft, unconsolidated alluvial sediments, that are not shown as being present on the geological map.

²

<http://mapshare2.dse.vic.gov.au/MapShare2EXT/imf.jsp?site=geovic>

2.12 Geotechnical Constraints

A summary of the key geotechnical constraints that may affect the development of PSP Area 1096 are presented below in Table 4 below.

Table 4 Summary of Key Geotechnical Constraints

Constraints	Discussion
Settlement of proposed road formations and structures	Alluvial clay and silt deposits are typically poorly consolidated and un-lithified so may settle if unsupported or overloaded. The presence of localised un-engineered fill material may also result in a differential settlement hazard. Dependent on the state of weathering, localised areas of extremely weathered basalt may result in differential settlement of overlying residual clay.
Slope stability	Although the PSP area is relatively low gradient, steeper slopes are noted around basalt outcrops, a large hill located on the eastern boundary of the PSP and the banks of Darebin Creek. Weathered alluvial material or residual material can be susceptible to shallow soil failure (soil creep, slumping and collapse) in areas of increased gradient.
Bearing capacity	Low bearing capacity within soft clay material or unconsolidated alluvial material can result in a loss of stability or potential collapse of structures during the construction phase of the development. The presence of soft material encountered at depth may result in a bearing capacity or settlement hazard for any proposed foundations. Although basalt bedrock is relatively competent the bearing capacity may be significantly reduced if it is vesicular or has been subject to significant weathering processes.
Shrink-swelling	Clay likely to be derived from basalt rock is likely to be moderately to highly reactive, and subject to considerable shrinkage or swelling in response to change in moisture content. Highly expansive clay can cause unexpected ground movements that are able to damage to building foundations, structures and road infrastructure.
Erosion	A number of ephemeral water courses are located across the site. It is possible that during flood events these creeks could serve as drainage channels for storm water, resulting in the erosion of soft sediment and bedrock.

2.13 Hydrology & Hydrogeology

Information regarding the hydrology and hydrogeology of the site and surrounding area is based solely on a desktop study. No evaluation of groundwater chemistry and/or elevation was performed as part of this assessment.

2.13.1 Surface Water Assessment

Water Features

PSP 1096 is located within the Port Phillip and Western Port Catchment area. Surface water runoff from within PSP 1096 will generally move in a westerly and south-easterly direction towards Darebin Creek.

Darebin Creek transects the south-eastern sector of the PSP area, flowing through Properties 20, 21, 22 and 23 and then flows in a southerly direction, where it eventually discharges into the Yarra River. Darebin Creek was observed to be dry during the visual inspection of PSP 1096 (21 March 2013). In the Woodstock area Darebin Creek appears to be an ephemeral feature.

June 2013

Merri Creek transects the very northern perimeter of the PSP area, flowing through Properties 27, 28 and 29 and then flows to the west of the PSP area, where it eventually discharges into the Yarra River downstream.

A number of smaller dams are located across the site on generally located on the larger agricultural properties within the PSP.

The assumed drainage paths have been determined in conjunction with the site contour map. However, appropriate drainage infrastructure will be required to manage surface water runoff if development is to proceed in these areas. Drainage paths are depicted on the contour and drainage pattern map, presented in Figure 1.3, in *Appendix A*, and details of property interaction with these surface water features are also illustrated.

Floodways

A search of the Victorian Water Resources Data Warehouse (VWRDW) was undertaken for floodways and 1 in 100yr flood information. No floodways or 1 in 100yr floods were identified within PSP 1096 boundaries.

Inundation Areas

A water features inundation map from VWRDW showing inundation areas is presented in Figure 1.7, in *Appendix A*. Inundation areas were recorded along the flow path of Merri Creek at properties 27 and 28.

2.13.2 Groundwater Assessment

With reference to the DNRE Groundwater Beneficial Uses Map for South Western Victoria (1994) and the Melbourne Groundwater Directory³ the groundwater beneath the site is present in two main aquifers, the upper Newer Volcanics aquifer, a fractured rock basalt aquifer, and a deeper regional bedrock aquifer within the Silurian aged formation. In the north-eastern portion of PSP 1096 the Newer Volcanics aquifer is not present and the bedrock aquifer is main aquifer beneath the site.

Groundwater within the upper aquifer is expected to have salinity in the range of 1,000 - 13,000 mg/L TDS, which classifies the groundwater as Segments B and C under the Groundwater SEPP (1994). Table 5 below provides a summary of the typical groundwater characteristics in the North West Melbourne region.

The Newer Volcanics aquifer system is complex and generally consists of several superimposed basalt flows, often separated by clay and silt aquitards (*Leonard, 1992*). The aquifer ranges from approximately 150m to 210m AHD in thickness, and is generally unconfined to semi-confined. Due to the varying characteristics of different basalt flows, salinity and yield in the Newer Volcanics aquifer can be highly variable over short distances.

Table 5 Groundwater Occurrence Table - Greater Melbourne Region (close to surface)⁴

Region	Estimated Depth to Watertable	Common Salinity Range (mg/L TDS)	Common Salinity Range as Electrical Conductivity (EC) (µs/cm)	Range of Bore Yields (L/sec)	Groundwater Uses Based on Salinity Ranges
North West Melbourne	Usually 5 - 20 m	3,500 – 13,000	5,800 – 22,000	1 - 5 Usually less than 1	Water for livestock. (in general, although some areas are suitable for sheep only), Industrial water use

³ <http://www.water.vic.gov.au/monitoring/groundwater/general/melbourne-groundwater-directory>

⁴ http://www.water.vic.gov.au/_data/assets/pdf_file/0004/55183/Groundwater-Occurrence-Table.pdf

June 2013

2.13.3 Groundwater Resources and Usage

The *Victorian Water Resources Map from the VWRDW* identified 15 registered boreholes within the site boundary of PSP 1096. The 15 groundwater bores are registered for private use, where they are assumed to be used for domestic and stock watering capacity.

According to available data, groundwater in PSP 1096 varies depending on topography and is generally located at greater than 12 metres below the ground surface. A list of the installation details for the registered boreholes within PSP 1096 are summarised in *Appendix B* and illustrated in Figure 1.8, in *Appendix A*.

2.14 Wetlands

Wetland classification and mapping was undertaken across Victoria from 1980 onwards culminating in a Statewide wetland inventory. The inventory lists approximately 13,000 naturally occurring wetlands (*over one hectare in size*) covering about 635,000 hectares. These have been classified into six categories: freshwater meadows, shallow freshwater marshes, deep freshwater marshes, permanent open freshwater wetlands, semi-permanent saline wetlands and permanent saline wetlands.

No wetlands were identified within PSP 1096. A wetland (229427) was identified outside of PSP 1096 on the western boundary of the PSP area. The wetland is an open water wetland covering an area of 5.63 ha.

3 Records Review

3.1 Search for Public Records

3.1.1 Certificates of Title

Land ownership records were reviewed to obtain evidence of previous land uses on the various parcels of land as the occupation of land owners is often included. While an occupation does not necessarily denote land use for a property, it can give an indication of potential land use.

Historic Titles

Historic certificates (3 titles) of title were obtained from the DSE for all properties within the PSP. Historic titles requested for the properties are listed in Table 6 below.

Table 6 Significant Site Title Information

Property	Street Address	Significant Past or Present Usage	Approx Area (ha)
1	1015 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Owned by a Plumber since 1984. 	2.1
2	1025 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1965 - 1967 Driver from 1976 - 1996 	2
3	1343-1345 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Contract Cleaner 1983 - 1988 Pinebark Hall Pty Ltd 1988 - 1990 Kuri Kennels Pty Ltd 1990 - Present 	2.7
4	1325 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1966 - 1968 Driver 1968- 1976 T.V Technician 1976 - 1978 	2.8
5	1035 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Cartage Contractor 1967 - 1974 	3.7
6	1045 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Zaccagnini Nominees Pty Ltd 1979 - 1989 	3.6
7	1055 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1967 - 1970 Cartage Contractor 1970 - 1980 	3.5
8	1065 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1966 - 1970 	3.3
9	1075 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1967 Florida Enterprises Pty Ltd 2009 - present 	3.3
10	1085 Merriang Road,	<ul style="list-style-type: none"> Site has been historically used for 	3.2

June 2013

Property	Street Address	Significant Past or Present Usage	Approx Area (ha)
	Woodstock	<ul style="list-style-type: none"> grazing farmland since 1923. Haber Bros Pty Ltd 1967 - 1970 Florida Enterprises Pty Ltd 2007 - 2010 	
11	1105 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1967 - 1969 Labourer 1981 - 2000 	4.8
12	1115 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1967 - 1973 Boilermaker 1973 - 1982 Engineer 1982 - 1984 Scrap Metal Dealer 1984 - 2005 	4
13	1125 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1965 - 1968 Train Driver and Truck Driver 1968 Policeman 1979 - 1997 	1.4
14	1131 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1965 - 1968 Train Driver and Truck Driver 1968 Driver 1973 - 1989 	1.3
15	1135 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Wrought Iron Manufacturer 1967 - 2005 	2.5
16	1145 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Forman 1976 - 1983 	0.8
17	1165 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. 	4.1
18	1305 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923 Butcher 1983 - Present 	42.2
19	1285 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923 Builder 1981 - Present 	40.2
20	1265 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923 Carrier 1982 - 1999 	2.9
21	1255 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1923. Haber Bros Pty Ltd 1967 	3.1
22	1145 Donnybrook Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1934 Premier Bay Pty Ltd 1994 - Present 	263.9
23	1185 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1904 	145.9

June 2013

Property	Street Address	Significant Past or Present Usage	Approx Area (ha)
		<ul style="list-style-type: none"> Delma Investments Pty Ltd 1974 - Present 	
24	1235 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1928 	186.5
25	1315 Merriang Road, Woodstock	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1928 	40.91
26	1325 Merriang Road, Beveridge	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1928 	33.05
27	1445 Merriang Road, Beveridge	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1928 Rekool Nominees Pty Ltd 1987 	53.73
28	1485 Merriang Road, Beveridge	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1928 Medical Practitioner 1978 	80.9
29	1515, 1545 & 1555 Merriang Road, Beveridge	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1928 Merristock Pty Ltd 1973 	7.57

Review of historic title information found no ownership entries of environmental concern. Copies of historic certificates of title are presented in *Appendix B*.

3.1.2 Environmental Protection Authority

A search of Victoria EPA records, including the Priority Sites Registry (*PSR*) and the list of issued Certificates and Statements of Environmental Audit, was performed to identify subject site or vicinity properties that have been listed as having been issued with a clean-up notice or pollution abatement notice (*relative to land and/or groundwater*) or undergone a statutory environmental audit. No locations were identified in PSP 1096 or within a 5 km radius. Details for properties nearby to PSP 1096 are summarised in Table 7 below:

Table 7 Closest EPA Recorded Site to PSP 1096

Notice ID / Issue & Carms no.	Municipality	Locality	Address	Approx Distance to PSP1096	Issue
Statement 50375	Whittlesea City Council	Wollert	471 Epping Road	5.2 Km	Current Industrial Site. Requires site assessment and/or clean up

3.1.3 Local Government Records

Whittlesea City Council does not maintain a contaminated sites register. As such, no information was available on potential sites of interest. Meinhardt did obtain a record of Council permits granted to properties within the Woodstock PSP 1096 boundary from the GAA. Correspondence between Whittlesea City Council and Meinhardt and Council permits are provided in Appendix E, and detailed in Section 4 below.

3.1.4 Other Government Records

To obtain Dangerous Goods Licenses (*DGL*) from WorkSafe Victoria for properties within PSP 1096 a Letter of Authorisation would be required from each property owner before a search for DGLs could be conducted. Letters of authorisation from the site property owners have not been, and are not anticipated to be, requested for this site assessment and the lack of data regarding DGLs is considered to be a data gap.

3.1.5 Aerial Photos

Aerial photographs dating back to 1969 were obtained from the Land Victorian Aerial Photography site in Laverton, Victoria and from Google Earth™. These aerial photos were reviewed to obtain

June 2013

information about historic land use of the area within and surrounding PSP 1096. The aerial photographs reviewed as part of this investigation process are detailed in Table 8 below.

Table 8 Aerial Photographs Reviewed

Date	Identification Number	Scale	Source
19/02/1969	Melbourne 2262 Run 5	1: 25,000 ASL	VIC DPS
22/12/1977	Melbourne 3247 Run 6	1: 27,000 ASL	VIC DPS
06/03/1986	Melbourne 7822 Run 1 & 2 1095-78	1:14,100 ASL	VIC DPS
29/01/1989	Melbourne Run 7	1:8,700 ASL	VIC DPS
29/05/2002	Unknown	Unknown	Google Earth™
12/17/2006	Unknown	Unknown	Google Earth™
01/2013	Unknown	Unknown	Whittlesea Council
06/01/2013	Unknown	Unknown	Google Earth™

A summary of notable observations from each aerial photographs are contained within Table 9. Copies of the historical aerial photographs are listed in Table 14 and are collated in *Appendix D*.

Table 9 Review of Aerial Photographs

Date	General Site Description
1969	<ul style="list-style-type: none"> The majority of the PSP area appears to be used for grazing farmland. No cropping is evident from the photograph; Farmsteads appear to be located at property 22 and 18; and A number of dams are located on the grazing land throughout the PSP area.
1977	<ul style="list-style-type: none"> The majority of the PSP area appears to be used for grazing farmland. No cropping is evident from the photograph; and A number of rural residential properties are located along Merriang Road in the south-east corner of PSP 1096. The properties appear to contain homesteads and sheds / storage areas. At property 15 a large trucking turning circle appears to be present.
1986	<ul style="list-style-type: none"> More development of rural residential properties along Merriang Road has occurred. The properties appear to contain homesteads and sheds / storage areas.
1989	<ul style="list-style-type: none"> More development of rural residential properties along Merriang Road has occurred. The properties appear to contain homesteads and sheds / storage areas.
2002	<ul style="list-style-type: none"> More development of rural residential properties along Merriang Road and also Donnybrook Road has occurred. The properties appear to contain homesteads and sheds / storage areas.
2006	<ul style="list-style-type: none"> Dams on a number of properties appear dry most likely due to drought conditions during this period in time. No other changes evident.
2013	<ul style="list-style-type: none"> Dams on all properties have water present. No other changes evident.

3.1.6 Previous Reports and Documents

No historic contamination reports were identified or reviewed for any properties located within PSP 1096.

June 2013

3.1.7 Summary of Historic Contamination Potential

The historical data search including the aerial photograph review provided limited information regarding potential sources of contamination on the PSP 1096 site.

Land use patterns including historic farmsteads and associated farming infrastructure at properties 18 and 22 indicate the potential for on-site sources of contamination. Additionally rural residential properties located in the south-east corner of the PSP 1096 indicate the potential for small commercial and industrial operations and the potential for small scale farm holdings.

The potential for off-site sources of contamination migrating to the site via sub-surface pathways, such as groundwater, also exists due to the historic usage of the surrounding properties. The nature, extent and mobility of any potential contamination depend on the type of activities that have historically been undertaken in the context of the local geological and hydrogeological environments. Information obtained from the historical search provided no specific information relating to local processes.

June 2013

4 Site Inspection

4.1 General

A visual inspection of PSP 1096 was conducted by suitably qualified Meinhardt staff on 21 and 22 March 2013. Meinhardt gained access to a number of properties to assess the entire PSP area. Aerial photographs (*historic and current*) and other cartographic sources were used to help identify specific sites where land use may require investigation. It should be noted that not all areas of PSP 1096 were accessed, but were visible from adjacent properties and/or public areas during the site visit, and in addition overall assumptions made were aided with assistance from the aerial photographs and historic title review.

Figure 1.8a in *Appendix A*, illustrates the properties that Meinhardt gained access to during the site inspection. Select site photographs of the properties within PSP 1096 are presented in *Appendix F*.

4.1.1 Properties 1 to 21

Properties 1 to 21 are rural residential properties comprising of domestic dwellings and associated storage sheds/small farm holdings. Properties of note and properties that have a high potential risk of contamination include:

- Property 3, which is identified as "Underane Kennels and Cattery".
- Properties 10, 14, 15 and 16, which contain large sheds, heavy plant equipment and vehicles at the rear of the property. These properties have potential for use in commercial and/or industrial operations. Sheds on-site have potential for storage of fuel and/or chemicals;
- Properties 10, 13, 17 and 20, which have obtained permits from Council for the construction of outbuildings / storage sheds, and property 14 obtained a permit to be listed as a rural dwelling;
- Property 17, which comprises of a small farm holding, with livestock and small-scale farm infrastructure observed on the property.
- Property 18, which comprises of a domestic dwelling, historic farming infrastructure and a large amount of heavy plant equipment and vehicles. Sheds on-site have potential for the storage of fuel and/or chemicals; and
- Property 19, which comprises of historic farming infrastructure and a large amount of heavy plant equipment and vehicles. Sheds on-site have potential for the storage of fuel and/or chemicals. Property 19 obtained a permit for an outbuilding / storage shed.

4.1.2 Property 22

Property 22 comprises an historic and current farmstead. A number of notable features and potential contamination sources are located on the property which includes:

- Historic farming infrastructure, including sheep dips, stock yards and septic tanks;
- Sheds used for potential fuel and chemical storage;
- Two large wells approximately 3m in diameter;
- An historic bluestone farmstead;
- Soil stockpiles; and
- A large hill (275m AHD) located on the western boundary of the property.

4.1.3 Properties 23 to 29

A visual assessment of properties 23 to 29 identified that the sites appear to be predominantly vacant and used primarily for agricultural grazing. Farmsteads and associated farming infrastructure exists on properties 23 to 29, but these buildings were observed to be outside PSP 1096.

At property 23 a well was observed outside the PSP boundary located in the eastern portion of the property. Animal carcasses were observed in the well. At property 24, two silo's and additional

June 2013

farming infrastructure was observed within the PSP boundary. At property 25 farming sheds and farming infrastructure are located within the PSP boundary, but fall mostly within a Public Acquisition Overlay area, with a small portion of the western section of the site included within the PSP area.

4.2 Significant Issues

Significant issues noted during the site walkover are summarised below:

- Land and facilities used for intensive farming are located within and surrounding PSP 1096. Due to the industrial nature of these facilities they have an increased risk to the environment, and should be assessed accordingly;
- Agricultural, residential and commercial facilities with asbestos material used in their building construction. Asbestos is harmful to health and if discovered during construction works must be removed off site by a suitable contractor;
- Fuel storage and fuelling operations have occurred and may be occurring on an unknown number of individual rural holdings within PSP 1096. Hydrocarbons pose a major risk to the environment and even minor spill incidents can have environmental impacts for many years. Due to the rural nature of these properties and historic agricultural connection a large number of properties may have or had fuel stores;
- Heavy plant equipment and farm equipment is stored, utilised, and possibly maintained on a number of site properties within PSP 1096. Heavy equipment has increased potential for environmental degradation due to increased volumes of chemical oils and greases required for maintenance. Leakage is also common from the vehicles which can be stationary for long periods of the year, resulting in point sources of contamination;
- Chemical and organic contaminants from agricultural operations (*fertilisers, pesticides, herbicides and animal wastes*) within PSP 1096 have the potential for environmental degradation by increasing toxicity, faecal coliforms in ground and surface waters or causing eutrophication within surrounding water features;
- Materials stockpiled within or in close proximity to PSP 1096 have the potential to silt up water bodies or contain contaminants that can be harmful to aquatic life.
- Over irrigation of land within and surrounding PSP 1096 has the potential to act as a flow path for contaminants related to agricultural activity;
- Localised waterways, including Dry Creek, Davis Creek, and associated low-lying areas that are subject to flooding, some of which are within or adjacent to PSP 1096. These areas can impact on development potential of an area and special remediation works must be put in place to curtail damage to any development adjacent to these areas.
- Ecological sites such as wetlands are contained within and surrounding PSP 1096. Areas of ecological importance require special attention during planning and construction phases, as these areas cannot be adversely impacted by any development works. Drainage plans and development buffer zones must all account for the presence of ecological sites within and surrounding PSP 1096.

A summary of activities that have potential for environmental degradation at each property is provided in Table 10 below.

Table 10 Areas Highlighted as having Activities with Potential for Environmental Degradation

Property (Council Number)	Property Uses	Potentially Contaminating Activities	Potential Contaminants
1 - 17	Rural Residential / Storage Sheds / Small farm holdings / Dog & Cat Kennel	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Structures (<i>Including possible Septic Tanks</i>)	Lead, Asbestos, Hazardous Material, Pesticides, Herbicides, Faecal Coliforms
18 - 19	Historic farming operations / Grazing Farmland / Rural Residential	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Farming Activities (<i>including effluent pits, livestock dips, foot paths, stock yards and animal waste burial pits</i>)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms
		Structures (<i>Including possible Septic Tanks</i>)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
20 - 21	Rural Residential / Storage Sheds	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Structures (<i>Including possible Septic Tanks</i>)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
22	Historic farming operations / Grazing Farmland	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Farming Activities (<i>including effluent pits, livestock dips, foot paths, stock yards and animal waste burial pits</i>)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms
		Structures (<i>Including possible Septic Tanks</i>)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
		Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH
23 & 26 - 29	Grazing Farmland	No potential contaminating activities	No potential contaminants
24	Historic farming operations	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH

June 2013

Property (Council Number)	Property Uses	Potentially Contaminating Activities	Potential Contaminants
		Farming Activities (including effluent pits, livestock dips, foot paths, stock yards and animal waste burial pits)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms
25	Farming Infrastructure	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Farming Activities (including effluent pits, livestock dips, foot paths, stock yards and animal waste burial pits)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms
Note: TPH – Total Petroleum Hydrocarbons BTEX – Benzene, Toluene, Ethyl benzene, Xylene PAH – Poly Aromatic Hydrocarbons			

4.3 Key Concerns

The key concerns with respect to contamination are anticipated to be the potential impacts associated with contaminants in soil and groundwater, in particular for site construction workers who may be in direct contact with potentially contaminating materials. Additionally, there is potential for on site and off site impacts to the environment resulting from the mobilisation of contamination at the potential areas of concern from surficial runoff during inclement conditions and/or through the sub-surface, particularly during construction when the areas identified would be disturbed. Soil contamination also has the potential to be mobilised through the generation of dust during construction at each of the potential areas of concern.

As described earlier in this report, other concerns relate to geotechnical and water course constraints. An intrusive site-specific geotechnical investigation is required to fully identify geotechnical constraints for development. There are watercourses present across PSP 1096 that will require consideration during future planning and development stages.

5 Environmental Risk Assessment

5.1 Introduction

This Environmental Risk Assessment (ERA) is based on the contamination methodology:

Source – Pathway – Receptor

Contamination Source:	A substance that has the potential to cause harm to environmental receptors. In a broader sense sources can include particular ground conditions, for example redundant footings in the ground, which have the potential to impact on redevelopment proposals.
Contamination Pathway:	The route by which the source is brought into contact with the receptor. This can include the transport of contamination via water (surface and groundwater), wind borne dust, vapours, excavation and deposition.
Contamination Receptor:	Human beings, other living organisms, physical systems and built structures that could be affected by the source. A receptor will only be affected if a pathway from the source to the receptor is present. Groundwater and surface water systems can be considered as receptors in their own right as their quality is regulated by statutory bodies, as well as being pathways for contaminant migration to other receptors.

The **source-pathway-receptor** relationship allows an assessment of potential environmental risks to be determined, based on the nature of the source, degree of exposure of a receptor to a source and the sensitivity of the receptor. On this basis an assessment is made of the environmental liabilities associated with the risk. These can be expressed for example, in terms of additional costs associated with site redevelopment or remedial measures, the potential for costs, fines or penalties imposed for breaches of environmental legislation or third party claims, and loss of land value.

The identified potential environmental liabilities with regard to contamination have been evaluated with respect to the potential impacts on:

- Surface water features;
- Groundwater bodies;
- Soils and subsoils;
- Sensitive sites and ecosystems;
- Construction and maintenance workforce;
- Current and future site users; and
- Current and future adjacent site users.

5.2 Contamination Concerns within and surrounding PSP 1096

Sources of potential contamination were identified across PSP 1096, and the following contaminants were identified as having the potential to be on-site:

- Petroleum hydrocarbons – total petroleum hydrocarbons (TPH); Benzene, Toluene, Ethyl benzene and Xylenes (BTEX); and Polycyclic Aromatic Hydrocarbons (PAH);
- Heavy metals, in particular lead and chromium;
- Fertilisers, pesticides, fungicides and herbicides;

June 2013

- Arsenic, organochlorines, organophosphates, synthetic pyrethroids;
- Waste animal products – buried animals, manure mounds and slurry pits;
- Asbestos; and
- Volatile and semi-volatile organic hydrocarbons.

5.3 Contaminant Pathways within and Surrounding PSP 1096

The potential contaminant pathways that can impact on both human health and the environment include:

- Topographic and localised site drainage to nearby surface water features;
- Seepage of contaminants to groundwater;
- Particle release through the air;
- Vapour inhalation of contaminants; and
- Direct contact with contaminants in soil.

The potential exists for the migration of contaminants to or from PSP 1096 via stormwater runoff to local surface water features, by seepage through the subsoil into groundwater, as an airborne release such as dust or vapour (*usually from demolition and excavation activities*), and by dermal absorption caused by direct contact of skin with contaminated material.

Contaminated soil has the potential to migrate during transportation or movement of stockpiles to on or off site locations.

In PSP 1096 the dispersal and migration of chemical contaminants (*of concern*) will generally be controlled by sub-surface conditions (*soil type/permeability and groundwater levels*) along with physical and chemical properties of individual contaminants and climatic conditions.

Other factors that may impact on the migration of contaminants include:

- Erosion of disturbed and cleared areas that contribute to sediment transport and deposition;
- Natural erosion of undisturbed soils along waterways and other areas that contribute to sediment transport and deposition;
- Stripping of topsoil material;
- Removal or damage to aquitard layers resulting in contamination of lower groundwater aquifers.
- On-site movement of light vehicles and machinery that will contribute to shallow soils being disturbed;
- The presence of drainage culverts forming preferential migration pathways down gradient of identified Areas of Environmental Concern (AECs); and
- Precipitation rates.

5.4 Potential Receptors

Potential receptors identified on the site and in the surrounding areas include:

- Residential properties on and off site;
- Agricultural properties on and off site;
- Construction workers;
- Watercourses on and off site; and
- Groundwater.

Potential receptors and pathways from identified sources are summarised in Table 11.

Table 11 Potential Contaminant Receptors & Pathways

Receptor		Pathway
Soil	Site Users	Dermal Contact, Ingestion & Inhalation
	Adjacent Site Uses	Dermal Contact, Ingestion & Inhalation
	Future Site Users (including site users during construction)	Dermal Contact, Ingestion & Inhalation
Groundwater	Perched Watertable	Leaching in/from topsoil, Transport in Perched Groundwater.
	Shallow Aquifers	Leaching from Soils, Transport in Perched Groundwater.
	Confined Aquifers	Damage to Aquitard, Leaching from Soils, Transport from upper tier Groundwater
Surface Water	Drain/Creek	Transport in Perched Groundwater, Surface Run-off
	River	Transport in Perched Groundwater, Surface Run-off, Tributary Creek or Drain. Flooding.
	Inundation Area/ Ponded Water / Wetlands	Transport in Perched Groundwater, Surface Run-off, Tributary Creek or Drain. Flooding.
Ecosystems – Flora & Fauna	Plants	Uptake through Soil, Direct Contact.
	Animals (Wild & Domestic)	Direct Contact, Ingestion.

June 2013

Receptor		Pathway
Sub-Surface Services	Telstra Pits	Integrity Degradation, , Water Migration Vapour Migration
	Culverted Drains	Integrity Degradation, , Water Migration Vapour Migration
	Gas Pipelines	Integrity Degradation, , Water Migration Vapour Migration

5.5 Risk Assessment

A qualitative risk assessment was conducted considering the sources of potential contamination identified above, and the series of potential receptors identified, together with linking pathways. These linkages are summarised in Table 12, where the associated contamination risk is assessed for a given source on a particular receptor. This assessment also takes account of specific chemicals of concern or groups of similar chemicals of concern. It is implicit that where a source has been identified during the desktop study, it has been included within the list, conversely, where the findings of the desktop study have not encountered a potential source it has not been included unless there is good reason to suspect that it may be present, but is as yet unidentified.

In Table 15, a two stage assessment has been carried out based on the identified sources, pathways and receptors. Initially, the column designated as 'Potential Consequence of Source – Receptor Linkage', gives an indication of the sensitivity of a given receptor to a particular source or contaminant of concern under consideration. It is a worst case scenario classification and is based on full exposure from the particular linkage being examined. The derivation of the classes used to rank this particular aspect are presented in Table 12.

June 2013

Table 12 Derivation of Risk

Classification	Human Health	Ground/Surface Water	Ecological	Built Environment
Severe	Irreversible damage to human health, or death.	Substantial contamination of sensitive receiving waters.	Significant change to one or more species, or ecosystem.	Irreparable damage to buildings, structures or the environment.
Moderate	No long term/permanent health effects to humans.	Substantial contamination of non-sensitive water resources or small scale contamination of sensitive water resources.	Change to population densities of non sensitive species.	Damage to sensitive buildings, structures or the environment.
Mild	Short term health effects to humans.	Substantial contamination to non-sensitive water resources.	Some change to population densities but with no negative effects on the function of the ecosystem.	Easily reparable effects of damage to buildings and or structures.
Negligible	No measurable health impacts on humans.	Insubstantial contamination to non-sensitive water resources.	No significant changes to population densities in the environment or in any ecosystem.	Very slight, non-structural, damage or cosmetic harm to buildings or structures.

Subsequently, in the column entitled 'Likelihood of Source-Receptor Linkage', an assessment is made of the probability of the selected source and receptor being linked by the identified pathway. This assessment is ranked based on site-specific conditions as follows:

- **Very unlikely** (0 to < 5%)
- **Unlikely** (5 to 45%)
- **Possible** (45 to 55%)
- **Likely** (55 to 95%)
- **Almost Certain** (95 to 100%)

The 'Risk Classification' column is an overall assessment of the actual risk, which considers the likely effect on a given receptor, taking account of both of the previous rankings (i.e. consequence and likelihood). The risk classifications are assigned using the consequence/likelihood matrix detailed in Table 13 below.

Table 13 Consequences / Likelihood Matrix

Consequences	Likelihood
Extreme	There is a high probability that severe harm to a designate receptor could arise from an identified source, without appropriate remedial action.
High	A designate receptor is likely to experience significant harm from an identified source, without remedial action.
Medium	It is possible that harm could arise to a specific receptor, but it is unlikely that such harm would be significant.
Low	It is possible that harm could arise to a designated receptor, though it is likely to be mild.
Negligible	The presence of the identified source does not give rise to the potential to cause significant harm.

On this basis, the overall risk is ranked as outlined in Table 14 below.

Table 14 Overall Risk Matrix

Potential Consequence	Likelihood				
	Very Unlikely	Unlikely	Possible	Likely	Almost Certain
Severe	Low	Low	Medium	High	Extreme
Moderate	Negligible	Low	Medium	Medium	High
Mild	Negligible	Low	Low	Medium	Medium
Negligible	Negligible	Negligible	Negligible	Low	Low

Based on the results of the site walkover, desktop study and our understanding of the future land uses for PSP 1096, the overall likelihood or risk of contamination being encountered across the majority of the site during construction is considered '**Low to Medium**'.

However, the likelihood or risk of contamination being encountered at specific locations on the site due to the presence of point sources of contamination is considered to be '**Medium to High**'. A breakdown of the likelihood or risk of contamination being encountered in on-site structures, soil and/or groundwater has been presented in Table 16 below.

Table 15 Qualitative Risk Assessment for PSP 1096

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Possible	Medium
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Moderate	Possible	Medium
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Mild	Unlikely	Low
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Likely	Medium
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Moderate	Likely	Medium
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Unlikely	Low
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Likely	Medium
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	Medium
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Mild	Possible	Low
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Negligible	Unlikely	Negligible
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Likely	Medium

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	High
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Possible	Medium
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Human (Current Site Users)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Human (Future Site Users including construction workers)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Human (Adjacent Site Users)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Possible	Medium
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Human (Current Site Users)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Severe	Likely	High
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	High
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Possible	Medium
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Services/ Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low

6 Recommendations

6.1 Contamination

Based upon the environmental desktop evaluation and qualitative risk assessment, the risk for potential contamination to soils, surface water and groundwater in PSP 1096 has been assessed for each property. Table 16 below and Figures 1.9 and 1.10 (*Appendix A*), classify the properties as having 'High', 'Medium' or 'Low' potential for contamination. It should also be noted that areas identified with red hatching on these figures have also been classified for contamination potential, but are not currently allocated for development.

Figures 1.9 and 1.10 provide 'Traffic Light' maps, identifying areas of potential contamination for properties within PSP 1096. For the larger farming properties areas of potential contamination such as farming infrastructure have been flagged as having 'High' or 'Moderate' potential contamination risk, with the remainder of property given a lower risk if it consists of grazing farmland. For the smaller rural residential properties the entire property has been allocated either 'High', 'Medium' or 'Low' potential contamination risk, as there is potential for contamination across the bulk of the site.

Of the 29 properties within PSP 1096, 9 properties were classified as having 'High' potential contamination risk, 14 properties were classified as having 'Medium' potential contamination risk, and 6 properties were classified as having a 'Low' potential contamination risk. The assessments of potential contamination risks have been made in accordance with the Victoria Department of Sustainability and Environment, *Potentially Contaminated Land, General Practice Note*, 2005. It should be noted that properties 27 - 29 are within the PSP boundary but are not zoned as Urban Growth Zones (UGZ).

In general, larger properties with historical or current farmsteads with associated farm infrastructure were given 'High' potential contamination risk, as farming operations and infrastructure have a significant potential for the use/storage of hazardous material, giving rise to environmental degradation. Additionally, smaller properties with small-scale commercial/industrial operations (*such as a horse ranch, a garden/plant supply property and cheese factory*) and rural residential properties with large ancillary sheds, outbuildings and heavy plant machinery/equipment were given a high potential contamination risk.

Small rural residential properties where minimal ancillary sheds and outbuildings were located on the property were given a more 'Medium' potential for contamination risk, due to possible hydrocarbon and chemical storage, and the possible presence of heavy plant equipment.

Lower potential contamination risk was assigned to properties that were used for primarily agricultural, such as grazing, and/or small rural residential properties with no ancillary sheds and/or outbuildings.

Due to the limited nature of the visual site inspection additional properties may be recommended for assessment in the future, based on receipt of additional information not available at the time of this assessment.

Properties classified with a 'High' and 'Medium' potential risk are recommended for further intrusive environmental assessment. Further assessment of these sites should be undertaken in accordance with the 1999 and the Draft 2011 NEPM, AS 4482.1-2005, AS 4482.2-1999 and the EPA Industrial Waste Resource Guidelines (IWRG) *Soil Sampling*, 2009. The results of any sampling and analysis undertaken should be compared with the guideline values for protection of human health and the environment, as well as waste disposal criteria (*as applicable*).

In addition, hazardous materials surveys should be carried out for structures identified for demolition or relocation. The surveys should address asbestos, lead-based paint, polychlorinated biphenyls in electrical fixtures, and hazardous materials storage. Should asbestos bearing materials be encountered during future investigations or construction, the testing, inspection and removal of asbestos materials are required by law to be undertaken by a suitably qualified and licensed asbestos specialist/removalist.

6.2 Geotechnical

It is recommended that further geotechnical assessment is undertaken across the site to aid the design process. The purpose of the geotechnical assessment will be to undertake intrusive investigation to obtain information for the purposes of:

- Determining a better understanding of the sub-surface geological profile and hydrogeological conditions to develop an accurate geological model;
- Develop baseline geotechnical parameters to aid design, settlement and slope stability modelling (*where required*);
- Determine depth to rock head and degree of weathering within the upper layers of the bedrock;
- Determine the nature of fractures and jointing within the underlying volcanic material; and
- Determine the presence of voids within the underlying basalt material.

The handbook of Geotechnical Investigation and design Tables (*Look, 2007*) provides a model to derive suitable intrusive investigation dependent on likely geological conditions and proposed structure. It is expected that all investigation within PSP 1096 be categorised as GC1, or possibly GC2 where larger commercial structures may be required as part of the design.

However, this type of geotechnical investigation relates more to building construction standards, rather than impacting at high level precinct wide planning stage. Therefore, investigations of this nature will be conducted on a site specific basis by prior to construction, to allow for foundation design in accordance with the relevant building codes and standards.

6.3 Hydrology and Wetlands

No flood zones or 1 in 100 year flood zones were identified within PSP 1096. However, Flood modelling should be undertaken to determine hydrologic effects that any new developments will have on existing water courses, in particular existing culvert and bridge flow capacities, due to the potential increase in runoff from development hardstanding and roof areas.

Waterways, including Dry Creek and associated low-lying inundation areas will require feature surveys to provide details of drainage patterns for urban drainage system design. Drainage paths will need to be either maintained or diverted to ensure all areas are appropriately drained during and after any development.

The need to protect native vegetation and animals along creek lines falls under the jurisdiction of Dept of the Environment & Primary Industries and Melbourne Water, and it is generally understood that the Biodiversity Conservation Strategy (BCS) already considers the wetland as an 'Off Set' area.

Table 16 Site Contamination Potential within PSP 1096

Property Numbers	Address	Legal Description	Area (Ha)*	Historic Activity	Current Activity	Contamination Potential
1	1015 Donnybrook Road, Woodstock	Lot 1 TP336456	2	Grazing Farmland	Rural Residential	Low
2	1025 Merriang Road, Woodstock	Lot 14 LP64456	2	Grazing Farmland	Rural Residential / Sheds	Medium
3	1343-1345 Donnybrook Road, Woodstock	Lot 16 LP56455	3	Grazing Farmland	Dog/Cat Kennel	Medium
4	1325 Donnybrook Road, Woodstock	Lot 17 LP56455	3	Grazing Farmland	Rural Residential / Sheds	Medium
5	1035 Merriang Road, Woodstock	Lot 13 LP56455	4	Grazing Farmland	Rural Residential / Sheds	Medium
6	1045 Merriang Road, Woodstock	Lot 12 LP56455	3.5	Grazing Farmland	Rural Residential / Sheds	Medium
7	1055 Merriang Road, Woodstock	Lot 11 LP56455	3.5	Grazing Farmland	Rural Residential / Sheds	Medium
8	1065 Merriang Road, Woodstock	Lot 10 LP56455	3.5	Grazing Farmland	Rural Residential / Sheds	Medium
9	1075 Merriang Road, Woodstock	Lot 9 LP56455	3.5	Grazing Farmland	Rural Residential / Sheds	Medium
10	1085 Merriang Road, Woodstock	Lot 8 LP56455	3	Grazing Farmland	Rural Residential / Sheds / Heavy Equipment	High
11	1105 Merriang Road, Woodstock	Lot 2 LP82581	5	Grazing Farmland	Rural Residential / Sheds	Medium
12	1115 Merriang Road, Woodstock	Lot 1 LP82581	4	Grazing Farmland	Rural Residential / Small Farm Holding / Sheds	Medium
13	1125 Merriang Road, Woodstock	Lot 2 LP83456	1.5	Grazing Farmland	Rural Residential / Sheds	Medium
14	1131 Merriang Road, Woodstock	Lot 1 LP83456	1.5	Grazing Farmland	Rural Residential / Sheds / Heavy Equipment	High
15	1135 Merriang Road, Woodstock	Lot 3 LP56455	2.5	Grazing Farmland	Rural Residential / Sheds / Heavy Equipment	High
16	1145 Merriang Road, Woodstock	Lot 2 LP99885	1	Grazing Farmland	Rural Residential / Sheds / Heavy Equipment	High

Property Numbers	Address	Legal Description	Area (Ha)*	Historic Activity	Current Activity	Contamination Potential
17	1165 Merriang Road, Woodstock	Lot 1 LP99885	4	Grazing Farmland	Rural Residential / Small Farm Holding / Sheds	High
18	1305 Donnybrook Road, Woodstock	Lot 2 LP130685	42	Grazing Farmland / Farmstead	Grazing Farmland / Farmstead / Heavy Equipment	High
19	1285 Donnybrook Road, Woodstock	Lot 1 LP130685	40	Grazing Farmland / Farm Yard	Grazing Farmland / Farm Yard / Heavy Equipment	High
20	1265 Donnybrook Road, Woodstock	Lot 19 LP56455	3	Grazing Farmland	Rural Residential / Sheds	Medium
21	1255 Donnybrook Road, Woodstock	Lot 20 LP56455	3	Grazing Farmland	Rural Residential / Sheds	Medium
22	1145 Donnybrook Road, Woodstock	Lot 1 LP208748	61.5	Grazing Farmland	Grazing Farmland / Homestead	Medium
		Lot 2 LP208748	79.5	Grazing Farmland	Grazing Farmland / Farm Yard / Heavy Equipment	High
		Lot 3 LP208748	123	Grazing Farmland	Grazing Farmland	Low
23	1185 Merriang Road, Woodstock	Lot 2 TP746632	146	Grazing Farmland	Grazing Farmland	Low
24	1235 Merriang Road, Woodstock	Lot 1 TP411620	33	Grazing Farmland	Grazing Farmland	Low
		Lot 2 TP366337	153.5	Grazing Farmland	Grazing Farmland / Farming Infrastructure	Medium
25	1315 Merriang Road, Woodstock	Lot 2 LP123745	41	Grazing Farmland	Grazing Farmland / Farming Infrastructure	High
26	1325 Merriang Road, Beveridge	CP165841	33	Grazing Farmland	Grazing Farmland	Low
27	1445 Merriang Road, Beveridge	Lot 2 LP123196	54	Grazing Farmland	Grazing Farmland	Low
28	1485 Merriang Road, Beveridge	Lot 1 PS405461	81	Grazing Farmland	Grazing Farmland	Low
29	1515, 1545 & 1555 Merriang Road, Beveridge	Lot 1 TP329432	7.5	Grazing Farmland	Grazing Farmland	Low

* Approximate Areas

7 References

- AS 4482.2-1999, Standards Australia. Guide to the sampling and investigation of potentially contaminated soil, Part 2: Volatile substances.
- AS 4482.1-2005, Standards Australia. Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds.
- ANZECC 1992. Australian and New Zealand Guideline for the Assessment and Management of Contaminated Sites, published by Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council (NHMRC), January 1992.
- Baldwin 1949. A Soil Survey of the Shire of Whittlesea, Victoria. School of Agriculture, University of Melbourne December 1949.
- Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- DPI, GeoVic Online Mapping (Accessed March 2013)
<<http://mapshare2.dse.vic.gov.au/MapShare2EXT/imf.jsp?site=geovic>>
- DPI, Australian Soil Resource Information System. (Accessed April 2013)
<http://www.asris.csiro.au/index_other.html>
- DNRE 2002. Coastal Acid Sulphate Soil Hazard Map (UTM Zone 55) for Melbourne – T7822
- DNRE 1994. Groundwater Beneficial Uses Map for South Western Victoria.
- DSE, Melbourne Groundwater Directory (Accessed March 2013).
<<http://www.water.vic.gov.au/monitoring/groundwater/general/melbourne-groundwater-directory>>
- DSE, Victorian Water Resources Map (VWRM) (Accessed March 2013). <<http://nremap-sc.nre.vic.gov.au/MapShare.v2/imf.jsp?site=water>>
- DSE 2005. Potentially Contaminated Land, General Practice Note.
- DSE 2009, Likely Groundwater Occurrence At a Glance Greater Melbourne Region (Accessed April 2013)
<http://www.water.vic.gov.au/_data/assets/pdf_file/0004/55183/Groundwater-Occurrence-Table.pdf>
- EPA 2000. A Guide to the Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, March 2000, Publication 441.
- EPA 2009. Industrial Waste Resource Guidelines, Soil Sampling, June 2009, IWRG702.
- EPA 2009a. Industrial Waste Resource Guidelines, Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, June 2009, IWRG701.
- EPA 2013. Priority Sites Registry (Accessed April 2013).
- Flora and Fauna Guarantee Act 1988 (FFG).
- Geological Survey of Victoria, 1973. Sunbury sheet 1:63,000, Geological Survey of Victoria, 1973.
- Leonard, J., 1992. *Port Phillip Region Groundwater Resources – Future Use and Management*, Department of Water Resources Victoria.
- Look 2007. Handbook of Geotechnical Investigation and Design Tables, Routledge 2007.
- National Environment Protection (Assessment of Site Contamination) Measure, 1999.
- National Environment Protection (Assessment of Site Contamination) Measure, Draft 2011.
- Native Vegetation Management Framework 2002 (NVMF).
- State Environment Protection Policy (SEPP) 1997. Groundwaters of Victoria, December 1997, No. S160.

June - 2013

- State Environment Protection Policy (SEPP) 2002. Prevention and Management of Contaminated Land, June 2002, No. S95.
- State Environment Protection Policy (SEPP) 2004. Waters of Victoria, October 2004, No. S210.
- Vandenberg, 1997. Melbourne sheet (SJ 55-5) in the 1:250,000 Geological Map Series, 1997
- Victoria Environmental Protection Act 1970.
- Wildlife Act 1975.

8 Statement of Limitations

This report has been prepared by Meinhardt for use by the client Growth Areas Authority, who have commissioned the works in accordance with Meinhardt's proposal brief, and is based, in part, on information obtained from the client and other third parties.

This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by Meinhardt, and should not be relied upon by other parties, who should make their own enquires.

No other warranty, expressed or implied, is made as to the professional advice included in this report. This report may not contain sufficient information for the purposes of other parties.

The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

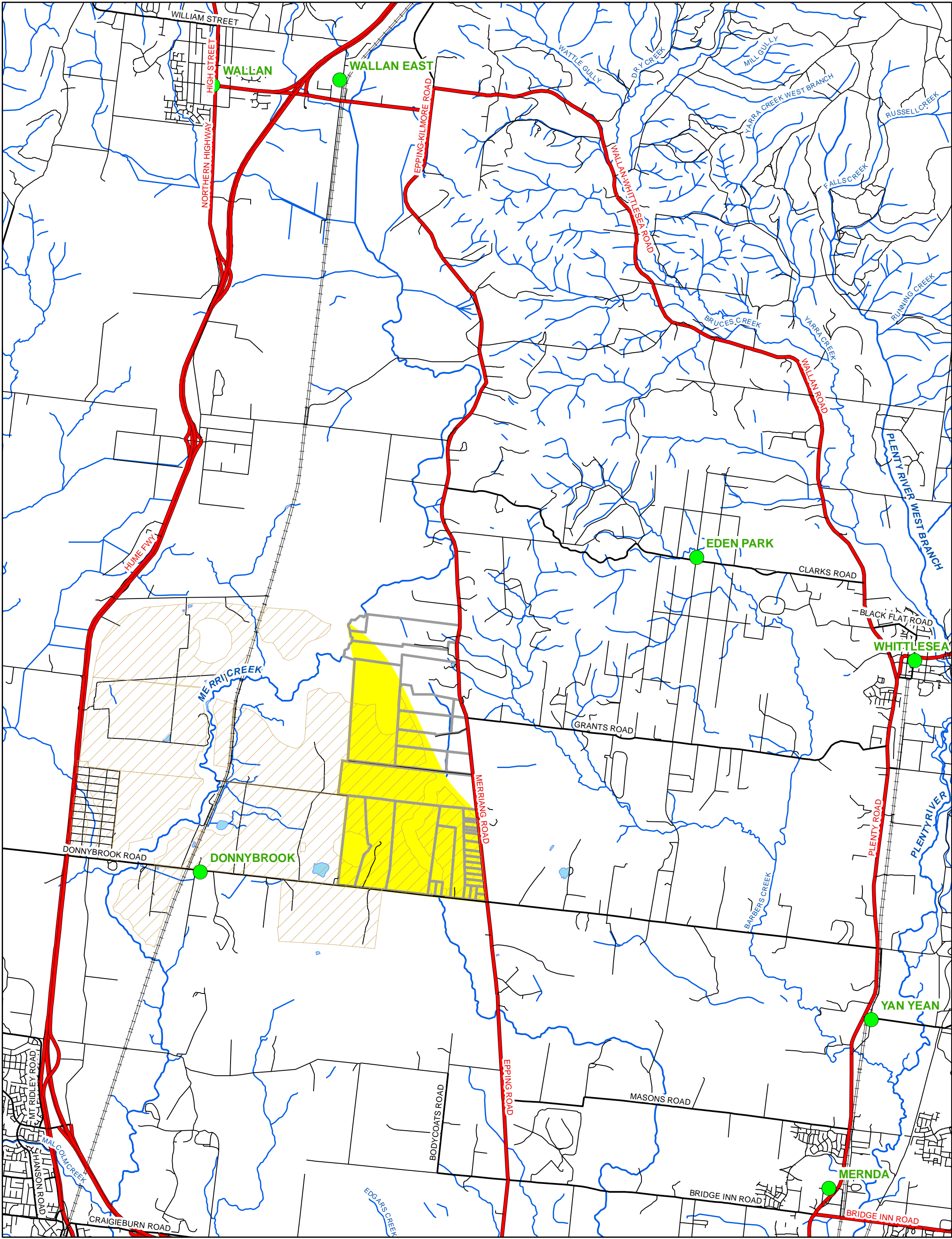
The extent of historic sampling of soils and groundwater at the site is extremely limited, or non-existent. As such, there is still the possibility for additional contamination to exist in unexpected locations, or from unexpected/unknown sources.

Soil, rock and aquifer conditions are often variable, resulting in heterogeneous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct, and can only be interpreted based on available information and the application of professional judgement.

Meinhardt accepts no liability for the findings or conclusions made by consultants external to Growth Areas Authority regarding the history of the investigation area and its surrounding properties. This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, Meinhardt reserves the right to review the report in the context of the additional information.

APPENDIX A

FIGURES



Legend

Towns

PSP 96 WOODSTOCK

Developable Areas

Property boundaries

Roads

Major

Main

Arterial

Minor

Railways

Watercourses

Major

Minor

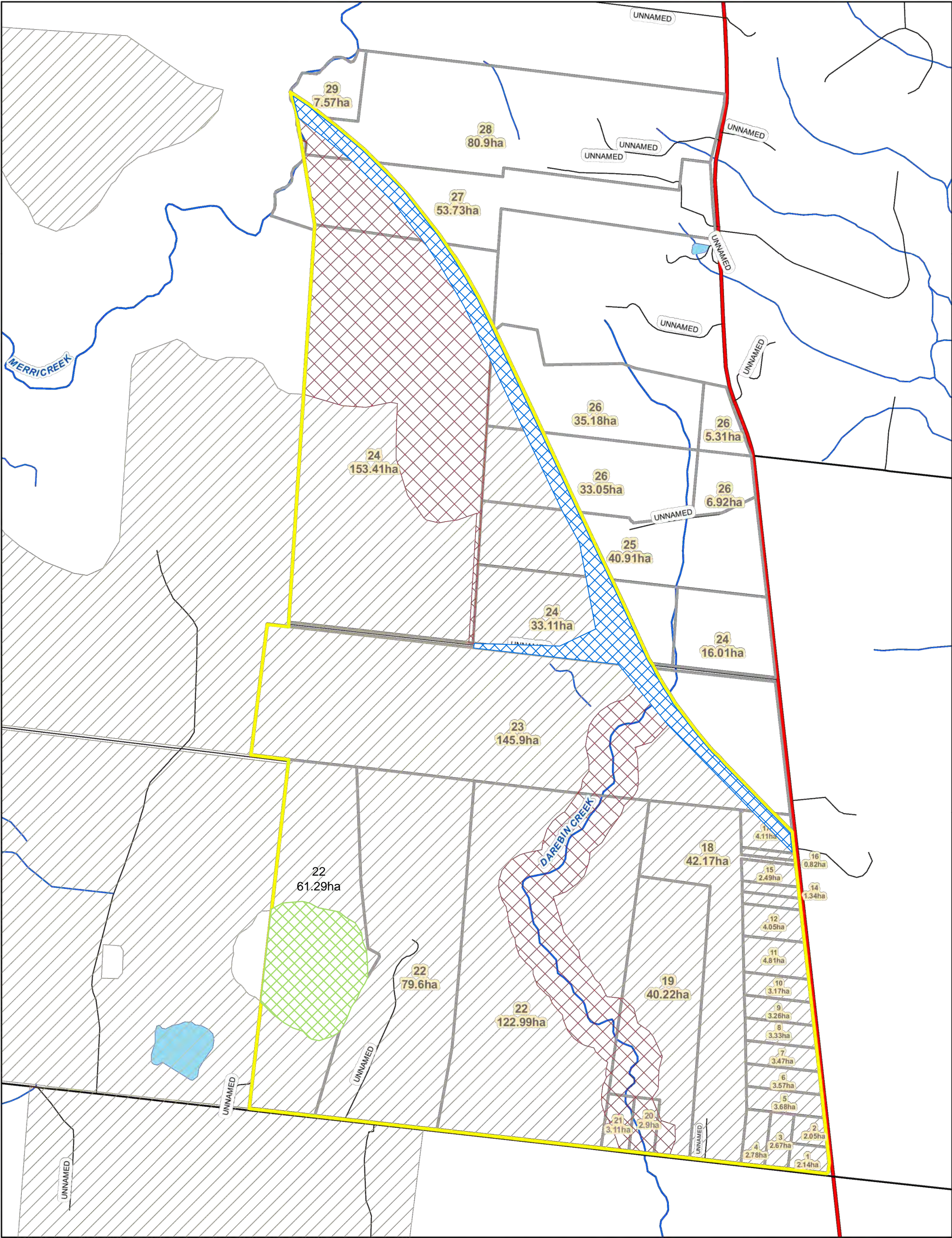
Waterbodies

Figure 1.1: Woodstock PSP 1096 Location Map

Map projection GDA94 MGA Zone 55

0 2 4
Kilometers

N



Legend

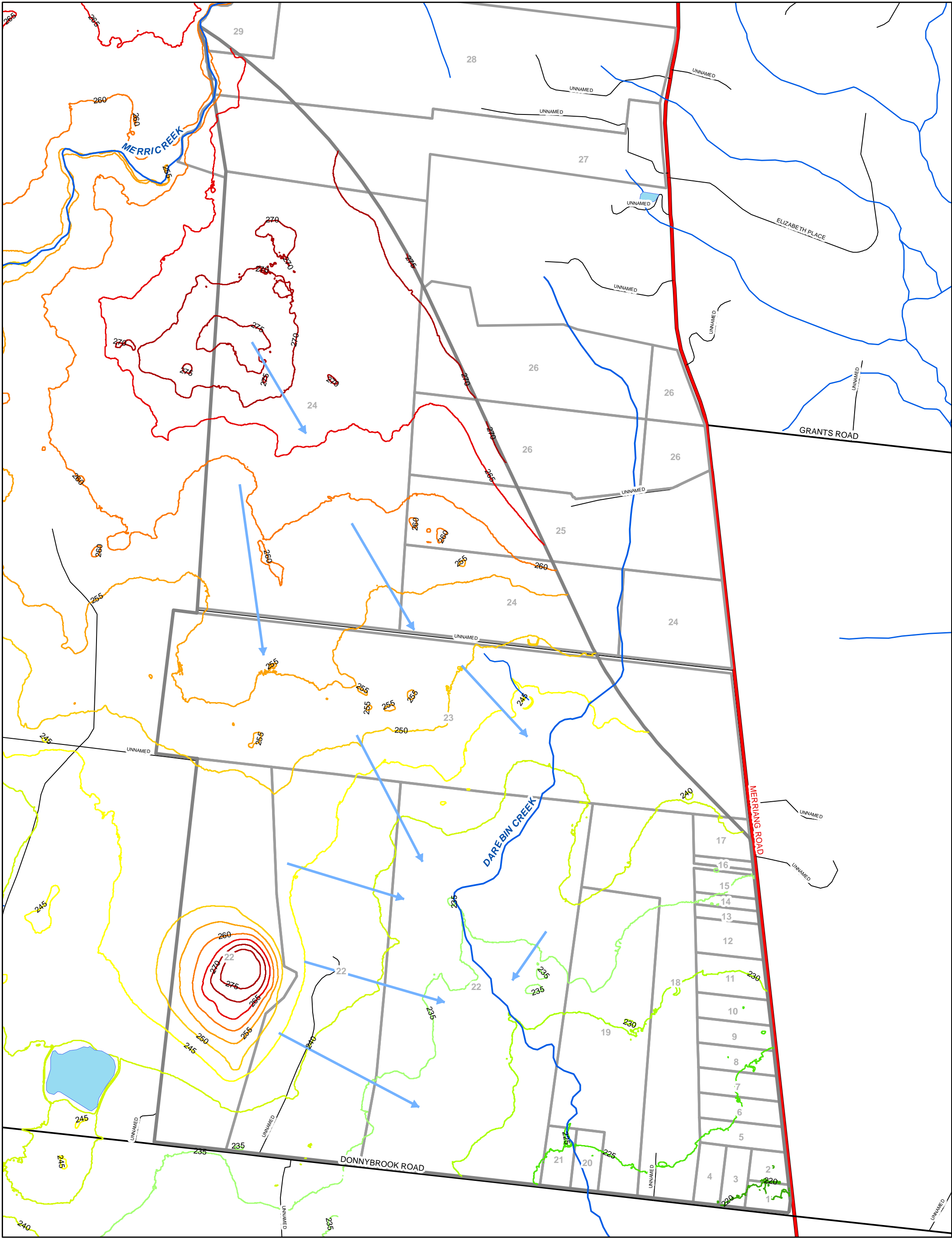
PSP 96 WOODSTOCK	Roads	Watercourses
Conservation Area	Major	Major
Developable Areas	Main	Minor
Property boundaries	Arterial	Waterbodies
Landscape Values	Minor	
E6/OMR Road Reserve	Railways	

Figure 1.2: Woodstock PSP 1096 Layout Map

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres

N



Legend

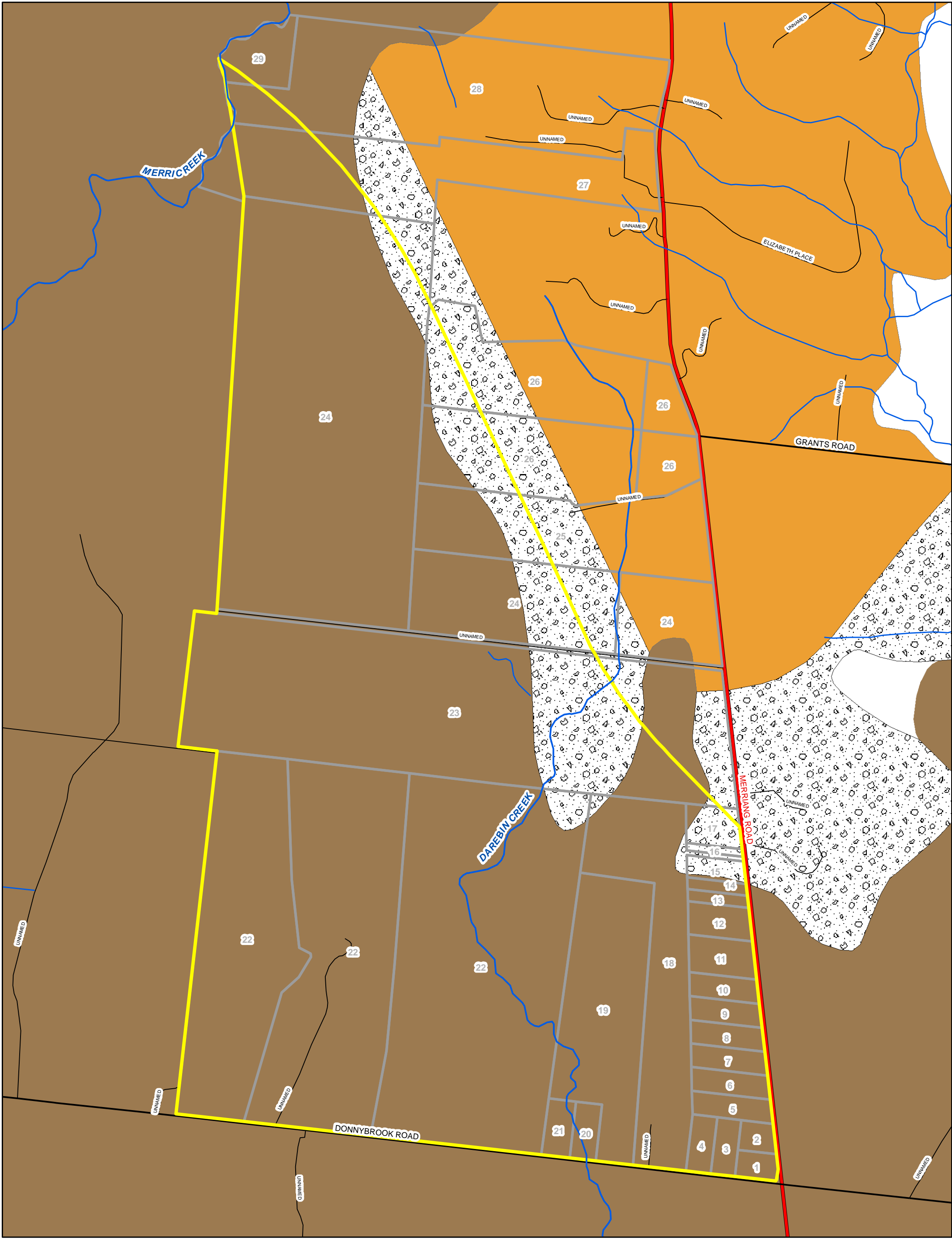
PSP 96 WOODSTOCK	Flow direction	Contours	220m	275m	Roads	Major
Property boundaries	Watercourses	Major	Minor	Waterbodies	Main	Arterial
		Minor			Railways	

Figure 1.3: Woodstock PSP 1096 Contour and Drainage Map

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres

N



Legend

PSP 96 WOODSTOCK

Property boundaries

Watercourses

Major

Minor

Waterbodies

Roads

Major

Main

Arterial

Minor

Railways

Geology (250K)

Dargile Formation

Humevale Siltstone

Newer Volcanics Basalt

**Figure 1.4: Woodstock PSP 1096
Geology Map**

Map projection GDA94 MGA Zone 55

0

500

1,000

Metres

N

MEINHARDT

INFRASTRUCTURE
& ENVIRONMENT

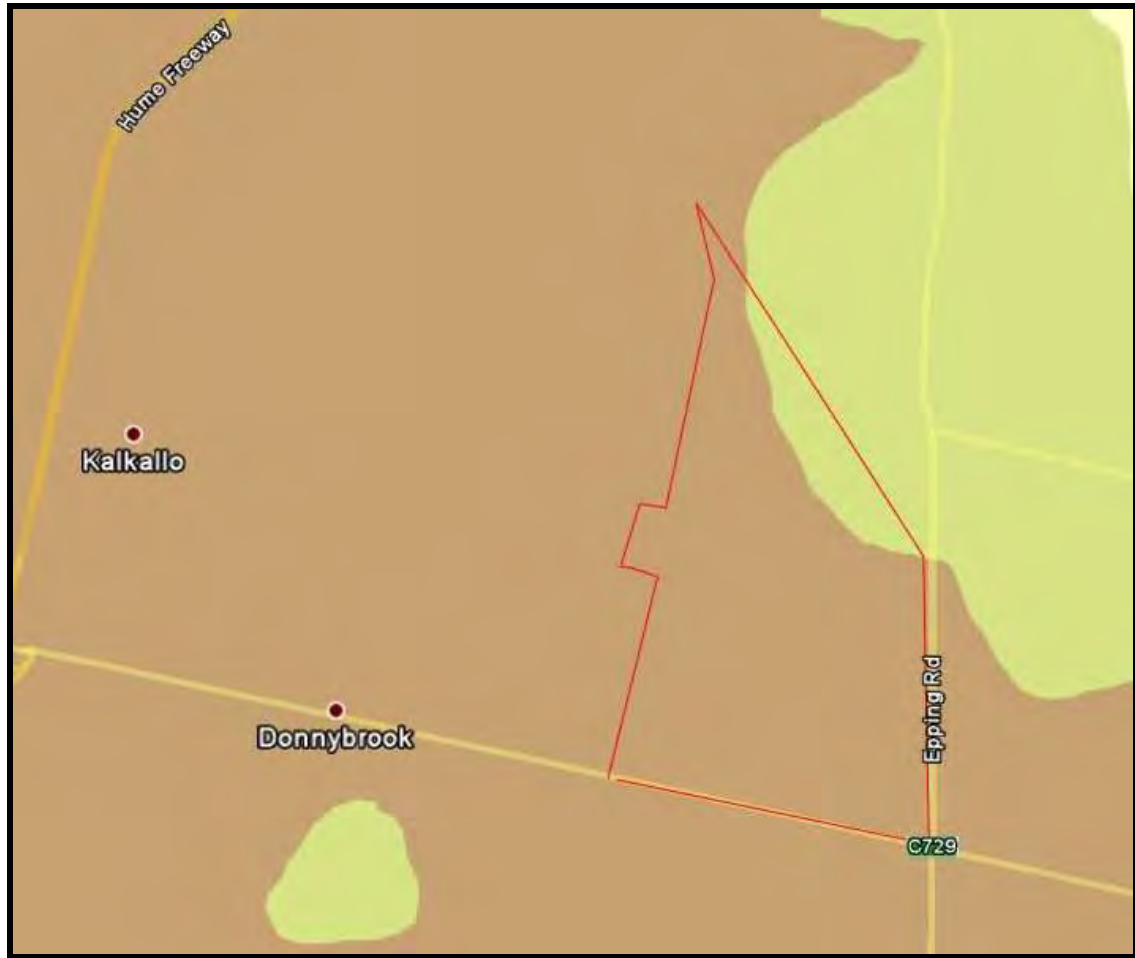


Figure 1.5 - Australian Soil Classification Map

Project #: 110445

Project: Woodstock PSP 1096

Source: Australian Soil Classification Map (ASRIS 2012)

Australian Soil Classification

Australian Soil Classification data derived from state and territory agency soil mapping. The data is from ASRIS Level 4.

Legend:



All data Copyright Department of Water, Land and Biodiversity Conservation, South Australia, Department of Agriculture and Food, Western Australia, Department of Natural Resources and Water, Queensland, Department of Environment and Climate Change, New South Wales, Department of Primary Industries and Water, Tasmania, Department of Primary Industries, Victoria and CSIRO

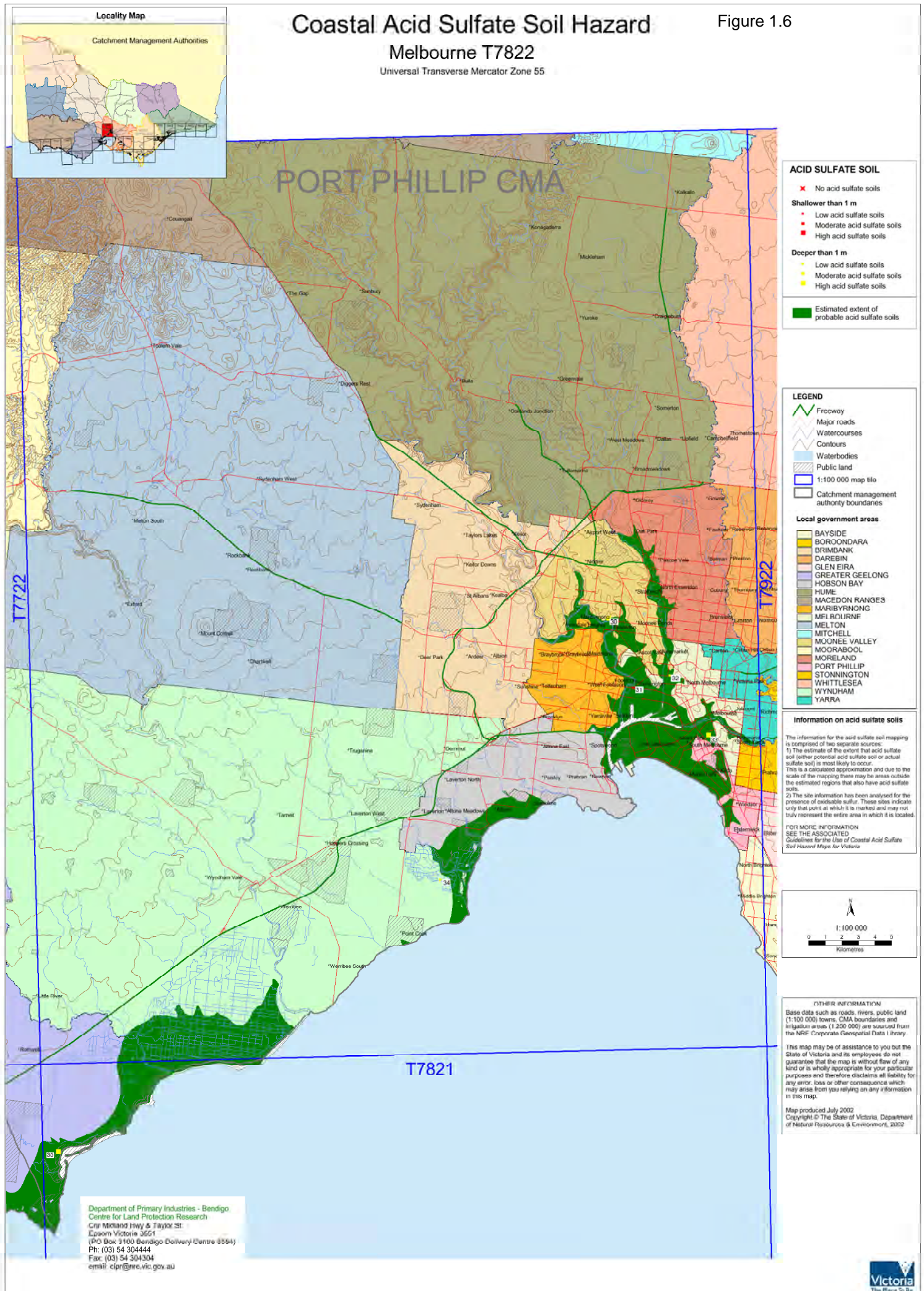
Please contact www.asris.csiro.au for more information

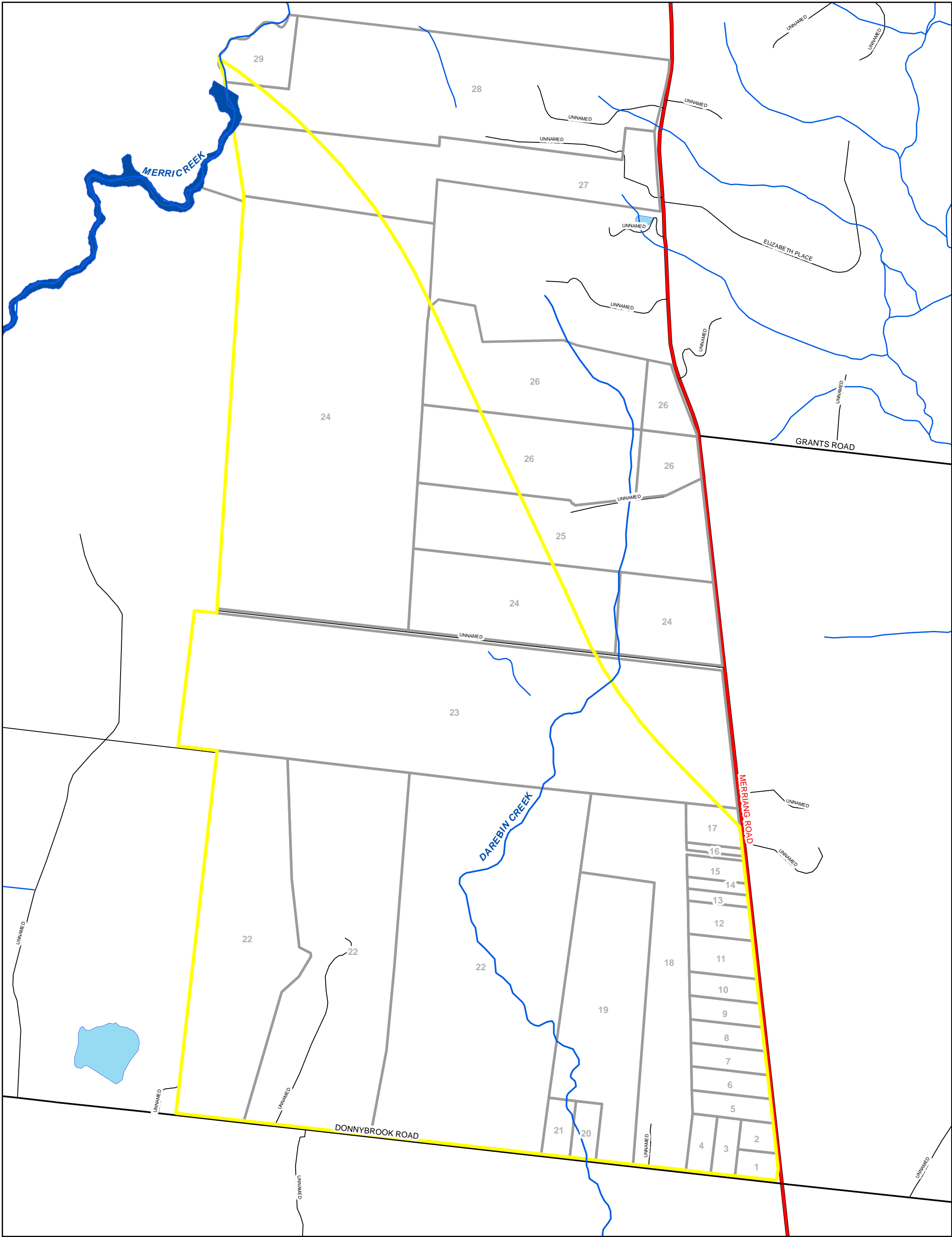
Coastal Acid Sulfate Soil Hazard

Figure 1.6

Melbourne T7822

Universal Transverse Mercator Zone 55





Legend

PSP 96 WOODSTOCK	Watercourses	Roads
Property boundaries	Major	Major
Planning Overlay (LSIO)	Minor	Main
	Waterbodies	Arterial
		Minor
		Railways

Figure 1.7: Woodstock PSP 1096 Land Subject to Innundation Map

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres

N

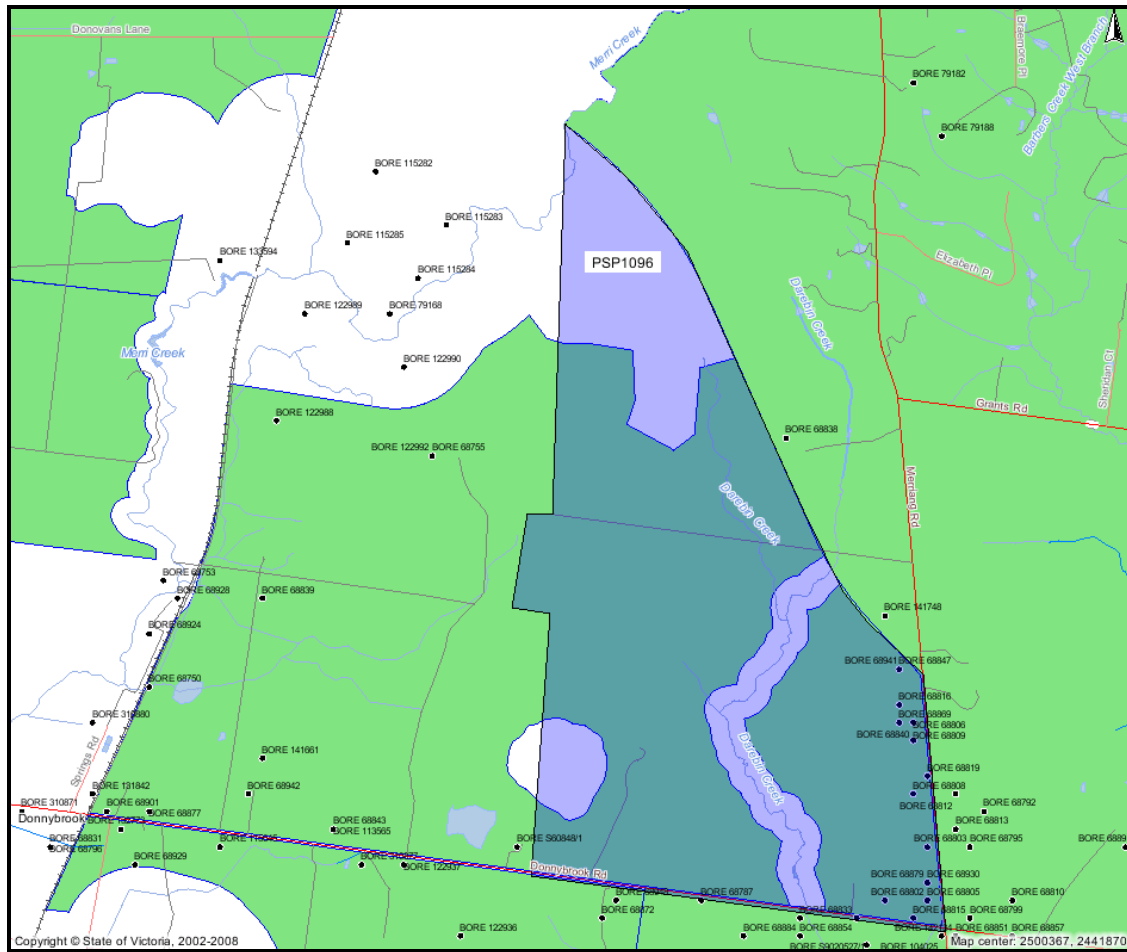
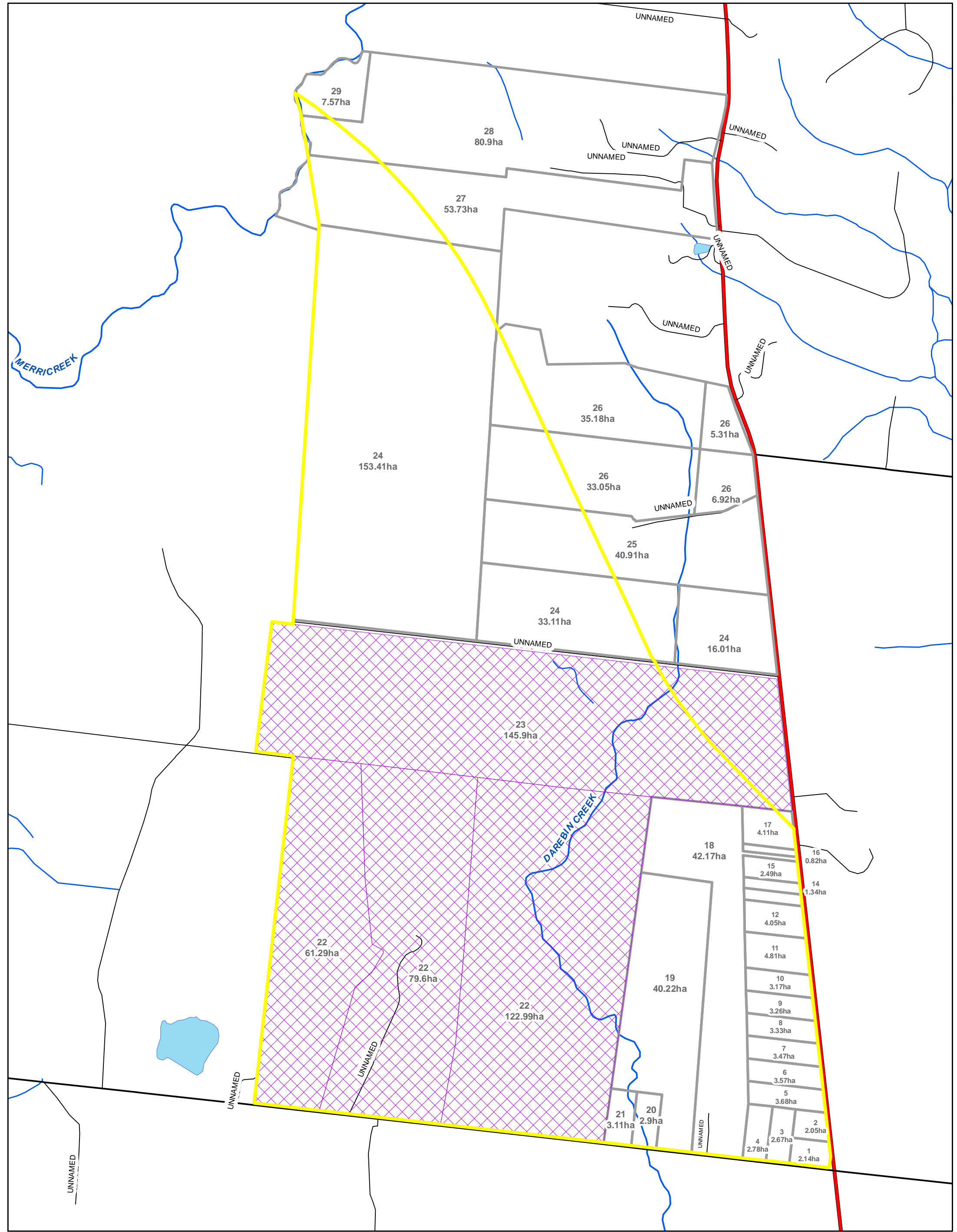


Figure 1.8 - Registered Groundwater Bores within PSP 1096 Boundary

Project #: 110445

Project: Woodstock PSP 1096

Source: Victorian Water Resources Data Warehouse



Legend

- PSP 96 WOODSTOCK
- Property boundaries
- Properties accessed during site inspection

Roads

- Major
- Main
- Arterial
- Minor
- Railways

Watercourses

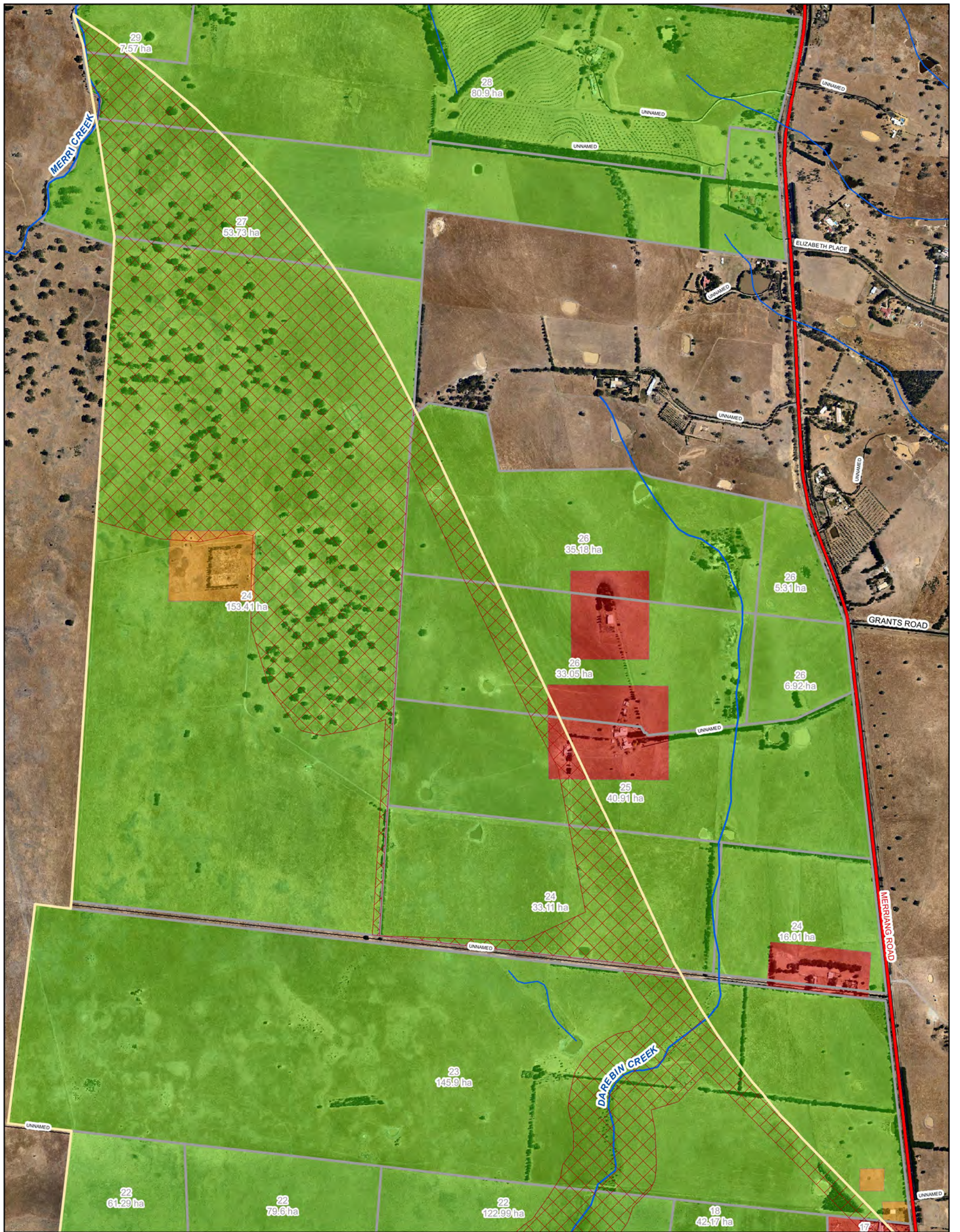
- Major
- Minor
- Waterbodies

Figure 1.8a: Woodstock PSP 1096
Properties Accessed during Site Inspection

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres

N



Legend		
 PSP 96 WOODSTOCK	 Contamination risk	 Roads
— Major	 Moderate	 Main
— Minor	 High	 Arterial
 Conservation Area	 Road reserve / Conservation Area / Landscape values	 Minor
		 Railways

**Figure 1.9: Woodstock PSP 1096
Potential Contamination Risk Map
(Northern Sector)**

Map projection GDA94 MGA Zone 55

0

500
1,000

Metres





Legend

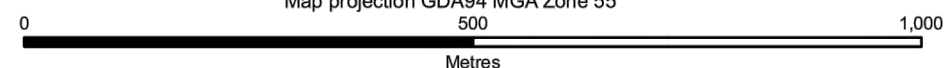
<ul style="list-style-type: none"> Property boundaries Conservation Area 	Contamination risk <ul style="list-style-type: none"> Low Moderate High Road reserve / Conservation Area / Landscape values 	Roads <ul style="list-style-type: none"> Major Main Arterial Minor Railways
--	--	---

Watercourses

- Major
- Minor

Figure 1.10: Woodstock PSP 1096
Potential Contamination Risk Map
(Southern Sector)

Map projection GDA94 MGA Zone 55



APPENDIX B

GW DATABASE SEARCH

*All Warehouse Sites

SITE ID	SITE NAME	LOCATION DATE	OWNER ID	LONGITUDE	LATITUDE	BORE DECOMMISSIONED	DATE COMPLETED	BORE DEPTH	UPPER INTERVAL	LOWER INTERVAL	MONITORING STATUS	LITHOLOGICAL DATA	SCREEN LENGTH
44840	BORE 68877	22-Feb-85	106	144.973	-37.544	N	22-Feb-85	32.000	32.000	26.000	P	Y	6.000
81798	BORE 115284	9-Jun-93	36681	144.992	-37.514	N	1-Feb-93	40.000	40.000	12.000	M	Y	28.000
86092	BORE 122988	24-Nov-94	37852	144.982	-37.522	N	15-Dec-93	35.600	19.260	16.260	M	Y	3.000
53193	BORE 79168	4-Mar-83	18981	144.99	-37.516	N	4-Mar-83	60.000	60.000	57.000	P	Y	3.000
97298	BORE 141661	29-Nov-00	43616	144.981	-37.541	N	6-Dec-98	96.000	96.000	18.000	P	Y	24.000
81797	BORE 115283	9-Jun-93	36681	144.994	-37.511	N	28-Jan-93	40.000	40.000	15.000	M	Y	25.000
44904	BORE 68942	13-Feb-91	13579	144.98	-37.543	N	13-Feb-91	40.000	40.000	28.000	P	Y	12.000
80623	BORE 113565	6-Jun-94	36131	144.986	-37.545	N	4-Mar-92	76.500	76.500	12.000	P	Y	64.500
44864	BORE 68901	18-Sep-92	13548	144.97	-37.544	N	9-Feb-88	16.000	16.000	12.000	P	Y	4.000
44745	BORE 68750	1-Sep-80	44	144.973	-37.537	N	1-Sep-80	32.000			O	Y	
44803	BORE 68839	1-Jan-80	13497	144.981	-37.532	N	1-Jan-80	59.000	47.000	41.000	O	Y	6.000
81796	BORE 115282	9-Jun-93	36681	144.989	-37.508	N	28-Jan-93	40.000	40.000	13.000	M	Y	27.000
138097	BORE S60848/1	20-Oct-04	46487	144.999	-37.546	N	18-Dec-02	11.600			P	Y	
86093	BORE 122989	24-Nov-94	37852	144.984	-37.516	N	14-Dec-93	30.800	20.000	17.000	M	Y	3.000
86096	BORE 122992	24-Nov-94	37852	144.993	-37.524	N	13-Dec-93	36.200	18.000	16.000	M	Y	2.000
44749	BORE 68755	31-Dec-69	13450	144.993	-37.524	N	31-Dec-69	0.000			O	N	
44806	BORE 68843	24-Oct-80	13499	144.986	-37.545	N	24-Oct-80	29.000	29.000	12.000	P	Y	12.000
81799	BORE 115285	9-Jun-93	36681	144.987	-37.512	N	1-Feb-93	40.000	40.000	15.000	M	Y	25.000
86094	BORE 122990	24-Nov-94	37852	144.991	-37.519	N	13-Dec-93	36.400	20.400	17.400	M	Y	3.000

APPENDIX C HISTORICAL LAND TITLES

Woodstock PSP 1096 - Historical Titles Summary

Council Lot No.	Current Title (Vol/Folio)	1st Parent Title (Vol/Folio)	2nd Parent Title (Vol/Folio)	3rd Parent Title (Vol/Folio)	4th Parent Title (Vol/Folio)
1	8378/221	4543/594	3589/790	1188/495	
2	8378/220	4543/594	3589/790	1188/495	
3	8378/222	4543/594	3589/790	1188/495	
4	8378/223	4543/594	3589/790	1188/495	
5	8378/219	4543/594	3589/790	1188/495	
6	8378/218	4543/594	3589/790	1188/495	
7	8378/217	4543/594	3589/790	1188/495	
8	8378/216	4543/594	3589/790	1188/495	
9	8378/215	4543/594	3589/790	1188/495	
10	8378/214	4543/594	3589/790	1188/495	
11	8755/752	8378/213	4543/594	3589/790	
12	8755/751	8378/213	4543/594	3589/790	
13	8755/778	8378/212	4543/594	3589/790	
14	8755/777	8378/212	4543/594	3589/790	
15	8378/211	4543/594	3589/790	1188/495	
16	9135/164	9002/161	8378/209 & 8378/210	4543/594	3589/790
17	9002/160	8378/209 & 8378/210	4543/594	3589/790	
18	9523/453	8378/224	4543/594	3589/790	
19	9433/597	8378/224	4543/594	3589/790	
20	8378/225	4543/594	3589/790	1188/495	
21	8378/226	4543/594	3589/790	1188/495	
22	9764/099	5917/371	5585/857		
	9764/100	5917/371	5585/857		
	9764/101	5917/371	5585/857		
23	3132/225	3009/673 & 3123/468			
24	8210/486	6633/429	5398/462		
	8677/020	6969/740	5942/334	5398/462	
25	9255/485	8447/792	6633/429	5398/462	
26	9774/204	9255/484	8447/792	6633/429	5398/462
27	9747/846	9120/239	5542/341 & 8210/489	5398/462	
28	9260/702	9120/238 & 9120/239	5542/341 & 8210/489	5398/462	
29	8210/487	5542/341	5398/462		

Note:

Titles in red were not obtained as three historic titles had already been acquired.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 14/03/2013 09:53 AM

Volume 08378 Folio 221

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 15/11/2002 09:19 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
---------------------------------	------------------------------	---------	--------

13/11/2002	15/11/2002	AB692563J	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
N031808N

13/11/2002	15/11/2002	AB692564G	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
K729047

13/11/2002	15/11/2002	AB692565E	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

MICHAEL JAMES HARTE

TIERNEY ANN HARTE

TO:

MICHAEL JAMES HARTE

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

MICHAEL JAMES HARTE of 1015 MERRIANG ROAD WOODSTOCK VIC 3751
AB692565E 13/11/2002

13/11/2002	15/11/2002	AB692566C	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AB692566C 13/11/2002

PERPETUAL TRUSTEES AUSTRALIA LIMITED

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

VOTS Snapshot

Volume 08378 Folio 221
124003837961G
Produced 15/11/2002 09:30 am

LAND DESCRIPTION

Lot 1 on Title Plan 336456S (formerly known as part of Lot 15 on Plan of Subdivision 056455).
PARENT TITLE Volume 04543 Folio 594
Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAEL JAMES HARTE
TIERNEY ANN HARTE both of 16 OMEGA COURT THOMASTOWN
K729046 25/01/1984

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K729047 25/01/1984
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

MORTGAGE N031808N 03/09/1987
AUSTRALIA AND NEW ZEALAND SAVINGS BANK 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 TP336456S FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 221

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 15 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

B. H. H. H. H.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -
As to the whole of the land

MORTGAGE B.273954-

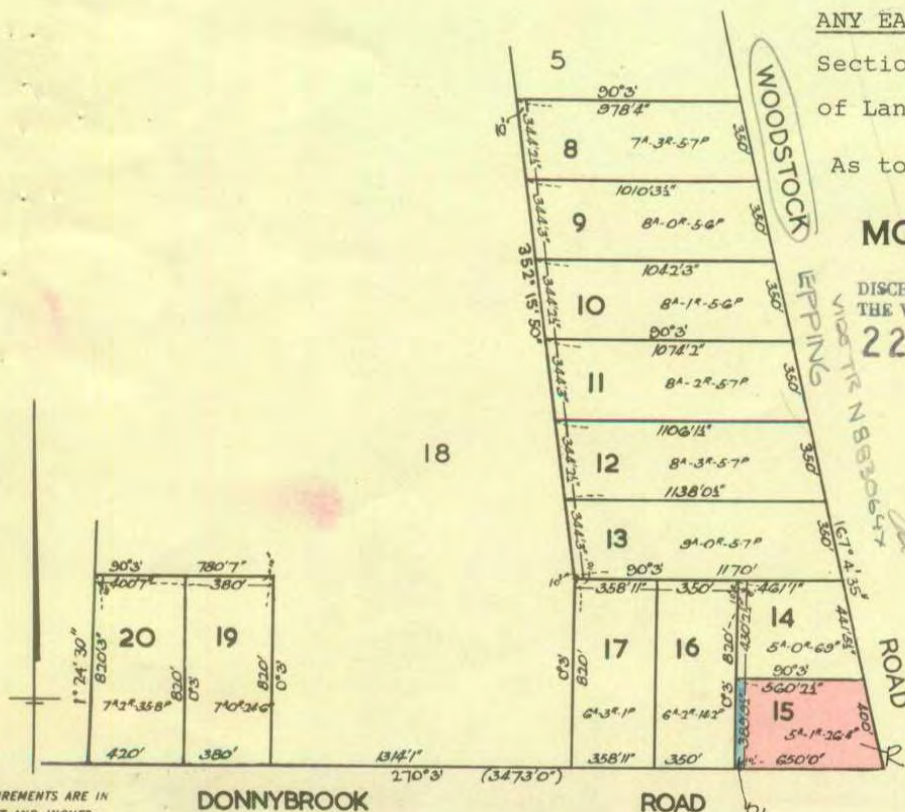
THE ABOVE MORTGAGE IS
DISCHARGED AS TO PART BEING
THE WITHIN LAND

22 JUL 1965



Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE



DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.

MEASUREMENTS ARE IN
FEET AND INCHES

g

CAVEAT No. B206090 Lapsed 15th May '61 MLX

CAVEAT LAPSED

DAVID SIMONELLI and PRIMO SIMONELLI both
of 36 Sprattling Street Reservoir
Contractors are now JOINT PROPRIETORS
Registered 22nd July 1965
No. C270329



MICHAEL JAMES HARTE Plumber and TIERNEY ANN
HARTE Computer Operator both of 16 Omega
Court Thomastown are now JOINT PROPRIETORS
Registered 25th January 1984
No. K729046



DISCHARGED AS TO PART
BEING THE LAND IN
TRANSFER NO. B206090
DATED 15/5/61
MORTGAGE to AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED
Registered 25th January 1984
No. K729047



DISCHARGED AS TO PART
BEING THE LAND IN
TRANSFER NO. B206090
DATED 15/5/61
MORTGAGE TO AUSTRALIA AND NEW ZEALAND
SAVINGS BANK LIMITED
Registered 6/12/88
No. 1808N



TRANSFER AS TO PART No. N883064X
registered 6/12/88
CANCELLED AS TO PART
Sec Vol. 9865 Fol. 177

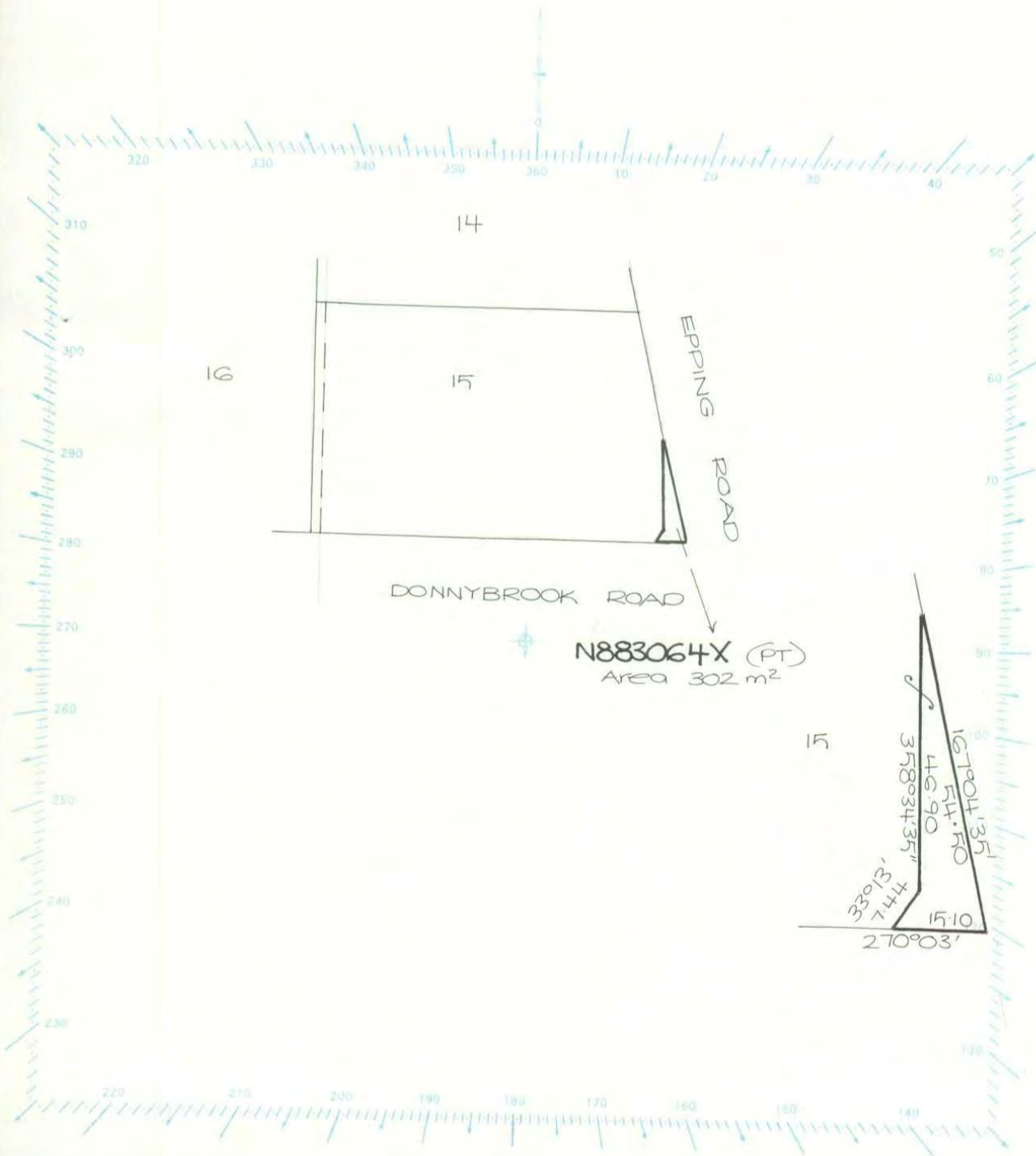


V.8378 F.221

Delivered
on-line by
LANDATA®
THIS IS A STANDARD FORM OF THE REGISTER.
Banks and other parties have been fully converted to a computer file.


SCALE 1:2500

Volume 8378 Folio 221



Delivered
on-line by
LANDATA®

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.

 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY
BLANK



T08378-221-2-1

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 10:32 AM

Volume 04543 Folio 594
Folio Creation: Details Unknown
Parent title Volume 03589 Folio 790

STATEMENT END

Entered in the Register Book



VICTORIA.

Vol. 4543 Fol. 9085.

4543/594

CANCELLED

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

Henry James Coulthard of Whittlesea and George Albert Zimmer of Epping ---

Farmers are now the proprietors as tenants in common in equal shares - - - - -

As the proprietors of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured

Three hundred and thirty-nine acres Two rood and red on the map in the margin containing ~~Three hundred and forty acres One rood and~~

bt Nine perches ~~Eleven perches~~ or thereabouts being part of Crown Portion Twenty Parish of - - - - -

Kalkallo County of Bourke - - - - -

Dated the Ninth thousand nine hundred and twenty-two.

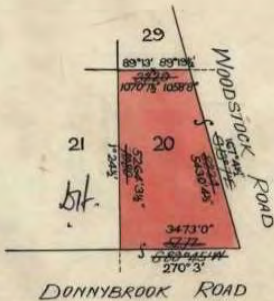
day of March One

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



bt
AO 45470
26 4 62



T04543-594-1-2

The Measurements are in feet & inches

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

THE WHOLE OR PART OF
THE LAND HAS
BEEN CANCELLED SEE
UNREGISTERED 14/03/2013
Misc. Plan
LP 26465 N.B. 408510

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

Vol. 3584 Fol. 717490

Transfer. 1035768

Application.

Henry James Coulthard of
Whittlesea. Farmer is

now the proprietor of the within described estate by
transfer registered on 4th September 1928
and numbered 1381069

10.9.28

Assistant Registrar of Titles

John Frederick Siebel

10th December 1941
registered
numbered 663825

J. M. Lennan
Assistant Registrar of Titles

Herbert Raymond Wansbrough of 145
Wattle Valley Road Camberwell Builder is

now the proprietor of the within described estate by
transfer registered on 10th December 1941
and numbered 1842912

H. Hewison
Assistant Registrar of Titles

Francis Daniel Sorraghan
Newsagent and Edith Kathleen
Sorraghan Married Woman
both of 337 Sydney Road
Brunswick are

now the proprietors of the within described estate by
transfer registered on 21st February 1947.
and numbered 2057524.

Assistant Registrar of Titles

MORTGAGE to

Union Bank of Australia Limited registered
numbered 868818

on 21st February 1947.
Assistant Registrar of Titles

MORTGAGED to

Australia and New Zealand
Bank Limited

10 AUG 1953

numbered 1051438
Assistant Registrar of Titles

MORTGAGE

to COMMONWEALTH TRADING BANK OF AUSTRALIA

Registered 4th September 1961

Numbered B273954



CANCELLED

Pursuant to Regulation 12 and Titles

issued as set out hereunder on 25th October 1962

Vol. 8378	Col. 209	To Col.
Vol. 8378	Col. 214	To Col.

Delivered
on-line by
LANDATA®



This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING

CANCELLED

EXP. WITH

30 OCT 1962

CAVEAT No. B206090 LODGED 15 MAY 1961

Caveat transferred to new C/T

SCALE:

to one inch

Volume 4543 Folio 594

BA08510 CANCELS THIS TITLE BEING

ALL LOTS ON L.P.56455

18 CERTS TO ISSUE

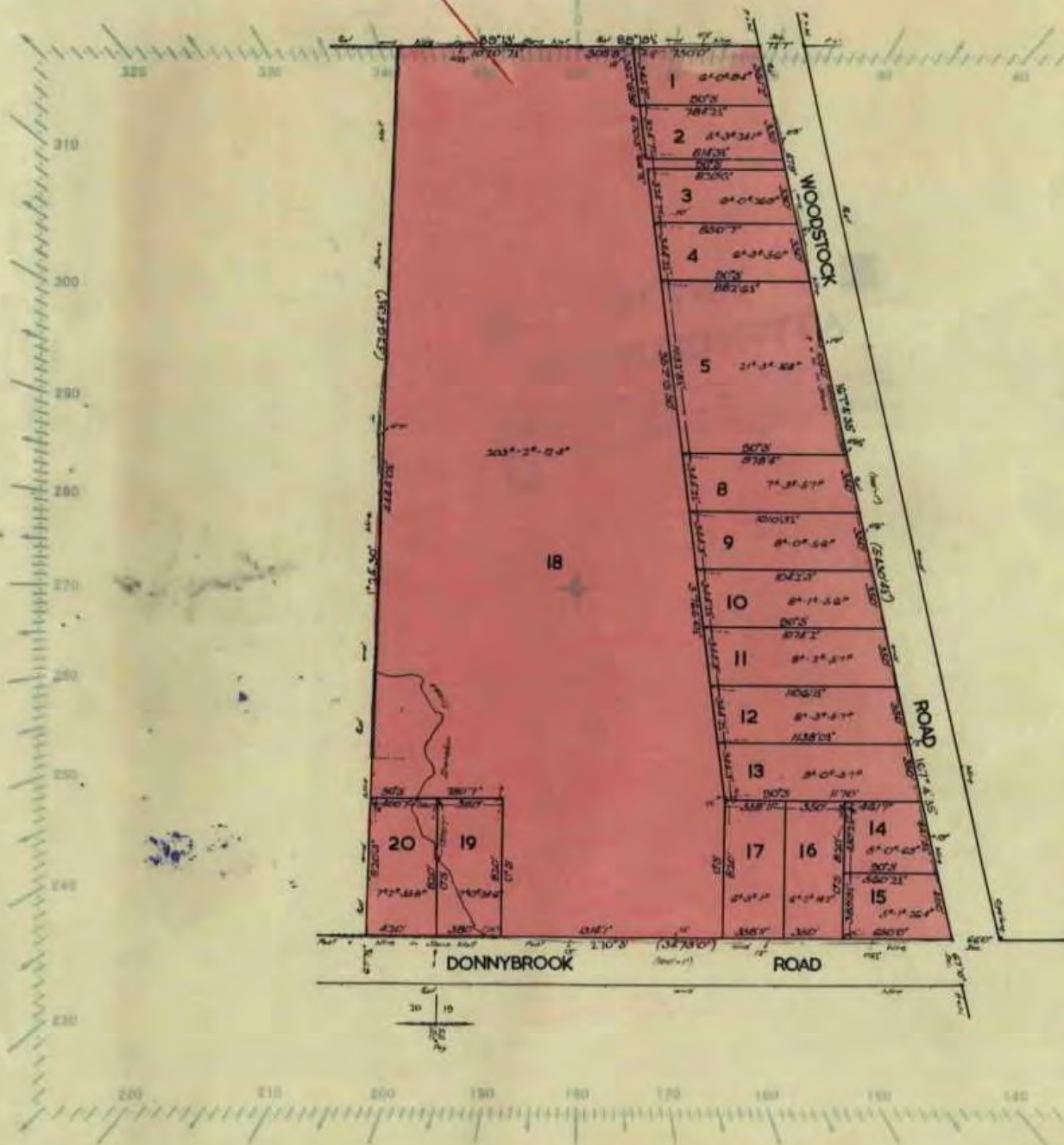


T04543-594-2-1

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



L.P.56455

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 14/03/2013 10:45 AM

Volume 03589 Folio 790
Folio Creation: Details Unknown
Parent title Volume 01188 Folio 495

STATEMENT END

Entered in the Register Book,

Vol. 3589 Fol. 717790



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

296

THOMAS RICHARD HARDMAN of No.377 Bourke Street Melbourne Gentleman is - - - -

now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and coloured
red on the map in the margin containing Three hundred and forty acres One rood and
Eleven perches or thereabouts being part of Crown Portion twenty Parish of Kalkallo
County of Bourke - - - - -

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Dated the Twentieth
thousand nine hundred and twelve.

day of April

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

A MORTGAGE from William Scully to The
Perpetual Executors and Trustees ---
Association of Australia Limited and
Marcell Conran registered 26th September
1911 and Numbered 297929 in the Register
Book - - - - -

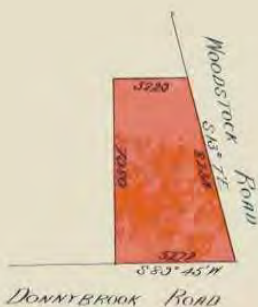
The above Mortgage is

DISCHARGED

W. J. Conport.

ASSISTANT REGISTRAR OF TITLES.

16th September 1915



T03589-790-1-9

The Measurements are in feet.

Vol. 1188 Fol. 237495 Transfer, 681598 Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p>DISCHARGED 9th March 1922 Assistant Registrar of Titles</p>	<p>16th September 1915 at 10.56 A.M.</p>	<p>Thomas Richard Hardman to Henry Leslie Cumming <i>Alfred Comport</i> Assistant Registrar of Titles.</p>	<p>352143</p>
<p>DISCHARGED 9th March 1922 Assistant Registrar of Titles</p>	<p>6th January 1921</p>	<p>To Robert Tullton and Athelstone Leighton Robson. <i>Alfred Comport</i> Assistant Registrar of Titles.</p>	<p>417472</p>
<p>DISCHARGED 9th March 1922 Assistant Registrar of Titles</p>	<p>1st March 1921</p>	<p>To Frederick Bolton Houghton <i>Alfred Allen</i> Assistant Registrar of Titles.</p>	<p>420095</p>
<p>TRANSFER to Henry James Coulthard and George Albert Zimmer registered on 9th March 1922 and numbered 1035768. CANCELLED See Certificate of Title Vol. 4543 908594 <i>Alfred Comport</i> Assistant Registrar of Titles.</p>			
<p>CANCELLED</p>			

Delivered on-line by LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 10:26 AM

Volume 08378 Folio 220

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
16/03/2009	16/03/2009	AG402687U	Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE V363660J

19/06/2009	19/06/2009	AG574503U	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
CHARLES GALILEOS
ANDREW GALILEOS
TO:
SAM GALILEOS
ANGELA GALILEOS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
SAM GALILEOS
ANGELA GALILEOS both of 1025 MERRIANG ROAD WOODSTOCK VIC 3751
AG574503U 19/06/2009

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

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

STATEMENT END

VOTS Snapshot

VOLUME 08378 FOLIO 220
124029095189X
Produced 16/03/2009 03:02 pm

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 056455.
PARENT TITLE Volume 04543 Folio 594
Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHARLES GALILEOS
ANDREW GALILEOS both of 1025 MERRIANG RD WOODSTOCK
U189510J 26/04/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V363660J 09/04/1998
COMMONWEALTH BANK OF AUSTRALIA

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 220

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 14 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Throuder



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -

As to the whole of the land

MORTGAGE B.273954-

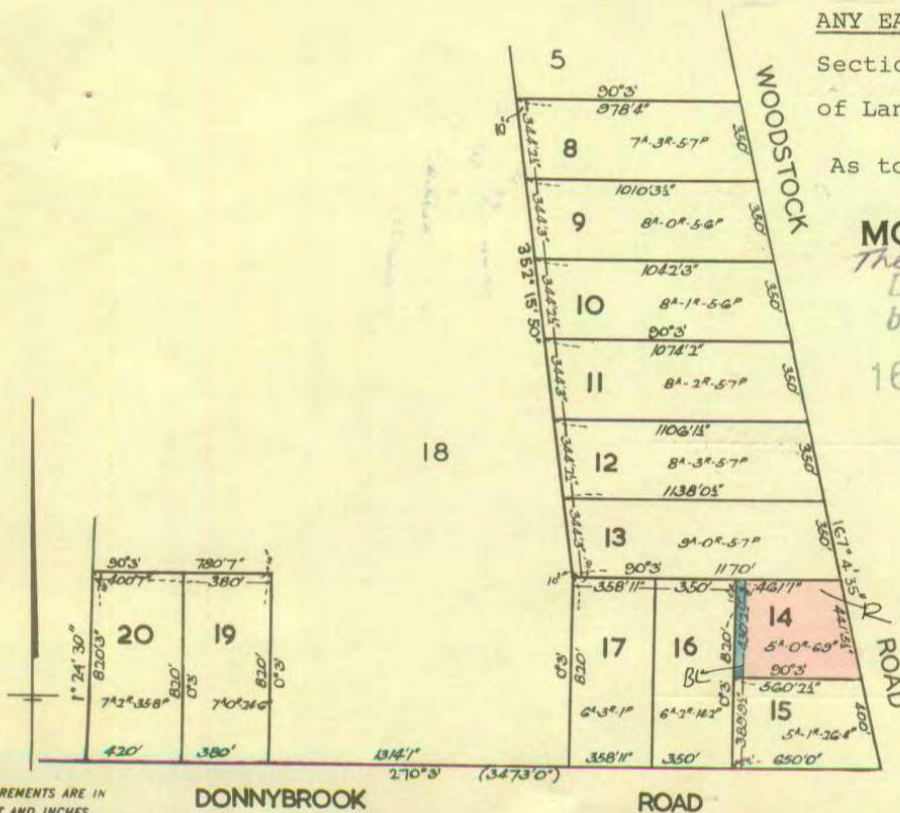
*The above mortgage is
Discharged as to part
being the within Land*

16 AUG 1965



Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE



MEASUREMENTS ARE IN
FEET AND INCHES

DONNYBROOK

ROAD

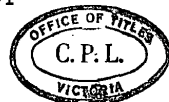
DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.

VOL. 8378 FOL. 220

CAVEAT No. B206090 LODGED 15th May '61 *MLX*

CAVEAT LAPSED

HABER BROS PTY LIMITED of 3 Milton Street
Elwood is now the proprietor
Registered 16th August 1965
No. C289778



CAVEAT No. L304157 LODGED 2nd Sept. 1965
CAVEAT LAPSED 23 OCT 1967



JOHN MILES PARDOE Life Assurance
Superintendent and CLARE VERONICA PARDOE
Married Woman both of 1 Callander Road
Pascoe Vale are now JOINT PROPRIETORS
Registered 12th October 1967
No. C908751



DISCHARGED 7 APR 1968
MORTGAGE to AUSTRALIA AND NEW
ZEALAND SAVINGS BANK LIMITED
Registered 7th February 1968
No. C997177



SAM GALILEOS Driver and ANGELA GALILEOS
Married Woman both of 16 Columbia Street
South Oakleigh are now JOINT PROPRIETORS
Registered 9th July 1976
No. G227247



MORTGAGE to THE COMMISSIONERS
OF THE STATE SAVINGS BANK OF VICTORIA
Registered 9th July 1976
No. G227248



MORTGAGE TO THE COMMERCIAL BANK
OF AUSTRALIA LIMITED
Registered 21 OCT 1985
No. J200531

DISCHARGED 23 MAR 1985



MORTGAGE TO THE COMMISSIONERS OF THE
STATE BANK OF VICTORIA
Registered - 8 NOV 1984
No. L357066B



MORTGAGE TO NATIONAL AUSTRALIA BANK
LIMITED
Registered 7 MAY 1985
No. L651131N



JOINT PROPRIETORS
CHARLES GALILEOS & ANDREW GALILEOS
1025 MERRIANG RD. WOODSTOCK
U189510J 26/04/96

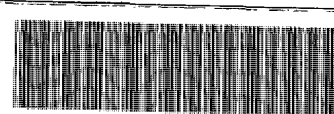


DISCHARGED
V2A380R
7 OCT 1997

MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA
U573336D 31/12/96



MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA
U363660J 09/04/98



T08378-220-1-7

V.8378 F.220

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 11:35 AM

Volume 08378 Folio 222

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08378 FOLIO 222
124035014968F
Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 056455.
PARENT TITLE Volume 04543 Folio 594
Created by instrument K360010 06/05/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KURI KENNELS PTY LTD of 471 PUNT RD SOUTH YARRA
N229668L 07/01/1988

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE R007448M 19/09/1990
AUSTRALIA AND NEW ZEALAND SAVINGS BANK LTD

MORTGAGE R007449J 19/09/1990

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. **8378** FOL. **222**

SECOND EDITION

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KENNETH GEORGE MURPHY Contract Cleaner and SUZANNE IRENE MURPHY Secretary -
both of ~~382~~ Seventh Avenue Eden Park are now JOINT PROPRIETORS of an estate
in fee simple subject to the encumbrances notified hereunder in all that -
piece of land in the Parish of Kalkallo County of Bourke being Lot 16 on -
Plan of Subdivision No.56455 which land is shown enclosed by continuous -
lines on the map hereon - - - - -

DATED the 6th day of May 1983

Davis

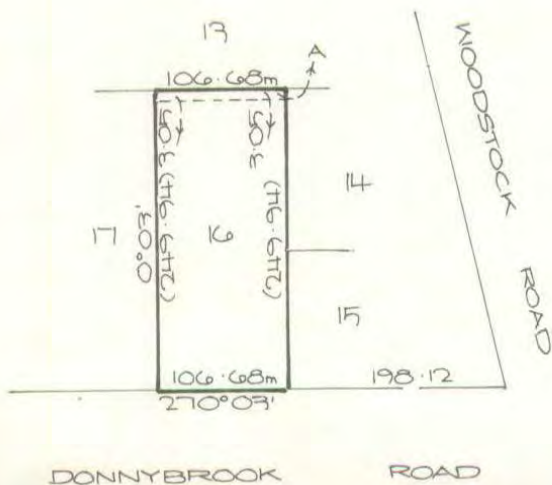
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land shown marked A - - - -

THE EASEMENTS (if any) existing over -
the same by virtue of Section 98 of -
the Transfer of Land Act - - - - -



DONNYBROOK ROAD

MEASUREMENTS ARE IN METRES

Derived from Vol.4543 Fol.594

K360010

Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE

VOL. **8378** FOL. **222**

INSTRUMENT

APPLICATION

55771/82-1646(F4)

SECOND EDITION

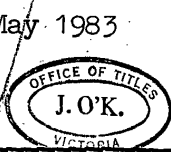
MORTGAGE

WESTPAC BANKING CORPORATION

Registered 6th May 1983

No. K360011

DISCHARGED
07 JAN 1988



PROPRIETOR

PINEBARK HALL PTY. LTD. OF 471 PUNT RD.

SOUTH YARRA

REGISTERED 7/1/88

N229668L



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

REGISTERED 7/1/88

N229669H

DISCHARGED
19 SEP 1990



MORTGAGE

FROM KURI KENNELS PTY. LTD. (FORMERLY
PINEBARK HALL PTY. LTD.) TO

AUSTRALIA AND NEW ZEALAND SAVINGS BANK
LIMITED

REGISTERED 18/9/90

R7448M

18/9/90



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

REGISTERED 19/9/90

R7449J



T08378-222-021-1-3

Delivered
FULLY CONVERTED TITLE
THIS IS A FULLY CONVERTED TITLE INSTRUMENT
LANDATA®
Both text and diagram for this Folio have been fully converted to a computer file.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 11:42 AM

Volume 08378 Folio 223

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
---------------------------------	------------------------------	---------	--------

01/02/2006	01/02/2006	AE149051U	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
R036063A

01/02/2006	01/02/2006	AE149052S	Y
------------	------------	-----------	---

MORTGAGE & CHANGE OF REGISTERED PROPRIETOR NAME
MORTGAGE AE149052S 01/02/2006
ST. GEORGE BANK LTD
PROPRIETORSHIP
Estate Fee Simple
Sole Proprietor
JUNE HELEN COCKS of DONNYBROOK RD WOODSTOCK
R036062D 09/01/1990

01/02/2006	01/02/2006	AE149219G	Y
------------	------------	-----------	---

RECTIFICATION-PROPRIETOR NAME/ADDRESS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
JUNE HELEN HANLON of DONNYBROOK RD WOODSTOCK
R036062D 09/01/1990

23/10/2007	23/10/2007	AF421514E	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AE149052S

23/10/2007	23/10/2007	AF421515C	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AF421515C 23/10/2007
OVER FIFTY SENIORS EQUITY RELEASE PTY LTD

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

STATEMENT END

VOTS Snapshot

Volume 08378 Folio 223
124016735414L
Produced 01/02/2006 08:25 am

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 056455.
PARENT TITLE Volume 04543 Folio 594
Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JUNE HELEN COCKS of DONNYBROOK RD WOODSTOCK
R036062D 09/01/1990

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE R036063A 09/10/1990
HOME OPPORTUNITY LOANS LTD
Variation of Mortgage T770648N 13/07/1995

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 223

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 17 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

E. H. H. H.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -
As to the whole of the land

MORTGAGE B.273954-

THE ABOVE MORTGAGE IS
DISCHARGED AS TO PART
BEING THE WITHIN LAND

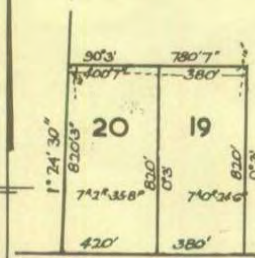
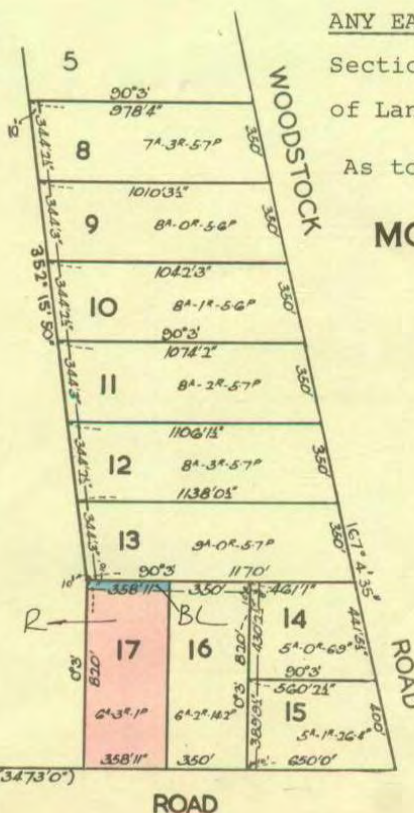
21 JUN 1966



DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE



MEASUREMENTS ARE IN
FEET AND INCHES

DONNYBROOK

ROAD

John

CAVEAT No. B206090 LODGED 15th May 61/62

CAVEAT Lapsed ~~29 APR 1968~~
 C525548 ~~29-6-66~~
 1-00



HABER BROS. PTY. LIMITED of 3 Milton Street Elwood is now the proprietor
 Registered 21st June 1966
 No. C519351

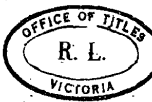


CAVEAT No. C525568 LODGED 29 APR 1968

CAVEAT Lapsed 29 APR 1968



IAN KERRY FENTON Driver and ELAINE FENTON Home Duties both of 152 Hope Street Brunswick are now JOINT PROPRIETORS
 Registered 3rd April 1968
 No. D44314



MORTGAGE to THE COMMISSIONERS OF THE STATE SAVINGS BANK OF VICTORIA
 Registered 25th November 1968



PAUL MALCOLM ANDERSON T.V. Technician and MARILYN GRACE ANDERSON Married Woman both of 9 Tamar Street Bundoora are now JOINT PROPRIETORS
 Registered 21st May 1976
 No. G159431



MORTGAGE to EASTERN SUBURBS

PERMANENT BUILDING SOCIETY LIMITED

Registered 30th June 1976

DISCHARGED
 No. G214599



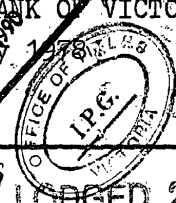
JOHN FINLAY COCKS Bank Manager and JUNE HELEN COCKS Married Woman both of 46 Anderson Street Fawkner are now JOINT PROPRIETORS
 Registered 31st July 1978
 No. H173351



MORTGAGE THE COMMISSIONERS OF THE STATE SAVINGS BANK OF VICTORIA

Registered 31st July 1978
 No. H173352

DISCHARGED
 - 9004/1978



CAVEAT No. M759437 LODGED 24 MAR 1987

CAVEAT WITHDRAWN
 9.10.90

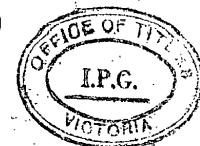


PROPRIETOR
 JUNE HELEN COCKS OF DONNYBROOK RD.
 WOODSTOCK
 REGISTERED 9/1/90
 R036062D



MORTGAGE

HOME OPPORTUNITY LOANS LTD.
 REGISTERED 9/10/90
 R036063A



T08378-223-1-6

V.8378 F.223

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 11:52 AM

Volume 08378 Folio 219

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08378 FOLIO 219

124035014967G

Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 056455.

PARENT TITLE Volume 04543 Folio 594

Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GEORGE TODOROVSKI

MARY TODOROVSKI both of 102 MCLEANS RD BUNDOORA

L732789H 20/06/1985

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

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP056455 FOR FURTHER DETAILS AND BOUNDARIES

667082

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 219

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 13 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

B. M.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

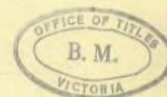
As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -

As to the whole of the land

MORTGAGE B.273954-

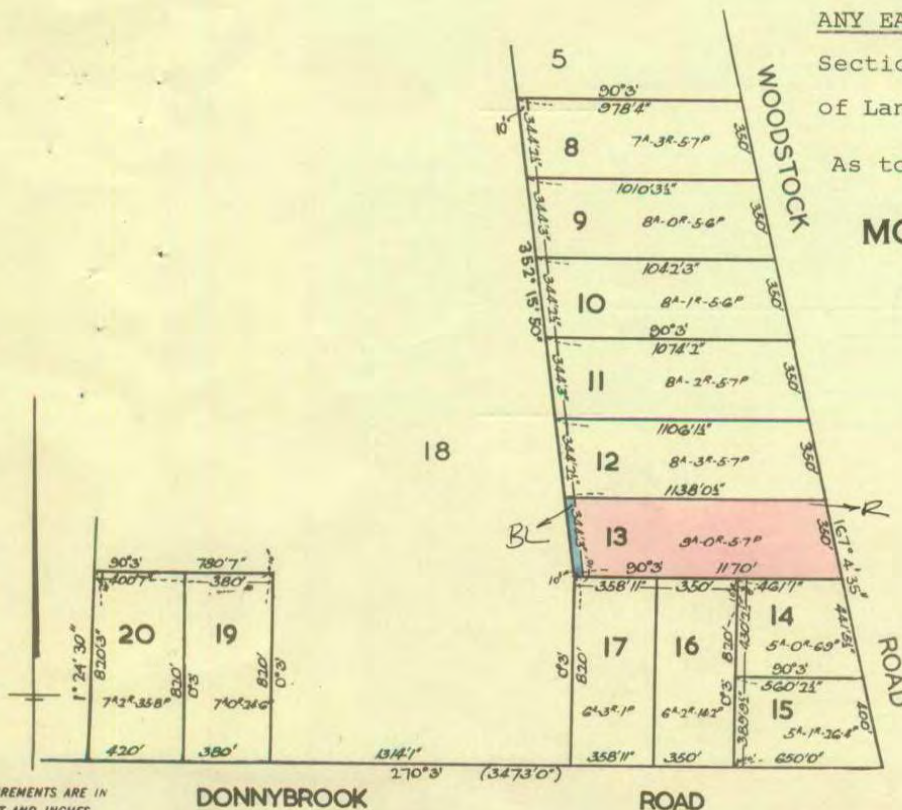
*The above mortgage is
discharged as to part
being the within Land*

20 JAN 1967.



Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

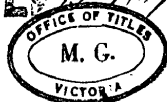


MEASUREMENTS ARE IN
FEET AND INCHES

DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.

CAVEAT No. B206090 LODGED 15 May 67 Mx

CAVEAT LAPSED 14 FEB 1967



GIACOMO IARI Cartage Contractor and
JOAN BEVERLY IARI Married Woman both
of 21 Sturdee Street Reservoir are now
JOINT PROPRIETORS
Registered 20th January 1967
No. C687682



MORTGAGE to The Trustees for the

time being of Reservoir Lodge No. 765
under the United Grand Lodge of Ancient
Free and Accepted Masons of Victoria
Trust Registered Folium 417 in the
Register of Successory Trusts under
Part II of the Religious Seccessory
and Charitable Trusts Act
Registered 21st March 1967
No. C731859



MORTGAGE

DISCHARGED
17 JUN 1970



to THE ENGLISH SCOTTISH
AND AUSTRALIAN BANK LIMITED
Registered 19th June 1970
No. D750374



VALDA ELMIE MERLE JUKES Married Woman and
EDGAR ALEXANDER CARNE Retired both of 493
Belmore Road Box Hill North are now
proprietors as TENANTS IN COMMON IN EQUAL
SHARES
Registered 17th July 1974
No. F385571



SO As to the interest of EDGAR ALEXANDER
CARNE who died on 4th May 1979 Probate
of his Will has been granted to VALDA
ELMIE MERLE JUKES and JAMES EDWARD
BARTNELL
Registered 16th December 1980
No. J276277



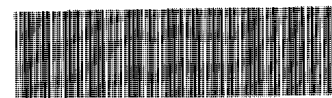
VALDA ELMIE MERLE JUKES of Merriang
Road Woodstock Married Woman is now the
proprietor
Registered 16th December 1980
No. J276278



JOINT PROPRIETORS
GEORGE TODOROVSKI & MARY TODOROVSKI OF 102
MCLEANS RD. BUNDOORA
REGISTERED 20/6/85
L732789H



MORTGAGE
THE COMMISSIONERS OF THE STATE BANK OF
VICTORIA
REGISTERED 20/6/85
L732790H



T08378-219-1-9

V.8378 F.219

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 12:00 PM

Volume 08378 Folio 218

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08378 FOLIO 218

124035014965J

Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 12 on Plan of Subdivision 056455.

PARENT TITLE Volume 04543 Folio 594

Created by instrument H376419 18/01/1979

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ANTONIO CONIGLIO

SILVANA CONIGLIO both of 1045 MERRIANG RD WOODSTOCK 3751

T731004A 19/06/1995

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X476863H 16/05/2001

ING BANK (AUSTRALIA) LTD

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. **8378** FOL. **218**

SECOND EDITION

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

ZACCAGNINI NOMINEES PTY. LTD. of 39 Princes Street Watsonia is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Kalkallo County of Bourke being - - - Lot 12 on Plan of Subdivision No.56455 which land is shown enclosed by- - - - continuous lines on the map hereon - - - - -

DATED the 18th day of January 1979

[Signature]

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land shown marked A - - - - -
THE EASEMENTS (if any) existing over - -
the same by virtue of Section 98 of the
Transfer of Land Act - - - - -



MEASUREMENTS ARE IN METRES

Derived from Vol.4543 Fol.594
H376419

Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE

VOL **8378** FOL **218**

INSTRUMENT

APPLICATION

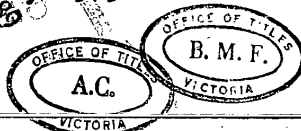
10190/77-PL

SECOND EDITION

MORTGAGE to THE COMMERCIAL SAVINGS BANK OF AUSTRALIA LIMITED

Registered 18th January 1979

No. H376420



MORTGAGE to THE COMMERCIAL BANK OF AUSTRALIA LIMITED

Registered 18th January 1979

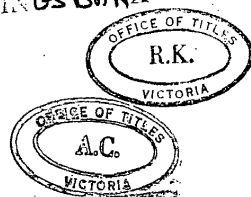
No. H376421



MORTGAGE TO WESTPAC SAVINGS BANK LIMITED

Registered - 3 JAN 1989

No. N931446V



JOINT PROPRIETORS

GIULIANO MATRUGLIO & ROSINA MATRUGLIO

OF MERRIANG RD. WOODSTOCK

REGISTERED 27/2/89

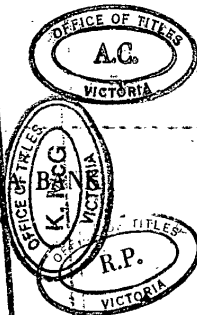
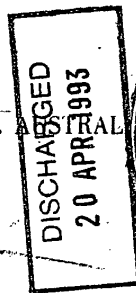
P40955A



MORTGAGE TO NATIONAL AUSTRALIA LIMITED

Registered 11 MAY 1990

No. P193058V

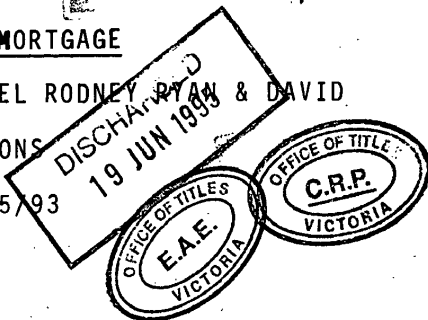


MORTGAGE

THOMAS MICHAEL RODNEY RYAN & DAVID

LEONARD PARSONS

S487348M 14/5/93



CAVEAT

CAVEATOR: AVCO FINANCIAL SERVICES LTD.

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/6/94

LODGED BY: BAKER & MCKENZIE

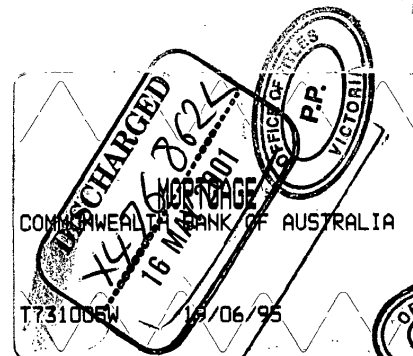
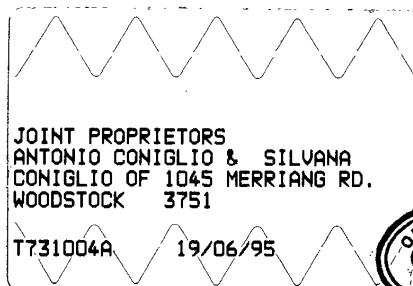
NOTICE TO: 525 COLLINS ST. MELBOURNE 3000

NO: T174467U

DATE: 5/7/94

CAVEAT WITHDRAWN

2 AUG 1994



MORTGAGE

ING BANK (AUSTRALIA) LTD

X476863H

16/05/01



T08378-218-02X-1-6

V.8378

F.218

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 12:12 PM

Volume 08378 Folio 217

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
15/07/2002	15/07/2002	AB415699H	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

ANTONIO CUGNETTO

ELVIRA CUGNETTO

TO:

MATTHEW CARBONE

TERESA CARBONE

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

MATTHEW CARBONE of 22 HODSON STREET, WEST PRESETON VIC. 3072

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

TERESA CARBONE of 22 HODSON STREET, WEST PRESETON VIC. 3072

AB415699H 15/07/2002

15/07/2002	15/07/2002	AB415700C	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AB415700C 15/07/2002

NATIONAL AUSTRALIA BANK LIMITED

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 08378 Folio 217

124002346859U

Produced 15/07/2002 04:35 pm

LAND DESCRIPTION

Lot 11 on Plan of Subdivision 056455.
PARENT TITLE Volume 04543 Folio 594
Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANTONIO CUGNETTO
ELVIRA CUGNETTO both of 170 EDGARS RD THOMASTOWN
N705784H 13/09/1988

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



REGISTER BOOK

VOL. 8378 FOL. 217

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 11 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

St. Andrew



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -

As to the whole of the land

MORTGAGE B.273954-

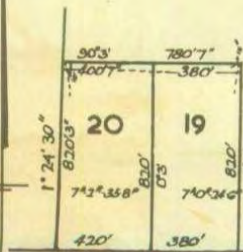
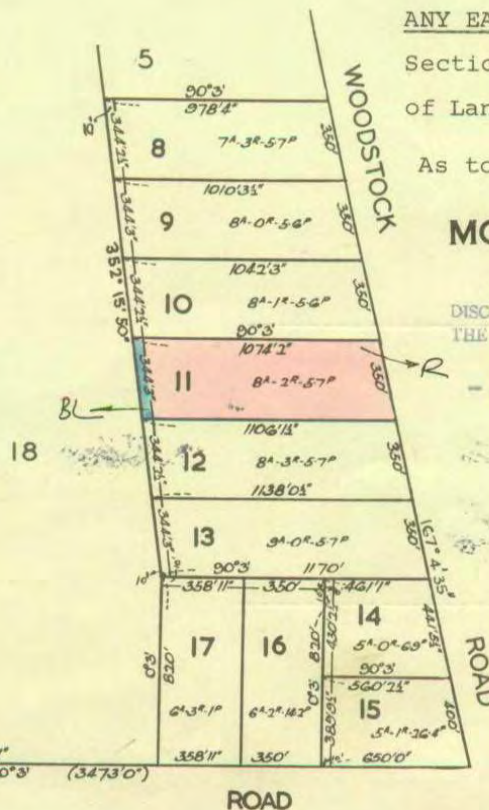
THE ABOVE MORTGAGE IS
DISCHARGED AS TO PART BEING
THE WITHIN LAND

- 9 FEB. 1967



Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE



MEASUREMENTS ARE IN
FEET AND INCHES

DONNYBROOK

ROAD

DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.

John

CAVEAT No. B206090 LODGED 15 May '61

CAVEAT LAPSED 30 JUN 1967



HABER BROS. PTY. LIMITED of 38 Walsh Street, Melbourne is now the proprietor
Registered 9th February 1967
No.C701035



RONALD ARCHIBALD MEDLEY of Settlement Road Thomastown Pet Shop Proprietor is now the proprietor
Registered 9th January 1970
No.D607421



CHARLES RAYMOND HAY Cartage Contractor and WENDY JAN UPSTILL Stenographer both of Epping Road Epping are now JOINT PROPRIETORS
Registered 3rd June 1970
No.D735468

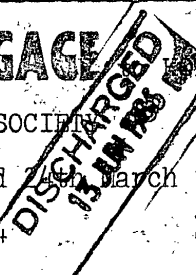


DONALD WILLIAM BYRNE Manager and DAWN MARLENE BYRNE Married Woman both of Hume Highway Kalkallo are now JOINT PROPRIETORS
Registered 24th March 1980
No.H916823



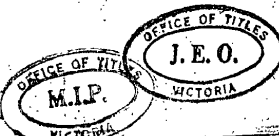
MORTGAGE

BUILDING SOCIETY OF AUSTRALIA
Registered 24th March 1980
No.H916824



CAVEAT No. K171926 LODGED 24 NOV 1982

CAVEAT WITHDRAWN 19 JUN 1986

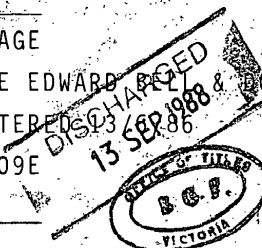


AGOSTINO D'ALFONSO OF PLENTY RD. SOUTH MORANG AS TO THIRTEEN EQUAL UNDIVIDED THIRTY SECOND PARTS OR SHARES NICHOLAS D'ALFONSO OF 29 HOUSTON ST. EPPING AS TO THIRTEEN EQUAL UNDIVIDED THIRTY SECOND PARTS OR SHARES & IRMA EVANGELISTA OF 61 MORANG AVE. LOWER PLENTY AS TO SIX EQUAL UNDIVIDED THIRTY SECOND PARTS OR SHARES ARE NOW PROPRIETORS AS TENANTS IN COMMON
REGISTERED 13/6/86
M318508H



MORTGAGE

GEORGE EDWARD BELL & MORIS MAUD BELL
REGISTERED 13/6/86
M318509E



CAVEAT

CAVEATOR: ANTHONY CUGNETTO ELVIRA CUGNETTO BRUNO CUGNETTO & GIUSEPPE CUGNETTO
CAPACITY: PURCHASER/FEE SIMPLE
LODGED BY: 1381C PENTTILA & HENDERSON OF 867 SYDNEY RD. MORELAND 3056
NOTICE TO: AS ABOVE
NO: N393772X
DATE: 12/4/88

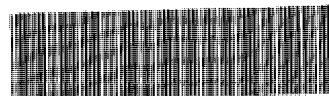


CAVEAT WITHDRAWN - 9 NOV 1988



JOINT PROPRIETORS

ANTONIO CUGNETTO & ELVIRA CUGNETTO OF 170 EDGARS RD. THOMASTOWN
REGISTERED 13/9/88
N705784H



T08378-217-1-6

V.8378 F.217

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 14/03/2013 12:21 PM

Volume 08378 Folio 216

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
 NOTICE Section 201UB Planning and Environment Act 1987
 AH462111E 30/08/2010

11/07/2011	12/07/2011	AJ062162Y (O)	Y
------------	------------	---------------	---

DISCHARGE OF MORTGAGE
 AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
 MORTGAGE W209603F

11/07/2011	12/07/2011	AJ062163W (O)	Y
------------	------------	---------------	---

MORTGAGE OF LAND
 MORTGAGE AJ062163W 11/07/2011
 NATIONAL AUSTRALIA BANK LTD

STATEMENT END

VOTS Snapshot

VOLUME 08378 FOLIO 216
 124035014964K
 Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 056455.
 PARENT TITLE Volume 04543 Folio 594
 Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

Joint Proprietors

GLENN JAMES HALLIDAY

KERRIE HALLIDAY both of HIGH STREET EPPING

L019287W 07/05/1984

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W209603F 09/08/1999

WESTPAC BANKING CORPORATION

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8378

FOL. 216

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 10 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

E. H. H. H. H.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -

As to the whole of the land

MORTGAGE B.273954-

*The above mortgage is
Discharged as to part
being the within Land*

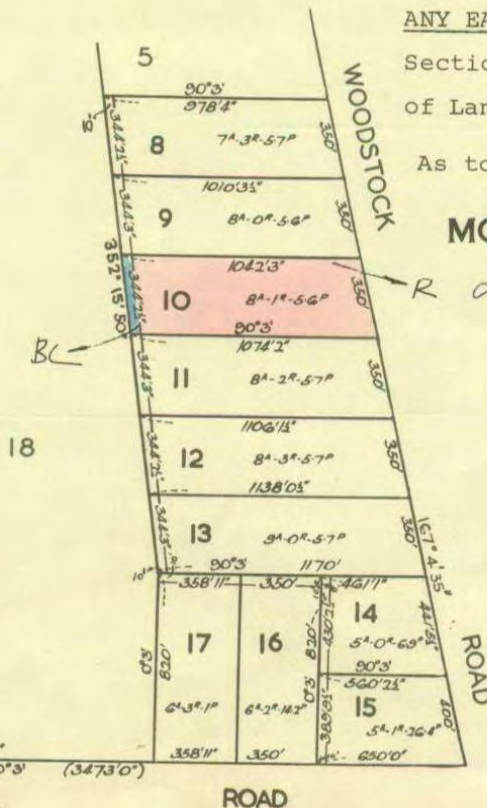
12 DEC 1966



DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.



T08378-216-1-0



MEASUREMENTS ARE IN
FEET AND INCHES

DONNYBROOK

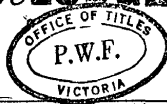
ROAD

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

CAVEAT No. B206090 LODGED 15 May 61

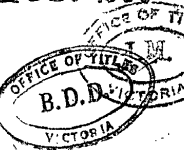
CAVEAT LAPSED



CAVEAT No. C661812 LODGED 2 DEC 1966

CAVEAT LAPSED

20 MAR 1970



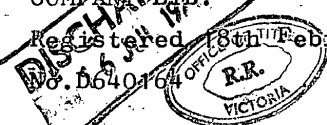
HABER BROS. PTY. LIMITED of Flat 15
No. 19 Milton Street Elwood is now the
proprietor
Registered 12th December 1966
No. C662458



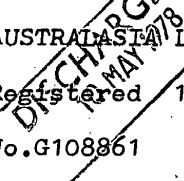
JOHN FERRARO, ALF FERRARO and TONY
FERRARO all of 12 Arthur Street West
Coburg Company Directors are now
JOINT PROPRIETORS
Registered 18th February 1970
No. D640163



MORTGAGE to SEABOARD FINANCE
COMPANY LTD.
Registered 18th February 1970
No. D640163



MORTGAGE to THE NATIONAL BANK OF
AUSTRALASIA LIMITED
Registered 14th April 1976
No. G108861



JOHN FERRARO of 73 Dobell Avenue
Sunbury and ALF FERRARO of 47 Koala
Crescent Westmeadows Company Directors
are now proprietors as TENANTS IN
COMMON IN EQUAL SHARES
Registered 10th May 1978
No. H67688



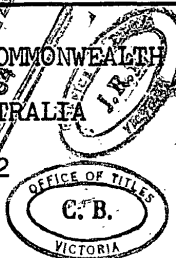
MORTGAGE THE NATIONAL BANK
OF AUSTRALASIA LIMITED
Registered 19th December 1978
No. H67689



MORTGAGE to CBEC LIMITED
Registered 19th December 1980
No. J282184



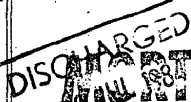
MORTGAGE to COMMONWEALTH
DEVELOPMENT BANK OF AUSTRALIA
Registered 19th May 1982
No. J933593



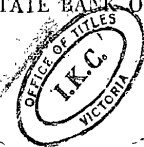
GLENN JAMES HALLIDAY and KERRIE HALLIDAY
both of High Street Epping are now JOINT
PROPRIETORS
Registered 7th May 1984
No. L19287W



MORTGAGE to THE COMMISSIONERS OF
THE STATE BANK OF VICTORIA
Registered 7th May 1984
No. L19288T



MORTGAGE to THE COMMISSIONERS OF THE
STATE BANK OF VICTORIA
Registered 23 MAY 1988
No. L682627



ENDORSEMENTS CONTINUE ON ANNEXED SHEET
A COMMENCING WITH 1684522



V.8378 F.216

This is the Sheet marked **A** referred to in the Certificate of Title entered in the Register Book Vol. 8378

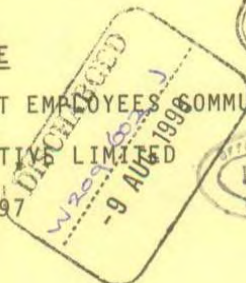
Fol. 216



ORIGINAL

MORTGAGE

STATE GOVERNMENT EMPLOYEES COMMUNITY
CREDIT CO-OPERATIVE LIMITED
V68452L 30/10/97



MORTGAGE

WESTPAC BANKING CORPORATION

W209603F 09/08/99

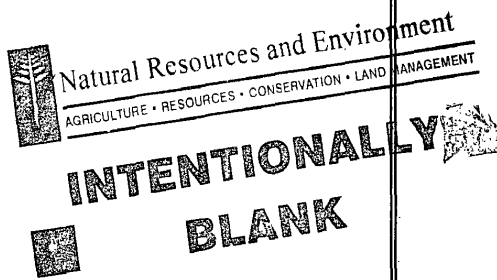


Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE

VOL.8378 FOL.216



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 12:30 PM

Volume 08378 Folio 215

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
20/04/2009	20/04/2009	AG460719F	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

CHARLES GATT

CATHERINE GATT

TO:

FLORIDIA ENTERPRISES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

FLORIDIA ENTERPRISES PTY LTD of 1085 MERRIANG ROAD WOODSTOCK VIC

3751

AG460719F 20/04/2009

29/06/2009	29/06/2009	AG593749C	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AG593749C 29/06/2009

Caveator

GIUSEPPE MONTALTO

Capacity SEE CAVEAT

Lodged by

F BUTERA & CO

Notices to

F BUTERA & CO of 33 LYGON STREET BRUNSWICK EAST VIC 3057

03/02/2010	16/03/2010	AH013889R	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

FLORIDIA ENTERPRISES PTY LTD

TO:

ANTONINO MONTALTO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

ANTONINO MONTALTO of 1085 MERRIANG ROAD WOODSTOCK VIC 3751

AH013889R 03/02/2010

06/07/2010	06/07/2010	AH342437S	Y
------------	------------	-----------	---

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

WITHDRAWAL OF CAVEAT

CAVEAT AG593749C REMOVED

06/07/2010	06/07/2010	AH342438Q	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AH342438Q 06/07/2010
 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

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

30/06/2011	30/06/2011	AJ044420F	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
 MORTGAGE AH342438Q

STATEMENT END

VOTS Snapshot

VOLUME 08378 FOLIO 215
 124029446013S
 Produced 20/04/2009 01:25 pm

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 056455.
 PARENT TITLE Volume 04543 Folio 594
 Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple
 Joint Proprietors
 CHARLES GATT
 CATHERINE GATT both of 63 ROSEDALE DR LALOR
 M584620A 27/11/1986

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

C701037

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 215

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 9 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

W. H. H. H. H.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -
As to the whole of the land

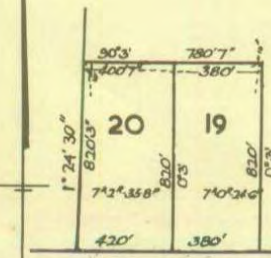
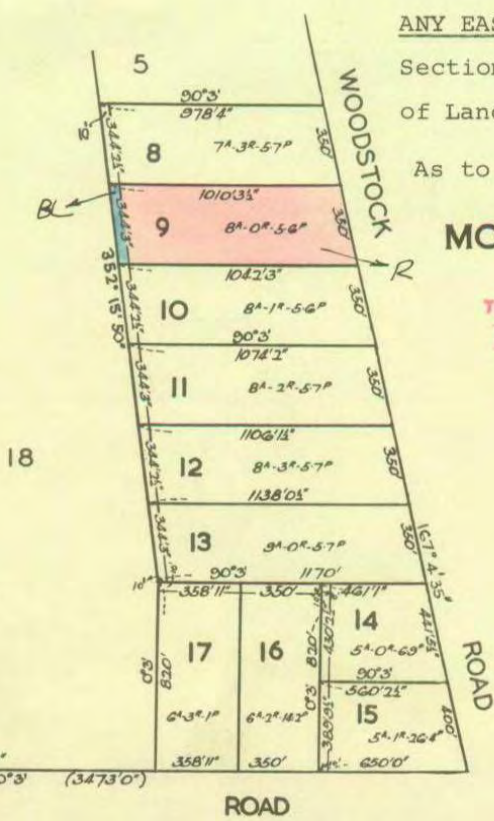
MORTGAGE B.273954-

THE ABOVE MORTGAGE IS
DISCHARGED

- 9 FEB 1967



DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.



MEASUREMENTS ARE IN
FEET AND INCHES

DONNYBROOK

ROAD

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

VOL. 8378 FOL. 215

CAVEAT No. B206090 **LODGED** 15 May '61 Mr

CAVEAT Lapsed

30 JUN 1967



HABER BROS. PTY. LTD. of 19 Milton
Street Elwood is now the proprietor
Registered 9th February 1967

No. C701037



GEORGE ANDREW MANOS Accountant and
STEPHEN ANDREW MANOS Factory Manager both
of 319 Orrong Road East St. Kilda are now
JOINT PROPRIETORS

Registered 16th August 1967

No. C859373



MORTGAGE to WILLIAM BLACK
Registered 16th August 1967

No. C859374



JOINT PROPRIETORS

CHARLES GATT & CATHERINE GATT OF 63

ROSEDALE DR. LALOR

REGISTERED 27/11/86

M584620A



T08378-215-1-3

V.8378

F.215

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 12:34 PM

Volume 08378 Folio 214

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
19/07/2007	19/07/2007	AF216849Q	Y

CAVEAT

CAVEAT AF216849Q 19/07/2007
 Caveator
 FLORIDIA ENTERPRISES PTY LTD
 Capacity PURCHASER/FEE SIMPLE
 Lodged by
 FERDNINAND ZITO & ASSOCIATES
 Notices to
 FERDINAND ZITO & ASSOCIATES of SUITE 3 251 LOWER HEIDELBERG ROAD EAST
 IVANHOE VIC 3079

14/11/2007	14/11/2007	AF467740L	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 VIOLET JOYCE CHATFIELD
 TO:
 FLORIDIA ENTERPRISES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple
 Sole Proprietor
 FLORIDIA ENTERPRISES PTY LTD of 323 MCDONALDS ROAD EPPING VIC 3076
 AF467740L 14/11/2007
 AND LAPSING OF CAVEAT AF216849Q

29/06/2009	29/06/2009	AG593749C	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AG593749C 29/06/2009
 Caveator
 GIUSEPPE MONTALTO
 Capacity SEE CAVEAT
 Lodged by
 F BUTERA & CO
 Notices to
 F BUTERA & CO of 33 LYGON STREET BRUNSWICK EAST VIC 3057

03/02/2010	16/03/2010	AH013880L	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 5

FLORIDIA ENTERPRISES PTY LTD
TO:
ANTONINO MONTALTO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

ANTONINO MONTALTO of 1085 MERRIANG ROAD WOODSTOCK VIC 3751
AH013880L 03/02/2010

06/07/2010	06/07/2010	AH342381T	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT
CAVEAT AG593749C REMOVED

06/07/2010	06/07/2010	AH342382R	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AH342382R 06/07/2010

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

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

30/06/2011	30/06/2011	AJ044410J	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AH342382R

STATEMENT END

VOTS Snapshot

Volume 08378 Folio 214

124022620563K

Produced 19/07/2007 01:22 pm

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 056455.
PARENT TITLE Volume 04543 Folio 594
Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

VIOLET JOYCE CHATFIELD of 1085 MERRIANG RD WOODSTOCK 3751
V684812Q 09/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 3 of 5

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8378 FOL.

214

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 8 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Stroude

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -

As to the whole of the land

MORTGAGE B.273954-

THE ABOVE MORTGAGE IS
DISCHARGED

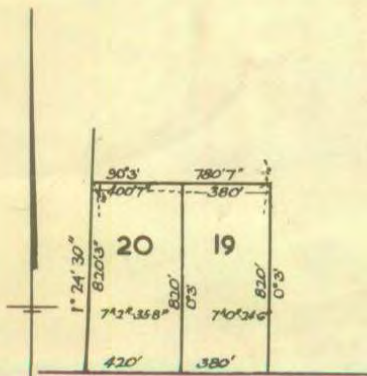
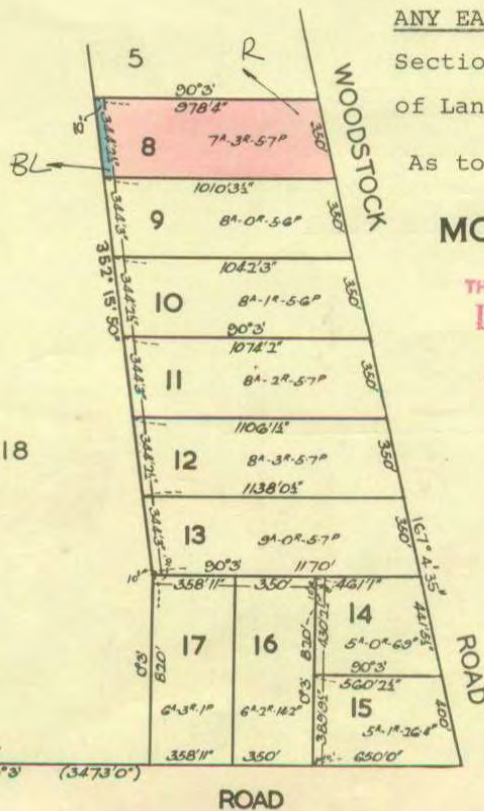
- 9 FEB 1967



DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE



MEASUREMENTS ARE IN
FEET AND INCHES

DONNYBROOK

ROAD

ROAD

CAVEAT No. B206090 LODGED 15 May 1967

CAVEAT Lapsed 30 JUN 1967
 Amended D544931 6-11-69
 R. H. BROTHERS LIMITED
 HABER/BROS. PTY. LTD. of 19~~2~~ Milton Street Elwood is now the proprietor
 Registered 9th February 1967
 No. C701037

CAVEAT No. C859814 LODGED 16 AUG 1967

CAVEAT Lapsed 24 AUG 1970

CAVEAT No. D544932 LODGED 28 OCT 1969

CAVEAT Lapsed

ROBERT LEATHAM of 28 Quick Street Pascoe Vale Baker is now the proprietor
 Registered 28th July 1970
 No. D787642

JOHN WILMONT BRADFORD Insurance Broker and MARGARET JUNE BRADFORD Married Woman both of Eleven Blackburn Road Lalor are now JOINT PROPRIETORS
 Registered 21st June 1973
 No. E865763

MORTGAGE TO THE COMMISSIONERS OF THE STATE SAVINGS BANK OF VICTORIA

Registered 25 AUG 1974
 No. F435976
MORTGAGE TO
 Registered 26 MAR 1975
 No. H457889

RONALD CHARLES CHATFIELD and VIOLET JOYCE CHATFIELD Company Directors both of 8 Pleasant Road Thomastown are now JOINT PROPRIETORS
 Registered 4th January 1980
 No. H823113

MORTGAGE to JOHN HENRY NOMINEES PROPRIETARY LIMITED
 Registered 4th January 1980
 No. H823114

MORTGAGE TO THE COMMERCIAL BANK OF AUSTRALIA LIMITED
 Registered 11 APR 1980
 No. J30

MORTGAGE WESTPAC BANKING CORPORATION
 REGISTERED 20/3/88
 N354843B

PROPRIETOR
 VIOLET JOYCE CHATFIELD
 1085 MERRIANG RD. WOODSTOCK 3751

V6848120 09/10/98



T08378-214-1-7

V.8378 F.214

Delivered by LANDATA®
 THIS IS A STAMPED AND SIGNED COPY OF THE REGISTER. Both text and diagrams for this file have been fully converted to a computer file.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 12:41 PM

Volume 08755 Folio 752

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08378 Folio 213

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
---------------------------------	------------------------------	---------	--------

23/04/2002	27/07/2002	AB234395M	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
X193963H

23/04/2002	27/07/2002	AB234396K	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

JOHN MAXWELL TENNENT

JANET LILLIAN TENNENT

TO:

DOMINIC PIPERNO

ANN MARIA PIPERNO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

DOMINIC PIPERNO

ANN MARIA PIPERNO both of 1105 MERRIANG ROAD WOODSTOCK VIC 3751

AB234396K 23/04/2002

23/04/2002	27/07/2002	AB234397H	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AB234397H 23/04/2002

COMMONWEALTH BANK OF AUSTRALIA

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 08755 Folio 752

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

124002497586L

Produced 27/07/2002 11:05 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 082581.
PARENT TITLE Volume 08378 Folio 213
Created by instrument LP082581 15/01/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN MAXWELL TENNENT
JANET LILLIAN TENNENT both of 14 OLD PLENTY RD SOUTH MORANG 3752
X193962L 06/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X193963H 06/12/2000
AUSTRALIAN SECURITIES 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP082581 FOR FURTHER DETAILS AND BOUNDARIES

CAVEAT No. E329674 LODGED 14 MAR 1972

CAVEAT Lapsed 12 MAY 1972



PAUL MASSUCCI Labourer and CATERINA MASSUCCI Married Woman both of 52 Messmate Street Lalor are now JOINT PROPRIETORS
Registered 26th May 1981
No. J476613



~~LAWRENCE GIBSON Manager AUDREE MAUDE
GIBSON Married Woman and HILTON
LAWRENCE GIBSON Design Draftsman all of
2 Spry Street North Coburg are now
proprietors as TENANTS IN COMMON IN EQUAL
SHARES~~

~~Endowment Made in Error
Registered 21st April 1972
No. E366978~~

Assistant Registrar of Titles
19.5.72

GEORGE ARTHUR CHARLES of 343 Beaconsfield Parade St. Kilda Hand Sheet Metal Worker is now the proprietor
Registered 21st April 1972
No. E366977



LAWRENCE GIBSON Manager AUDREE MAUDE
GIBSON Married Woman and HILTON
LAWRENCE GIBSON Design Draftsman all of
2 Spry Street North Coburg are now
proprietors as TENANTS IN COMMON IN
EQUAL SHARES

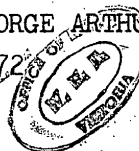
Registered 21st April 1972
No. E366978



~~MORTGAGE TO NEIL OSBORNE THOMAS
Registered 5th May 1972
No. E380619~~



~~MORTGAGE TO GEORGE ARTHUR CHARLES
Registered 12th May 1972
No. E388608~~



~~MORTGAGE TO THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED~~

~~DISCHARGED
5 OCT 1976~~



JUL 1976

9230653



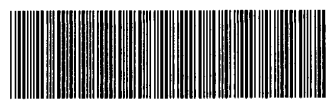
PROPRIETORS
TENANTS IN COMMON - EQUAL SHARES
ANDREW DIBENWARD & CONNIE DIBENWARD
37 SHERWOOD DR. THOMASTOWN 3074
V699619N 19/10/98



JOINT PROPRIETORS
JOHN MAXWELL TENNENT
JANET LILLIAN TENNENT
14 OLD PLENTY RD. SOUTH MORANG 3752
X193962L 06/12/00



MORTGAGE
AUSTRALIAN SECURITIES LIMITED
X193963H 06/12/00



T08755-752-1-5

V.8755 F.752

Delivered by LANDATA®
This is a timestamped copy of the registered document and diagram for this title have been only converted to a computer format.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 14/03/2013 02:16 PM

Volume 08378 Folio 213
Folio Creation: Details Unknown
Parent title Volume 04543 Folio 594

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED
REGISTER BOOK

VOL. 8378 FOL. 213

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married -
Woman both of "Rockwood Park" Woodstock are the joint proprietors of -
an estate in fee simple subject to the encumbrances notified hereunder in-
ALL THAT piece of land coloured on the map on the sheet annexed hereto ---
being Lot 5 on Plan of Subdivision No.56455 Parish of Kalkallo - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Thouder

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

As to the whole of the land---

MORTGAGE B.273954 -

THE ABOVE MORTGAGE IS
DISCHARGED

- 9 FEB 1967



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

THE WHOLE/OR PART OF
THE WITHIN LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan 82581
Misc. Plan
L.P. 82581

DERIVED FROM VOL.4543 FOL.594
B.408510
25/10/'62.

CAVEAT No. B206090 **LODGED** 15th May 61 Mx

CAVEAT Lapsed

30 JUN 1967



HABER BROS PTY. LTD. of 19 Milton Street
Elwood is now the proprietor
Registered 9th February 1967
No. C701037



CANCELLED

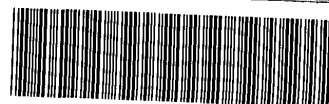
Pursuant to Regulation 12 and Titles
issued as set out hereunder on 15TH JANUARY 1969

Lots ONE to 2 in Vol 8755 Fol 751
to Vol 8755 Fol 752

L.P. 82581



CANCELLED



T08378-213-1-1

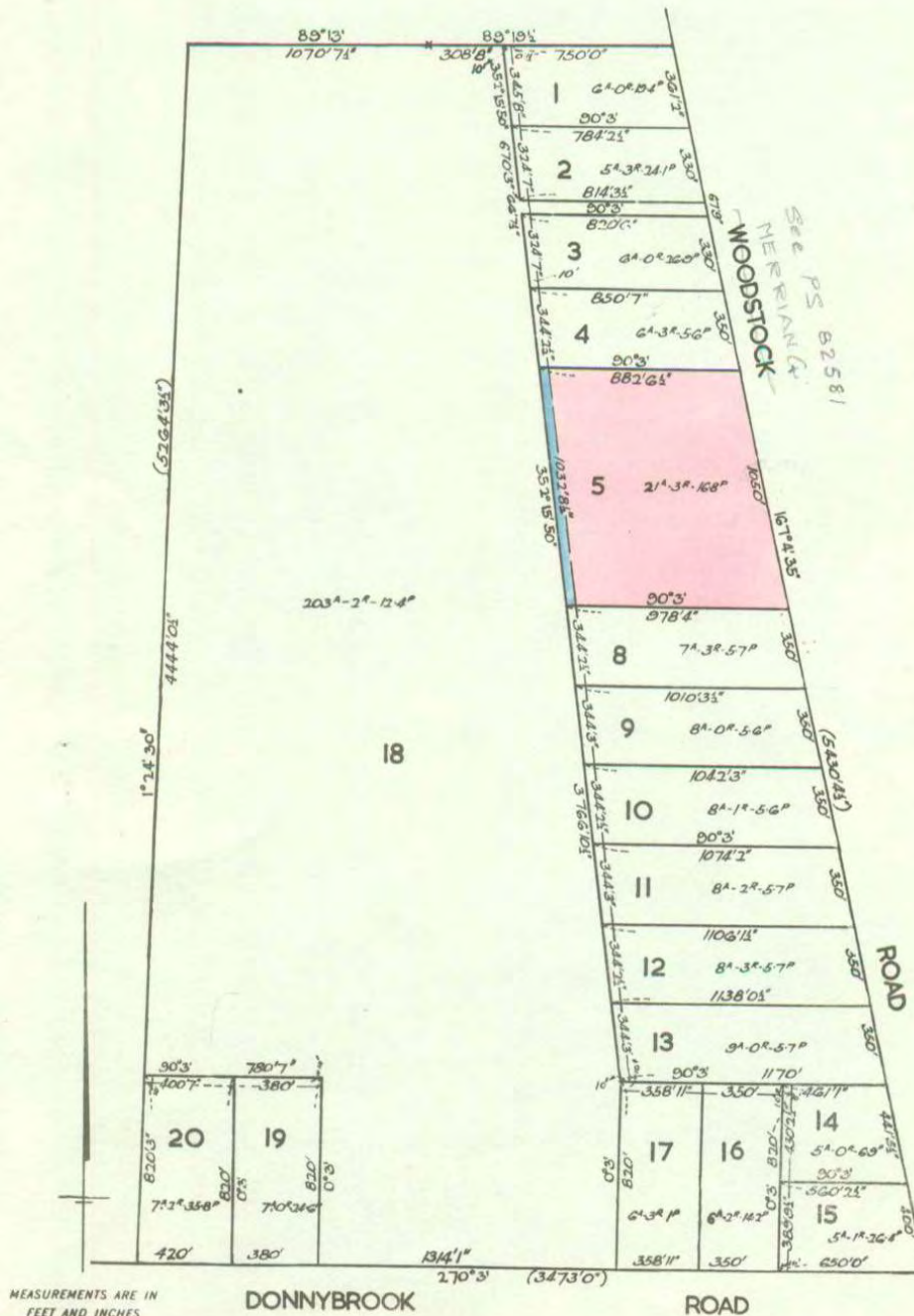
ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 8378 FOL. 213

Thoude

ASSISTANT REGISTRAR OF TITLES

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

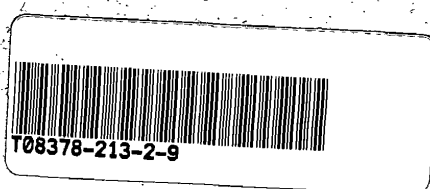


MEASUREMENTS ARE IN
FEET AND INCHES

g

Natural Resources and Environment
Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

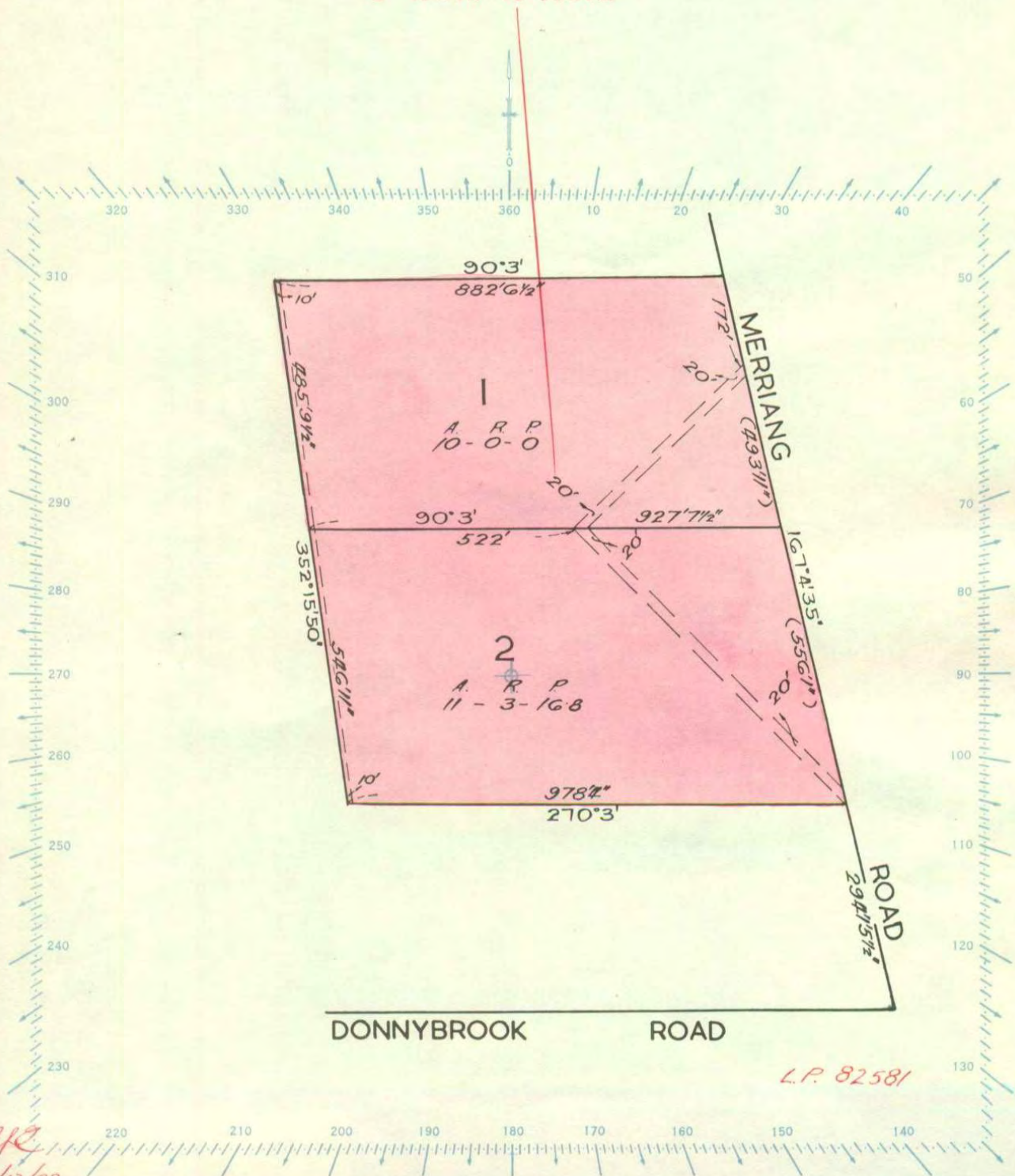
INTENTIONALLY
BLANK



SCALE: to one inch

Volume 8378 Folio 213

L.P. 82581 CANCELS THIS TITLE
BEING BOTH LOTS ON SAID L.P.
2 CERTS TO ISSUE



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

L.P. 82581

23/12/68

Delivered
on-line by
LANDATA

WARNING
This document provides an image of a scan of a document. It is not a statement
of the original document. It is not a statement of the original document.
It is not a statement of the original document. It is not a statement of the original document.



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY



BLANK



T08378-213-3-7

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 02:11 PM

Volume 08755 Folio 751

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08378 Folio 213

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
03/02/2004	03/02/2004	AC641869M	Y

CAVEAT

CAVEAT AC641869M 03/02/2004

Caveator

GARY CHARLES BLENKIRON

Capacity CHARGE

Date of Claim 09/12/2003

Lodged by

BLENKIRONS SOLICITORS

Notices to

GARY CHARLES BLENKIRON of 84A O'SHANASSY STREET SUNBURY VIC 3429

09/08/2005	09/08/2005	AD798495R	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AC641869M REMOVED

09/08/2005	09/08/2005	AD798496P	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED

K846178

09/08/2005	09/08/2005	AD798497M	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DALE HENRY CARROLL

PHYLLIS JEAN CARROLL

TO:

WAYNE BEZZINA

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

WAYNE BEZZINA of 1115 MERRIANG ROAD WOODSTOCK VIC 3751

AD798497M 09/08/2005

09/08/2005	09/08/2005	AD798498K	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AD798498K 09/08/2005

NATIONAL AUSTRALIA BANK LIMITED

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 5

19/04/2007 19/04/2007 AF017701K Y

DISCHARGE OF MORTGAGE
 MORTGAGE(S) REMOVED
 AD798498K

19/04/2007 19/04/2007 AF017702H Y

MORTGAGE OF LAND
 MORTGAGE AF017702H 19/04/2007
 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

19/04/2007 19/04/2007 AF017703F Y

MORTGAGE OF LAND
 MORTGAGE AF017703F 19/04/2007
 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

30/08/2010 31/08/2010 AH462111E Y

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
 NOTICE Section 201UB Planning and Environment Act 1987
 AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 08755 Folio 751
 124009054746N
 Produced 03/02/2004 01:36 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 082581.
 PARENT TITLE Volume 08378 Folio 213
 Created by instrument LP082581 15/01/1969

REGISTERED PROPRIETOR

Estate Fee Simple
 Joint Proprietors
 DALE HENRY CARROLL
 PHYLLIS JEAN CARROLL both of WELLS ROAD THOMASTOWN
 K846177 13/04/1984

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K846178 13/04/1984
 NATIONAL AUSTRALIA SAVINGS BANK 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP082581 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



REGISTER BOOK

VOL. 8755 FOL. 751

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

Amended
D544931
6-11-69
x



BROTHERS LIMITED
~~HABER/BROS. PTY. LTD.~~ of 19 Milton Street Elwood is the proprietor of --
an estate in fee simple subject to the encumbrances notified hereunder in --
ALL THAT piece of land coloured on the map hereon being Lot 1 on Plan of --
Subdivision No.82581 Parish of Kalkallo County of Bourke - - - - -
Issued under Regulation 12 on the approval of the above Plan of Subdivision-

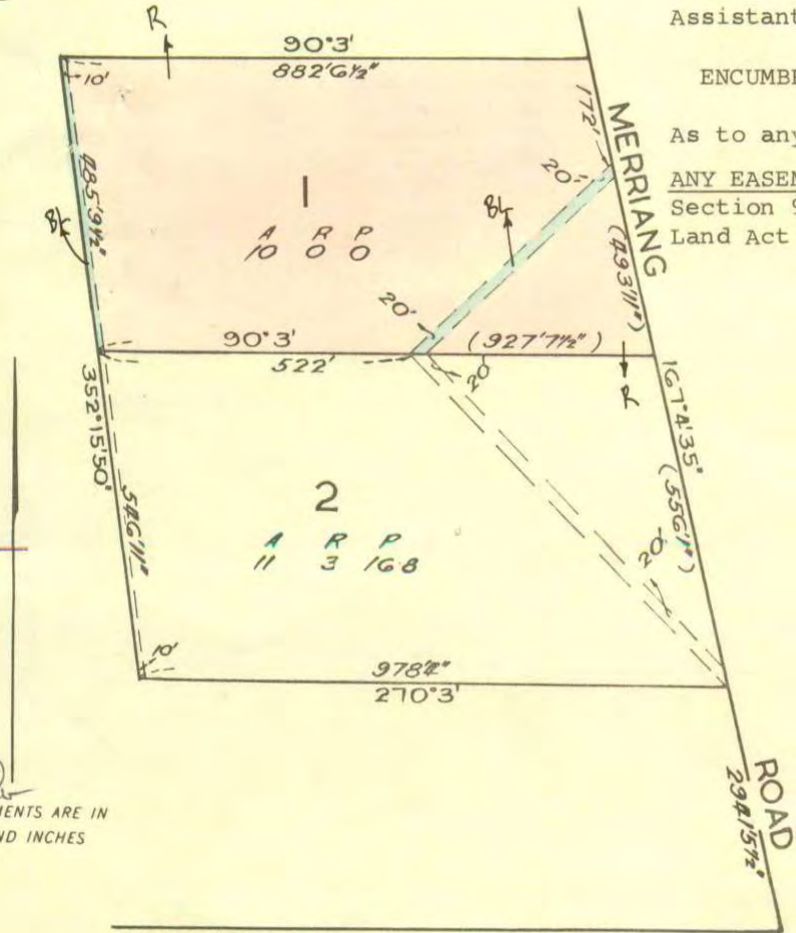
H. E. Spencer

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue-

ANY EASEMENTS implied under - - - - -
Section 98 of the Transfer of - - - - -
Land Act - - - - -



MEASUREMENTS ARE IN
FEET AND INCHES

DONNYBROOK ROAD
DERIVED FROM VOL.8378 FOL.213
15/1/'69.

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

VOL. 8755 FOL. 751

CAVEAT No. 2296725 LODGED 22 Jan. 1969

CAVEAT Lapsed 14 JAN 1974



CAVEAT No. D546932 LODGED 28 OCT 1969

CAVEAT Lapsed 14 JAN 1974



GIORGIO BRUNINO of 20 Montgomery Street
West Heidelberg Boilermaker is now the
proprietor

Registered 14th August 1973
No.E944852



GEORGE McALISTER FERNANDO Carrier and
MARIE THERESE FERNANDO Married Woman
both of 55 Rufus Street Epping are now
JOINT PROPRIETORS

Registered 14th August 1973
No.E944853



MORTGAGE

to THE NATIONAL

BANK OF AUSTRALASIA LIMITED

Registered 14th August 1973

No.K944864

DISCHARGED
25 MAY 1984



ROBERT WELSH Engineer and YVONNE FRANCES
WELSH Married Woman both of 52 William
Street Lalor are now JOINT PROPRIETORS
Registered 25th May 1982
No.J942844



DALE HENRY CARROLL Scrap Metal Dealer and
PHYLLIS JEAN CARROLL Married Woman both of
Wells Road Thomastown are now JOINT
PROPRIETORS

Registered 13th April 1984
No.K846177



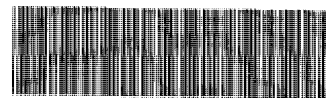
MORTGAGE

to NATIONAL AUSTRALIA

SAVINGS BANK LIMITED

Registered 13th April 1984

No.K846178



T08755-751-1-9

18755

F.751

DELIVERED BY LANDATA®
DELIVERED TO THE REGISTER
THIS DOCUMENT HAS BEEN DELIVERED TO THE REGISTER
LANDATA®
Printed and signed for this office have been fully delivered to a computer file.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 02:21 PM

Volume 08755 Folio 778

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08378 Folio 212

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08755 FOLIO 778
124035015025T
Produced 31/08/2010 01:48 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 083456.
PARENT TITLE Volume 08378 Folio 212
Created by instrument LP083456 17/01/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
FRANCESCO MULETA
MARIA MULETA both of 1125 MERRIANG RD WOODSTOCK 3751
U592285G 15/01/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U592286D 15/01/1997
COMMONWEALTH BANK OF AUSTRALIA

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

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 LP083456 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8755 FOL. 778

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8755 FOL. 778

ALFONS GREBIEN Train Driver and HERBERT BERGER Truck Driver both of ---
31 Lindenow Street Reservoir 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 coloured on the map hereon ----
being Lot 2 on Plan of Subdivision No.83456 Parish of Kalkallo County ---
of Bourke - - - - -

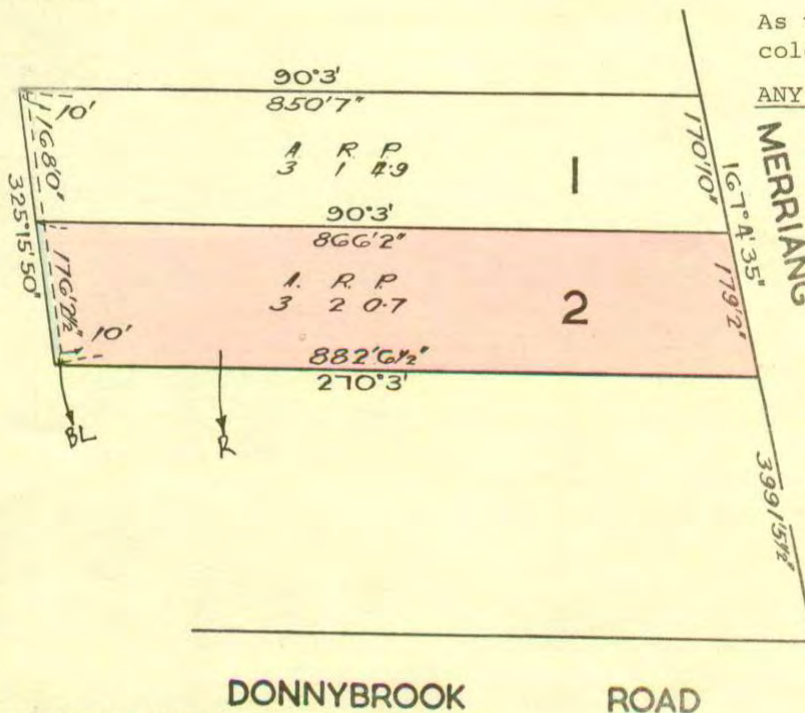
Issued under Regulation 12 on the approval of the above Plan of Subdivision-

H.G. Spencer



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



As to any land
coloured blue-

ANY EASEMENTS ----
implied under--
Section 98 ----
of the Transfer
of Land Act ---

As to the
whole of-
the land-

MORTGAGE

D.133641 ----

THE ABOVE MORTGAGE IS
DISCHARGED
23 JUN 1969



MEASUREMENTS ARE IN
FEET AND INCHES

DERIVED FROM
VOL.8378 FOL.212
17/1/'69.

Delivered
on-line by
LANDATA®

Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

ALFONS GREBIEN of Woodstock Train Driver
is now the proprietor
Registered 23rd June 1969
No.D426155



JOINT PROPRIETORS
FRANCESCO MULETA &
MARIA MULETA
1125 MERRIANG RD.
WOODSTOCK 3751
U592285G 15/01/97



MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA
U592286D 15/01/97



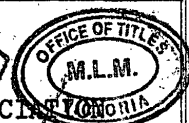
GEOFFREY JAMES SMITH of 716 High Street
Epping Driveway Attendant and TERESA
ELIZABETH PRATT of 58 Coulstock Street
Epping Secretary are now JOINT PROPRIETORS
Registered 31st October 1969
No.D549490



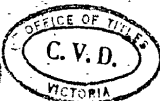
MICHAEL FRANCIS SALMON Policeman and
ISABEL ANN SALMON Married Woman both
of 33 Hammond Drive Epping are now
JOINT PROPRIETORS
Registered 19th June 1979
No.H565864



MORTGAGE to POLICE ASSOCIATION
CREDIT CO-OPERATIVE LIMITED
Registered 19th June 1979
No.H565865



MORTGAGE TO WESTPAC BANKING CORPORATION
Registered 23 MAR 1984
No. K812718



MORTGAGE TO AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
Registered 29 JUL 1984
No. T221884X



T08755-778-1-4

V.8755 F.778

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 14/03/2013 02:28 PM

Volume 08378 Folio 212
Folio Creation: Details Unknown
Parent title Volume 04543 Folio 594

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED
REGISTER BOOK

VOL. 8378 FOL. 212

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married -
Woman both of "Rockwood Park" Woodstock are the joint proprietors of -
an estate in fee simple subject to the encumbrances notified hereunder in-
ALL THAT piece of land coloured on the map on the sheet annexed hereto ---
being Lot 4 on Plan of Subdivision No.56455 Parish of Kalkallo - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Thoude

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

As to the whole of the land---

MORTGAGE B.273954 -

*The above mortgage is
discharged as to part
being the within Land*

25 MAR 1965



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

THE WHOLE OR PART OF
THE WITHIN LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan 83456
Misc. Plan
L.P. 83456

DERIVED FROM VOL. 4543 FOL. 594
B. 408510
25/10/'62.

CAVEAT No. B206090 Lapsed 15th May 61 Mr

CAVEAT Lapsed 5-7 APR 1965 *RB*

HABER BROS PTY.LIMITED of 3 Milton Street
Elwood is now the proprietor
Registered 25th March 1965
No. C178665



CAVEAT No. (267844) Lapsed 20 JUL 1965

CAVEAT Lapsed 21 AUG 1968



ALFONS GREBIEN Train Driver and HERBERT
BERGER Truck Driver both of 31 Lindenow
Street Reservoir are now proprietors as
TENANTS IN COMMON IN EQUAL SHARES
Registered 16th July 1968
No. D133640



MORTGAGE to ETHEL MAUD ROBERTS
Registered 16th July 1968
No. D133641



CANCELLED

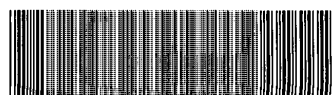
Pursuant to Regulation 12 and Titles
issued as set out hereunder on 17th JANUARY 1969

Lots ONE to 2 in Vol 8755 Fol 777
to Vol 8755 Fol 778

L.P. 83456



CANCELLED



T08378-212-1-4

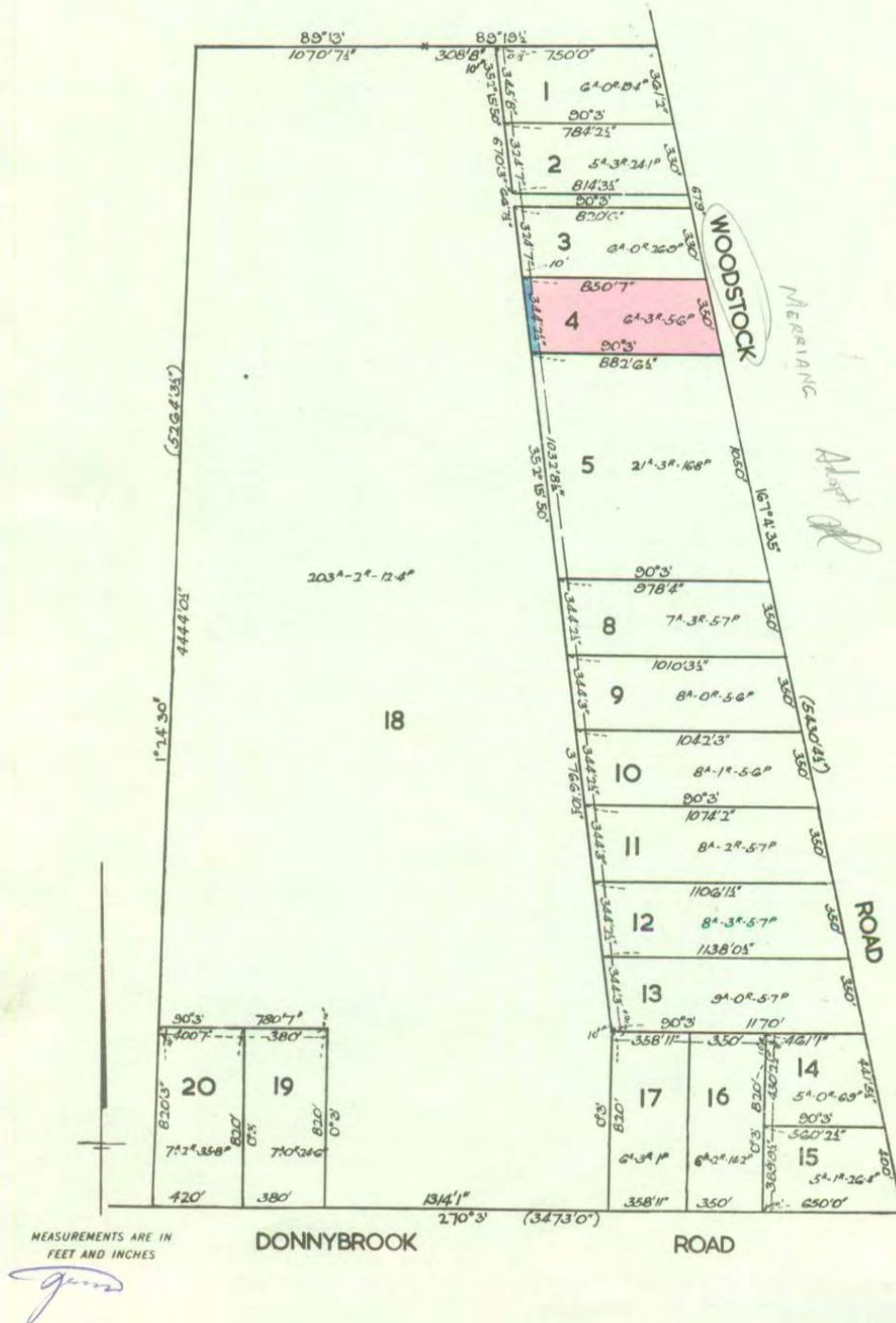
E. H. Houder
ASSISTANT REGISTRAR


ASSISTANT REGISTRAR OF TITLES

Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING



 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

 **INTENTIONALLY
BLANK**

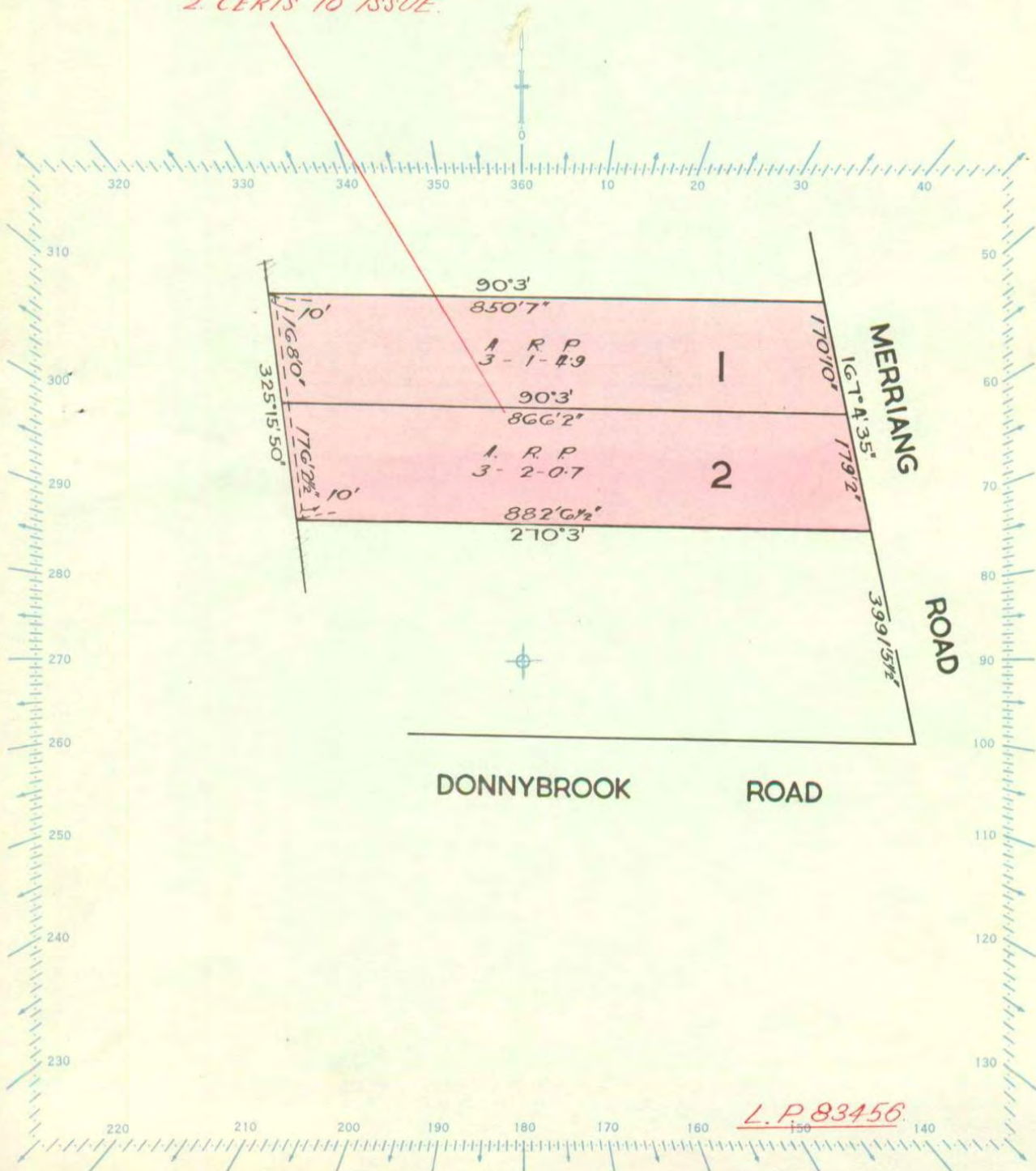


T08378-212-2-2

SCALE: to one inch

Volume **8378**, Folio **212**

*L.P. 83456 CANCELS THIS TITLE
BEING BOTH LOTS ON SAID L.P.
2. CERTS TO ISSUE.*

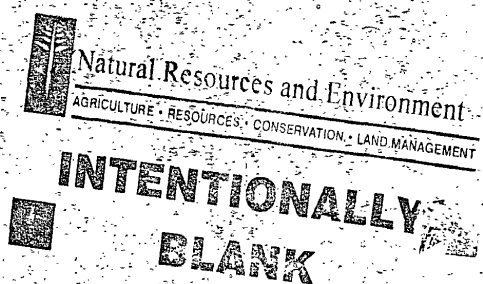


Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

SK C.R.S.
3-1-69.

L.P. 83456



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 02:31 PM

Volume 08755 Folio 777

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08378 Folio 212

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
---------------------------------	------------------------------	---------	--------

02/10/2003	02/10/2003	AC377529J	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
W794754V

02/10/2003	02/10/2003	AC377530A	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
JOSUAH PARNIS
LISA ANNE PARNIS
TO:
LISA ANNE PARNIS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
LISA ANNE PARNIS of 1131 MERRIANG ROAD WOODSTOCK VIC 3751
AC377530A 02/10/2003

08/02/2010	08/02/2010	AH024230R	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AH024230R 08/02/2010
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 08755 Folio 777
124007646513C
Produced 02/10/2003 12:11 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 083456.
PARENT TITLE Volume 08378 Folio 212
Created by instrument LP083456 17/01/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOSUAH PARNIS
LISA ANNE PARNIS both of 1131 MERRIANG RD WOODSTOCK 3751
W794753Y 22/05/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W794754V 22/05/2000
WESTPAC BANKING CORPORATION

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 LP083456 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8755 FOL. 777

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8755 FOL. 777

ALFONS GREBIEN Train Driver and HERBERT BERGER Truck Driver both of ---
31 Lindenow Street Reservoir 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 coloured on the map hereon ----
being Lot 1 on Plan of Subdivision No.83456 Parish of Kalkallo County ---
of Bourke - - - - -

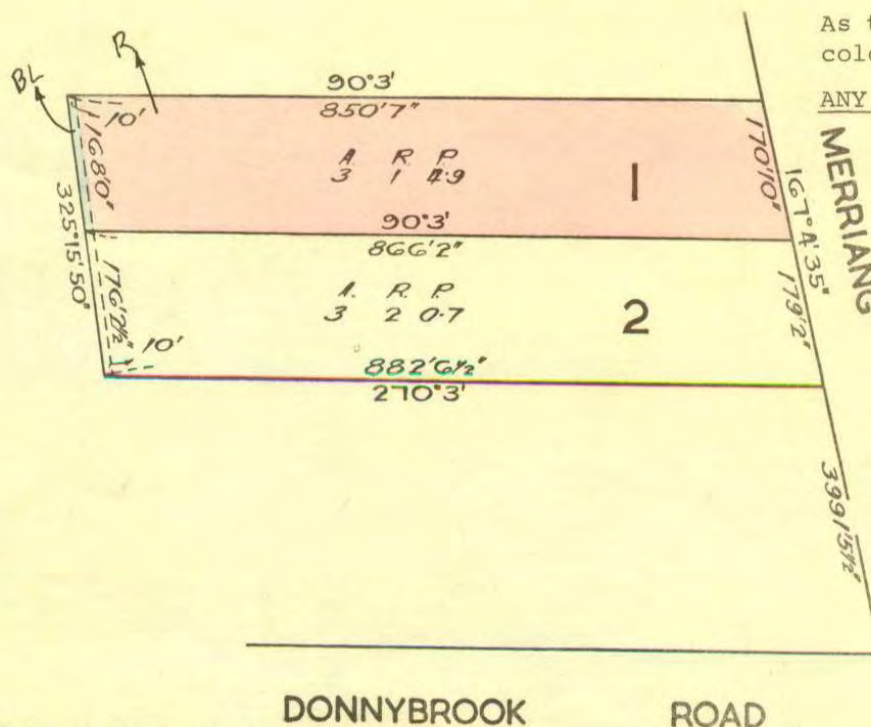
Issued under Regulation 12 on the approval of the above Plan of Subdivision-

H.B. Spencer



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



As to any land
coloured blue-

ANY EASEMENTS ----
implied under--
Section 98 ----
of the Transfer
of Land Act ---

As to the
whole of-
the land-

MORTGAGE

D.133641 ----

THE ABOVE MORTGAGE IS
DISCHARGED
23 JUN 1969



Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

MEASUREMENTS ARE IN
FEET AND INCHES

DERIVED FROM
VOL.8378 FOL.212
17/1/'69.

DONNYBROOK

ROAD

HERBERT BERGER of Flat 2 No.164 Leamington
Street Reservoir Truck Driver is now the
proprietor

Registered 23rd June 1969

No.D426154



JOHN ALEXANDER BRENNAN Driver and

VALMA JOYCE BRENNAN Married Woman both
of 2 Davey Court Broadmeadows are now
JOINT PROPRIETORS

Registered 28th November 1973

No.F106373



MORTGAGE

to BANK OF NEW SOUTH
WALES SAVINGS BANK LIMITED

Registered 28th November 1973

No.F106374



VALMA JOYCE BRENNAN OF MERRIANG RD.

WOODSTOCK IS NOW THE SURVIVING PROPRIETOR

REGISTERED 24/8/89

P391133N



JOINT PROPRIETORS

JOSUAH PARNIS & LISA ANNE PARNIS

1131 MERRIANG RD. WOODSTOCK 3751

W794753Y

22/05/00

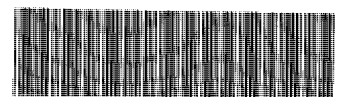


MORTGAGE

WESTPAC BANKING CORPORATION

W794754U

22/05/00



T08755-777-1-8

V.8755 F.777

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 14/03/2013 02:38 PM

Volume 08378 Folio 211

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
13/01/2005	13/01/2005	AD364324S	Y

MORTGAGE OF LAND

MORTGAGE AD364324S 13/01/2005
 NATIONAL AUSTRALIA BANK LIMITED

21/06/2005	21/06/2005	AD693605W	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED
 AD364324S

21/06/2005	21/06/2005	AD693606U	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 JOHN EDWARD KEILY
 LOYOLA MARY KEILY
 TO:
 RENATO TOPPI
 SANDRA TOPPI

RESULTING PROPRIETORSHIP:

Estate Fee Simple
 Joint Proprietors
 RENATO TOPPI
 SANDRA TOPPI both of 1135 MERRIANG ROAD WOODSTOCK VIC 3751
 AD693606U 21/06/2005

21/06/2005	21/06/2005	AD693607S	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AD693607S 21/06/2005
 COMMONWEALTH BANK OF AUSTRALIA

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

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

STATEMENT END

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

VOTS Snapshot

Volume 08378 Folio 211
124012886001F
Produced 13/01/2005 06:28 pm

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 056455.
PARENT TITLE Volume 04543 Folio 594
Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN EDWARD KEILY
LOYOLA MARY KEILY both of 32 WESTALL STREET THOMASTOWN
C886387 15/09/1967

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 211

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married -
Woman both of "Rockwood Park" Woodstock are the joint proprietors of -
an estate in fee simple subject to the encumbrances notified hereunder in-
ALL THAT piece of land coloured on the map on the sheet annexed hereto ---
being Lot 3 on Plan of Subdivision No.56455 Parish of Kalkallo - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Throuder

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

As to the whole of the land---

MORTGAGE B.273954 -

THE ABOVE MORTGAGE IS
DISCHARGED

- 9 FEB 1967



Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE

DERIVED FROM VOL.4543 FOL.594

B.408510

25/10/'62.

VOL. 8378 FOL. 211

CAVEAT No. B206090 LODGED

CAVEAT LAYDOWN 26 OCT 1967



JOHN EDWARD KEILY Wrought Iron Manufacturer
and LOYOLA MARY KEILY Home Duties both of
32 Westall Street Thomastown are now JOINT
PROPRIETORS

Registered 15th September 1967

No. C886387



to RICHARD REDDROP

Registered 15th September 1967

No. C886388



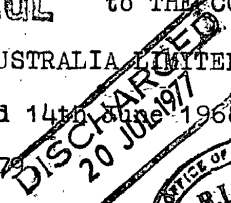
MORTGAGE

to THE COMMERCIAL SAVINGS

BANK OF AUSTRALIA LIMITED

Registered 14th June 1968

No. D104278



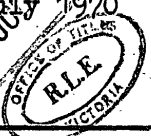
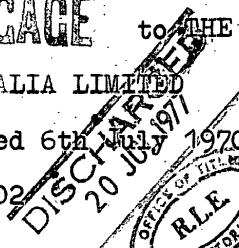
MORTGAGE

to THE COMMERCIAL BANK

OF AUSTRALIA LIMITED

Registered 6th July 1970

No. D765502



T08378-211-1-8

V.8378 F.211

ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 8378 FOL. 211

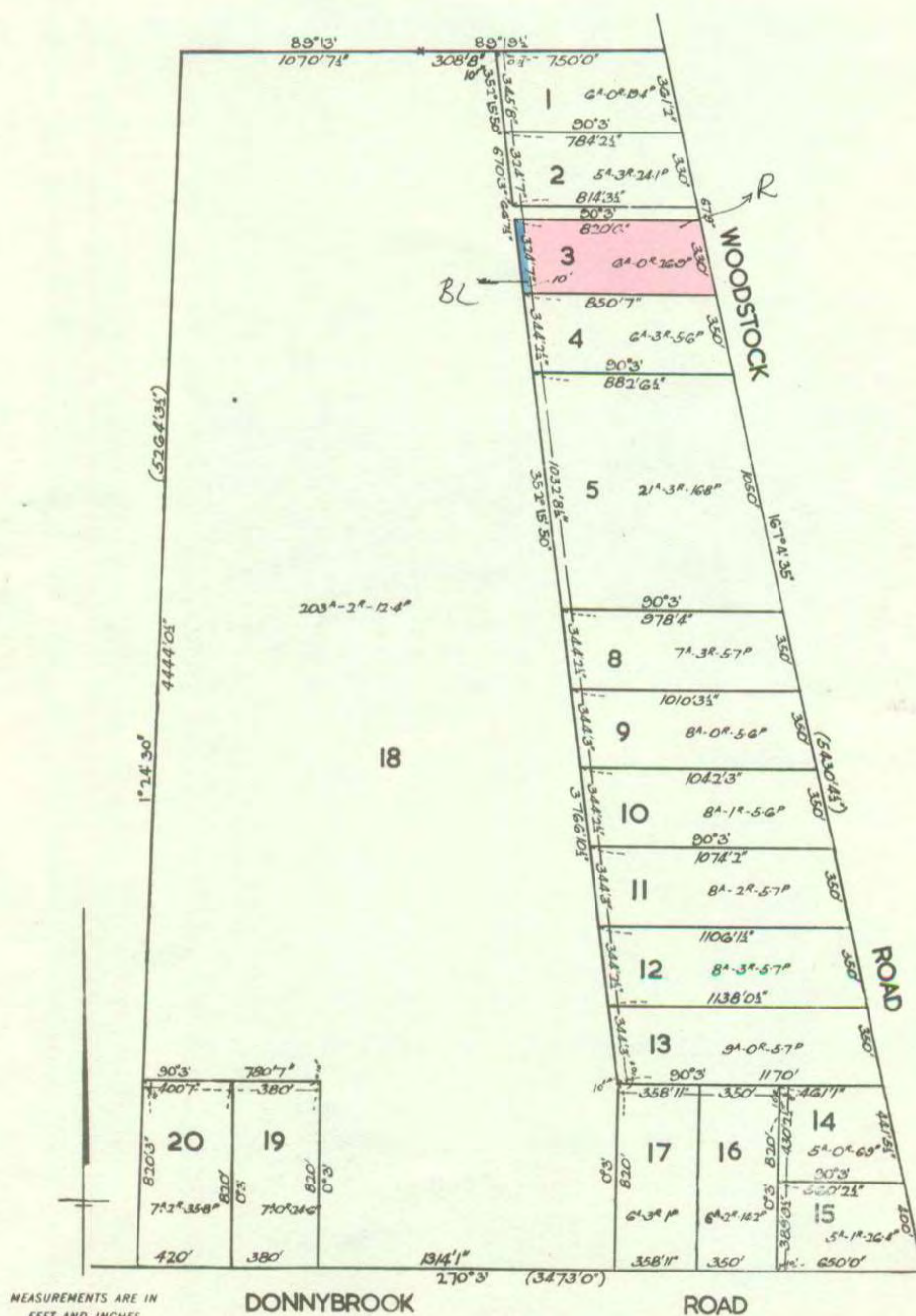
Grunde
ASSISTANT REGISTRAR

ASSISTANT REGISTRAR OF TITLES

Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE



MEASUREMENTS ARE IN
FEET AND INCHES

THIS IS A SUPERSEDED FOLIO OF THE REGISTER.

Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY
BLANK**



T08378-211-2-6

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 02:41 PM

Volume 09135 Folio 164

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 09002 Folio 161

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
------------------------------	---------------------------	---------	--------

07/10/2005	07/10/2005	AD923073C	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
W232152M

07/10/2005	07/10/2005	AD923074A	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AD923074A 07/10/2005
WESTPAC BANKING CORPORATION

29/09/2009	29/09/2009	AG781952H	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AD923074A

29/09/2009	29/09/2009	AG781953F	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
ALFRED JOHN CARTER
TO:
JOHN BATISTA CANNIZZARO

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
JOHN BATISTA CANNIZZARO of 1492 SYDNEY ROAD CAMPBELLFIELD VIC 3058
AG781953F 29/09/2009

29/09/2009	29/09/2009	AG781954D	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AG781954D 29/09/2009
COMMONWEALTH BANK OF AUSTRALIA

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

17/03/2011 17/03/2011 AH844650T Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AG781954D

17/03/2011 17/03/2011 AH844651R Y

MORTGAGE AND CHANGE OF REGISTERED PROPRIETOR NAME

MORTGAGE AH844651R 17/03/2011

WESTPAC BANKING CORPORATION

PROPRIETORSHIP

Estate Fee Simple

Sole Proprietor

GIOVANNI CANNIZZARO of 1492 SYDNEY ROAD CAMPBELLFIELD VIC 3061

AG781953F 29/09/2009

STATEMENT END

VOTS Snapshot

Volume 09135 Folio 164

124015628184W

Produced 07/10/2005 09:01 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 099885.

PARENT TITLE Volume 09002 Folio 161

Created by instrument G017351 03/02/1976

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ALFRED JOHN CARTER of 1145 MERRIANG RD WOODSTOCK 3751

W232151Q 19/08/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W232152M 19/08/1999

COMMONWEALTH BANK OF AUSTRALIA

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 LP099885 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9135 FOL. 164

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KARZIMIERZ GATEZIA Foreman and LEOKADIA GATEZIA Married Woman both of - - - -
Merriang Road Woodstock are now joint proprietors of an estate in fee simple -
subject to the encumbrances notified hereunder in ALL THAT piece of land - --
delineated and coloured red and blue on the map hereon being Lot 2 on - - - -
Plan of Subdivision No.99885 Parish of Kalkallo County of Bourke - - - - -

DATED the 3rd day of February 1976

B. W. Howden

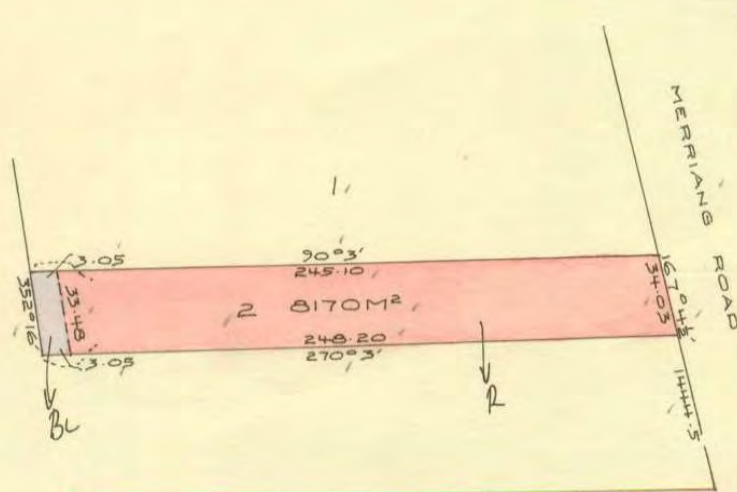
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land coloured blue - - - - -

THE EASEMENTS (if any) existing over -
the same by virtue of Section 98 of -
the Transfer of Land Act - - - - -



DONNYBROOK ROAD

MEASUREMENTS ARE IN METRES
AREA IS IN SQUARE METRES (M²)

Derived from Vol.9002 Fol.161
G17351

Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE

VOL. 9135 FOL. 164

INSTRUMENT

APPLICATION

-PL

DISCHARGED
27 FEB 1992

MORTGAGE to THE NATIONAL

BANK OF AUSTRALASIA LIMITED

Registered 29th March 1978



GIUSEPPE COLUCCIO Supervisor and HELLEN LILLA COLUCCIO Married Woman both of 28 Leeson Grove Lalor are now JOINT PROPRIETORS

Registered 12th December 1983

No. K667916



MORTGAGE to THE COMMISSIONERS

OF THE BANK OF VICTORIA

Registered 12th December 1983

No. K667917



JOHN DOUGLAS GREGORY and PAMELA MAREE GREGORY both of 41 Gorge Road South Morang are now JOINT PROPRIETORS

Registered 15th October 1984

No. L313218M



MORTGAGE to COMMONWEALTH SAVINGS

BANK OF AUSTRALIA

Registered 15th October 1984

No. L313219J



MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

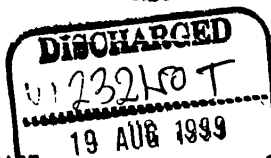
Registered 15 OCT 1996

No. R797442C



JOINT PROPRIETORS
ALFRED JOHN CARTER &
PAULINE CARTER
1145 MERRIANG RD. WOODSTOCK 3751

U456067H 15/10/96



MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA

U456068E 15/10/96



PROPRIETOR

ALFRED JOHN CARTER

1145 MERRIANG RD. WOODSTOCK 3751

W232151Q 19/08/99



MORTGAGE

COMMONWEALTH BANK OF AUSTRALIA

W232152M 19/08/99



T09135-164-1-9

Delivered by LANDATA® Land Victoria timestamp 14/03/2013 14:40 Page 2 of 2
THIS IS A FULLY CONVERTED TITLE
LANDATA® Both text and diagrams for this file have been fully converted to a computer file.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 14/03/2013 02:53 PM

Volume 09002 Folio 161

Folio Creation: Details Unknown

Parent titles :

Volume 08378 Folio 209 to Volume 08378 Folio 210

STATEMENT END

CANCELLED
REGISTER BOOK

ORIGINAL

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



VICTORIA

VOL. 9002 FOL. 161

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KARZIMIERZ GATEZIA Farmer and LEOKADIA GATEZIA
Married Woman both of Donnybrook Lane Woodstock are --
joint proprietors of an estate in fee simple subject to the
encumbrances notified hereunder in ALL THAT piece of land
coloured on the map hereon being Lot 2 on Plan of Subdivision
No.99885 Parish of Kalkallo County of Bourke

Issued under Regulation 12
on the approval of the --
above Plan of Subdivision-

Ed Harris



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

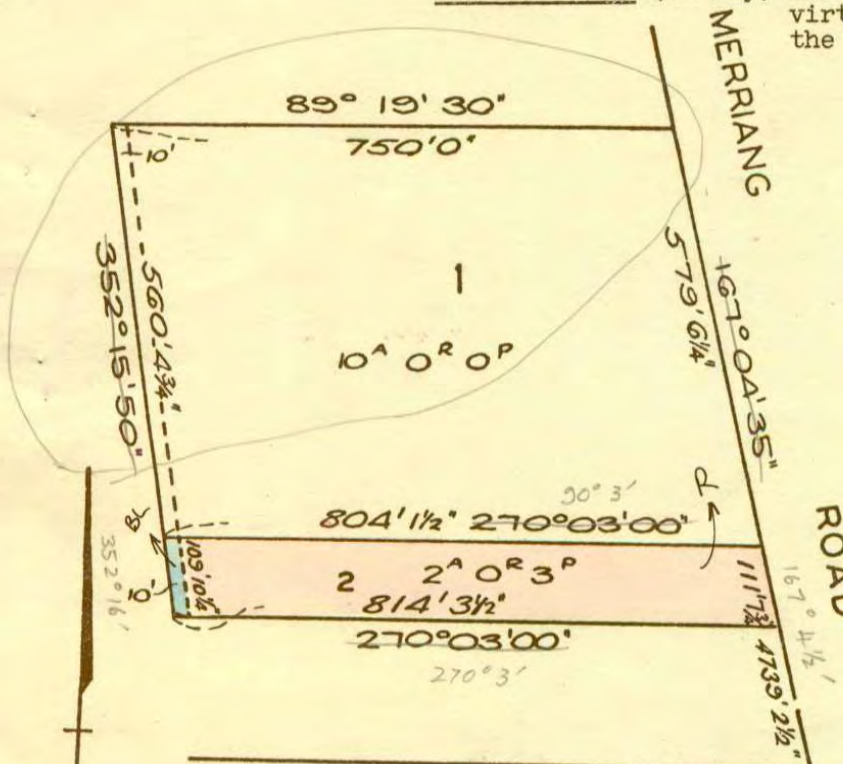
MORTGAGE C.928679 --

As to any land coloured blue

THE EASEMENTS (if any) existing over the same by--
virtue of Section 98 of --
the Transfer of Land Act --

**THE ABOVE MORTGAGE
IS DISCHARGED**

18. FEB 1974



DONNYBROOK

ROAD

MEASUREMENTS ARE IN
FEET AND INCHES

DERIVED FROM VOL.8378 FOL.209 VOL.8378 FOL.210
14/12/'73.

25/6

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

CANCELLED

APPLICATION No. *617351*

Registered *3rd February 1976* See Vol. *9135* Fol. *164*

Which is issued pursuant to

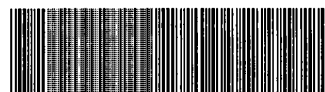
Section *31* Act 6399



CANCELLED

*Not entered pursuant to Lawson Wright
not a manager*

*See CORR. 88/10664
N. 8/4/83.*



T09002-161-1-7

V.9002 F.161

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled form of the Register. It is not a statement
from the register of adjoining information in relation to the land to which it refers.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 02:57 PM

Volume 08378 Folio 209
Folio Creation: Details Unknown
Parent title Volume 04543 Folio 594

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED
REGISTER BOOK

VOL. 8378 FOL. 209

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married -
Woman both of "Rockwood Park" Woodstock are the joint proprietors of -
an estate in fee simple subject to the encumbrances notified hereunder in-
ALL THAT piece of land coloured on the map on the sheet annexed hereto ---
being Lot 1 on Plan of Subdivision No.56455 Parish of Kalkallo - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Throude



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

As to the whole of the land---

MORTGAGE B.273954 -

*The above mortgage is
discharged as to part
being the within Land*

- 4 SEP 1964



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

THE WHOLE/OR PART OF
THE WITHIN LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan No. 9985
Disc. Plan
L.P. 9985

DERIVED FROM VOL. 4543 FOL. 594
B.408510
25/10/'62.

VOL. 8378 FOL. 209

CAVEAT No. B206090 LODGED 15th May '61 *MLR*

CAVEAT LAPSED

KARZIMIERZ GATEZIA Farmer and LEOKADIA
GATEZIA Married Woman both of Donnybrook
Lane Woodstock are now JOINT PROPRIETORS
Registered 6th October 1964

No.C50559



MORTGAGE

DISCHARGED
- 3 NOV 1967

to HAROLD ROBERT PATTEN and
ETHEL EDITH PATTEN

Registered 16th December 1964

No.C110248



MORTGAGE

to THE COMMERCIAL BANK OF

AUSTRALIA LIMITED

Registered 3rd November 1967

No.C928679



CANCELLED

Pursuant to Regulation 12 and Titles
issued as set out hereunder on

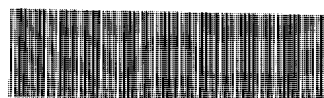
14th December, 1973

Lots ONE to 2 in Vol 9002 Fol 160
to Vol 9002 Fol 161

L.P. 99885



CANCELLED



T08378-209-1-3

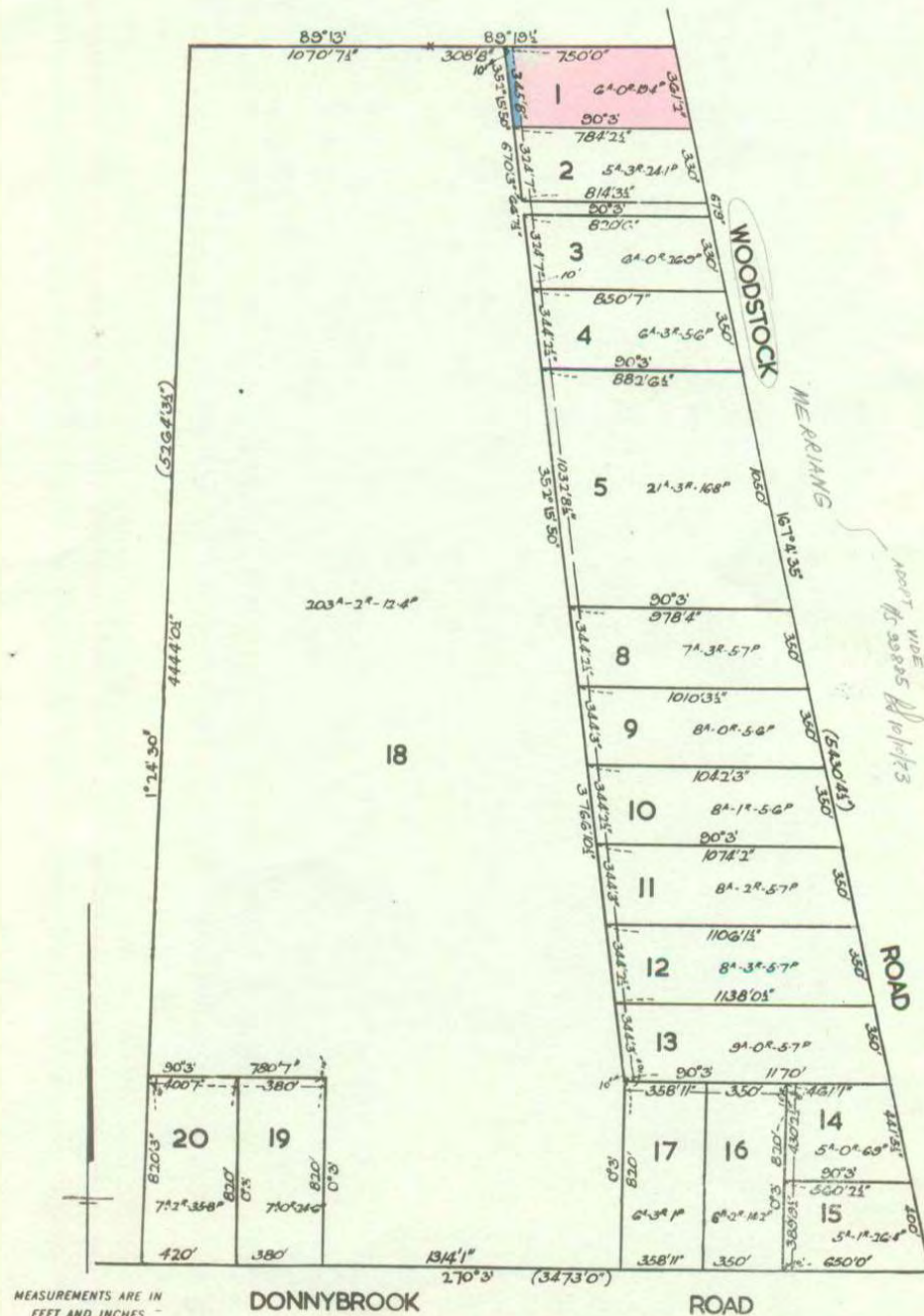
ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 83780209


St. Houdie


ASSISTANT REGISTRAR OF TITLES

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

 **INTENTIONALLY
BLANK**

Delivered by LANDATA®. Land Victoria timestamp 14/03/2013 14:57 Page 4 of 4
This document provides a snapshot of a sampled form of the system. It is not a statement of the system's performance or a guarantee of the system's accuracy.



T08378-209-2-1

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 02:44 PM

Volume 09002 Folio 160

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08378 Folio 209 to Volume 08378 Folio 210

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
---------------------------------	------------------------------	---------	--------

01/02/2005	01/02/2005	AD405805B	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
U405731W

01/02/2005	01/02/2005	AD405806Y	Y
------------	------------	-----------	---

SURVIVORSHIP APPLICATION
FROM:
JAMES RAYMOND MILLS
CHRISTINE TERESA MILLS
TO:
CHRISTINE TERESA MILLS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
CHRISTINE TERESA MILLS of 1165 MERRIANG ROAD WOODSTOCK VIC 3751
AD405806Y 01/02/2005

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

27/01/2011	27/01/2011	AH749001P	Y
------------	------------	-----------	---

CAVEAT
CAVEAT AH749001P 27/01/2011
Caveator
GIOVANNI CANNIZZARO
Capacity PURCHASER/FEE SIMPLE
Lodged by
MONACO LAWYERS
Notices to
MONACO LAWYERS of LEVEL 3, 552 LONSDALE STREET MELBOURNE VIC 3000

10/02/2011	01/03/2011	AH777208G	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AH777208G 10/02/2011

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 5

WESTPAC BANKING CORPORATION

27/04/2011	27/04/2011	AH911225N	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AH749001P REMOVED

27/04/2011	27/04/2011	AH911226L	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
 MORTGAGE AH777208G

27/04/2011	27/04/2011	AH911227J	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

CHRISTINE TERESA MILLS

TO:

GIOVANNI CANNIZZARO

JOHN MARK CANNIZZARO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

GIOVANNI CANNIZZARO

JOHN MARK CANNIZZARO both of 1492 SYDNEY ROAD CAMPBELLFIELD VIC
 3061

AH911227J 27/04/2011

27/04/2011	27/04/2011	AH911228G	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AH911228G 27/04/2011
 WESTPAC BANKING CORPORATION

STATEMENT END

VOTS Snapshot

Volume 09002 Folio 160

124013053763F

Produced 01/02/2005 03:44 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 099885.

PARENT TITLES :

Volume 08378 Folio 209 to Volume 08378 Folio 210

Created by instrument LP099885 14/12/1973

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JAMES RAYMOND MILLS

CHRISTINE TERESA MILLS both of 18 MCKENZIE ST BROADFORD 3658

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 3 of 5

U405730A 13/09/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U405731W 13/09/1996
CITIBANK 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP099885 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 9002 FOL. 160

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KARZIMIERZ GATEZIA Farmer and LEOKADIA GATEZIA
Married Woman both of Donnybrook Lane Woodstock are --
joint proprietors of an estate in fee simple subject to the
encumbrances notified hereunder in ALL THAT piece of land
coloured on the map hereon being Lot 1 on Plan of Subdivision
No.99885 Parish of Kalkallo County of Bourke

Issued under Regulation 12
on the approval of the --
above Plan of Subdivision--

E. Harris



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

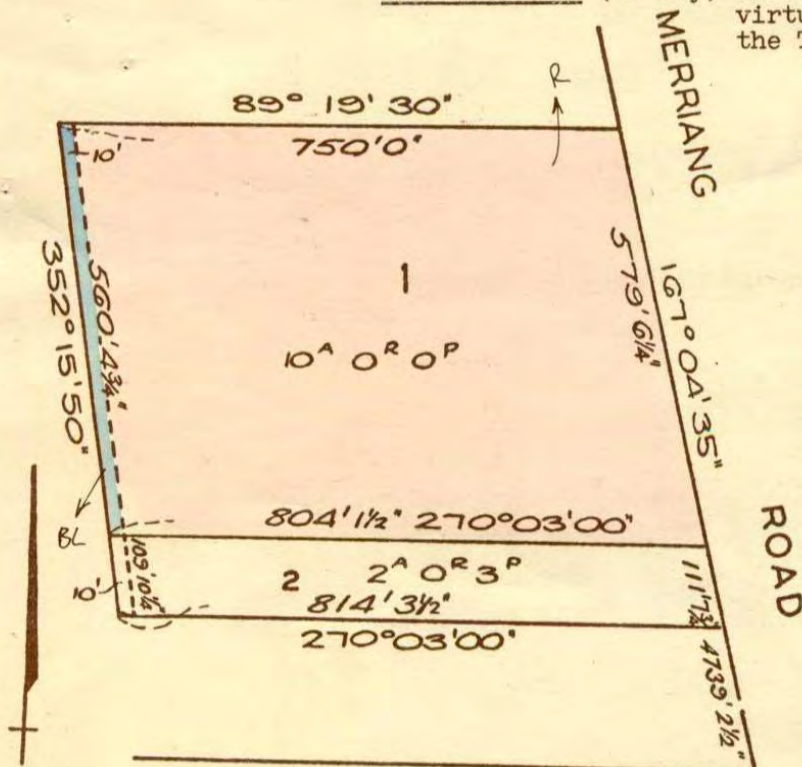
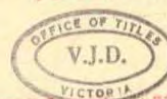
MORTGAGE C.928679 --

As to any land coloured blue

THE EASEMENTS (if any) existing over the same by-
virtue of Section 98 of --
the Transfer of Land Act --

THE ABOVE MORTGAGE
IS DISCHARGED

18. FEB. 1974



DONNYBROOK ROAD

MEASUREMENTS ARE IN
FEET AND INCHES

DERIVED FROM VOL.8378 FOL.209 VOL.8378 FOL.210
14/12/'73.

Delivered
on-line by
LANDATA®

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.

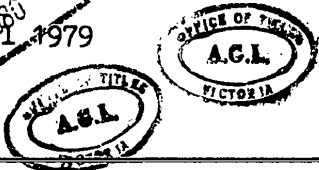
1108

WASYL HAWRYLUK of 13 Newton Street
Thomastown Farmer is now the proprietor
Registered 18th February 1974
No. F204247



MORTGAGE to CUSTOM CREDIT
CORPORATION LIMITED
Registered 24 April 1979
No. H47335

DISCHARGED
3 APR 1980



G. & F. AIELLO NOMINEES PTY. LTD. of 27
Larch Street Thomastown is now the
proprietor
Registered 2nd April 1982
No. J878966

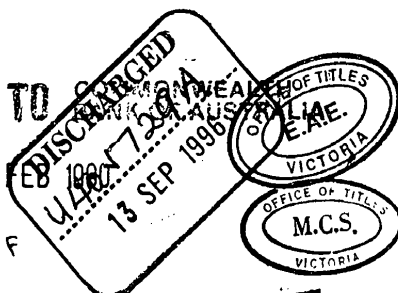


JOINT PROPRIETORS
CARLO CHIDO & CONCETTA CHIDO OF 6 DALGETY
ST. PRESTON
REGISTERED 22/8/85
L848330A



MORTGAGE TO

Registered 28 FEB 1980
No. P684698F

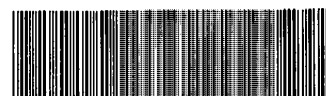


JOINT PROPRIETORS
JAMES RAYMOND MILLS &
CHRISTINE TERESA MILLS
18 MCKENZIE ST.
BROADFORD 3658
U405730A 13/09/96



MORTGAGE
CITIBANK LIMITED

U405731W 13/09/96



T09002-160-1-1

V.9002 F.160

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 02:57 PM

Volume 08378 Folio 209
Folio Creation: Details Unknown
Parent title Volume 04543 Folio 594

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED
REGISTER BOOK

VOL. 8378 FOL. 209

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married -
Woman both of "Rockwood Park" Woodstock are the joint proprietors of -
an estate in fee simple subject to the encumbrances notified hereunder in-
ALL THAT piece of land coloured on the map on the sheet annexed hereto ---
being Lot 1 on Plan of Subdivision No.56455 Parish of Kalkallo - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Throude

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

As to the whole of the land---

MORTGAGE B.273954 -

*The above mortgage is
discharged as to part
being the within Land*

- 4 SEP 1964



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

THE WHOLE/OR PART OF
THE WITHIN LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan No. 9985
Disc. Plan
L.P. 9985

DERIVED FROM VOL. 4543 FOL. 594

B.408510

25/10/'62.

VOL. 8378 FOL. 209

CAVEAT No. B206090 LODGED 15th May '61 *MLR*

CAVEAT LAPSED

KARZIMIERZ GATEZIA Farmer and LEOKADIA
GATEZIA Married Woman both of Donnybrook
Lane Woodstock are now JOINT PROPRIETORS
Registered 6th October 1964

No.C50559



MORTGAGE

DISCHARGED
16 NOV 1967

to HAROLD ROBERT PATTEN and
ETHEL EDITH PATTEN

Registered 16th December 1964

No.C110248



MORTGAGE

to THE COMMERCIAL BANK OF

AUSTRALIA LIMITED

Registered 3rd November 1967

No.C928679



CANCELLED

Pursuant to Regulation 12 and Titles
issued as set out hereunder on

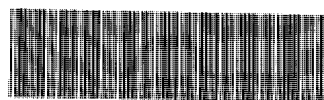
14th December, 1973

Lots ONE to 2 in Vol 9002 Fol 160
to Vol 9002 Fol 161

L.P. 99885





CANCELLED



T08378-209-1-3

ROAD

 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

 **INTENTIONALLY
BLANK**

Delivered by LANDATA®. Land Victoria timestamp 14/03/2013 14:57 Page 4 of 4
This document provides a snapshot of a sampled form of the system. It is not a statement of fact.
The system is subject to change and the information is subject to change without notice.



T08378-209-2-1

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 14/03/2013 03:05 PM

Volume 09523 Folio 453

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08378 Folio 224

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
 NOTICE Section 201UB Planning and Environment Act 1987
 AH462111E 30/08/2010

12/09/2012	12/09/2012	AJ906039W	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
 AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
 MORTGAGE R770865X

12/09/2012	12/09/2012	AJ906040N	Y
------------	------------	-----------	---

MORTGAGE OF LAND
 MORTGAGE AJ906040N 12/09/2012
 WESTPAC BANKING CORPORATION

19/11/2012	23/11/2012	AK030273L	Y
------------	------------	-----------	---

CAVEAT
 CAVEAT AK030273L 19/11/2012
 Caveator
 DF (WOODSTOCK) FRR PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 DHP LAWYERS PTY LTD
 Notices to
 DHP LAWYERS PTY LTD of LEVEL 10 350 COLLINS STREET MELBOURNE VIC 3000

STATEMENT END

VOTS Snapshot

VOLUME 09523 FOLIO 453
 124035015362B
 Produced 31/08/2010 01:53 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 130685.
PARENT TITLE Volume 08378 Folio 224
Created by instrument K464603 19/09/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANTHONY CORALLUZZO
JENNY CORALLUZZO both of 62 CURTAIN AVENUE LALOR
K464603 19/09/1983

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE R770865X 11/02/1992
COMMONWEALTH BANK OF AUSTRALIA

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 LP130685 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

9523

VOL.

FOL.

453

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

ANTHONY CORALLUZZO Butcher and JENNY CORALLUZZO Married Woman both of 62 - -
Curtain Avenue Lalor are JOINT PROPRIETORS of an estate in fee simple - - - -
subject to the encumbrances notified hereunder in all that piece of land - -
in the Parish of Kalkallo County of Bourke being Lot 2 on Plan of - - - - -
Subdivision No.130685 and being part of Crown Portion 20 which land is - - -
shown enclosed by continuous lines on the map on the sheet annexed hereto --

DATED the 19th day of September 1983

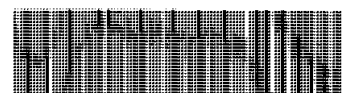
R. Lingard
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land shown marked A - - - - -

THE EASEMENTS (if any) existing over ---
the same by virtue of Section 98 of the-
Transfer of Land Act - - - - -



T09523-453-1-2

FOL.

VOL.

K464603

VOL. **9523** FOL. **453**

INSTRUMENT

APPLICATION

55771/82-1646(F)

MORTGAGE

THE COMMISSIONERS
OF THE STATE BANK OF VICTORIA

Registered 19th July 1995

No. K464604

DISCHARGED
14 JAN 1997



**MORTGAGE TO COMMONWEALTH
BANK OF AUSTRALIA**

Registered 11 FEB 1992

No. R770865X



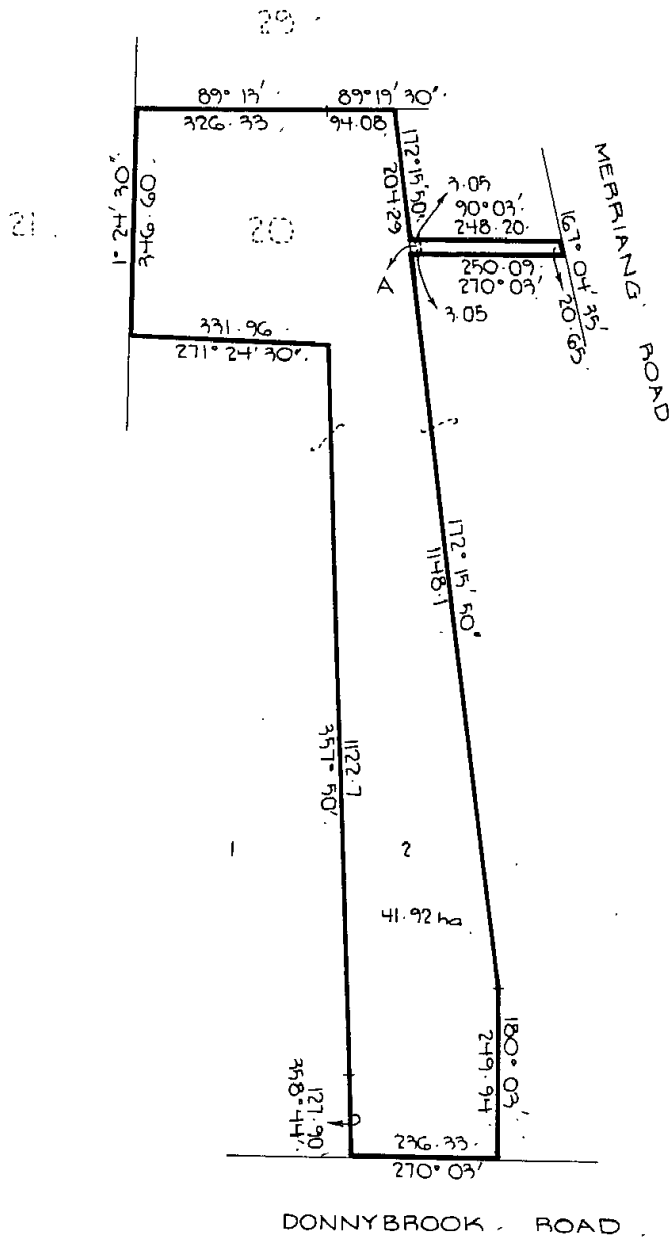
Delivered
on-line by
LANDATA®

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.

ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 9923

FOL 453

[Signature]
ASSISTANT REGISTRAR OF TITLES



Delivered on-line by LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

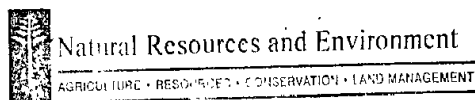
FULLY CONVERTED TITLE

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES



Delivered
on-line by
LANDATA®

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.



INTENTIONALLY



BLANK



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 14/03/2013 03:08 PM

Volume 08378 Folio 224
Folio Creation: Details Unknown
Parent title Volume 04543 Folio 594

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED
REGISTER BOOK

VOL. 8378 FOL. 224

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married -
Woman both of "Rockwood Park" Woodstock are the joint proprietors of -
an estate in fee simple subject to the encumbrances notified hereunder in-
ALL THAT piece of land coloured on the map on the sheet annexed hereto ---
being Lot 18 on Plan of Subdivision No.56455 Parish of Kalkallo - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

E. H. H. H. H.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

As to the whole of the land---

MORTGAGE B.273954 -

**THE ABOVE MORTGAGE IS
DISCHARGED**

- 9 FEB 1967



~~FEE OF LOT 2 ON
PLAN OF SUBDIVISION No. 130685
REMAINS IN THIS CERTIFICATE OF
TITLE. DATE 30.6.81~~



T08378-224-1-2

DERIVED FROM VOL.4543 FOL.594
B.408510
25/10/'62.

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

FOL. 224

VOL. 8378

PLAN 130685
AFFECTS LAND HEREIN

CAVEAT No. C206090 LODGED 15-4-67

CAVEAT Lapsed 30 JUN 1967



CAVEAT No. C724857 LODGED 10-3-67

Undersigned in error



HABER BROS PTY. LTD. of 19 Milton Street Elwood is now the proprietor Registered 9th February 1967 No. C701037



CAVEAT No. C72676 LODGED 15-3-67

CAVEAT Lapsed - 8 AUG 1967



STRADBROKE NOMINEES PROPRIETARY LIMITED of 409 Lonsdale Street Melbourne as to two equal undivided fourth parts or shares PATRICIA MARY ABRAHAMS Married Woman and KEVIN HERBERT ABRAHAMS Company Director both of "Two Hills" Riddells Creek each as to one equal undivided fourth part or share are now proprietors as TENANTS IN COMMON Registered 3rd July 1967 No. C818759



MORTGAGE

to HABER BROS. PTY.

LIMITED

Registered 3rd July 1967



No. C818760



V.8378 F.224

JOHN ALBERT TAYLOR Manager and EVELYN JOYCE TAYLOR Married Woman both of 15 Monomeath Avenue Canterbury are now JOINT PROPRIETORS Registered 16th October 1969 No. D534875



MORTGAGE to STRADBROKE NOMINEES PROPRIETARY LIMITED KEVIN HERBERT ABRAHAMS and PATRICIA MARY ABRAHAMS Registered 10th October 1969 No. D534876

DISCHARGED



JOHN ALBERT TAYLOR Manager and EVELYN JOYCE TAYLOR Married Woman both of 15 Monomeath Avenue Canterbury as joint proprietors as to two equal undivided third parts or shares and GEOFFREY ROBERT TAYLOR of Flat 9 No. 29 Coolullah Avenue South Yarra Estate Agent as to one equal undivided third part or share are now proprietors as TENANTS IN COMMON Registered 18th November 1970 No. D889537



MORTGAGE

to COMMONWEALTH DEVELOPMENT

BANK OF AUSTRALIA

Registered 3rd December 1970

No. D903355

DISCHARGED



MORTGAGE

to AUSTRALIAN MUTUAL

PROVIDENT SOCIETY

Registered 3rd January 1973

No. E656126



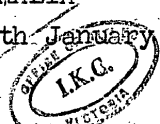
MORTGAGE

to COMMONWEALTH DEVELOPMENT

BANK OF AUSTRALIA

Registered 25th January 1973

No. E680003



See Amended Sheet Marked 'A'

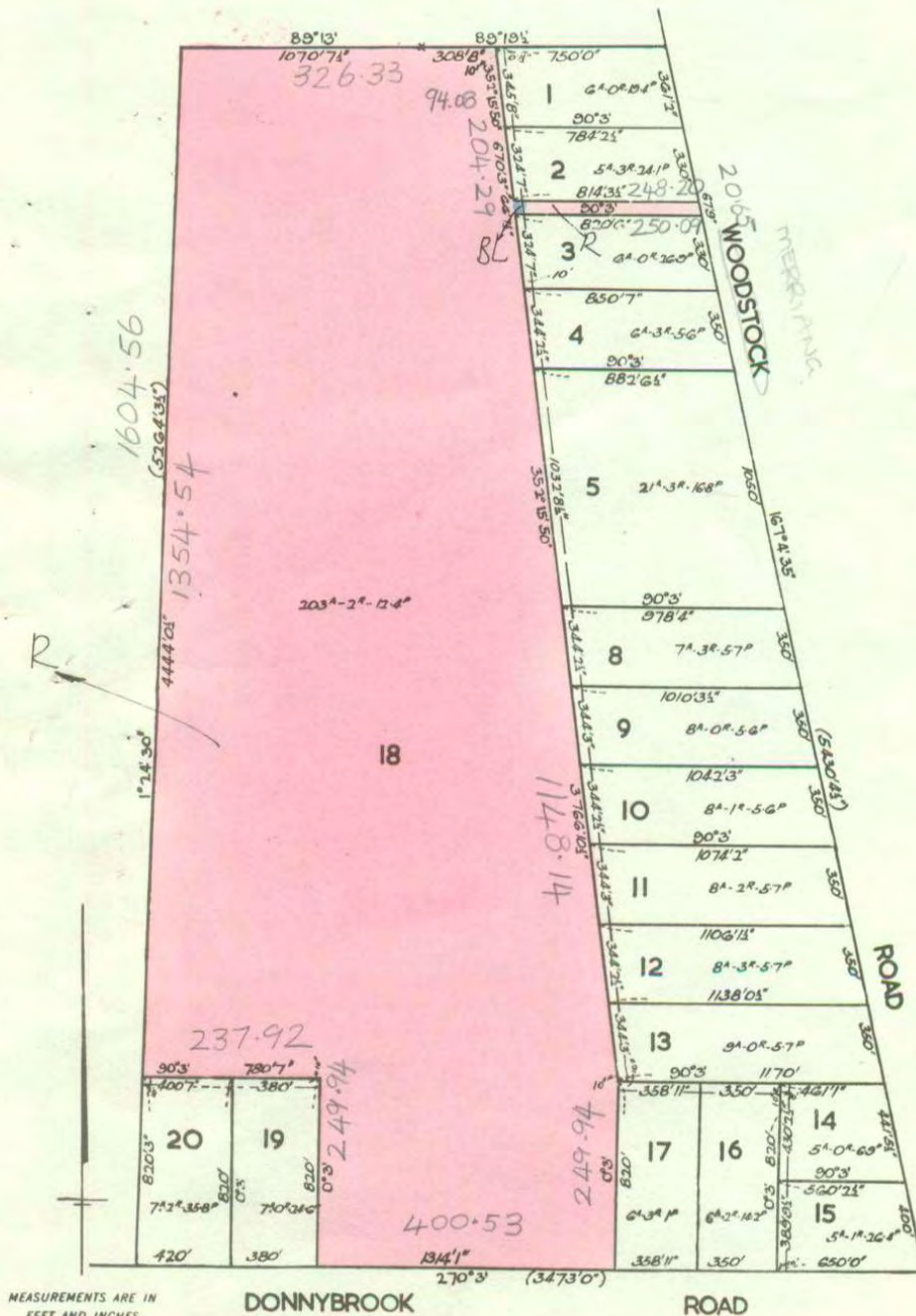
E. Houde
ASSISTANT RE

ASSISTANT REGISTRAR OF TITLES

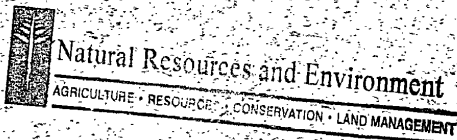
Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING

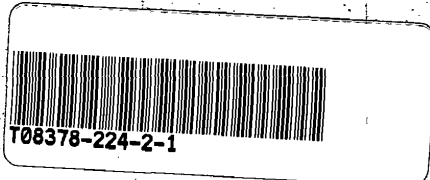


MEASUREMENTS ARE IN
FEET AND INCHES



**INTENTIONALLY
BLANK**

Delivered by LANDATA®. This document is a scan of a physical document. It is not a statement of fact. It is a representation of the document as it appears. It is not a statement of fact. It is a representation of the document as it appears.



This is the Sheet marked 'A' referred to in the Certificate of Title entered in the Register Book Vol. 8378

Fol. 224.

ORIGINAL

Assistant Registrar of Titles

7344/67

CAVEAT No. H623090 LODGED 31st July 79

Affecting part of the land herein Lot No 2. P/s 130685

CAVEAT WILL LAPSE ON

REGISTRATION OF K464603

31 AUG. 1983

CAVEAT No. H634299 LODGED 8th Aug 79

Affecting part of the land herein Lot No One P/s 130685

CAVEAT WILL LAPSE ON

REGISTRATION OF 3445323

17 JUL 1981

TRANSFER AS TO PART No. J445323.

Registered 4th MAY 1981.

CANCELLED AS TO PART

See Vol. 9433 Fol. 597

Lot one Area 40.41ha.

TRANSFER AS TO BALANCE No. K464603

registered 19th July 1983

CANCELLED See Vol. 9523 Fol. 453

CANCELLED

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

V.8378

F.224



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY



BLANK



T08378-224-3-9

V.0378

F.224

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 03:14 PM

Volume 09433 Folio 597

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08378 Folio 224

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
------------------------------	---------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 09433 FOLIO 597

124035015289G

Produced 31/08/2010 01:52 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 130685.

PARENT TITLE Volume 08378 Folio 224

Created by instrument J445323 04/05/1981

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

GIUSEPPE PALUMBIERI

RINA PALUMBIERI both of 24 PINWOOD DRIVE THOMASTOWN

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

ALFONSO ALFARANO

ANTONIA ALFARANO both of 28 TRAVERS STREET THOMASTOWN

J445323 04/05/1981

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT U308770W 15/07/1996

Caveator

COMMONWEALTH BANK OF AUSTRALIA

Capacity MORTGAGEE

Date of claim 12/10/1981

Lodged by

COMMONWEALTH BANK OF AUSTRALIA

Notices to

COMMONWEALTH BANK OF AUSTRALIA; 385 BOURKE ST MELBOURNE 3000

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 LP130685 FOR FURTHER DETAILS AND BOUNDARIES

.. / 2

J445323. **ORIGINAL**

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



REGISTER BOOK

VOL. 9433 FOL. 597

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

GIUSEPPE PALUMBIERI Builder and RINA PALUMBIERI Married Woman both of 24 --
Pinewood Drive Thomastown as JOINT PROPRIETORS as to One equal undivided half
part or share and ALFONSO ALFARANO Machinist and ANTONIA ALFARANO Married --
Woman both of 28 Travers Street Thomastown as JOINT PROPRIETORS as to the --
other One equal undivided half part or share are proprietors as TENANTS IN --
COMMON of an estate in fee simple subject to the encumbrances notified -- --
hereunder in all that piece of land in the Parish of Kalkallo - - - - -
County of Bourke being Lot One on Plan of Subdivision No.130685 which land is
shown enclosed by continuous lines on the map hereon - - - - -

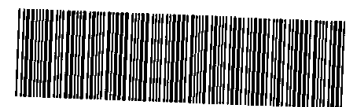
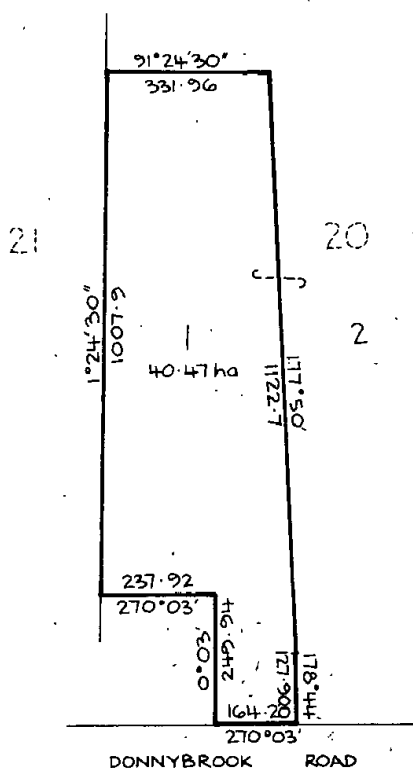
DATED the 4th day of May 1981

Just

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



T09433-597-1-5

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

Derived from Vol.8378 Fol.224
J445323

Delivered on-line by LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

VOL. 9433 FOL. 597

INSTRUMENT

APPLICATION

20665/80-PL-6

CAVEAT

CAVEATOR: COMMONWEALTH BANK OF AUSTRALIA

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 12/10/81

LODGED BY: COMMONWEALTH BANK OF AUSTRALIA

NOTICE TO: 385 BOURKE ST. MELBOURNE 3000

NO: U308770W

DATE: 15/7/96



Delivered
on-line by
LANDATA®

FULLY CONVERTED TITLE
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Each text and diagram for this Folio have been fully converted to a computer Folio.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 14/03/2013 03:20 PM

Volume 08378 Folio 225

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

STATEMENT END

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 225
SECOND EDITION

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

PENTTI KALERVO LANNE Carrier and AUNE ANNIKK LANNE Married Woman both of -
27 Russell Street Campbellfield are JOINT PROPRIETORS of an estate in fee-
simple subject to the encumbrances notified hereunder in all that piece of
land in the Parish of Kalkallo County of Bourke being Lot 19 on - - - - -
Plan of Subdivision No.56455 which land is shown enclosed by continuous --
lines on the map hereon - - - - -

DATED the 21st day of September 1982

[Signature]

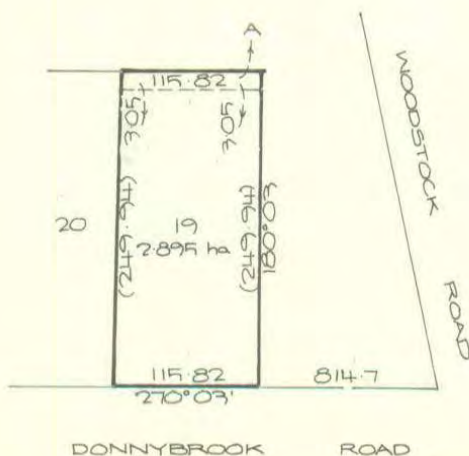
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land shown marked A - - - -

THE EASEMENTS (if any) existing over-
the same by virtue of Section 98 of -
the Transfer of Land Act - - - - -



AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

Derived from Vol.4543 Fol.594

K94191

Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE

VOL. 8378 FOL. 225

INSTRUMENT

APPLICATION

39473/81-PL4

SECOND EDITION

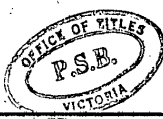
MORTGAGE

CBFC LIMITED

Registered 29th March 1984

No. K823335

DISCHARGED
12 FEB 1986



MORTGAGE TO

COMMONWEALTH BANK OF AUSTRALIA

Registered 14 AUG 1991

No. R491198 S



DISCHARGED
4962591M
2 SEP 1997

MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA



T2962255 VICTORIA 09/09/94



JOINT PROPRIETORS

DOMENIC DANIELE AVENOSO &
KAYE CHRISTINE AVENOSO

68 ROMANO AV. MILL PARK 3082

U9681930 30/03/99



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

U968194A 30/03/99



T08378-225-024-1-2

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 14/03/2013 03:24 PM

Volume 08378 Folio 226

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04543 Folio 594

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08378 FOLIO 226

124035014969E

Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 056455.

PARENT TITLE Volume 04543 Folio 594

Created by instrument B408510 25/10/1962

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

RITA BONAVIDA of 1255 DONNYBROOK RD WOODSTOCK

T209107Y 22/07/1994

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 LP056455 FOR FURTHER DETAILS AND BOUNDARIES

C701037

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8378 FOL. 226

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANCIS DANIEL SORRAGHAN Farmer and EDITH KATHLEEN SORRAGHAN Married --
Woman both of "Rockwood Park" Woodstock are the joint proprietors of an
estate in fee simple subject to the encumbrances notified hereunder in ----
ALL THAT piece of land coloured on the map hereon being Lot 20 on Plan of
Subdivision No.56455 Parish of Kalkallo - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

Throudel

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue
ANY EASEMENTS implied under-
Section 98 of the Transfer -
of Land Act - - - - -

As to the whole of the land

MORTGAGE B.273954-

THE ABOVE MORTGAGE IS
DISCHARGED

-9 FEB 1967



DERIVED FROM
VOL.4543 FOL.594
B.408510
25/10/'62.

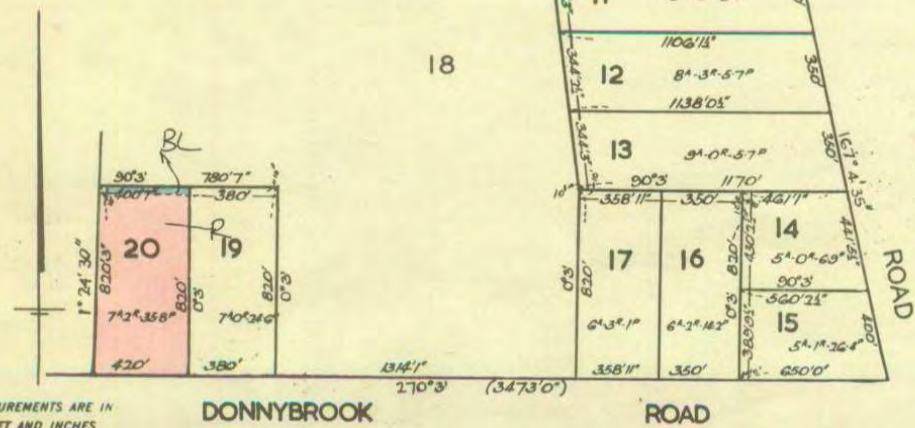
Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

VOL. 8378 FOL. 226



T08378-226-1-5





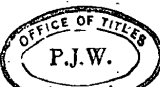
MEASUREMENTS ARE IN
FEET AND INCHES



DONNYBROOK


ROAD



gum


2673
400
400



CAVEAT No. B206090 LODGED 15-3-67
~~CAVEAT Lapsed~~ 30

CAVEAT No. C724857 LODGED 10-3-67
~~CAVEAT Lapsed~~

Endorsed in Error
 HABER BROS. PTY. LTD. of 19 Milton Street Elwood is now the proprietor
 Registered 9th February 1967
 No. C701037



CAVEAT No. C727676 LODGED 15-3-67
~~CAVEAT Lapsed~~ 8 AUG 1967





STRADBROKE NOMINEES PROPRIETARY LIMITED of 409 Lonsdale Street Melbourne as to two equal undivided fourth parts or shares
 PATRICIA MARY ABRAHAMS Married Woman and KEVIN HERBERT ABRAHAMS Company Director both of "Two Hills" Riddells Creek each as to one equal undivided fourth part or share are now proprietors as TENANTS IN COMMON
 Registered 3rd July 1967
 No. C818759




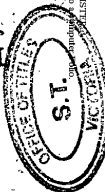
MORTGAGE to HABER BROS. PTY. LIMITED
 Registered 3rd July 1967
 No. C818760





JOHN ALBERT TAYLOR Manager and EVELYN JOYCE TAYLOR Married Woman both of 15 Monomeath Avenue Canterbury are now JOINT PROPRIETORS
 Registered 16th October 1969
 No. D534875

V.8378 F.226


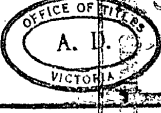

MORTGAGE to STRADBROKE NOMINEES PROPRIETARY LIMITED KEVIN HERBERT ABRAHAMS and PATRICIA MARY ABRAHAMS
 Registered 16th October 1969
 No. D534876
~~DISCHARGED~~ 1 OCT 1972



JOHN ALBERT TAYLOR Manager and EVELYN JOYCE TAYLOR Married Woman both of 15 Monomeath Avenue Canterbury as joint proprietors as to two equal undivided third parts or shares and GEOFFREY ROBERT TAYLOR of Flat 9 No. 29 Coolullah Avenue South Yarra Estate Agent as to one equal undivided third part or share are now proprietors as TENANTS IN COMMON
 Registered 18th November 1970
 No. D889537


MORTGAGE to COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA
 Registered 3rd December 1970
 No. D903355
~~DISCHARGED~~ 3 JAN 1971



MORTGAGE to AUSTRALIAN MUTUAL PROVIDENT SOCIETY
 Registered 1st January 1971
 No. D656022
~~DISCHARGED~~ 15 JUN 1971




MORTGAGE to COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA
 Registered 25th January 1973
 No. E680003



CAVEAT No. H530691 LODGED 23 MAY 1979
~~CAVEAT Lapsed~~
 - 7 NOV 1979


 FRANCIS BONAVIA Self Employed and RITA BONAVIA Married Woman both of 5 Allen Street Reservoir are now JOINT PROPRIETORS
 Registered 15th October 1979
 No. H723087


This is the Sheet marked *A* referred to in the Certificate of Title entered in the Register Book Vol. *8378* Fol. *226*



SURVIVING PROPRIETOR
RITA BONAVIA
1255 DONNYBROOK RD. WOODSTOCK

T209107Y 22/07/94



Delivered
on-line by
LANDATA®

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.



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY



BLANK



T08378-226-2-3

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 03:32 PM

Volume 09764 Folio 099

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 05917 Folio 371

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
14/07/2010	14/07/2010	AH362510W	Y

CAVEAT

CAVEAT AH362510W 14/07/2010

Caveator

CARMELA MONTALTO

Capacity SEE CAVEAT

Lodged by

FRANK J SAGARIA & ASSOCIATES

Notices to

FRANK J. SAGARIA & ASSOCIATES SOLICITORS of 141 UNION ROAD ASCOT VALE VIC 3032

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

12/09/2012	12/09/2012	AJ907490Y	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AH362510W REMOVED

STATEMENT END

VOTS Snapshot

VOLUME 09764 FOLIO 099

124034429240R

Produced 14/07/2010 02:05 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 208748X.

PARENT TITLE Volume 05917 Folio 371

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

Created by instrument LP208748X 14/08/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PREMIER BAY PTY LTD of MCKIMMIES ROAD BUNDOORA 3083
T222484N 29/07/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T222487D

WESTPAC BANKING CORPORATION

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 LP208748X FOR FURTHER DETAILS AND BOUNDARIES

Delivered on-līfe by LANDATA®

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.

A-N

VOL. 9764 FOL. 099

CAVEAT

CAVEATOR: MAURO, MONTALTO & CARMELA
MONTALTO

CAPACITY: PURCHASER/FEE SIMPLE

LODGED BY: 2370C SAM J. CUSUMANO OF
SHOP 12/53 MCDONALDS RD.
EPPING 3076

NOTICE TO: AS ABOVE

NO: N108892M

DATE: 28/10/87



CAVEAT WITHDRAWN

29 JUL 1994

PROPRIETOR

PREMIER BAY PTY. LTD.

MCKIMMIES RD. BUNDOORA

T222484N 29/7/94



MORTGAGE

WESTPAC BANKING CORPORATION

T222487D 29/7/94



CONTINUED AS A
COMPUTER FILE

Delivered
on-line by
LANDATA®
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.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 03:37 PM

Volume 05917 Folio 371
Folio Creation: Details Unknown
Parent title Volume 05585 Folio 857

STATEMENT END

CANCELLED

Entered in the Register Book.



Vol. 5917 Fol. 1183371

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

RJW
John Ambrose Laffan ✓ James Leo Laffan ✓ Bernard Vincent Laffan ✓ and Owen Patrick Laffan ✓

all of Wallan Graziers are now the proprietors as tenants in common in equal shares-----

~~being the proprietors~~ of an Estate in Fee simple, subject to the Encumbrances ---
notified hereunder in All that piece of Land, delineated and coloured ---

red on the map in the margin containing Six hundred and thirty-eight acres One rood -----

Twenty-two perches and one-half of a perch or thereabouts being part of Crown Portion ---

Twenty-one Parish of Kalkallo County of Bourke- - - - -

Dated the fifteenth day of September
thousand nine hundred and thirty-four.

September

Assistant Registrar of Titles.

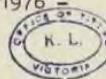
ENCUMBRANCES REFERRED TO.

As to part of the land - - - -

THE COVENANT contained in - - -

Instrument G1241 - - - - -

Registered 19th January 1976 -



5585-857



T05917-371-1-5

PLAN S 10056...
AFFECTS LAND HEREIN

The Measurements are in feet

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

Vol. 5585 Fol. 116857

Transfer. 1558705

Application.

Leslie Hayes of Tooborac
Farmer

now the proprietor of the within described estate by
transfer registered on *13th July 1943*
and numbered *1887275*

Assistant Registrar of Titles

CAVEAT No. 607175 LODGED 23 NOV 1960

CAVEAT LAPSED 20 MAY 1966



CANCELLED

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

on *14-8-87* Fol. *9764*
Lots *one to 3* in Vol. *9764*
in Vol. *9764*

**099
101**

on LP208748X

CANCELLED

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

L *-both-*
WILLIAM JOSEPH WALSH and BERNARD MARTIN WALSH /of
"Station View" Westmeadows Graziers are now JOINT
PROPRIETORS

Registered 13th May 1966
No. C487368



KENNETH WILLIAM MC DONALD Grazier and DOROTHY JEAN
MC DONALD Married Woman each as to three equal undivided
eighth parts or shares and KENNETH ALEXANDER MC DONALD
Grazier as to two equal undivided eighth parts or shares
all of Plenty Road South Morang are now proprietors as
TENANTS IN COMMON

Registered 7th July 1967
No C823379



MORTGAGE to THE NATIONAL BANK OF AUSTRALASIA LIMITED
Registered 7th July 1967
No C823380



MORTGAGE to COMMONWEALTH DEVELOPMENT BANK OF
AUSTRALIA
Registered 24th October 1968
No. D224375

DISCHARGED
15 FEB 1978



CREATION OF EASEMENT

Registered 19th January 1976
No. G1241





Scale 1:20000
5917 371

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



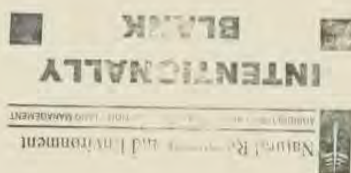
LENGTHS ARE IN METRES

SK. 1H
21/1/14

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 03:43 PM

Volume 09764 Folio 100

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 05917 Folio 371

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
14/07/2010	14/07/2010	AH362518E	Y

CAVEAT

CAVEAT AH362518E 14/07/2010

Caveator

CARMELA MONTALTO

Capacity SEE CAVEAT

Lodged by

FRANK J SAGARIA & ASSOCIATES

Notices to

FRANK J. SAGARIA & ASSOCIATES SOLICITORS of 141 UNION ROAD ASCOT VALE VIC 3032

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

12/09/2012	12/09/2012	AJ907469P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AH362518E REMOVED

STATEMENT END

VOTS Snapshot

VOLUME 09764 FOLIO 100

124034429290M

Produced 14/07/2010 02:07 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 208748X.

PARENT TITLE Volume 05917 Folio 371

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

Created by instrument LP208748X 14/08/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PREMIER BAY PTY LTD of MCKIMMIES ROAD BUNDOORA 3083

T222486G 29/07/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T222487D

WESTPAC BANKING CORPORATION

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 LP208748X FOR FURTHER DETAILS AND BOUNDARIES

CONTINUED AS A
COMPUTER FOLIO

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 9764 FOL. 100

Certificate of Title

p-u

S-L-3/8

S-L-3/8

UNDER THE "TRANSFER OF LAND ACT"

KENNETH WILLAM McDONALD and DOROTHY JEAN McDONALD both of Donnybrook Road-Woodstock each as to Three Equal Undivided Eighth parts or shares and KENNETH ALEXANDER McDONALD ~~S-L-3/8~~ Donnybrook Road Woodstock as to Two Equal Undivided Eighth parts or shares are proprietors as TENANTS IN COMMON of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Kalkallo being Lot ① ② on Plan of Subdivision No. 208748X which land is shown enclosed by continuous lines on the map hereon and identified by that lot number -

Issued under Regulation 10 -

Derived From
Vol. 5917 Fol. 371

14/8/87

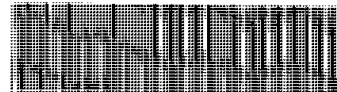
A. J. Dickinson



Assistant Registrar of Titles

ENCUMBRANCES

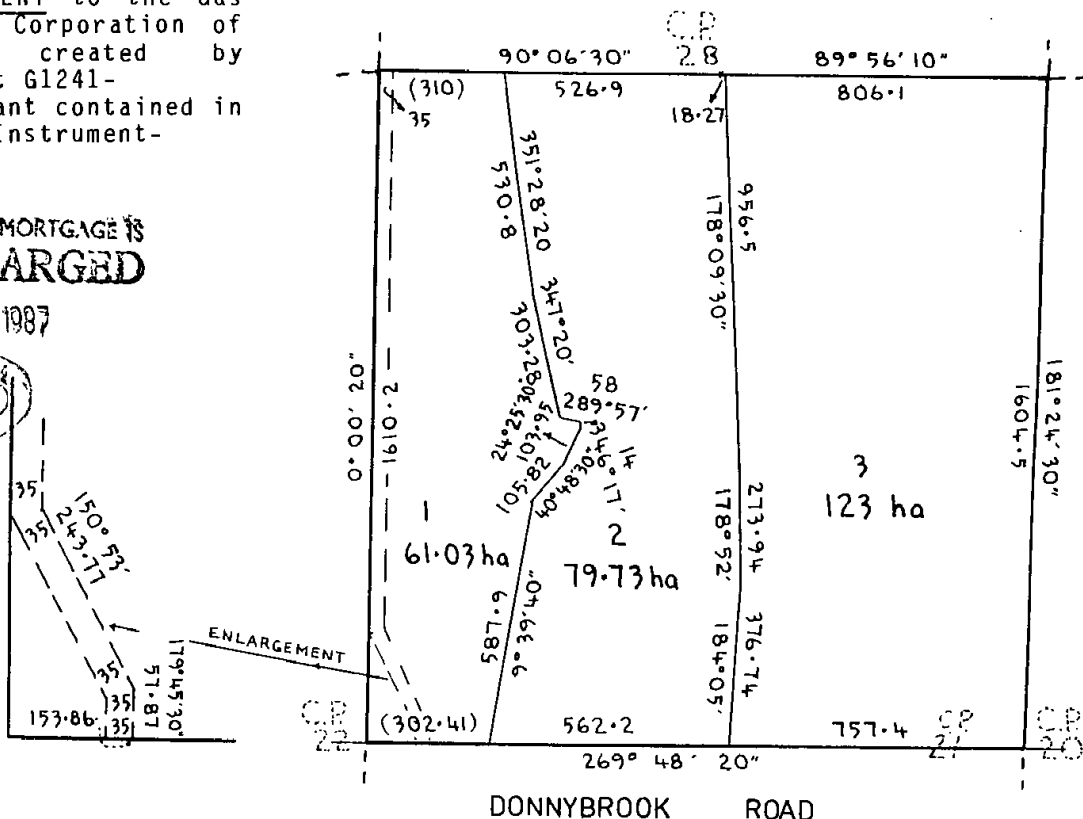
MORTGAGE C823380 The
National Bank of
Australasia Limited-
Registered 7/7/67-
As to any part of the
land marked E-1 on the
map that lies within the
above-mentioned lot-
THE EASEMENT to the Gas
and Fuel Corporation of
Victoria created by
Instrument G1241-
The Covenant contained in
the said Instrument-



T09764-100-1-2

THE ABOVE MORTGAGE IS
DISCHARGED

21 OCT 1987



MEASUREMENTS ARE IN METRES

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

a

A-N

VOL. 9764 FOL. 100

CAVEAT

CAVEATOR: MAURO MONTALTO & CARMELA
MONTALTO

CAPACITY: PURCHASER/FEE SIMPLE

LODGED BY: 2370C SAM J. CUSUMANO OF
SHOP 12/53 MCDONALDS RD.
EPPING 3076

NOTICE TO: AS ABOVE

NO: N108891Q

DATE: 28/10/87



CAVEAT WITHDRAWN

29 JUL 1994



PROPRIETOR

PREMIER BAY PTY. LTD.

MCKIMMIES RD. BUNDOORA

T222486G 29/7/94



MORTGAGE

WESTPAC BANKING CORPORATION

T222487D 29/7/94



CONTINUED AS A
COMPUTER FOLIO

Delivered
on-line by
LANDATA®

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.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 03:51 PM

Volume 09764 Folio 101

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 05917 Folio 371

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
14/07/2010	14/07/2010	AH362501X	Y

CAVEAT

CAVEAT AH362501X 14/07/2010

Caveator

CARMELA MONTALTO

Capacity SEE CAVEAT

Lodged by

FRANK J SAGARIA & ASSOCIATES

Notices to

FRANK J. SAGARIA & ASSOCIATES SOLICITORS of 141 UNION ROAD ASCOT VALE VIC 3032

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

12/09/2012	12/09/2012	AJ907495N	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AH362501X REMOVED

STATEMENT END

VOTS Snapshot

VOLUME 09764 FOLIO 101

124034429161B

Produced 14/07/2010 02:02 pm

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 208748X.

PARENT TITLE Volume 05917 Folio 371

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

Created by instrument LP208748X 14/08/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PREMIER BAY PTY LTD of MCKIMMIES ROAD BUNDOORA 3083
T222485K 29/07/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T222487D

WESTPAC BANKING CORPORATION

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 LP208748X FOR FURTHER DETAILS AND BOUNDARIES

Delivered on-line by LANDATA®

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.

A-N

VOL. 9764 FOL. 101

CAVEAT

CAVEATOR: MAURO MONTALTO & CARMELA MONTALTO

CAPACITY: PURCHASER/FEE SIMPLE

LODGED BY: 2370C SAM J. CUSUMANO OF

SHOP 12/53 MCDONALDS RD.

EPPING 3076

NOTICE TO: AS ABOVE

NO: N108890T

DATE: 28/10/87



CAVEAT WITHDRAWN



29 JUL 1994

PROPRIETOR

PREMIER BAY PTY. LTD.

MCKIMMIES RD. BUNDOORA

T222485K 29/7/94



MORTGAGE

WESTPAC BANKING CORPORATION

T222487D 29/7/94



CONTINUED AS A
COMPUTER FOLIO

Delivered
on-line by
LANDATA®
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.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 8

Produced 14/03/2013 03:56 PM

Volume 03132 Folio 225

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 03009 Folio 673

Volume 03123 Folio 468

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 27/09/2002 05:00 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
---------------------------------	------------------------------	---------	--------

27/09/2006	27/09/2006	AE629462W	Y
------------	------------	-----------	---

DISCHARGE LAND TAX CHARGE.

STATUTORY CHARGE W687732H REMOVED

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

29/09/2011	29/09/2011	AJ226106Y	Y
------------	------------	-----------	---

AMENDMENT OF ADDRESS ON FOLIO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

DELMA INVESTMENTS PTY LTD of 4/19 MARINE PARADE ST KILDA VIC 3182

F172913 22/01/1974

21/01/2013	21/01/2013	AK142177G	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AK142177G 21/01/2013

Caveator

DF (WOODSTOCK) FRR PTY LTD

Capacity SEE CAVEAT

Lodged by

DHP LAWYERS PTY LTD

Notices to

DHP LAWYERS PTY LTD of LEVEL 10 350 COLLINS STREET MELBOURNE VIC 3000

STATEMENT END

VOTS Snapshot

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 8

Volume 03132 Folio 225
124019231227V
Produced 27/09/2006 12:05 pm

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 746632M (formerly known as part of Portion 27, part of Portion 28, part of Portion 29 Parish of Kalkallo).

PARENT TITLES :

Volume 03009 Folio 673 Volume 03123 Folio 468

Created by instrument 1191010R 14/06/1906

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

DELMA INVESTMENTS PROPRIETARY LIMITED of 474 GLENFERRIE ROAD HAWTHORN
F172913 22/01/1974

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE Section 66 Land Tax Act 1958
W687732H 28/03/2000

COVENANT as to part G090968 20/11/2001

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 TP746632M FOR FURTHER DETAILS AND BOUNDARIES

Entered in the Register Book



Vol 3132 Fol 626225

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Michael Parnell of Muckatah Farmer is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, containing three hundred and sixty acres three roods and thirty-one perches or thereabouts being part of Crown portions twenty-seven twenty-eight and twenty-nine parish of Kalkallo county of Bourke

Dated the fourteenth day of June
hundred and six

One thousand nine hundred and six
H. K. Parker
Assistant Registrar of Titles
VICTORIA

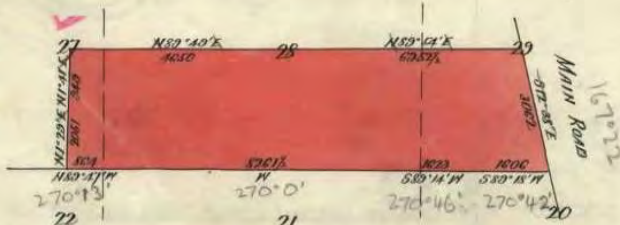
ENCUMBRANCES REFERRED TO.

As to part of the land - - - - -

THE COVENANT contained in - - -

Instrument 990968 - - - - -

Registered 31st March 1976



T03132-225-1-1

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Delivered on-line by LANDATA®

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

FULLY CONVERTED TITLE

601673
624468 T. J. J. 1191010

Application

Day and Hour of its Production.

Names of the Parties to it.

Number or Symbol thereon.

4th July
1913
at 11.17am

Michael Parnell
to
The Bank of Australasia
L. J. Holmby
Assistant Registrar of Titles.

321846

Red Ink No. 3243180

Michael Parnell died
on 30th May 1931. Probate of his Will
has been granted to Catherine Parnell, Widow
James Patrick Parnell, Farmer and John
Alphonseus Parnell, Farmer all of
Muckatah.

Dated

15th April 1952

Assistant Registrar of Titles.

CREATION OF EASEMENT

Registered 31st March 1976

No. G90968



Assistant Registrar of Titles.

Red Ink No. 5675838

Parnell and John Alphonseus Parnell
the survivor of the proprietors named herein, are
by direction of the Commissioner of Titles, now
registered as joint proprietors of the land now
comprised herein.

DATED

16 DEC 1954

Assistant Registrar of Titles.

CAVEAT No. G518828

LODGED FEB 18th 1977

CAVEAT LAPSED 14 JUN 1977



Assistant Registrar of Titles.

Malcolm Hugh McArthur Manager
and Nancy McArthur Married Woman
both of Meroose Farm, Wellert are
joint proprietors of the within described estate &
transfer registered on 16 DEC 1954
numbered 26 90243

Assistant Registrar of Titles.

MORTGAGE

to THE COMMERCIAL

BANK OF AUSTRALIA LIMITED

Registered 19th April 1977

No. G592408



Assistant Registrar of Titles.

DELMA INVESTMENTS PROPRIETARY LIMITED of 474 Glenferrie
Road Hawthorn is now the proprietor

Registered 22nd January 1974

No. F172913

MORTGAGE

NORMAN HERBERT JOHNS

REGISTERED 11th 1977

M220675K



Assistant Registrar of Titles.

MORTGAGE

to EAGLE STAR NOMINEES LIMITED

Registered 22nd January 1974

No. F172913



NORMAN HERBERT JOHNS DIED ON 10th 1976
PROBATE OF HIS WILL HAS BEEN GRANTED TO
PERPETUAL TRUSTEES VICTORIA LIMITED
50 QUEEN ST. MELB.
44682053 21/10/90
12 NOV 1996

Assistant Registrar of Titles.

Delivered
on-line by
LANDATA®

Both text and diagram for this Folio have been fully converted to a computer Folio.

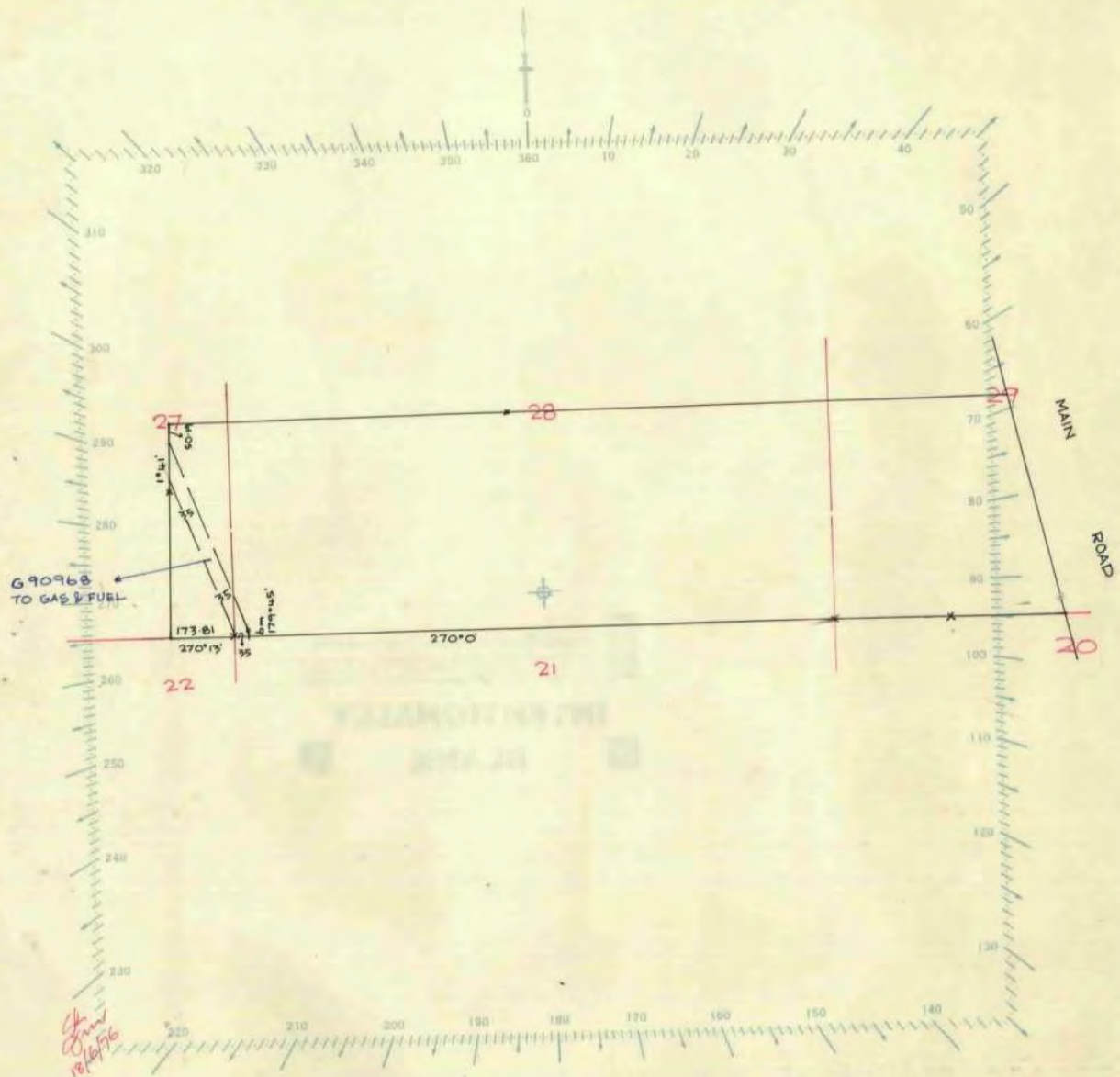
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.

FULLY CONVERTED TITLE

ENDORSEMENTS CONTINUE ON ANNEXED SHEET
BEGINNING WITH

44682053

LENGTHS ARE IN METRES



Delivered
on-line by
LANDATA®

FULLY CONVERTED TITLE

THIS IS A SUPERSEDED FOLIO OF THE REGISTER.

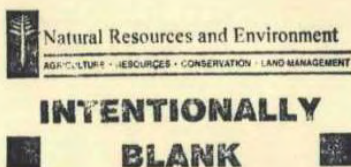
Both text and diagram for this Folio have been fully converted to a computer Folio.



T03132-225-2-9

Delivered
on-line by
LANDATA®

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.



This is the Sheet marked **A** referred to in the Certificate of Title entered in the Register Book Vol. **3132** Fol. **225**

ORIGINAL

Assistant Registrar of Titles



STATUTORY CHARGE

SECTION 66 LAND TAX ACT 1958

W687732H

28/03/00



Delivered
on-line by
LANDATA®

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.



T03132-225-3-7

Delivered
on-line by
LANDATA®

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.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 14/03/2013 04:02 PM

Volume 03009 Folio 673
Folio Creation: Details Unknown

STATEMENT END



Vol. 3009 Fol. 601673

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."



*Michael Parnell of Muckatah in the County of
Moira Farmer is*
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and colored
red on the Map in the margin, containing three hundred and
fifty five acres and twenty two perches or thereabouts being
part of Crown Portions twenty seven twenty eight and
twenty nine Parish of Kalkallo County of Bourke.

Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the matter to which it refers.

WARNING

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Dated the *twelfth* day of *October* One thousand nine
hundred and *four*

W. Pryce
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



CANCELLED

The Measurements are in *links*
H.T.

T03009-673-1-2

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 14/03/2013 04:14 PM

Volume 03123 Folio 468

Folio Creation: Details Unknown

STATEMENT END

Entered in the Register Book



VICTORIA.

Vol. 3123 Fol. 624468

9606

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."



Michael Farnell of Muckatah in the County of Moira Farmer is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, containing five acres three roods and nine perches or thereabouts, being part of Crown Portions twenty seven, twenty eight, twenty nine Parish of Kal Kall County of Bourke

Dated the fifth day of June One thousand nine hundred and six

H. H. Parker

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO.



T03123-468-1-1



CANCELLED

The Measurements are in links.

Delivered on-line by LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

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

CANCELLED
 3132 626225
H. Stover
 ASSISTANT REGISTRAR OF TITLES.

Assistant Registrar of Titles

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 04:50 PM

Volume 08677 Folio 020

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 06969 Folio 740

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/09/2002 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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08677 FOLIO 020
124035015003S
Produced 31/08/2010 01:48 pm

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 366337G (formerly known as part of Portion 27, part of Portion 28 Parish of Kalkallo, part of Portion 4 Parish of Merriang).
PARENT TITLE Volume 06969 Folio 740
Created by instrument C762563 28/04/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROGER FARQUHARSON MASON of MERRIANG ROAD WOODSTOCK
K364728 10/05/1983

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K364729 10/05/1983
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

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 TP366337G FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 8677 FOL. 020

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

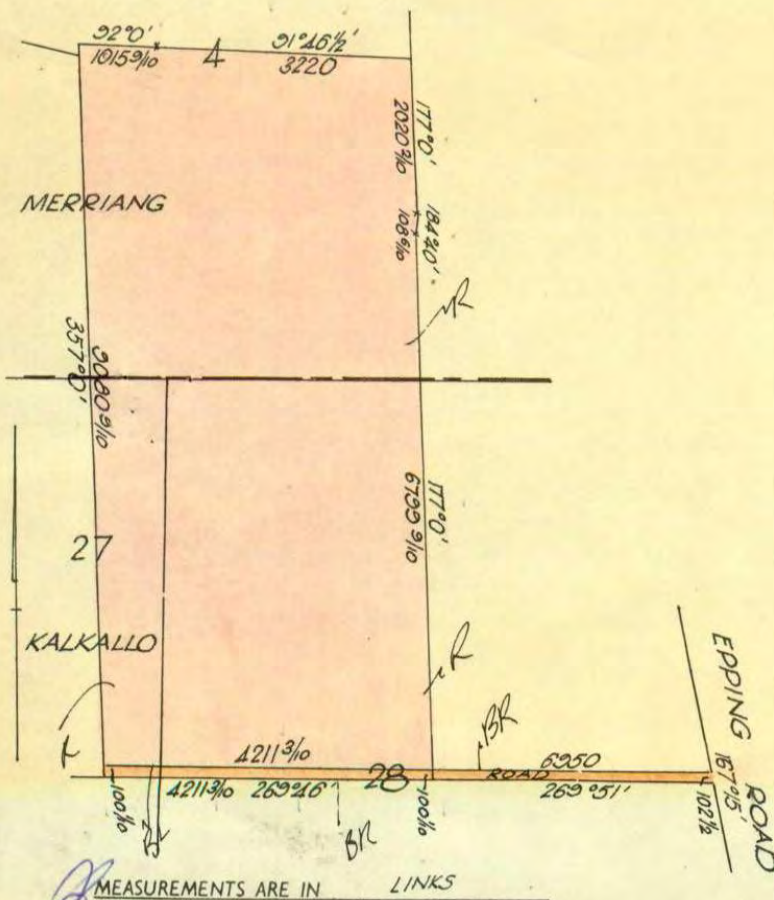
NOEL ROBERT NEANDER of Kia Ora Broadmeadows Grazier is now the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land delineated and coloured red on the map in the margin -- containing Three hundred and Seventy nine acres and Twenty eight perches or -- thereabouts being part of Crown Portions 27 and 28 Parish of Kalkallo and -- part of Crown Portion 4 Parish of Merriang County of Bourke Together with a right of carriageway over the road coloured brown on the said map - - - - -

DATED the 28th day of April 1967.

E. J. Harris
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



Derived from Vol. 6969 Fol. 740
C762563

Delivered on-line by LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

CAVEAT NO **393518** LODGED **24 MAR 1981**
CAVEAT WILL LAPSE ON
REGISTRATION OF **K364728** **2 JUN 1983**

ROGER FARQUHARSON MASON of Merriang Road
Woodstock Grazier is now the proprietor
Registered 10th May 1983
No. K364728



MORTGAGE to AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED
Registered 10th May 1983
No. K364729



T08677-020-1-9

V.8677 F.020

Delivered by LANDATA®. This is a timestamped copy of the original document. It is not a certified copy and should not be used for legal purposes. LANDATA®

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 04:57 PM

Volume 06969 Folio 740
Folio Creation: Details Unknown
Parent title Volume 05942 Folio 334

STATEMENT END



CANCEL
Entered in the Register

Vol. 6969 Fol. 740

db. 26/1/86

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Sybil Agnes Doreen Mason of Rockleigh Donnybrook Married Woman is -----
now the proprietor of an Estate in Fee simple, subject to the Encumbrances
notified hereunder in All th at piece of Land, delineated and coloured
red on the map in the margin containing Five hundred acres or thereabouts being --
part of Crown Portions Twenty-seven and Twenty-eight Parish of Kalkallo and part-
of Crown Portion Four Parish of Merriang County of Bourke - Together with a ---
right of carriage way over the road coloured brown on the said map -----

Dated the Eighteenth day of June One
thousand nine hundred and forty-six.

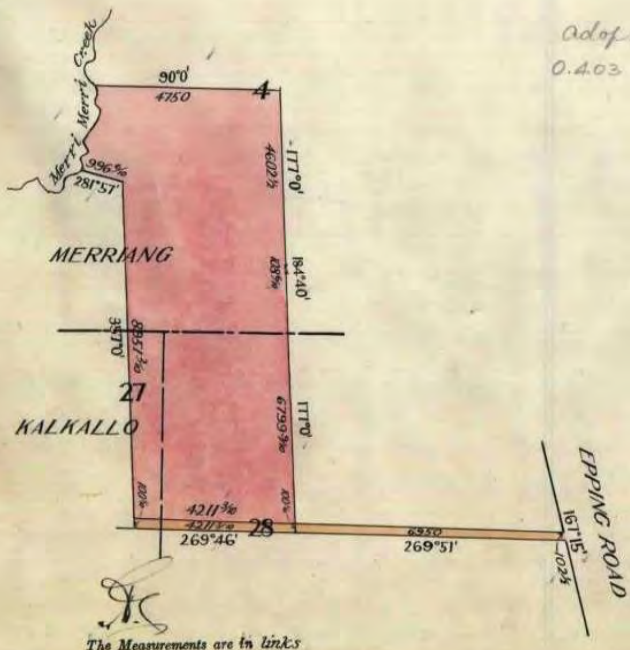
J. O. Hewson
Assistant Registrar of Titles.
ENCUMBRANCES REFERRED TO.



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

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



T06969-740-1-9

Fol. 1188334

Transfer, 2000954

Application.

V.5942 F 334 28/4/56

Forest and
past

registered

numbered 873900

G. Hewison

Assistant Registrar of Titles

AS TO PART No. A640822

dated 13 November 1958

CANCELLED AS TO PART See Vol. 8210 Fol. 489

Area 120 A. 3 R. 12 P.



DISCHARGE
16 MAY 1963

to SANDHURST AND NORTHERN DISTRICT TRUSTEES

EXCHANGERS AND AGENCY COMPANY LIMITED

Registered 2nd April 1963

No. B628708



TRANSFER AS TO BALANCE No. C762563

registered 28th APRIL 1967.

CANCELLED See Vol. 8677 Fol. 020

379^A - 0^R - 28^P



CANCELLED

Delivered
on-line by
LANDATA®

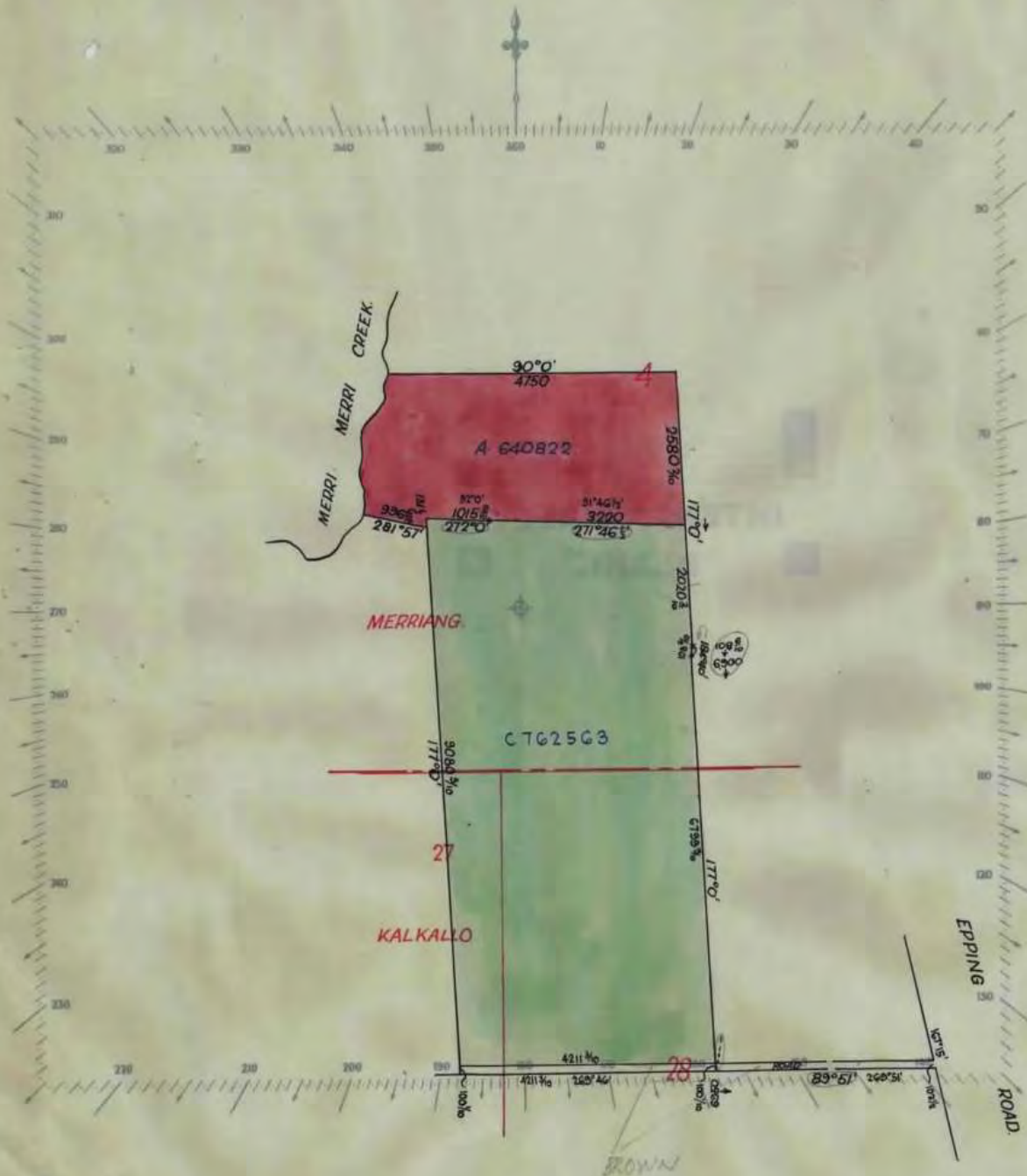
WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

SCALE 20 Chains. to one inch.

Vol. 6969 Fol. 740

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

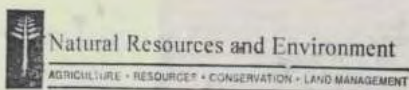


T06969-740-2-7

500-0-0
120-3-12
379-0-28

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



**INTENTIONALLY
BLANK**

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 05:08 PM

Volume 05942 Folio 334
Folio Creation: Details Unknown
Parent title Volume 05398 Folio 462

STATEMENT END



Entered in the Register Book.

CANCELLED

Vol. 5942 Fol. 1188334

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Richard Forrest of Donnybrook Grazier is - - - - -
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in *All that piece of Land, delineated and coloured*
red on the map in the margin containing One thousand one hundred and ninety-one acres
Two roods and Ten perches or thereabouts being part of Crown Portion Four Parish of
Merriang and part of Crown Portions Twenty-seven and Twenty-eight Parish of Kalkallo
County of Bourke - Together with a right of carriage way over the road colored brown-
on the said map - - - - -

Dated the Eighteenth
thousand nine hundred and thirty-four.

day of *December*
A. H. K. Goss

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

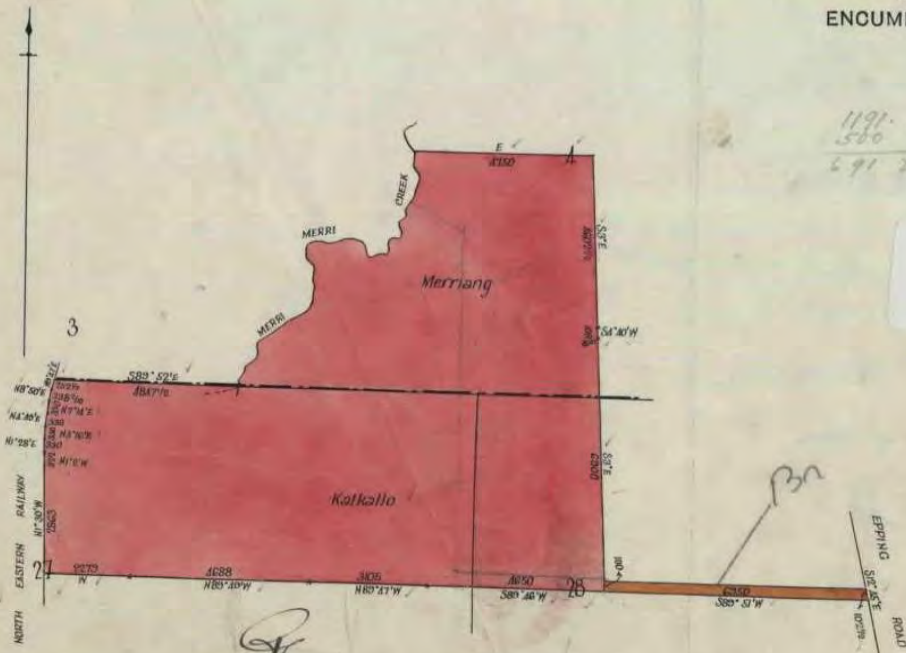


1191. 2. 10
560
291. 2. 10



T05942-334-1-3

B/898



The Measurements are in links

Vol. 5398 Fol. 1079462

Transfer. 1538727

Application.

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

MORTGAGE

on *A. E.* registered
numbered

Assistant Registrar of Titles

*C. & C. Forrest Proprietary Limited of
"Braeland" Connybrook*

is now the proprietor of the within described estate by
transfer registered on *18th December 1933*

and numbered *1538728* *A. E. Goose*

18-3-35

Assistant Registrar of Titles

DISCHARGE
J. H. Hewison
Assistant Registrar of Titles
22nd December 1937

MORTGAGE to *Ainslie Dixon Meares
Chancellor Meares*

registered

on *22nd December 1937* numbered *706747*

A. E. Goose

Assistant Registrar of Titles

MORTGAGE

to *THE COMMISSIONERS OF THE STATE SAVINGS BANK OF VICTORIA*

registered

on *28th December 1937* numbered *749197*

J. H. Hewison

Assistant Registrar of Titles

TRANSFER AS TO PART and CREATION OF
EASEMENT to

Sybil Agnes Karen Mason

registered

on *18th June 1946* numbered *2000954*

CANCELLED AS TO PART See Certificate of Title

Vol. *6969* Fol. *1393740*

Area: *500-0-0*

J. H. Hewison

Assistant Registrar of Titles

TRANSFER AS TO BALANCE to

Lenard Forrest

registered

on *18th June 1946* numbered *2000955*

CANCELLED See Certificate of Title

Vol. *6969* Fol. *1393741*

J. H. Hewison

Assistant Registrar of Titles.

CANCELLED

CUP. WITH

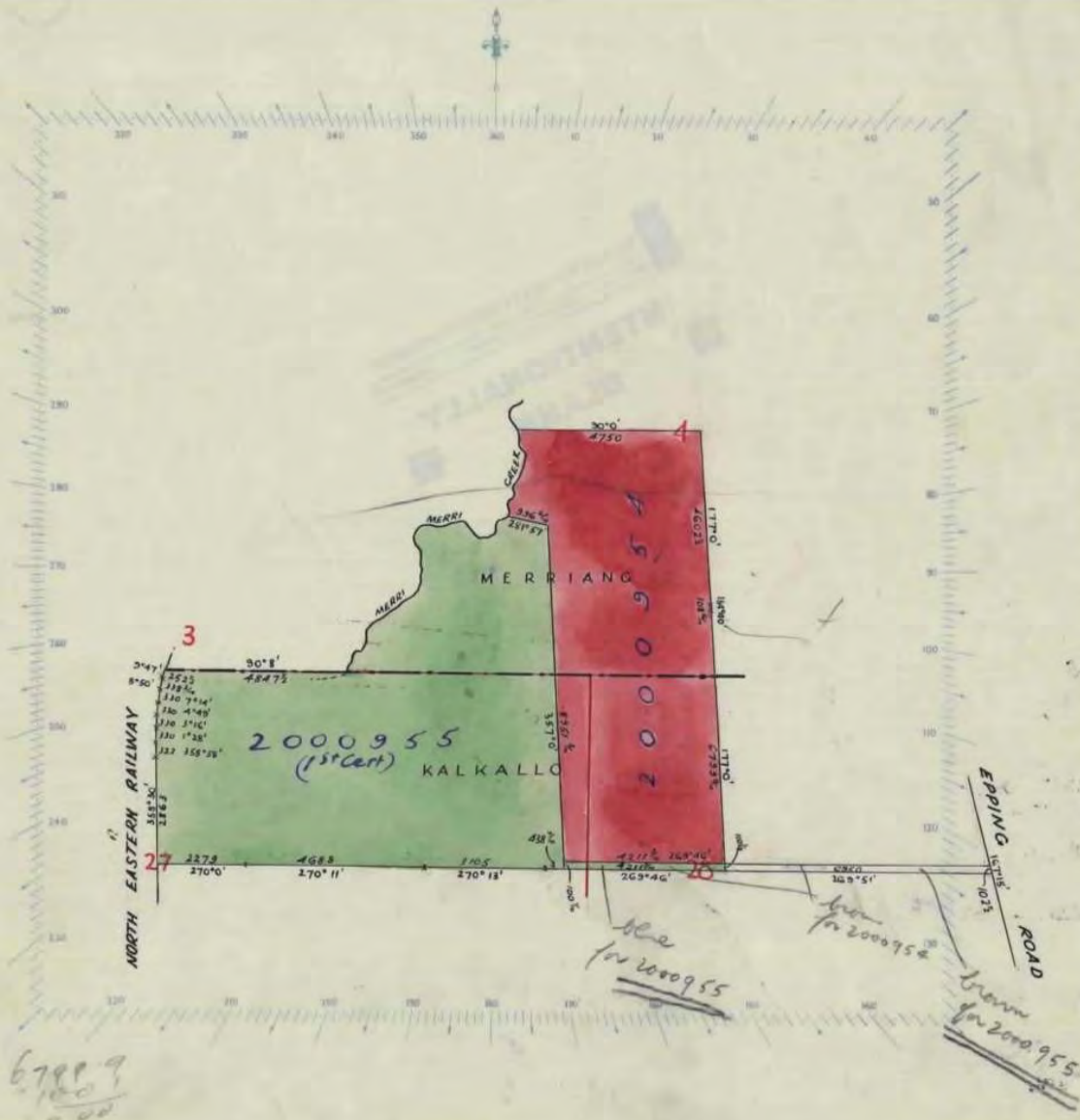
AUG 1947

Val 5942 fol. - 334

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



T05942-334-2-1


471137
406
464

8598

L met
23.4.47

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT
**INTENTIONALLY
BLANK**

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 14/03/2013 04:25 PM

Volume 08210 Folio 486

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 06633 Folio 429

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 21/09/2002 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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08210 FOLIO 486
124035014958R
Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 411620P (formerly known as part of Portion 28, part of Portion 29 Parish of Kalkallo).
PARENT TITLE Volume 06633 Folio 429
Created by instrument A640817 13/11/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROGER FARQUHARSON MASON of MERRIANG ROAD WOODSTOCK
K364728 10/05/1983

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K364729 10/05/1983
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

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 TP411620P FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

Entered in the Register Book

Vol. 8210 Fol. 436

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT-1954"

W. M.
18.8.59.

Sybil Agnes Doreen Mason of "Rockleigh" Donnybrook Married Woman is - - - - -
now the proprietor - - - - -
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in
All that piece of Land, delineated and coloured red and blue on the map in
the margin containing One hundred and twenty-seven acres Three roods and Three - - -
perches or thereabouts being part of Crown Portions 28 and 29 Parish of Kalkallo- -

Dated the Thirteenth / day of November One
thousand nine hundred and fifty-eight.

M. A. Jones

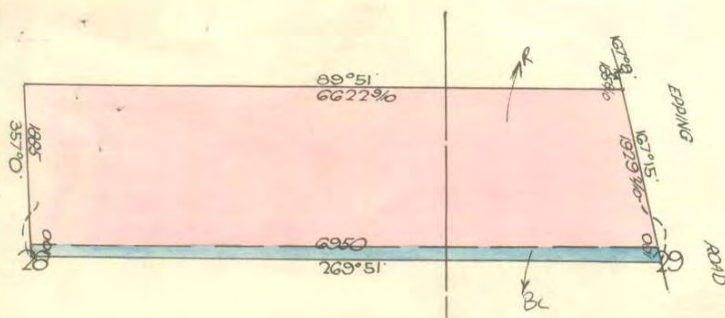
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land coloured blue ---

THE CARRIAGE WAY EASEMENT created by
Instrument of Transfer No.1538727 in
the Register Book - - - - -



THE MEASUREMENTS ARE IN Links

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

Vol. 6633 Fol. 429

Transfer A640817

Application

DISCHARGED
No. B628378

MORTGAGE to SANDHURST AND NORTHERN DISTRICT
TRUSTEES, EXECUTIONS AND AGENCY COMPANY LIMITED
Registered 28th April 1963



NOEL ROBERT NEANDER of Kia Ora Broadmeadows
Grazier is now the proprietor

Registered 28th April 1967

No. C762563



CAVEAT No. J393518 LODGED 24 MAR 1981

CAVEAT WILL LAPSE ON
REGISTRATION OF K364728
- 2 JUN 1983



ROGER FARQUHARSON MASON of Merriang Road
Woodstock Grazier is now the proprietor

Registered 10th May 1983

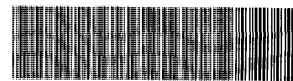
No. K364728



MORTGAGE to AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED

Registered 10th May 1983

No. K364729



T08210-486-1-1

V8210 E.486

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 14/03/2013 04:30 PM

Volume 06633 Folio 429
Folio Creation: Details Unknown
Parent title Volume 05398 Folio 462

STATEMENT END



Entered in the Register Book

CANCELLED
Vol. 6633 Fol. 1326429

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Julia Payne of "Merri Park" Beveridge Widow is -----
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in *All that piece of Land, delineated and coloured*
red and blue on the map in the margin containing Five hundred and eighty-six acres-
Two roods and Thirty-two perches or thereabouts being part of Crown Portions Four -
and Five Parish of Merriang and part of Crown Portions Twenty-eight and Twenty-nine
Parish of Kalkallo County of Bourke -----

Dated the Eighteenth day of May
thousand nine hundred and forty-three.

C. Sinclair
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



As to the land colored blue ---

THE CARRIAGE WAY EASEMENT created by Instrument
of Transfer No.1538727 in the Register Book ----



THE WHOLE OR PART OF
THE WITHIN LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan
Misc. Plan
L.P. 61715

M. H.
The Measurements are in Feet



T06633-429-1-1

Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING

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

Vol. 5398 Fol. 1079462

Transfer. 1884914

Application

John William Cayne of "Merri View"
Woodstock Farmer and Grazier is
now the proprietor of the within described estate by
transfer registered on 9 April 1951
and numbered 2393 944 *Cum Mitchell*

3/2/54

Assistant Registrar of Titles

OFFICE OF TITLES
MORTGAGE
VICTORIA

13 November 1958

DISCHARGED
31 MAY 1963

OFFICE OF TITLES
X.D.
VICTORIA

Registered

1066225
Cum Mitchell

OFFICE OF TITLES
MORTGAGE
VICTORIA

Discharged as to part
being the within Land

Discharged as to part
being the within Land

OFFICE OF TITLES
X.D.
VICTORIA

Registered

1071533
K. Ripley

Assistant Registrar of Titles

TRANSFER AS TO PART No. A640817
registered 13 November 1958

CANCELLED AS TO PART See Vol. 8210 Fol. 486
Area 127P. 3R. 3P.

OFFICE OF TITLES
W.M.
VICTORIA

CANCELLED AS TO BALANCE

Pursuant to Regulation 12 and Titles

issued as set out hereunder on 11 NOVEMBER 1963

LOTS 1 AND 2 BEING VOL 8447 FOL 792
AND " 8447 " 793

P13 61715

OFFICE OF TITLES
KWC
VICTORIA

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

CANCELLED

13 NOV 1963

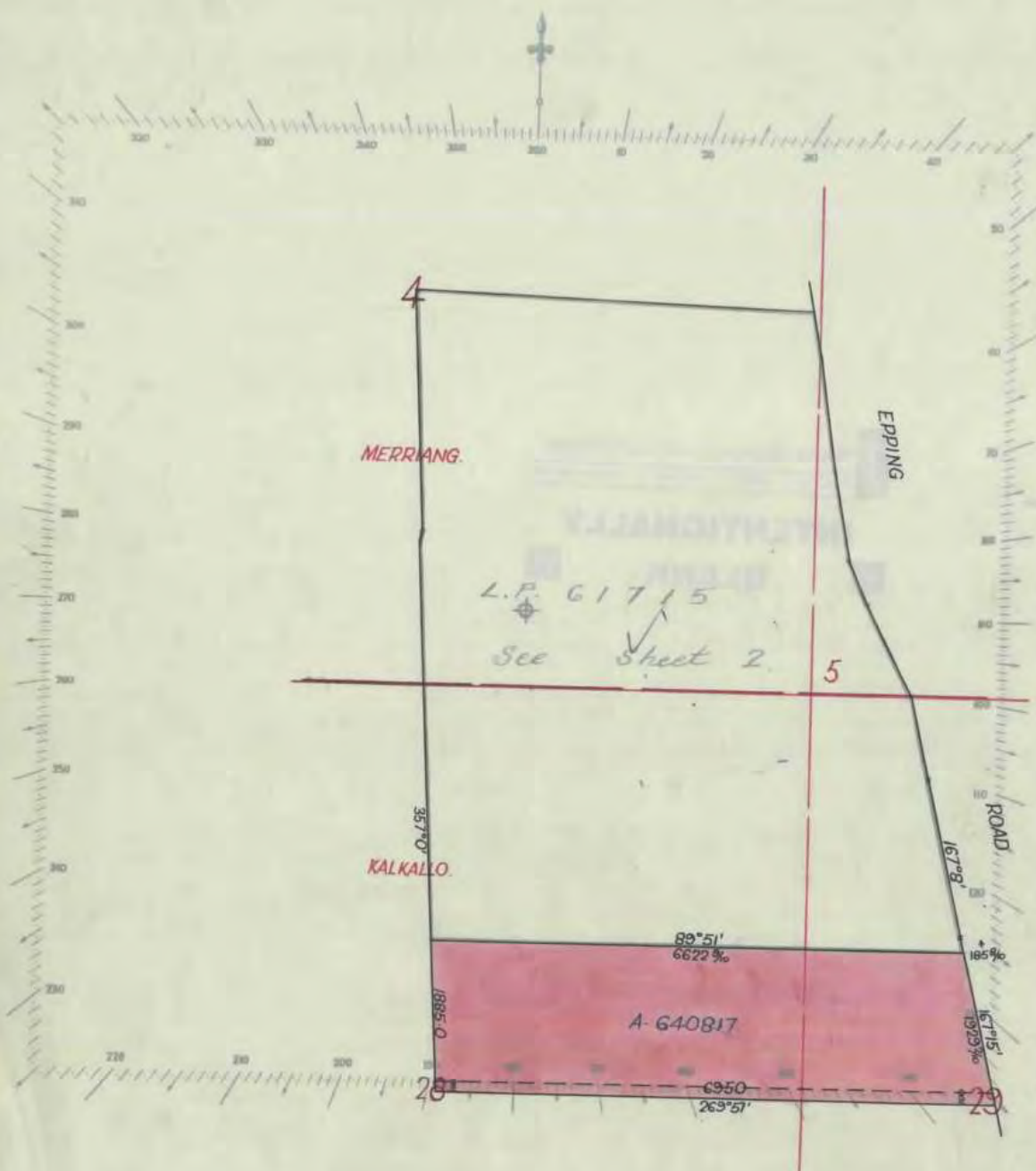
SCALE: 15 Chains. to one inch.

Vol. 6633 Fol. 429.

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



T06633-429-2-0

Delivered
on-line by
LANDATA®

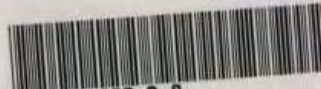
WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY
BLANK**

Volume **6633**. Folio - **429**.



T06633-429-3-8

Delivered
on-line by
LANDATA®

L.P. 61715 CANCELS THE LAND REMAINING IN 9th Vol. 55, 141-429.
BEING BOTH LOTS ON SAID L.P.
2. Certs. to issue.

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING



L.P. 61715.

23-10-63

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY

BLANK

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 14/03/2013 05:04 PM

Volume 05398 Folio 462

Folio Creation: Details Unknown

STATEMENT END



Entered in the Register Book

CANCELLED

Vol. 5398 Fol. 1079462

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

John Horton Sherwin of Braemore Merriang in the County of Bourke Grazier is --
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and coloured
red on the map in the margin containing Two thousand and nine acres or thereabouts -
being parts of Crown Portions Four and Five Parish of Merriang and parts of Crown -
Portions Twenty-seven, Twenty-eight and Twenty-nine Parish of Kalkallo County of -
Bourke -



T05398-462-1-9

Dated the Twenty-third day of July One
thousand nine hundred and twenty-eight.

John A. Jeames
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

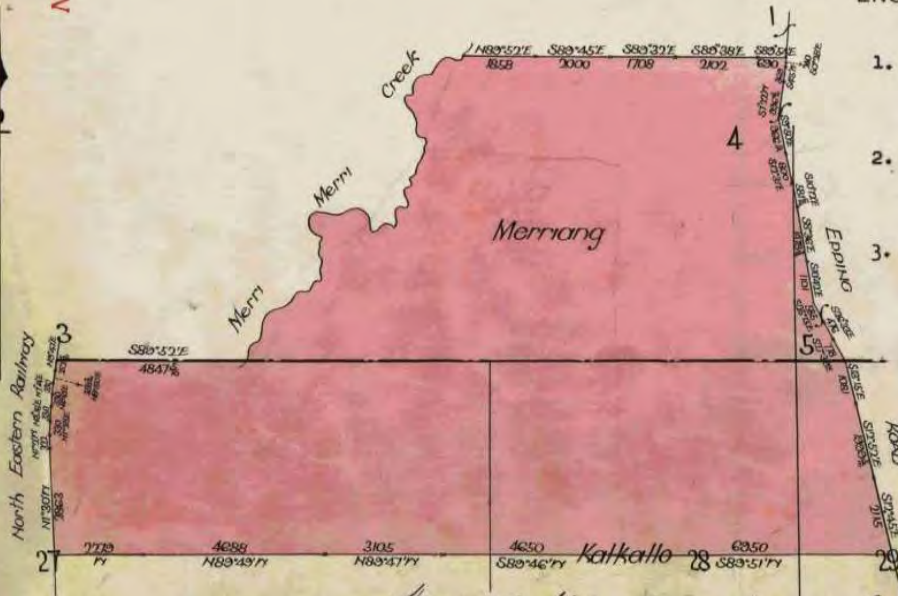
1. MORTGAGE dated 6th July 1922 John ---
Horton Sherwin to Bruce Pitcairn ---
Hedderwick and Collier Robert Cudmore
registered Book 502 No.986 - - - - -
2. MORTGAGE dated 11th December 1922 ---
(with Cash Credit Bond annexed) John ---
Horton Sherwin to The Bank of New South
Wales registered Book 503 No.643 - - - - -
3. As to parts ---
THE RIGHTS of parties claiming under ---
Contracts of Sale to James Edward ---
Moodie and Richard Forrest respectively
numbered 479671 and 479669 in the ---
Record Book - - - - -

Memo. The first and second encumbrances
notified above have been removed as to
the land in Reconveyances as to part numbered
485526 and 485527 respectively in the Record
Book. Dated 30th November 1928.

John A. Jeames
Assistant Registrar of Titles
A 106127

Memo. The first and second encumbrances
notified above have been removed as to the
land in Reconveyances as to part numbered
514611 and 514610 respectively in the Record Book.
Dated 18th December 1933.

John A. Jeames
Assistant Registrar of Titles
A 1027



The Measurements are in feet.

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a substitute for the original document and should not be relied upon for legal purposes. The register of subsisting information in relation to the land to which it refers.

WARNING

Memo. The first and second encumbrances
notified above have been removed as to
the land in Reconveyances as to part numbered
485526 and 485527 respectively in the Record
Book. Dated 30th November 1928.

Vol.

Fol.

Transfer.

Application. 45659

TRANSFER AS TO PART to

John Payne The Younger
James Edward Woodie

registered

on 30th November 1928 numbered 1393243

CANCELLED AS TO PART See Certificate of Title

Vol. 5542 Fol. 1108341

J. Brown

Sica 230° 2' 38"

Assistant Registrar of Titles

TRANSFER AS TO PART and CREATION OF
EASEMENT to

Richard Forrest

registered

on 18th December 1933 numbered 1538727

CANCELLED AS TO PART See Certificate of Title

Vol. 5942 Fol. 1188334

A. H. Gooch

Assistant Registrar of Titles

MORTGAGE to

Bank of New South Wales

registered

October 1942 numbered 825887

A. H. Gooch
Assistant Registrar of Titles

TRANSFER AS TO BALANCE to

Julia Payne

registered

on 18th May 1943 numbered 1884914

CANCELLED See Certificate of Title

Vol. 6633 Fol. 1326429

A. H. Sinclair
Assistant Registrar of Titles

CANCELLED
DUP. WITH
SEP 1943

Delivered
on-line by
LANDATA®

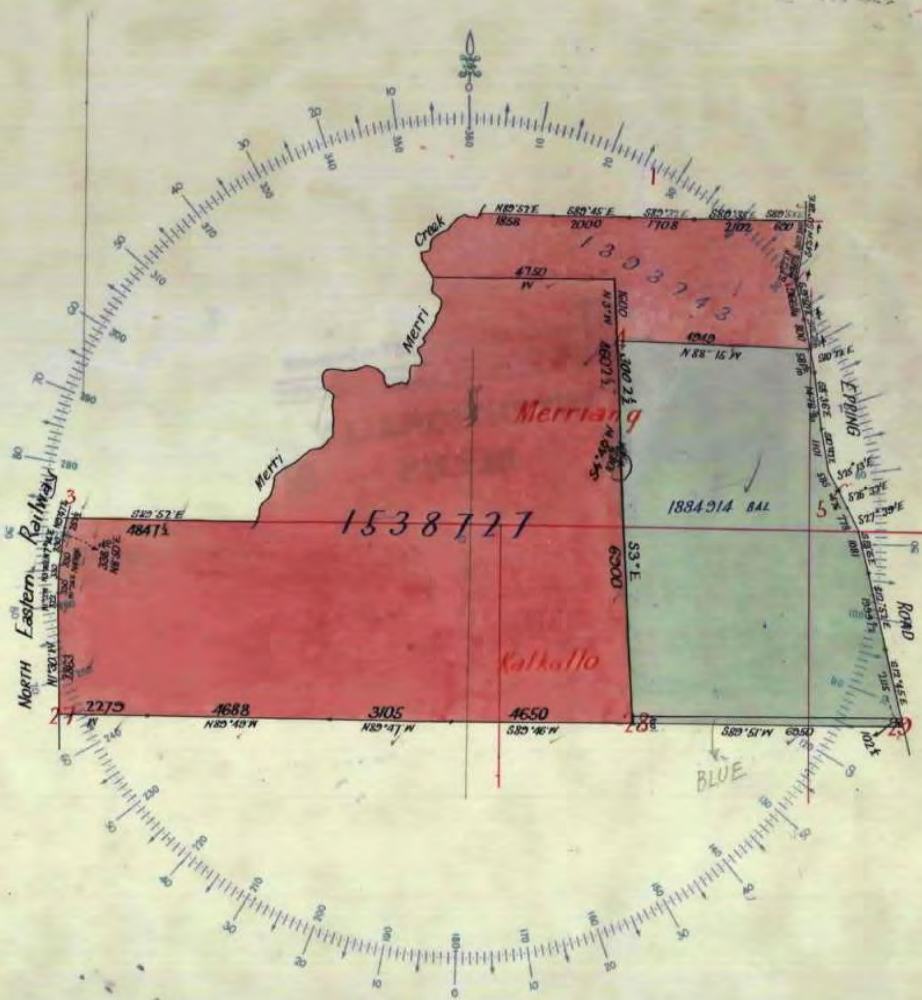
WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

SCALE: 30 Ch. to one inch.

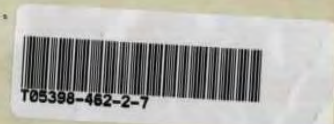
Vol. 5398 fol. 462

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.




230.2.38	2009.0.0
1191.2.10	1422.1.8
<u>1422.1.8</u>	<u>586.2.32</u>



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT
**INTENTIONALLY
BLANK**

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 15/03/2013 02:19 PM

Volume 09255 Folio 485

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08447 Folio 792

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
---------------------------------	------------------------------	---------	--------

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 09255 FOLIO 485

124035015238M

Produced 31/08/2010 01:51 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 123745.

PARENT TITLE Volume 08447 Folio 792

Created by instrument LP123745 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

DONATO DI TELLA

ESTERINA DI TELLA both of 42 RICHARDS ST LALOR

L929381A 09/10/1985

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

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP123745 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. **9255** FOL. **485**

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOHN MARSHALL MCGUIRE Grazier and MAREA MCGUIRE ---
Married Woman both of 80 Castle Street Eaglemont ---
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 coloured on the map on the sheet annexed
hereto being Lot 2 on Plan of Subdivision No.123745 -----
Parish of Kalkallo County of Bourke ---

Issued under Regulation 12
on the approval of the --
above Plan of Subdivision-

Kingate

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

MORTGAGES B.815952 and C.369508 -----

As to any land coloured blue

THE EASEMENTS (if any) existing over the same by
virtue of Section 98 of the Transfer of Land Act -

THE ABOVE MORTGAGES ARE

DISCHARGED

-5 OCT 1977



DERIVED
FROM
VOL.8447
FOL.792

24/2/'78.

Delivered
on-line by
LANDATA®

Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

THIS IS A SUPERSEDED FOLIO OF THE REGISTER.

VOL. 9255 FOL. 485

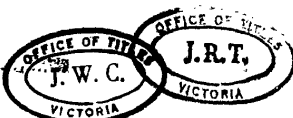
ALICE MARY COX Widow as to Two equal
undivided third parts or shares and
ELIZABETH MARGARET TEAGUE Married Woman
as to One equal undivided third part
or share both of Merriang Road Woodstock
are now proprietors as TENANTS IN COMMON
Registered 5th October 1977
No.G816004



CAVEAT k604299 LODGED 26 OCT 1983

CAVEAT WILL LAPSE ON

REGISTRATION OF L929381A
25 OCT 1985



CAVEAT NO. L678626N LODGED 21 MAY 1985

CAVEAT WILL LAPSE ON

REGISTRATION OF L929381A
25 OCT 1985



JOINT PROPRIETORS

DONATO DI TELLA & ESTERINA DI TELLA OF

42 RICHARDS ST. LALOR

REGISTERED 9/10/85

L929381A

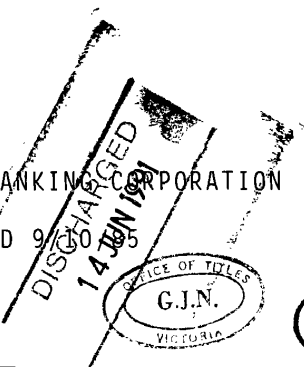


MORTGAGE

WESTPAC BANKING CORPORATION

REGISTERED 9/10/85

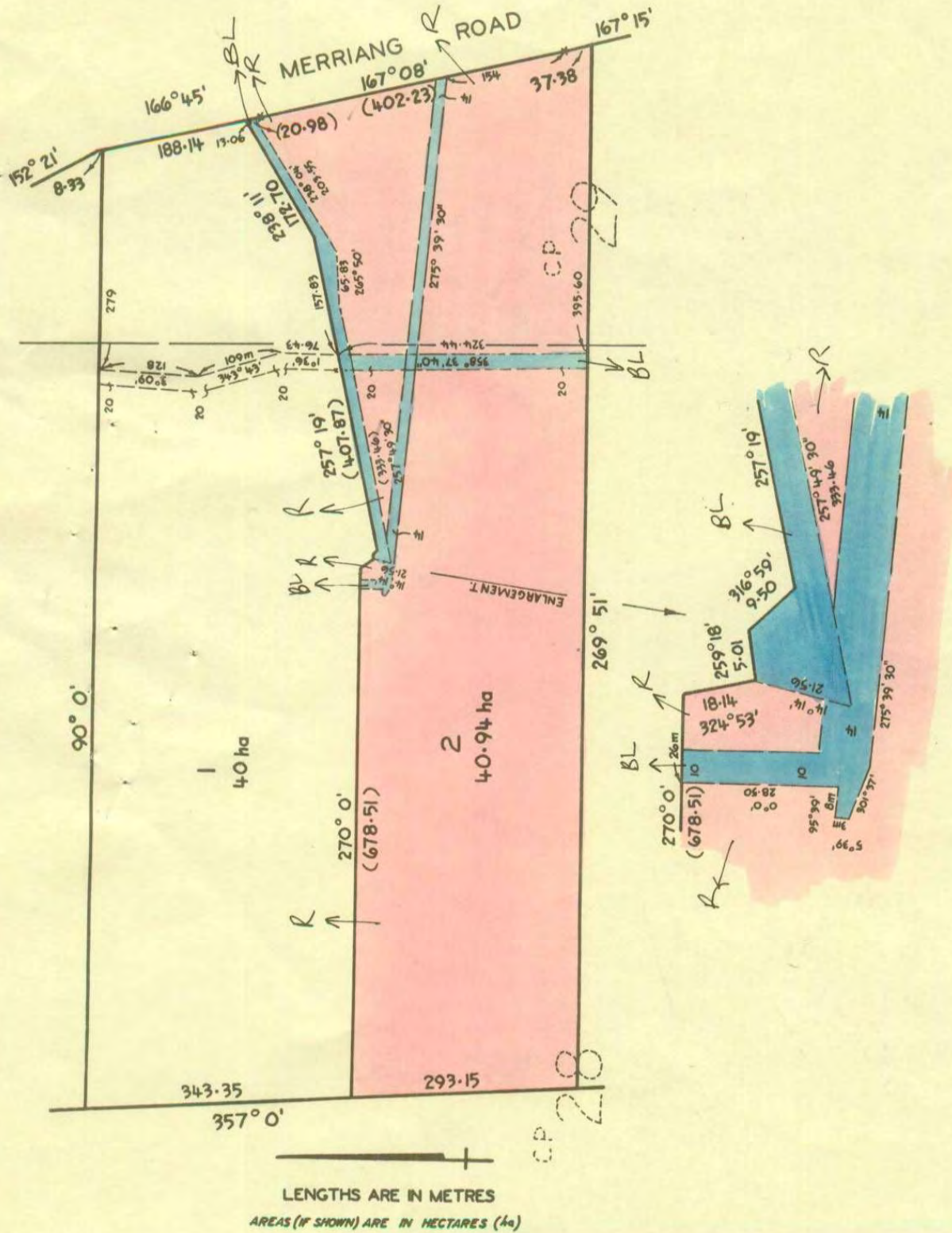
L929382W



T09255-485-1-1

Delivered
to the
LANDATA®
This is a
FULLY CONVERTED TITLE
Both text and diagram for this Folio have been fully converted to a computer Folio.

ASSISTANT REGISTRAR OF TITLES



Delivered
on-line by
LANDATA®

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

FULLY CONVERTED TITLE



Natural Resources and Environment

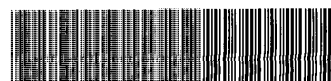
AGRICULTURE • RESOURCES • CONSERVATION • MANAGEMENT

INTENTIONALLY

BLANK

Delivered
by LANDATA®

THIS IS A FULLY CONVERTED TITLE
REGISTERED WITH THE LANDATA®
Both text and diagram for this Folio have been fully converted to a computer Folio.



T09255-485-2-9

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 15/03/2013 02:23 PM

Volume 08447 Folio 792
Folio Creation: Details Unknown
Parent title Volume 06633 Folio 429

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED

REGISTER BOOK

VOL. 8447 FOL. 792

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOHN WILLIAM PAYNE of "Merri View" Woodstock Farmer and Grazier is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land coloured on the map on the sheet annexed hereto being Lot 1 on Plan of Subdivision No.61715 Parish of Kalkallo ---

Issued under Regulation 12 on the approval of the above Plan of Subdivision

W. A. K. K. K.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

VOL. 8447 FOL. 792

PLAN 123795
AFFECTS LAND HEREIN

DERIVED FROM VOL.6633 FOL.429
11/11/'63.

25-11-63
JOHN MARSHALL MCGUIRE Grazier and MAREA
McGUIRE Married Woman both of 13 Prince
ANDREW-
Avenue Lalor are now proprietors as
TENANTS IN COMMON IN EQUAL SHARES
Registered 10th October 1963
No.B770168



MORTGAGE to MARIA DORIS PAYNE

Registered 9th December 1963

No.B815952



MORTGAGE to THE COMMERCIAL BANKING

COMPANY OF SYDNEY LIMITED

Registered 26th November 1965

No.C369508



CANCELLED

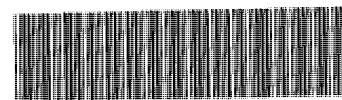
Pursuant to Regulation 12 and Titles
issued as set out hereunder

on 24th February 1978
Lots one to 2, in Vol 9255 fol 484
to Vol 9255 fol 485

L.P. 123745



CANCELLED



T08447-792-1-7

ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 8447 FOL. 792

W. A. Hara
ASSISTANT REGISTRAR OF TITLES

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a canceled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.





Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY
BLANK**

Delivered
on-line by
LANDATA®

WARNING
This document provides a summary of a recorded plan of the Register. It is not a statement
from the Register of any information in relation to the land to which it refers.



T08447-792-2-5

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 15/03/2013 02:30 PM

Volume 09774 Folio 204

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 09255 Folio 484

Volume 09293 Folio 914 to Volume 09293 Folio 915

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 18/08/2006 04:40 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
---------------------------------	------------------------------	---------	--------

18/08/2006	18/08/2006	AE554698F	Y
------------	------------	-----------	---

RECTIFICATION- LAND DESCRIPTION LOT,CROWN,FORMER

Land in Plan of Consolidation 165841G.

PARENT TITLES :

Volume 09255 Folio 484

Volume 09293 Folio 914 to Volume 09293 Folio 915

18/08/2006	18/08/2006	AE554699D	Y
------------	------------	-----------	---

RECTIFICATION DIAGRAM LOCATION

Previous diagram reference: TP137224A

New diagram reference: CP165841G

SEE CP165841G FOR FURTHER DETAILS AND BOUNDARIES

25/08/2009	25/08/2009	AG712624R	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

GUERRINO OLIVETTO

ROSA OLIVETTO

TO:

GUERRINO OLIVETTO

ROSA OLIVETTO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

GUERRINO OLIVETTO of 141 DAREBIN ROAD LALOR 3075

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

ROSA OLIVETTO of 141 DAREBIN ROAD LALOR 3075

AG712624R 25/08/2009

30/08/2010	31/08/2010	AH462111E	Y
------------	------------	-----------	---

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

STATEMENT END

VOTS Snapshot

Volume 09774 Folio 204
124018831074U
Produced 18/08/2006 04:45 pm

LAND DESCRIPTION

Lots 1,2,3 and 4 on Title Plan 137224A (formerly known as part of Portion 28, part of Portion 29 Parish of Kalkallo, part of Portion 4, part of Portion 5 Parish of Merriang).

PARENT TITLES :

Volume 09255 Folio 484

Volume 09293 Folio 914 to Volume 09293 Folio 915

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GUERRINO OLIVETTO

ROSA OLIVETTO both of 141 DAREBIN ROAD LALOR

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 DIAGRAM ON IMAGED FOLIO VOLUME 9774 FOLIO 204 FOR FURTHER DETAILS AND BOUNDARIES

CP165841G

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 9774 FOL. 204

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

GUERRINO OLIVETTO AND ROSA OLIVETTO BOTH OF 141 DAREBIN ROAD LALOR ARE --
JOINT PROPRIETORS - - - - -

OF AN ESTATE IN FEE SIMPLE SUBJECT TO THE ENCUMBRANCES NOTIFIED - - - - -
HEREUNDER IN ALL THAT PIECE OF LAND BEING PART OF CROWN PORTIONS 28 AND -
29 PARISH OF KALKALLO AND PART OF CROWN PORTIONS 4 AND 5 PARISH OF - - -
MERRIANG BEING THE LAND IN PLAN OF CONSOLIDATION NO.165841G WHICH LAND IS
SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP ON THE SHEET ANNEXED HERETO

ISSUED PURSUANT TO SECTION 97A (2) OF THE TRANSFER OF LAND ACT 1958 - - -
DERIVED FROM VOL.9255 FOL.484 VOL.9293 FOL.914 VOL.9293 FOL.915
16/10/87

ENCUMBRANCES

AS TO THE LAND SHOWN
MARKED E-1
THE EASEMENTS (IF ANY)
EXISTING OVER THE SAME BY
VIRTUE OF SECTION 98 OF THE
TRANSFER OF LAND ACT
SEE PLAN OF SUBDIVISION NO.123745-



P. Hiddicombe

Assistant Registrar of Titles



T09774-204-1-0

MEASUREMENTS ARE IN METRES

Delivered
on-line by
LANDATA®
THIS IS A SPERSDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

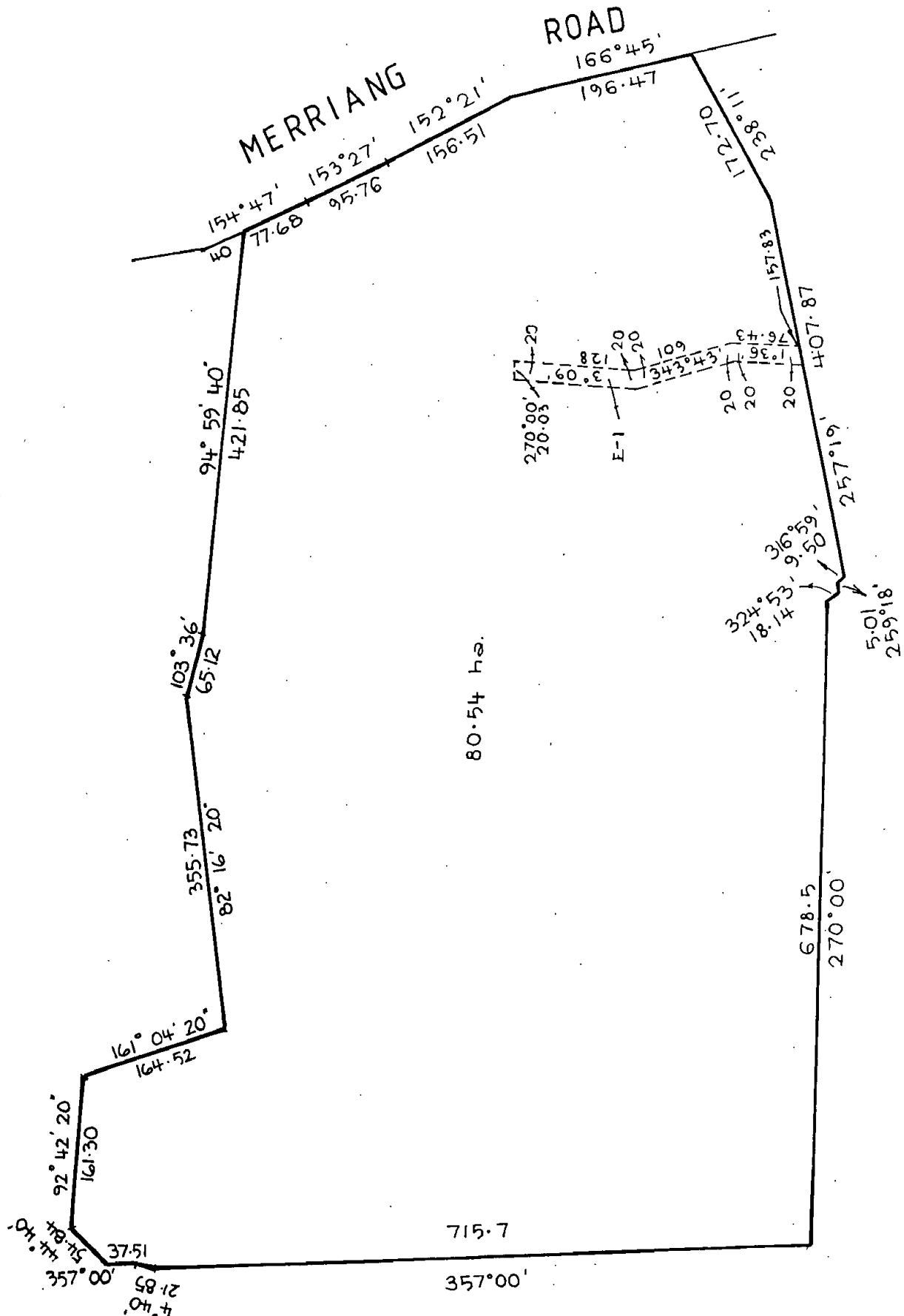
VOL. 9774 FOL. 204

Delivered
on-line by
LANDATA®

FULLY CONVERTED TITLE
THIS IS A SPERSHED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

CERTIFICATE OF TITLE VOL. 9774 FOL. 204

ASSISTANT REGISTRAR OF TITLES






FULLY CONVERTED TITLE

THIS IS A SUPERSEDED FOLIO OF THE REGISTER.

diagram for this Folio have been fully converted to a computer Folio

FULLY CONVERTED TITLE

 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

 **INTENTIONALLY**
BLANK 

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 15/03/2013 02:37 PM

Volume 09255 Folio 484
Folio Creation: Details Unknown
Parent title Volume 08447 Folio 792

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED

REGISTER BOOK

VOL. 9255 FOL. 484

Certifirate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOHN MARSHALL McGUIRE Grazier and MAREA McGUIRE ---
Married Woman both of 80 Castle Street Eaglemont ---
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 coloured on the map on the sheet annexed
hereto being Lot 1 on Plan of Subdivision No.123745 -----
Parish of Kalkallo County of Bourke ---

Issued under Regulation 12
on the approval of the --
above Plan of Subdivision-

R. D. D.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

MORTGAGES B.815952 and C.369508 -----

As to any land coloured blue

THE EASEMENTS (if any) existing over the same by
virtue of Section 98 of the Transfer of Land Act -

THE ABOVE MORTGAGES ARE

DISCHARGED

-5 OCT 1977



DERIVED
FROM
VOL.8447
FOL.792

24/2/'78.

PLAN C.P. 165841G.....
AFFECTS LAND HEREIN

Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING

VOL. **9255** FOL. **484**

GUERRINO OLIVETTO Builder and ROSA OLIVETTO

Married Woman both of 25 Plane Street

Thomastown are now JOINT PROPRIETORS

Registered 29th June 1979

No. H581472



CANCELLED

PURSUANT TO PLAN OF CONSOLIDATION

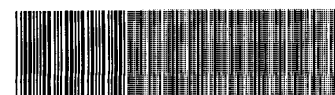
No. C.P. 165841⁹

See Vol. **9774** Fol. **204**

20 OCT 1987



CANCELLED

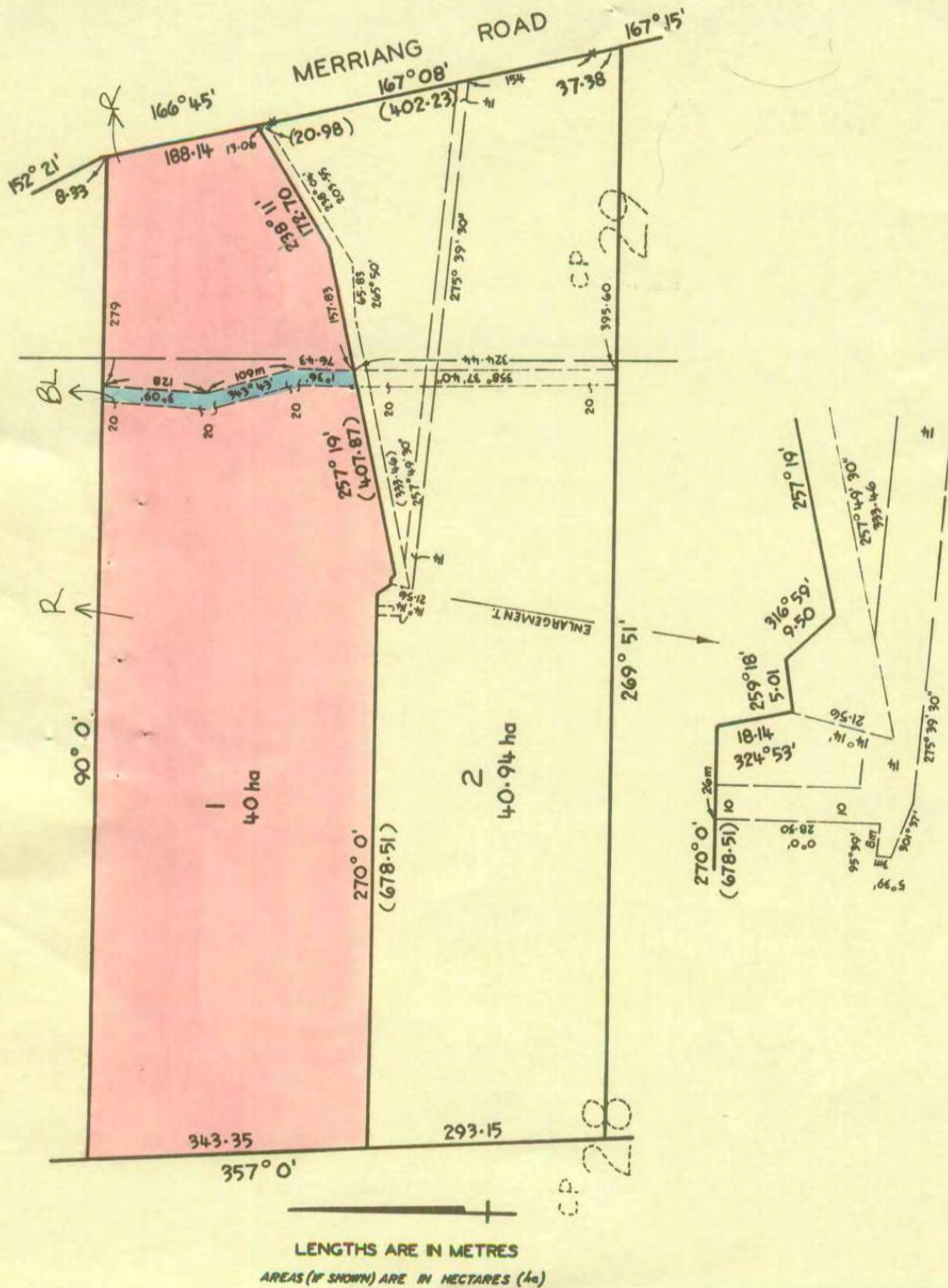


T09255-484-1-4

Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING





Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY

BLANK

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



T09255-484-2-2

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 15/03/2013 02:44 PM

Volume 09747 Folio 846

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 09120 Folio 239

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
11/07/2001	17/07/2001	X592268B	Y	CAVEAT ADY, STEFAN

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
24/04/2003	24/04/2003	AC022268T	Y

WITHDRAWAL OF CAVEAT
CAVEAT X592268B REMOVED

24/04/2003	24/04/2003	AC022269R	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT
FROM:
REKOOL NOMINEES PTY. LTD.
TO:
DRRJ ENTERPRISES PTY. LTD.

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
DRRJ ENTERPRISES PTY. LTD. of 1445 MERRIANG ROAD WOODSTOCK VIC
3751
AC022269R 24/04/2003

24/04/2003	24/04/2003	AC022270H	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AC022270H 24/04/2003
COMMONWEALTH BANK OF AUSTRALIA

01/06/2005	01/06/2005	AD653971V	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AC022270H

01/06/2005	01/06/2005	AD653972T	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT
FROM:
DRRJ ENTERPRISES PTY. LTD.
TO:
DALCON PTY LTD

RESULTING PROPRIETORSHIP:

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

Estate Fee Simple

Sole Proprietor

DALCON PTY LTD of 7-9 KEELE STREET COLLINGWOOD VIC 3066

AD653972T 01/06/2005

01/06/2005

01/06/2005

AD653973R

Y

MORTGAGE OF LAND

MORTGAGE AD653973R 01/06/2005

NATIONAL AUSTRALIA BANK LIMITED

STATEMENT END

VOTS Snapshot

Volume 09747 Folio 846

12400559995B

Produced 24/04/2003 09:47 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 123196.

PARENT TITLE Volume 09120 Folio 239

Created by instrument M659383M 19/01/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

REKOOL NOMINEES PTY. LTD. of 1ST FLOOR 10 QUEENS ROAD MELBOURNE

M659383M 19/01/1987

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT X592268B 11/07/2001

Caveator

STEFAN ADY

Capacity FEE SIMPLE SEE CAVEAT

Lodged by

KENNA CROXFORD & CO

Notices to

KENNA CROXFORD & CO; 3RD FLOOR 114 WILLIAM ST. MELBOURNE 3000

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 LP123196 FOR FURTHER DETAILS AND BOUNDARIES

M 659383M

ORIGINAL

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



REGISTER BOOK

VOL. 9747 FOL. 846

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL

REKOOL NOMINEES PTY. LTD. of 1st Floor 10 Queens Road Melbourne is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Merriang being Lot 2 on Plan of Subdivision No.123196 and being part of Crown Portion 4 which land is shown enclosed by continuous lines on the map on the sheet annexed hereto - - - - -

VOL

DATE: 19/1/87
DERIVED FROM VOL.9120 FOL.239 M659383M

ENCUMBRANCES



Al F D
Assistant Registrar of Titles

Delivered
on-line by
LANDATA®
FULLY CONVERTED TITLE
THIS IS A SPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.



T09747-846-1-4

MEASUREMENTS ARE IN METRES

DL

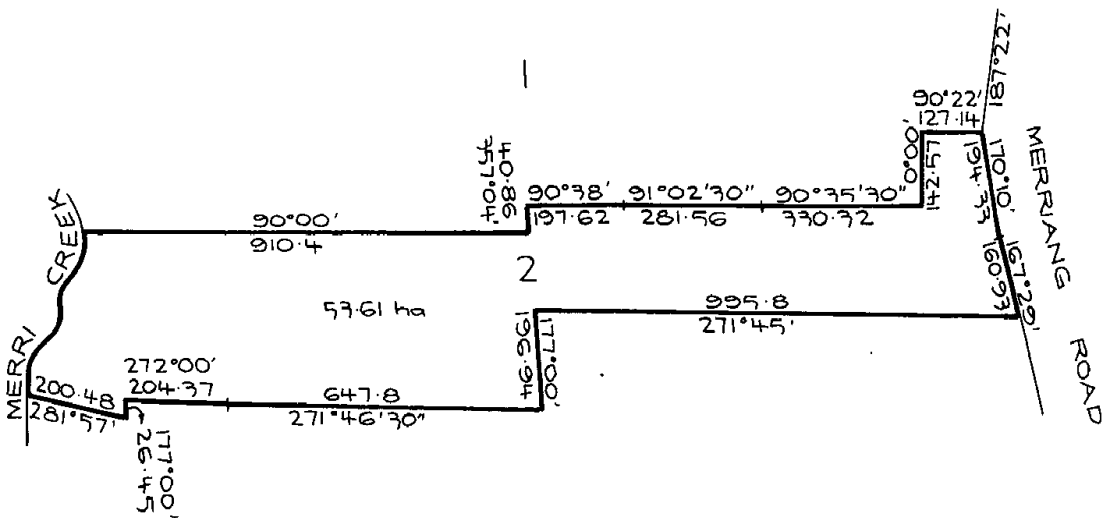
VOL. 9747 FOL. 846

Delivered
on-line by
LANDATA®

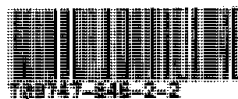
FULLY CONVERTED TITLE
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

ANNEXED SHEET REFERRED TO IN
 CERTIFICATE OF TITLE VOL. 9747 FOL. 846

Ala F. O.
 ASSISTANT REGISTRAR OF TITLES

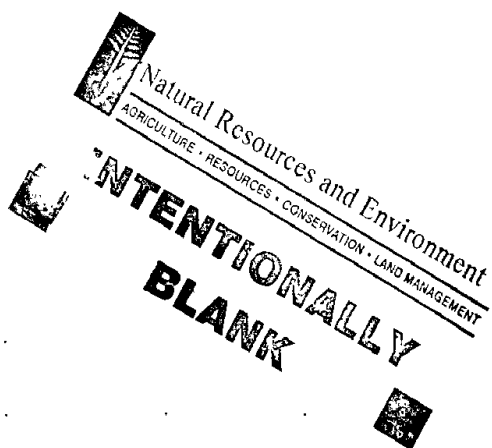


Delivered on-line by LANDATA®. THIS IS A SUPERIMPOSED PHOTO OF THE REGISTER. ~~Printed and diagram for the folio have been fully converted to a computer photo.~~ FULLY CONVERTED TITLE



109747-846-2-2

no?



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 15/03/2013 02:51 PM

Volume 09120 Folio 239
Folio Creation: Details Unknown
Parent titles :
 Volume 05542 Folio 341
 Volume 08210 Folio 489

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED

REGISTER BOOK

VOL. 9120 FOL. 239

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOHN WILLIAM PAYNE of "Merri View" Woodstock Farmer -
and Grazier is the proprietor of an estate in fee simple subject -
to the encumbrances notified hereunder in ALL THAT piece of land --
coloured on the map on the sheet annexed hereto being Lot 2 on --
Plan of Subdivision No. 116445 Parish of Merriang County of Bourke

Issued under Regulation 12
on the approval of the --
above Plan of Subdivision-

J. W. Haggart



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to part of the land

MORTGAGE 1071533 ---

As to the other part of the land

MORTGAGE A.640824 ---

THE ABOVE MORTGAGES ^{ARE} DISCHARGED

17 JUN 1977



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a canceled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

PLAN 123196
AFFECTS LAND HEREIN

DERIVED
FROM
VOL. 5542
FOL. 341
VOL. 8210
FOL. 489
12/12/175.

[Signature]

CAVEAT No. *9901400* VOL. 9120 FOL. 239
 LODGED 14 DEC 1977



Caveat transferred to new C/T

CAVEAT No. H 6434 LODGED 17th Mar 78

Noting part of the land here: SEE PLAN.

Caveat transferred to new C/T

TRANSFER AS TO PART No. *6926568*

registered *9th January 1978*

CANCELLED AS TO PART

See Vol. 9260 Fol. 702



JOHN WILLIAM PAYNE died on 14th April 1984

Probate of his Will has been granted to MARIA

DORIS PAYNE of "Merriview" Woodstock

Registered 1st November 1984

No. L348577S



CAVEAT NO. *363268* LODGED *12.11.84*

12 MAY 1987 R.J.P.

CAVEAT WILL LAPSE ON

REGISTRATION OF *M6593831*



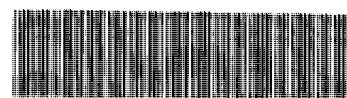
TRANSFER AS TO BALANCE No. *4659383 M*

registered *19-1-87*

CANCELLED See Vol. *9747* Fol. *846*



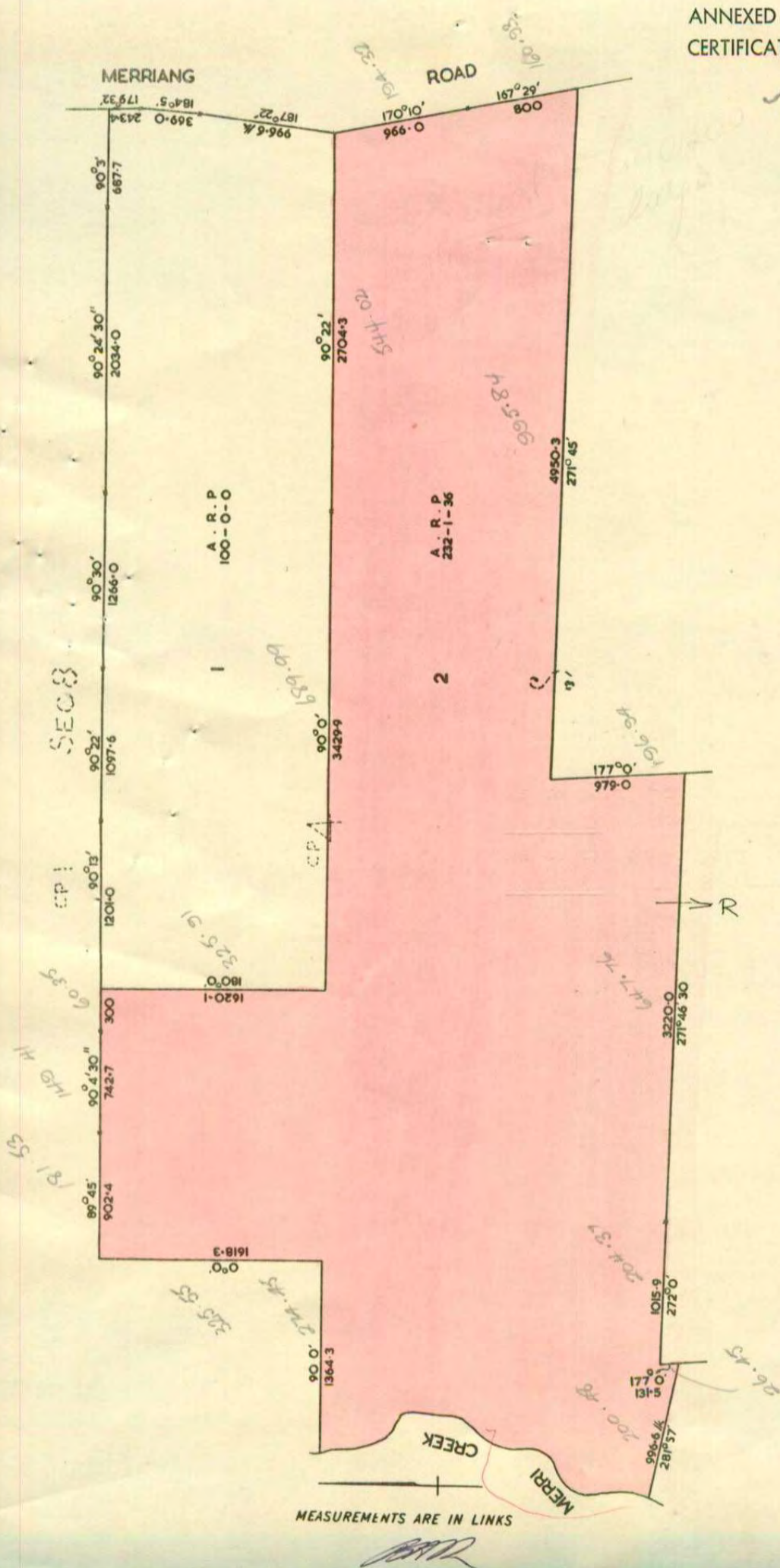
CANCELLED



T09120-239-1-1

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



T09120-239-2-9

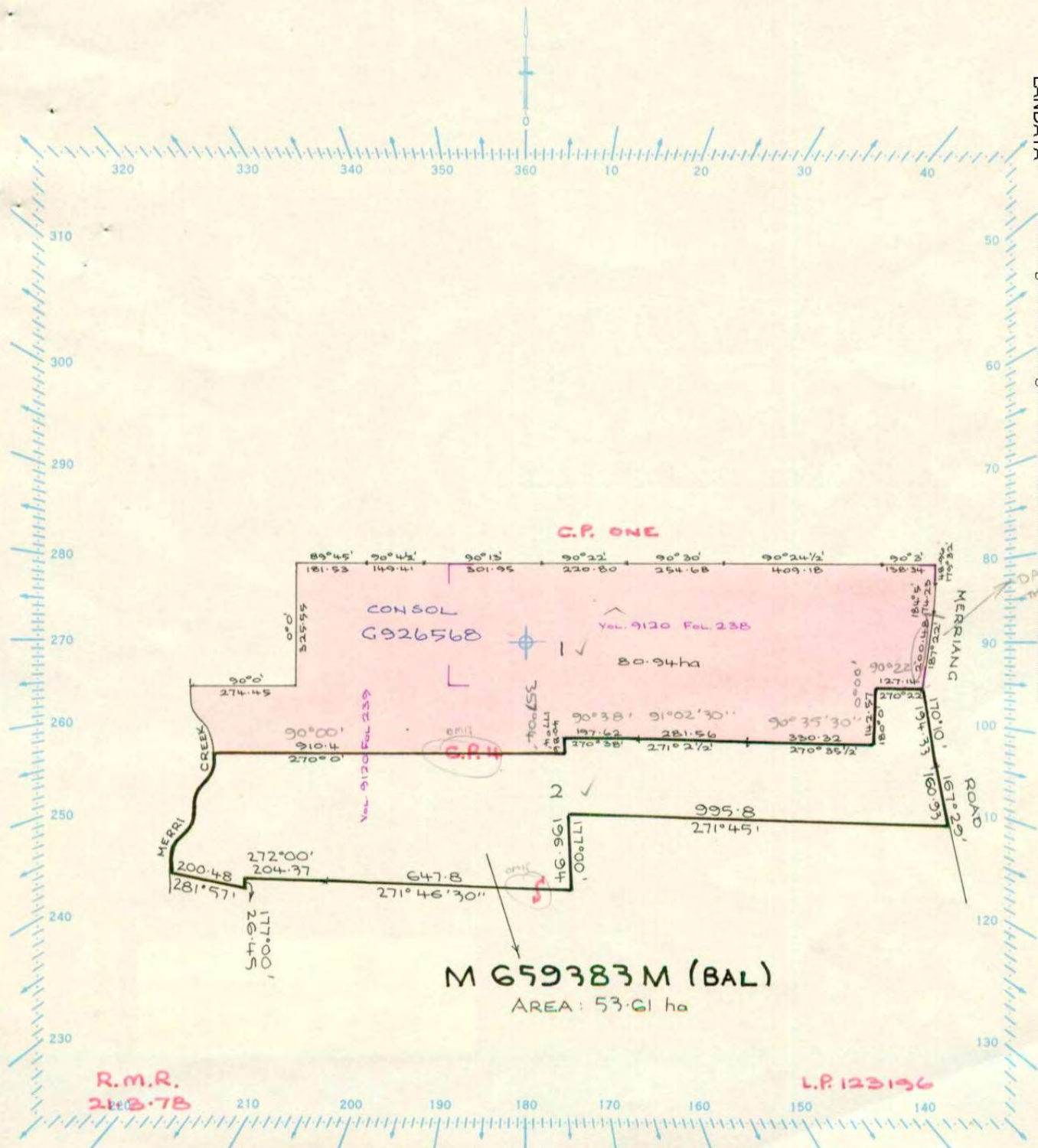
SCALE 1:12500

Volume 9120 Folio 239
" 9120 " 238

LENGTHS ARE IN METRES

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



T09120-239-3-7

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 15/03/2013 03:02 PM

Volume 05542 Folio 341
Folio Creation: Details Unknown
Parent title Volume 05398 Folio 462

STATEMENT END



Entered in the Register Book

CANCELLED

Vol. 5542

Fol. 110834.

VICTORIA.

Certificate of Title.

UNDER THE "TRANSFER OF LAND ACT 1915."

C.O.15569.
19.5.39.

~~John Payne the Younger~~ of Beveridge Grazier is - - - - -
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and coloured
red on the map in the margin containing Two hundred and thirty acres Two roods and--
Thirty-eight perches or thereabouts being part of Crown Portion Four Parish of-----
Merriang County of Bourke - - - - -

Dated the Thirtieth
thousand nine hundred and twenty-eight.

day of November One

Assistant Registrar of Titles

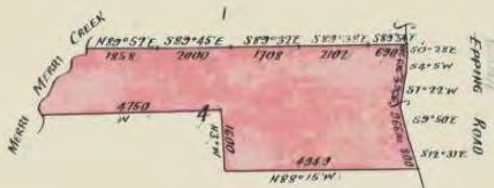
ENCUMBRANCES REFERRED TO

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

Delivered
on-line by
LANDATA®

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

WARNING



THE WHOLE/OR PART OF
THE WITHIN LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan 11675
Misc. Plan 11675
L.P. 11675

The Measurements are in inches



T05542-341-1-4

CANCELLED

WARNING

SCALE 15 Chs.

Vol. 5542 Fol. 341

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.




Sheet 1




T05542-341-2-2

Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.

 **Natural Resources and Environment**
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY
BLANK** 

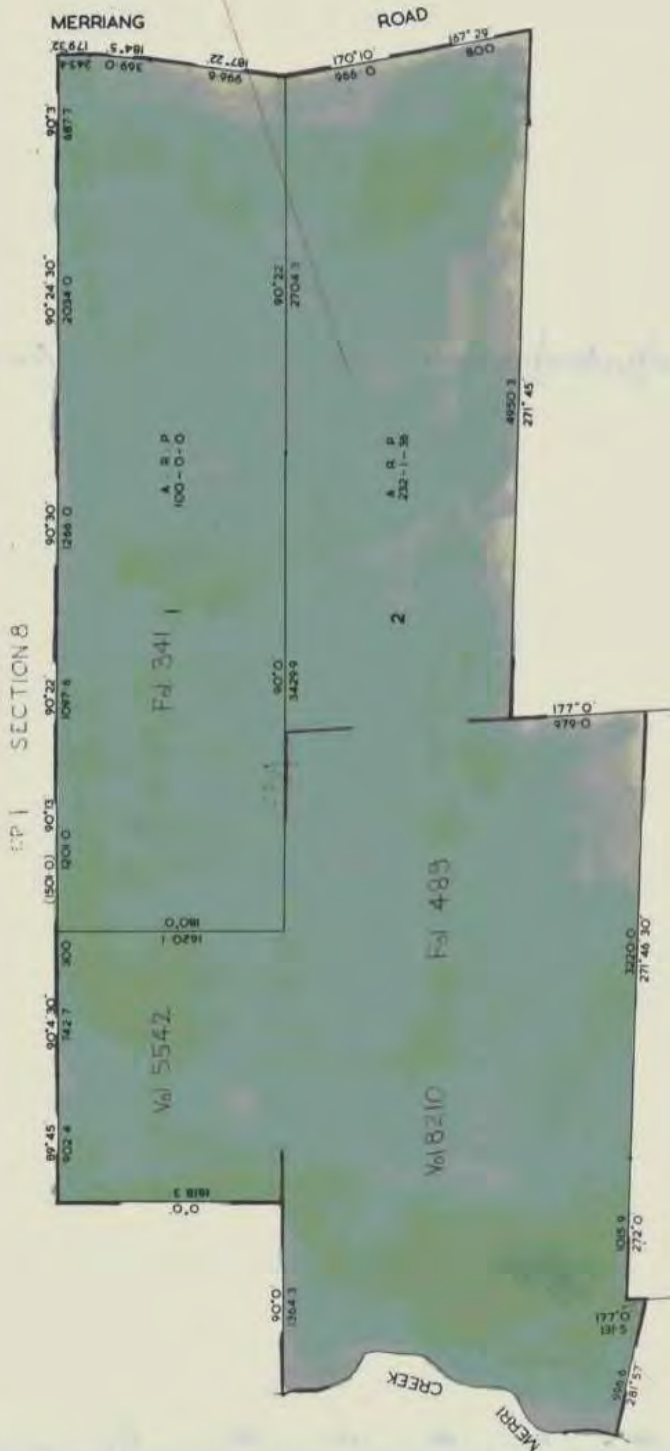
L.P. 116445 CANCELS FROM THESE TITLES
ALL LOTS ON SAID L.P.
2 CERTS. TO ISSUE

5542 341
8210 489



Delivered
on-line by
LANDATA®

WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
from the register of subsisting information in relation to the land to which it refers.



L P 116445
Sheet 2

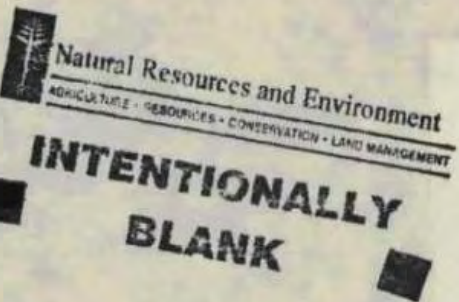
2/12/13

116445

Delivered
on-line by
LANDATA®

WARNING

This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 15/03/2013 03:16 PM

Volume 09260 Folio 702

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 09120 Folio 238 to Volume 09120 Folio 239

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
---------------------------------	------------------------------	---------	--------

17/01/2005	17/01/2005	AD369535B	Y
------------	------------	-----------	---

RECTIFICATION MODIFY MORTGAGE
MORTGAGE H147223 11/07/1978
AUSTRALIAN MUTUAL PROVIDENT SOCIETY

STATEMENT END

VOTS Snapshot

Volume 09260 Folio 702
124012902559H
Produced 17/01/2005 09:15 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 405461F.

PARENT TITLES :

Volume 09120 Folio 238 to Volume 09120 Folio 239

Created by instrument G926568 09/01/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GWYNEDD HUNTER-PAYNE

JOHN GORDON HUNTER both of 22 MOSSMAN DRIVE HEIDELBERG

G926568 09/01/1978

ENCUMBRANCES, CAVEATS AND NOTICES

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

MORTGAGE H147223 11/07/1978

MORTGAGE T383558W 28/10/1994
NATIONAL AUSTRALIA BANK 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 PS405461F FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9260 FOL. 702

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOHN GORDON HUNTER Medical Practitioner and GWYNEDD HUNTER Married Woman - --
both of 22 Mossman Drive Heidelberg are now proprietors as tenants in -- --
common in equal shares of an estate in fee simple subject to the - - - - -
encumbrances notified hereunder in ALL THAT piece of land delineated and ---
coloured red on the map hereon being Lot One on Plan of Subdivision No.123196
and being part of Crown Portion 4 Parish of Merriang County of Bourke - - - -

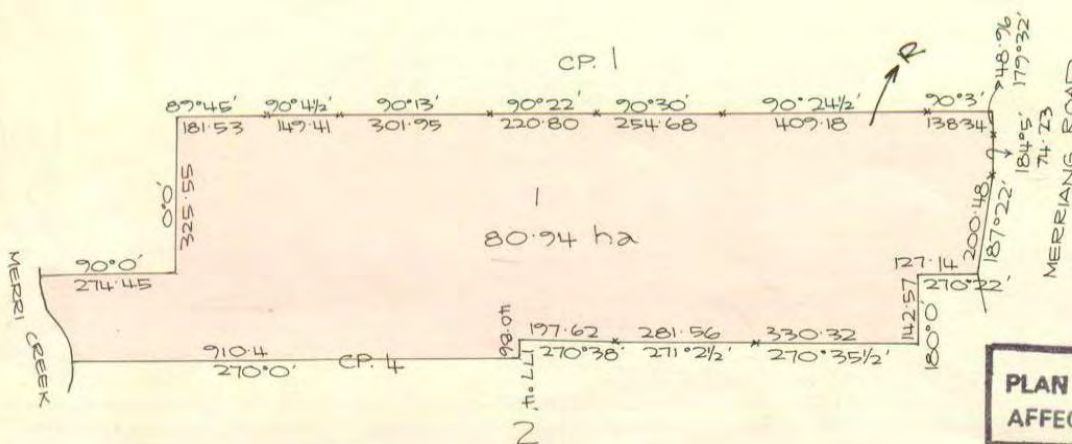
DATED the 9th day of January 1978

Michael J. Robinson

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



PLAN PS 405461 Fx35
AFFECTS LAND HEREIN

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

Derived from Vol.9120 Fols.238
239

G926568

Delivered
on-line by
LANDATA®
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.
Both text and diagram for this Folio have been fully converted to a computer Folio.

VOL. 9260 FOL. 702

INSTRUMENT

APPLICATION

515/77-PL

CAVEAT No. H6434

LODGED

CAVEAT WITHDRAWN

17 JAN. 1985

CAVEAT No. G926569

CAVEAT WITHDRAWN

28-10-94

MORTGAGE

to AUSTRALIAN MUTUAL

PROVIDENT SOCIETY

Registered 9th January 1978

No. G926569

DISCHARGED
28 OCT 1994



MORTGAGE

to AUSTRALIAN MUTUAL

PROVIDENT SOCIETY

Registered 11th July 1978

No. H147223



MORTGAGE

FROM JOHN GORDON HUNTER & GWYNEDD

HUNTER-PAYNE (FORMERLY HUNTER) TO

NATIONAL AUSTRALIA BANK LIMITED

T383558W 28/10/94



WHITTLESEA CITY COUNCIL HAS PURSUANT TO SECTION 10(1) OF THE LAND ACQUISITION AND COMPENSATION ACT 1986 NOTIFIED THE SERVICE OF NOTICE OF INTENTION TO ACQUIRE PART OF THE LAND HEREIN PURSUANT TO SECTION 6 OF THE ACT AND HAS NOMINATED THE ADDRESS HEREUNDER FOR THE SERVICE OF NOTICES PURSUANT TO SECTION 12(2) OF THAT ACT.

DATE OF SERVICE OF NOTICE: 3/12/97

ADDRESS FOR SERVICE OF NOTICE:

COLTMANS PRICE BRENT

LEVEL 20/500 BOURKE ST. MELBOURNE 3000

DATED: 10/2/98

ENTERED: 6/3/98

NO: V251371W



WHITTLESEA CITY COUNCIL HAS PURSUANT TO SECTION 10(1) OF THE LAND ACQUISITION AND COMPENSATION ACT 1986 NOTIFIED THE SERVICE OF NOTICE OF INTENTION TO ACQUIRE PART OF THE LAND HEREIN PURSUANT TO SECTION 6 OF THE ACT AND HAS NOMINATED THE ADDRESS HEREUNDER FOR THE SERVICE OF NOTICE PURSUANT TO SECTION 12(2) OF THAT ACT.

DATE OF SERVICE OF NOTICE: 15/01/99

ADDRESS FOR SERVICE OF NOTICE:

COLTMANS PRICE BRENT

LEVEL 20/500 BOURKE ST. MELBOURNE 3000

DATED: 19/01/99

ENTERED: 15/06/99

NO: V846297W



CANCELLED AS TO PART
APPLICATION No. W 2256

Registered 21/4/99

See Vol. 10448 Fol. 789



W 002256 T



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 13/03/2013 03:46 PM

Volume 08210 Folio 487

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 05542 Folio 341

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
06/12/2011	16/01/2012	AJ356651U	Y

APPLICATION TO REMOVE CAVEAT
CAVEAT X592268B REMOVED

STATEMENT END

VOTS Snapshot

VOLUME 08210 FOLIO 487
124040492504M
Produced 16/01/2012 07:52 am

LAND DESCRIPTION

Lot 1 on Title Plan 329432X.
PARENT TITLE Volume 05542 Folio 341
Created by instrument A640818 13/11/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MERRISTOCK PTY LTD of 7 TH FLOOR 143 QUEEN STREET MELBOURNE 3000
E886859 05/07/1973

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT X592268B 11/07/2001
Caveator
STEFAN ADY
Capacity FEE SIMPLE SEE CAVEAT
Lodged by

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

KENNA CROXFORD & CO

Notices to

KENNA CROXFORD & CO of 3RD FLOOR 114 WILLIAM ST. MELBOURNE 3000

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 TP329432X FOR FURTHER DETAILS AND BOUNDARIES

Delivered on-line by LANDATA®

FULLY CONVERTED TITLE

THIS IS A SPERSESED FOLIO OF THE REGISTER

Both text and diagram for this Folio have been fully converted to a computer Folio

Vol. 554A Fol. 341

Transfer A64088

Application

CECIL THOMAS LOOKER of 26 Tormey Street North
Balwyn Sharebroker is now the proprietor
Registered 8th February 1967
No.C699381



DISCHARGED MORTGAGE to EDMUND PAYNE
Registered 8th February 1967
No.C699382



MERRISTOCK PROPRIETARY LIMITED of 7th Floor
No.143 Queen Street Melbourne is now the
proprietor
Registered 5th July 1973
No.E886859



CAVEAT
CAVEATOR: STEFAN ADY
CAPACITY: FEE SIMPLE
DATE OF CLAIM DOCUMENT: SEE CAVEAT
LODGED BY: KENNA CROXFORD & CO
NOTICE TO: 3RD FLOOR 114 WILLIAM ST.
MELBOURNE 3000
X5922688 11/07/01

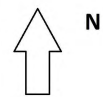


8210 F.487

APPENDIX D HISTORICAL AERIAL PHOTOGRAPHY



19/2/1969

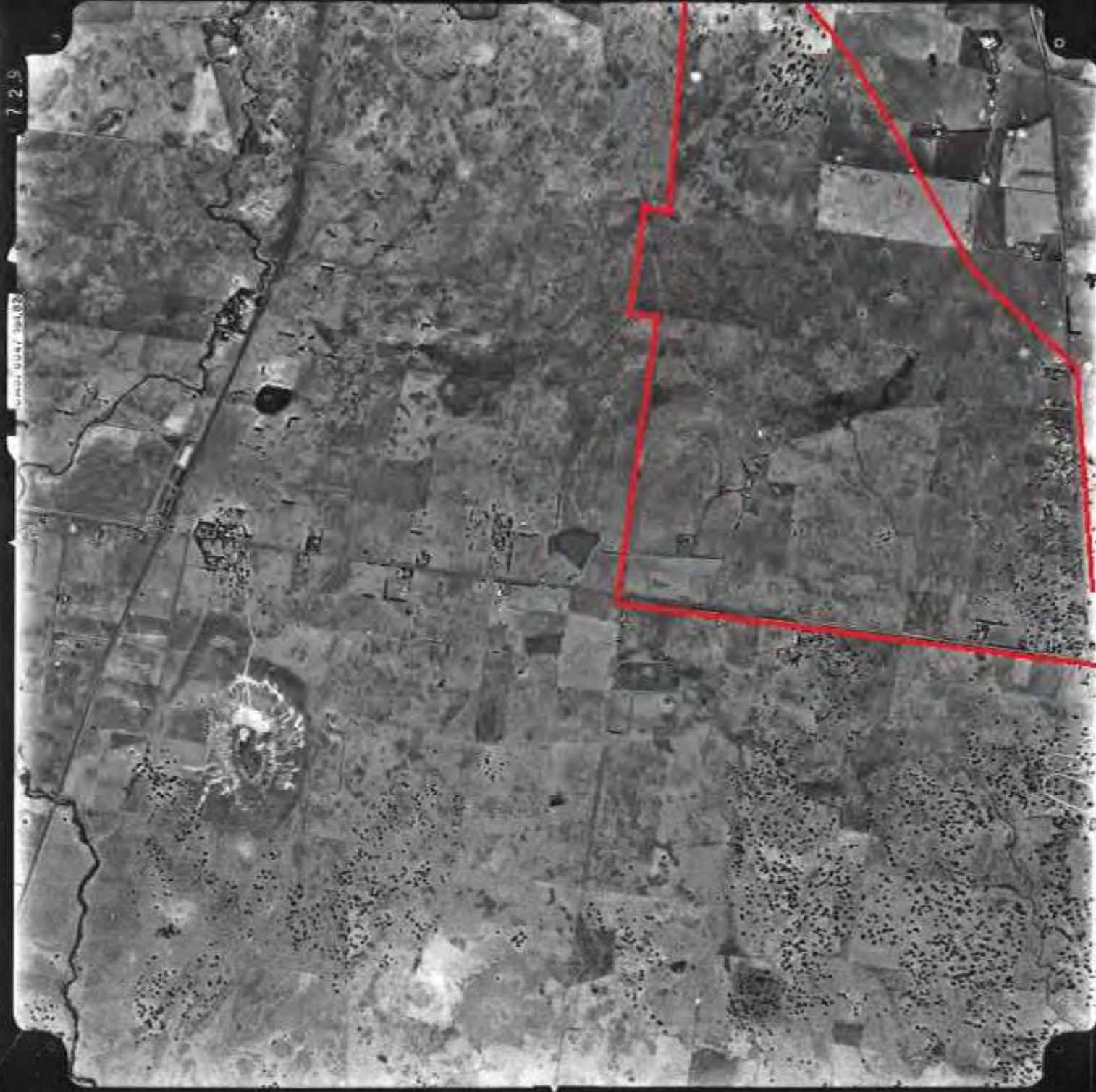


22/12/1977



729

00001 00001 00001



4017-178

MELBOURNE 7822 M/S RUN 2

14100' ASL VIC DPS© 6- 3-86



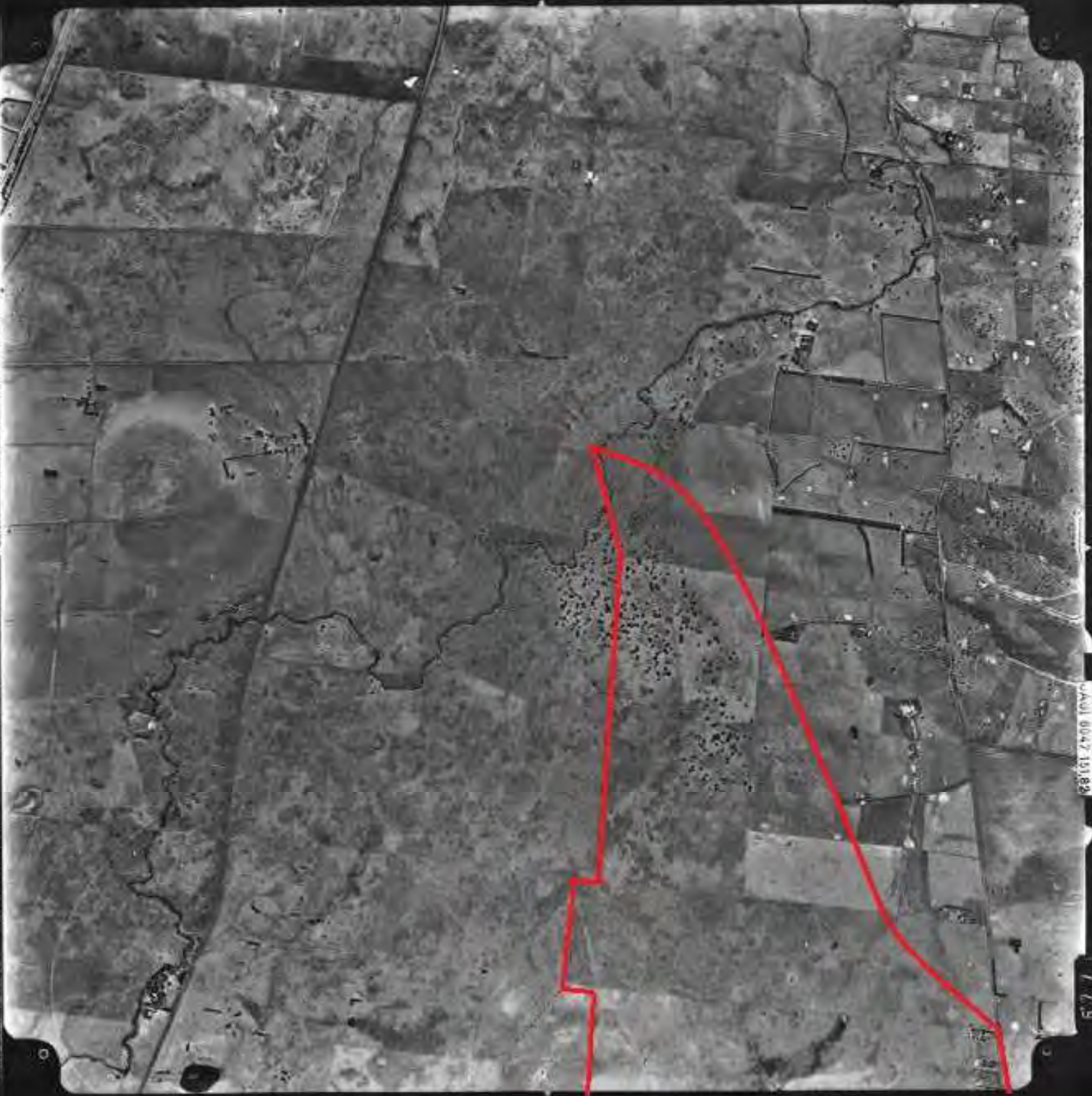
N



4017-227

MELBOURNE 7822 M/S RUN 1

14100' ASL VIC DPS© 6-3-86



CA01 0047 15183

7.5



4274-37

MELBOURNE '89 PROJ 2004 P1

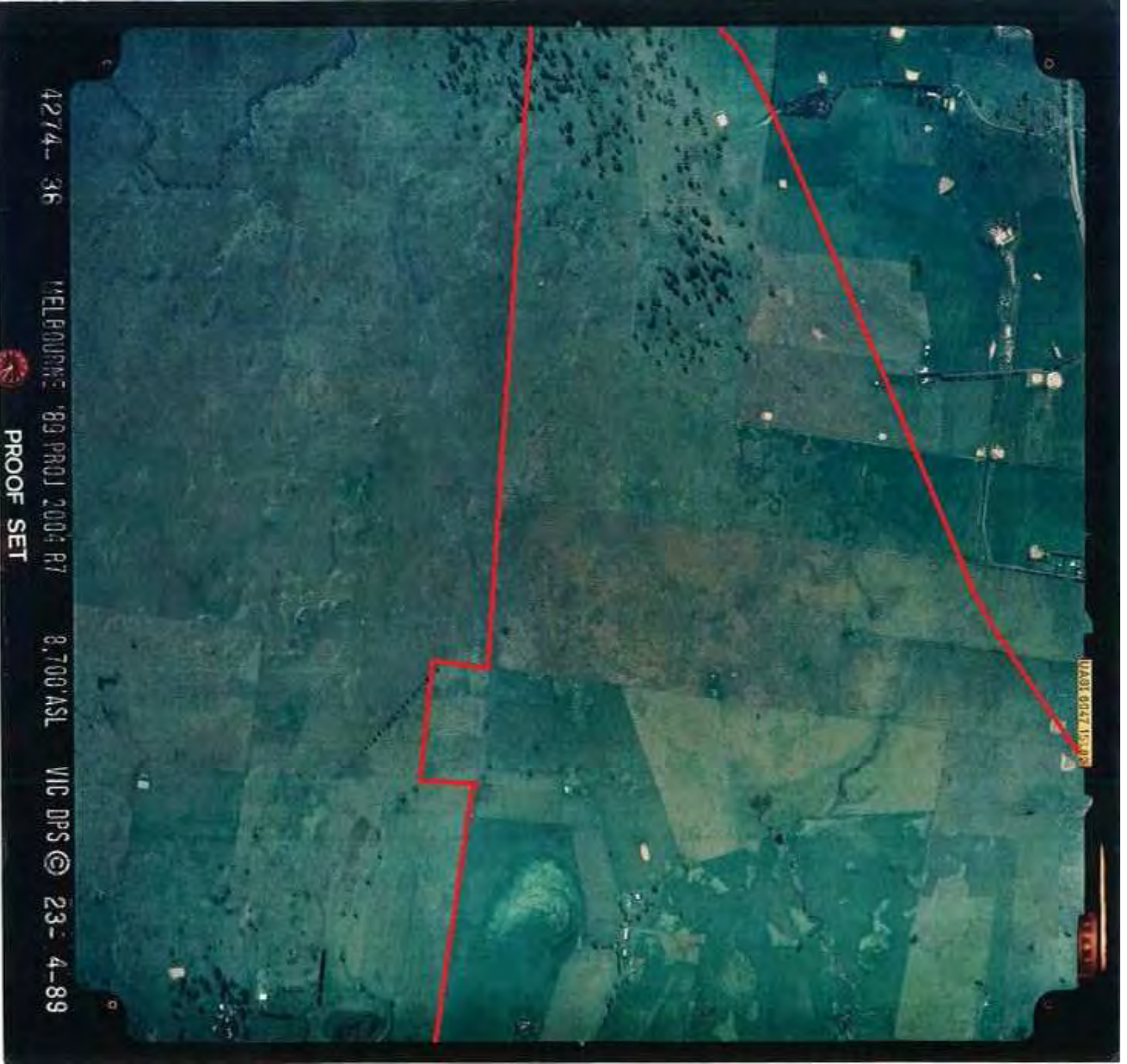
8,700'ASL

VIC DPS © 23-4-89



PROOF SET

UA01 0047 151.83



4274-36

MELBOURNE '89 PROJ 2004 R7

8,700' ASL

VIC DPS © 23-4-89

PROOF SET



N

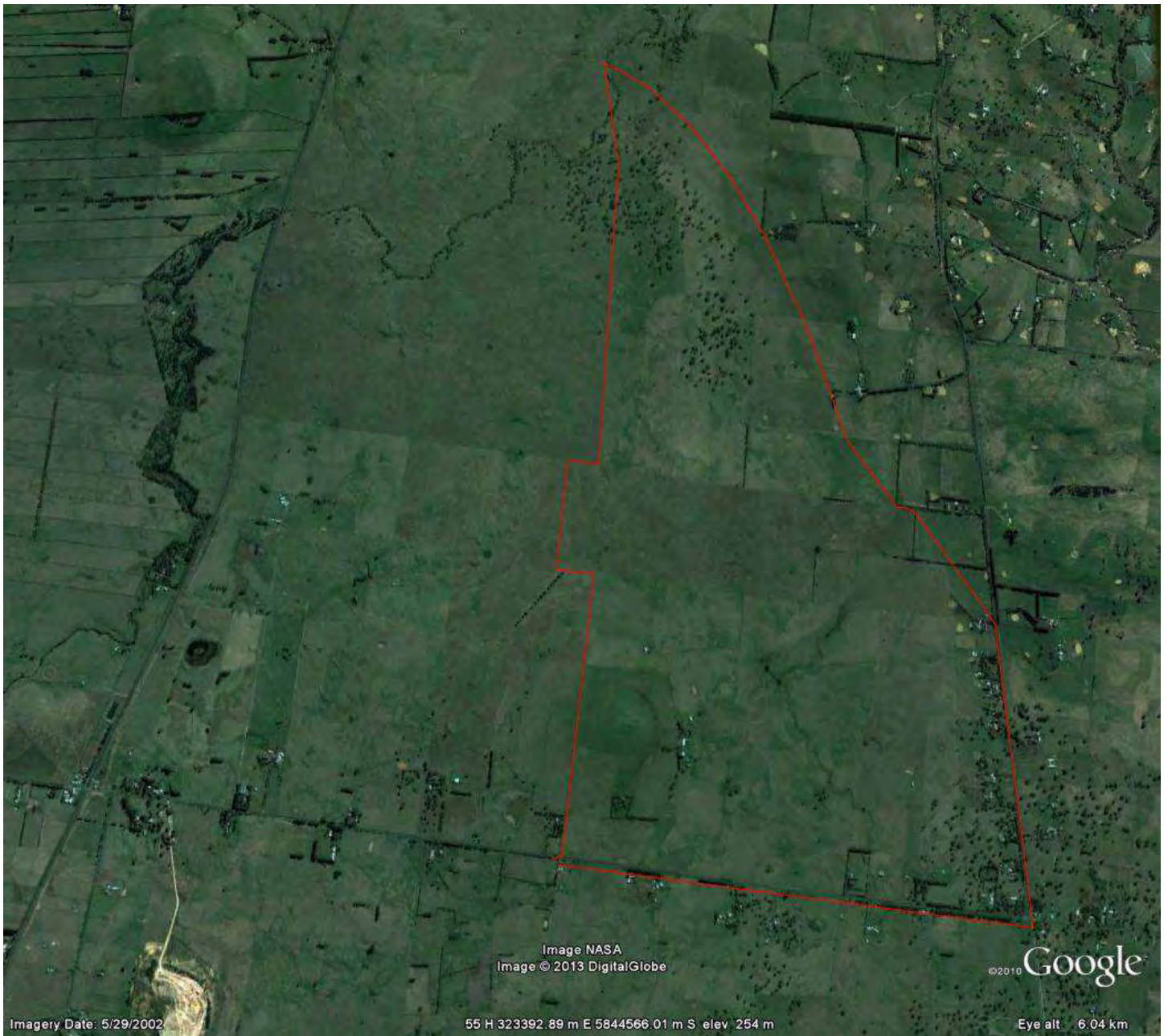


Image NASA
Image © 2013 DigitalGlobe

©2010 Google

Imagery Date: 5/29/2002

55 H 323392.89 m E 5844566.01 m S elev 254 m

Eye alt 6.04 km



Image © 2013 DigitalGlobe

©2010 Google

Imagery Date: 12/17/2006

55 H 323392.89 m E 5844566.01 m S elev 254 m

Eye alt 6.04 km



Image © 2013 DigitalGlobe
Image © 2013 GeoEye

©2010 Google

Imagery Date: 1/6/2013

55 H 323392.89 m E 5844566.01 m S elev 254 m

Eye alt 6.04 km

APPENDIX E COUNCIL RECORDS

EXISTING PLANNING PERMITS (DONNYBROOK & WOODSTOCK PSP AREAS)			
LOT NO.	ADDRESS	PERMIT NUMBER	PERMIT ALLOWANCE
10	1085 Merriang Road, WOODSTOCK	711830	Construciton of an Outbuilding
13	1125 Merriang Road, WOODSTOCK	711503	Construciton of an Outbuilding/Storage Shed
14	1131 Merriang Road, WOODSTOCK	708164	Rural Dwelling
		706675	Outbuilding
		706293	Works to existing building
17	1165 Merriang Road, WOODSTOCK	706277	Outbuilding
19	1285 Donnybrook Road, WOODSTOCK	708643	Outbuilding/Shed
20	1265 Donnybrook Road, WOODSTOCK	706735	Garage/Carport/Barn style Outbuilding
24	1235 Merriang Road, WOODSTOCK	708111	Advertising Sign
27	1445 Merriang Road, WOODSTOCK	706369	Boundary Realignment
		709526	Relocate existing dependent persons unit adjacent to existing farmhouse
28	1485 Merriang Road, WOODSTOCK	709681	Outbuilding/Shed
31	1025 Donnybrook Road, DONNYBROOK	705808	Utility Installation
33	895 Donnybrook Road, DONNYBROOK	708854	Grass Air strip for use of light sports plane
34	855 Donnybrook Road, DONNYBROOK	707056	Alterations/Additions to existing dwelling and bluestone front entrance Fill in dam and shape area for windbreak on west side of property for chickens
35	875 Donnybrook Road, DONNYBROOK	707661	Construct a farmshed, store machinery and equipment and outbuilding
		708369	Rural Dwelling
40	915 Donnybrook Road, DONNYBROOK	703029	Rural Industry
		710428	Liquor Licence Permit
		711398	Alterations/Additions/Increase in floor area and variation of operation hours Extension to cafe
		712043	Filling of Land

David Quinn - RE: 110445 -GAA Donnybrook (Mitchell)

From: Niall McGovern <Niall.McGovern@whittlesea.vic.gov.au>
To: David.Corrigan@meinhardtgroup.com
Date: 15-Mar-13 4:23 PM
Subject: RE: 110445 -GAA Donnybrook (Mitchell)
CC: David.Quinn@meinhardtgroup.com

Hi David,

Apologies for not responding to your email sooner than now.

As far as I am aware, there are no known reports that have been prepared to determine the extent of contamination within the Donnybrook-Woodstock area. However in regards to volume and folio numbers for each of the properties, I will arrange for this information to be prepared and sent to you early next week.

If you have any questions in the meantime, please feel free to contact me.

Thanks & Regards,

Niall McGovern | Team Leader Growth Area Projects
Strategic Planning & Design

City of Whittlesea

Phone: (03) 9217 2314

Fax: (03) 9409 9855

TTY: 133 677 (ask for 9217 2170)

Email: Niall.McGovern@whittlesea.vic.gov.au

Web Address: <http://www.whittlesea.vic.gov.au/>

Street Address: Civic Centre, 25 Ferres Boulevard, South Morang 3752 (Melway 183 A10)

Postal Address: Locked Bag 1, Bundoora MDC, 3083



Please consider the environment before printing this email

From: David Corrigan [mailto:David.Corrigan@meinhardtgroup.com]
Sent: Friday, 15 March 2013 4:59 PM
To: Niall McGovern
Cc: David Quinn
Subject: Fwd: 110445 -GAA Donnybrook (Mitchell)

Hi Niall,

Just a quick follow up email from last weeks correspondence. Have you have any luck identifying properties within the PSP, or sourced any contamination reports relating to properties within or surrounding the proposed PSP area?

If you have no documented data please let me know so I can proceed with the report having regard to this.

Regards,

David Corrigan

Senior Environmental Consultant



www.practicalimagination.info

www.meinhardtgroup.com

Meinhardt Australia Pty Ltd
Level 12 501 Swanston St
Melbourne VIC 3000
Australia

Direct: +613 8676 1223

Office: +613 8676 1200

Fax: +613 8676 1201

Infrastructure & Environment | Structures | MEP | Project and Programme Management | Planning & Urban Development | Landscape Architecture & Urban Design | Façade Engineering | Environmentally Sustainable Design | Specialist and Architectural Lighting | Fire Performance Engineering | Integrated Design Management | Mission Critical Facility Design



Go Green . Print Less

This email communication may contain information that is privileged or confidential. It is intended for the sole use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Our company does not accept responsibility for the content of any email transmitted by its staff for any reason other than legitimate business purposes. Our company uses virus-scanning software, however we do not guarantee this email is free of viruses, errors or interference.

>>> David Corrigan 8/03/2013 4:21 pm >>>

Hi Niall,

I received your details from Bruce Hunter in the GAA.

Meinhardt are currently engaged by the GAA to conduct a land capability assessment at Donnybrook PSP 1069. As part of these works we are required to conduct a review of available data relating to potential contamination at the sites. As such, are Council aware of any such information pertaining to the designated PSP area? Please be aware that GAA and Mirvac have forwarded the Phase 1 works completed by Cardno in June 2012.

Also,

Have Council any existing Volume / Folio Numbers for the properties listed with this Donnybrook PSP area?

Regards,

David Corrigan

Senior Environmental Consultant



www.practicalimagination.info

www.meinhardtgroup.com

Meinhardt Australia Pty Ltd
Level 12 501 Swanston St
Melbourne VIC 3000
Australia

Direct: +613 8676 1223

Office: +613 8676 1200

Fax: +613 8676 1201

Infrastructure & Environment | Structures | MEP | Project and Programme Management | Planning & Urban Development | Landscape Architecture & Urban Design | Façade Engineering | Environmentally Sustainable Design | Specialist and Architectural Lighting | Fire Performance Engineering | Integrated Design Management | Mission Critical Facility Design



Go Green . Print Less

This email communication may contain information that is privileged or confidential. It is intended for the sole use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Our company does not accept responsibility for the content of any email transmitted by its staff for any reason other than legitimate business purposes. Our company uses virus-scanning software, however we do not guarantee this email is free of viruses, errors or interference.

This e-mail message has been scanned for Viruses and Content and cleared by **MailMarshal**

Please consider the environment before printing this e-mail.

Any personal or sensitive information contained in this e-mail and attachments must be handled in accordance with the Victorian Information Privacy Act 2000, the Health Records Act 2001 or the Privacy Act 1988 (Commonwealth), as applicable.

This e-mail, including all attachments, is confidential. If you are not the intended recipient, you must not disclose, distribute, copy or use the information contained in this e-mail or attachments. Any confidentiality or privilege is not waived or lost because this e-mail has been sent to you in error. If you have received it in error, please let us know by reply e-mail, delete it from your system and destroy any copies.

The information contained in this email message may be confidential. If you are not the intended recipient, any use of, interference with, disclosure or copying of this material is unauthorized and prohibited. If you have received this message in error, please notify me by reply email and then delete the message.

APPENDIX F

SITE PHOTOS



Plate 1 - Property 1, rural residential house



Plate 2 - Property 2, rural residential house with storage shed and truck at rear of property.



Plate 3 - Property 12, rural residential house with storage shed at rear of property.



Plate 4 - Property 12, cows at rear of property evidence of small scale farm holding.



Plate 5 - Property 14, storage sheds and truck at rear of property, potential commercial operations.



Plate 6 - Property 16, sheds located at rear of the property.



Plate 7 - Property 17, sheds located at rear of the property.



Plate 8 - Property 19, storage shed and heavy equipment.



Plate 9 - Property 20, rural residential house and large shed.



Plate 10 - Property 22, storage shed and historic stockyards.



Plate 11 - Property 22, historic bluestone homestead.



Plate 12 - Property 22, sheep dip trench.



Plate 13 - Property 22, soil stockpiles.



Plate 14 - Property 22, large water well.



Plate 14 - large well at rear of historic homestead



Plate 15 - Property 22, overhead powerlines.



Plate 16 - Property 23, large well with animal carcasses (located outside PSP 1096 boundary)