

cranbourne east *precinct structure plan*

ENVIRONMENTAL ASSESSMENT

CEUGP/SR3B

September 2007

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1 INTRODUCTION

1.1 Project Background and Objectives

Sinclair Knight Merz Pty Ltd (SKM) was commissioned by David Lock Associates (DLA), on behalf of the Growth Areas Authority and the City of Casey Council, to undertake a Phase 1 Environmental Site Assessment (ESA) of a development area known as Cranbourne East Study Area B (the site).

SKM understand that the Phase 1 ESA is part of a broader strategic planning study for the Cranbourne East Area. It is understood that the main objective of the ESA is "to contribute to the development of a key issues paper" for the site by undertaking a site history review with an environmental (contaminated land) focus. Should land contamination risks be identified, subsequent stages of intrusive investigation may be required to better evaluate those risks.

The development area known as Cranbourne East Study Area B is one of the key areas identified for urban growth in the municipality and covers an area of approximately 870 hectares (ha). It is anticipated that Cranbourne East will provide a significant opportunity for future residential growth supported by open space networks, activity centres, public transport, road and servicing infrastructure and community facilities.

SKM was engaged by DLA to conduct a Phase 1 ESA of the study area to provide baseline environmental data to assist the Growth Areas Authority and the City of Casey to identify potential areas of environmental concern that may give rise to contamination of soil or groundwater and to provide an understanding of the environmental conditions of the site prior to redevelopment.

The main objectives of this Phase 1 ESA were to provide baseline environmental information relating to the potential for contamination of both soil and groundwater, which included the following:

- An assessment of whether there have been historical, or there are currently, potentially contaminating land uses within the site study area or in the immediate vicinity of the site;
- An assessment of the range and potential for contaminants to be present both on and off site;
- A determination of the most likely locations of contamination across the site and surrounding area; and
- Preparation of a detailed site history and environmental assessment report, to support the requirements of the Growth Areas Authority and the City of Casey Council.

1.2 Scope of Work

The scope of work undertaken consisted of a Phase 1 ESA which was conducted to provide information on potentially contaminating current and historical land uses, and specifically to evaluate potential contaminant types and likely source areas. The Phase 1 included:

- A review of available records pertaining to the site, including:
 - 1 A review of previous site investigation reports;
 - 2 Historical aerial photographs;
 - 3 Land Titles records;
 - 4 Local Council records (i.e. zoning);
 - 5 Victorian Environment Protection Authority (EPA) records;
 - 6 Site photographs;

- 7 Site layout plans;
- 8 Groundwater database search (local usage of ground/surface waters and locations of bores/pumps); and
- 9 Topographic, geological and hydrogeological maps.
- A site inspection, to verify the desktop review of the site, comprising:
- 10 Walk-over inspection of the site to identify current site layout and uses of the property;
- 11 Identification of current uses of adjoining properties;
- 12 General description of structures, internal site roads, storage facilities, disposal areas, areas of potential fill or excavated areas etc.; and
- 13 Check for signs of ground contamination, hazardous substances etc.

Based on the information available, SKM will attempt to identify areas of potential environmental impact that may affect the suitability of the land for various uses including more sensitive uses such as residential and school/childcare. The approach and findings of the Phase 1 assessment, together with supporting information, are documented within this report.

1.3 Guidelines and Standards

This ESA has been undertaken in accordance with the requirements of the following guidelines, standards and policies:

- Victorian Government (1997). State Environment Protection Policy (SEPP) Groundwaters of Victoria
- Victorian Government (2002). State Environment Protection Policy (SEPP) Prevention and Management of Contaminated Land
- National Environment Protection Council (NEPC 1999). National Environment Protection Measure for Assessment of Site Contamination;
- Australian Standard AS4482.1- 2005: Guide to the investigation and sampling of sites with potentially contaminated soil – Part 1: Non-volatile and semi-volatile compounds; and
- Australian Standard AS4482.2 - 1999: Guide to the sampling and investigation of potentially contaminated soil – Part 2: Volatile substances.

1.4 Abbreviations and Definitions

A number of abbreviations have been adopted throughout this report and are detailed below:

- ANZECC - Australian New Zealand Environment and Conservation Council
- ARMCANZ – Agriculture and Resource Management Council of Australia and New Zealand
- AST – Above ground storage tank
- BTEX – Benzene, Toluene, Ethyl benzene and Xylene
- DEH – Department of the Environment and Heritage (Australian Government)
- DCNR – Department of Conservation and Natural Resources
- EIL – Ecological Investigation Levels
- EPA – Environment Protection Authority
- HIL – Health Investigation Levels

- IER– Initial Environmental Review
- NEHF – National Environmental Health Forum
- NEPC – National Environment Protection Council
- NEPM – National Environment Protection Measure
- OCP – Organochlorine Pesticides
- OH&S – Occupational Health and Safety
- OPP – Organophosphate Pesticides
- PAH – Polycyclic Aromatic Hydrocarbons
- PCB – Polychlorinated Biphenyls
- PID – Photo-ionisation Detector
- SEPP – State Environment Protection Policy
- SKM – Sinclair Knight Merz
- TDS – Total Dissolved Solids
- TPH – Total Petroleum Hydrocarbons
- UST – Underground Storage Tank

2 PHASE 1 ENVIRONMENTAL ASSESSMENT

The information provided in this section was gained from review of available records described above and an inspection of the site and surrounds.

2.1 Site Definition

2.1.1 Location

The Cranbourne East Study Area B site is located within the confines of Thompsons Road to the north, the Narre Warren - Cranbourne Road to the west, the Berwick - Cranbourne Road (Clyde Road) to the east and the South Gippsland Highway to the south. Within these confines the site consists of a northern and southern component. The larger northern component consists of an area that occupies the north east/east with Thompsons Road forming the northern boundary and the Berwick – Cranbourne Road forming the eastern boundary. The smaller southern component consists of an area that occupies the south-west with the Berwick – Cranbourne Road forming the northern boundary and the South Gippsland Highway generally forming both the western and southern boundaries.

For ease of description and for the remainder of this report, the northern component has been divided and will be referred to as the following:

Area A: North-eastern area bounded by Thompsons Road to the north, the Berwick – Cranbourne Road to the east and extending to the south as far as the intersection between Hardys Road and the Berwick – Cranbourne Road on the eastern boundary.

Area B: Eastern area bounded by the Berwick – Cranbourne Road (and Clyde – Five Ways Road) to the east and extending to the south from the intersection between Hardys Road and the Berwick – Cranbourne Road on the eastern boundary.

For the remainder of this report, the southern component will be referred to as the following:

Area C: South-west area bounded by Berwick – Cranbourne Road to the north and the South Gippsland Highway to both the west and south.

Figure 1 shows the site and the above described areas comprising the total site.

2.1.2 Description

The three site areas together occupy a total area of approximately 870ha. Area A at present consists of stock grazing and agricultural land, isolated residential properties and a poultry farm. Area B consists of horse agistment, paddocks and stables, stock grazing and agricultural land, isolated residential properties and an area of low density residential properties. Area C consists of horse agistment, paddocks and stables, stock grazing and agricultural land and isolated residential properties. Commercial businesses in Area C include a new homes display centre, a hard landscaping materials supplier and market gardens.

2.1.3 Zoning

The site is currently zoned under the Casey Planning Scheme (DOI, 2007).

Area A: The majority of Area A is zoned as Green Wedge Zone – Schedule 6 (GWZ6) with an area of Urban Floodway Zone (UFZ) crossing the north-western corner. The south-eastern corner of Area A is zoned as Farming Zone – Schedule 2 (FZ2).

Area B: The eastern half of Area B is zoned as FZ2 with the western half zoned as Low Density Residential Zone (LDRZ). One area of land adjacent to the Berwick-Cranbourne Road is zoned as Residential 1 Zone (R1Z) and the route of the now dismantled railway which crosses the southern part of Area B is zoned as Public Use Zone 4 – Transport (PUZ4).

Area C: The whole of Area C is zoned as FZ2.

Heritage Plan Overlays (HPO) apply to two properties located within the southern part of Area B. One overlay is designated HO151 for a site fronting onto the Berwick-Cranbourne Road and one is designated HO125 for a site fronting onto Clyde-Fiveways Road.

A Development Plan Overlay (DPO) covers all areas zoned as FZ2 in Area A and B and the northern half of Area C.

Public Acquisition Overlays (PAO) exist for the provision of widening both Thompsons Road on the northern boundary of Area A and the Berwick – Cranbourne Road on the eastern boundary of Areas A and B, crossing through Area B and on the northern boundary of Area C.

Land Subject to Inundation Overlays (LSIO) indicate that land in a number of areas of the site is liable to flood. Land surrounding a drain which crosses the north-western corner of Area A is shown to have the potential to flood. Land surrounding Clyde Creek which crosses through both Area A and B and is shown to have the potential to cause flooding for the majority of the established low density residential development. The south-eastern corner of Area C is also shown as land with the potential to flood.

Appendix A provides current zoning details relevant to the site as obtained from the DOI Planning Schemes Online facility.

2.1.4 Surrounding Land Usage

The surrounding site uses as noted during the site inspection are summarised in the table below.

■ **Table 1 – Surrounding Land Use**

Site Area	Direction	Surrounding Land Use
A	North	Open farmland/paddocks
	East	Open farmland/paddocks (northern), electrical sub-station (electricity transmission lines cross northern area of site), residential and small area of commercial use
	South	Open farmland/paddocks (future residential development) and Area B
	West	Sand quarry and materials storage/distribution area, open farmland/paddocks (future residential development)
B	North	Open farmland/paddocks (future residential development) and Area A
	East	Open farmland/paddocks, occasional residential property, market gardens and sporting facilities
	South	Disused railway line, sporting facilities complex, market gardens and open farmland/paddocks
	West	Residential development (under construction)
C	North	Sports facilities complex and recent residential development
	East	Open farmland/paddocks, sports facilities complex and horse stables
	South	South Gippsland Highway with residential development beyond, market garden
	West	Paddocks and recent residential development, South Gippsland Highway with residential properties and racecourse beyond

2.2 Topography and Site Drainage

The site and the surrounding area generally slope gently upwards towards the south-west. A total change of elevation of approximately 10m (30-40mAHD) over a distance of 3km occurs across combined Areas A and B and a change in elevation of approximately 20m (40-60mAHD) over a distance of 2km occurs across Area C.

Surface drainage from Areas A and B (following infiltration through shallow soils) is considered to largely flow towards Clyde Creek, located generally within Area B and an unnamed drain which crosses Area A. Both Clyde Creek and the unnamed drain flow generally to the east. Based upon the topography of Area C, it is assumed that surface drainage would be towards the east/south-east.

2.3 Regional Geology

Areas A and B: The geology for these two areas predominantly consists of Tertiary age sediments of the Baxter Sandstone which largely comprises ferruginous (iron-rich) sandstone, sand, sandy clay and occasional gravel. These sediments overlie lower Tertiary age Older Volcanics which may outcrop at the extreme south-western boundary of Area B. Overlying the Baxter Sandstone in the north and west of Area A are Quaternary age dune sands including Cranbourne Sand. On the boundary between Area A and B, a band of Quaternary age swamp deposits generally consisting of silts and clays and associated with drainage lines and areas of lower topography is present.

Area C: The majority of this area is underlain by lower Tertiary age Older Volcanics consisting of basalt lava flows which can be deeply weathered. Along the south-western boundary of the site the Older Volcanics are overlain by Quaternary age dune sands.

The near-surface geological units in the area surrounding the Cranbourne West site are shown in the figure below. The main regional geological units are described below from most recent to oldest.

Quaternary Swamp Deposits (Qm1)

Consisting of swamp, lagoonal and marine deposits; mangrove swamp, salt marsh, clay, silt, peat and mud. This unit tends to include many clay layers and is relatively impermeable.

Quaternary Dunes (Qd2)

Comprising calcareous and siliceous sands, dune limestone and sand sheets (includes Cranbourne Sand). Sand units generally have high permeability.

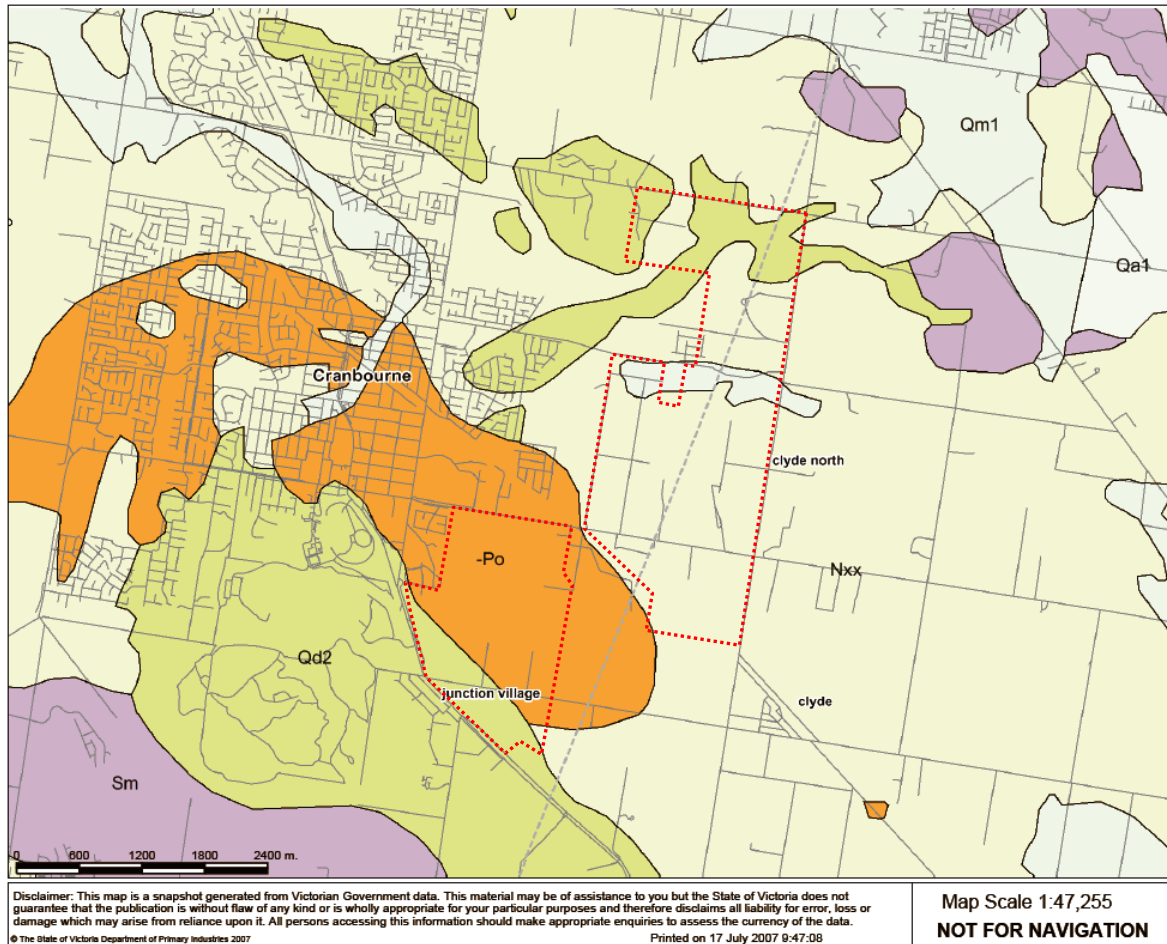
Baxter Sandstone (Nxx)

The Baxter Sandstone is described as ferruginous sandstone, sandy clay and ligneous clay. It is an upper Tertiary unit and is expected to be of low to medium permeability at Cranbourne East. Weathered sandstone can occasionally form sand lenses, porosity in unweathered sandstone is primarily due to fractures.

Older Volcanics (-Po)

The older volcanics consist of a lower Tertiary basalt – igneous lava flow. Typically basalt weathers to low permeability black clay and unweathered layers form low permeability fractured rock aquifers.

- Overview of land surface geology at the Cranbourne East site (derived from State of Victoria DPI online mapping) – (Site outlined by dashed red line)



2.4 Regional Hydrogeology

The Victorian Groundwater Management System (GMS) was accessed to identify the presence of any nearby registered groundwater bores. A 2km radius search was undertaken from the central point of each of the areas A to C. The Total Dissolved Solids (TDS) data available indicates that the groundwater at the site would generally fall within 'Segment A2' according to the Groundwaters of Victoria State Environment Protection Policy (SEPP).

Table 2 summarises the regional groundwater well locations with respect to the site, groundwater use and other pertinent information. The full data sets for the three site areas are provided in **Appendix B**.

■ Table 2 - Summary of Regional Groundwater Wells

Site Area	Use	No. of bores	Depth of Bore (m)			Depth SWL (m)			TDS (mg/L)
			Minimum	Maximum	Average Value	Minimum	Maximum	Average Value	Average Value
A	DM	40	8	42	16.44	0.2	8.2	2.85	505
	ST DM	34	8	55	17.93	0.4	8.0	3.72	909
	ST	0	-	-	-	-	-	-	-
	IR	6	21	97	52.18	1.8	18	12.8	477
	IV OB	0	-	-	-	-	-	-	-
B	DM	48	8	40	15.57	0.2	9.0	3.35	570
	ST DM	63	8	55	20.14	0.4	18.3	4.98	790
	ST	8	18	47	26.19	4.3	7.3	5.30	569
	IR	7	21	64	41.86	1.8	14.4	6.64	1918
	IV OB	1	49	49	49	17.8	17.8	17.8	-
C	DM	32	9	30	15.3	1.2	8.2	4.35	474
	ST DM	41	9	45	18.37	2.4	8	5.21	617
	ST	23	3	99	19.08	3	11	5.81	438
	IR	6	15	98	34.62	6	20	6.50	541
	IV	1	93	93	93	24	24	24	252

Notes: AHD Australian Height Datum
SWL Standing Water Level
TDS Total Dissolved Solids
ST Stock
DM Domestic
SEC SEC Bore (Use Unknown)
IR Irrigation
IV Investigation
OB Observation
- Not Recorded in the GMS

Additional information on the groundwater TDS levels was obtained from the Department of Conservation and Natural Resources (DCNR) South-West Victoria Water Table Aquifers Map. The map indicated that groundwater TDS in the vicinity of the site is likely to be between 501 and 3500 mg/L, classifying groundwater as 'Segment A2 to B' according to the Groundwaters of Victoria State Environment Protection Policy (SEPP). In that case, the following beneficial uses would therefore be protected at the site:

- Maintenance of ecosystems;
- Potable water (acceptable) (Segment A2 only);
- Potable mineral water supply;
- Agricultural, parks and gardens;
- Stock watering;

- Industrial water use;
- Primary contact recreation; and
- Buildings and structures.

2.5 Nearby Surface Water Bodies

The nearest significant surface water body to the site is Clyde Creek which is located within Area B (oriented north-south) and crosses through the extreme southern portion of Area A (oriented east-west) before leaving the site generally flowing to the south-east. It is assumed that Clyde Creek eventually discharges to Western Port Bay approximately 9 km to the south of the site. However, maps show the creek as being discontinuous. In addition to Clyde Creek, an unnamed drain crosses the north-west corner of Area A flowing off site to the north where it joins further unnamed drains flowing to the east. A number of farm dams are also present across the site.

It is considered that Clyde Creek and the unnamed drains are potential receptors of any groundwater impact originating from the site. However, it should be noted that a previous investigation report (Limited Contamination Assessment, 305 Berwick-Cranbourne Road, Cranbourne, Victoria. Prepared by Beveridge Williams & Co Pty Ltd on behalf of Stockland, dated January 2007) indicates that Clyde Creek is not a permanent surface water feature and at the time of the investigation did not contain any water.

3 REVIEW OF PREVIOUS REPORTS

A number of previous reports have been provided by DLA which relate to individual land parcels or areas of the Cranbourne East study area. The reports have been reviewed and are summarised below:

3.1 305 Berwick-Cranbourne Road

Two reports regarding this land parcel have been reviewed:

- Site History Evaluation and Site Inspection, 305 Berwick-Cranbourne Road, Cranbourne, Victoria. Prepared by Beveridge Williams & Co Pty Ltd on behalf of Stockland, dated January 2007; and
- Limited Contamination Assessment, 305 Berwick-Cranbourne Road, Cranbourne, Victoria. Prepared by Beveridge Williams & Co Pty Ltd on behalf of Stockland, dated January 2007.

The Site History Evaluation and Site Inspection report consisted of a desk top review of available information, including historical aerial photographs and historic titles and a site inspection including an interview with the site manager. The report concluded that the following contamination sources existed on site:

- Pesticide and herbicide residue from former farming practices on-site or from nearby sites;
- Disturbed areas of ground near the western boundary of the site;
- Possible former stock dip; and
- Use of above ground diesel tanks and vehicle/machinery oil leaks and spills.

Beveridge Williams recommended that the following actions should be carried out with respect the above contamination sources:

- A preliminary soil contamination assessment be undertaken on site;
- The removal and disposal of the above ground diesel tanks and any associated hydrocarbon contamination; and
- Targeted soil sampling near the identified disturbed areas on the western boundary of the site, possible former stock dip and at selected locations near the homestead and farm sheds.

The scope of the Limited Contamination Assessment report was based upon the recommendations of the Site History Evaluation and Site Inspection report given above. However, only the areas of disturbed land on the western boundary of the site and the possible former stock dip were investigated at this time. A summary of the investigation is given below:

- 23 test pits were excavated on site to depths of between 0.4-1.0 metres below ground level (mbgl) in the area of possible buried waste on the western boundary of the site;
- Of the 23 test pits, only two encountered buried domestic waste which was in the form of plastic and aluminium bottles and cans, motor oil containers, paint tins and burnt paper waste. The remains of one cow and two sheep were also encountered in the excavations. Waste was not found below a depth of 1mbgl;
- Beveridge Williams considered that there was a strong possibility of further areas of buried waste/dead livestock and estimated an area of 1,300m² to be potentially effected;
- Two test pits were excavated at the site of the possible former stock dip, and minor quantities of fill material were noted at the south end of the dip structure;

- Chemical analysis of samples taken from the test pits was carried out for metals, organochlorine pesticides (OCP) and in some locations total petroleum hydrocarbons (TPH) and polycyclic aromatic hydrocarbons (PAH); and
- The results of the chemical analysis generally indicated no exceedances of the adopted criteria for the protection of human health (NEPM HIL A) or the environment (NEPM EIL) apart from an isolated concentration of zinc which marginally exceeded the EIL.

Based on the findings of the site investigation, Beveridge Williams recommended the following:

- Based on the State Environment Protection Policy (SEPP) Prevention and Management of Contamination of Land (2002), the buried waste and livestock are considered to be potentially offensive to the senses of human beings and that all waste, including dead livestock should be excavated and removed of site; and
- Beveridge restated the recommendations from the Site History Evaluation and Site Inspection report that targeted sampling around the homestead and farm sheds should be carried out and that the diesel tanks and any associated hydrocarbon contamination should be removed from site.

3.2 545 Berwick-Cranbourne Road

Two reports regarding this land parcel have been reviewed:

- Preliminary Environmental Site Assessment, 545 Berwick-Cranbourne Road, Clyde North, Victoria. Prepared by Atma Environmental Pty Ltd on behalf of VillaWorld, dated July 2006.
- Site Remediation Report, 545 Berwick-Cranbourne Road, Clyde North, Victoria. Prepared by Atma Environmental Pty Ltd on behalf of VillaWorld, dated May 2007.

The preliminary ESA report consisted of a desk top review of available information, including historical aerial photographs and historic titles, a site inspection and targeted soil sampling and analysis. The Atma Environmental report also included a review of a previous investigation report:

- Report ENV118 – Preliminary Environmental Site Assessment; Lot 1 and 2, 545 Berwick-Cranbourne Road, Cranbourne East undertaken by Chadwick Geo-technical on behalf of Brookford Pty Ltd, dated July 2003.

The 2006 Atma Preliminary Environmental Site Assessment report concluded the following:

- The previous use of the site was for rural grazing, poultry farming and limited cropping;
- The site inspection revealed the presence of a UST on site;
- Various areas of potential concern were noted which included a maintenance shed, chicken shed, numerous chemical storage locations, fill material, a burn pile and the collapsed hay shed;
- Samples were collected from 16 targeted locations in the general farm area and a further 20 targeted locations in the farm building area;
- Samples were collected with a back-hoe or hand auger to depths of between 0.3 and 3.8mbgl;
- Chemical analysis of samples was carried out for a wide range of contaminants which included metals, organochlorine pesticides (OCP), organophosphorus pesticides (OPP), TPH, PAH, sulphur, sulphate, total phosphate, formaldehyde and volatile halogenated hydrocarbons (VHHC);
- The results of the chemical analysis generally indicated no exceedances of the adopted criteria for the protection of human health (NEPM HIL A) apart from an isolated concentration

of lead (7,600mg/kg) at a depth of 0.1mbgl which exceeded the HIL-A guidance value of 300mg/kg and the NEPM EIL for lead of 600 mg/kg. The sample analysed at 0.5mbgl in this location returned a concentration of lead below the HIL and EIL guidelines.

- One sample exceeded the guideline value for the protection of the environment (NEPM EIL) for zinc and a further seven samples exceeded the EIL for vanadium;
- All remaining samples analysed returned concentrations of contaminants below detection limits.

Based on the findings of the site investigation, Atma Environmental recommended the following:

- Some further investigation and remediation of the site was required prior to residential development to fully access the conditions surrounding the farm buildings and the former hayshed;
- Removal of the UST; and
- Removal of any discoloured or odorous soils on aesthetic grounds.

The scope of the Site Remediation Report was based upon the recommendations of the Preliminary Environmental Site Assessment given above and involved the supervision of the demolition of all buildings within the farm property. In addition to the areas listed in the preliminary ESA, areas of environmental concern uncovered during the demolition process were investigated. These included:

- A water cistern beneath the southern end of the maintenance shed with elevated levels of organochlorine pesticides (OCPs);
- Three additional hotspots found beneath the maintenance shed (two for elevated levels of hydrocarbons and one with elevated lead and zinc levels);
- Asbestos containing fill material (<1%);
- Discoloured soil within entrance track base material (elevated levels of nickel);
- Waste material (including asbestos) within the solids trap;
- An additional heating oil UST;
- Elevated OCP levels in sub-farmhouse soil and in spoil material from triple interceptor pit; and
- Asbestos in numerous locations throughout the operational area of the site.

Remediation works at the site consisted of the following:

- Excavation and removal of contaminated soil which included 479.08 tonnes of Low Level Contaminated Soil, 8.04 tonnes of Prescribed Waste and 289.34 tonnes of Solid Inert Waster Material (less than 1% asbestos);
- Validation works involving the collection and analysis of wall and floor samples of all excavations;
- Removal of the cistern encountered beneath the southern end of the maintenance shed and validation of the excavation;
- Removal of the USTs and validation of the excavations;
- Collecting and analysing grid samples across the site to provide a density of sampling in accordance with AS 4482 – Guidelines to the Sampling and Investigation of Potentially Contaminated Sites.

The Site Remediation Report concluded that all residual contamination identified within remediation areas, following final validation, had been removed and that no further work was deemed necessary for the future land use of the site.

SINCLAIR KNIGHT MERZ

3.3 Collision Estate

One report regarding the Collision Estate has been reviewed:

- Collision Estate Background Paper. Prepared by Beca Pty Ltd on behalf of the City of Casey, dated April 2007.

This report mainly deals with options for how the Collision Estate can be integrated into the overall Cranbourne East development proposal. However, some useful background information is included within the report.

- The Collision Estate is a 92-lot low-density subdivision. Lot sizes range from approximately 7,000sqm to 16,500sqm, with the majority ranging from 7,000sqm to 10,000sqm. Of the total 92 lots, 47 are over 8000sqm;
- The Collision Estate was created in the late 1950s and the land has been progressively developed with mainly single detached dwellings since that time;
- Prior to the introduction of the current Casey City Council Planning Scheme, the estate was zoned Rural Residential under the former Cranbourne Planning Scheme. The land was rezoned to the present Low Density Residential Zone with the introduction of the new format Casey City Council Planning Scheme in August 1998.
- The Collision Estate has no provision of services, including sewer, water and drainage, apart from shallow channel drains; and
- Generally the land of Collision Estate slopes gently from the west to the east, with a portion of the estate liable to flooding.

The report concludes by outlining in depth a number of potential solutions for future redevelopment of the estate and ways in which the estate can be integrated into the overall planning scheme for Cranbourne East.

4 HISTORICAL SITE ASSESSMENT

4.1 Historical Aerial Photograph Review

A summary of the aerial photographs inspected from the Department of Sustainability and Environment's Land Information Centre, together with a description of the observations made, is tabulated below for the site. Refer to **Appendix C** for aerial photographs.

■ **Table 3 – Aerial Photograph Summary**

Date Run and Scale	Photo / Plan Source	Description
7 th February 1962 Melbourne – Geelong Project Run 23 & 24 1:19200	Aerial photo DSE – Land Info. Centre	<p>Area A:</p> <p>The aerial photograph indicates that the area is mostly open rural grazing/cropping land. A large area of woodland is located centrally within the site and isolated farm buildings are located in the extreme north-western corner and to the east of the wooded area (including a residence). What appears to be a residential property is located towards the eastern boundary of the site accessed off the Berwick-Cranbourne Road.</p> <p>Land surrounding the site generally consists of further areas of open rural grazing/cropping land.</p> <p>A large area of land immediately to the north-west of the site is occupied by an opencast sand quarry surrounded by further areas of disturbed ground and isolated buildings.</p> <p>Immediately to the east of the site in the south-eastern corner, what appear to be five small commercial buildings are shown (off Hardys Road).</p>
		<p>Area B:</p> <p>The aerial photograph indicates that the area is mostly open rural grazing/cropping land. Isolated residential properties are located on the eastern boundary and in the south-eastern area of the site. A large farm dam is shown in the south-western area of the site.</p> <p>A large area of land on the western boundary of the site appears to have been sub-divided and is showing the early signs of construction of roads for a residential development (Collison Estate).</p> <p>What appears to be a single line railway forms the southern boundary of part of the site and crosses through the south-eastern corner.</p> <p>Land surrounding the site generally consists of further areas of open rural grazing/cropping land.</p> <p>A number of residential properties are located to the south-east of the site.</p>
		<p>Area C:</p> <p>The aerial photograph indicates that the area is mostly open rural grazing/cropping land with wooded areas on the western and south-western boundaries. Parts of the eastern boundary are also tree lined. Isolated residential properties are located on the western boundary and in the southern area of the site. A large farm dam is shown in the central-western area of the site.</p> <p>Surrounding land to the east and north generally consists of further areas of open rural grazing/cropping land.</p> <p>Isolated residential properties an opencast quarry and a horse racing track are located to the west and further areas of more dense residential properties are located to the south.</p> <p>Immediately to the south-west of the site, beyond a road (South Gippsland Highway), construction of roads for a residential development is evident.</p>

Date Run and Scale	Photo / Plan Source	Description
27 th October 1970 Clyde Base Map Area Run 6 & 7 1:12000	Aerial photo DSE – Land Info. Centre	<p>Area A</p> <p>The 1970 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1962 aerial photograph:</p> <ul style="list-style-type: none"> • Expansion of the farm buildings located in the extreme north-western area of the site to include a large detached shed (possibly chicken shed) and a number of tracks extending from this area into the site. • Expansion of the farm buildings in the central area of the site (to the east of the wooded area) to include a number of farm sheds and a linear soil disturbance ~ 800x30m which has been constructed (orientated north south) immediately to the east of the buildings extending to the north (possible airstrip). A permanent track extending to the road from the buildings has also been constructed. • Expansion of the residence on the eastern boundary of the site with two rectangular farm sheds to the west of the residence and a large elongated shed to the east and extending to the south. A wide track is shown to have been constructed extending from these buildings to the west into the site with further tracks branching off to both the north and south. An isolated farm building has been constructed immediately to the north of the east-west track. • A small isolated rectangular structure has been constructed on the eastern boundary. <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • Expansion of the sand quarry to the north-west of the site has taken place with a number of new areas being excavated and further construction of quarry buildings. • Three further commercial buildings have been constructed off Hardys Road to the east of the site. <p>Area B:</p> <p>The 1970 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1962 aerial photograph:</p> <ul style="list-style-type: none"> • Continued development of the Collison Estate area on the western boundary of the site has occurred with the development of the tracks/roads and a number of isolated residential properties mainly towards the south of this area. • Expansion of the buildings associated with the residential properties located in the south-east of the site has taken place with a number of additional farm/out-buildings. • A detached residential property, horse exercise track and associated farm/stable buildings has been constructed in the central area of the site immediately to the north of the Berwick-Cranbourne Road which crosses this area of the site (oriented east-west). <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • Much of the farmland to the east and south-east of the site has been sub-divided for market garden use with small paddocks defined by tracks and the construction of small farm dams.

Date Run and Scale	Photo / Plan Source	Description
		<p>Area C:</p> <p>The 1970 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1962 aerial photograph:</p> <ul style="list-style-type: none"> • An isolated residential property has been constructed on the northern boundary of the site immediately adjacent to the Berwick-Cranbourne Road. • The majority of the southern area of the site immediately to the north and south of Ballarto Road has been sub-divided into large individual land parcels, some of which now show residences, dams and paddock sub-division. • Two tracks leading to the north from Ballarto Road have been constructed to service the above sub-divisions (Adrian and Nelson Streets). • Two elongated farm buildings have been constructed on a property adjacent to the South Gippsland Highway on the western boundary of the site. • Three elongated farm buildings have been constructed on a property to the south of Ballarto Road again adjacent to the South Gippsland Highway. • A number of outbuildings have been constructed adjacent to an isolated residential property in the south-eastern area of the site. <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • The South Gippsland Highway appears to have been widened and laybys constructed immediately to the west of the site. • Expansion of the area of open-cast sand quarrying has taken place immediately to the south of the race track to the west of the site beyond the South Gippsland Highway. • Further residential development of the area immediately to the north-west of the site has taken place.
24 th August 1979 Standard Mapsheet Photography Run 3 & 4 1:25000	Aerial photo DSE – Land Info. Centre	<p>Area A:</p> <p>The 1979 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1970 aerial photograph:</p> <ul style="list-style-type: none"> • The tracks extending into the site and the north-south linear feature do not appear as defined as before. <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • Limited further expansion of the sand quarry to the north-west of the site has taken place. <p>Area B:</p> <p>The 1979 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1970 aerial photograph:</p> <ul style="list-style-type: none"> • Continued development of the Collison Estate on the western boundary of the site with single residential properties with associated out-buildings now occupying the majority of the land parcels. One central property also shows the construction of a small horse exercise track has taken place. • In the area of the site immediately to the south of the Berwick-Cranbourne Road and to the north of the railway, a larger horse exercise track has been constructed. • A further isolated residential property has been constructed on the eastern boundary of the site. <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • What appears to be a large farm dam and a further horse exercise track have been constructed immediately to the south of the railway.

Date Run and Scale	Photo / Plan Source	Description
		<p>Area C:</p> <p>The 1979 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1970 aerial photograph:</p> <ul style="list-style-type: none"> • One of the larger residential properties on the western boundary appears to have had a track constructed around the perimeter of the property. • Further residential development within the divided parcels in the southern half of the site. • The three elongated farm buildings are no longer shown with only one smaller building now shown in this location. • A large irregular oval shaped horse training/exercise track has been constructed in the extreme south of the site and a further smaller track is shown on the eastern boundary. • Construction of some larger farm/shed buildings have been constructed along the south-western boundary of the site (possible commercial use – nurseries). <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • An isolated residential property with associated large farm out-buildings and interconnecting tracks has been constructed immediately to the north-east of the site. • Expansion of the residential areas to the north-west and especially to the south-west of the site (immediately beyond the South Gippsland Highway continues).
3 rd July 1991 Melbourne Project Run 31 1:15000	Aerial photo DSE – Land Info. Centre	<p>Area A:</p> <p>The 1991 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1979 aerial photograph:</p> <ul style="list-style-type: none"> • In the north-western corner of the site, four elongated farm buildings (poultry sheds) have been constructed with a cleared area for a fifth. • Immediately to the north of these buildings, a small area of the site (extreme north-western corner) has been sub-divided and a detached residential property with associated driveways and garden areas has been constructed. • Some hedge lines across the site have become more defined as has a farm dam in the north-western area of the site. • A twin set of electricity transmission lines now cross the central area of the site, oriented east-west. <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • Further expansion of the open-cast sand quarry workings immediately to the west of the site has taken place with areas of woodland having been removed and deeper areas of the quarry have been flooded. • A large farm dam, square in plan-form, has been constructed to the west of the site in an adjacent paddock. • The small commercial buildings located on Hardys Road immediately to the east of the site have been replaced with new larger buildings. • Some limited residential development has taken place to the north-east of the site off the Berwick-Cranbourne Road.

Date Run and Scale	Photo / Plan Source	Description
		<p>Area B:</p> <p>The 1991 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1979 aerial photograph:</p> <ul style="list-style-type: none"> • Consolidation of the residential area of the Collison Estate with tree and shrub growth in garden areas, further residential properties in previously empty plots and construction of numerous out-buildings. • Some of the larger paddocks have been sub-divided for crop growing. • Additional residential properties with associated out-buildings have been constructed off the Berwick-Cranbourne Road on the eastern boundary of the site and both to the north and the south of the road as it crosses through the site. • A large farm dam surrounded by trees has been constructed in the south-eastern area of the site. <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • An isolated residential property has been constructed immediately to the west of the site, accessed off the Collison Estate. • Further segregation of the farmland to the south-east of the site has taken place for market garden use.
		<p>Area C:</p> <p>The 1991 aerial photograph indicates that the area generally remains open rural grazing/cropping land. The following changes are noted from the 1979 aerial photograph:</p> <ul style="list-style-type: none"> • Land in the extreme north-eastern corner of the site has been divided for horse paddocks with associated small out-buildings. • Limited expansion of the out-buildings associated with residential properties in the south of the site has taken place and a number of the horse exercise tracks are no longer shown including the large irregular shaped oval track in the extreme south of the site. • An isolated farm building has been constructed towards the eastern boundary of the site. • An area of land immediately to the north of the South Gippsland Highway in the southern area of the site (previously occupied by three elongated farm buildings) has undergone redevelopment as a hard-landscaping materials distribution depot (Kennedy's, see Section 5.3) • Some further detached residential properties have been constructed on the south-western boundary of the site. <p>The following changes to the surrounding area of the site are noted:</p> <ul style="list-style-type: none"> • Immediately to the north of the site, beyond the Berwick-Cranbourne Road and south of the railway, one large building and two smaller buildings (indoor bowling centre and skate park) have been constructed with associated parking areas and ancillary structures such as water tanks. • Two large rectangular farm buildings and a smaller square building have been constructed to the east of the site with an associated farm dam accessed off Ballarto Road. • Land previously occupied by the opencast quarry to the west of the site is undergoing residential redevelopment. • Continued residential development of the areas of land to the north-west and south-west of the site.

4.2 Historical Title Review

Historical titles were reviewed to determine previous owners/uses of the land comprising the site. Titles were obtained for each parcel of land based on the current civic address and have been reviewed individually. The relevant current and parent titles for each land parcel are summarised in Table 4 and copies of the titles obtained are provided in **Appendix D**.

■ **Table 4 – Historical Title Summary**

Civic Address	Current and Parent Titles	Current Land Owner/occupier	Current Land Use
1580 Thompsons Road	Volume 9860, Folio 167 Volume 9755, Folio 895	Shellspear Pty Ltd	Farmland (electricity transmission line easement across south of site)
1660 Thompsons Road	Volume 9391, Folio 746 Volume 6335, Folio 883	Luffness Pastoral Company Pty Ltd	Farmland (electricity transmission line easement across south of site)
585 Berwick-Cranbourne Road	Volume 9860, Folio 168 Volume 9755, Folio 895	Canterbury Property Holdings Pty Ltd and Lydal Pty Ltd	Farmland (electricity transmission line easement across south of site)
2/585 Berwick-Cranbourne Road	Volume 9950, Folio 364 Volume 9755, Folio 895	Victorian Land Development Pty Ltd and Thompson Rd. Pty Ltd	Rural residential
255 Berwick-Cranbourne Road	Volume 10261, Folio 293	Roman Catholic Trusts Corporation	Rural residential
245 Berwick-Cranbourne Road	Volume 10261, Folio 292	Brookford Pty Ltd	Farmland
Collison Estate	Volume 6239, Folio 696 Volume 6174, Folio 1234610	Lewis Henry Collison	Residential
200 Berwick-Cranbourne Road	Volume 8972, Folio 275 Volume 8228, Folio 552	James Joseph McGuinness	Stabling
280 Berwick-Cranbourne Road	Volume 9625, Folio 737 Volume 9286, Folio 499	Luigi & Michelina Bernado and Umile & Maria Lanzillotti	Farmland
1425 Ballarto Road	Volume 9161, Folio 837 Volume 9254, Folio 674 Volume 5717, Folio 354	Theodorus & Carrien Wynen	Rural residential

Civic Address	Current and Parent Titles	Current Land Owner/occupier	Current Land Use
415 Clyde-Five Ways Road	Volume 8701, Folio 794 Volume 7297, Folio 208	Richard Boothby	Farmland
50 Berwick-Cranbourne Road	Volume 8812, Folio 541 Volume 7679, Folio 010	Frederick Spottiswood	Grazing
120 Berwick-Cranbourne Road	Volume 9332, Folio 569 Volume 8536, Folio 955	Domenico & Filomena Marrone	Farmland
1555 South Gippsland Highway	Volume 9928, Folio 637 Volume 9560, Folio 866 to 867 Volume 9652, Folio 059 to 060 Volume 9891, Folio 616	Hardings Trading Pty Ltd	Farmland
Land Parcel LP51866 incorporating: 1575, 1581, 1585 and 1591 South Gippsland Highway 1245, 1255, 1275, 1305 and 1325 Ballarto Road 2 Adrian Street 1 Nelson Street	Volume 7284, Folio 749	Various	Residential/Stabling
Land Parcel LP53166 incorporating: 3 to 6 Adrian Street 3 to 6 Nelson Street	Volume 7284, Folio 749	Various	Residential/stabling
1215 Ballarto Road	Volume 9679, Folio 020 Volume 8621, Folio 455	Giuseppe Limoli	Residential
11 Nelson Street	Volume 8989, Folio 679 and Volume 10379, Folio 756	Pioneer Homes Australia Pty Ltd	Farmland
Land Parcel LP72818 incorporating: 1260, 1280, 1290, 1320 and 1330 Ballarto Road	Volume 8570, Folio 381	Various	Residential/stabling

Civic Address	Current and Parent Titles	Current Land Owner/occupier	Current Land Use
1250 Ballarto Road	Volume 8527, Folio 030 Volume 8266, Folio 259	Joseph Dwyer	Residential
1240 Ballarto Road	Volume 9630, Folio 985 Volume 8570, Folio 376	Road Construction Authority	Residential/commercial
1635 South Gippsland Highway	Volume 9679, Folio 022 Volume 8570, Folio 378	Kranford Pty Ltd	Commercial
1645 South Gippsland Highway	Volume 9630, Folio 988	Judith Lee Kennedy	Residential
1655 South Gippsland Highway	Volume 9679, Folio 031 Volume 8570, Folio 380	Peter, Helen and Athanasia Drakopoulos	Commercial
1665 South Gippsland Highway	Volume 9640, Folio 868 Volume 9523, Folio 164 Volume 9602, Folio 697	Ian and Joy Dyson	Farmland

In some cases, where previous report information was available, the historic title information contained within the reports has been reviewed and is summarised below:

305 Berwick-Cranbourne Road

Historic titles were obtained for the Site History Evaluation and Site Inspection report, prepared by Beveridge Williams & Co Pty Ltd, dated January 2007. The titles indicate the following:

The site owners occupation is shown as grazier or farmer or the site occupied by a grazing company (Gordon Grazing Company) from 1935;

Areas of the site which now form the residential land parcels for 265, 275, 281, 285, 291, 335, 345, 355, 359, 365, 375, 385 and 395 Berwick-Cranbourne Road segregated from the main land parcel in 1955; and

The site use is shown as market gardening from 1975.

545 Berwick-Cranbourne Road

Historic titles were obtained for the Preliminary Environmental Site Assessment report, prepared by Atma Environmental Pty Ltd, dated July 2006. The titles indicate the following:

- The main body of the site was sub-divided in 1984;
- A small block of land in the south-west corner of Lot 1 was sub-divided in 1929 and previous site owners/occupants occupations of this block are shown as a school teacher, grazier, bricklayer, Farmlets Pty Ltd, Carcoola Pty Ltd and Luffness Pastoral Pty Ltd;

- The southern portion of Lot 2 has been owned by graziers, farmers a school teacher and Dell Brothers Pty Ltd before being transferred to the current owners, Brookford Pty Ltd; and
- The title search carried out by Atma was not complete however, it was concluded that no commercial or industrial entities appear to have had ownership of this land parcel.

4.2.1 Historical Data Integrity Assessment

It is recognised that not all prior land use information has been identified, and given the resources provided for this investigation only a relatively general history of the site has been established. However, the completeness and quality of the historical data is considered to be sufficient for the purposes of the investigation, i.e. suitable for use in allocating preliminary risk levels for the site in respect to potential contamination.

The table below represents the years for which site use history data collected during this investigation was available.

■ **Table 5 - Information Availability**

	1880	1900	1920	1940	1960	1980	2000
Historical Plans							
Aerial Photographs							
Historical Photos							
Site Inspection							

Note: Blank boxes indicate no information was available.

Shaded Boxes indicate information was viewed.

5 SITE INSPECTION

SKM conducted a site inspection on 25th and 26th July 2007. A team of two environmental scientists undertook the site inspection which consisted of a reconnaissance of the site area and surrounds. The site inspection in most cases was limited to observation from off-site as approval to gain entry to privately owned sites within the subject area and off-site areas was not given. A summary of the observations of the various land parcels which go to make up the site is provided below.

5.1 Area A

1568 Thompsons Road

This property was situated in the extreme north-west corner of the study area and covers an area of approximately 0.8ha. The site consists of a large residential property surrounded by gardens and wooded areas.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1580 Thompsons Road

This property was situated in the north-west of the study area and covers an area of approximately 32.1ha. The northern boundary of the site is formed by Thompsons Road and the eastern boundary is formed by the Cardinia-Pearcedale Pipeline Reserve. The majority of the site consists of generally level, grassed open fields/paddocks, no livestock was present at the time of the inspection. A farm dam is located in the northern area of this land parcel. Situated on the western boundary of the site is a poultry farm (Spring Meadows) which consists of five large elongated chicken sheds and a number of smaller farm buildings which include water tanks and potential machinery sheds. Associated with each of the chicken sheds are three feed silos. A residential property is located at the northern end of the farm buildings. Overhead electricity power lines, oriented east-west, cross the southern area of the site, although there are no pylons within this land parcel.

SKM personnel did not gain access to inspect this site and due to the processes carried out on similar facilities, it is considered that there is the potential for contamination to be present.

1660 Thompsons Road

This property was situated in the north of the study area and covers an area of approximately 42.6ha. The northern boundary of the site is formed by Thompsons Road and the western boundary is formed by the Cardinia-Pearcedale Pipeline Reserve. The majority of the site consists of generally level, grassed open fields/paddocks, and no livestock was present at the time of the inspection. A number of small farm dams are located within the site. Overhead electricity power lines, oriented east-west, cross the southern area of the site with four pylons (in two pairs) within this land parcel.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1670 Thompsons Road

This property was situated in the extreme north-east corner of 1660 Thompsons Road and covers an area of approximately 0.7ha. The site consists of a large residential property surrounded by gardens and associated out-buildings.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

585 Berwick-Cranbourne Road

This property was situated in the north-east of the study area and covers an area of approximately 57.8ha. The northern boundary of the site is formed by Thompsons Road and the western boundary is formed by the Berwick-Cranbourne Road. The site consists of generally level, grassed open fields/paddocks with some livestock (cattle) present at the time of the inspection. A number of small farm dams are located within the site. Evidence of a relic structure in the form of a rectangular mound is present in the extreme south-eastern corner of this land parcel. Overhead electricity power lines, oriented east-west, cross the southern area of the site with four pylons (in two pairs) within this land parcel.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

2/585 Berwick-Cranbourne Road

This property forms the southern boundaries of both 1660 Thompsons Road and 585 Berwick-Cranbourne Road and is approximately 26.8ha in area. The eastern and western areas of the site consist of generally level, grassed open fields/paddocks and an area of scrubland. A farm dam is located in the western area of the site. Situated in the centre of this land parcel is a residential property with a number of substantial out-buildings.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

545 Berwick-Cranbourne Road

This land parcel was located in the northern area of the study site and covers an area of approximately 135.5ha. The western half of this parcel (generally Lots 1 and 2) is formed by an area designated for residential development (Brookford Estate) and does not fall within the Cranbourne East Area B study area. The remainder of the site is formed by generally level, grassed open fields/paddocks. At the time of the inspection, a road (orientated east-west) was under construction along the southern boundary of the land parcel extending from the Berwick-Cranbourne Road to join up with the existing Linsell Boulevard to the west of the site. A display centre for the residential development is also located on site.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

5.2 Area B

305 Berwick-Cranbourne Road

This land parcel forms the majority of the south-east of Area B and covers an area of approximately 116ha. The site is bounded by the Berwick-Cranbourne Road to the east and partially to the south. The majority of the site is formed by generally level, grassed open fields/paddocks with occasional isolated farm buildings and farm dams. An isolated residential property is located on the eastern boundary of the site and a larger residential property with a number of substantial out-buildings, accessed by a long drive, is located in the southern area of this land parcel.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

425 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 0.7ha. The site consists of a residential property, a small dam and paddocks.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

395 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 1.1ha. The site consists of a residential property, stable buildings and paddock.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

385 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 1.1ha. The site consists of a residential property, out-buildings and a small paddock.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

375 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 1.1ha. The site consists of a newly constructed residential property and a large workshop/out-building at the rear.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

365 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 1.1ha. The site is presently a vacant lot consisting of a flat grassed paddock.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

359 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and has been sub-divided. The land parcel covers an area of approximately 1.1ha and is occupied by two residential properties with garden areas and paddocks.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

355 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 1.1ha. The site consists of a residential property and a number of large out-buildings. Areas of the site have been divided to form small paddocks which have been cultivated for crops.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

345 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 1.1ha. The site consists of a residential property, stable building and paddock.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

335 Berwick-Cranbourne Road

This property is located on the eastern boundary of the study area and covers an area of approximately 1.2ha. The site consists of a residential property, stable buildings and paddock (with horse exercise track).

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

291 Berwick-Cranbourne Road

This property is located in the central/southern part of the study area and covers an area of approximately 1.4ha. The site consists of a residential property fronting onto the Berwick-Cranbourne road, stable buildings and paddocks to the rear.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

285 Berwick-Cranbourne Road

This property is located in the central/southern part of the study area and covers an area of approximately 1.4ha. The site consists of a large residential property with surrounding gardens fronting onto the Berwick-Cranbourne Road and a number of out-buildings. At the rear of the property is a large workshop/shed building with a number of smaller out-buildings.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

281 Berwick-Cranbourne Road

This property is located in the central/southern part of the study area and covers an area of approximately 1.4ha. The site consists of a residential property with associated garden area and four large garage/workshop buildings with paddocks at the rear. At the front of the property, a fuel bowser was noted along with a UST vent-pipe attached to one of the buildings. In addition, a large number of disused car and truck tyres were stacked against one of the buildings and fuel/oil drums were noted.

SKM personnel did not gain access to inspect this site and the size and status of the assumed UST is unknown. Observations from outside the property could not preclude further potential sources of contamination on site.

275 Berwick-Cranbourne Road

This property is located in the central/southern part of the study area and covers an area of approximately 1.4ha. The site consists of a residential property, five large sheds and a number of smaller out-buildings. There is a paddock at the rear of the property.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

265 Berwick-Cranbourne Road

This property is located in the central/southern part of the study area and covers an area of approximately 3ha. The site consists of a residential property, stable buildings, a large detached shed/workshop building, two feed silos and horse paddocks (surrounded by a horse exercise track).

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

255 Berwick-Cranbourne Road

This property is located in the central/southern part of the study area and consists of a residential property, stable buildings, workshop buildings and horse paddocks. The parcel covers an area of approximately 4ha. A sign noted at the entrance to the site indicates that custom built horse floats (transport trailers) are constructed on site.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

245 Berwick-Cranbourne Road

This land parcel is located in the central part of the study area and covers an area of approximately 36.4ha. The site is bounded on all sides by parcels of land included within the study area and has a small frontage onto the Berwick-Cranbourne Road. The majority of the site is formed by generally level, grassed open fields/paddocks with occasional isolated farm dams. A low treed ridge (assumed man-made) crosses the site orientated south-west/north-east.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

Collison Estate

The Collison Estate is an area of low density residential development consisting of 92 separate lots which is located off the Berwick-Cranbourne Road. Of the 92 lots, the majority are occupied by one detached single-storey residence and vary in area from 0.7 to 1.65ha. The Collison estate covers an area of approximately 85.5ha in total. Planning permits that have been issued since the early 1980s (that have been recorded) indicate the following land uses: agriculture (animal husbandry), spas, garages/sheds, dependent persons units, animal keeping/dog breeding and warehouses (vehicle store). In addition, a planning permit for a retail premises for landscape gardening supplies at 4 Mayfield Road was issued in February 1998.

SKM personnel did not gain access to inspect the individual lots. However, observations from outside the properties did not indicate potential for significant contamination.

200 Berwick-Cranbourne Road

This land parcel is located on the southern boundary of Area B and is bounded by the Berwick-Cranbourne Road to the north and by the disused railway to the south. The parcel covers an area of approximately 16.8ha and is predominantly formed by grassed open fields/paddocks. An isolated residential property with a number of out-buildings is located within the western half of the parcel and the sale of timber (in the form of sawn hardwood tree trunks) from this property was noted during the site inspection. The eastern area of this parcel is occupied by an oval horse exercise track.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

240 Berwick-Cranbourne Road

This land parcel is located on the northern boundary of 200 Berwick-Cranbourne Road immediately to the south of the road and covers an area of approximately 0.14ha. Inspection of this site indicates evidence of a residential property previously occupying the site. A fence surrounds the property and occasional brick and concrete fragments are present on the ground surface. A circular concrete drain cover and possible concrete septic tank cover are also present.

SINCLAIR KNIGHT MERZ

260 Berwick-Cranbourne Road

This property is located in the north-western corner of 280 Berwick-Cranbourne Road and covers an area of approximately 0.4ha. The site consists of a single storey residential property and one large shed/out-building with surrounding garden/paddock areas.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

280 Berwick-Cranbourne Road

This land parcel is located on the southern boundary of Area B and covers an area of approximately 20.9ha. The site is bounded by the Berwick-Cranbourne Road to the north and by the disused railway to the south. The majority of the site is formed by grassed open fields/paddocks with occasional isolated farm dams. An isolated residential property with a number of out-buildings is located in the central area of the land parcel accessed from the Berwick-Cranbourne Road by a tree lined track.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1425 Ballarto Road

The northern area of this land parcel covers an area of approximately 9.5ha and is included within the Cranbourne East study area located immediately to the south of the disused railway. The total area of this land parcel covers an area of approximately 34.7ha. The area of land included in the study area is formed by open fields/paddocks with occasional isolated farm dams.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

415 Clyde-Five Ways Road

This land parcel forms the extreme south-eastern corner of Area B and covers an area of approximately 26.8ha. The site is bounded by the Berwick-Cranbourne Road to the north, the Clyde-Five Ways Road to the east and partially by the disused railway to the south. The majority of the site is formed by grassed open fields/paddocks and a large farm dam surrounded by trees is located centrally on the eastern boundary. An isolated residential property with a number of out-buildings is located to the south of the farm dam and is accessed from the Clyde-Five Ways Road by a tree lined track.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

5.3 Area C

50 Berwick-Cranbourne Road

This land parcel forms the north-western corner of Area C and covers an area of approximately 65.5ha. The site is bounded by the Berwick-Cranbourne Road to the north. The site is formed by grassed open fields/paddocks with a number of isolated farm dams. The paddock located in the north-western corner of the land parcel is segregated by mature trees on all boundaries and an isolated farm building is located close to the northern boundary.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

120 Berwick-Cranbourne Road

This land parcel is located on the northern boundary of Area C and covers an area of approximately 17.6ha. The site is bounded by the Berwick-Cranbourne Road to the north and is formed by an open field/paddock. A detached residential property with associated garden areas and a large out-building are located in the north-western corner of the site adjacent to the Berwick-Cranbourne Road.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

150 Berwick-Cranbourne Road

This land parcel forms the north-eastern corner of Area C and covers an area of approximately 12.6ha. The northern boundary of the site is formed by the Berwick-Cranbourne Road and immediately to the east of this parcel is the Casey Fields sporting complex. The parcel is occupied by a residential property, horse stables and paddocks.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1555 South Gippsland Highway

This land parcel is located on the western boundary of Area C and covers an area of approximately 33.3ha. The site mainly consists of generally level open fields/paddocks and two large farm dams are present in the central area of the site. A wide strip of the western boundary adjacent to the South Gippsland Highway, approximately 100m wide is heavily wooded and contains a number of tracks. An isolated residential property with a number of out-buildings assumed to be stables is located towards the western boundary of the site.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1575 South Gippsland Highway

This land parcel is located on the western boundary of Area C and covers an area of approximately 2.1ha. The site consists of a residential property located centrally within the site, a large detached shed/workshop building and paddock areas.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1581 South Gippsland Highway

This land parcel is located on the western boundary of Area C and covers an area of approximately 2.1ha. The site consists of a residential property located on the western boundary of the site, a large detached shed/stables building and paddock areas.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1585 South Gippsland Highway

This land parcel is located on the western boundary of Area C and covers an area of approximately 2ha. The site consists of a residential property located on the western boundary of the site, a large detached shed/store building and paddock areas which have been divided and tilled for crops.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1591 South Gippsland Highway

This land parcel is located on the western boundary of Area C and covers an area of approximately 2ha. The site consists of a residential property located on the western boundary, a large detached shed/workshop building and paddock areas to the rear. A number of disused vehicles and general scrap material/vehicle parts were noted in the vicinity of the workshop building. A sign annotated "Squires Towing Service" was noted at the front of the property.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination. However, it is considered that AST/USTs or other types of chemical/hydrocarbon storage may be present on site due to the site use for vehicle storage and workshops.

1215 Ballarto Road

This land parcel is located on the western boundary of Area C on the intersection of the South Gippsland Highway and Ballarto Road and covers an area of approximately 2ha. The site consists of a residential property located in the south-western corner of the site, two detached shed/stable buildings and paddock areas.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1245 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 3.3ha. The site consists of two detached residential properties with associated garden areas located in the south-western corner of the site, a number of detached shed/stable buildings and paddock areas.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

Properties off Adrian Street

Six properties are located off Adrian Street which is a cul-de-sac which branches off Ballarto Road to the north. Each property covers an area of between 2-3ha and generally contains one detached residential property, various out buildings assumed to be workshops/garages/sheds/stables and areas of paddocks. Number 5 Adrian Street has a farm dam occupying the western end of the property and the paddock areas appear to have been tilled for limited crop growing.

SKM personnel did not gain access to inspect these sites. Observations from outside the properties did not indicate potential for significant contamination.

1275 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 2ha. The site consists of a large detached residential property with associated garden areas located in the southern area of the site, a large detached shed/workshop building and a paddock.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

Properties off Nelson Street

Six properties are located off Nelson Street which is a cul-de-sac which branches off Ballarto Road to the north. Each property covers an area of between 2-3ha and generally contains one detached residential property, various out buildings assumed to be workshops/garages/sheds/stables and areas of paddocks. Number 6 Nelson Street is presently vacant.

SKM personnel did not gain access to inspect these sites. Observations from outside the properties did not indicate potential for significant contamination.

11 Nelson Street

This land parcel is situated at the end of Nelson Street and is on the eastern boundary of Area C of the study area. The site covers an area of approximately 30.5ha and generally consists of level open fields/paddocks with treed boundaries. At the entrance to this parcel (northern end of Nelson Street) a sheep loading pen/deck is present.

SKM personnel did not gain access to inspect these sites. Observations from outside the properties did not indicate potential for significant contamination.

1305 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 2.6ha. The site consists of a large detached residential property with associated garden areas located in the southern area of the site, a number of large detached stable buildings and paddocks including a horse exercise track.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1325 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 2.6ha. The site consists of a large detached residential property with associated garden areas located in the north-eastern corner of the site, a large detached shed/workshop building and paddocks defined by mature trees. The entire boundary of the site is treed.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1330 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 2ha. The site consists of a detached residential property and out-building with associated garden areas located on the northern boundary and a paddocks defined by a horse training track.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1320 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 4.2ha. The site consists of a large detached residential property with associated garden areas located in the north-eastern corner of the site, a number of large detached stable buildings and separate paddocks defined by mature trees and hedges. The majority of the boundaries of the site are treed. A sign annotated "Woodside Park Stud" was noted at the front of the property.

At the time of the site inspection, one paddock (located in the extreme north-western corner of the site adjacent to Ballarto Road) was being utilised by Thiess Pty Ltd to store road construction equipment in the form of temporary barriers and signs.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1290 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 3.6ha. The site consists of a large detached residential property with associated garden areas located on the western boundary of the site, a large detached garage/workshop building and paddocks.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1280 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 1.8ha. The site consists of a large detached residential property located in the south-western corner of the site (accessed off Ballarto Road by a track), a large detached shed/farm building and paddocks.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1260 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 2ha. The site consists of a large detached residential property in the central area of the site surrounded by defined paddocks. The paddock in the north-western corner of the site has been tilled for crops/vines. The entire boundary of the site is formed by a tall metal fence.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination. However, what appeared to be a small fuel AST was noted against the western side of the building located on site.

1250 Ballarto Road

This land parcel is located in the southern part of Area C and covers an area of approximately 2ha. The site consists of a large detached residential property with associated garden areas located in the north-western corner of the site, two detached shed/workshop buildings and a large paddock.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1240 Ballarto Road

This land parcel is located on the western boundary of Area C at the intersection of Ballarto Road and the South Gippsland Highway. The site covers an area of approximately 2.5ha. The site consists of a large detached residential property with associated garden areas located in the eastern part of the site, two large detached shed/workshop buildings and small paddocks defined by mature trees and hedges. The western half of the site is occupied by a new homes display centre (Coldon Homes) consisting of one temporary building/office and one display home surrounded by trees and parking areas both accessed off Ballarto Road.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1635 South Gippsland Highway

This land parcel is located in the southern part of Area C and is bounded to the south-west by the South Gippsland Highway. The site covers an area of approximately 2ha and is occupied by Kennedy's Cranbourne Mini-Mix Concrete and Garden Supplies. The parcel is roughly rectangular in shape and the south-eastern third of the site is occupied by a large detached residential property with associated garden areas and out-buildings and a fenced tennis court. The remainder of the site is occupied by storage areas for hard

landscaping materials including gravel, sand and mulch, an area utilised for concrete batching including water tanks, cement silos and vehicle loading areas and a large workshop/office building on the north-western boundary.

At the rear of the property, behind the tennis court close to the north-eastern boundary, an AST and a fuel bowser were noted along with a UST vent-pipe which appeared to be attached to the tennis court fence.

SKM personnel did not gain full access to inspect this site and the size and status of the AST and assumed UST is unknown. Observations from outside the property could not preclude further potential sources of contamination on site.

1645 South Gippsland Highway

This land parcel is located in the southern part of Area C and is bounded to the south-west by the South Gippsland Highway. The site covers an area of approximately 1.9ha and is occupied by a large detached residential property with associated garden areas and out-buildings located in the south-western area of the site. The remainder of the site is formed by paddocks.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

1655 South Gippsland Highway

This land parcel is located in the southern part of Area C and is accessed by a short track from the South Gippsland highway. The site covers an area of approximately 1.8ha and is occupied by a disused nursery. The south-western area of the site is occupied by a number of large 'Colourbond' sheds and detached glazed greenhouses. Some areas of scrap material including old drums and vehicle/machinery parts were noted amongst the disused buildings.

Against the wall of the eastern most building a small diesel AST was noted and one of the more central buildings appeared to have vents/chimneys possibly for heating.

SKM personnel did not gain access to inspect this site and the size and status of the AST is unknown. Observations from outside the property could not preclude further potential sources of contamination on site.

1665 South Gippsland Highway

This land parcel forms the southern most area of Area C and covers an area of approximately 18.6ha. A large detached residential property with a number of large out-buildings is located in the extreme north-western part of the parcel accessed by a track off the South Gippsland Highway. The remainder of the site is formed by open fields/paddocks (in some locations segregated by hedges and small trees) and a large farm dam is located in the extreme eastern area of the land parcel.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination.

6 POTENTIAL ENVIRONMENTAL ISSUES

6.1 Potential Receptors

Potential receptors of contamination from the site include:

- Site occupants/workers;
- Surrounding residents (via wind blown contamination during development);
- Underground utilities located on and around the site;
- Visitors to the site; and
- The nearest surface water bodies (including aquatic ecosystems) are Clyde Creek and unnamed drains located on site and extending to the north-east and east of the site as well as farm dams both on and off site.

Groundwater bores on the site (if installed in future) or in the vicinity of the site and used for groundwater extraction purposes may also be considered potential receptors.

These potential receptors may be impacted by ingestion, inhalation, dermal contact with potentially contaminated soil (on site) and groundwater (on and off site). Off site receptors (including humans and aquatic and land based ecosystems) may be impacted by the transport of contamination via a number of pathways such as trenches containing underground services (from the site to off site locations), storm water drainage networks, groundwater flow and surface water transport.

6.2 Potential Off-Site Sources

6.2.1 Inspection of Surrounding Land Uses

A reconnaissance of the areas surrounding the site was conducted to check for the presence of off-site facilities or land uses that could potentially cause impact to soil or groundwater quality at the site. During the site reconnaissance the following sites were noted and are summarised below.

TGS Sand & Soil Pty Ltd – 1550 Thompsons Road

Located immediately to the west of the study site and adjacent to the north-west corner of Area A, TGS Sand & Soil is an active distribution centre and depot for the supply of washed sand products in the Melbourne area. The sand materials are transported from the TGS quarry which is located in Nyora approximately 40km to the south-east of Cranbourne. The site covers an area of approximately 36ha and forms much of the western boundary of Area A. The south-eastern area of the site is occupied by what appears to be a flooded quarry and the remainder of the site is occupied by storage areas/stockpiles of varying types of sand and areas of woodland. Towards the front of the site, close to Thompsons Road there is a concrete/cement batching plant (including water tanks, material silos and vehicle loading bays), offices/workshops and a car park.

TGS also provide hire service of large mobiles plant in the form of excavators of various sizes, dumper trucks and road scrapers.

SKM personnel did not gain access to inspect this site and it is considered that there is the potential for fuel AST/UST to be present on site for the provision of refuelling delivery and site vehicles as well as running fixed site plant. Observations from outside the property could not preclude further potential sources of contamination on site.

Dandy Premix Concrete Pty Ltd - 1545 Thompsons Road

Located immediately north-west of Area A of the study site, Dandy Premix Concrete is an active cement and concrete batching plant and distribution centre. The site covers an area of approximately 20ha and is surrounded by woodland. Products manufactured on site are non-metallic mineral products including cement, lime, plaster and concrete. Quarrying is not carried out on site and all raw materials are transported to site from other facilities.

What appears to be a flooded quarry is located close to the southern boundary of the site adjacent to Thompsons Road and between the two entrances to the site. The majority of the western half of the site is formed by open space with a number of tracks and areas of dense woodland on the boundaries. The remainder of the site is occupied by open space and storage areas/stockpiles of varying types of sand and other raw materials. The concrete/cement batching plant (including water tanks, material silos and vehicle loading bays), offices/workshops and a car park is located in the eastern half of the site. A 300m² production building and a large dam (possibly another area of flooded quarry workings) are also located in the eastern half of the site.

SKM personnel did not gain access to inspect this site and it is considered that there is the potential for fuel AST/UST to be present on site for the provision of refuelling delivery and site vehicles as well as running fixed site plant. Observations from outside the property could not preclude further potential sources of contamination on site.

Broadway & Frame Premix Concrete Pty Ltd - 1575 Thompsons Road

Located immediately to the east of Dandy Premix and to the north-west of Area A of the study site, Broadway & Frame Premix Concrete is an active cement and concrete batching plant and distribution centre. The site covers an area of approximately 2.1ha and is surrounded by woodland. The northern half of the site is formed by open space. The southern half of the site includes the concrete/cement batching plant (including water tanks, material silos and vehicle loading bays), offices/workshops and a car park.

SKM personnel did not gain access to inspect this site and it is considered that there is the potential for fuel AST/UST to be present on site for the provision of refuelling delivery and site vehicles as well as running fixed site plant. Observations from outside the property could not preclude further potential sources of contamination on site.

Ralphs Meat Company Pty Ltd – 1500 Thompsons Road

Located immediately to the east of TGS Sand and Soil and to the north-west of Area A of the study site, Ralphs Meat Company is an active livestock abattoir producing beef, lamb, mutton, veal and offal products. The site covers an area of approximately 20ha and is surrounded by woodland. A large farm dam and two smaller dams are located in the southern half of the site. The northern half of the site contains the main abattoir buildings, offices/workshops, car parks and areas of open space.

SKM personnel did not gain access to inspect this site and it is considered that there is the potential for fuel AST/UST to be present on site for the provision of refuelling delivery and site vehicles as well as running fixed site plant. In addition, there is the potential for spillage/leakage of abattoir effluent and the potential of leaching of wastes from stockpiles or disposal areas for carcasses. Observations from outside the property could not preclude further potential sources of contamination on site.

Electricity Sub-Station – Berwick-Cranbourne Road

A large electricity sub-station has recently been constructed immediately to the east of the study site (adjacent to 585 Berwick-Cranbourne Road) accessed by a short track from the Berwick-Cranbourne Road. The sub-station contains a number of transformers with associated overhead oil tanks.

SKM personnel did not gain full access to inspect this site. However, considering the recent nature of this facility it is considered unlikely that the property has the potential to cause or has caused significant contamination.

Access Boring Group Pty Ltd and Boatrans Pty Ltd – Hardys Road

Situated immediately to the east of the study area, beyond the Berwick-Cranbourne Road located on Hardys Road, are two commercial businesses. Access Boring Group is a specialist horizontal boring and directional drilling company occupying a detached large workshop/storage building which is surrounded by car park and external storage areas. Boatrans is a specialist boat trailer/transporter manufacturer occupying a detached large workshop/storage building and surrounding open space areas.

SKM personnel did not gain access to inspect this site. Observations from outside the property did not indicate potential for significant contamination. However, due to both businesses employing machinery and vehicles there is the potential for limited fuel storage on either/both of the sites.

Service Stations

Three service stations are located in the vicinity of the study area at the following locations:

- Intersection of Cameron Street and the South Gippsland Highway approximately 50m to the west of Area C of the study area;
- 183-187 Sladen Street approximately 1km to the west of Area C of the study area; and
- Intersection of Thompsons Road and the Narre Warren-Cranbourne Road approximately 1.5km to the west of Area A of the study area.

SKM personnel did not gain full access to inspect these sites. All of these facilities are active and have the potential to cause hydrocarbon contamination impacts to the surrounding soils and/or groundwater from leakage of fuel from underground and aboveground tanks, fuel distribution pipes and bowsers and spillages during filling of tanks or dispensing of fuels.

Market Gardens – Off Berwick-Cranbourne and Clyde-Five Ways Road

Located immediately to the east/south-east and south of the site are large areas of land utilised for market gardens with areas cultivated for the growing of various crops. These areas have the potential to cause or have caused contamination to soils and/or groundwater from agricultural chemical application such as fertilisers, pesticides, fungicides and herbicides.

6.2.2 EPA Priority Sites Extract

A search of the Environment Protection Authority's (EPA) Priority Site List, which lists those sites for which EPA has requirements for active management of land and groundwater contamination, was conducted on the EPA website which holds an up to date copy of the list. No sites within the study area were listed on the Register. The nearest registered site is located approximately 2km to the west of the site under the listing of "Lot 7, 8, 9, 10, 11 & 12 Stevensons Road, Cranbourne". These lots go to make up the Stevensons Road Landfill site which was closed in June 2005. At present the site is undergoing restoration by the City of Casey Council in the form of a clay cap and the installation of a gas capture system. This facility is not considered to pose any potential risk to the Cranbourne East study area.

6.2.3 EPA List of Issued Certificates and Statements of Environmental Audit

Under Victoria's Environment Protection Act 1970, statutory environmental audits have been conducted by environmental auditors on specific sites in the State. Sites are issued a Certificate of Environmental Audit if results of the audit indicate that the site is suitable for any beneficial use. Sites are issued a Statement of Environmental Audit if they are not found to be suitable for all beneficial uses, as defined under Section 4 of

the Act. Issue of a Statement indicates that potential contamination remains at the site. The Victorian EPA maintains a list of all sites for which a Certificate or Statement of Environmental Audit has been issued. At the time of reporting, there are no sites within the study area which have been issued with either a Statement or Certificate of Environmental Audit. Sites in the vicinity of the study area are listed in Table 6 below.

■ **Table 6 – EPA Certificates and Statements of Audit Summary**

Issue and Completion Date	Municipality and Locality	Address	Distance and Direction from Study Area
Statement 20/09/2006	Casey Cranbourne North	Further Audit – Area 2, Farm Operations Area, “Camden Green” (formerly “Favero Gardens”), Narre Warren-Cranbourne Road	800m North-west
Statement 03/03/2006	Casey Cranbourne North	Further Audit – Area 3B, (southern portion of main dam area), “Camden Green” (formerly “Favero Gardens”), Narre Warren-Cranbourne Road	800m North-west
Statement 23/02/2006	Casey Cranbourne North	950 Pound Road	3.5km North
Statement 17/10/2005	Casey Cranbourne North	Further Audit – Area 3A, (northern portion of main dam area), “Camden Green” (formerly “Favero Gardens”), Narre Warren-Cranbourne Road	800m North-west
Statement 23/09/2002	Casey Cranbourne North	Area 3, Main Dam Area, Favero Gardens, Narre Warren-Cranbourne Road	Adjacent to study area North
Statement 23/09/2002	Casey Cranbourne North	Area 2, Farm Operations Area, Favero Gardens, Narre Warren-Cranbourne Road	Adjacent to study area North
Statement 23/09/2002	Casey Cranbourne North	Area 1, market Garden Fields Area, Favero Gardens, Narre Warren-Cranbourne Road	Adjacent to study area North
Certificate 29/11/2005	Casey Cranbourne	Part of Lot 2, Devon Road	700m South
Certificate 29/03/2005	Casey Cranbourne	150 Stevensons Road Cranbourne Landfill (disused)	2km West

Issue and Completion Date	Municipality and Locality	Address	Distance and Direction from Study Area
Certificate 03/12/2002	Casey Cranbourne South	232 Pearcedale Road (Marnebek Estate)	3km South-west
Certificate 17/03/1999	Casey Cranbourne	OToolles Road (marked as municipal depot on Melway Map 133, 1995)	1.5km West
Certificate 20/07/1995	Casey Clyde	414 Berwick-Cranbourne Road	Adjacent to study area East

These sites are considered to represent a low potential risk to the Cranbourne East study area.

6.2.4 EPA List of Treatment and Disposal Facilities for Prescribed Waste

A review of the EPA List of Treatment and Disposal Facilities for Prescribed Waste Information Bulletin (Publication 423b) was undertaken. The review showed that no treatment and disposal facilities for Prescribed Waste are located within a 1km vicinity of the site.

6.2.5 Cathodic Protection Systems Database Search

Cathodic protection systems are typically installed with underground storage tanks (USTs) to protect the tanks from rust and degradation which generally results from contact with water. A search of Energy Safe Victoria's Cathodic Protection System Database did not indicate the presence of any Cathodic Protection systems within the study area. Refer to **Appendix E** for the results of the Cathodic Protection Systems Database search.

6.3 Summary of Potential Land Contamination Issues

Based on the results of the site inspection and historical review of information, contamination impacts may have occurred as a result of leakage, spillage or leaching from activities or features identified on-the following sites, areas of the study area or sites/areas surrounding the study area. The areas of potential subsurface contamination, potentially impacted environmental medium, potential receptors, potential contaminants and the qualitative level of contamination risk are summarised in Tables 7 and 8 below. The potential sources of contamination identified as a result of the Phase 1 ESA have been assigned a qualitative risk level of "low", "medium" or "high".

For the purposes of this study the low, medium or high risk levels for potential sources of contamination are defined as follows:

- **Low:** Site contamination is not likely to be an issue for site development. However, isolated areas of sites may have been impacted by the historical presence of small fuel storage (UST/AST) or fuel usage, limited burial of waste materials (domestic rubbish/farm waste) or areas of unknown fill materials. In addition, areas of open farmland and paddocks may have historically been treated with agricultural chemicals. It is considered that areas designated as having a low risk potential are unlikely to prevent development of the property for a sensitive use such as residential.

- **Medium:** Site contamination may be an issue for site development. Includes areas previously proved to have contamination issues and sites found to have existing limited fuel storage/usage or other potential sources of contamination (scrapped vehicles, workshops, market gardens). It is considered that areas designated as having a medium risk potential should be investigated further to define their potential to effect development of the property for sensitive use.
- **High:** Site contamination is likely to be an issue for site development, notably on areas of the site presently utilised for intensive animal husbandry (poultry farming) and areas with potentially substantial fuel storage (UST) or extensive workshop areas. It is considered that these areas are likely to be unsuitable for development for sensitive use without site remediation, although this would need to be confirmed with further site investigations of an intrusive nature.

Figures 3 (on-site) and 4 (off-site) indicate the risk levels allocated to each of the allotments/areas of the site and surrounding areas of the study area.

■ **Table 7 – Potential On-site Land Contamination Issues**

Civic Address/Area of Site	Potential Cause of Contamination	Potentially Impacted Medium	Potential Receptors	Possible Contaminants	Level of Contamination Risk
1580 Thompsons Road Spring Meadows Poultry Farm located on western boundary of land parcel	Leaks and spills of effluent and wastewater, potential for leaching of wastes from stockpile and disposal areas for carcasses and used litter, leaching of contaminants into soil from the bases of poultry sheds. Potential hydrocarbon contamination from machinery/fuel storage	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Microbiological contamination including pathogens, nutrients (phosphate, nitrate) and metals TPH/BTEX and PAH	High
585 Berwick-Cranbourne Road Disturbed land/evidence of relic structure (extreme south-east corner of site)	Potential fill of unknown origin	Soil	Site workers Future site occupants	Metals, TPH/BTEX and PAH	Low
2/585 Berwick-Cranbourne Road Farm buildings and farm dam	Potential for AST Potential fill of unknown origin Agricultural chemicals from runoff in water and Sediments (dam)	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Metals, TPH/BTEX and PAH Fertiliser, pesticides, fungicides and herbicides (OC/OP)	Medium
545 Berwick-Cranbourne Road Numerous locations surrounding the farm building area including: UST, maintenance shed, chicken shed, chemical storage locations, fill material, burn pile and collapsed hay shed	Hydrocarbon contamination associated with the use and storage of fuel within the vicinity of the UST Leaching of potential contaminants into the underlying subsurface Potential fill of unknown origin	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Metals, TPH/BTEX and PAH Solvents Fertiliser, pesticides, fungicides and herbicides (OC/OP), specifically dieldrin and arsenic from stock dip	Low (Environmental Site Assessment carried out July 2006, see Section 3.2)
305 Berwick-Cranbourne Road Disturbed areas of ground near the western boundary of the site Possible former stock dip Diesel AST	Potential fill of unknown origin Leaching of potential contaminants into the underlying subsurface Hydrocarbon contamination associated with the use and storage of fuel within the vicinity of the AST	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Metals, TPH/BTEX and PAH Fertiliser, pesticides, fungicides and herbicides (OC/OP), specifically dieldrin and arsenic from stock dip	Low/medium (Environmental Site Assessment carried out January 2007, see Section 3.1)
355 Berwick-Cranbourne Road Paddock areas used for crop growing	Leaching of potential contaminants into the underlying subsurface	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Fertiliser, pesticides, fungicides and herbicides (OC/OP)	Low
281 Berwick-Cranbourne Road UST, vehicle maintenance workshops	Hydrocarbon contamination associated with the use and storage of fuel within the vicinity of the UST Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle repair, tools and equipment	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Metals, TPH/BTEX and PAH Solvents	High
255 Berwick-Cranbourne Road Trailer manufacture	Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle manufacture, tools and equipment	Soil	Site workers Future site occupants	Metals, TPH/BTEX and PAH Solvents	Low
200 Berwick-Cranbourne Road Southern boundary with railway (disused)	Historic spillage and leakage of diesel and hydraulic oils from trains	Soil	Site workers Future site occupants	Metals, TPH/BTEX and PAH	Low
240 Berwick-Cranbourne Road Disturbed land/evidence of relic structure	Potential fill of unknown origin	Soil	Site workers Future site occupants	Metals, TPH/BTEX and PAH	Low
280 Berwick-Cranbourne Road Southern boundary with railway (disused)	Historic spillage and leakage of diesel and hydraulic oils from trains	Soil	Site workers Future site occupants	Metals, TPH/BTEX and PAH	Low
415 Clyde-Five Ways Road Southern boundary with railway (disused) Large farm dam	Historic spillage and leakage of diesel and hydraulic oils from trains Agricultural chemical from runoff in water and sediments (dam)	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Metals, TPH/BTEX and PAH Fertiliser, pesticides, fungicides and herbicides (OC/OP)	Low
1425 Ballarto Road Northern boundary with railway (disused)	Historic spillage and leakage of diesel and hydraulic oils from trains	Soil	Site workers Future site occupants	Metals, TPH/BTEX and PAH	Low

Civic Address/Area of Site	Potential Cause of Contamination	Potentially Impacted Medium	Potential Receptors	Possible Contaminants	Level of Contamination Risk
1555 South Gippsland Highway Farm dams	Agricultural chemical from runoff in water and sediments (dams)	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Fertiliser, pesticides, fungicides and herbicides (OC/OP)	Low
1585 South Gippsland Highway Paddock areas used for crop growing	Leaching of potential contaminants into the underlying subsurface	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Fertiliser, pesticides, fungicides and herbicides (OC/OP)	Low
1591 South Gippsland Highway Vehicle maintenance workshops Potential AST Scrap vehicles	Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle repair, tools and equipment Potential hydrocarbon contamination associated with the use and storage of fuel Heavy metals from the corrosion of scrap materials	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Metals, TPH/BTEX and PAH Solvents	Medium
5 Adrian Street Farm dam and paddock area used for crop growing	Agricultural chemical from runoff in water and Sediments (dams) Leaching of potential contaminants into the underlying subsurface	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Fertiliser, pesticides, fungicides and herbicides (OC/OP)	Low
1320 Ballarto Road North-western corner of site utilised by road maintenance company	Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicles, tools and equipment	Soil	Site workers Future site occupants	Metals, TPH/BTEX and PAH Solvents	Low
1260 Ballarto Road Paddock area used for crop growing AST	Leaching of potential contaminants into the underlying subsurface Potential hydrocarbon contamination associated with the use and storage of fuel	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Fertiliser, pesticides, fungicides and herbicides (OC/OP) Metals, TPH/BTEX and PAH	Low
1635 South Gippsland Highway AST and UST potential vehicle maintenance Concrete/cement batching	Hydrocarbon contamination associated with the use and storage of fuel within the vicinity of the AST/UST Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle repair, tools and equipment	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Metals, TPH/BTEX and PAH Solvents pH	High
1655 South Gippsland Highway Market garden use AST Scrap materials	Leaching of potential contaminants into the underlying subsurface Potential hydrocarbon contamination associated with the use and storage of fuel Heavy metals from the corrosion of scrap materials	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Fertiliser, pesticides, fungicides and herbicides (OC/OP) Metals, TPH/BTEX and PAH	Medium
1665 South Gippsland Highway Farm dam	Agricultural chemical from runoff in water and sediments (dam)	Soil and Possibly Groundwater	Site workers On and off site groundwater users Future site occupants	Fertiliser, pesticides, fungicides and herbicides (OC/OP)	Low

Notes:

TPH = Total petroleum hydrocarbons

BTEX = Benzene, toluene, ethylbenzene and xylenes

PAH = Polycyclic aromatic hydrocarbons

OC/OP = Organochlorine / Organophosphate Pesticides

PCBs = Polychlorinated biphenyls

Metals = heavy metals and metalloids that may include arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc

■ **Table 8 – Potential Off-site Land Contamination Issues**

Civic Address/Area of Site	Potential Cause of Contamination	Potentially Impacted Medium	Potential Receptors	Possible Contaminants	Level of Contamination Risk (on-site)	Potential Contamination Risk to Study Area
1550 Thompsons Road TGS Sand and Soil Pty Ltd Potential AST and UST Potential vehicle maintenance Concrete/cement batching Fill material	Hydrocarbon contamination associated with the use and storage of fuel within the vicinity of the AST/UST Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle repair, tools and equipment Potential fill of unknown origin	Soil (on-site) and Possibly Groundwater	On-site workers/Off Site groundwater users	Metals, TPH/BTEX and PAH Solvents pH	Medium	Medium (adjacent to study area)
1545 Thompsons Road Dandy Premix Concrete Pty Ltd Potential AST and UST Potential vehicle maintenance Concrete/cement batching Fill material	Hydrocarbon contamination associated with the use and storage of fuel within the vicinity of the AST/UST Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle repair, tools and equipment Potential fill of unknown origin	Soil (on-site) and Possibly Groundwater	On-site workers/Off Site groundwater users	Metals, TPH/BTEX and PAH Solvents pH	Medium	Medium (adjacent to study area)
1575 Thompsons Road Broadway & Frame Premix Concrete Pty Ltd Potential AST and UST Potential vehicle maintenance Concrete/cement batching Fill material	Hydrocarbon contamination associated with the use and storage of fuel within the vicinity of the AST/UST Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle repair, tools and equipment Potential fill of unknown origin	Soil (on-site) and Possibly Groundwater	On-site workers/Off Site groundwater users	Metals, TPH/BTEX and PAH Solvents pH	Medium	Low (based on size of facility)
1500 Thompsons Road Ralphs Meat Company Pty Ltd Abattoir	Leaks and spills of effluent and wastewater, potential for leaching of wastes from stockpile and disposal areas for carcasses, leaching of contaminants into soil Potential hydrocarbon contamination from machinery/fuel storage	Soil (on-site) and Possibly Groundwater	On-site workers/Off Site groundwater users	Microbiological contamination, nutrients (phosphate, nitrate) and pathogens TPH/BTEX and PAH	Medium	Low (facility approximately 750m from study area)
Electricity substation located to the east of the site off the Berwick-Cranbourne Road.	Possible contamination associated with the operation of an electrical substation.	Soil (on-site)	On-site workers	Metals and PCBs	Low	Low
Hardys Road – Commercial businesses Potential AST Vehicle/machinery maintenance/manufacture workshops	Leaks and spills of fuels (hydrocarbon), oils (lubricants) and solvents from vehicle/machinery repair/manufacture, tools and equipment	Soil (on-site) and Possibly Groundwater	On site workers/Off Site groundwater users	Metals, TPH/BTEX and PAH Solvents	Low	Low
Intersection of Cameron Street and South Gippsland Highway Service Station	Leakage of fuel from corroded UST and leaking supply pipes into soil and groundwater Fuel spills around bowser areas	Soil (on-site) and Possibly Groundwater	On site workers/Off Site groundwater users	Metals, TPH/BTEX and PAH	Medium	Medium (facility approximately 25m to the west of the study area)
183-187 Sladen Street Service Station	Leakage of fuel from corroded UST and leaking supply pipes into soil and groundwater Fuel spills around bowser areas	Soil and Possibly Groundwater	On site workers/Off Site groundwater users	Metals, TPH/BTEX and PAH	Medium	Low (facility approximately 1km from study area)
Intersection of Thompsons Road and Narre Warren-Cranbourne Road Service Station	Leakage of fuel from corroded UST and leaking supply pipes into soil and groundwater Fuel spills around bowser areas	Soil and Possibly Groundwater	On site workers/Off Site groundwater users	Metals, TPH/BTEX and PAH	Medium	Low (facility approximately 1.5km from study area)
Off Berwick-Cranbourne and Clyde-Five Ways Road Market garden use Potential AST	Leaching of potential contaminants into the underlying subsurface Potential hydrocarbon contamination from machinery/fuel storage	Soil and Possibly Groundwater	On site workers/Off Site groundwater users	Fertiliser, pesticides, fungicides and herbicides (OC/OP) Metals, TPH/BTEX and PAH	Medium	Medium (adjacent to study area)

Notes:

TPH = Total petroleum hydrocarbons.

BTEX = Benzene, toluene, ethylbenzene and xylenes.

PAHs = Polycyclic aromatic hydrocarbons

OC/OPs = Organochlorine / Organophosphate Pesticides

PCBs = Polychlorinated biphenyls

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7 SUMMARY AND CONCLUSIONS

7.1 Summary of Findings

A summary of the Phase 1 ESA findings is as follows:

- The Cranbourne East Study Area B site is located within the confines of Thompsons Road to the north, the Narre Warren - Cranbourne Road to the west, the Berwick - Cranbourne Road (Clyde Road) to the east and the South Gippsland Highway to the south. The site occupies an area of 870ha in total;
- Published geological information indicates that the northern area of the site is predominantly underlain by Tertiary age sediments of the Baxter Sandstone which largely comprises ferruginous (iron-rich) sandstone, sand, sandy clay and occasional gravel. The southern area of the site is underlain by lower Tertiary Older Volcanics comprising basalt lava flows;
- The site history indicates that the majority of the site has historically been utilised for farming, cropping and grazing land. This remains the use of most of the site. More recently a large area of the site adjacent to the western boundary has been sub-divided for residential use and further residential properties have been constructed generally adjacent to the main roads on the site boundaries. Commercial use on the site is generally limited to a poultry farm, stabling, a new homes display, limited market garden use and a landscaping materials supplier;
- The site history indicates that the majority of the surrounding area has also historically been used for farming or residential use apart from an area of open-cast sand quarrying to the north-west of the site. Present day off-site commercial use includes concrete/cement batching works, an abattoir, light commercial businesses and market gardens;
- Based on the results of the site inspection and historical review of information, areas both on and off-site were classified as being of low, medium or high risks for potential sources of contamination. Figures 3 (on-site) and 4 (off-site) illustrate potential land contamination issues;
- On-site contamination issues considered to have medium or higher risk potential to human (future occupants and site workers) and environmental receptors include:
 - ◆ Poultry farm located at 1580 Thompsons Road (high risk);
 - ◆ Fuel AST, fill and farm dam located at 2/585 Berwick-Cranbourne Road (medium);
 - ◆ Fuel AST, fill and farm dam located at 305 Berwick-Cranbourne Road (medium);
 - ◆ Fuel UST and vehicle workshops located at 281 Berwick-Cranbourne Road (high);
 - ◆ Potential fuel AST and vehicle workshops located at 1591 South Gippsland highway (medium); and
 - ◆ Fuel AST/UST, vehicle maintenance and concrete/cement batching located at 1635 South Gippsland Highway (high).
- Off-site contamination issues considered to have medium or higher risk potential to human and environmental receptors on the subject site include:
 - ◆ Potential fuel UST/AST, vehicle maintenance and concrete/cement batching located at 1550 and 1545 and Thompsons Road (medium risk);
 - ◆ Service station located at the intersection of Cameron Street and the South Gippsland Highway (medium); and

- ◆ Market garden use of land to the south-east (medium).
- The above areas of environmental concern are based on the site history and a limited site inspection which in most cases was limited to observation from off-site as approval to gain entry to privately owned sites within the subject area and off-site areas was not given. SKM consider that the following program of works would be required to fully categorise the site especially if an environmental audit was required for change of land use to a more sensitive use:
 - ◆ Separate more detailed Phase 2 investigations, including soil and groundwater sampling and analysis, of areas within the site categorised as being of medium or high risk of having potential contamination issues if these individual areas are to be redeveloped for a more sensitive use;
 - ◆ Phase 2 investigations of areas of the site adjacent to those medium or high risk areas above or potentially impacted by off-site sources, to ascertain extent of contamination (if any);
 - ◆ General less intensive intrusive soil investigation of areas of the site having a lower potential for contamination to allow areas to be more accurately categorised; and
 - ◆ Broad groundwater investigation to gain information on the general chemical characteristics of the groundwater and to ascertain groundwater flow patterns beneath the site.

8 REFERENCES

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- Victorian Government, 2002. *State Environment Protection Policy (Prevention and Management of Contamination of Land)*. Vic. Govt. Gazette No S95, 4 June 2002.

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This Report should only be presented in full and should not be used to support any objective other than those detailed within the Agreement. In particular, the Report does not contain sufficient information to enable it to be used for any use other than the project specific requirements for which the Report was carried out, which are detailed in our Agreement. SKM accepts no liability to the Client for any loss and/or damage incurred as a result of changes to the usage, size, design, layout, location or any other material change to the intended purpose contemplated under this Agreement.

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The Report is based on assumptions that the site conditions as revealed through selective sampling are indicative of conditions throughout the site. The findings are the result of standard assessment techniques used in accordance with normal practices and standards, and (to the best of our knowledge) they represent a reasonable interpretation of the current conditions on the site. However, these interpretations and assumptions cannot be substantiated until specifically tested and the Report should be regarded as preliminary advice only.

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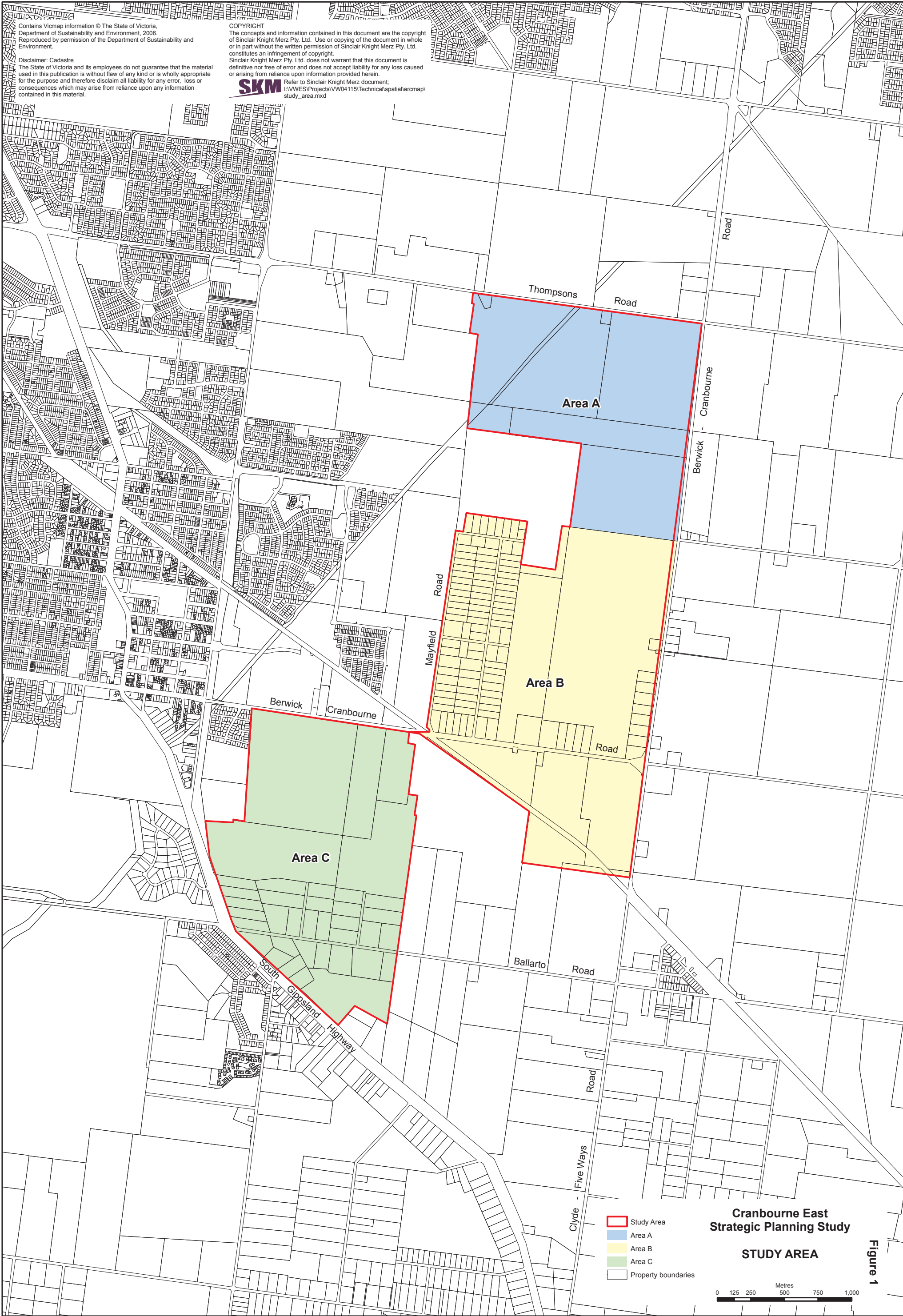


Figure 1

Figure 2: Study Area Allotments

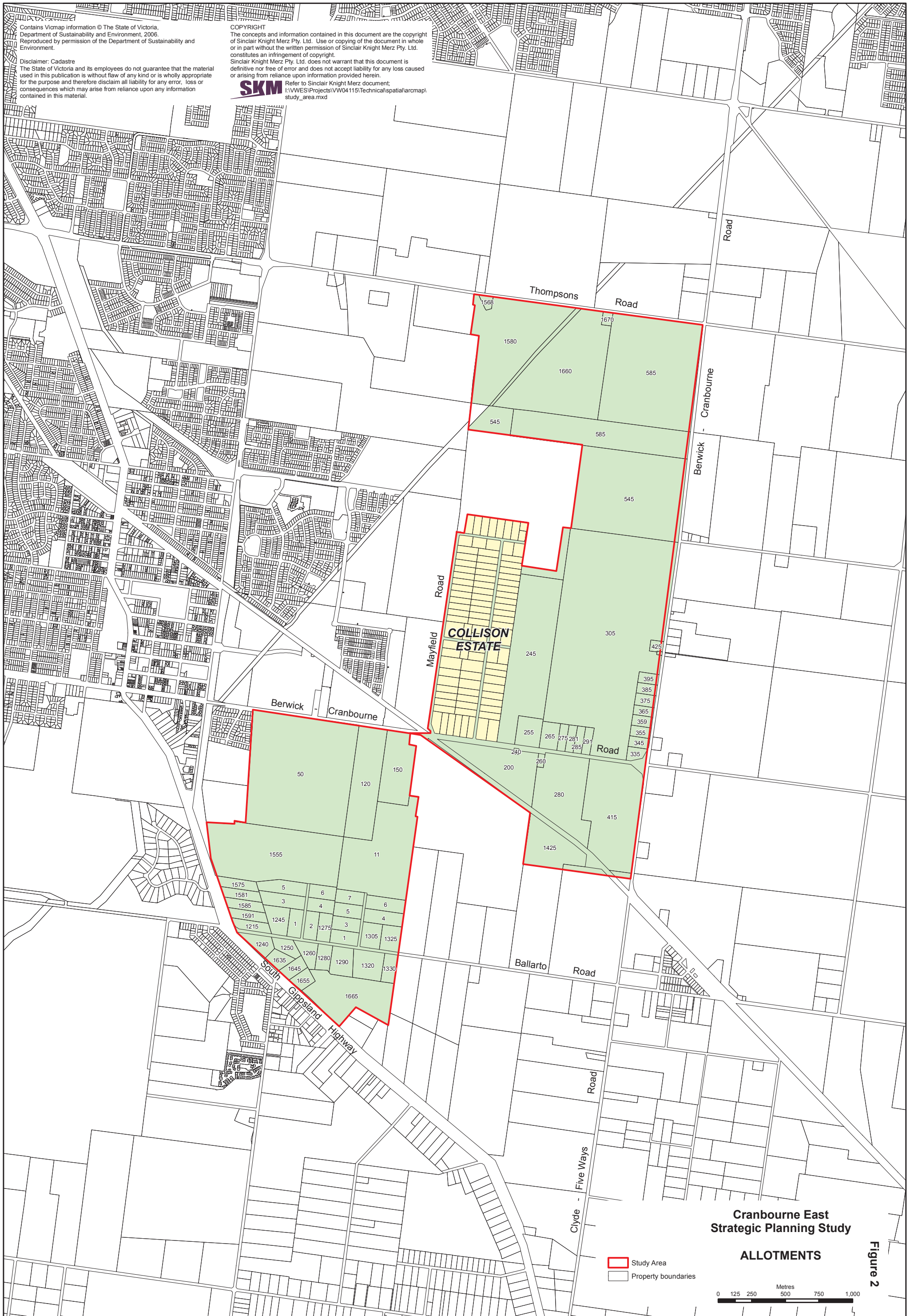
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Cranbourne East
Strategic Planning Study

ALLOTMENTS

Study Area
Property boundaries

0 125 250 500 750 1,000
Metres

Figure 2

Figure 3: Potential On-site Contamination Sources

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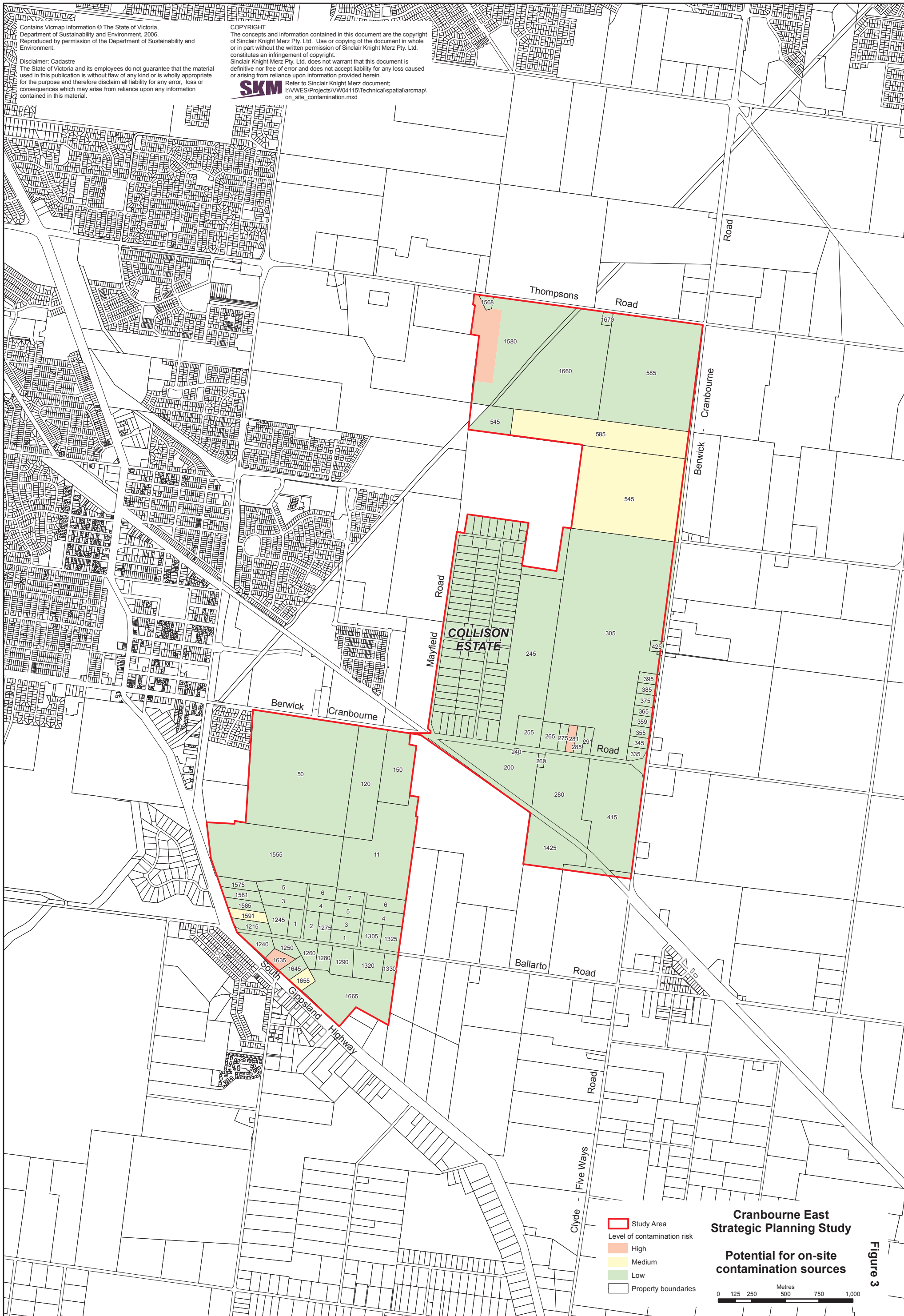


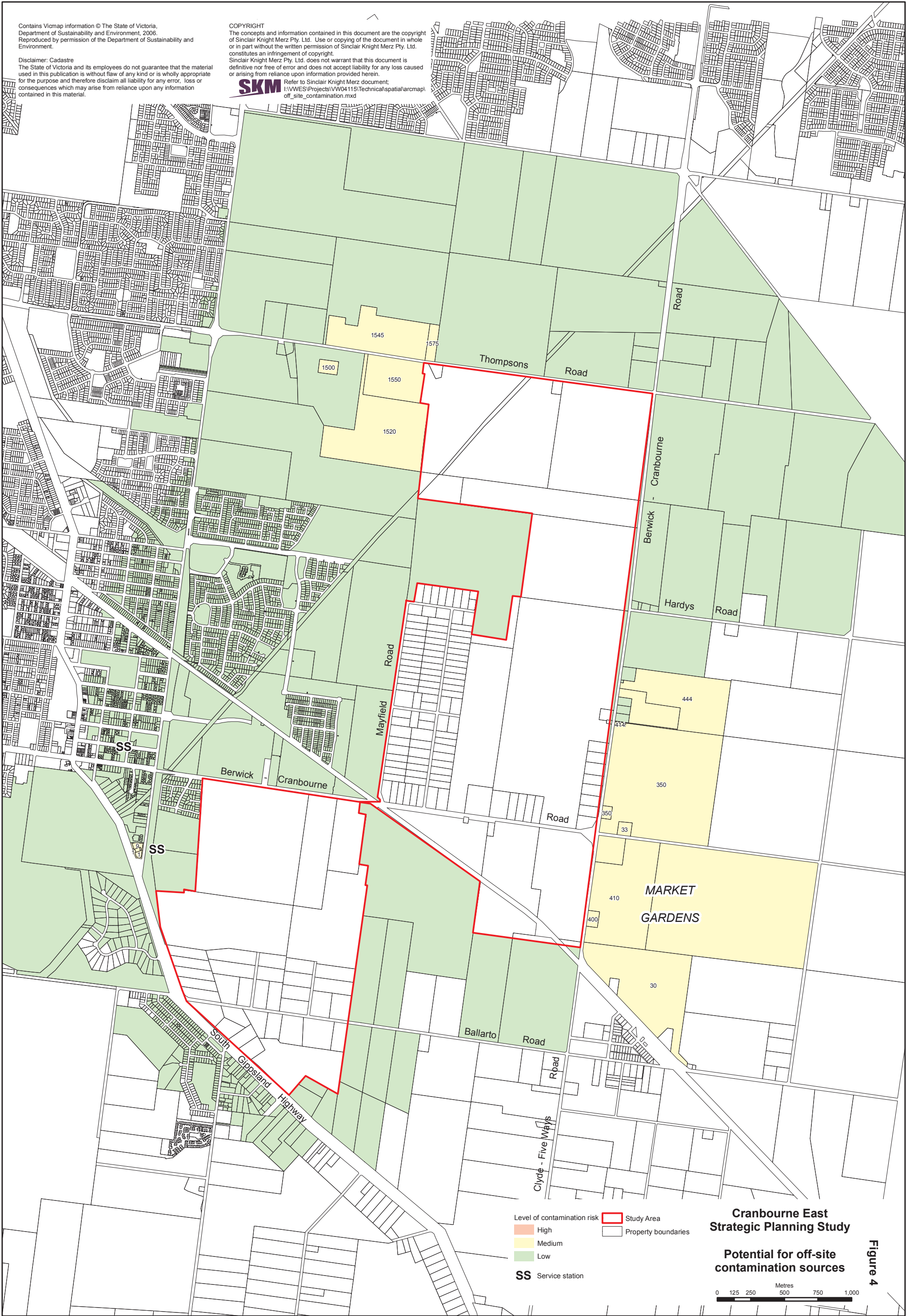
Figure 4: Potential Off-site Contamination Issues

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APPENDIX A – ZONING

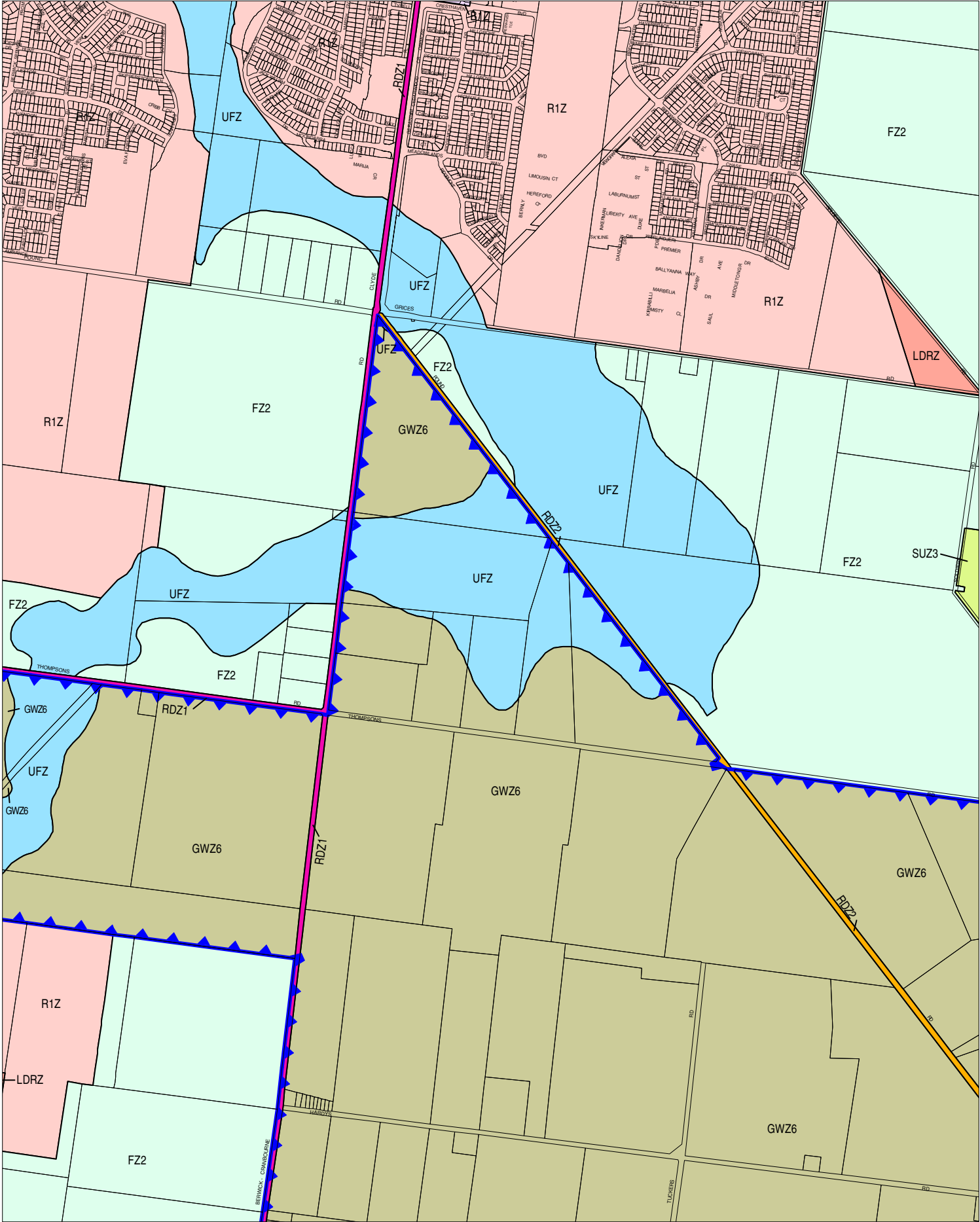
APPENDIX B – GROUNDWATER MANAGEMENT SYSTEM DATA

APPENDIX C – HISTORIC AERIAL PHOTOGRAPHS

APPENDIX D – TITLES

APPENDIX E – CATHODIC PROTECTION SYSTEM SEARCH

CASEY PLANNING SCHEME - LOCAL PROVISION



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Business

- B1Z Business 1 Zone

Public Land

- P1Z Road Zone - Category 1
- P2Z Road Zone - Category 2

Residential

- LDRZ Low Density Residential Zone
- R1Z Residential 1 Zone

Rural

- FZ2 Farming Zone - Schedule 2
- GWZ6 Green Wedge Zone - Schedule 6

Social Purpose

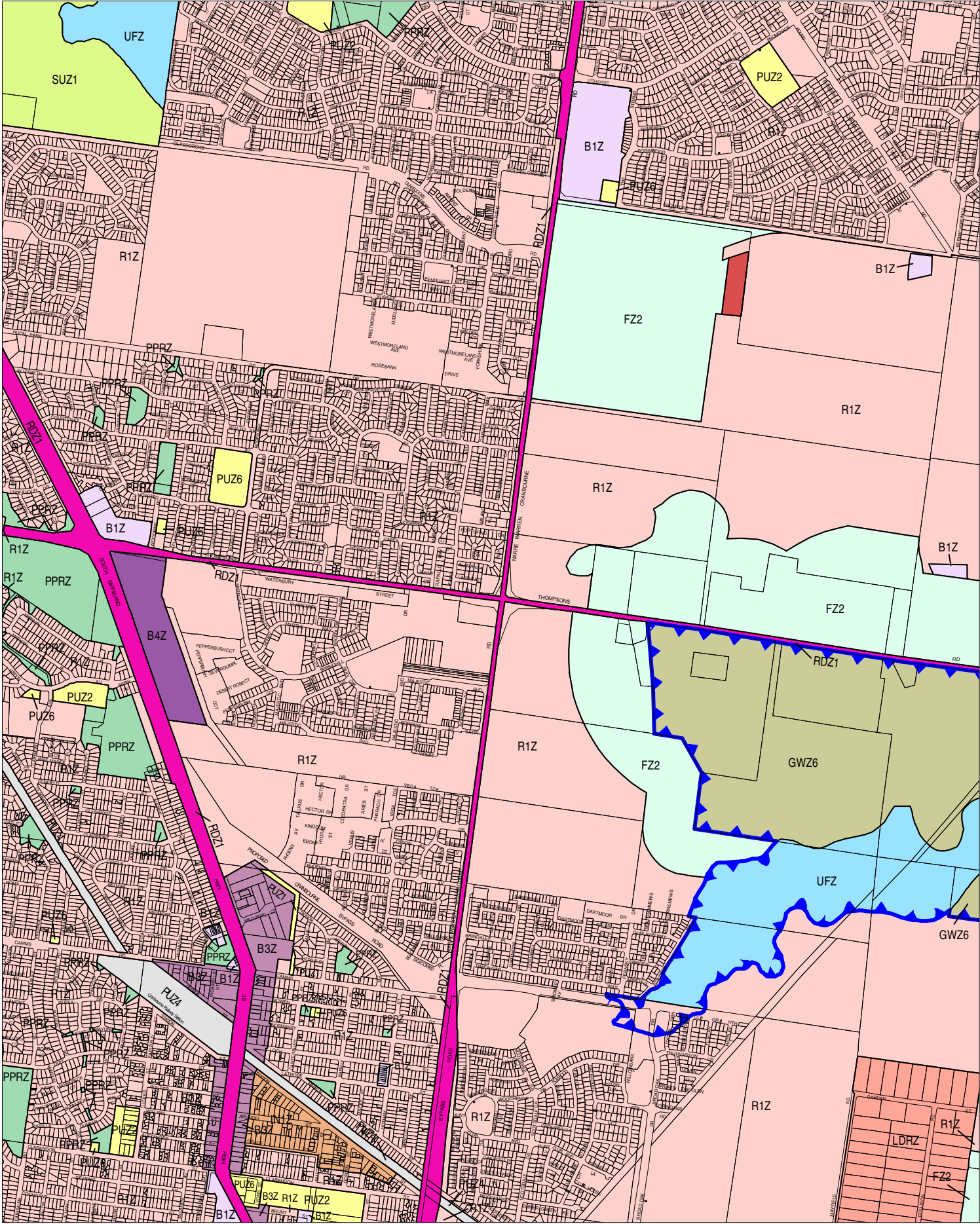
- SU2Z Special Use Zone - Schedule 3
- UFZ Urban Floodway Zone

Land Outside Urban Growth Boundary

AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING METRIC SERIES MAP

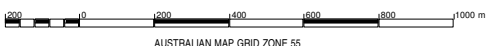
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- Business**
- B1Z Business 1 Zone
 - B2Z Business 2 Zone
 - B3Z Business 3 Zone
 - B4Z Business 4 Zone
- Industrial**
- I1Z Industrial 1 Zone
- Public Land**
- PUZ1 Public Park And Recreation Zone
 - PUZ2 Public Use Zone - Education
 - PUZ3 Public Use Zone - Local Government
- Residential**
- R1Z Low Density Residential Zone
 - R2Z Mixed Use Zone
 - R3Z Residential 1 Zone
- Rural**
- RZ1 Farming Zone - Schedule 2
 - RZ2 Green Wedge Zone - Schedule 6

- Special Purpose**
- SPZ1 Special Use Zone - Schedule 1
 - SPZ2 Urban Floodway Zone
- Public Use Zone - Service And**
- PUZ4 Public Use Zone - Service And
- Public Use Zone - Transport**
- PUZ5 Public Use Zone - Transport
- Road Zone - Category 1**
- RZ3 Road Zone - Category 1



AUSTRALIAN MAP GRID ZONE 55



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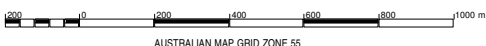
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- Public Land**
- Public Park And Recreation Zone
 - Public Use Zone - Education
 - Public Use Zone - Local Government
 - Public Use Zone - Other Public Use
 - Public Use Zone - Service And Utility
 - Public Use Zone - Transport
 - Road Zone - Category 1
 - Road Zone - Category 2

- Residential**
- Residential 1 Zone
- Rural**
- Farming Zone - Schedule 2
 - Green Wedge Zone - Schedule 3
 - Green Wedge Zone - Schedule 6



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AMENDMENT C90

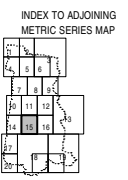
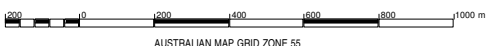
CASEY PLANNING SCHEME - LOCAL PROVISION



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- | | | |
|--|---|--------------------------------------|
| Business | Public Use Zone - Health And Community | Rural |
| B1Z Business 1 Zone | P1Z1 Public Use Zone - Local Government | R1Z1 Farming Zone - Schedule 1 |
| B2Z Business 2 Zone | P1Z2 Public Use Zone - Service And Utility | R1Z2 Farming Zone - Schedule 2 |
| B3Z Business 3 Zone | P1Z3 Public Use Zone - Transport | R1Z3 Green Wedge A Zone - Schedule 1 |
| Industrial | P1Z4 Public Use Zone - Category 1 | R1Z4 Green Wedge A Zone - Schedule 2 |
| I1Z Industrial 1 Zone | P1Z5 Public Use Zone - Category 2 | R1Z5 Green Wedge A Zone - Schedule 3 |
| Public Land | Residential | R1Z6 Green Wedge A Zone - Schedule 5 |
| PL1Z Public Conservation And Resource Zone | LR1Z Low Density Residential Zone | R1Z7 Green Wedge A Zone - Schedule 6 |
| PL2Z Public Park And Recreation Zone | R1Z8 Residential 1 Zone | |
| PL3Z Public Use Zone - Education | | |

- | | |
|---|----------------------|
| Public Use Zone - Health And Community | Township Zone |
| P1Z1 Public Use Zone - Local Government | T1Z1 Township Zone |
| P1Z2 Public Use Zone - Service And Utility | |
| P1Z3 Public Use Zone - Transport | |
| P1Z4 Public Use Zone - Category 1 | |
| P1Z5 Public Use Zone - Category 2 | |



CASEY PLANNING SCHEME - LOCAL PROVISION

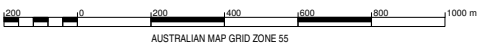


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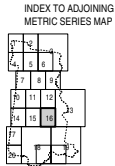
Overlays

HO

Heritage Overlay

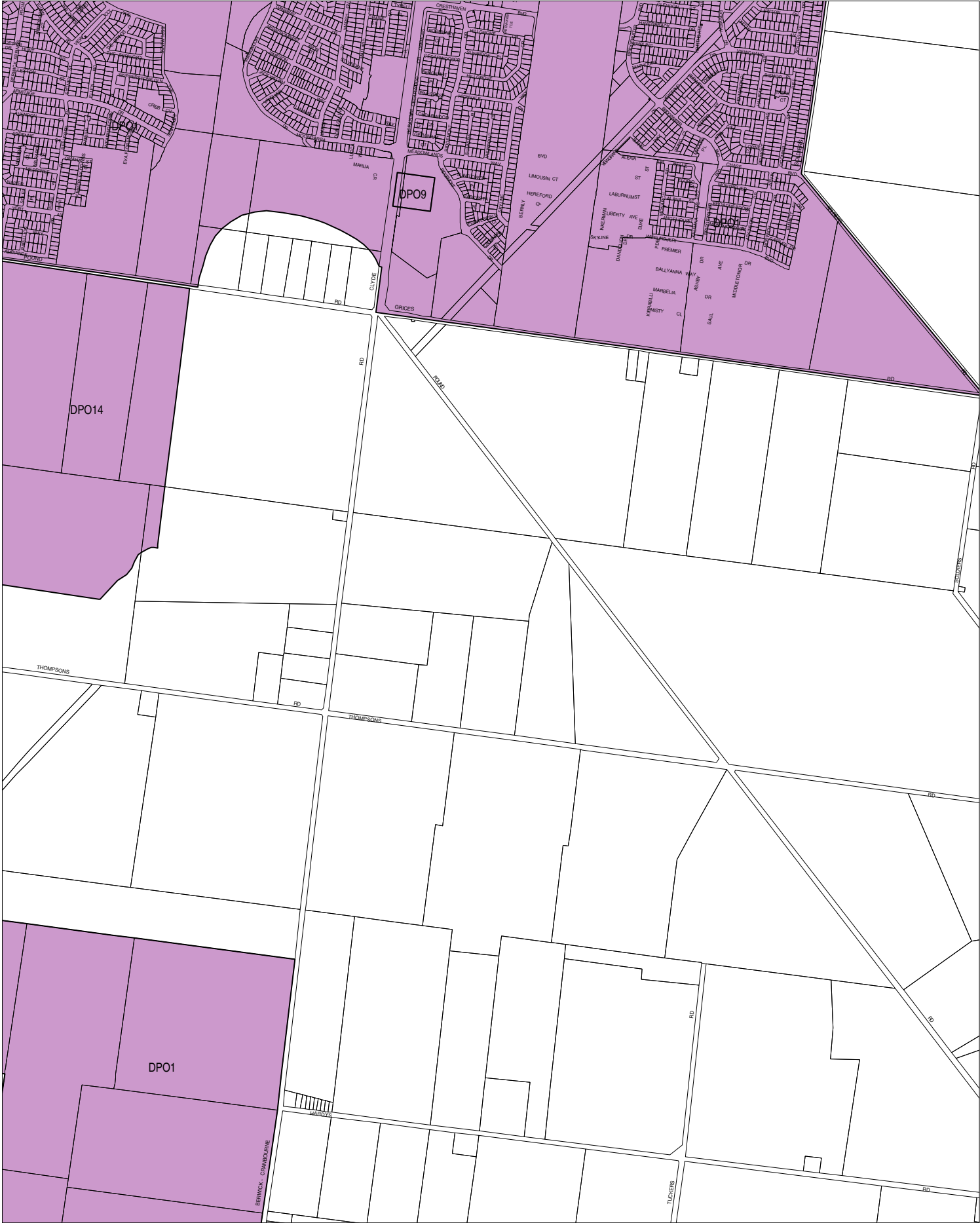


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AMENDMENT C80 PART 1

CASEY PLANNING SCHEME - LOCAL PROVISION



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Overlays

DPO1

Development Plan Overlay - Schedule 1

DPO14

Development Plan Overlay - Schedule 14

DPO9

Development Plan Overlay - Schedule 9

02000

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1000 m

AUSTRALIAN MAP GRID ZONE 55

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Victoria

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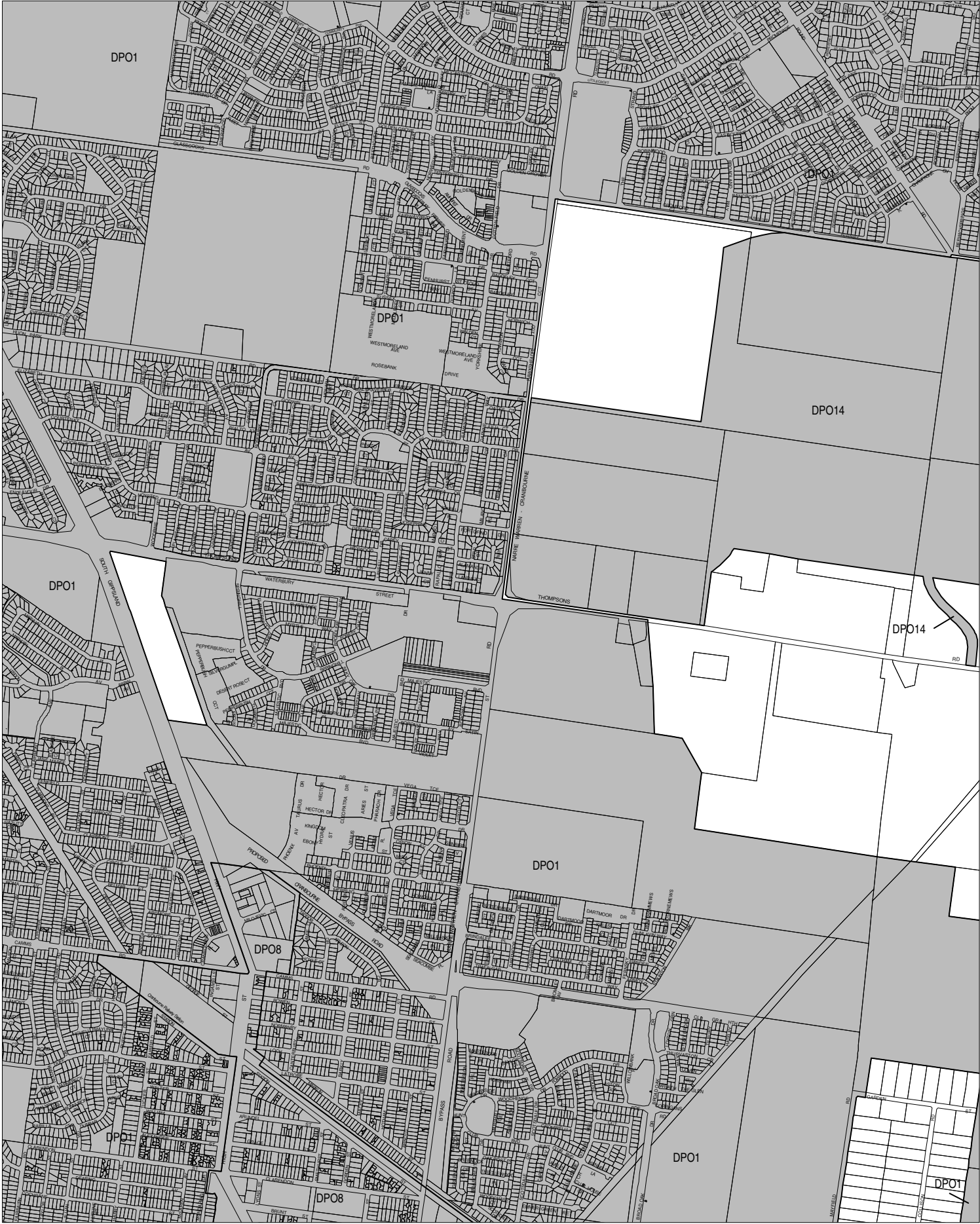
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16

Printed: 19/7/2007

AMENDMENT C101

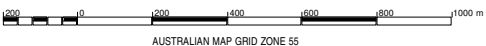
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- Overlays
- DPO1 Development Plan Overlay - Schedule 1
 - DPO14 Development Plan Overlay - Schedule 14
 - DPO8 Development Plan Overlay - Schedule 8

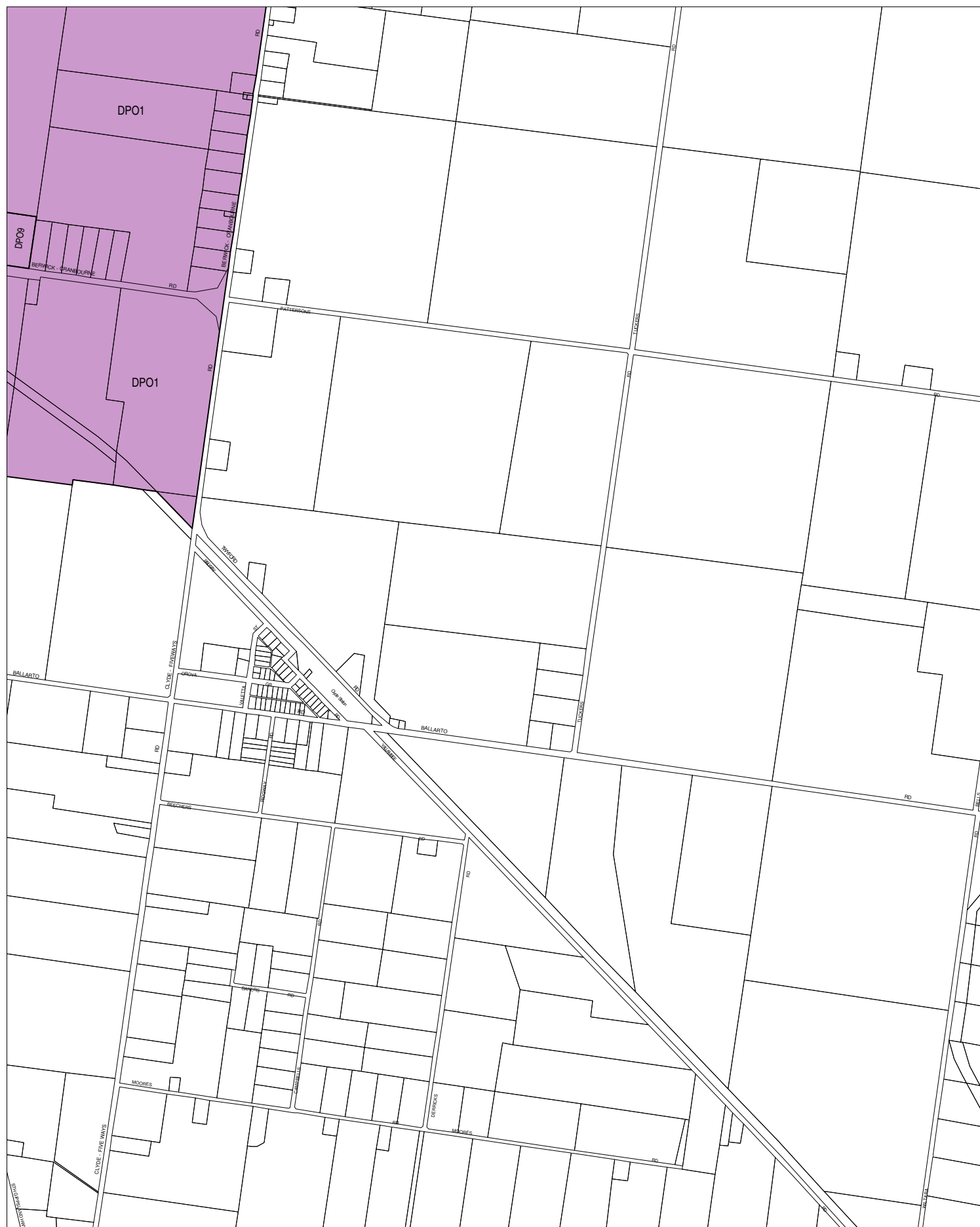
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AMENDMENT C77PT1

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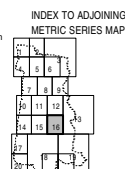


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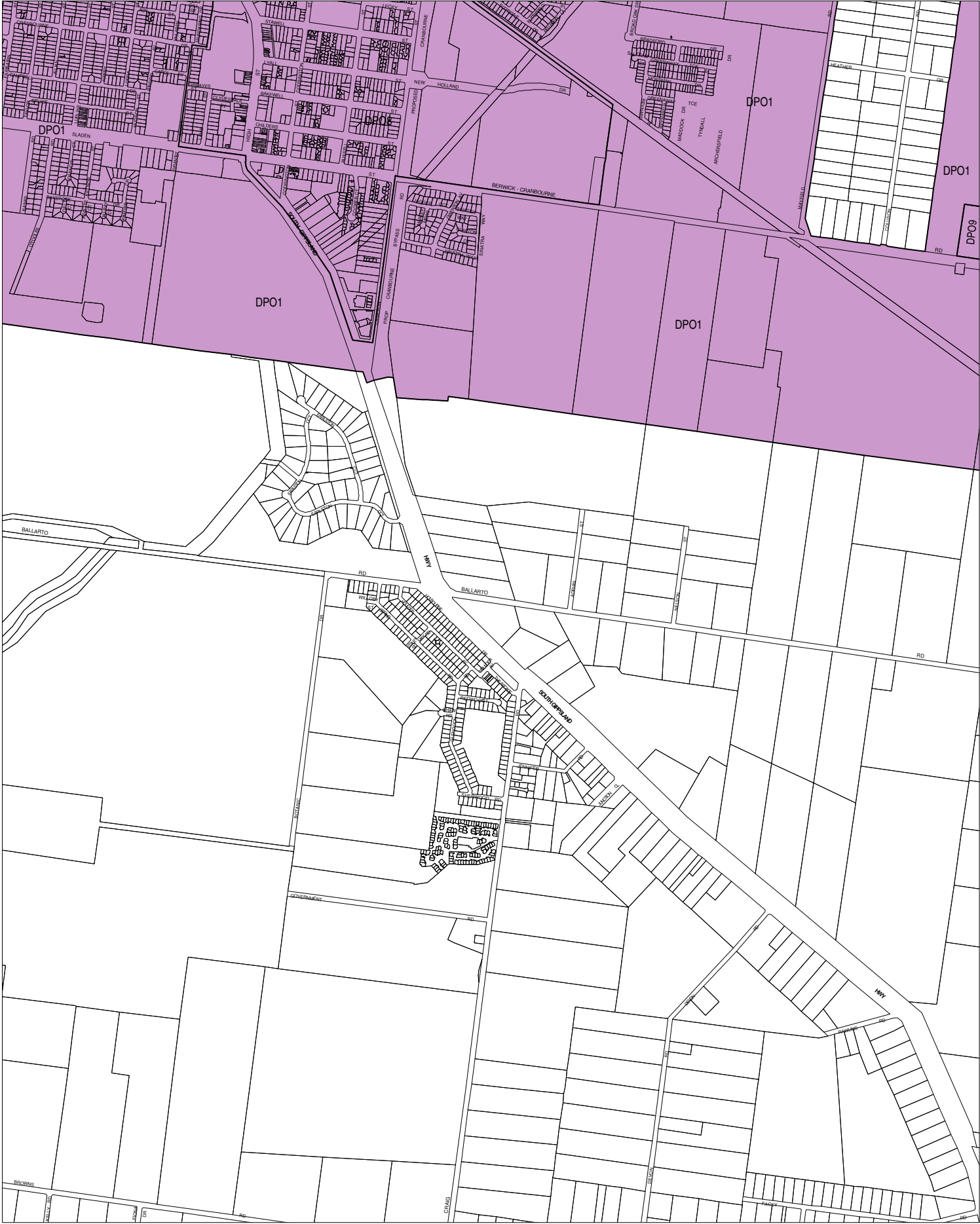
Overlays

DPO1	Development Plan Overlay - Schedule 1
DPO2	Development Plan Overlay - Schedule 2



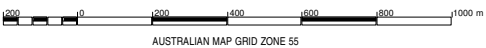
Printed: 19/7/2007

CASEY PLANNING SCHEME - LOCAL PROVISION



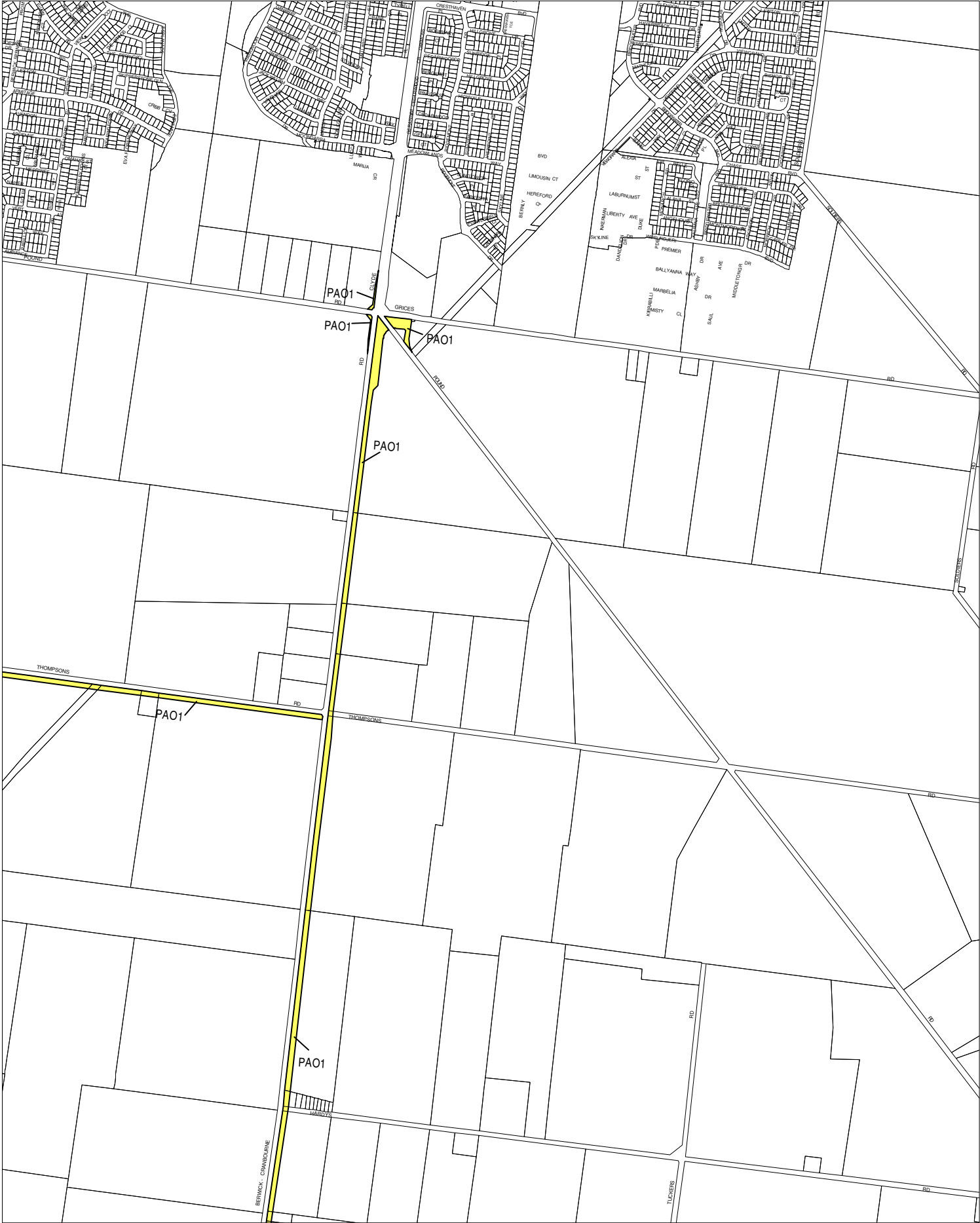
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- Overlays**
- DPO1** Development Plan Overlay - Schedule 1
 - DPO8** Development Plan Overlay - Schedule 8
 - DPO9** Development Plan Overlay - Schedule 9



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CASEY PLANNING SCHEME - LOCAL PROVISION

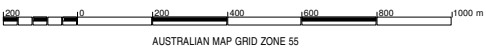


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Overlays

PA01 Public Acquisition Overlay 1



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AMENDMENT C48 PT2

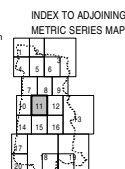
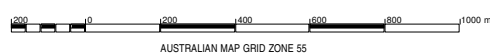
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Overlays	
PAQ1	Public Acquisition Overlay 1
PAQ2	Public Acquisition Overlay 2
PAQ3	Public Acquisition Overlay 3



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AMENDMENT C101

PUBLIC ACQUISITION OVERLAY

MAP No 11PAO

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Overlays

PAO1

Public Acquisition Overlay 1

PAO3

Public Acquisition Overlay 3

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1000 m

AUSTRALIAN MAP GRID ZONE 55

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PUBLIC ACQUISITION OVERLAY

MAP No 16PAO

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Overlays

PAO1

Public Acquisition Overlay 1

02000

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200

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600

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1000 m

AUSTRALIAN MAP GRID ZONE 55

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Victoria


The Place To Be

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16	17	18

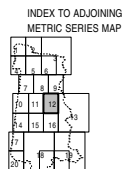
PUBLIC ACQUISITION OVERLAY

MAP No 15PAO

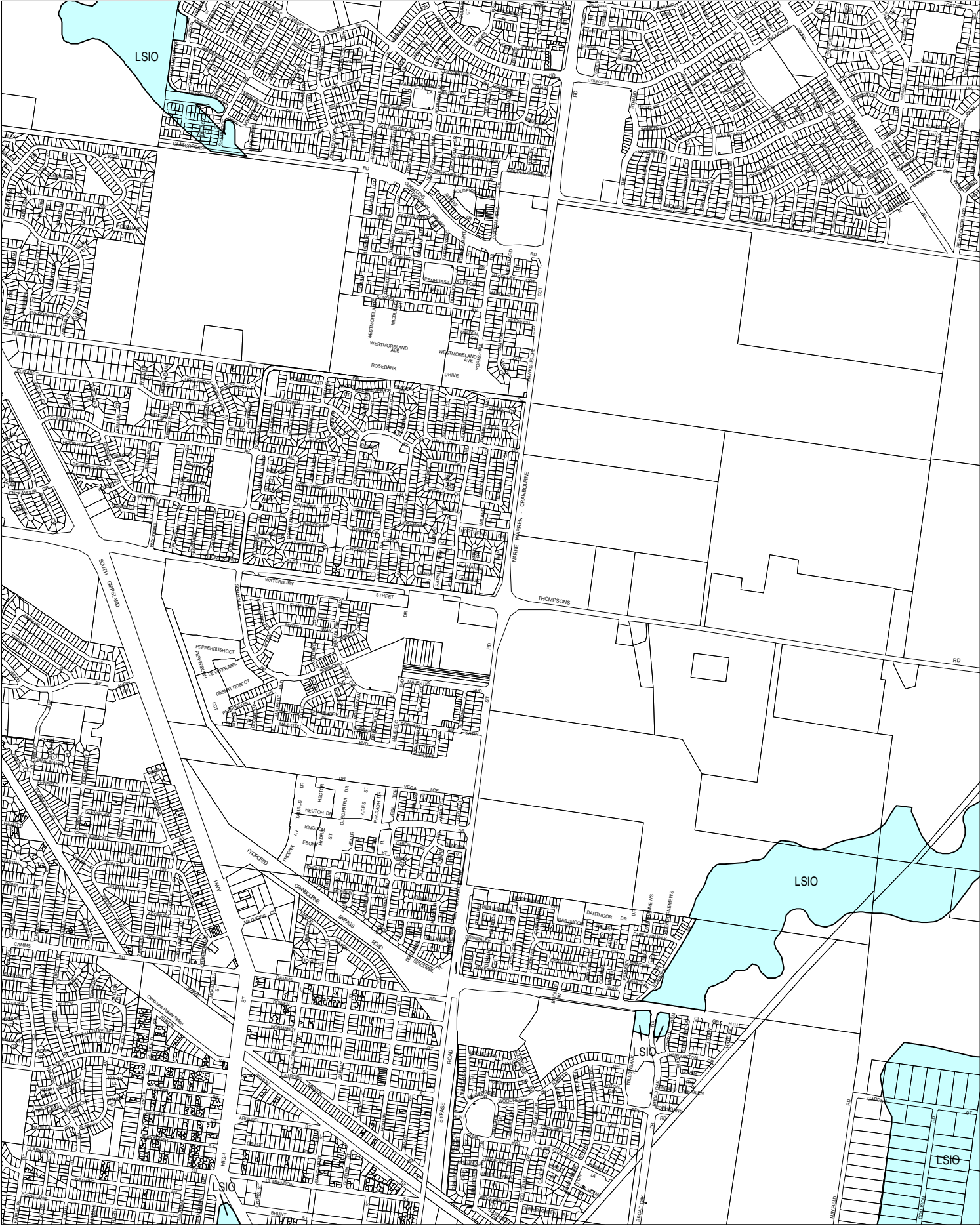
Overlays	
	Land Subject To Inundation Overlay



AMENDMENT C3



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Overlays
LSIO Land Subject to Inundation Overlay



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AMENDMENT C3

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Overlays

LSIO

Land Subject to Inundation Overlay

0 200 400 600 800 1000 m

AUSTRALIAN MAP GRID ZONE 55

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16 17 18

LAND SUBJECT TO INUNDATION OVERLAY

AMENDMENT C3
MAP No 16LSIO

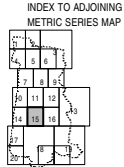
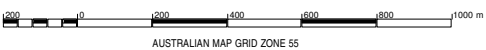
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Overlays
LSIO Land Subject to Inundation Overlay



Printed: 20/7/2007

AMENDMENT C3

Groundwater Management System

****SITE LOCATION REPORT****

Printed 19.07.2007 @ 11:12

SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
GMS-667		NONE	55	352936.00	5782780.00	06.05.2004	0.00		BOR	DS		N	N			N/A
S61379/1		S61379	55	352337.00	5783883.00	13.04.2003	97.00		BOR	IR	ROM	N	Y	0.00	0.00	TSS
2462 CRANBOURNE																
57234	3246208053	NONE	55	352806.20	5780725.09	31.12.1968	64.00		BOR	IR	CBT	N	N			N/A
57291	3246208110	NONE	55	351227.20	5783353.10	01.01.1970	40.00		BOR	DM	NKN	N	N			N/A
57297	3246208116	NONE	55	352847.20	5783788.10	01.01.1970	45.72		BOR	DM ST	NKN	N	N			N/A
57298	3246208117	NONE	55	352998.20	5781788.09	01.01.1970	54.86		BOR	ST DM	NKN	N	N			N/A
57307	3246208126	NONE	55	352091.20	5780591.09	01.01.1970	14.00		BOR	DM	NKN	N	N			N/A
57308	3246208127	NONE	55	351990.20	5780596.09	01.01.1970	15.20		BOR	DM	NKN	N	N			N/A
57309	3246208128	NONE	55	352044.20	5780426.09	01.01.1970	45.00		BOR	ST DM	NKN	N	N			N/A
57310	3246208129	NONE	55	352105.20	5781177.09	01.01.1970	12.19		BOR	DM	NKN	N	N			N/A
57311	3246208130	NONE	55	352191.20	5780649.09	01.01.1970	23.00		BOR	DM	NKN	N	N			N/A
57312	3246208131	NONE	55	352191.20	5780714.09	01.01.1970	22.00		BOR	DM ST	NKN	N	N			N/A
57313	3246208132	NONE	55	351844.20	5780543.09	01.01.1970	19.00		BOR	DM ST	NKN	N	N			N/A
57314	3246208133	NONE	55	351958.20	5781355.09	01.01.1970	8.50		BOR	DM	NKN	N	N			N/A
57321	3246210005	11631	55	351893.20	5780544.09	10.09.1979	17.40		BOR	DM	AGM	N	Y	16.80	17.37	TSS
57322	3246210006	12250	55	353733.20	5783344.09	20.12.1979	18.50		BOR	DS	CBT	N	Y			N/A
57337	3246210021	5104	55	352164.20	5780574.09	07.08.1974	16.15		BOR	DM ST	CBT	N	Y			N/A
57338	3246210022	5022	55	352053.20	5780575.09	08.08.1974	14.02		BOR	ST DM	CBT	N	Y	11.89	13.41	TSS

57341	3246210025	5657	55	353413.20	5781304.09	06.11.1974	20.11		BOR	ST DM	CBT	N	Y			N/A
57343	3246210027	13729	55	351990.20	5781393.09	21.11.1980	9.50		BOR	ST DM	CBT	N	Y	0.00	9.50	TSS
57345	3246210029	6234	55	351967.20	5780598.09	17.03.1975	9.24		BOR	ST DM	CBT	N	Y	0.00	9.00	TSS
57350	3246210034	7244	55	352057.20	5781409.09	29.01.1976	13.30		BOR	ST DM	CBT	N	Y			N/A
57352	3246210036	7566	55	352056.20	5780493.09	23.04.1976	13.50		BOR	DM	CBT	N	Y	0.00	14.00	TSS
57358	3246210042	7647	55	352133.20	5780464.09	25.04.1976	10.97		BOR	DM ST	CBT	N	Y	0.00	11.00	TSS
57361	3246210045	7924	55	352133.20	5780764.09	28.07.1976	11.27		BOR	DM ST	CBT	N	Y	9.44	10.66	TSS
57363	3246210047	7973	55	352333.20	5781604.09	27.10.1976	8.53		BOR	ST DM	CBT	N	Y	6.70	8.53	TSS
57367	3246210051	8818	55	352113.20	5780678.09	30.03.1977	19.81		BOR	DM ST	CBT	N	Y	13.41	17.67	TSS
57368	3246210052	7513	55	351933.20	5781024.09	19.02.1977	13.62		BOR	ST DM	CBT	N	Y	12.00	13.50	TSS
57373	3246210057	9480	55	352093.20	5780904.09	27.10.1977	14.50		BOR	DM ST	CBT	N	Y	12.00	14.50	TSS
57374	3246210058	10049	55	351873.20	5780844.09	03.02.1978	15.80		BOR	DM	CBT	N	Y	15.00	15.00	TSS

Groundwater Management System

****SITE LOCATION REPORT****

Printed 19.07.2007 @ 11:12

SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
57375	3246210059	9990	55	352298.20	5781166.09	24.01.1978	16.55		BOR	DM ST	CBT	N	Y	16.00	16.55	TSS
57377	3246210061	9968	55	351893.20	5780964.09	23.01.1978	13.75		BOR	DM	CBT	N	Y	13.00	13.75	TSS
57379	3246210063	9921	55	352143.20	5780407.09	06.02.1978	10.86		BOR	ST DM	CBT	N	Y	9.00	10.56	TSS
57380	3246210064	9652	55	352004.20	5780700.09	16.12.1977	10.50		BOR	DM	CBT	N	Y	8.83	9.75	TSS
57384	3246210068	11278	55	352253.20	5780559.09	09.01.1979	23.50		BOR	ST DM	CBT	N	Y	19.00	23.50	TSS
57388	3246210072	13891	55	351917.20	5780995.09	20.11.1980	12.00		BOR	ST DM	CBT	N	Y	0.00	12.00	TSS

57390	3246210074	13177	55	352289.20	5780666.09	17.04.1980	36.00		BOR	ST DM	CBT	N	Y			N/A
57392	3246210076	15009	55	351813.20	5780784.09	29.03.1982	9.00		BOR	DM	CBT	N	Y			N/A
57395	3246210079	14002	55	351940.20	5781250.09	05.12.1980	12.80		BOR	DM	CBT	N	Y	11.00	12.80	TSS
57398	3246210082	12713	55	350953.20	5783044.10	04.06.1980	30.50		BOR	IR	ROM	N	Y	21.50	26.00	TSS
57235	3246208054	NONE	55	353031.20	5782922.09	31.12.1968	39.62		BOR	IR	CBT	N	N			N/A
57290	3246208109	NONE	55	351143.20	5783382.10	01.01.1970	42.00		BOR	DM	NKN	N	N			N/A
57404	3246210088	15015	55	352108.20	5781068.09	01.06.1981	16.15		BOR	ST DM	CBT	N	Y	8.53	12.50	TSS
57406	3246210090	15009	55	352262.20	5780942.09	27.04.1981	14.00		BOR	ST DM	CBT	N	Y	13.00	14.00	TSS
57407	3246210091	16234	55	351855.20	5780531.09	03.03.1982	13.10		BOR	ST DM	CBT	N	Y	11.70	13.10	TSS
57408	3246210092	15439	55	352084.20	5781467.09	21.09.1981	9.15		BOR	ST DM	CBT	N	Y	8.50	9.15	TSS
57413	3246210098	16402	55	352193.20	5781124.09	31.03.1982	18.59		BOR	DM ST	CBT	N	Y	16.76	18.59	TSS
57421	3246210106	16970	55	352273.20	5780844.09	19.09.1982	22.00		BOR	NKN	CBT	N	Y			N/A
57422	3246210107	16970	55	352273.20	5780844.09	11.11.1982	23.30		BOR	NKN	CBT	N	Y			N/A
57424	3246210109	16970	55	352213.20	5780884.09	13.11.1982	11.60		BOR	DM	CBT	N	Y			N/A
57425	3246210110	17316	55	352175.20	5781317.09	11.09.1982	15.70		BOR	ST DM	CBT	N	Y	15.00	15.70	TSS
57427	3246210112	17651	55	351539.20	5781940.09	16.11.1982	21.00		BOR	DM IR	DRL	N	Y			N/A
57431	3246210116	22941	55	352152.20	5780440.09	25.11.1983	10.65		BOR	DM	CBT	N	Y			N/A
57434	3246210119	24439	55	352080.20	5780494.09	24.11.1983	16.75		BOR	DM	CBT	N	Y			N/A
57435	3246210120	22884	55	351863.20	5780764.09	20.12.1983	18.00		BOR	DM	CBT	N	Y			N/A
57443	3246210128	29316	55	352113.20	5781224.09	18.10.1986	11.50		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57445	3246210130	25194	55	352113.20	5780534.09	11.04.1984	13.60		BOR	DM	CBT	N	Y			N/A
57448	3246210133	24605	55	351940.20	5781090.09	05.01.1984	12.60		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57454	3246210139	25330	55	352313.20	5780834.09	16.05.1984	11.90		BOR	DM	CBT	N	Y	10.70	11.30	TDS
57455	3246210140	24999	55	352398.20	5781424.09	11.05.1984	21.62		BOR	DM	CBT	N	Y	20.00	21.62	TDS
57456	3246210141	25324	55	352788.20	5781325.09	02.07.1984	18.00		BOR	DM	CBT	N	Y	14.00	18.00	TDS

Groundwater Management System

SITE LOCATION REPORT

Printed 19.07.2007 @ 11:12

SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TS mg
57459	3246210144	16970	55	352213.20	5780884.09	15.10.1982	18.00		BOR	DM	CBT	N	Y			N/
57463	3246210148	26209	55	351833.20	5780604.09	18.12.1984	16.75		BOR	DM	CBT	N	Y	16.00	16.75	TL
57469	3246210154	27039	55	352133.20	5780744.09	10.04.1985	10.00		BOR	DM	CBT	N	Y	9.00	10.00	TL
57475	3246210160	27698	55	351953.20	5781304.09	06.12.1985	13.40		BOR	DM	CBT	N	Y	12.80	13.40	TL
57476	3246210161	1142	55	353016.20	5781967.09	27.03.1972	60.96		BOR	IR	CBT	N	Y	53.95	56.69	TS
57482	3246210167	29622	55	352013.20	5780434.09	25.01.1987	12.00		BOR	DM	CBT	N	Y	0.00	0.00	TL
57484	3246210169	29724	55	352513.20	5780384.09	28.11.1986	15.50		BOR	DM	CBT	N	Y	0.00	0.00	TL
57485	3246210170	29732	55	353013.20	5781984.09	21.11.1986	17.50		BOR	DM	CBT	N	Y	0.00	0.00	TL
57486	3246210171	29757	55	353013.20	5781384.09	16.04.1987	20.65		BOR	DM	CBT	N	Y	0.00	0.00	TL
57487	3246210172	29942	55	352313.20	5780884.09	30.01.1987	12.20		BOR	ST DM	CBT	N	Y	0.00	0.00	TL
57489	3246210174	30088	55	352263.20	5781434.09	31.01.1987	9.80		BOR	DM	CBT	N	Y	0.00	0.00	TL
57490	3246210175	30089	55	352213.20	5781434.09	31.01.1987	9.10		BOR	DM	CBT	N	Y			N/
57491	3246210176	30221	55	352303.20	5781394.09	17.04.1987	17.00		BOR	DM	CBT	N	N	0.00	0.00	TL
57492	3246210177	30147	55	352413.20	5780384.09	03.02.1987	16.20		BOR	DM	CBT	N	N			N/
57493	3246210178	32027	55	352263.20	5780584.09	11.03.1988	39.50		BOR	DM	CBT	N	Y	0.00	0.00	TL
57494	3246210179	31451	55	352213.20	5780884.09	30.11.1987	18.65		BOR	DM	CBT	N	Y			N/
111937		39162	55	352173.20	5780424.09	17.01.1992	15.80		BOR	DS	CBT	N	Y	0.00	0.00	TL
113460		39656	55	352213.20	5781064.09	08.04.1992	17.30		BOR	DM	CBT	N	Y			N/
144675		56292	55	352113.20	5780934.09	13.10.2000	18.00		BOR	DS	CBT	N	Y			N/
57402	3246210086	14025	55	352173.20	5781044.09	15.01.1981	12.50		BOR	DM	CBT	N	Y	9.50	12.00	TS
57403	3246210087	14001	55	351906.20	5780894.09	29.11.1980	11.90		BOR	DM ST	CBT	N	Y	10.00	11.90	TS
S9025972/1		S9025972	55	353402.00	5781773.00	27.07.2006	25.00		BOR			N	N			N/

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2462 CRANBOURNE																
57390	3246210074	13177	55	352289.20	5780666.09	17.04.1980	36.00		BOR	ST DM	CBT	N	Y			N/A
57231	3246208050	NONE	55	353461.20	5779449.09	31.12.1970	43.00		BOR	IR	NKN	N	N			N/A
57234	3246208053	NONE	55	352806.20	5780725.09	31.12.1968	64.00		BOR	IR	CBT	N	N			N/A
57266	3246208085	NONE	55	353129.20	5778819.09	01.01.1970	18.20		BOR	DM	NKN	N	N			N/A
57267	3246208086	NONE	55	353731.20	5779667.09	01.01.1970	47.20		BOR	ST	NKN	N	N			N/A
57275	3246208094	NONE	55	353237.20	5778986.09	01.01.1970	24.30		BOR	ST	NKN	N	N			N/A
57298	3246208117	NONE	55	352998.20	5781788.09	01.01.1970	54.86		BOR	ST DM	NKN	N	N			N/A
57299	3246208118	NONE	55	352723.20	5779436.09	01.01.1970	21.33		BOR	ST	NKN	N	N			N/A
57300	3246208119	NONE	55	352617.20	5779457.09	01.01.1970	30.48		BOR	ST	NKN	N	N			N/A
57301	3246208120	NONE	55	352364.20	5779843.09	01.01.1970	18.28		BOR	ST	NKN	N	N			N/A
57303	3246208122	NONE	55	352528.20	5779830.09	01.01.1970	15.24		BOR	DM ST	NKN	N	N			N/A
57304	3246208123	NONE	55	352080.20	5779670.09	01.01.1970	25.60		BOR	ST DM	NKN	N	N			N/A
57305	3246208124	NONE	55	351852.20	5779969.09	01.01.1970	13.70		BOR	DM	NKN	N	N			N/A
57306	3246208125	NONE	55	352199.20	5779923.09	01.01.1970	34.10		BOR	ST DM	NKN	N	N			N/A
57307	3246208126	NONE	55	352091.20	5780591.09	01.01.1970	14.00		BOR	DM	NKN	N	N			N/A
57308	3246208127	NONE	55	351990.20	5780596.09	01.01.1970	15.20		BOR	DM	NKN	N	N			N/A
57309	3246208128	NONE	55	352044.20	5780426.09	01.01.1970	45.00		BOR	DM ST	NKN	N	N			N/A
57310	3246208129	NONE	55	352105.20	5781177.09	01.01.1970	12.19		BOR	DM	NKN	N	N			N/A
57311	3246208130	NONE	55	352191.20	5780649.09	01.01.1970	23.00		BOR	DM	NKN	N	N			N/A

57312	3246208131	NONE	55	352191.20	5780714.09	01.01.1970	22.00		BOR	ST DM	NKN	N	N			N/A
57313	3246208132	NONE	55	351844.20	5780543.09	01.01.1970	19.00		BOR	DM ST	NKN	N	N			N/A
57314	3246208133	NONE	55	351958.20	5781355.09	01.01.1970	8.50		BOR	DM	NKN	N	N			N/A
57321	3246210005	11631	55	351893.20	5780544.09	10.09.1979	17.40		BOR	DM	AGM	N	Y	16.80	17.37	TSS
57325	3246210009	8892	55	351475.20	5779820.09	06.04.1977	31.40		BOR	ST DM	DHH	N	Y	14.32	21.33	TSC
57326	3246210010	3884	55	351802.20	5780401.09	30.04.1973	11.27		BOR	ST DM	CBT	N	Y	13.71	14.32	TSC
57332	3246210016	7368	55	352127.20	5780163.09	04.03.1976	18.20		BOR	ST DM	CBT	N	Y	0.00	18.00	TSS
57333	3246210017	4796	55	351977.20	5779924.09	11.05.1974	24.68		BOR	DM ST	CBT	N	Y	20.72	24.68	TSS
57337	3246210021	5104	55	352164.20	5780574.09	07.08.1974	16.15		BOR	ST DM	CBT	N	Y			N/A
57338	3246210022	5022	55	352053.20	5780575.09	08.08.1974	14.02		BOR	ST DM	CBT	N	Y	11.89	13.41	TSS
57339	3246210023	5234	55	351775.20	5780210.09	04.12.1974	12.19		BOR	ST DM	CBT	N	Y	6.09	12.19	TSS

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57340	3246210024	6132	55	352003.20	5780091.09	24.02.1975	16.00		BOR	ST DM	NKN	N	Y	0.00	15.00	TSS
57341	3246210025	5657	55	353413.20	5781304.09	06.11.1974	20.11		BOR	ST DM	CBT	N	Y			N/A
57343	3246210027	13729	55	351990.20	5781393.09	21.11.1980	9.50		BOR	ST DM	CBT	N	Y	0.00	9.50	TSS
57344	3246210028	6232	55	352094.20	5780123.09	08.05.1975	24.38		BOR	ST DM	CBT	N	Y	15.24	24.38	TSS
57345	3246210029	6234	55	351967.20	5780598.09	17.03.1975	9.24		BOR	DM ST	CBT	N	Y	0.00	9.00	TSS
57347	3246210031	6766	55	352199.20	5779896.09	07.09.1975	34.13		BOR	DM ST	CBT	N	Y	8.80	27.10	TSS
57348	3246210032	5857	55	351764.20	5780092.09	05.12.1974	12.80		BOR	DM ST	CBT	N	Y	6.10	12.80	TSS

57350	3246210034	7244	55	352057.20	5781409.09	29.01.1976	13.30		BOR	DM ST	CBT	N	Y			N/A
57351	3246210035	6989	55	353158.20	5779725.09	02.02.1976	32.00		BOR	ST DM	CBT	N	Y	20.12	32.00	TSS
57352	3246210036	7566	55	352056.20	5780493.09	23.04.1976	13.50		BOR	DM	CBT	N	Y	0.00	14.00	TSS
57358	3246210042	7647	55	352133.20	5780464.09	25.04.1976	10.97		BOR	ST DM	CBT	N	Y	0.00	11.00	TSS
57359	3246210043	7412	55	351113.20	5779964.09	15.01.1976	18.28		BOR	ST	CBT	N	Y	0.00	0.00	TSS
57360	3246210044	7412	55	351153.20	5779984.09	20.03.1976	18.28		BOR	ST	CBT	N	Y			N/A
57361	3246210045	7924	55	352133.20	5780764.09	28.07.1976	11.27		BOR	ST DM	CBT	N	Y	9.44	10.66	TSS
57363	3246210047	7973	55	352333.20	5781604.09	27.10.1976	8.53		BOR	ST DM	CBT	N	Y	6.70	8.53	TSS
57364	3246210048	15585	55	352131.20	5780229.09	27.10.1981	12.00		BOR	DM	CBT	N	Y			N/A
57365	3246210049	3964	55	351870.20	5779964.09	17.05.1973	14.63		BOR	DM	CBT	N	Y	12.80	13.71	TSC
57366	3246210050	8924	55	352674.20	5779805.09	20.04.1977	31.40		BOR	ST	DHH	N	Y	16.10	31.40	TSS
57367	3246210051	8818	55	352113.20	5780678.09	30.03.1977	19.81		BOR	DM ST	CBT	N	Y	13.41	17.67	TSS
57368	3246210052	7513	55	351933.20	5781024.09	19.02.1977	13.62		BOR	DM ST	CBT	N	Y	12.00	13.50	TSS
57369	3246210053	7384	55	352004.20	5780379.09	05.03.1976	14.00		BOR	ST DM	CBT	N	Y	12.50	14.00	TSS
57372	3246210056	9259	55	351784.20	5780326.09	29.09.1977	12.50		BOR	DM	CBT	N	Y	11.00	12.50	TSS
57373	3246210057	9480	55	352093.20	5780904.09	27.10.1977	14.50		BOR	DM ST	CBT	N	Y	12.00	14.50	TSS
57374	3246210058	10049	55	351873.20	5780844.09	03.02.1978	15.80		BOR	DM	CBT	N	Y	15.00	15.00	TSS
57375	3246210059	9990	55	352298.20	5781166.09	24.01.1978	16.55		BOR	DM ST	CBT	N	Y	16.00	16.55	TSS
57376	3246210060	11375	55	352033.20	5780220.09	09.02.1979	15.00		BOR	ST DM	CBT	N	Y	13.00	14.00	TSS
57377	3246210061	9968	55	351893.20	5780964.09	23.01.1978	13.75		BOR	DM	CBT	N	Y	13.00	13.75	TSS
57378	3246210062	8900	55	353266.20	5779830.09	07.04.1977	37.20		BOR	ST DM	ROA	N	Y	20.10	37.20	TSS
57379	3246210063	9921	55	352143.20	5780407.09	06.02.1978	10.86		BOR	ST DM	CBT	N	Y	9.00	10.56	TSS
57380	3246210064	9652	55	352004.20	5780700.09	16.12.1977	10.50		BOR	DM	CBT	N	Y	8.83	9.75	TSS
57383	3246210067	10994	55	351884.20	5779970.09	21.11.1978	16.60		BOR	ST DM	CBT	N	Y			N/A

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57384	3246210068	11278	55	352253.20	5780559.09	09.01.1979	23.50		BOR	ST DM	CBT	N	Y	19.00	23.50	TSS
57386	3246210070	11508	55	352142.20	5780068.09	08.03.1979	13.75		BOR	ST DM	CBT	N	Y			N/A
57388	3246210072	13891	55	351917.20	5780995.09	20.11.1980	12.00		BOR	ST DM	CBT	N	Y	0.00	12.00	TSS
57389	3246210073	13779	55	353208.20	5779940.09	26.11.1980	28.00		BOR	DM	CBT	N	Y	0.00	28.00	TSS
57215	3246208034	NONE	55	352670.20	5779858.09	31.12.1969	32.31		BOR	IR ST DM	CBT	N	N	0.00	0.00	TSS
57392	3246210076	15009	55	351813.20	5780784.09	29.03.1982	9.00		BOR	DM	CBT	N	Y			N/A
57393	3246210077	14072	55	352178.20	5780331.09	06.12.1980	11.00		BOR	ST DM	CBT	N	Y	9.00	11.00	TSS
57395	3246210079	14002	55	351940.20	5781250.09	05.12.1980	12.80		BOR	DM	CBT	N	Y	11.00	12.80	TSS
57397	3246210081	14306	55	352178.20	5780272.09	13.01.1981	10.70		BOR	DM ST	CBT	N	Y	8.50	10.70	TSS
57401	3246210085	14730	55	352033.20	5779984.09	17.03.1981	18.35		BOR	DM ST	CBT	N	Y	16.00	18.35	TSS
57402	3246210086	14025	55	352173.20	5781044.09	15.01.1981	12.50		BOR	DM	CBT	N	Y	9.50	12.00	TSS
57403	3246210087	14001	55	351906.20	5780894.09	29.11.1980	11.90		BOR	DM ST	CBT	N	Y	10.00	11.90	TSS
57404	3246210088	15015	55	352108.20	5781068.09	01.06.1981	16.15		BOR	DM ST	CBT	N	Y	8.53	12.50	TSS
57406	3246210090	15009	55	352262.20	5780942.09	27.04.1981	14.00		BOR	DM ST	CBT	N	Y	13.00	14.00	TSS
57407	3246210091	16234	55	351855.20	5780531.09	03.03.1982	13.10		BOR	DM ST	CBT	N	Y	11.70	13.10	TSS
57408	3246210092	15439	55	352084.20	5781467.09	21.09.1981	9.15		BOR	DM ST	CBT	N	Y	8.50	9.15	TSS
57410	3246210094	15608	55	353457.20	5779591.09	20.12.1981	42.98		BOR	ST DM	CBT	N	Y			N/A
57411	3246210095	15754	55	352884.20	5779825.09	17.12.1981	42.98		BOR	DM ST	CBT	N	Y			N/A
57412	3246210096	15983	55	352853.20	5779684.09	02.02.1982	13.15		BOR	ST DM	CBT	N	Y	12.00	13.15	TSS
57413	3246210098	16402	55	352193.20	5781124.09	31.03.1982	18.59		BOR	ST DM	CBT	N	Y	16.76	18.59	TSS
57417	3246210102	17188	55	351313.20	5780244.09	04.10.1982	14.17		BOR	ST DM	CBT	N	Y	12.19	14.17	TSS
57421	3246210106	16970	55	352273.20	5780844.09	19.09.1982	22.00		BOR	NKN	CBT	N	Y			N/A
57422	3246210107	16970	55	352273.20	5780844.09	11.11.1982	23.30		BOR	NKN	CBT	N	Y			N/A
57424	3246210109	16970	55	352213.20	5780884.09	13.11.1982	11.60		BOR	DM	CBT	N	Y			N/A

57425	3246210110	17316	55	352175.20	5781317.09	11.09.1982	15.70		BOR	ST DM	CBT	N	Y	15.00	15.70	TSS
57427	3246210112	17651	55	351539.20	5781940.09	16.11.1982	21.00		BOR	DM IR	DRL	N	Y			N/A
57429	3246210114	23635	55	352827.20	5779885.09	26.07.1983	15.75		BOR	ST DM	CBT	N	Y			N/A
57431	3246210116	22941	55	352152.20	5780440.09	25.11.1983	10.65		BOR	DM	CBT	N	Y			N/A
57434	3246210119	24439	55	352080.20	5780494.09	24.11.1983	16.75		BOR	DM	CBT	N	Y			N/A
57435	3246210120	22884	55	351863.20	5780764.09	20.12.1983	18.00		BOR	DM	CBT	N	Y			N/A
57443	3246210128	29316	55	352113.20	5781224.09	18.10.1986	11.50		BOR	DM	CBT	N	Y	0.00	0.00	TDS

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57445	3246210130	25194	55	352113.20	5780534.09	11.04.1984	13.60		BOR	DM	CBT	N	Y			N/A
57448	3246210133	24605	55	351940.20	5781090.09	05.01.1984	12.60		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57453	3246210138	23934	55	353920.20	5779441.09	03.07.1984	41.76		BOR	ST IR DM	CBT	N	Y	0.00	0.00	TDS
57454	3246210139	25330	55	352313.20	5780834.09	16.05.1984	11.90		BOR	DM	CBT	N	Y	10.70	11.30	TDS
57455	3246210140	24999	55	352398.20	5781424.09	11.05.1984	21.62		BOR	DM	CBT	N	Y	20.00	21.62	TDS
57456	3246210141	25324	55	352788.20	5781325.09	02.07.1984	18.00		BOR	DM	CBT	N	Y	14.00	18.00	TDS
57459	3246210144	16970	55	352213.20	5780884.09	15.10.1982	18.00		BOR	DM	CBT	N	Y			N/A
57463	3246210148	26209	55	351833.20	5780604.09	18.12.1984	16.75		BOR	DM	CBT	N	Y	16.00	16.75	TDS
57464	3246210149	26053	55	351843.20	5780274.09	16.11.1984	12.85		BOR	DM	CBT	N	Y	10.00	12.00	TDS
57465	3246210150	26972	55	352033.20	5780224.09	21.03.1985	19.00		BOR	DM	CBT	N	Y	15.00	19.00	TDS
57467	3246210152	27109	55	352033.20	5780034.09	12.04.1985	16.50		BOR	DM	CBT	N	Y	12.00	16.50	TDS

57469	3246210154	27039	55	352133.20	5780744.09	10.04.1985	10.00		BOR	DM	CBT	N	Y	9.00	10.00	TDS
57475	3246210160	27698	55	351953.20	5781304.09	06.12.1985	13.40		BOR	DM	CBT	N	Y	12.80	13.40	TDS
57476	3246210161	1142	55	353016.20	5781967.09	27.03.1972	60.96		BOR	IR	CBT	N	Y	53.95	56.69	TSS
57482	3246210167	29622	55	352013.20	5780434.09	25.01.1987	12.00		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57484	3246210169	29724	55	352513.20	5780384.09	28.11.1986	15.50		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57485	3246210170	29732	55	353013.20	5781984.09	21.11.1986	17.50		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57486	3246210171	29757	55	353013.20	5781384.09	16.04.1987	20.65		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57487	3246210172	29942	55	352313.20	5780884.09	30.01.1987	12.20		BOR	ST DM	CBT	N	Y	0.00	0.00	TDS
57489	3246210174	30088	55	352263.20	5781434.09	31.01.1987	9.80		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57490	3246210175	30089	55	352213.20	5781434.09	31.01.1987	9.10		BOR	DM	CBT	N	Y			N/A
57491	3246210176	30221	55	352303.20	5781394.09	17.04.1987	17.00		BOR	DM	CBT	N	N	0.00	0.00	TDS
57492	3246210177	30147	55	352413.20	5780384.09	03.02.1987	16.20		BOR	DM	CBT	N	N			N/A
57493	3246210178	32027	55	352263.20	5780584.09	11.03.1988	39.50		BOR	DM	CBT	N	Y	0.00	0.00	TDS
57494	3246210179	31451	55	352213.20	5780884.09	30.11.1987	18.65		BOR	DM	CBT	N	Y			N/A
57498	3246215004	29920	55	353323.20	5780084.09	19.12.1986	23.70		BOR	ST DM	ROA	N	Y			N/A
57499	3246215005	33502	55	351793.20	5779974.09	30.12.1988	19.20		BOR	ST DM	CBT	N	Y	7.00	19.20	TDS
111937		39162	55	352173.20	5780424.09	17.01.1992	15.80		BOR	DS	CBT	N	Y	0.00	0.00	TDS
113460		39656	55	352213.20	5781064.09	08.04.1992	17.30		BOR	DM	CBT	N	Y			N/A
126975		45196	55	353538.20	5779651.09	10.01.1996	49.00	49.13	BOR	IV OB	CBT	N	Y			N/A
132260		47158	55	352143.20	5780314.09	20.02.1997	24.50		BOR	DM	DHH	N	Y			N/A

Groundwater Management System

****SITE LOCATION REPORT****

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SITE NO	OLD SITE	RIG NO./	MGA	EAST	NORTH	DATE	TOTAL DEPTH	RLNS	SITE	USES	DRILL	LOGS	LOGS	AQUIF FROM	AQUIF	TSS
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	NO	LIC NO.	ZONE			COMPLETED	(m)		TYPE		METHOD	G	D	(m)	TO (m)	mg/L
140062		52535	55	351776.20	5779739.09	27.01.1999	40.00		BOR	ST DM	CBT	N	Y			N/A
144667		56862	55	352163.20	5780234.09	30.11.2000	18.00		BOR	DS	CBT	N	Y			N/A
144675		56292	55	352113.20	5780934.09	13.10.2000	18.00		BOR	DS	CBT	N	Y			N/A
S9018174/1		S9018174	55	351828.20	5780124.09	16.10.2003	30.00		BOR	DS IR	CBT	N	Y			N/A
S9022518/1		S9022518	55	351319.20	5780129.09	10.05.2005	16.00		BOR	DS	ROA	N	Y			N/A
S9025972/1		S9025972	55	353402.00	5781773.00	27.07.2006	25.00		BOR			N	N			N/A
3487 SHERWOOD																
141783		51283	55	354313.20	5780884.09	16.11.1998	49.00		BOR	ST DM	CBT	N	Y			N/A

Groundwater Management System

****SITE LOCATION REPORT****

Printed 19.07.2007 @ 10:43

SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
2462 CRANBOURNE																
57181	3246200066	31121	55	349353.19	5779084.09	03.10.1987	88.00		BOR	MI	CBT	N	N	0.00	0.00	TDS
57183	3246200068	31196	55	349513.19	5778964.09	16.10.1987	93.00		BOR	IV	CBT	N	N			N/A
57184	3246200069	31232	55	349293.19	5778684.09	23.10.1987	93.00		BOR	NKN	CBT	N	N			N/A
57215	3246208034	NONE	55	352670.20	5779858.09	31.12.1969	32.31		BOR	DM IR ST	CBT	N	N	0.00	0.00	TSS
57236	3246208055	NONE	55	350782.19	5778617.09	31.12.1962	53.30		BOR	ST	CBT	N	N			N/A
57237	3246208056	NONE	55	350946.19	5778607.09	31.12.1962	99.00		BOR	ST	CBT	N	N			N/A
57238	3246208057	NONE	55	350279.19	5778511.09	31.12.1967	15.85		BOR	ST	CBT	N	N			N/A
57241	3246208060	NONE	55	350156.19	5778848.09	01.01.1970	15.20		BOR	IR	NKN	N	N			N/A
57262	3246208081	NONE	55	351239.19	5778511.09	01.01.1970	15.20		BOR	DM ST	NKN	N	N			N/A
57263	3246208082	NONE	55	351293.19	5778494.09	01.01.1970	15.20		BOR	ST	NKN	N	N			N/A
57264	3246208083	NONE	55	350659.19	5778429.09	01.01.1970	18.20		BOR	DM ST	NKN	N	N			N/A
57265	3246208084	NONE	55	351316.19	5778425.09	01.01.1970	0.00		BOR	ST	NKN	N	N			N/A
57268	3246208087	NONE	55	351569.20	5778797.09	01.01.1970	12.10		BOR	DM ST	NKN	N	N			N/A
57299	3246208118	NONE	55	352723.20	5779436.09	01.01.1970	21.33		BOR	ST	NKN	N	N			N/A
57300	3246208119	NONE	55	352617.20	5779457.09	01.01.1970	30.48		BOR	ST	NKN	N	N			N/A
57301	3246208120	NONE	55	352364.20	5779843.09	01.01.1970	18.28		BOR	ST	NKN	N	N			N/A
57303	3246208122	NONE	55	352528.20	5779830.09	01.01.1970	15.24		BOR	DM ST	NKN	N	N			N/A
57304	3246208123	NONE	55	352080.20	5779670.09	01.01.1970	25.60		BOR	DM ST	NKN	N	N			N/A
57305	3246208124	NONE	55	351852.20	5779969.09	01.01.1970	13.70		BOR	DM	NKN	N	N			N/A

57306	3246208125	NONE	55	352199.20	5779923.09	01.01.1970	34.10		BOR	DM ST	NKN	N	N			N/A
57307	3246208126	NONE	55	352091.20	5780591.09	01.01.1970	14.00		BOR	DM	NKN	N	N			N/A
57308	3246208127	NONE	55	351990.20	5780596.09	01.01.1970	15.20		BOR	DM	NKN	N	N			N/A
57309	3246208128	NONE	55	352044.20	5780426.09	01.01.1970	45.00		BOR	ST DM	NKN	N	N			N/A
57313	3246208132	NONE	55	351844.20	5780543.09	01.01.1970	19.00		BOR	ST DM	NKN	N	N			N/A
57317	3246210001	72	55	350362.19	5778822.09	14.12.1970	13.11		BOR	DM ST	NKN	N	Y	9.76	10.98	TSS
57321	3246210005	11631	55	351893.20	5780544.09	10.09.1979	17.40		BOR	DM	AGM	N	Y	16.80	17.37	TSS
57323	3246210007	713	55	350581.19	5778837.09	18.11.1971	15.24		BOR	IR	CBT	N	Y	12.80	14.32	TSC
57325	3246210009	8892	55	351475.20	5779820.09	06.04.1977	31.40		BOR	ST DM	DHH	N	Y	14.32	21.33	TSC
57326	3246210010	3884	55	351802.20	5780401.09	30.04.1973	11.27		BOR	ST DM	CBT	N	Y	13.71	14.32	TSC
57332	3246210016	7368	55	352127.20	5780163.09	04.03.1976	18.20		BOR	DM ST	CBT	N	Y	0.00	18.00	TSS

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SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
57333	3246210017	4796	55	351977.20	5779924.09	11.05.1974	24.68		BOR	DM ST	CBT	N	Y	20.72	24.68	TSS
57337	3246210021	5104	55	352164.20	5780574.09	07.08.1974	16.15		BOR	DM ST	CBT	N	Y			N/A
57338	3246210022	5022	55	352053.20	5780575.09	08.08.1974	14.02		BOR	DM ST	CBT	N	Y	11.89	13.41	TSS
57339	3246210023	5234	55	351775.20	5780210.09	04.12.1974	12.19		BOR	ST DM	CBT	N	Y	6.09	12.19	TSS
57340	3246210024	6132	55	352003.20	5780091.09	24.02.1975	16.00		BOR	DM ST	NKN	N	Y	0.00	15.00	TSS
57344	3246210028	6232	55	352094.20	5780123.09	08.05.1975	24.38		BOR	ST DM	CBT	N	Y	15.24	24.38	TSS
57345	3246210029	6234	55	351967.20	5780598.09	17.03.1975	9.24		BOR	ST DM	CBT	N	Y	0.00	9.00	TSS

57347	3246210031	6766	55	352199.20	5779896.09	07.09.1975	34.13		BOR	DM ST	CBT	N	Y	8.80	27.10	TSS
57348	3246210032	5857	55	351764.20	5780092.09	05.12.1974	12.80		BOR	DM ST	CBT	N	Y	6.10	12.80	TSS
57349	3246210033	5573	55	350689.19	5778813.09	07.02.1976	26.51		BOR	NKN	CBT	N	Y			N/A
57352	3246210036	7566	55	352056.20	5780493.09	23.04.1976	13.50		BOR	DM	CBT	N	Y	0.00	14.00	TSS
57358	3246210042	7647	55	352133.20	5780464.09	25.04.1976	10.97		BOR	DM ST	CBT	N	Y	0.00	11.00	TSS
57359	3246210043	7412	55	351113.20	5779964.09	15.01.1976	18.28		BOR	ST	CBT	N	Y	0.00	0.00	TSS
57360	3246210044	7412	55	351153.20	5779984.09	20.03.1976	18.28		BOR	ST	CBT	N	Y			N/A
57364	3246210048	15585	55	352131.20	5780229.09	27.10.1981	12.00		BOR	DM	CBT	N	Y			N/A
57365	3246210049	3964	55	351870.20	5779964.09	17.05.1973	14.63		BOR	DM	CBT	N	Y	12.80	13.71	TSC
57366	3246210050	8924	55	352674.20	5779805.09	20.04.1977	31.40		BOR	ST	DHH	N	Y	16.10	31.40	TSS
57367	3246210051	8818	55	352113.20	5780678.09	30.03.1977	19.81		BOR	DM ST	CBT	N	Y	13.41	17.67	TSS
57369	3246210053	7384	55	352004.20	5780379.09	05.03.1976	14.00		BOR	DM ST	CBT	N	Y	12.50	14.00	TSS
57372	3246210056	9259	55	351784.20	5780326.09	29.09.1977	12.50		BOR	DM	CBT	N	Y	11.00	12.50	TSS
57374	3246210058	10049	55	351873.20	5780844.09	03.02.1978	15.80		BOR	DM	CBT	N	Y	15.00	15.00	TSS
57376	3246210060	11375	55	352033.20	5780220.09	09.02.1979	15.00		BOR	DM ST	CBT	N	Y	13.00	14.00	TSS
57379	3246210063	9921	55	352143.20	5780407.09	06.02.1978	10.86		BOR	DM ST	CBT	N	Y	9.00	10.56	TSS
57380	3246210064	9652	55	352004.20	5780700.09	16.12.1977	10.50		BOR	DM	CBT	N	Y	8.83	9.75	TSS
57383	3246210067	10994	55	351884.20	5779970.09	21.11.1978	16.60		BOR	DM ST	CBT	N	Y			N/A
57384	3246210068	11278	55	352253.20	5780559.09	09.01.1979	23.50		BOR	ST DM	CBT	N	Y	19.00	23.50	TSS
57386	3246210070	11508	55	352142.20	5780068.09	08.03.1979	13.75		BOR	DM ST	CBT	N	Y			N/A
57392	3246210076	15009	55	351813.20	5780784.09	29.03.1982	9.00		BOR	DM	CBT	N	Y			N/A
57393	3246210077	14072	55	352178.20	5780331.09	06.12.1980	11.00		BOR	DM ST	CBT	N	Y	9.00	11.00	TSS
57397	3246210081	14306	55	352178.20	5780272.09	13.01.1981	10.70		BOR	ST DM	CBT	N	Y	8.50	10.70	TSS
57401	3246210085	14730	55	352033.20	5779984.09	17.03.1981	18.35		BOR	DM ST	CBT	N	Y	16.00	18.35	TSS

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SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TS mg
57407	3246210091	16234	55	351855.20	5780531.09	03.03.1982	13.10		BOR	DM ST	CBT	N	Y	11.70	13.10	TS
57414	3246210099	14370	55	349238.19	5779734.09	08.02.1981	30.50		BOR	NKN	CBT	N	Y			N/
57415	3246210100	14370	55	349163.19	5779659.09	11.02.1981	26.80		BOR	NKN	CBT	N	Y			N/
57417	3246210102	17188	55	351313.20	5780244.09	04.10.1982	14.17		BOR	DM ST	CBT	N	Y	12.19	14.17	TS
57431	3246210116	22941	55	352152.20	5780440.09	25.11.1983	10.65		BOR	DM	CBT	N	Y			N/
57434	3246210119	24439	55	352080.20	5780494.09	24.11.1983	16.75		BOR	DM	CBT	N	Y			N/
57435	3246210120	22884	55	351863.20	5780764.09	20.12.1983	18.00		BOR	DM	CBT	N	Y			N/
57445	3246210130	25194	55	352113.20	5780534.09	11.04.1984	13.60		BOR	DM	CBT	N	Y			N/
57463	3246210148	26209	55	351833.20	5780604.09	18.12.1984	16.75		BOR	DM	CBT	N	Y	16.00	16.75	TL
57464	3246210149	26053	55	351843.20	5780274.09	16.11.1984	12.85		BOR	DM	CBT	N	Y	10.00	12.00	TL
57465	3246210150	26972	55	352033.20	5780224.09	21.03.1985	19.00		BOR	DM	CBT	N	Y	15.00	19.00	TL
57467	3246210152	27109	55	352033.20	5780034.09	12.04.1985	16.50		BOR	DM	CBT	N	Y	12.00	16.50	TL
57470	3246210155	23365	55	350164.19	5779036.09	03.06.1985	98.00		BOR	IR	DRL	N	Y	38.00	90.00	TL
57482	3246210167	29622	55	352013.20	5780434.09	25.01.1987	12.00		BOR	DM	CBT	N	Y	0.00	0.00	TL
57492	3246210177	30147	55	352413.20	5780384.09	03.02.1987	16.20		BOR	DM	CBT	N	N			N/
57499	3246215005	33502	55	351793.20	5779974.09	30.12.1988	19.20		BOR	ST DM	CBT	N	Y	7.00	19.20	TL
57501	3246215007	NONE	55	350655.19	5779508.09	01.01.1988	22.80		BOR	ST	NKN	N	N			N/
57503	3246215009	35172	55	349913.19	5777584.09	04.05.1990	97.50		BOR	NKN	DHH	N	Y			N/
305275	3246200014	NONE	55	350652.19	5779223.09	31.12.1964	14.32		BOR	NG		N	N			N/
S9024463/1		S9024463	55	349789.00	5778978.00		60.00		BOR			N	N			N/
305276	3246200015	NONE	55	350652.19	5779223.09	31.12.1964	15.84		BOR	NG		N	N			N/
305277	3246200016	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/
S9018174/1		S9018174	55	351828.20	5780124.09	16.10.2003	30.00		BOR	DS IR	CBT	N	Y			N/
144667		56862	55	352163.20	5780234.09	30.11.2000	18.00		BOR	DS	CBT	N	Y			N/

S9022518/1		S9022518	55	351319.20	5780129.09	10.05.2005	16.00		BOR	DS	ROA	N	Y			N/
305311	3246200050	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/
305310	3246200049	NONE	55	350652.19	5779223.09	31.12.1964	13.71		BOR	NG		N	N			N/
305312	3246200052	NONE	55	350652.19	5779223.09	31.12.1971	7.01		BOR	NG		N	N			N/
305308	3246200047	NONE	55	350652.19	5779223.09	31.12.1964	15.84		BOR	NG		N	N			N/
305307	3246200046	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/
305309	3246200048	NONE	55	350652.19	5779223.09	31.12.1964	8.22		BOR	NG		N	N			N/

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SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
305305	3246200044	NONE	55	350652.19	5779223.09	31.12.1964	8.22		BOR	NG		N	N			N/A
305304	3246200043	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N			N/A
305306	3246200045	NONE	55	350652.19	5779223.09	31.12.1964	9.75		BOR	NG		N	N			N/A
305302	3246200041	NONE	55	350652.19	5779223.09	31.12.1964	13.71		BOR	NG		N	N			N/A
305301	3246200040	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/A
305303	3246200042	NONE	55	350652.19	5779223.09	31.12.1964	9.75		BOR	NG		N	N			N/A
305299	3246200038	NONE	55	350652.19	5779223.09	31.12.1964	15.84		BOR	NG		N	N			N/A
305298	3246200037	NONE	55	350652.19	5779223.09	31.12.1964	12.49		BOR	NG		N	N			N/A
305300	3246200039	NONE	55	350652.19	5779223.09	31.12.1964	6.09		BOR	NG		N	N			N/A
305296	3246200035	NONE	55	350652.19	5779223.09	31.12.1964	10.66		BOR	NG		N	N			N/A
111937		39162	55	352173.20	5780424.09	17.01.1992	15.80		BOR	DS	CBT	N	Y	0.00	0.00	TDS

124429		42413	55	350253.19	5778644.09	03.08.1994	17.00		BOR	IR	CBT	N	Y			N/A
132260		47158	55	352143.20	5780314.09	20.02.1997	24.50		BOR	DM	DHH	N	Y			N/A
140062		52535	55	351776.20	5779739.09	27.01.1999	40.00		BOR	DM ST	DHH	N	Y			N/A
305262	3246200001	NONE	55	350652.19	5779223.09	31.12.1953	27.43		BOR	NG		N	N			N/A
305263	3246200002	NONE	55	350652.19	5779223.09	31.12.1953	30.48		BOR	NG		N	N			N/A
305264	3246200003	NONE	55	350652.19	5779223.09	31.12.1953	18.28		BOR	NG		N	N			N/A
305265	3246200004	NONE	55	350652.19	5779223.09	31.12.1953	30.48		BOR	NG		N	N			N/A
305266	3246200005	NONE	55	350652.19	5779223.09	31.12.1953	28.04		BOR	NG		N	N			N/A
305267	3246200006	NONE	55	350652.19	5779223.09	31.12.1953	22.86		BOR	NG		N	N			N/A
305268	3246200007	NONE	55	350652.19	5779223.09	31.12.1953	15.24		BOR	NG		N	N			N/A
305269	3246200008	NONE	55	350652.19	5779223.09	31.12.1953	22.86		BOR	NG		N	N			N/A
305270	3246200009	NONE	55	350652.19	5779223.09	31.12.1953	22.86		BOR	NG		N	N			N/A
305271	3246200010	NONE	55	350652.19	5779223.09	31.12.1953	21.33		BOR	NG		N	N			N/A
305272	3246200011	NONE	55	350652.19	5779223.09	31.12.1953	16.76		BOR	NG		N	N			N/A
305273	3246200012	NONE	55	350652.19	5779223.09	31.12.1953	16.76		BOR	NG		N	N			N/A
305274	3246200013	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/A
305285	3246200024	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N			N/A
305295	3246200034	NONE	55	350652.19	5779223.09	31.12.1964	9.75		BOR	NG		N	N			N/A
305297	3246200036	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N			N/A
305278	3246200017	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N			N/A

Groundwater Management System

SITE LOCATION REPORT

Printed 19.07.2007 @ 10:43

SITE	OLD SITE	RIG NO./	MGA			DATE	TOTAL		SITE		DRILL	LOGS	LOGS	AQUIF	AQUIF	TSS
------	----------	----------	-----	--	--	------	-------	--	------	--	-------	------	------	-------	-------	-----

NO	NO	LIC NO.	ZONE	EAST	NORTH	COMPLETED	DEPTH (m)	RLNS	TYPE	USES	METHOD	G	D	FROM (m)	TO (m)	mg/L
305279	3246200018	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N			N/A
305280	3246200019	NONE	55	350652.19	5779223.09	31.12.1964	5.18		BOR	NG		N	N			N/A
305281	3246200020	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/A
305282	3246200021	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N	0.00	0.00	TSS
305283	3246200022	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N	0.00	0.00	TSS
305284	3246200023	NONE	55	350652.19	5779223.09	31.12.1964	8.22		BOR	NG		N	N			N/A
305290	3246200029	NONE	55	350652.19	5779223.09	31.12.1964	14.02		BOR	NG		N	N			N/A
305286	3246200025	NONE	55	350652.19	5779223.09	31.12.1964	2.13		BOR	NG		N	N			N/A
305287	3246200026	NONE	55	350652.19	5779223.09	31.12.1964	9.14		BOR	NG		N	N			N/A
305288	3246200027	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/A
305289	3246200028	NONE	55	350652.19	5779223.09	31.12.1964	12.80		BOR	NG		N	N			N/A
305291	3246200030	NONE	55	350652.19	5779223.09	31.12.1964	14.32		BOR	NG		N	N			N/A
305292	3246200031	NONE	55	350652.19	5779223.09	31.12.1964	9.75		BOR	NG		N	N			N/A
305293	3246200032	NONE	55	350652.19	5779223.09	31.12.1964	9.75		BOR	NG		N	N			N/A
305294	3246200033	NONE	55	350652.19	5779223.09	31.12.1964	11.27		BOR	NG		N	N			N/A
3487 SHERWOOD																
91214	3348708133	NONE	55	350930.19	5777571.09	31.12.1965	13.70		BOR	NKN	CBT	N	N	0.00	0.00	TSS
91580	3348708503	NONE	55	350684.19	5778386.09	31.12.1970	6.00		W/S	ST		N	N			N/A
91703	3348710119	24025	55	350675.19	5777786.09	19.09.1983	30.55		BOR	DM	CBT	N	Y			N/A
91634	3348710049	7418	55	350702.19	5778230.09	27.02.1976	13.44		BOR	ST	CBT	N	Y	0.00	0.00	TSS
91541	3348708464	NONE	55	350625.19	5778029.09	31.12.1970	12.10		BOR	DM	NKN	N	N			N/A
91546	3348708469	NONE	55	351350.19	5778320.09	31.12.1969	12.10		BOR	ST	CBT	N	N			N/A
91542	3348708465	NONE	55	350780.19	5777891.09	31.12.1970	9.10		BOR	ST	NKN	N	N			N/A
91538	3348708461	NONE	55	350791.19	5777585.09	31.12.1966	19.80		BOR	DM	NKN	N	N			N/A
91540	3348708463	NONE	55	350646.19	5777970.09	31.12.1963	25.90		BOR	DM	CBT	N	N			N/A
91539	3348708462	NONE	55	350676.19	5777996.09	31.12.1970	14.30		BOR	DM	NKN	N	N			N/A

91535	3348708458	NONE	55	350610.19	5777659.09	31.12.1970	0.00		BOR	ST	NKN	N	N			N/A
91537	3348708460	NONE	55	350676.19	5777571.09	31.12.1970	15.20		BOR	ST	NKN	N	N			N/A
91536	3348708459	NONE	55	350595.19	5777503.09	31.12.1970	21.30		BOR	DM	NKN	N	N			N/A
91509	3348708432	NONE	55	349645.19	5778434.09	31.12.1968	15.20		BOR	DM	NKN	N	N			N/A
91531	3348708454	NONE	55	351045.19	5777520.09	31.12.1970	0.00		BOR	DM	NKN	N	N			N/A

Groundwater Management System

****SITE LOCATION REPORT****

Printed 19.07.2007 @ 10:43

SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
91520	3348708443	NONE	55	350914.19	5777941.09	31.12.1969	3.60		ISP	ST		N	N			N/A
91487	3348708410	NONE	55	351499.19	5777405.09	31.12.1970	0.00		BOR	ST	NKN	N	N			N/A
91490	3348708413	NONE	55	350479.19	5778389.09	31.12.1969	14.63		BOR	DM	CBT	N	N			N/A
91489	3348708412	NONE	55	351254.19	5778107.09	31.12.1969	6.00		BOR	ST	NKN	N	N			N/A
91427	3348708350	NONE	55	351551.20	5778108.09	31.12.1966	15.50		BOR	ST	NKN	N	N			N/A
91485	3348708408	NONE	55	350645.19	5778331.09	31.12.1968	10.90		BOR	DM	NKN	N	N			N/A
91471	3348708394	NONE	55	351448.19	5778245.09	31.12.1969	12.10		BOR	ST DM	NKN	N	N			N/A
91316	3348708239	NONE	55	350543.19	5778278.09	31.12.1970	13.70		BOR	ST	NKN	N	N			N/A

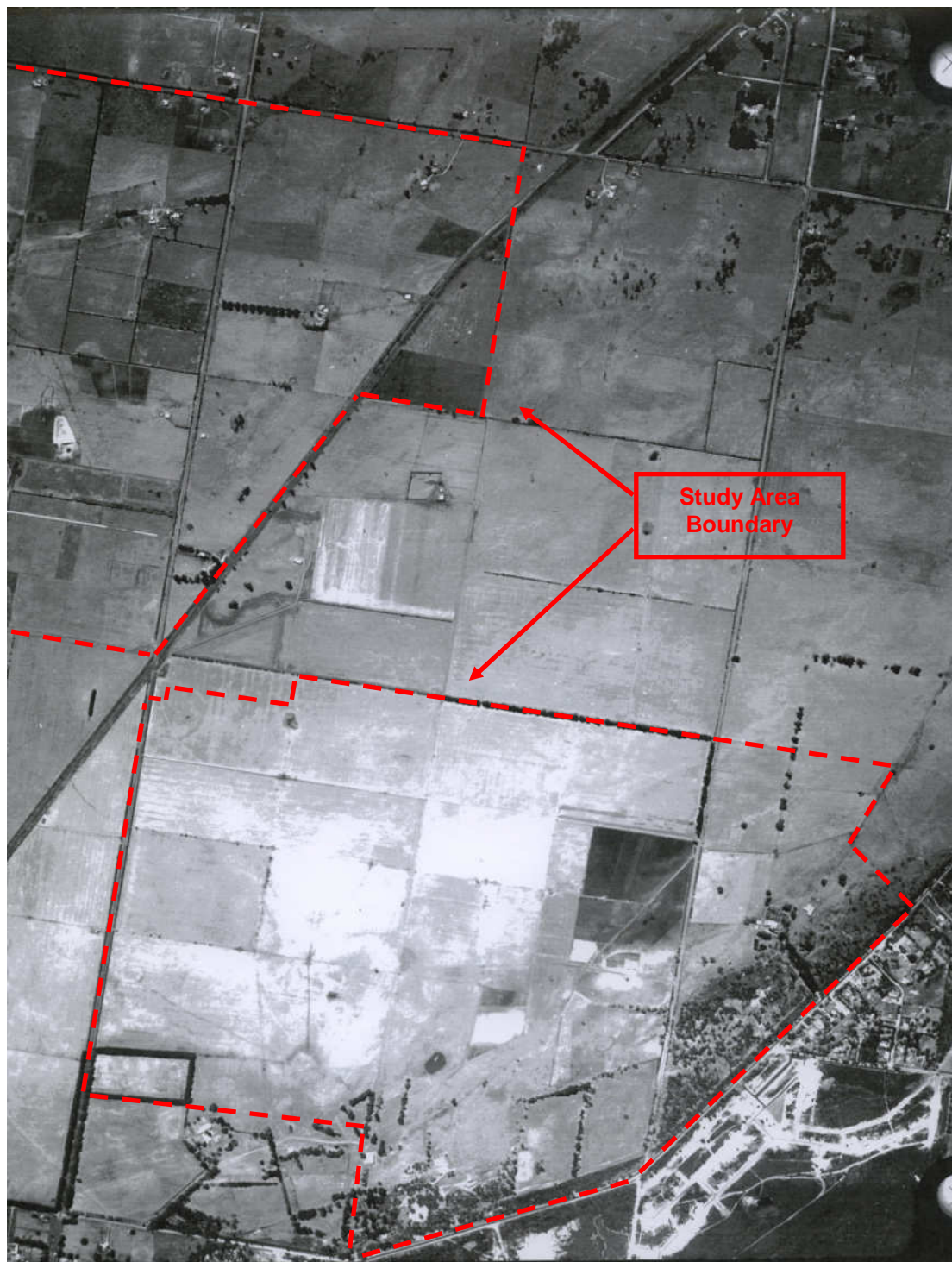
Extract of Aerial Photograph – 1962



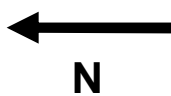
Scale – 1:19200



Extract of Aerial Photograph - 1962



Scale – 1:19200



Extract of Aerial Photograph - 1970



Scale – 1:12000



Extract of Aerial Photograph - 1970



Scale – 1:12000



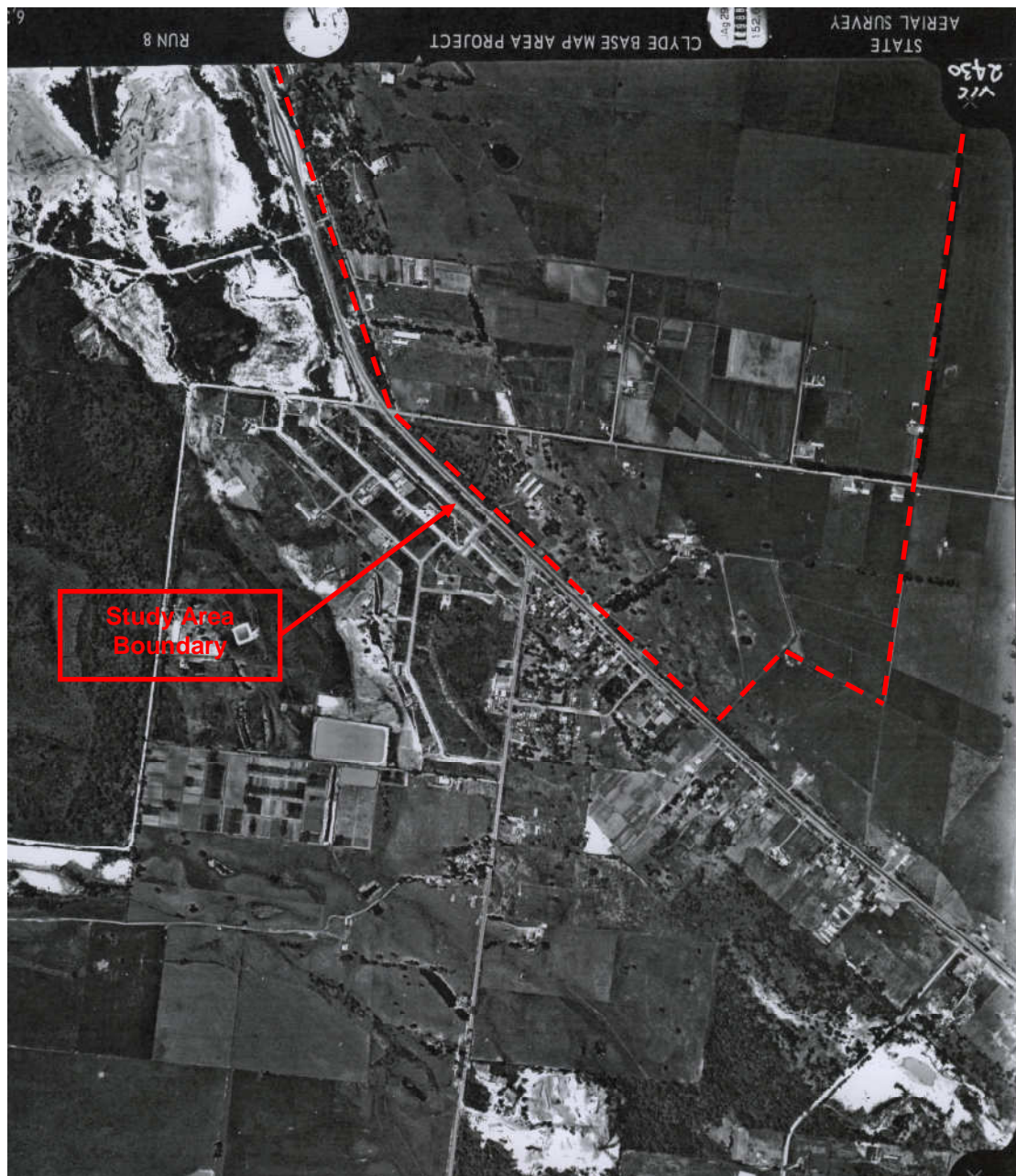
Extract of Aerial Photograph - 1970



Scale – 1:12000



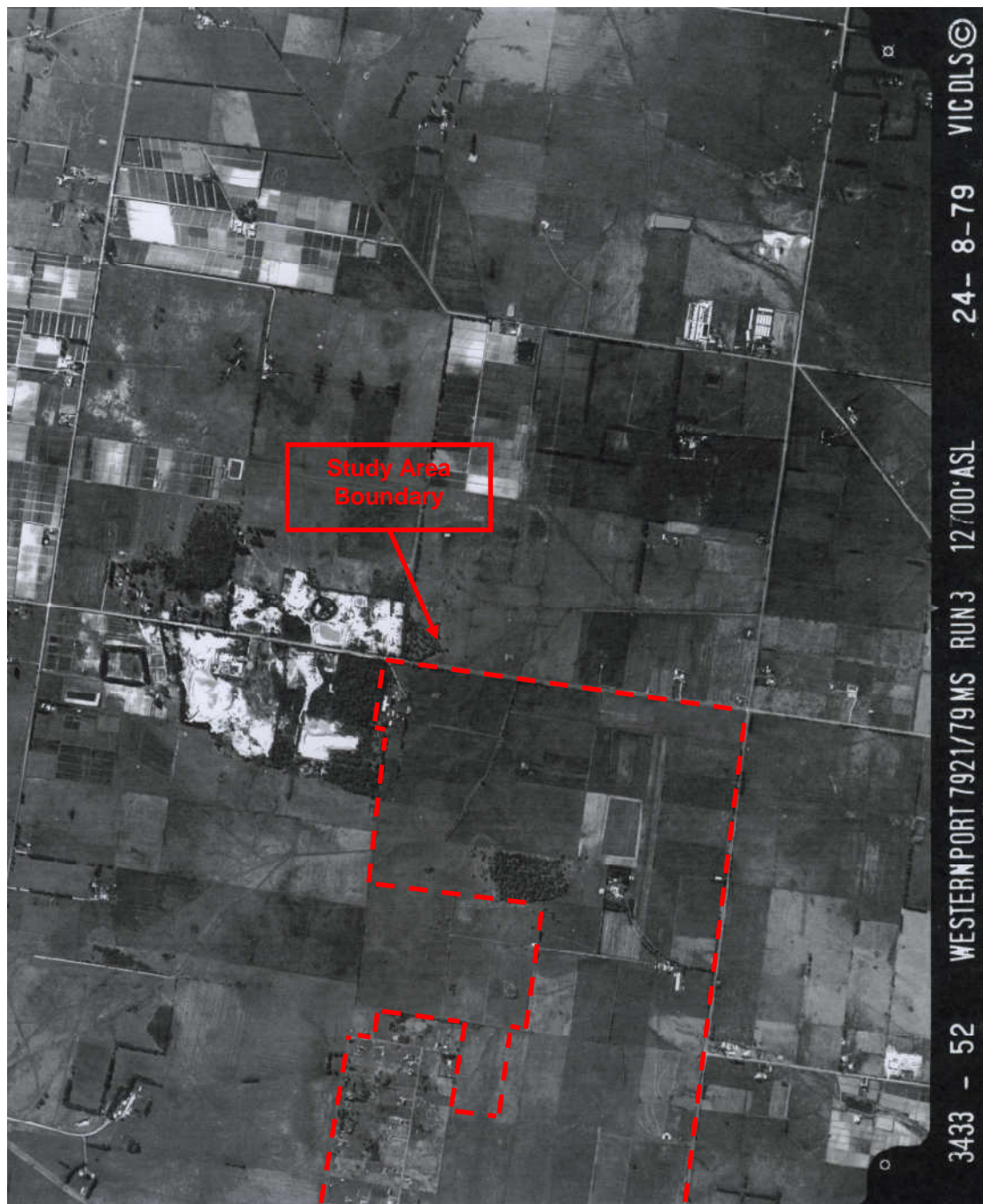
Extract of Aerial Photograph - 1970



Scale – 1:12000



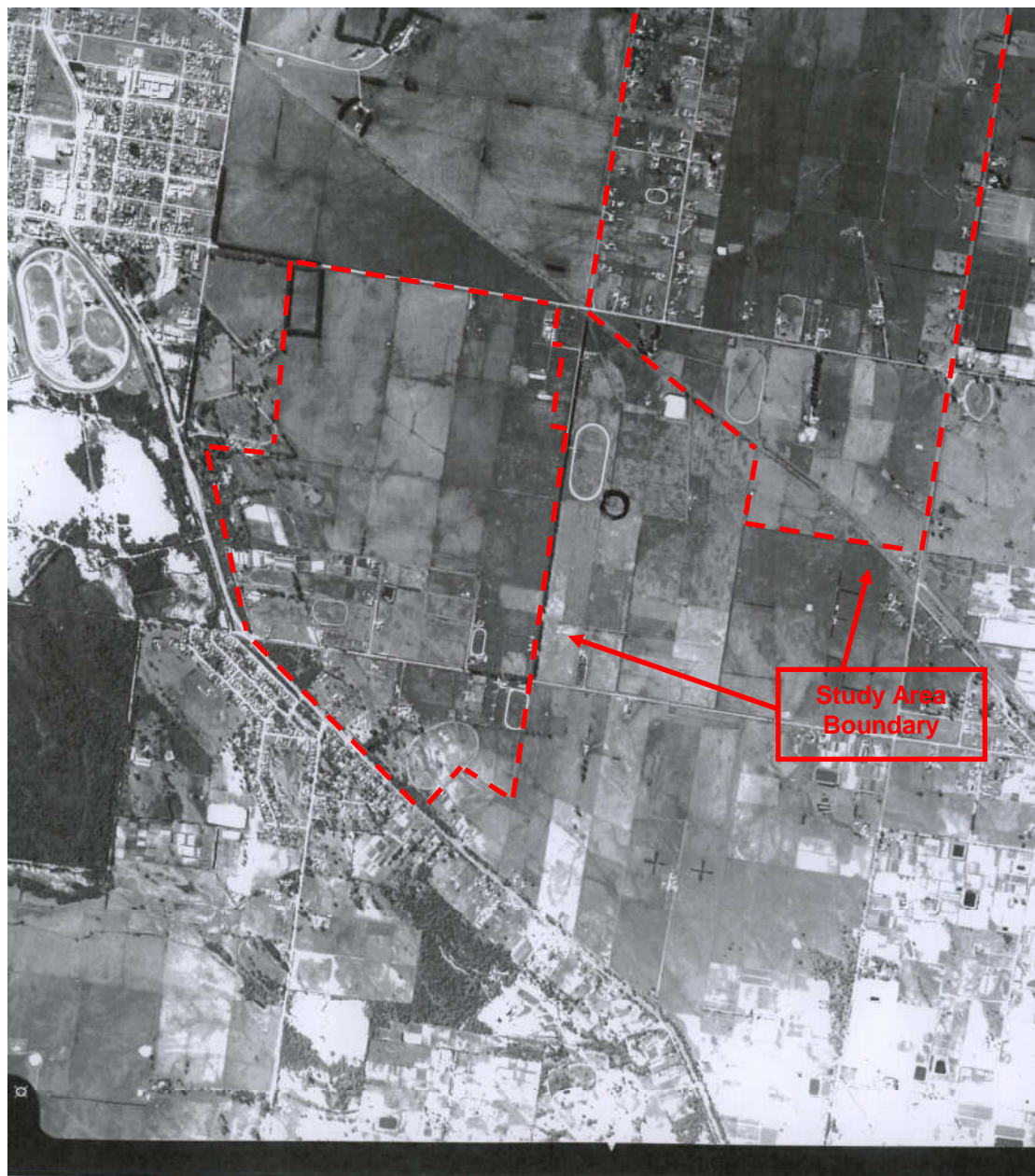
Extract of Aerial Photograph - 1979



Scale – 1:25000



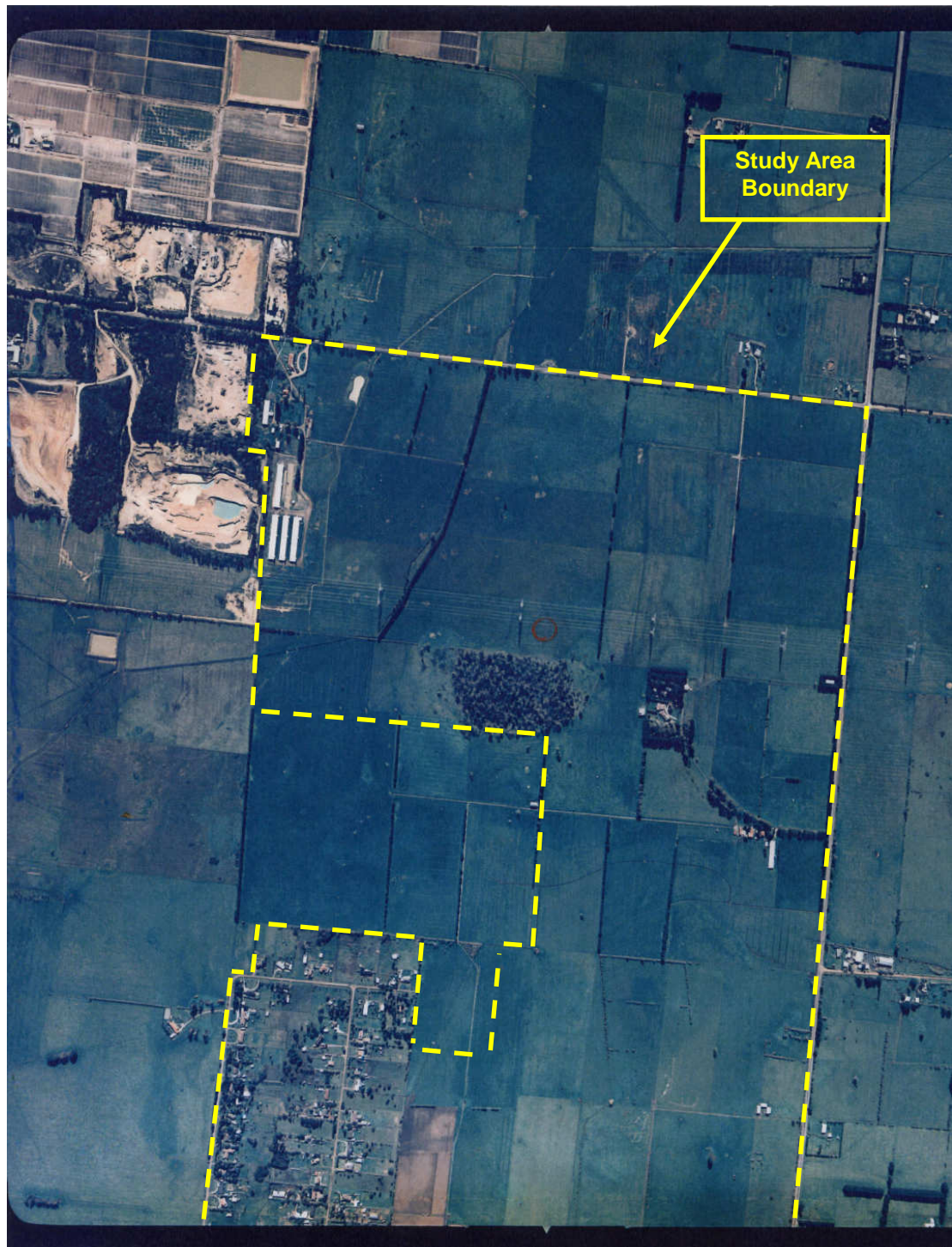
Extract of Aerial Photograph - 1979



Scale – 1:25000



Extract of Aerial Photograph - 1991



Scale – 1:15000



Extract of Aerial Photograph - 1991



Scale – 1:15000



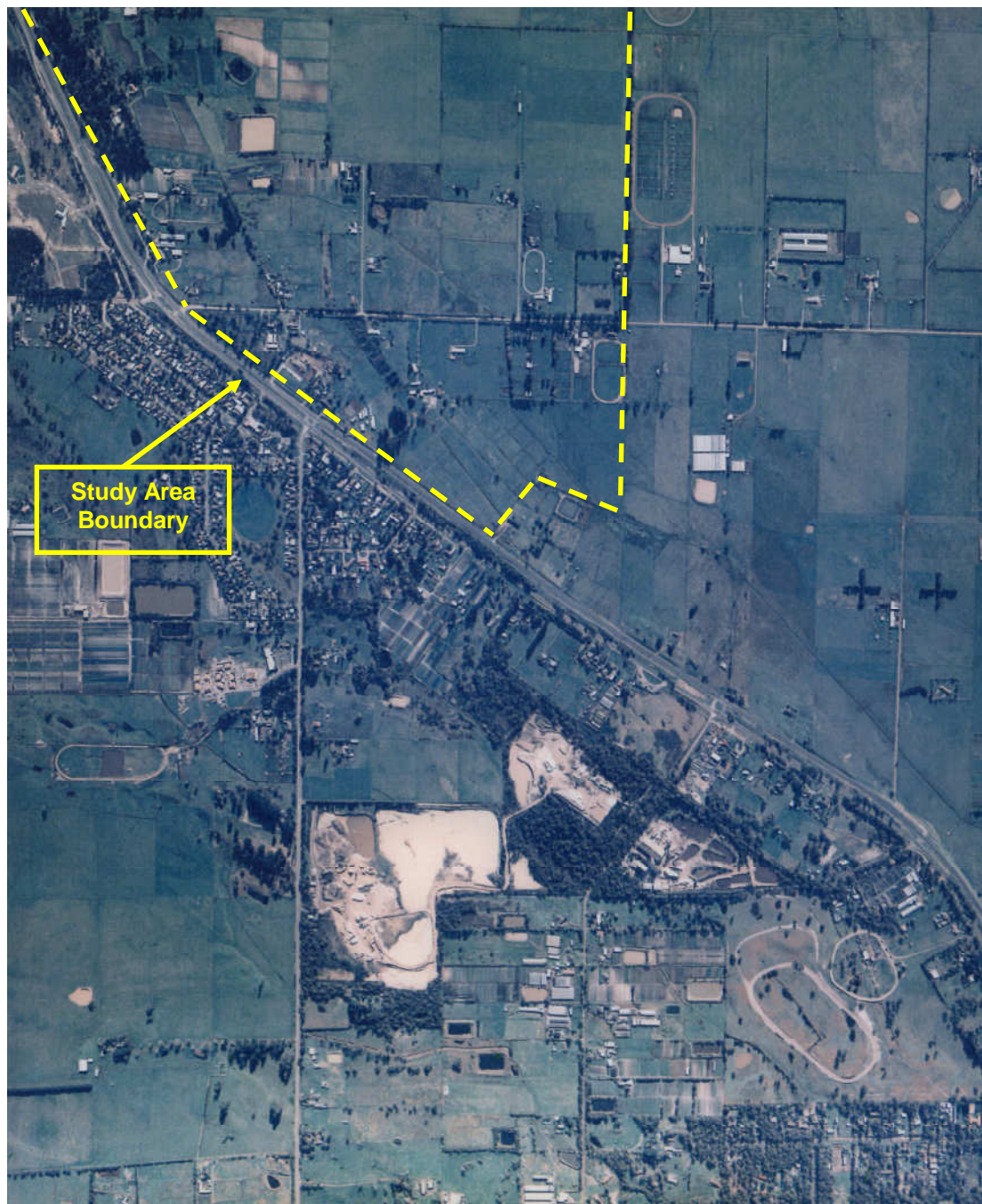
Extract of Aerial Photograph - 1991



Scale – 1:15000



Extract of Aerial Photograph - 1991



Scale – 1:15000



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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022873875V

Volume 09950 Folio 364

Produced 06/08/2007 04:16 pm

LAND DESCRIPTION

Lot 1 on Title Plan 123779E (formerly known as part of Portion 31 Parish of
Cranbourne).

Created by Application No. 060088S 10/04/1990

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

VICTORIAN LAND DEVELOPMENT PTY. LTD. of 31 CASEY DRIVE BERWICK VIC 3806

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

THOMPSON RD. PROPERTIES PTY. LTD. of SU 317 566 ST KILDA ROAD MELBOURNE VIC
3004

AC693685E 24/02/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC693686C 24/02/2004

R.M.B.L. INVESTMENTS 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 TP123779E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: UNIT 2 585 BERWICK-CRANBOURNE ROAD CLYDE NORTH VIC 3978

STATEMENT END

VOL 9758 FOL 800

JOINT PROPRIETORS

ALLAN MAXWELL WILLIAMS & GLENDA JOY
WILLIAMS OF ALDERSHOT RD. LANGWARRIN
REGISTERED 22/1/88

N255875J



MORTGAGE

FAY SHEILA BARRON & BRUCE JOHN BARRON

REGISTERED
N255876F



DISCHARGED
25 JUL 1988
A.K.A.
VICTORIA



DISCHARGED AS TO PART
Dated 02.07.92
No. R 993046 V
Road 42 on Ps 305000

MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

Registered

18 FEB 1988

No. N301498S

MORTGAGE TO NATIONAL AUSTRALIA SAVINGS BANK LIMITED

Registered 25 JUL 1988

No. N593158C

ROAD CONSTRUCTION AUTHORITY
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 OF INTENTION:
26/10/88

ADDRESS FOR SERVICE OF NOTICES:
ST. KEW 3101

DATED: 9/11/88

N823852L



ROADS CORPORATION 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: 16/9/92
ADDRESS FOR SERVICE OF NOTICES: 3 PRESPECT
HILL RD. CAMBERWELL 3124
DATED: 25/9/91
NO. R564166G

TRANSFER AS TO PART No. R998155N

registered 2nd Jul 1992.
CANCELLED AS TO PART

See Vol. Est. R2
Title not issued for Roadst which
are used as shown on the Plan
Road R2 on Ps 305000N
Vol 10209 fol 770

AS TO BALANCE
CANCELLED SEE VOL 10077 fol 7
WHICH IS ISSUED PURSUANT
TO SECTION 32 (2) ACT 6398
REGISTERED. 2 Jul 1992
No. R998155N



CANCELLED

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WARRIAMS

F

ORIGINAL

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



VICTORIA

CANCELLED

REGISTER BOOK

VOL. 9758 FOL. 801

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FAY SHEILA BARRON and BRUCE JOHN BARRON both of Berwick-Cranbourne Road Cranbourne are proprietors as TENANTS IN COMMON IN EQUAL SHARES of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Cranbourne being lot 2 on Plan of Subdivision No. 2080128 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. 7679 Fol. 011
Vol. 8457 Fols. 816 and 817

17/7/87

ENCUMBRANCES

MORTGAGE F519245-
The Commercial Bank of
Australia Limited-
Registered 12/11/74-

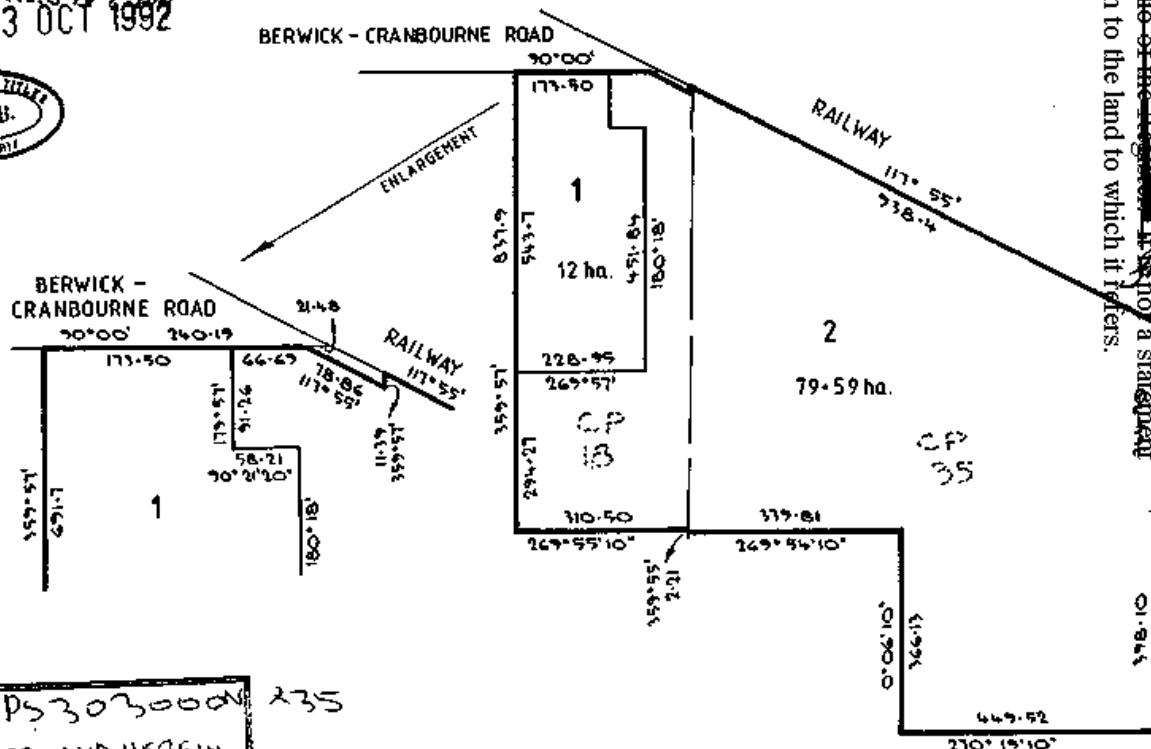
The above mortgage is
discharged as to part
being the land in
Transfer No. *S167968*
Dated *13 OCT 1992*



T09758-801-1-6



R. Kiorce
Assistant Registrar of Titles



PLAN *P5303000* 235
AFFECTS LAND HEREIN

MEASUREMENTS ARE IN METRES

Delivered
on-line by
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WARNING

VOL 9758 FOL 801

ROAD CONSTRUCTION AUTHORITY
HAS PURSUANT TO SECTION 10(1) OF THE
LAND ACQUISITION & 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 OF INTENTION:
26/10/88

ADDRESS FOR SERVICE OF NOTICES:
60 DENMARK ST. KEW 31

DATED: 9/11/88

N823853H

Does not now affect
10-9-91 R335616



MORTGAGE TO WESTPAAC BANKING BANK
LIMITED

Registered 192 JUN 1990

No. R382259L

CHARGED AS TO PART
OF THE LAND
TRANSFER No. S167968
DATED 13/10/92

ROADS CORPORATION 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 OF
INTENTION: 13/9/91
ADDRESS FOR SERVICE OF NOTICES: 3
PROSPECT HILL RD. CAMBERWELL
DATED: 6/11/91
R624515G



~~TRANSFER No. S167968^M registered 13/10/92~~

~~CANCELLED See Vol. Fol.~~

TRANSFER AS TO PART No. S167968^M
registered 13/10/92
CANCELLED AS TO PART

Titles not issued for Road(s) which
are vested as shown on the Plan.
Road R335616

CANCELLED SEE VOL 10093 FOL 987

WHICH IS ISSUED PURSUANT
TO SECTION 32 (2) ACT 6399
REGISTERED 13/10/92
No. S167968^M

LOT 3 on P5303000



CANCELLED

Vol. 10209 Fol. 771

R3 R3 803600 N

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WARNING

NOTE: A.M.G. BEARINGS
to be adopted for
Dealing N.827853H.....and
for any further new C/Ts
to issue herefrom $7 + 8^{\circ}01'$

SCALE 1:7500

Volume 9758 Folio 801



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from the register of subsisting information in relation to the land to which it refers.

BERWICK CRANBOURNE ROAD

98°01'
66.69
104.42
278°01'
42.72
125°56'
ROAD

BERWICK CRANBOURNE ROAD

ENLARGEMENT

ROAD

RAILWAY

~~NOTIFICATION BY D.C.A. OF
INTENTION TO ACQUIRE, PURSUANT
TO SECTION 10(1) OF THE
L.A. + C. ACT VIDE N827853H.~~

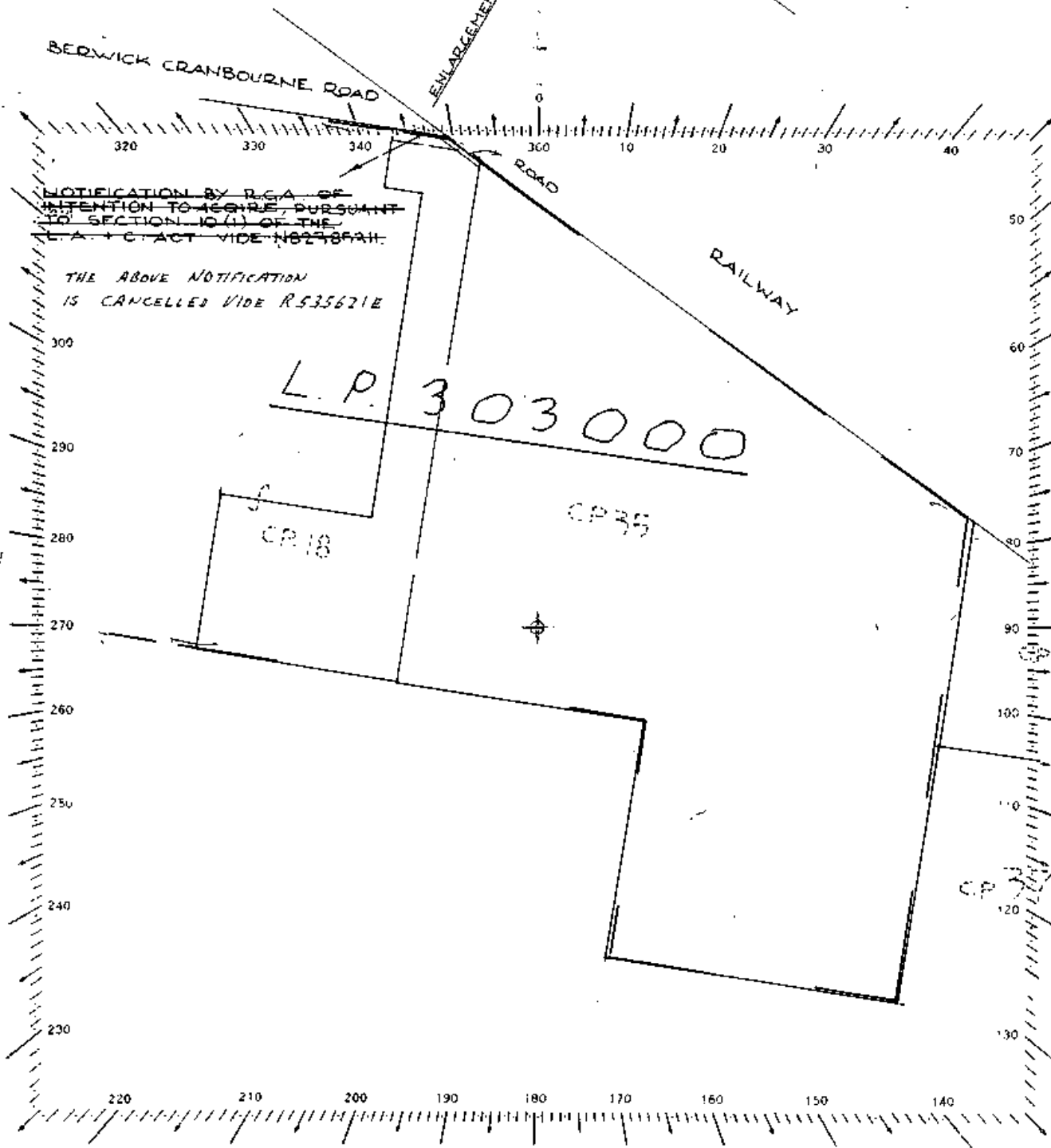
THE ABOVE NOTIFICATION
IS CANCELLED VIDE R535621E

L.P. 303000

CR18

CP35

CP



ORIGINAL
NOT TO BE TAKEN FROM
THE OFFICE OF TITLES



VICTORIA

Entered in the Register Book

CANCELLED

Vol. 8228 Fol. 552

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1954"

14-1-60

Walter Hope Ryland, Retired and Athol Lee Ryland, Builder both of Cranbourne are --

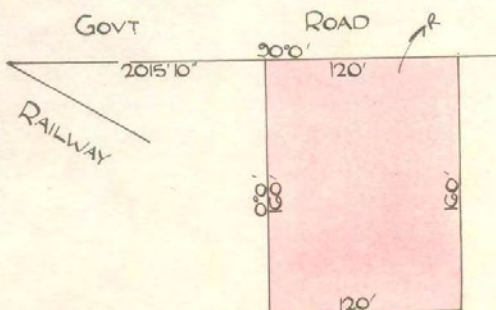
now the proprietors as tenants in common in equal shares -----
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in --

All that piece of Land, delineated and coloured red on the map in the margin -----
being part of Crown Portion 35 Parish of Cranbourne -----

Delivered
on-line by
LANDATA®

WARNING
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Dated the Twenty-seventh day of February One
thousand nine hundred and fifty-nine.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

THE MEASUREMENTS ARE IN FEET & INCHES.

PLAN P53032181 x35
AFFECTS LAND HEREIN

Vol. 8088 Fol. 500

Transfer

Application

MORTGAGE

to THE COMMISSIONERS OF THE STATE

SAVINGS BANK OF VICTORIA

Registered 14th November 1974

DISCHARGED
28 JAN 1975
No. 523744
P.A.S. 744
VICTORIA

OFFICE OF TITLES
R. L.
VICTORIA

As to the interest of ATHOL LEE RYLAND who died on 17th November 1958 Letters of Administration of his estate have been granted to WALTER HOPE RYLAND of Patterson Road Cranbourne Gentleman

DATED 12th August 1959

No. A795367

OFFICE OF TITLES
L.B.
VICTORIA

MIHALY SZIKRISZT of 20 Sarona Street Dandenong

Council Employee is now the proprietor

Registered 28th June 1979

No. H578466

OFFICE OF TITLES
P.A.C.
VICTORIA

WALTER HOPE RYLAND of Patterson Road Cranbourne Gentleman is now the proprietor by Transfer A832654

Registered 9th October 1959

OFFICE OF TITLES
L.B.
VICTORIA

THE COMMISSIONERS OF THE STATE SAVINGS BANK OF VICTORIA

Registered 28th June 1979

No. H578467

DISCHARGED AS TO PART
BEING THE ANDEN
TRANSFER No. 5243300
DATED 27/11/92

OFFICE OF TITLES
J.E.O.
VICTORIA

OFFICE OF TITLES
P.A.C.
VICTORIA

ROADS CORPORATION HAS PURSUANT TO SECTION (10)1 OF THE LAND ACQUISITION AND COMPENSATION ACT 1986 NOTIFIED THE SERVICE 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: 13/9/91

ADDRESS FOR SERVICE OF NOTICES: 3 PROSPECT HILL RD. CAMBERWELL 3124

DATED: 25/9/91

R564164N

OFFICE OF TITLES
T.P.
VICTORIA

TRANSFER AS TO PART No. 5243300^E

registered 27/11/92

CANCELLED AS TO PART

See Vol. 10108 Fol. 036 ROAD R2

CANCELLED SEE VOL 101000 257 LOT 1

WHICH IS ISSUED PURSUANT

TO SECTION 32 (2) ACT 6398

REGISTERED 27/11/92

No 5243300^E

OFFICE OF TITLES
J.E.O.
VICTORIA

48228 E.552

CANCELLED

As to the interest of ATHOL LEE RYLAND who died on 17th November 1958 Letters of Administration of his estate have been granted to WALTER HOPE RYLAND of Patterson Road Cranbourne Gentleman

DATED 12th August 1959

No. A795367

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Registered 28th June 1979

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VICTORIA

THE COMMISSIONERS OF THE STATE SAVINGS BANK OF VICTORIA

Registered 28th June 1979

No. H578467

DISCHARGED AS TO PART
BEING THE ANDEN
TRANSFER No. 5243300
DATED 27/11/92

OFFICE OF TITLES
J.E.O.
VICTORIA

OFFICE OF TITLES
P.A.C.
VICTORIA

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DATED: 25/9/91

R564164N

OFFICE OF TITLES
T.P.
VICTORIA

TRANSFER AS TO PART No. 5243300^E

registered 27/11/92

CANCELLED AS TO PART

See Vol. 10108 Fol. 036 ROAD R2

CANCELLED SEE VOL 101000 257 LOT 1

WHICH IS ISSUED PURSUANT

TO SECTION 32 (2) ACT 6398

REGISTERED 27/11/92

No 5243300^E

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J.E.O.
VICTORIA

48228 E.552

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Registered 9th October 1959

OFFICE OF TITLES
L.B.
VICTORIA

THE COMMISSIONERS OF THE STATE SAVINGS BANK OF VICTORIA

Registered 28th June 1979

No. H578467

DISCHARGED AS TO PART
BEING THE ANDEN
TRANSFER No. 5243300
DATED 27/11/92

OFFICE OF TITLES
J.E.O.
VICTORIA

OFFICE OF TITLES
P.A.C.
VICTORIA

ROADS CORPORATION HAS PURSUANT TO SECTION (10)1 OF THE LAND ACQUISITION AND COMPENSATION ACT 1986 NOTIFIED THE SERVICE 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: 13/9/91

ADDRESS FOR SERVICE OF NOTICES: 3 PROSPECT HILL RD. CAMBERWELL 3124

DATED: 25/9/91

R564164N

OFFICE OF TITLES
T.P.
VICTORIA

TRANSFER AS TO PART No. 5243300^E

registered 27/11/92

CANCELLED AS TO PART

See Vol. 10108 Fol. 036 ROAD R2

CANCELLED SEE VOL 101000 257 LOT 1

WHICH IS ISSUED PURSUANT

TO SECTION 32 (2) ACT 6398

REGISTERED 27/11/92

No 5243300^E

OFFICE OF TITLES
J.E.O.
VICTORIA

48228 E.552

CANCELLED



T08228-552-1-7

VICTORIA

REGISTER BOOK

VOL. 8972 FOL. 275

VICTORIA

Certificate of Title

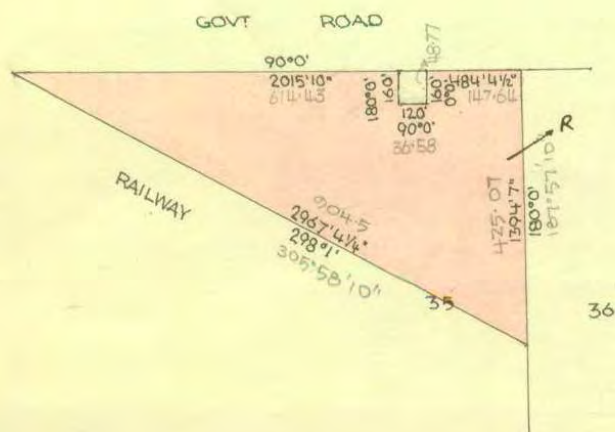
UNDER THE "TRANSFER OF LAND ACT"

JAMES JOSEPH McGUINNESS Leading Hand MARY HARRIETT McGUINNESS Married -
Woman BARBARA MAY McGUINNESS Clerk and JOHN LEONARD McGUINNESS Stable
Hand all of 9 Thomas Street Clayton 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 on the map hereon - ---
containing Forty one acres Two roods and five tenths of a perch or - - -
thereabouts being part of Crown Portion 35 Parish of Cranbourne County -
of Mornington - - - - -

DATED the 19th day of February 1973

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



Accept as being lot 1 R1 + 23
on PS 303210J

f 24/5/93

PLAN PS303.218
AFFECTS LAND HEREIN

MEASUREMENTS ARE IN FEET AND INCHES

Derived from Vol.8088 Fol.500

E706604

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ROAD CONSTRUCTION AUTHORITY

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 OF INTENTION:
26/10/88

ADDRESS FOR SERVICE OF NOTICES:
60 DENMARK ST. KEW 3102

DATED: 9/11/88

N823854E

ROADS CORPORATION 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
OF INTENTION: 13/9/91
ADDRESS FOR SERVICE OF NOTICES: 3 PROSPECT
HILL RD. CAMBERWELL 3124
DATED: 25/9/91
R564165K

TRANSFER AS TO PART No. 5409419^P
registered 23/3/93

CANCELLED AS TO PART

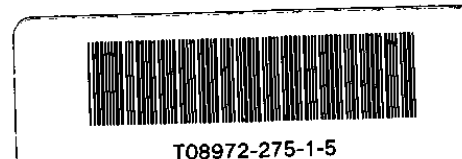
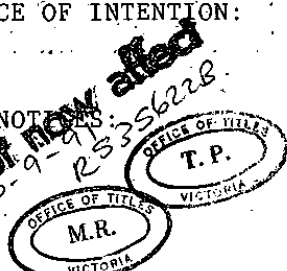
See Vol. 10118^{rel.} 616
Vol. 10118^{rel.} 617

CANCELLED SEE VOL 10118^{rel.} 615^{LOT 1}
WHICH IS ISSUED PURSUANT
TO SECTION 32 (2) ACT 1998
REGISTERED 23/3/93
No. 5409419^P

CANCELLED

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V.8972 F.275

CANCELLED

REGISTER SEARCH STATEMENT

Land Victoria

Security no : 124023095002Q
292

Volume 10261 Folio

Produced 24/08/2007

09:40 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 342144R.
PARENT TITLE Volume 10006 Folio 692
Created by instrument [PS342144R](#) 30/11/1995

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BROOKFORD PTY LTD of 1-2 CAROLYN CLOSE NARRE WARREN NORTH VIC
3806

AC284979S 25/08/2003

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 [PS342144R](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 245 BERWICK-CRANBOURNE ROAD CRANBOURNE EAST VIC 3977

STATEMENT END

REGISTER SEARCH STATEMENT

Land Victoria

Security no : 124023095004N
293

Volume 10261 Folio

Produced 24/08/2007

09:40 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 342144R.
PARENT TITLE Volume 10006 Folio 692
Created by instrument [PS342144R](#) 30/11/1995

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF SALE of
FOSTER ST. SALE
3850
U032383W 08/01/1996

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 [PS342144R](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 255 BERWICK-CRANBOURNE ROAD CRANBOURNE EAST VIC 3977

STATEMENT END

ORIGINAL

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



VICTORIA

CANCELLED
REGISTER BOOK

VOL. 9625 FOL. 737

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

NEIL DOUGLAS CAMERON and MARY FRANCES CAMERON both of Patterson Road Clyde
are proprietors as TENANTS IN COMMON IN EQUAL SHARES of an estate in - - - -
fee simple subject to the encumbrances notified hereunder in all that land - - -
in the Parish of Cranbourne County of Mornington being Lot 2 on Plan of - -
Subdivision No. 200017J 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. 9286 Fol. 499

9/8/'85

A. Kline

Assistant Registrar of Titles



ENCUMBRANCES

MORTGAGE G795649 The National
Bank of Australasia Limited
Registered 21/9/'77 -

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



11 MAR 1988

CROWN
PORTION
35

CROWN PORTION
36

2
20.96 ha

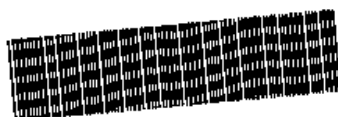
CROWN
PORTION
36A

BERWICK - CRANBOURNE ROAD

ROAD

ROAD

RAILWAY



T09625-737-1-3

PLAN P53032106
AFFECTS LAND HEREIN

*35

MEASUREMENTS ARE IN METRES

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WARNING

VOL 9625 FOL 737

CAVEAT NO. J648709 LODGED 23/9/81

CAVEAT WITHDRAWN

AS TO THE WITHIN LAND

11 MAR 1986



LUIGI BERNARDO & MICHELINA BERNARDO OF 3
BERRIMA ST. NORTH CLAYTON AS JOINT
PROPRIETORS AS TO ONE EQUAL UNDIVIDED HALF
PART OR SHARE AND UMILE LANZILLOTTI & MARIA
LANZILLOTTI OF 287 BRANDON PARK DR.
BRANDON PARK AS JOINT PROPRIETORS AS TO THE
OTHER ONE EQUAL UNDIVIDED HALF PART OR
SHARE ARE NOW PROPRIETORS AS TENANTS IN
COMMON

REGISTERED 11/3/86

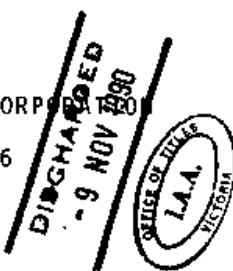
M175339T

MORTGAGE

WESTPAC BANKING CORP

REGISTERED 11/3/86

M175340T



ROAD CONSTRUCTION AUTHORITY

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 OF INTENTION:
26/10/88

ADDRESS FOR SERVICE OF NOTICES:
ST. KEW. 3101

DATED: 9/11/88
N823856X



ROADS CORPORATION 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 OF INTENTION:
20/9/91
ADDRESS FOR SERVICES NOTICES:
3 PRESPECT HILL RD. CAMBERWELL 31
DATED: 25/9/91
R564161X



TRANSFER AS TO PART No. S154713N.

registered - 6 OCT 1992

CANCELLED AS TO PART

Titles not issued for Road(s) which
are vested as shown on the Plan, P5303219G

As to Balance
CANCELLED SEE VOL 10092 [FOR 548]
WHICH IS ISSUED PURSUANT
TO SECTION 32 (2) ACT 6399
REGISTERED. - 6 OCT 1992
No. S154713N
(BEING LOT ONE IN P5303219G)



CANCELLED

WARNING
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of the current status of the land to which it refers.

SCALE 1:400

Volume 9625 Folio 737

~~NOTIFICATION BY R.O.A. OF INTENTION
TO ACQUIRE PURSUANT TO SECTION 10(4)
OF THE L.A. LG ACT VIDE N823856X~~

THE ABOVE NOTIFICATION
IS CANCELLED VIDE R535624U

NOTE: A.M.G. BEARINGS
to be adopted for
Dealing N823856X....and
for any further new C/Ts
to issue herefrom 7° 52' 50"

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BERWICK - CRANBOURNE
ROAD

ROAD

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RAILWAY

62 70

ORIGINAL

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VICTORIA

CANCELLED REGISTER BOOK

VOL. 8701 FOL. 794

Certificate of Title

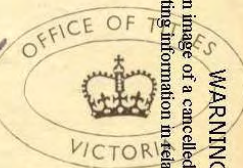
UNDER THE "TRANSFER OF LAND ACT"

KEITH GILLINGHAM Farmer and LORNA MARGARET GILLINGHAM Married Woman - - - - -
both of Clyde are now proprietors as tenants in common in equal shares - - - - -
of an estate in fee simple subject to the encumbrances notified hereunder in - - - - -
so much as lies above the depth of fifty feet below the surface of ALL THAT - - - - -
piece of land delineated and coloured purple on the map in the margin - - - - -
containing Seventy three acres Two roods Thirty one perches and Seven tenths of a
perch or thereabouts being part of Crown Allotment 36^A Parish of Cranbourne - - - - -
County of Mornington - - - - -

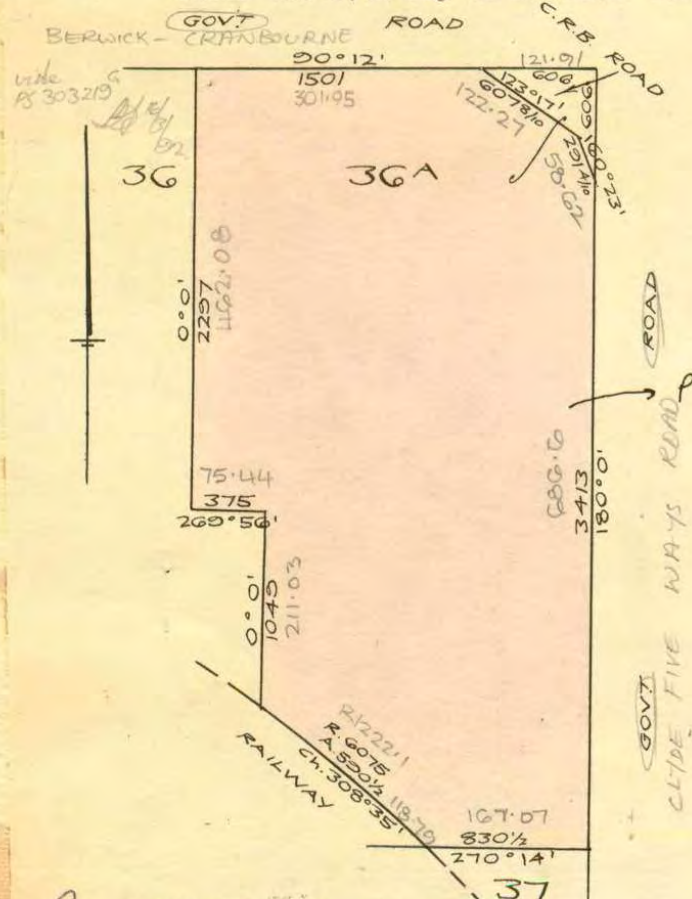
DATED the 27th day of November 1967

R. G. MacFarlane

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN LINKS

Derived from Vol. 7297 Fol. 208

0946727

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WARNING

ORIGINAL

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OF TITLES



VICTORIA

CANCELLED REGISTER BOOK

VOL. 8701 FOL. 794

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KEITH GILLINGHAM Farmer and LORNA MARGARET GILLINGHAM Married Woman - - - - -
both of Clyde are now proprietors as tenants in common in equal shares - - - - -
of an estate in fee simple subject to the encumbrances notified hereunder in - - - - -
so much as lies above the depth of fifty feet below the surface of ALL THAT - - - - -
piece of land delineated and coloured purple on the map in the margin - - - - -
containing Seventy three acres Two roods Thirty one perches and Seven tenths of a
perch or thereabouts being part of Crown Allotment 36^A Parish of Cranbourne - - - - -
County of Mornington - - - - -

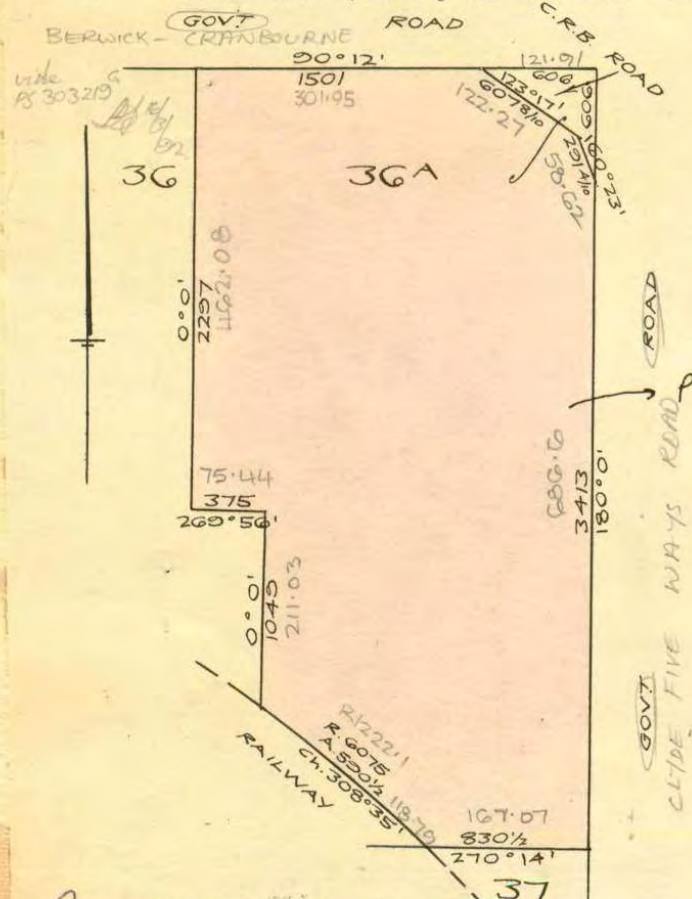
DATED the 27th day of November 1967

R. G. McFarlane

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



PLAN P5 3032196 x35
AFFECTS LAND HEREIN



Derived from Vol. 7297 Fol. 208

0946727


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WARNING



MEASUREMENTS ARE IN LINKS


MORTGAGE to CLYDE JOHN MC ADAM
MARY JEAN MC INTOSH and ROMA LOIS MC INTOSH
Registered 27th November 1967
No. C946728



CAVEAT No. J742538 LODGED - 7 DEC 1981

CAVEAT WILL LAPSE ON
REGISTRATION OF M380958N


SO AS TO THE INTEREST OF KEITH GILLINGHAM
WHO DIED ON 20/7/85 PROBATE OF HIS WILL
HAS BEEN GRANTED TO IVAN GILLINGHAM OF 10
MILLEWA ST. CARNEGIE BERTIE RICHARD
-ANDERSON-
KNIGHT ANDERS/OF HALL RD. LYNDHURST &
GREGORY JOHN PHELAN OF BALLARTO RD. -CLYDE-

REGISTERED 8/7/86
Amended
M358153T No. M380958N
10 NOV 1986


PROPRIETOR
BRINSLEY BROOKE BOOTHBY OF 38 WIMBLEDON
AVE. MOUNT ELIZA
REGISTERED 22/7/86
M380958N


PROPRIETOR
RICHARD BROOKE BOOTHBY OF 3 KNUITSFORD ST.
BALWYN
REGISTERED 11/11/86
M556768L






T08701-794-1-1

ROAD CONSTRUCTION AUTHORITY

HAS PURSUANT TO SECTION 10(1) OF THE
LAND ACQUISITION AND COMPENSATION
ACT 1986 NOTIFIED THE SERVICE OF NOTICE
OF INTENTION TO ACQUIRE 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 OF INTENTION:
26/10/88

ADDRESS FOR SERVICE OF NOTICE: P60 DENMARK ST.
KEW. 3101


DATED: 9/11/88


N823857U


ROADS CORPORATION 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 OF INTENTION: 9/9/91

ADDRESS FOR SERVICE OF NOTICES: 3 PROSPECT
HILL RD. CAMBERWELL 3124

DATED 25/9/91

R564163R


CANCELLED As To Part
PURSUANT TO SECTION 24 SUBDIVISION
ACT 1988 AND TILES ISSUED AS SET
OUT HEREUNDER.
Registered 30.03.92
No. PS303219G


Lot 2 in Vol. 10061 Fol. 676

ENDORSEMENTS CONTINUE ON REVERSE SHEET MARKED
A COMMENCING WITH R798415Y

8701 F.794

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022873749H Volume 09860 Folio 168
No CoIT exists Produced 06/08/2007 04:11 pm
***** FOLIO IS CANCELLED *****

LAND DESCRIPTION

Lot 1 on Title Plan 759328S (formerly known as part of Lot 1 on Plan of
Subdivision 146009G).
PARENT TITLE Volume 09755 Folio 895
Created by instrument N651891E 18/08/1988

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
CANTERBURY PROPERTY HOLDINGS PTY LTD of SUITE 317 566 ST KILDA RD. MELBOURNE
3004
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
LYDAL PTY LTD of 1/53 SINCLAIR ROAD DANDENONG VIC 3175
AB447434R 29/07/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB447435P 29/07/2002
R.M.B.L. INVESTMENTS 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 TP759328S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

THIS FOLIO HAS BEEN CANCELLED

SEE FOLIOS:

10743/426 LIVE Lot 1 on Plan of Subdivision 511028D
10743/427 LIVE Lot 2 on Plan of Subdivision 511028D

STATEMENT END

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022874858B

Volume 09679 Folio 020
Produced 06/08/2007 04:58 pm

LAND DESCRIPTION

Lot 1 on Title Plan 107086E (formerly known as part of Lot 5 on Plan of Subdivision 051866).
PARENT TITLE Volume 08621 Folio 455
Created by instrument L755464P 03/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIUSEPPE LIMOLI of 69 MCCRAE STREET DANDENONG
L755464P 03/07/1985

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 plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP107086E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

Doc id: 9630/985 Matter: VW04115 Search generated on 07/08/2007 at 08:29

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022877351S

Volume 09630 Folio 985

Produced 07/08/2007 08:29 am

LAND DESCRIPTION

Lot 1 on Title Plan 112755G (formerly known as part of Lot 1 on Plan of
Subdivision 069098).

PARENT TITLE Volume 08570 Folio 376

Created by instrument L549609M 07/03/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ROAD CONSTRUCTION AUTHORITY

L549609M 07/03/1985

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
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP112755G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 1240 BALLARTO ROAD CRANBOURNE EAST VIC 3977

STATEMENT END

Doc id: 8527/030 Matter: VWD4115 Search generated on 07/08/2007 at 08:28

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022877318D

Volume 08527 Folio 030
Produced 07/08/2007 08:28 am

LAND DESCRIPTION

Road R1 on Plan of Subdivision 069098.
PARENT TITLE Volume 08266 Folio 259
Created by instrument C004773 11/08/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JOSEPH DWYER of 36 GRACE AVENUE DANDENONG
C004773 11/08/1964

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 LP069098 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Doc id: 9630/988 Matter: VW04115 Search generated on 07/08/2007 at 08:34

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022877443S Volume 09630 Folio 988
Produced 07/08/2007 08:34 am

LAND DESCRIPTION

Lot 1 on Title Plan 112757C (formerly known as part of Lot 4 on Plan of
Subdivision 069098).
PARENT TITLE Volume 08570 Folio 379
Created by instrument L568663W 20/03/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JUDITH LEE KENNEDY of 1645 SOUTH GIPPSLAND HIGHWAY CRANBOURNE VIC 3977
AB753952K 12/12/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V085058S 11/11/1997
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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP112757C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 1645 SOUTH GIPPSLAND HIGHWAY CRANBOURNE EAST VIC 3977

STATEMENT END

REGISTER SEARCH STATEMENT

Land Victoria

Security no : 124023095074M
988

Volume 09630 Folio

Produced 24/08/2007

09:41 am

LAND DESCRIPTION

Lot 1 on Title Plan 112757C (formerly known as part of Lot 4 on Plan
of
Subdivision 069098).
PARENT TITLE Volume 08570 Folio 379
Created by instrument L568663W 20/03/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

JUDITH LEE KENNEDY of 1645 SOUTH GIPPSLAND HIGHWAY CRANBOURNE VIC
3977

AB753952K 12/12/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [V085058S](#) 11/11/1997
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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [TP112757C](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 1645 SOUTH GIPPSLAND HIGHWAY CRANBOURNE EAST VIC 3977

STATEMENT END

Doc id: 9161837 Matter: VW04115 Search generated on 06/08/2007 at 16:38

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022874442E

Volume 09161 Folio 837

Produced 06/08/2007 04:38 pm

LAND DESCRIPTION

Lot 1 on Title Plan 871912F (formerly known as part of Portion 36 Parish of
Cranbourne).

PARENT TITLE Volume 05717 Folio 354

Created by instrument G247234 22/07/1976

WARNING:

LP134739 AFFECT(S) LAND HEREIN

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

THEODORUS JOHANNES WYNEN

CARRIEN CATHARINA MARIA WYNEN both of 1425 BALLARTO ROAD CLYDE 3978

W625664C 25/02/2000

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 9161 FOLIO 837 FOR FURTHER DETAILS AND
BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Doc id: 9254/674 Matter: VW04115 Search generated on 06/08/2007 at 16:40

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022874485H

Volume 09254 Folio 674

Produced 06/08/2007 04:40 pm

LAND DESCRIPTION

Lot 1 on Title Plan 871910K (formerly known as part of Portion 37 Parish of
Cranbourne).
Created by Application No. 057556 21/01/1980

WARNING:

LP134739 AFFECT(S) LAND HEREIN

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

THEODORUS JOHANNES WYNEN

CARRIEN CATHARINA MARIA WYNEN both of 1425 BALLARTO ROAD CLYDE 3978

W625665Y 25/02/2000

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 9254 FOLIO 674 FOR FURTHER DETAILS AND
BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Doc id: 9928/637 Matter: VW04115 Search generated on 06/08/2007 at 16:52

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022874764E

Volume 09928 Folio 637

Produced 06/08/2007 04:52 pm

LAND DESCRIPTION

Lot 1 on Title Plan 122982N (formerly known as part of Crown Allotment 18
Township of Cranbourne Parish of Cranbourne).

PARENT TITLES :

Volume 09560 Folio 866 to Volume 09560 Folio 867

Volume 09652 Folio 059 to Volume 09652 Folio 060

Volume 09891 Folio 616

Created by instrument P468026G 10/10/1989

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

HARDINGS TRADING PTY LTD of 289-293 EDWARDS STREET RESERVOIR 3073

AC621805D 23/01/2004

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 TP122982N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 1485 SOUTH GIPPSLAND HIGHWAY CRANBOURNE VIC 3977

STATEMENT END

N 651891E 1st cent.

CANCELLED

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 9860 FOL. 167

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

SHELLSPEAR PTY. LTD. OF THOMPSONS ROAD CRANBOURNE 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 CRANBOURNE BEING PART OF LOT ONE ON PLAN OF SUBDIVISION NO. 1460096 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP ON THE SHEET ANNEXED HERETO TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE LAND SHOWN MARKED "A-1"

DATE: 18/8/88

DERIVED FROM VOL. 9755 FOL. 895 N651891E

ENCUMBRANCES

MORTGAGE M738635Y TO WESTPAC
BANKING CORPORATION
REGISTERED 11/3/87



M. W. Goodwin

Assistant Registrar of Titles

AS TO THE LAND SHOWN MARKED "E-1"

THE EASEMENT EXISTING OVER THE
SAME BY VIRTUE OF SECTION 103B
OF THE STATE ELECTRICITY
COMMISSION ACT

THE STATE ELECTRICITY COMMISSION
OF VICTORIA HAS PURSUANT TO
SECTION 103 OF THE STATE
ELECTRICITY ACT 1958
AND SECTION 49 OF THE LANDS
COMPENSATION ACT 1958 ACQUIRED AN
EASEMENT FOR THE TRANSMISSION OF
ELECTRICITY VIDE INSTRUMENT K738995

PLAN P5301859^D
AFFECTS LAND HEREIN



T09860-167-1-3

MEASUREMENTS ARE IN METRES

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VOL 9860 FOL 167

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NO. P530859D



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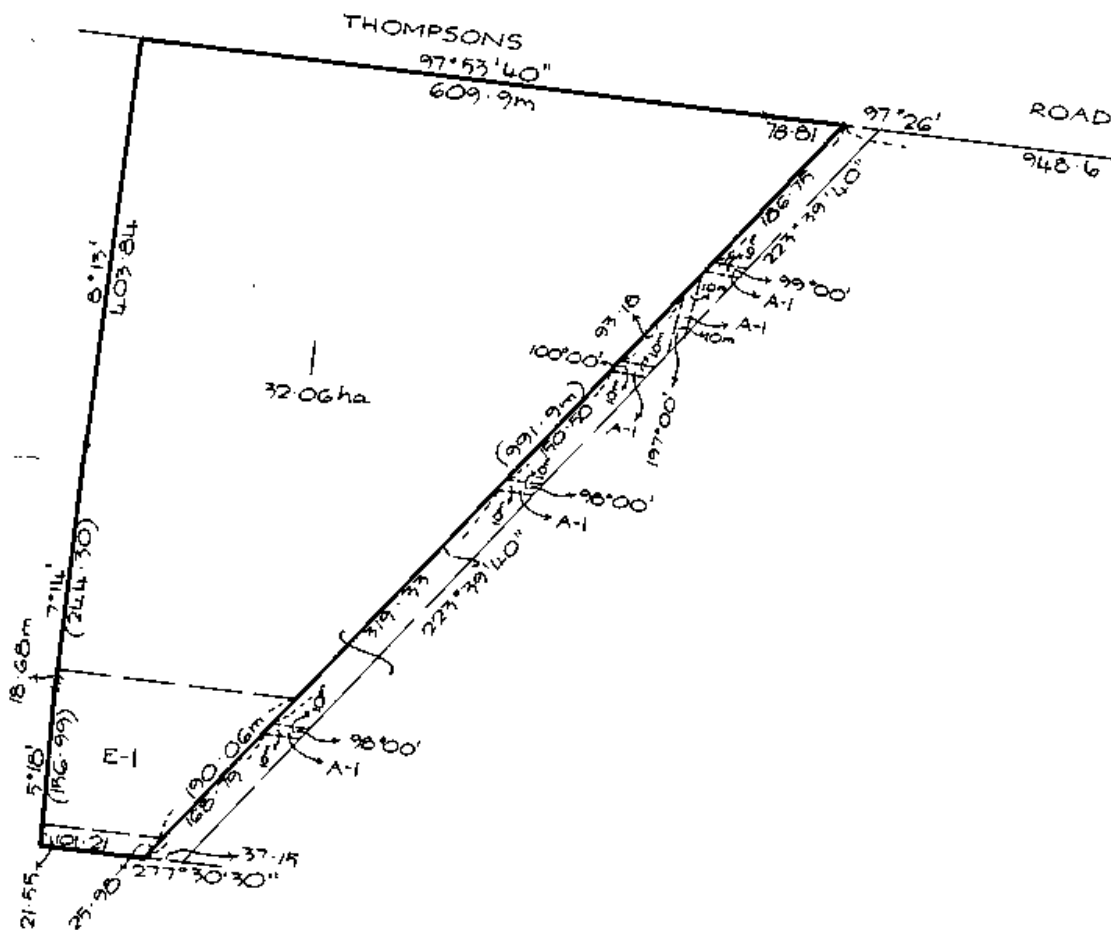
ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 9860 FOL. 167

M. W. Goodwin
ASSISTANT REGISTRAR OF TITLES

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WARNING



109860-167-2-1

2

CP. 171250W

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OF TITLES**



REGISTER BOOK

VOL 9905

FOL 159

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

SHELLSPEAR PTY. LTD. OF 48 KING STREET DANDENONG 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 CRANBOURNE BEING THE LAND IN PLAN OF CONSOLIDATION NO.171250W AND
BEING CROWN ALLOTMENT 26^A AND PART OF CROWN ALLOTMENT 26 WHICH LAND IS
ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON THE SAID CROWN ALLOTMENT 26^A
LIMITED TO SO MUCH AS LIES ABOVE THE DEPTH OF "15.24 METRES" BELOW THE SURFACE.

ISSUED PURSUANT TO SECTION 97A(2)
OF THE TRANSFER OF LAND ACT 1958

DERIVED FROM VOL.6507 FOL.209 VOL.6545 FOL.964

4 OCT 1989

ENCUMBRANCES

MORTGAGE M738635Y TO WESTPAC BANKING
CORPORATION REGISTERED 11/3/87



PLAN PS3018592
AFFECTS LAND HEREIN

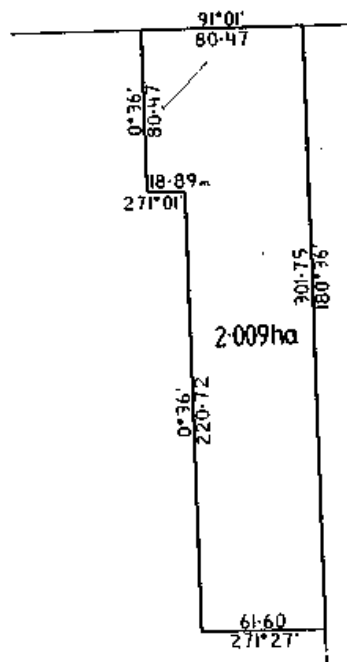


T09905-159-1-4

Assistant Registrar of Titles

THOMPSONS

ROAD



MEASUREMENTS ARE IN METRES

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VOL. 9905 FOL 159

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NO. PS301859D



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Doc id: 9679/022 Matter: VW04115 Search generated on 07/08/2007 at 08:32

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022877390A

Volume 09679 Folio 022

Produced 07/08/2007 08:32 am

LAND DESCRIPTION

Lot 1 on Title Plan 107088A (formerly known as part of Lot 3 on Plan of Subdivision 069098).

PARENT TITLE Volume 08570 Folio 378

Created by instrument L910123W 27/09/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

KRANFORD PTY. LTD. of 49 BAKWELL ST CRANBOURNE

M957437C 27/07/1987

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE M957438Y 27/07/1987

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP107088A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 1635 SOUTH GIPPSLAND HIGHWAY CRANBOURNE EAST VIC 3977

STATEMENT END

Doc id: 9679/031 Matter: VW04115 Search generated on 07/08/2007 at 08:36

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124022877467R

Volume 09679 Folio 031

Produced 07/08/2007 08:36 am

LAND DESCRIPTION

Lot 1 on Title Plan 107094F (formerly known as part of Lot 5 on Plan of Subdivision 069098).

PARENT TITLE Volume 08570 Folio 380

Created by instrument M028638H 05/12/1985

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 3 of a total of 5 equal undivided shares

Joint Proprietors

PETER DRAKOPOULOS

HELEN DRAKOPOULOS both of 27 SCOTT ST CRANBOURNE 3977

As to 2 of a total of 5 equal undivided shares

Sole Proprietor

ATHANASIA DRAKOPOULOS of 27 SCOTT ST CRANBOURNE 3977

AB191701S 03/04/2002

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 TP107094F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

The following information is provided for customer information only.

Street Address: 1655 SOUTH GIPPSLAND HIGHWAY CRANBOURNE EAST VIC 3977

VICTORIA

CANCELLED

VOL. 9391 FOL. 746

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

LUFFNESS PASTORAL CO. PTY. LTD. the address of which is at the office of Messrs. Coopers & Lybrand 17th Floor 461 Bourke Street 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 Cranbourne County of Mornington being Crown Portion 30 which land is shown enclosed by - - - - continuous lines on the map hereon - - - - -

DATED the 30th day of January 1980



T09391-746-1-1



ENCUMBRANCES REFERRED TO

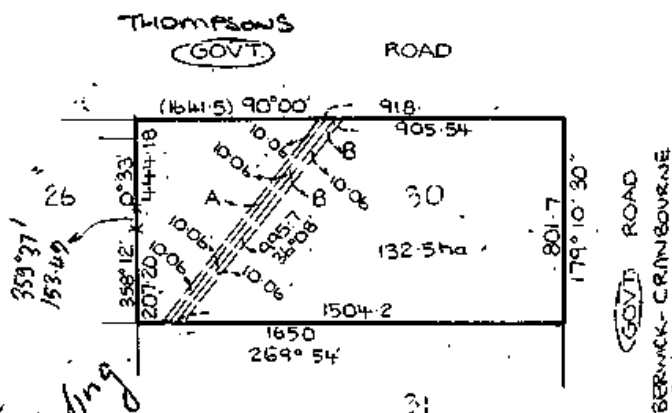
As to the land shown marked A and
respectively - - - - -


THE EASEMENTS to State Rivers and Water Supply Commission created by Instruments B320166 and B340474 - respectively - - - - -

WARNING

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Adopt LP 146009
dimensions + road
names 

PLAN LP 1460096
AFFECTS LAND HEREIN

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

Derived from Vol.6335 Fol.883
H849558

VOL **9391** FOL **746**

INSTRUMENT

APPLICATION

10322/79-PL-6

STATE ELECTRICITY COMMISSION
has pursuant to section 50 of Transfer of Land Act
served a Notification relating to the compulsory acquisition
of an easement over land herein.
Dated 4th OCTOBER 1979
Entered 10th OCTOBER 1979
No. H 20092 (Plan with letter)

OFFICE OF TITLES
M. A.
VICTORIA

MORTGAGE to ANTI-CANCER COUNCIL
OF VICTORIA
Registered 11th November 1981
No. 2740440

DISCHARGED
K574886

OFFICE OF TITLES
A. S.
VICTORIA

STATE RIVERS & WATER SUPPLY COMMISSION
has pursuant to section 50 of Transfer of Land Act
served a Notification relating to the compulsory acquisition
of land comprised herein.
Dated 20 APR 1983
Entered 28 APR 1983
No. K339324 (Plan with letter)

OFFICE OF TITLES
B.D.D.
VICTORIA

This endorsement must be made on the original

STATE ELECTRICITY COMMISSION OF VICTORIA
has pursuant to Section 103 of the State
Electricity Act 1956 and Section 49 of the
Lands Compensation Act acquired an easement
for the transmission of electricity over ~~vise~~ ^{the} ~~land~~
part of the land comprised herein
Dated 2nd February 1984
Entered 26th June 1984
No. K738995

OFFICE OF TITLES
M. A.
VICTORIA

CANCELLED

The following Titles have been issued
Pursuant to Regulation 12 of the
Transfer of Land Act
on 19th September 1984
Lots ONE to 2 in Vol. 9571 Fol. 798
to Vol. 9571 Fol. 799

Pursuant to Section 32 of the
Transfer of Land Act

Land appropriated or set apart for
and
purposes of way drainage and
in Vol. 9571 Fol. 800
L.P. 146009

OFFICE OF TITLES
D.W.H.
VICTORIA

CANCELLED

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WARNING

SCALE 1 : 12500

Volume 9391 Folio 746
LENGTHS ARE IN METRES

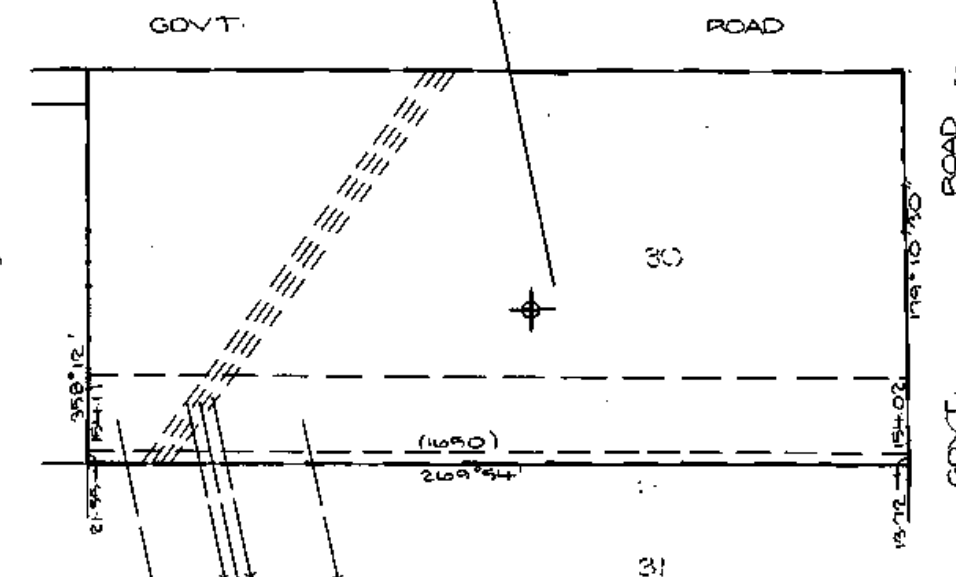


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WARNING

LP 1460096
CANCELS THIS TITLE
3 CERTS TO ISSUE



N/E K738995 (P+).
TO SEC.

AN EASEMENT FOR TRANSMISSION OF
ELECTRICITY HAS BEEN ACQUIRED
BY SEC VIDE NOTIFICATION K738995

CANCELLED

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL 9640 FOL 868

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

IAN HARRY DYSON and JOY ELAINE DYSON both of Ballarto South Gippsland Highway Cranbourne 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 Sherwood County of Mornington being Lot 15 on Plan of Subdivision No.72818 which land is shown enclosed by continuous lines on the map on the sheet annexed hereto - -

DATE: 5/8/85
DERIVED FROM VOL.9523 FOL.164 VOL.9602 FOL.697 L813131N

ENCUMBRANCES

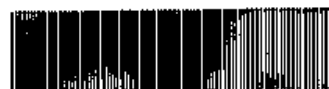
As to the land shown marked E-1

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



P J Sullivan

Assistant Registrar of Titles



T09640-868-1-4

**PLAN CP.165660L.....
AFFECTS LAND HEREIN**

MEASUREMENTS ARE IN METRES

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WARNING

VOL 9640 FOL 868

CANCELLED

PURSUANT TO PLAN OF CONSOLIDATION

No. C.P. 165660L

See Vol. 9769 Fols. 001

16 SEP 1987

CANCELLED

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WARNING

DISCHARGED AS TO PART,
BRING THE LAND IN

DISCHARGED AS TO PART,
BRING THE LAND IN



COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA
REGISTERED 21 MAY 1987
DISCHARGED 21 MAY 1987
L 3132K



ROAD CONSTRUCTION AUTHORITY

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

Dated 1-8-84

Entered 23-4-85

No. 80788N



(Plan with letter)

TRANSFER AS TO PART No. M831862W
registered 11 MAY 1987

CANCELLED AS TO PART

See Vol. 9758 Fol. 390



AREA: 1.135ha

MORTGAGE

COMMONWEALTH DEVELOPMENT BANK OF
AUSTRALIA

REGISTERED 21/5/87

M851654Q



MORTGAGE

COMMONWEALTH BANK OF AUSTRALIA

REGISTERED 21/5/87

M851657F



ANNEXED SHEET REFERRED TO IN

CERTIFICATE OF TITLE VOL. 9640 FOL. 868

P. J. Sullivan
ASSISTANT REGISTRAR OF TITLES

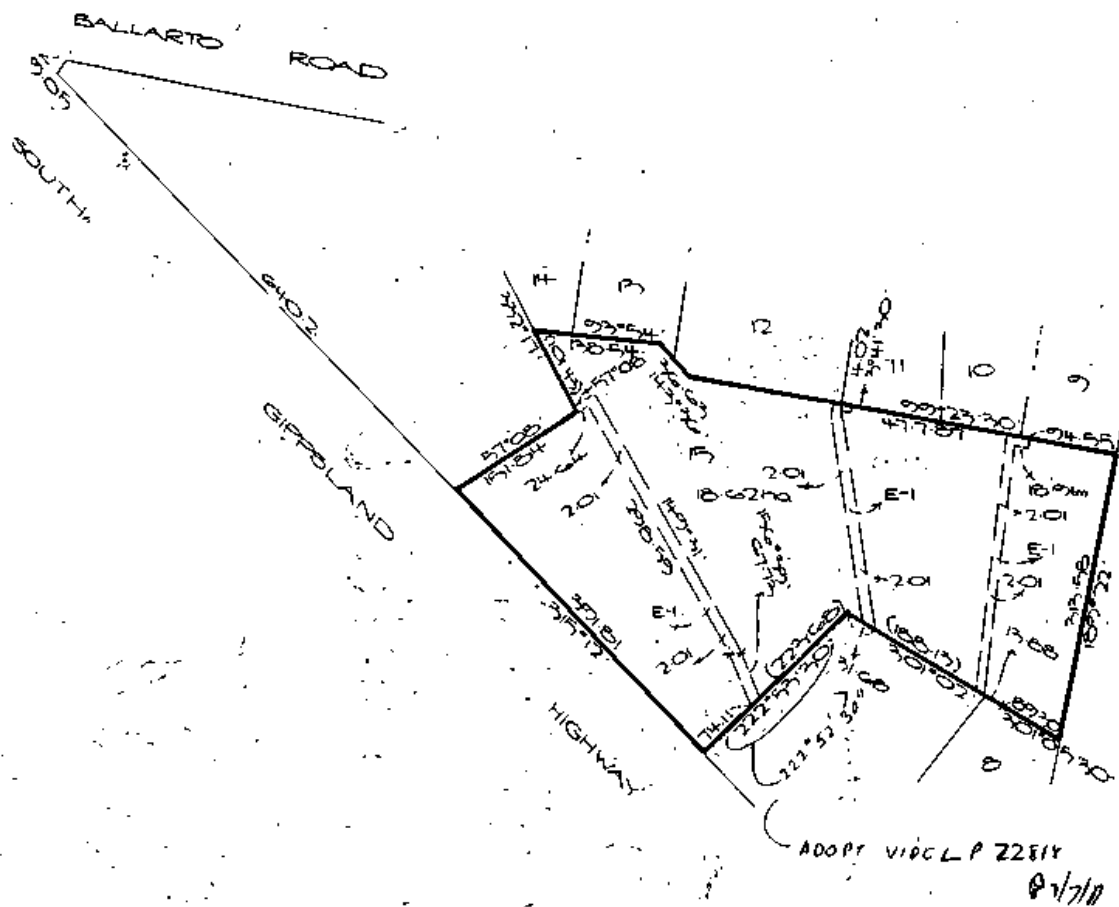


T09640-868-2-2

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Entered in the Register Book

Vol. 6239 Fol. 1247696

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

James Garrett of Cowwarr School Teacher 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, blue and green on the map in the margin containing Two hundred and eleven-----
 acres and Twenty-five perches or thereabouts being part of Crown Portion-----
 Thirty-two Parish of Cranbourne County of Mornington-----

Dated the Second
and nine hundred and thirty-eight.

day of May

Assistant Registrar of Titles

ENCUMBRANCES REFERRED

As to the land colored blue ---

THE CARRIAGE WAY AND DRAINAGE EASEMENTS created by
Instrument No.1614464 in the Register Book-----

As to the land colored green ---

THE WATER PIPE EASEMENT created by Instrument of--
Transfer No.1481532 in the Register Book-----



T06239-696-1-3

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

THE WHOLE OR PART OF
THE WITHIN 1421-3
BEEN SUBJOINED &
Unregistered Land.

Avisc. Plum

L.P. 42655 N° A330914
41810 N° A711585

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WARNING

Vol. 6174 Fol. 1234610

Transfer. 165737

Application.

CAVEAT No 111806 LODGED 20th April 1943

CAVEAT No 111806 Lapsed 26th May 1948

William Eric Oakea of Wellington Road
Dayton Solicitor is

now the proprietor of the within described estate by
transfer registered on 26th May 1948

and numbered 2143197

Lewis Henry Collison of High Street Cranbourne Estate
Agent is

now the proprietor of the within described estate by

transfer registered on 12th December 1950

and numbered 2367274

Assistant Registrar of Titles

2367274
2367274 Lot 30
2367274 Lot 31
2367274 Lot 32
2367274 Lot 33
2367274 Lot 34
2367274 Lot 35
2367274 Lot 36
2367274 Lot 37
2367274 Lot 38
2367274 Lot 39
2367274 Lot 40
2367274 Lot 41
2367274 Lot 42
2367274 Lot 43
2367274 Lot 44
2367274 Lot 45
2367274 Lot 46
2367274 Lot 47
2367274 Lot 48
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2367274 Lot 81
2367274 Lot 82
2367274 Lot 83
2367274 Lot 84
2367274 Lot 85
2367274 Lot 86
2367274 Lot 87
2367274 Lot 88
2367274 Lot 89
2367274 Lot 90
2367274 Lot 91
2367274 Lot 92
2367274 Lot 93
2367274 Lot 94
2367274 Lot 95
2367274 Lot 96
2367274 Lot 97
2367274 Lot 98
2367274 Lot 99
2367274 Lot 100

CAVEAT No A340115 LODGED 24th May 1957

CAVEAT Lapsed 21st April 1959

CAVEAT No A365233 LODGED 8 July 1957

CAVEAT Lapsed 2 NOV 1964

CAVEAT No A365234 LODGED 8 July 1957

CAVEAT Lapsed 22 OCT 1962

CAVEAT No A372589 LODGED 19 July 1957

CAVEAT Lapsed 22 OCT 1962

CAVEAT No A372797 LODGED 22 July 1957

CAVEAT Lapsed 5 SEP 1967

CAVEAT No A372797 LODGED 22 July 1957

CAVEAT Lapsed 5 SEP 1967

CAVEAT No A372797 LODGED 22 July 1957

CAVEAT Lapsed 5 SEP 1967

CAVEAT No A403160 LODGED 16 Sept 1957

Affecting part of the land herein Lot 22

CAVEAT Lapsed 20 NOV 1967

CAVEAT No A433309 LODGED 12 Nov 1957

Affecting part of the land herein Lot 9

CAVEAT Lapsed 18 JUL 1966

CAVEAT No A465496 LODGED 16 Jan 1958

Affecting part of the land herein Lot 29

CAVEAT Lapsed 23 SEP 1966

CAVEAT No A472495 LODGED 31 Jan 1958

Affecting part of the land herein Lot 12

CAVEAT Lapsed 25 JAN 1963

CAVEAT No A482141 LODGED 19 Feb 1958

Affecting part of the land herein Lot 13

CAVEAT Lapsed 2 NOV 1964

CAVEAT No A511344 LODGED 16 April 1958

Affecting part of the land herein Lot 20

CAVEAT Lapsed 22 APR 1964

CAVEAT No A560614 LODGED 4th July 1958

Affecting part of the land herein Lot No 24

CAVEAT Lapsed 16 JUL 1965

CAVEAT No A631991 LODGED 29th Oct 1958

Affecting part of the land herein Lot No ONE

CANCELLED PURSUANT TO SEC. 89A No. 2102406 22 JUL 1968

CREATION OF EASEMENT registered on 30 July 1958 numbered A576498

CREATION OF EASEMENT registered on 10 September 1958 numbered A601915

CAVEAT No A720644 LODGED 16th April 1957

Affecting part of the land herein Lot No 13.

CAVEAT Lapsed 15 SEP 1963

CAVEAT No A720813 LODGED 16th April 1957

Affecting part of the land herein Lot No 13.

CAVEAT Lapsed 15 SEP 1963

CAVEAT No A720813 LODGED 16th April 1957

Affecting part of the land herein Lot No 13.

CAVEAT Lapsed 15 SEP 1963

CAVEAT No A720813 LODGED 16th April 1957

Affecting part of the land herein Lot No 13.

CAVEAT Lapsed 15 SEP 1963

CAVEAT No A750026 LODGED 3rd June 1957

Affecting part of the land herein Lot No 20

CAVEAT WITHDRAWN

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SCALE: 20 Chains to one inch

Fol. G239 Fol. - G24

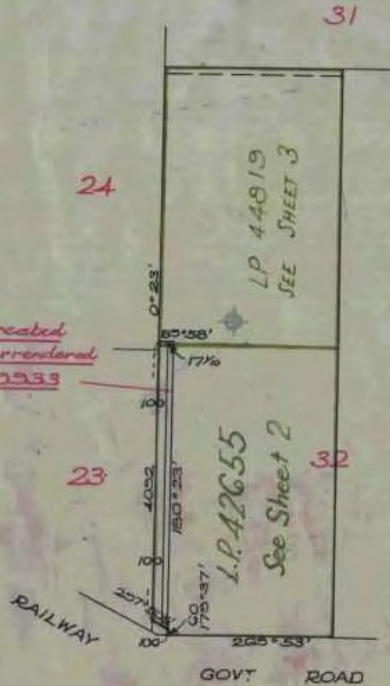


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Way & Drive Ement. Created
by Instr. No. 161464 Surrendered
as to Pt Vide S/E A46533



635076
40720

Sheet 1

6/24/51



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on-line by
LANDATA®

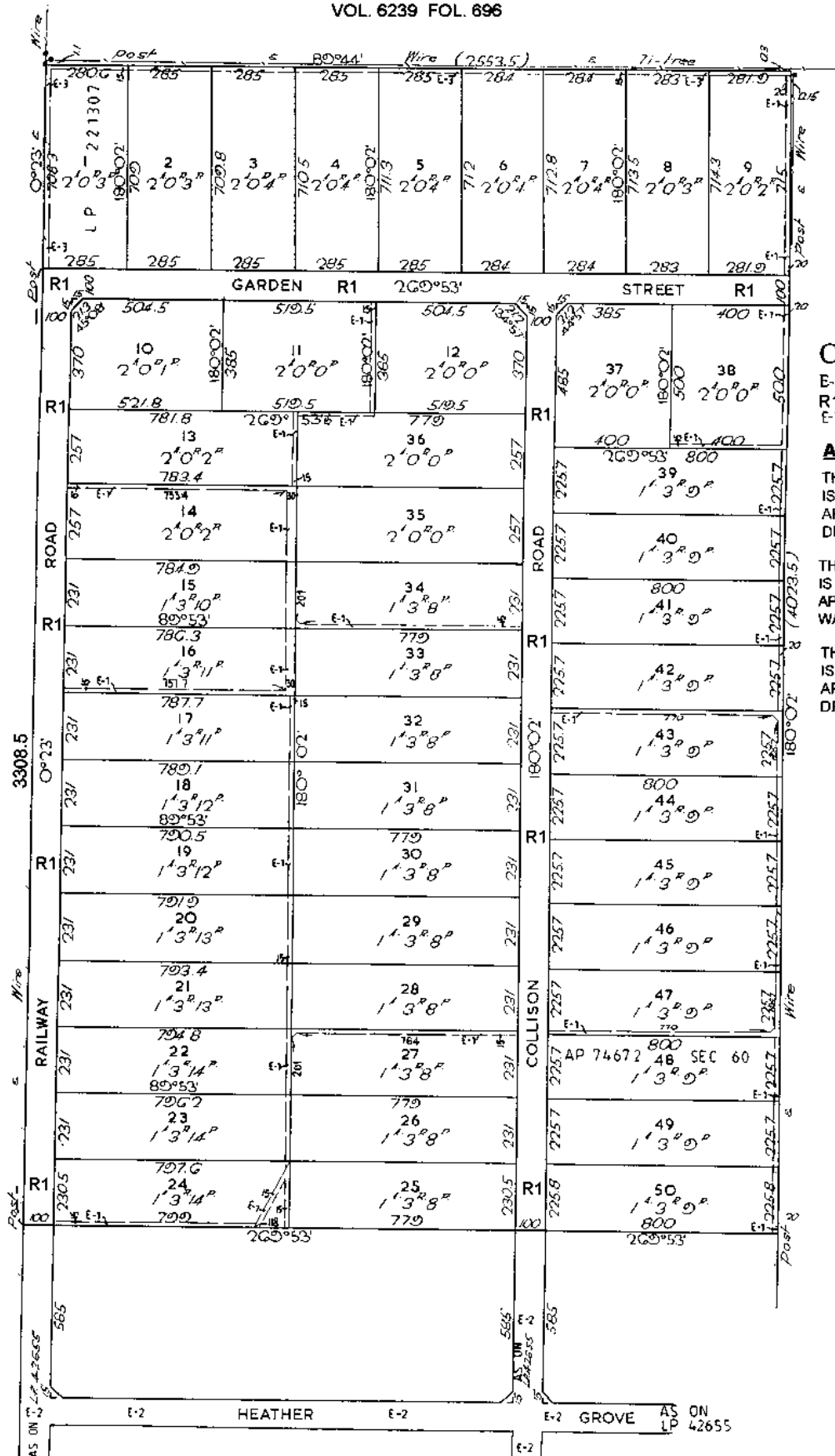
WARNING
This document provides an image of a cancelled folio of the Register. It is not a statement
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PLAN OF SUBDIVISION
PART OF CROWN PORTION 32
PARISH OF CRANBOURNE
COUNTY OF MORNINGTON

LP 44819
EDITION 1

PLAN MAY BE LODGED 29 MAY 1959

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES
VOL. 6239 FOL. 696



COLOUR CODE

E-1=BLUE
R1 & E-2 = BROWN
E-3=GREEN

APPROPRIATIONS

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

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

THE LAND COLOURED GREEN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND WATER-PIPE



VICTORIA.

CANCELLED
Entered in the Register Book

Vol. 7284 Fol. 1456749

Certificate of Title,

UNDER THE "TRANSFER OF LAND" ACT 1928."

David Dickson Hope of "Mayfield" Cranbourne Farmer 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 on the sheet annexed hereto containing Two hundred and eighty-four
acres and Three perches or thereabouts being part of Crown Portion Eighteen-----
(known as Mayfield Pre-emptive Right) Parish of Cranbourne County of Mornington

Dated the Twelfth day of August One
thousand nine hundred and forty-eight.

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

As to part of the land ---

LEASE No. 13114 in the Register Book ---

LEASE No. 13114 HAS BEEN SURRENDERED

8 JUL 1966



*The book containing reference
see. CR Plan 7080*



T07284-749-1-1

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Delivered
on-line by
LANDATA®

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WARNING

LP 51866 No. 1957511
3166 N° 126079

The Measurements are in

Vol. 7052 Fol. 14/02/16

Transfer. 2/40244

Application.

MORTGAGE to **SOLDIER SETTLEMENT COMMISSION**
 registered
 numbered 921763
 12th August 1948
 Assistant Registrar of Titles

CAVEAT No. A599777 LODGED 5 SEP 1958
CAVEAT LAPSED 14th January 1959

Talbot Farm Proprietary
 limited of 430 Little Collins
 Street Melbourne is
 the proprietor of the within described estate by
 order registered on 19th January 1959
 numbered A674702
 David Jackson Hope
 19th January 1959
 numbered 2674702
DISCHARGED - 7 OCT 1963

CAVEAT No. B185677 LODGED 11th Apr '61
 Affecting part of the land herein Lot 28.
CAVEAT LAPSED 6 OCT 1964

CAVEAT No. B193082 LODGED 21st Apr. '61
 Affecting part of the land herein lots 6, 7 & 8
CAVEAT WITHDRAWN

8470731 29
 4565390 27
 826715 01

TRANSFER AS TO PART No. B317988
 registered 17th November 1961
CANCELLED AS TO PART

See Vol 8413 Fol 375
 Vol 8413 Fol 376 being lots 12 to 14 inc Area 15^a 2^r 27⁸/₁₀ P
 Vol 8413 Fol 376 being lots 11, 15, 16 Area 15^a 1^r 30²/₁₀ P

TRANSFER AS TO PART and CREATION OF BASEMENT No. B345786 registered 9th January 1962
CANCELLED AS TO PART See Vol 8413 Fol 377
 101A 2R 2P

CAVEAT No. B346715 LODGED 11th January 1962
 Affecting part of the land herein Lot 1
CAVEAT LAPSED 12 NOV 1965

CAVEAT No. B470731 LODGED 27th July 1962
 Affecting part of the land herein Lot 29
CAVEAT LAPSED 17 AUG 1965

CAVEAT No. B565390 LODGED 13th December 1962
 Affecting part of the land herein Lot 27
CAVEAT LAPSED 25 JUL 1968

TRANSFER AS TO PART No. B717889
 registered 2nd August 1965
CANCELLED AS TO PART
 See Vol 8510 Fol 612
 Area 5^a 1^r 15²/₁₀ P

TRANSFER AS TO PART No. B915672
 registered 28th April 1964
CANCELLED AS TO PART
 See Vol 8510 Fol 613
 Lot 28

TRANSFER AS TO PART No. C224964
 registered 26th May 1965
CANCELLED AS TO PART
 See Vol 8574 Fol 170
 Lot 29 Area 5^a 0^r 32²/₁₀ P

TRANSFER AS TO PART No. C231988
 registered 3rd June 1965
CANCELLED AS TO PART
 See Vol 8574 Fol 171
 Lot 29 Area 6^a 2^r 32²/₁₀ P

COUNTRY ROADS BOARD
 has pursuant to section 57 of Transfer of Land Act
 served a Notification relating to the compulsory acquisi-
 tion of part the land comprised herein.
 Dated 29 SEP 1965
 Corres. No. 65/16794 (plan with letter)

TRANSFER AS TO PART No. C253618
 registered 2nd July 1965
CANCELLED AS TO PART
 See Vol 8590 Fol 053
 AREA 5^a 1^r 11²/₁₀ P

CAVEAT No. C362133 LODGED 18th Nov 1965
 Affecting part of the land herein Lot ONE
 Caveat transferred to new C/T

For Continuation of Endorsement
 see annexed sheet marked A

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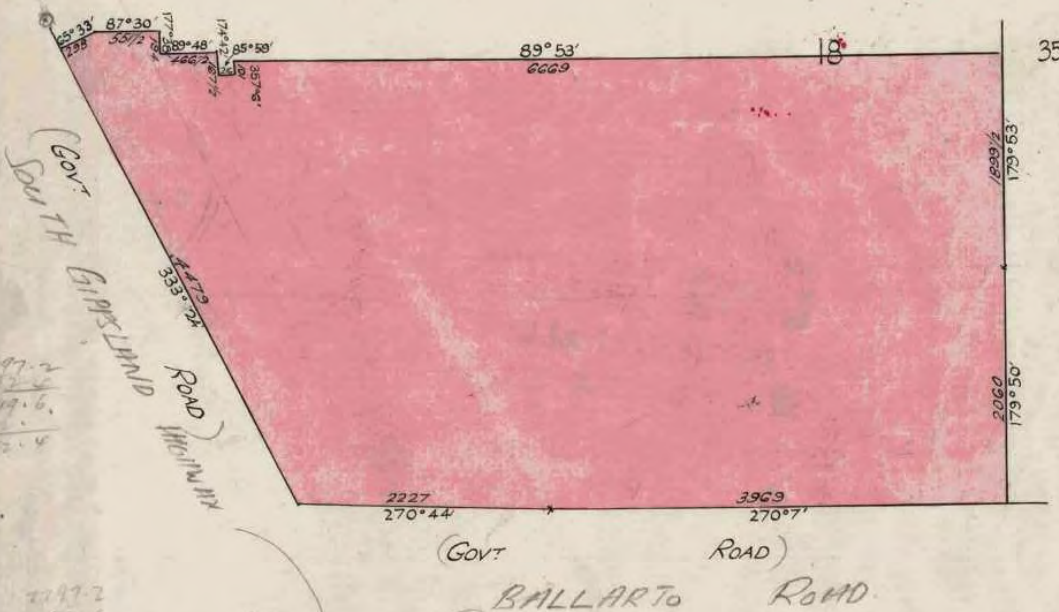
This is the Annexed Sheet referred to in
Certificate of Title entered in the Register
Book, Vol. **7284** Fol. **1456749**

J. H. Wilson
Assistant Registrar of Titles.

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T07284-749-2-9

PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 18
PARISH OF CRANBOURNE
COUNTY OF MORNINGTON

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

VOL. 7284 FOL. 749

APPROPRIATIONS

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

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

Note: The land coloured blue is set apart for drainage purposes and is 20 Links wide.

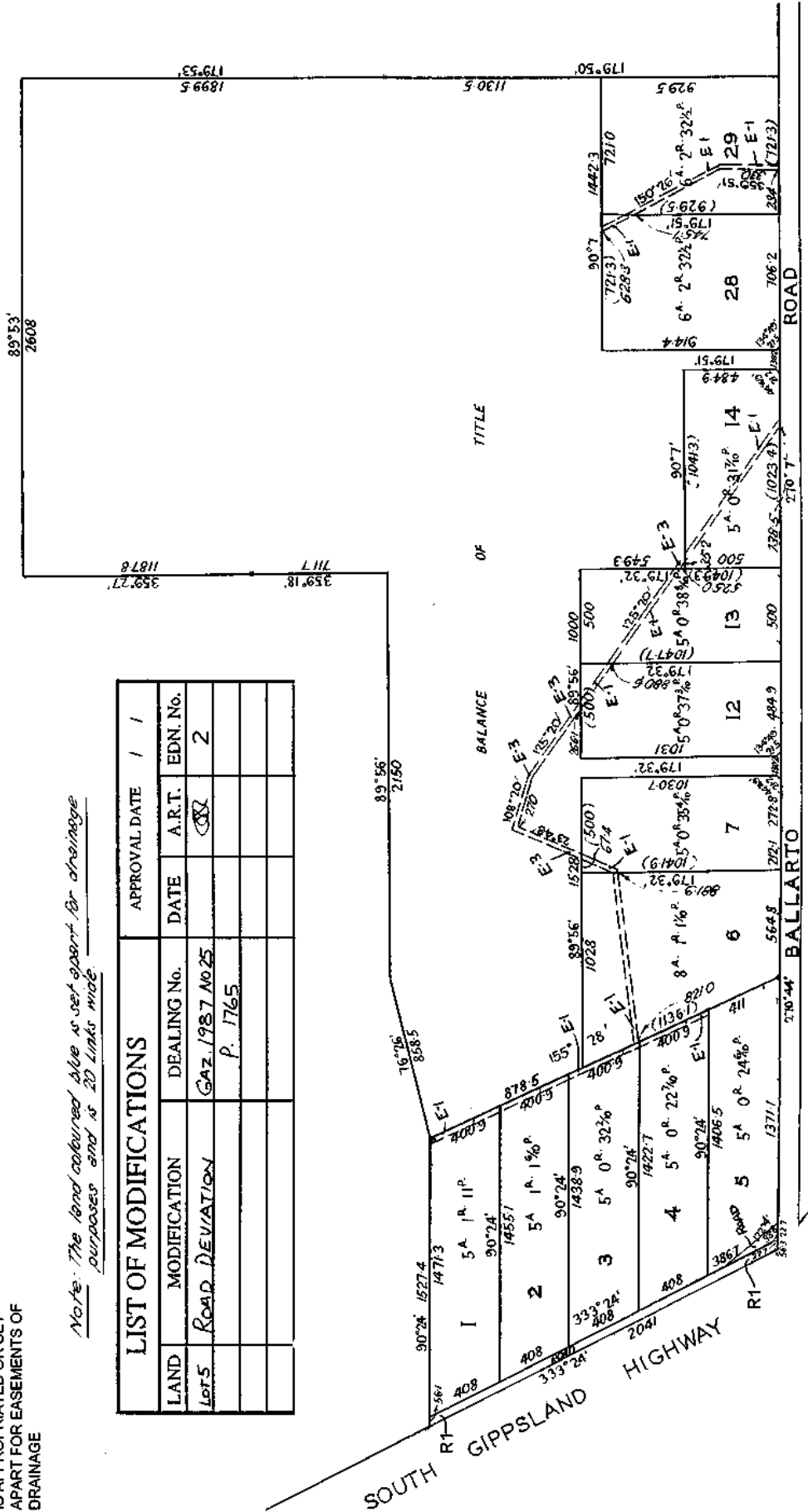
LIST OF MODIFICATIONS				APPROVAL DATE / /	
LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDN. No.
lots	ROAD DEVIATION	Gaz. 1987 No 25		00	2
		P. 1765			

COLOUR CONVERSION

E-1 = BLUE
R1 = BROWN
E-3 = GREEN

LP 51866
EDITION 2

PLAN MAY BE LOGGED 25/7/60



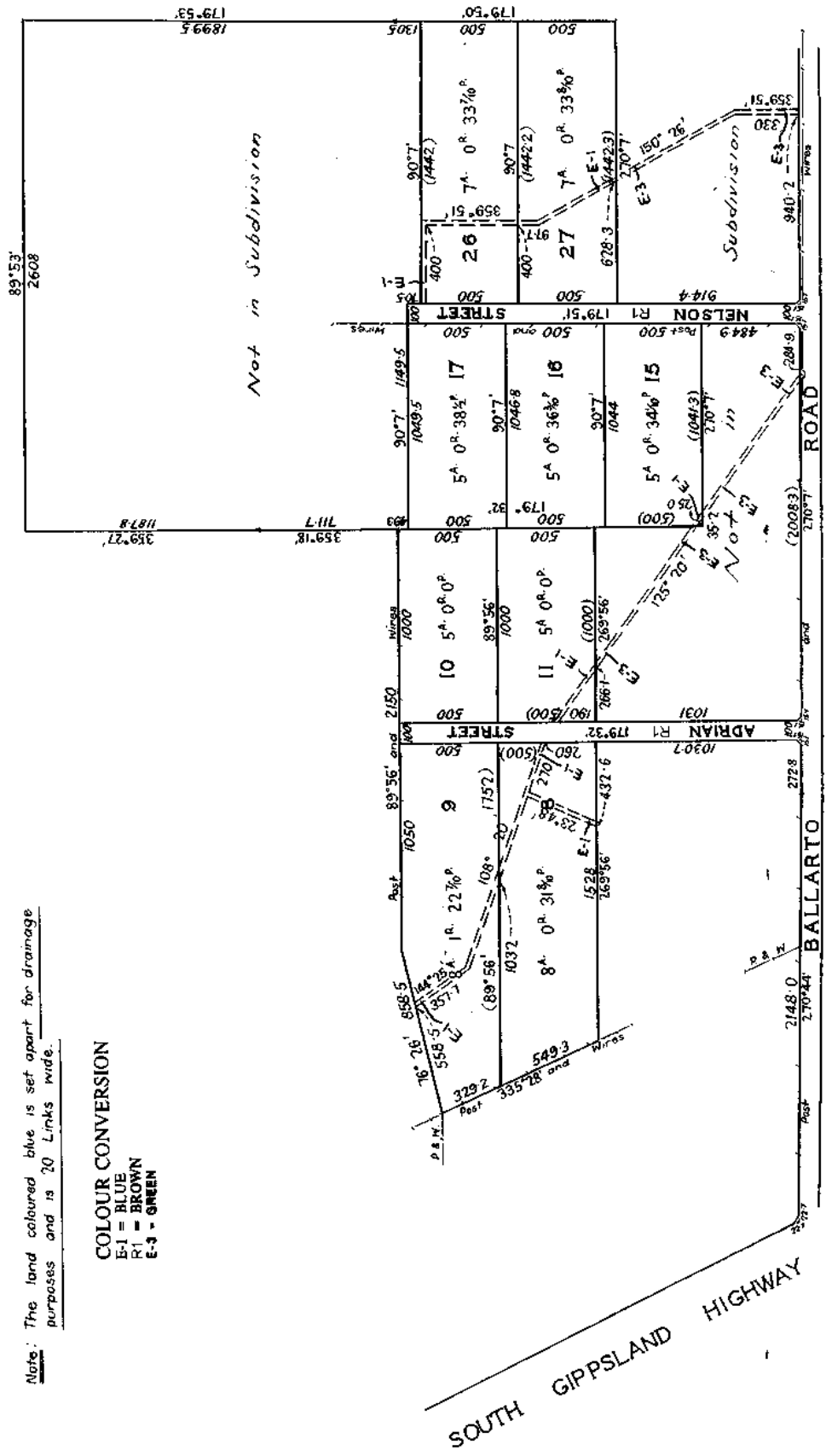
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

LP 53166
EDITION 1
APPROVED 26/ 4 / 01

PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 18
PARISH OF CRANBOURNE
COUNTY OF MORNINGTON
Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

Note: The land coloured blue is set apart for drainage purposes and is 20 Links wide.

COLOUR CONVERSION
E-1 = BLUE
R-1 = BROWN
E-3 = GREEN



FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

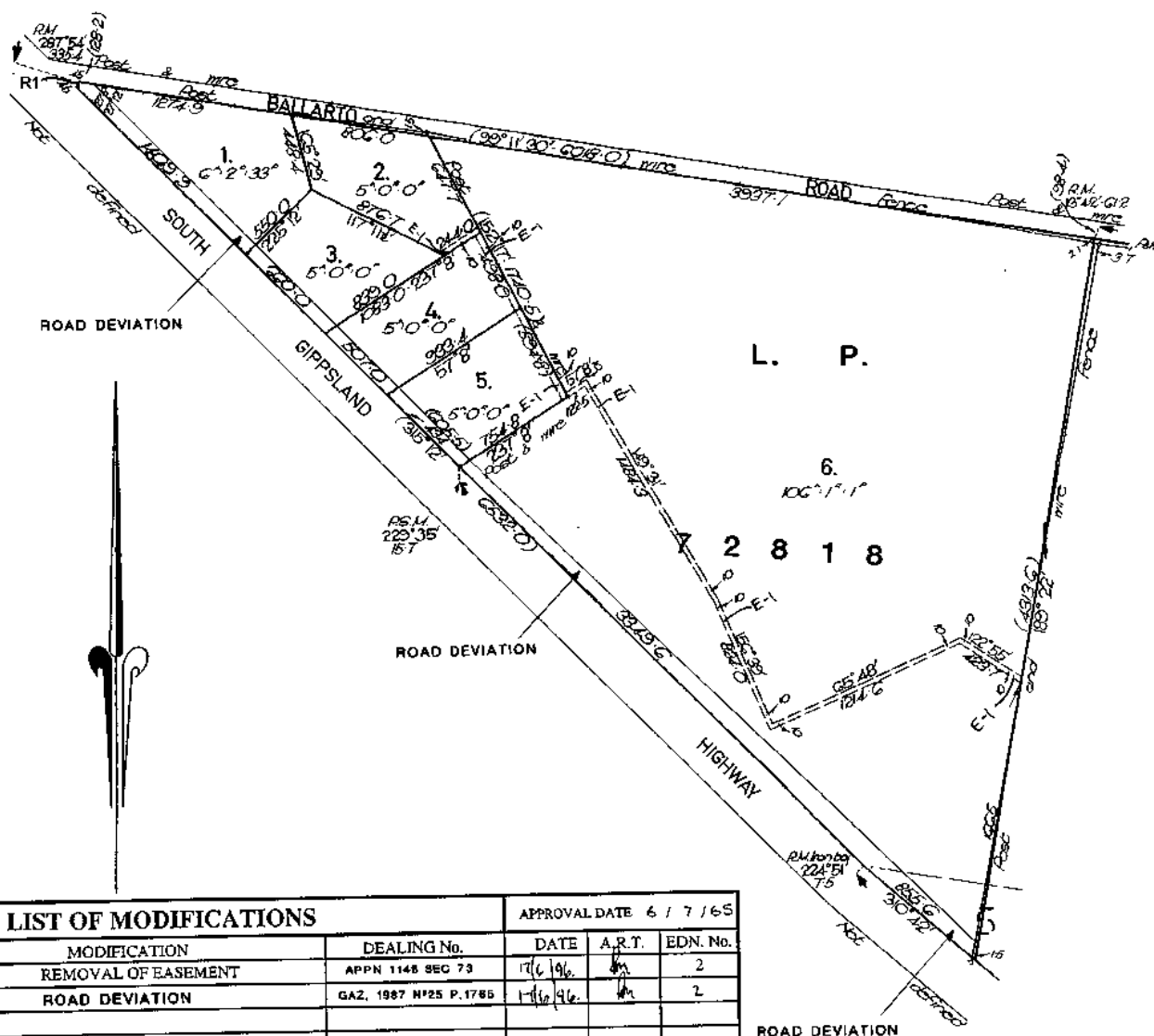
FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

**PLAN OF SUBDIVISION OF
PART OF CROWN SECTION 1
& PART OF CROWN PORTION 5
PARISH OF SHERWOOD
COUNTY OF MORNINGTON**

LP69098
EDITION 2
APPROVED 6/7/65

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES
VOL. 8527 FOL. 030

COLOUR CONVERSION
E-1=BLUE
R1=BROWN



LIST OF MODIFICATIONS			APPROVAL DATE 6/7/65		
LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDN. No.
	REMOVAL OF EASEMENT	APPN 1148 SEC 73	17/6/96	1	2
	ROAD DEVIATION	GAZ. 1987 N°25 P.1785	1/10/96	1	2

The land coloured Blue is appropriated or set apart for drainage purposes.

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

[illegible]

**WARNING: THE IMAGE OF THIS PLAN HAS BEEN DIGITALLY AMENDED
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN.**

0	10	20	30	40	50	60	70	80	90	100mm
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REGISTER SEARCH STATEMENT

Land Victoria

Page 1 of 1

Security no : 124023095037B

Volume 10387 Folio 819

Produced 24/08/2007 09:41 am

LAND DESCRIPTION

Land in Plan of Consolidation 360550R.

PARENT TITLES :

Volume 08989 Folio 679 Volume 10379 Folio 756

Created by instrument PC360550R 19/06/1998

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PIONEER HOMES AUSTRALIA PTY LTD of 85 COVENTRY STREET SOUTH MELBOURNE VIC
3205

AF266753W 13/08/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF266754U 13/08/2007

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PC360550R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AF025013M	VARIATION OF MORTGAGE	Registered	24/04/2007
AF088439U	CAVEAT	Registered	24/05/2007
AF266749M	WITHDRAWAL OF CAVEAT	Registered	13/08/2007
AF266750D	DISCHARGE OF MORTGAGE	Registered	13/08/2007
AF266753W	TRANSFER	Registered	13/08/2007
AF266754U	MORTGAGE	Registered	13/08/2007

The following information is provided for customer information only.

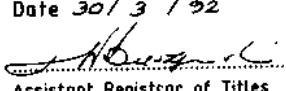
Street Address: 11 NELSON STREET CRANBOURNE EAST VIC 3977

STATEMENT END

PLAN OF SUBDIVISION		STAGE NO _____	LTO use only EDITION 2	Plan Number PS 301859D																												
Location of Land Parish CRANBOURNE Crown Allotment: 26A,26(PART) Crown Portion: 30(PART) LTO Base Record: LITHO Title Reference: VOL 9905 FOL 159 9860 167 Last Plan Reference: CP 171250W LOT 1 on LP 146009G Postal Address: THOMPSONS ROAD,CRANBOURNE (at time of subdivision)		Council Certification and Endorsement Council Name: SHIRE OF CRANBOURNE Ref:4266 1- This plan is certified under section 6 of the Subdivision Act 1988 - 2- This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 // / 12 / 91 3- This is a statement of compliance issued under section 21 of Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied _____ (iii) The requirement is to be satisfied in Stage _____ Council Delegate _____ Council Seal _____ Date / / _____ Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate _____ Council Seal _____ Date 9 / 11 / 96																														
Vesting of roads and/or Reserves <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Identifier</th> <th style="width: 70%;">Council/Body/Person</th> </tr> </thead> <tbody> <tr> <td>NIL</td> <td>NIL</td> </tr> </tbody> </table>		Identifier	Council/Body/Person	NIL	NIL	Notations Staging This is not a staged subdivision Planning Permit No. 900688 Depth Limitation AS TO C.A.26A 15-24 METRES BELOW THE SURFACE DIMENSIONS UNDERLINED ARE NOT THE RESULT OF THIS SURVEY & HAVE BEEN DERIVED FROM L.P. 146 009G & D.F.69.																										
Identifier	Council/Body/Person																															
NIL	NIL																															
Survey This plan is based on survey This survey has been connected to permanent marks no(s) In proclaimed Survey Area No. 52																																
Easement Information <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Legend:</th> <th style="width: 30%;">A - Appurtenant Easement</th> <th style="width: 30%;">E - Encumbering Easement</th> <th style="width: 30%;">R - Encumbering Easement (Road)</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 40%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1 & E-2</td> <td>POWERLINE</td> <td>SEE DIAM.on SHEET 2</td> <td>SEC.103 B S.E.C. ACT 1958 {LP 146009G}</td> <td>THE STATE ELECTRICITY COMMISSION</td> </tr> <tr> <td>E-1 & E-2</td> <td>TRANSMISSION OF ELECTRICITY</td> <td>SEE DIA</td> <td>SECTION 103 STATE ELECTRICITY COMMISSION ACT 1958 & SECTION 48 LAND COMPENSATION ACT</td> <td>S.E.C.V</td> </tr> <tr> <td>E-2</td> <td>SUPPLY OF ELECTRICITY</td> <td>SEE DIA</td> <td>AC 83215K</td> <td>TXU ELECTRICITY LIMITED</td> </tr> </tbody> </table>				Legend:	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1 & E-2	POWERLINE	SEE DIAM.on SHEET 2	SEC.103 B S.E.C. ACT 1958 {LP 146009G}	THE STATE ELECTRICITY COMMISSION	E-1 & E-2	TRANSMISSION OF ELECTRICITY	SEE DIA	SECTION 103 STATE ELECTRICITY COMMISSION ACT 1958 & SECTION 48 LAND COMPENSATION ACT	S.E.C.V	E-2	SUPPLY OF ELECTRICITY	SEE DIA	AC 83215K	TXU ELECTRICITY LIMITED	LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 14 / 1 / 96 LTO use only PLAN REGISTERED TIME 9.40 AM Date 9 / 12 / 96 <i>John O'Sullivan</i> Assistant Registrar of Titles Sheet 1 of 2 sheets
Legend:	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)																													
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of																												
E-1 & E-2	POWERLINE	SEE DIAM.on SHEET 2	SEC.103 B S.E.C. ACT 1958 {LP 146009G}	THE STATE ELECTRICITY COMMISSION																												
E-1 & E-2	TRANSMISSION OF ELECTRICITY	SEE DIA	SECTION 103 STATE ELECTRICITY COMMISSION ACT 1958 & SECTION 48 LAND COMPENSATION ACT	S.E.C.V																												
E-2	SUPPLY OF ELECTRICITY	SEE DIA	AC 83215K	TXU ELECTRICITY LIMITED																												
Nilsson, Noel & Holmes Pty Ltd. SURVEYORS, ENGINEERS, TOWN PLANNERS. 146A HIGH STREET, CRANBOURNE. 3977. phone 059 964 133				LICENSED SURVEYOR (PRINT) STANLEY G. JEFFREYS SIGNATURE 04/11/96 REF 93865 VERSION 03 DISK No. 52																												

RC
PLANTD35 DWG

RC
PLANT 035 DWI

PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988				STAGE NO. <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>	LTO use only EDITION 2	Plan Number PS 303219G											
Location of Land Parish: Cranbourne Township: _____ Section: _____ Crown Allotment: 36A (PART) Crown Portion: 36 (PART) LTO Base Record: Parish Plan (2462) Title Reference: Vol 9625 Fol 737 Vol 8701 Fol 794 Last Plan Reference: LP 200017J Postal Address: Berwick-Cranbourne Road (at time of subdivision) Cranbourne. 3977 AMG Co-ordinates E 352800 ZONE: 55 (of approx. centre of land in plan) N 5779500				Council Certificate and Endorsement Council Name: Shire of Cranbourne Ref: 4343 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988. C. This is a plan under section 35 of the Subdivision Act 1988 which creates (one) additional lot(s). D. It is certified under section 6 of the Subdivision Act 1988. E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 6. / / G. This is a statement of compliance under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date 28 / 11 / 91 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /													
				Notations													
Vesting of Roads and / or Reserves <i>Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.</i>				Staging This is is not a staged subdivision Planning Permit No. Permit Not required. Depth Limitation 15.24 Metres below surface applies to Lot 2 & Road R2 Land to be acquired by compulsory process: NIL Land to be acquired by agreement: R1 & R2 All the land is to be acquired free from all encumbrances other than any easements specified on this plan. Dimensions underlined are not the result of this survey and accord with title. Areas of Lots 1 & 2 have been computed by deduction from parent titles Survey This plan is based on survey and compiled from SP18353-5 ^{A A} and SP17441-3 Roads Corporation. This survey has been connected to permanent marks no(s). 24,103,160,163,179 in Proclaimed Survey Area No. 52.													
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>Identifier</th><th>Council/Body/Person</th></tr></thead><tbody><tr><td>ROAD R1</td><td>Roads Corporation</td></tr><tr><td>ROAD R2</td><td>Roads Corporation</td></tr></tbody></table>							Identifier	Council/Body/Person	ROAD R1	Roads Corporation	ROAD R2	Roads Corporation					
Identifier	Council/Body/Person																
ROAD R1	Roads Corporation																
ROAD R2	Roads Corporation																
Easement Information						LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 20 / 12 / 91 LTO use only PLAN REGISTERED Time Date 30 / 3 / 92  Assistant Registrar of Titles Sheet 1 of 3 Sheets											
<p>Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <p>Easements marked (+) are created upon registration of this plan. Easements marked (x) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.</p> <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>Symbol</th><th>Easement Reference</th><th>Purpose</th><th>Width (Metres)</th><th>Origin</th><th>Land Benefited/In Favour Of</th></tr></thead><tbody><tr><td>*</td><td>R1 & R2</td><td>Way and Drainage</td><td>See Sheet 2</td><td>This Plan</td><td>Land in this plan.</td></tr></tbody></table>							Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	*	R1 & R2	Way and Drainage	See Sheet 2	This Plan
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of												
*	R1 & R2	Way and Drainage	See Sheet 2	This Plan	Land in this plan.												
ROADS CORPORATION Land Information and Survey Dept. 60 Denmark Street Kew 3101.				LICENSED SURVEYOR <u>IAN JOHN CHAMBERS, L.S.</u> (PRINT) SIGNATURE _____ DATE 21 / 11 / 91 SR8972 REF. SP18355PS1 VERSION _____		DATE 28 / 11 / 91 COUNCIL DELEGATE SIGNATURE Original sheet size A3											

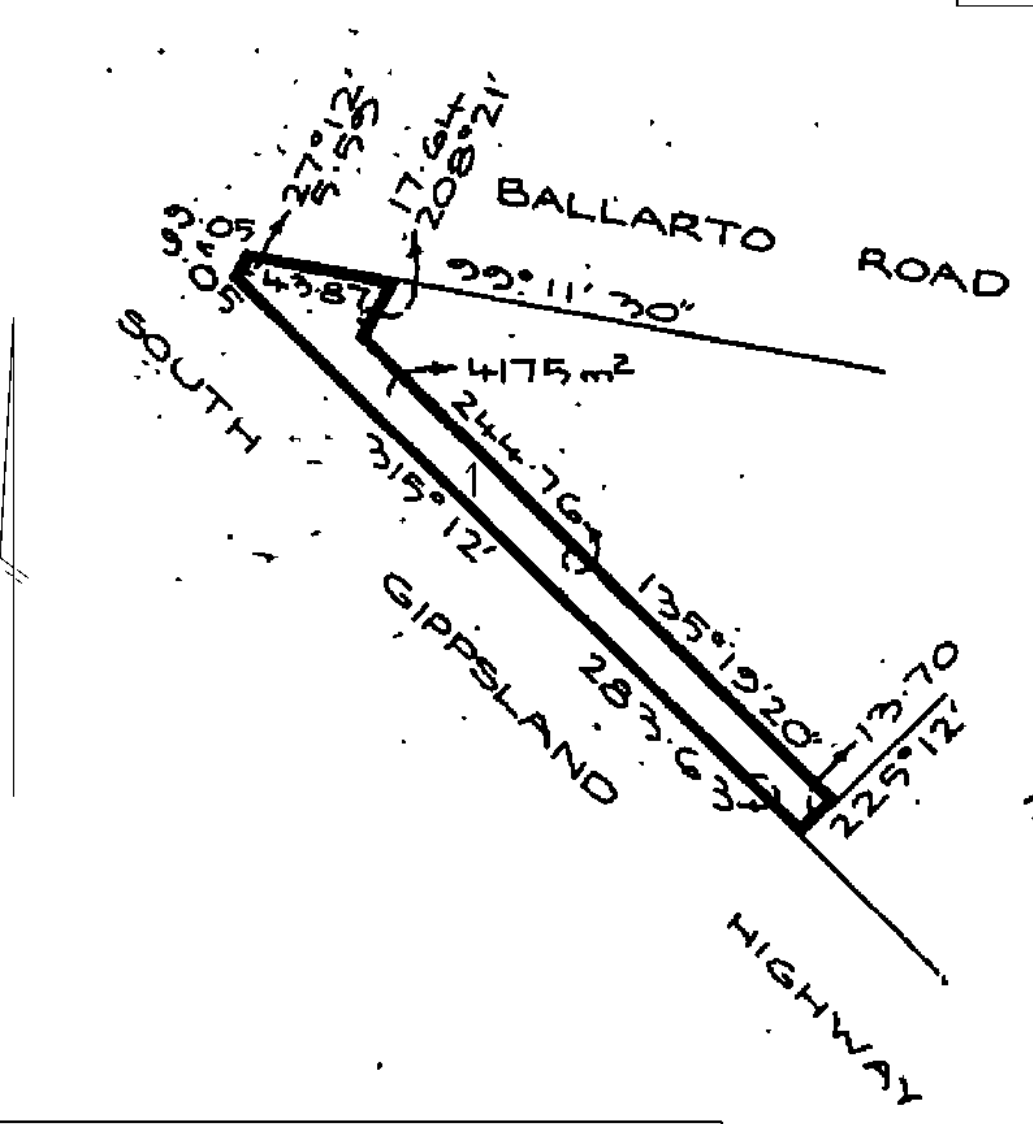
PLAN OF SUBDIVISION		STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 342144 R
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: SECTION: CROWN ALLOTMENT: 32 (PART) CROWN PORTION: LTO BASE RECORD: PARISH PLAN 2462 TITLE REFERENCES: LAST PLAN REFERENCE: LP 221307 (Lot 4) POSTAL ADDRESS: BERWICK - CRANBOURNE ROAD AMG Co-ordinates N 5 780 300 ZONE: 55 (of approx. centre of plan) E 352 400		COUNCIL CERTIFICATION AND ENDORSEMENT CITY OF COUNCIL NAME: CASEY REF: 4948 1. This plan is certified under section 6 of the Subdivision Act 1988 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988 OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 16/11/95 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 28/11/95 LTO USE ONLY PLAN REGISTERED TIME 11:55 AM DATE 30/11/95 Assistant Registrar of Titles NOTATIONS DEPTH LIMITATION: STAGING: This is not a staged subdivision. Planning Permit No. SURVEY This plan is not based on survey. DIMENSIONS OF EASEMENT E-1 ARE FOR THE CENTRELINE.
VESTING OF ROADS OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
NIL		NIL		
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	10	LP 221307	LOTS ON LP 221307
E-2	POWER LINE	12	THIS PLAN - SEC. 44 OF THE ELECTRICITY INDUSTRY ACT 1993	EASTERN ENERGY LTD
BERWICK - CRANBOURNE ROAD				
 ENGINEERS • SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 29 Park Street, South Melbourne 3205 G.P.O. Box 5122AA, Melbourne 3001 Tel 03 581 1200 Fax 03 584 4214		Sheet 1 of 1 Sheet		
SCALE 100 0 100 200 300 400 LENGTHS ARE IN METRES		ORIGINAL SCALE 1:10000 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE DATE REF 3716 VERSION B	
		DATE / / COUNCIL DELEGATE SIGNATURE		

T.O.1

TITLE PLAN		EDITION 1		TP 107086E							
Location of Land Parish. CRANBOURNE Township: Section: Crown Allotment: Crown Portion: Last Plan Reference. LP51866 Derived From. VOL 9679 FOL 020 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/08/1999 VERIFIED: PJ								
<table><tr><td colspan="2">TABLE OF PARCEL IDENTIFIERS</td></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 5 (PT) ON LP51866</td></tr></table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 5 (PT) ON LP51866	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = LOT 5 (PT) ON LP51866											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

TITLE PLAN		EDITION 1		TP 107088A							
Location of Land Parish. SHERWOOD Township: Section: Crown Allotment: Crown Portion: Last Plan Reference. LP69098 Derived From. VOL 9679 FOL 022 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/08/1999 VERIFIED: PJ							
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 3 (PT) ON LP69098</td></tr></table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 3 (PT) ON LP69098	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = LOT 3 (PT) ON LP69098											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

TITLE PLAN		EDITION 1	TP 107094F						
Location of Land Parish. SHERWOOD Township: Section: Crown Allotment: Crown Portion: Last Plan Reference. LP69098 Derived From. VOL 9679 FOL 031 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information 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		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/08/1999 VERIFIED: PJ							
<p>Diagram showing a parcel of land (Parcel 1) with dimensions and bearings. The area is labeled '1' and '5' with '1.752 ha' written below. The diagram includes bearings and distances for the boundaries: 57°08' (168.36), 152°17', 119°55', 201m, 237°08' (125.62), 312°05'20', 123.40, 315°12', 19.41, 518.4, 905, and 201m. The parcel is bounded by Ballarto Road to the north and Gippsland Highway to the south. A north arrow is shown pointing towards the top left.</p>									
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 5 (PT) ON LP69098</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 5 (PT) ON LP69098	
TABLE OF PARCEL IDENTIFIERS									
WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 5 (PT) ON LP69098									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

TITLE PLAN		EDITION 1		TP 112755G							
Location of Land Parish. SHERWOOD Township: Section: Crown Allotment: Crown Portion: Last Plan Reference. LP 69098 Derived From. VOL 9630 FOL 985 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 19/08/1999 VERIFIED: C.LAM							
											
<table><tr><td colspan="2">TABLE OF PARCEL IDENTIFIERS</td></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 1 (PT) ON LP 69098</td></tr></table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 1 (PT) ON LP 69098	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = LOT 1 (PT) ON LP 69098											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

TITLE PLAN		EDITION 1		TP 112757C							
Location of Land			Notations								
Parish. SHERWOOD											
Township:											
Section:											
Crown Allotment:											
Crown Portion:											
Last Plan Reference. LP 69098											
Derived From. VOL 9630 FOL 988											
Depth Limitation: NIL			ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT								
ENCUMBRANCES REFERRED TO			COMPILED: 19/08/1999								
As to the land shown marked E-1 - - - -			VERIFIED: C.LAM								
THE EASEMENTS (if any) existing over the -											
same by virtue of Section 98 of the - - - -											
Transfer of Land Act - - - - -											
<table><tr><td colspan="2">TABLE OF PARCEL IDENTIFIERS</td></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 4 (PT) ON LP 69098</td></tr></table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 4 (PT) ON LP 69098	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = LOT 4 (PT) ON LP 69098											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet		Sheet 1 of 1 sheets							
		Metres = 0.201168 x Links									

TITLE PLAN		EDITION 1		TP 122982N	
Location of Land			Notations		
Parish: CRANBOURNE					
Township: CRANBOURNE					
Section:					
Crown Allotment: 18 (PT)					
Crown Portion:					
Last Plan Reference:					
Derived From: VOL 9928 FOL 637			ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN		
Depth Limitation: NIL					
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT	
				COMPILED: 26/08/1999	
				VERIFIED: BC	
<p>Diagram of a land parcel with dimensions and bearings. The parcel is labeled '1' and has an area of 3489m². The dimensions are: Top: 72.67, Top Right: 46.37, Right: 179°59', Bottom Right: 40.18, Bottom: 270°04', Bottom Left: 180°04', Left: 32.56, and a small segment of 3.63. The left boundary is also labeled 0°04' and 50. The parcel is adjacent to CAMERON STREET on the right.</p>					
TABLE OF PARCEL IDENTIFIERS					
WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962					
PARCEL 1 = CA 18 (PT)					
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet			
		Metres = 0.201168 x Links		Sheet 1 of 1 sheets	

TITLE PLAN		EDITION 2	TP 123779E						
Location of Land Parish. CRANBOURNE Township: Section: Crown Allotment: Crown Portion: 31 (PT) Last Plan Reference: Derived From: VOL 9950 FOL 364 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information all that piece of land in the Parish of Cranbourne being part of Crown Portion 31 which land is shown enclosed by continuous lines on the map hereon Together with an easement to obtain a proper supply of water from the easement or pipeline of the State Rivers and Water Supply Commission as set out in Deed of Conveyance registered Y3524 (Book 593 No. 470) - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 26/08/1999 VERIFIED: AA							
<div><div>A.O. IN AE412085L 14/06/2006</div><div><div>THOMPSONS ROAD</div><div>30</div><div>89°53'30"</div><div>1327.5</div><div>26.83 ha</div><div>1331.6</div><div>269°53'30"</div><div>31</div><div>802.3</div><div>179°10'30"</div><div>178°44'</div><div>201.83</div><div>BERWICK CRANBOURNE ROAD</div><div>359°53'30"</div><div>201.79</div></div></div>									
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CP 31 (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 31 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CP 31 (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

CANCELLED

REGISTER BOOK

VOL. 9758 FOL. 800

ORIGINAL

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OF TITLES**



VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FAY SHEILA BARRON and BRUCE JOHN BARRON both of Berwick-Cranbourne Road, Cranbourne are proprietors as TENANTS IN COMMON IN EQUAL SHARES of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Cranbourne being Lot 1 on Plan of Subdivision No. 208012B which land is shown enclosed by continuous lines on the map hereon and identified by that lot number -

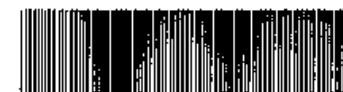
Issued under Regulation 10 -

Derived From
Vol. 7679 Fol. 011
Vol. 8457 Fols. 816 and 817

17/7/87

ENCUMBRANCES

MORTGAGE F519245-
The Commercial Bank of
Australia Limited-
Registered 12/11/74-



T09758-800-1-0

Assistant Registrar of Titles



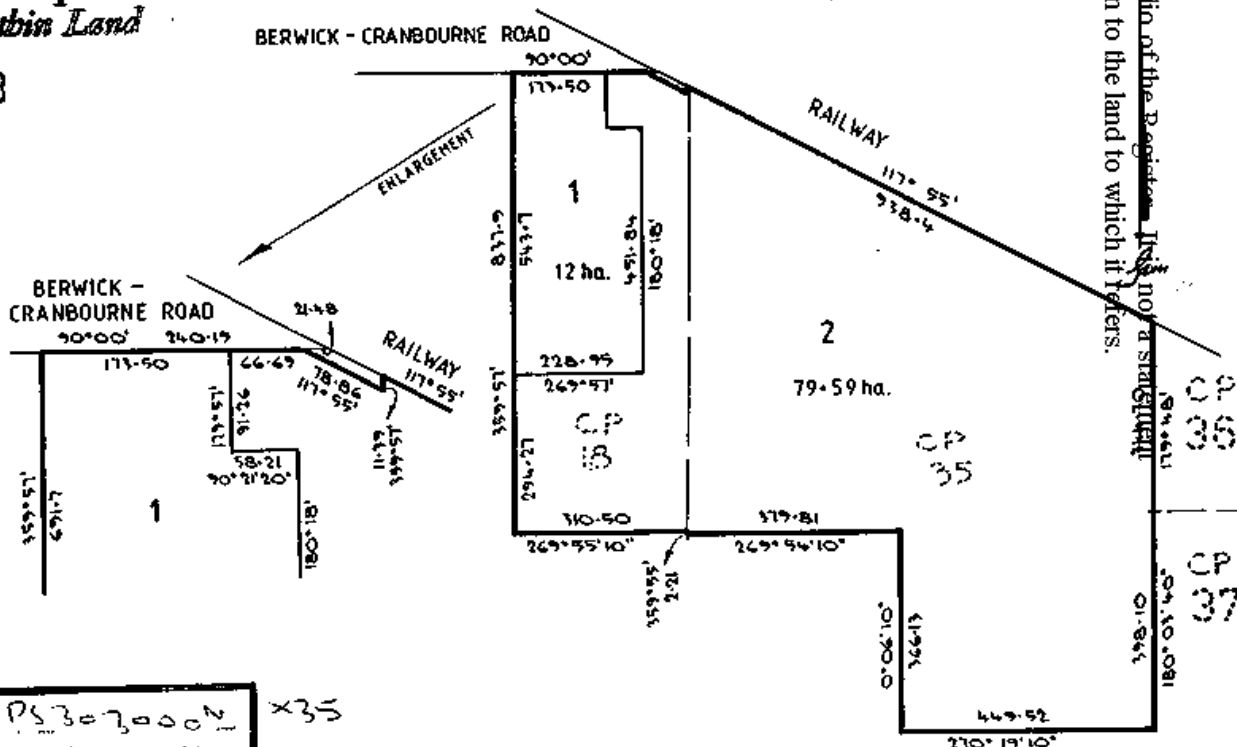
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WARNING

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

22 JAN 1988



MEASUREMENTS ARE IN METRES

ORIGINAL

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OFFICE OF TITLES



VICTORIA.

Entered in the Register

CANCELLED

Vcl. 7679 Fol. 010

27/10/52

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Frederick David Spottiswood of "Nirvana Park" Gams Road Cranbourne 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 on the sheet annexed hereto containing Three hundred and forty-three
acres Two roods and Thirty-nine perches or thereabouts being part of Crown Portion -
Eighteen (known as Mayfield Pre-emptive Right) Parish of Cranbourne County of - -
Mornington - - - - -

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

J. H. Hewison

Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO.

As to part of the land ---

LEASE No. 13114 in the Register Book ---

LEASE No 13114 HAS BEEN SURRENDERED - 8 JUL 1966 -

As to the whole of the land ---

MORTGAGES Nos. 322513, 632849 and 685709 in the

Register Book - - - - -

The above mortgages are

DISCHARGED

31 MAR 1960



The Measurements are in



T07679-010-1-4

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THE WHOLE OR PART OF
THE WITHIN L.P. HAS
BEEN SURRENDERED
Unregistered Land

Misc. Plan
L.P. 66909
77145

P/S 16909

Vol. 7284 Fol. 747

Transfer. 2217696

Application.

CAVEAT No. 44337 LODGED 8 December 1964
affecting part of the land herein
CAVEAT LAPSED 11.6 DEC 1963

MORTGAGE to
NATIONAL MUTUAL LIFE ASSOCIATION
OF AUSTRALASIA LIMITED
registered
numbered 1111468
Assistant Registrar of Titles

MORTGAGE to
THE NATIONAL MUTUAL LIFE ASSOCIATION
OF AUSTRALASIA LIMITED
registered
numbered A175170
Assistant Registrar of Titles

STATE RIVERS AND WATER SUPPLY COMMISSION
has pursuant to section 88(2) of Transfer of Land Act 1954,
served a Notice Now relating to the compulsory acquisition
of Easement over part of the land comprised herein.
Dated 20 MAY 1957
Corres. No 57/20110 (plan with letter).

TRANSFER AS TO PART No. A964829
registered 12 MAY 1960
CANCELLED AS TO PART
See Vol 8457 Fol 816

TRANSFER AS TO PART No. B75047
registered 7 October 1960
CANCELLED AS TO PART
See Vol 8457 Fol 817
AREA: 632-06-397.

STATE RIVERS AND WATER SUPPLY COMMISSION HAS
PURSUANT TO SECTION 88(2) OF THE TRANSFER OF LAND
ACT SERVED A NOTIFICATION THAT AN EASEMENT HAS
BEEN TAKEN OVER PART OF THE LAND COMPRISED HEREIN.
DATED 31 JULY 1962.
No. B473027.

CANCELLED As To PART
Pursuant to Regulation 12 and Titles
issued as set out hereunder on 3 MARCH 1965
Lots 1 to 3 in Vol 8536 to 955 to. 957
LP 66909.

TRANSFER AS TO PART No. C535594
registered 11th JULY 1966
CANCELLED AS TO PART
See Vol 8638 Fol 096
10^a - 3^a - 32^a

TRANSFER AS TO PART No. C778822
registered 17th May 1967
CANCELLED AS TO PART
See Vol 8679 Fol 615

CAVEAT No. D535650 LODGED 16 OCT 1969
Affecting part of the land herein LA 5, 1/5. 77145

CAVEAT LAPSED 20 FEB 1970

TRANSFER AS TO BALANCE No. D598497
registered 23rd December 1969
CANCELLED See Vol 8812 Fol. 541

CANCELLED

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WARNING

Hann, Martin (SKM)

From: GXS - Feigl & Newell [helpdesk@gxs.com.au]
Sent: Tuesday, 7 August 2007 8:53 AM
To: Falzon, Stephen (SKM)
Subject: cancelledtitle 7679/010; VW04115

Search Confirmation Details:

Time ordered: Aug 6 16:42
Matter: VW04115
Search Type: Cancelled Title Image
Doc id: 7679/010

The search produced the following: see attachment

This is a computer-generated email

GIS believes that the information contained in this document was accurate at the time the search was completed. You should refer to the timestamp on the attached document as an indication of how recently this search was performed. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore GIS does not warrant that such information is accurate, reliable, complete or up to date, and, to the fullest extent permitted by law, disclaims all liability of GIS and its Associates for any loss or damage suffered by any person by reason of the use by that person of, or their reliance on, any information contained in this document or any error or defect in this document, whether arising from the negligence of GIS or its Associates or otherwise.

Doc id: 7679/010 Matter: VW04115 Search generated on 06/08/2007 at 16:44 Pages 1 - 10 of 10

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ORIGINAL
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OFFICE OF TITLES

Entered in the Register
CANCELLED
Vol. 7679 Fol. 010
37/10/52

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Frederick David Spottiswood of "Nirvana Park" Cams Road Cranbourne 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 on the sheet annexed hereto containing Three hundred and forty-three
acres Two roods and Thirty-nine perches or thereabouts being part of Crown Portion-
Eighteen (known as Mayfield Pre-emptive Right) Parish of Cranbourne County of - -
Mornington - - - - -

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

To Hewison
Assistant Registrar of Titles.

*For Consent of Council
See CC316
also CC 1134*

*For Road Widening Scheme
see C.R.B. Plan 7080*

ENCUMBRANCES REFERRED TO.

As to part of the land ---
LEASE No. 13114 in the Register Book ---
LEASE NO 13114 HAS BEEN SURRENDERED - 8 JUL 1966 -
As to the whole of the land ---
MORTGAGES Nos. 322513, 632849 and 685709 in the
Register Book - - - - -
The above mortgages are
DISCHARGED
31 MAR 1960

77145

**THE WHOLE OR PART OF
THE WITHIN L.S. HAS
BEEN ELECTED TO BE
UNREGISTERED IN THE
L.S. PLAN
66909
77145**

**OFFICE OF TITLES
D. S.
VICTORIA**

**OFFICE OF TITLES
M.A.
VICTORIA**

1/5 66909

The Measurements are in

T07679-010-1-4

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Vol. 7284 Fol. 747 Transfer. 2217696 Application.

CAVEAT No. 144337 8th December 1968
affecting part of the land hereon
CAVEAT LAPSED 16 DEC 1963

MORTGAGE THE NATIONAL MUTUAL LIFE ASSOCIATION OF AUSTRALASIA LIMITED
registered numbered 111468
19 JAN 1965
19 JAN 1965
31 MAR 1965
Assistant Registrar of Titles

MORTGAGE THE NATIONAL MUTUAL LIFE ASSOCIATION OF AUSTRALASIA LIMITED
registered numbered A15170
19 JAN 1965
31 MAR 1965
Assistant Registrar of Titles

STATE RIVERS AND WATER SUPPLY COMMISSION
has pursuant to section 88(2) of Transfer of Land Act 1954,
served a Notification relating to the compulsory acquisition
of Easement over part of the land comprised herein.
Dated 20 MAY 1957
Corres. No. 57/20110 (plan with letter).

TRANSFER AS TO PART No. 7964829
registered 12 MAY 1960
CANCELLED AS TO PART
See Vol 8457 Fol 816

TRANSFER AS TO PART No. B75047
registered 7 October 1960
CANCELLED AS TO PART
See Vol 8457 Fol 817
AREA: 63'0" x 39'

STATE RIVERS AND WATER SUPPLY COMMISSION HAS
PURSUANT TO SECTION 88(2) OF THE TRANSFER OF LAND
ACT SERVED A NOTIFICATION THAT AN EASEMENT HAS
BEEN TAKEN OVER PART OF THE LAND COMPRISED HEREIN.
DATED 31 JULY 1962.
No. B473027.

CANCELLED As To PART
Pursuant to Regulation 12 and Titles
issued as set out hereunder on 3 MARCH 1965
Lots 1 to 3 in Vol 8536 6955 to 957
LP 66909.

TRANSFER AS TO PART No. C535594
registered 11th JULY 1966
CANCELLED AS TO PART
See Vol 8638 Fol 096
10th - 3rd - 32nd

TRANSFER AS TO PART No. C778822
registered 17th May 1967
CANCELLED AS TO PART
See Vol 8679 Fol 615

CAVEAT No. D535050 LODGED 16 OCT 1969
Affecting part of the land herein 245, 1/2, 77145

CAVEAT LAPSED 20 FEB 1970

TRANSFER AS TO BALANCE No. D598497
registered 23rd December 1969
CANCELLED See Vol 8812 Fol 541

CANCELLED

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WARNING

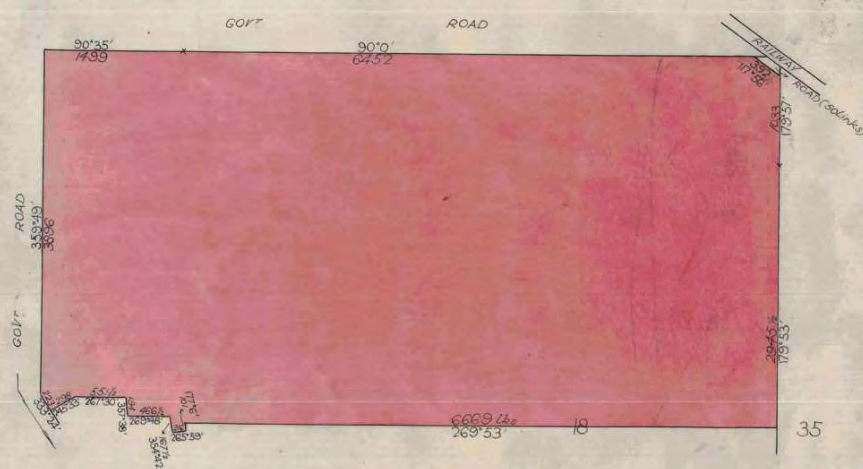
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This is the Annexed Sheet referred to in
Certificate of Title entered in the Register
Book, Vol. 7679, Fol. 010

H. Hewison
Assistant Registrar of Titles.

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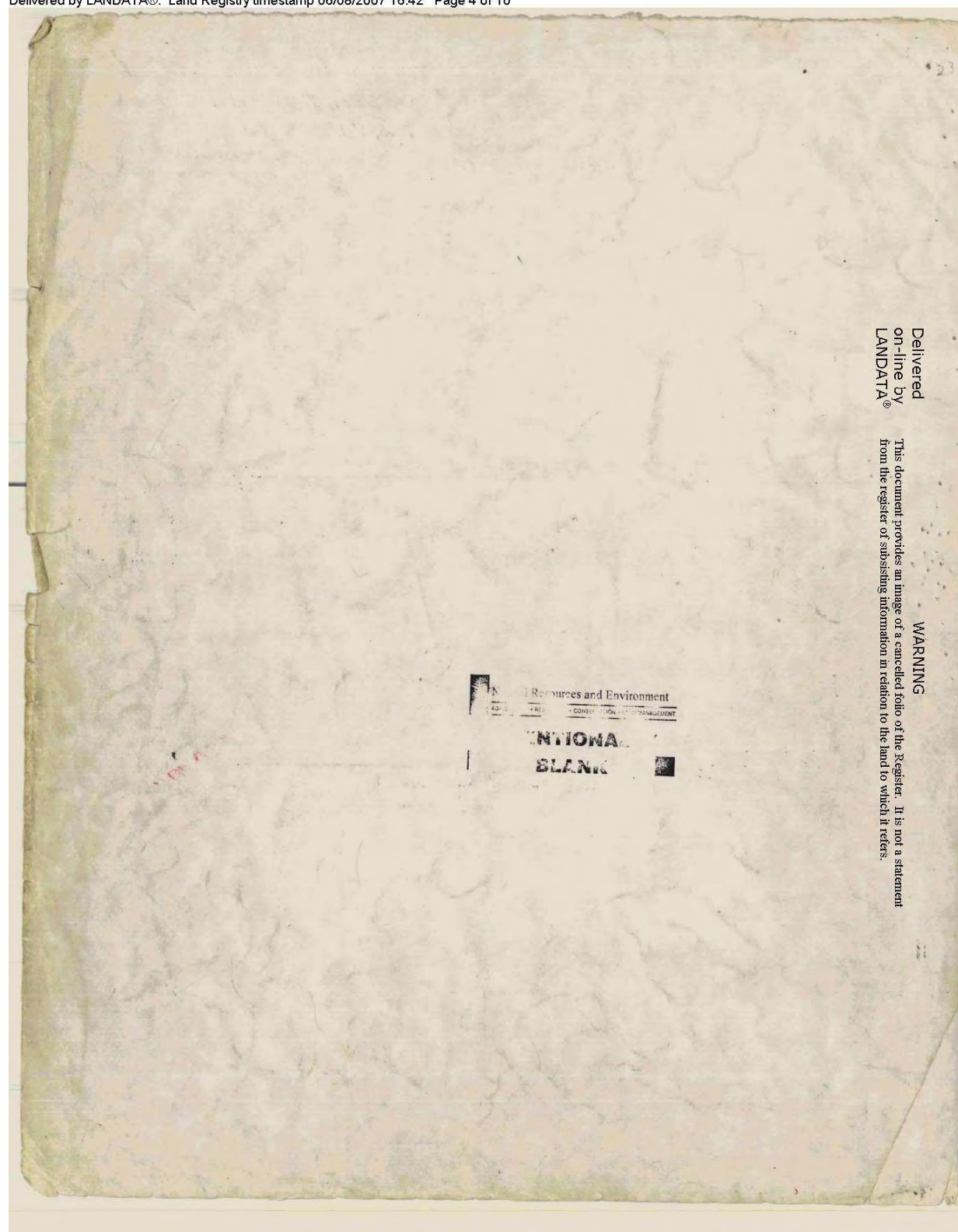
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The Measurements are in Links



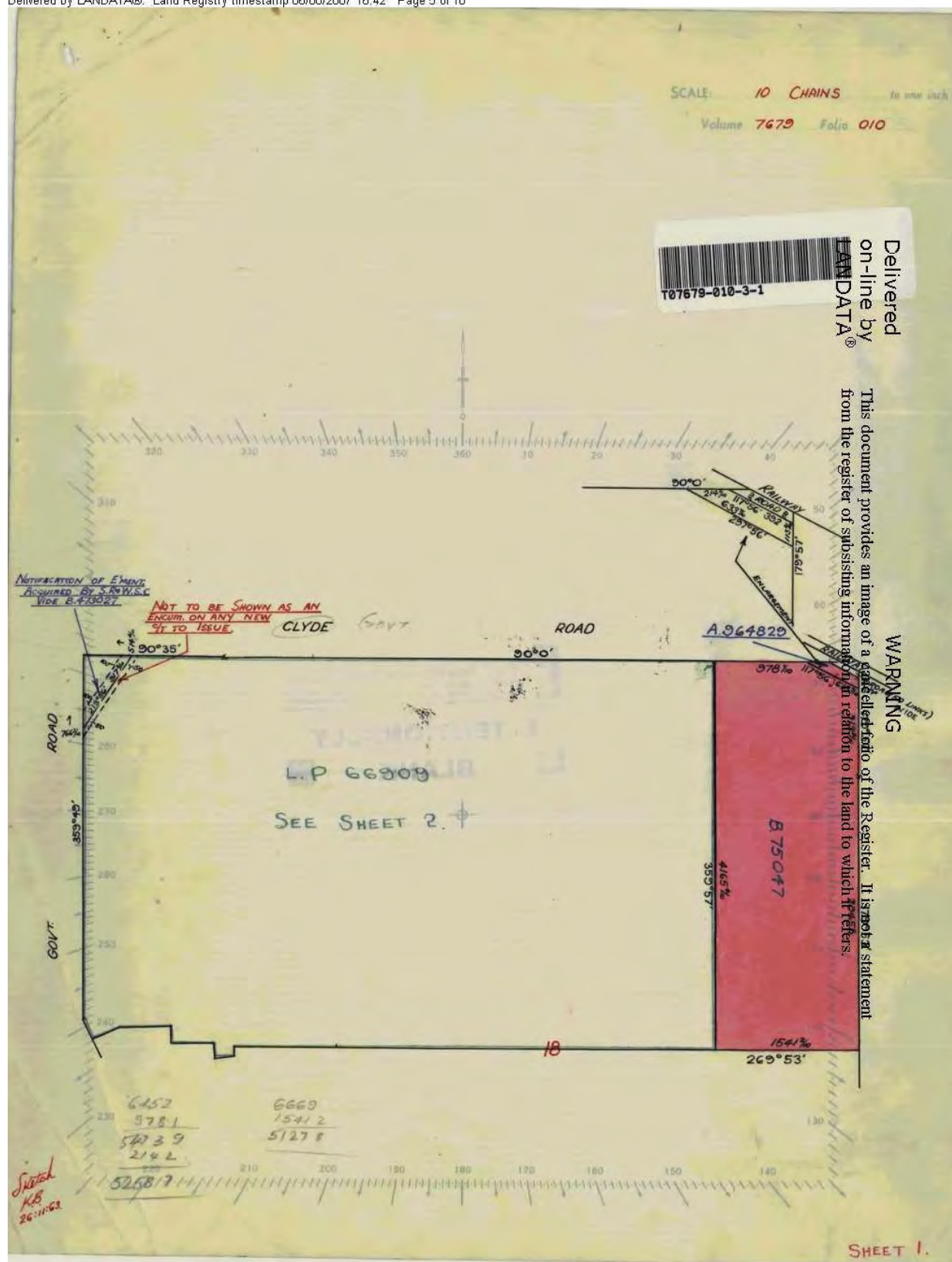
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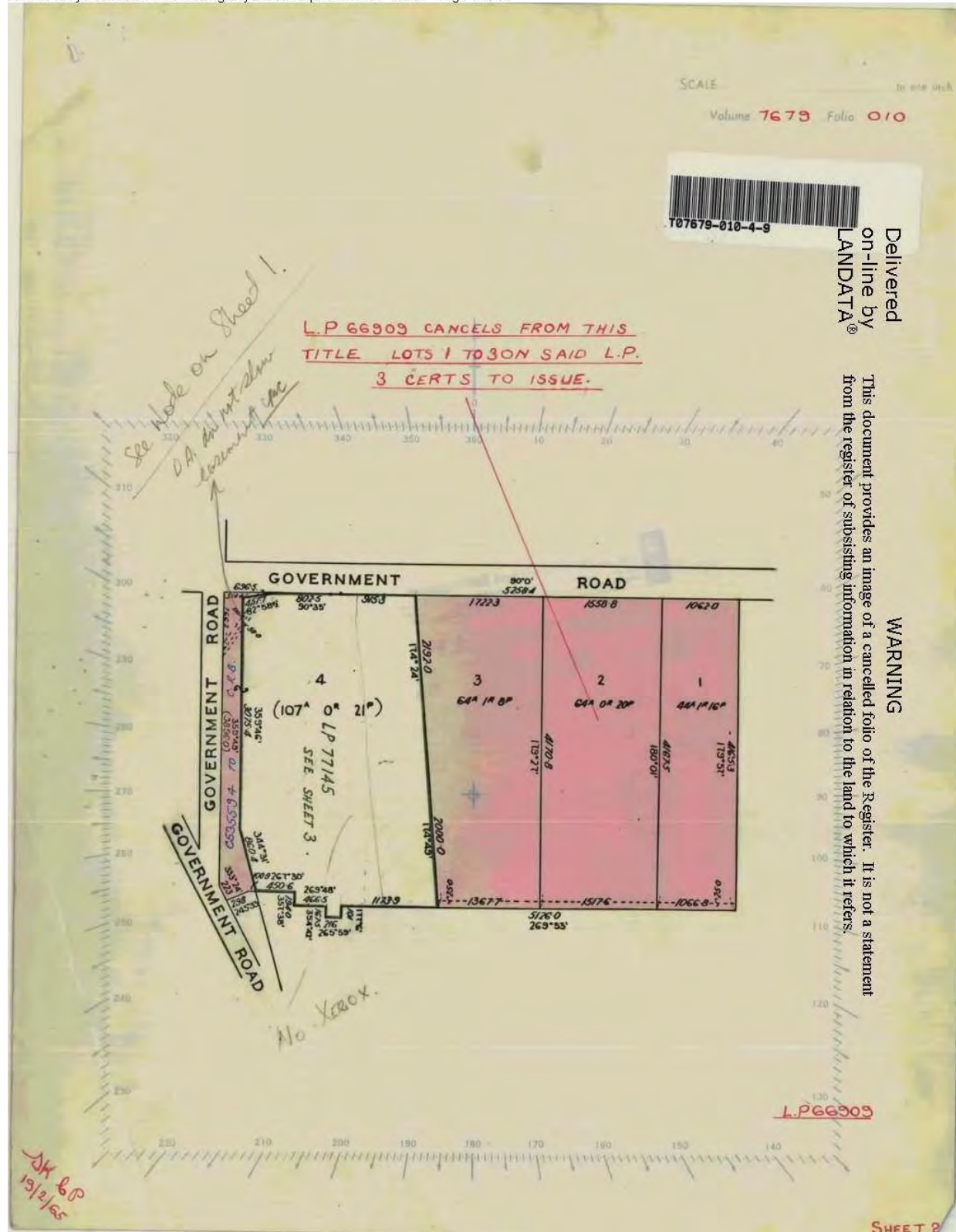
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 **Natural Resources and Environment**
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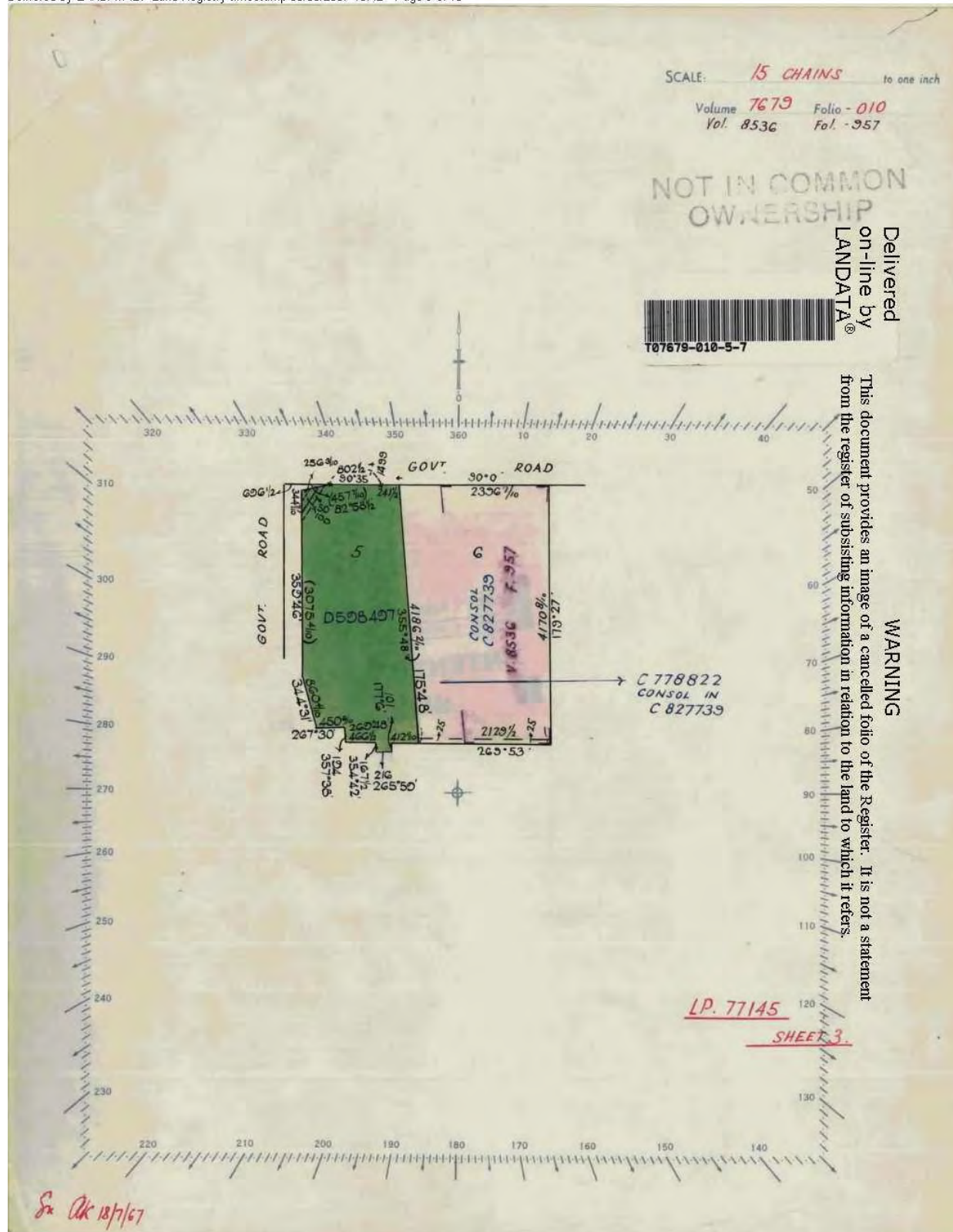
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WARNING




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BLANK**

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OF TITLES



VICTORIA

CANCELLED

REGISTER BOOK

VOL. 9332

FOL. 569

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANK MOLINARO Farmer and ANNETTE MOLINARO Married Woman both of Pattersons -
Road Cranbourne are proprietors as TENANTS IN COMMON IN EQUAL SHARES of an -
estate in fee simple subject to the encumbrances notified hereunder in - - -
all that piece of land in the Parish of Cranbourne County of Mornington being
Lot One on Plan of Subdivision No.66909 and being part of Crown Portion 18-
which land is shown enclosed by continuous lines on the map hereon - - -

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DATED the 13th day of March 1979

[Signature]
Assistant Registrar of Titles



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ENCUMBRANCES REFERRED TO

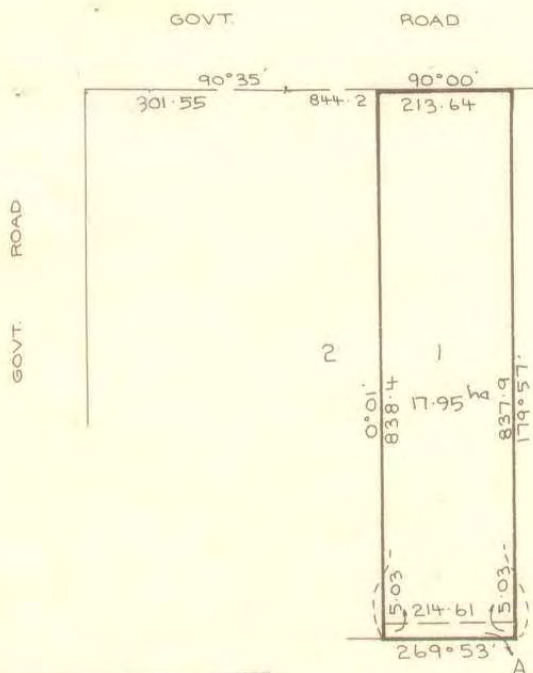
MORTGAGE

G736076 - - - - -

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 - - - - -

**THE ABOVE MORTGAGE IS
DISCHARGED
17 MAR 1980**



PLAN B303000 X35
AFFECTS LAND HEREIN

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

Derived from Vol.8536 Fol.955

H441033

NB23851P NO LONGER AFFECTS
SKETCH REMOVED 6-12-81

VOL. 9332 FOL. 569

INSTRUMENT

APPLICATION

9204/78-PL

MORTGAGE

to THE COMMERCIAL BANK
OF AUSTRALIA LIMITED

Registered 14th August 1981

No. J589361



MORTGAGE TO WESTPAC BANKING CORPORATION

Registered

14 SEP 1983

No.

K5 46699



DOMENICO MARRONE and FILOMENA MARRONE
both of 2 Dobson Avenue Clayton North
are now JOINT PROPRIETORS

Registered 21st September 1984

No. L272774R

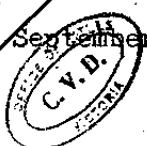


MORTGAGE

to WESTPAC BANKING
CORPORATION

Registered 1st September 1984

No. L272275N



ROAD CONSTRUCTION AUTHORITY
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

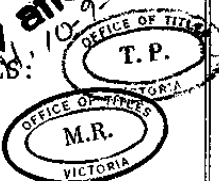
DATE OF SERVICE OF NOTICE OF INTENTION:
26/10/88

ADDRESS FOR SERVICE OF NOTICES:

60 DENMARK ST. KEW 310

DATED: 9/11/88

N823851P



Does not now affect
R5356174, 10-9-

ROADS CORPORATION 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 OF INTENTION:
20/9/91
ADDRESS FOR SERVICES NOTICES:
3 PROSPECT HILL RD. CAMBERWELL 3122
DATED: 25/9/91
R564162U



TRANSFER AS TO PART No. 5248603
registered 2/12/92

CANCELLED AS TO PART

See Vol. 10103 Fol. 992 21.

CANCELLED SEE VOL 10077 FOL 715

WHICH IS ISSUED PURSUANT

TO SECTION 32 (2) ACT 6399

REGISTERED 2/12/92

No. 5248603



CANCELLED

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



T09332-569-1-7

Delivered by LANDATA®. Land Registry timestamp 07/08/2007 08:22 Page 1 of 2
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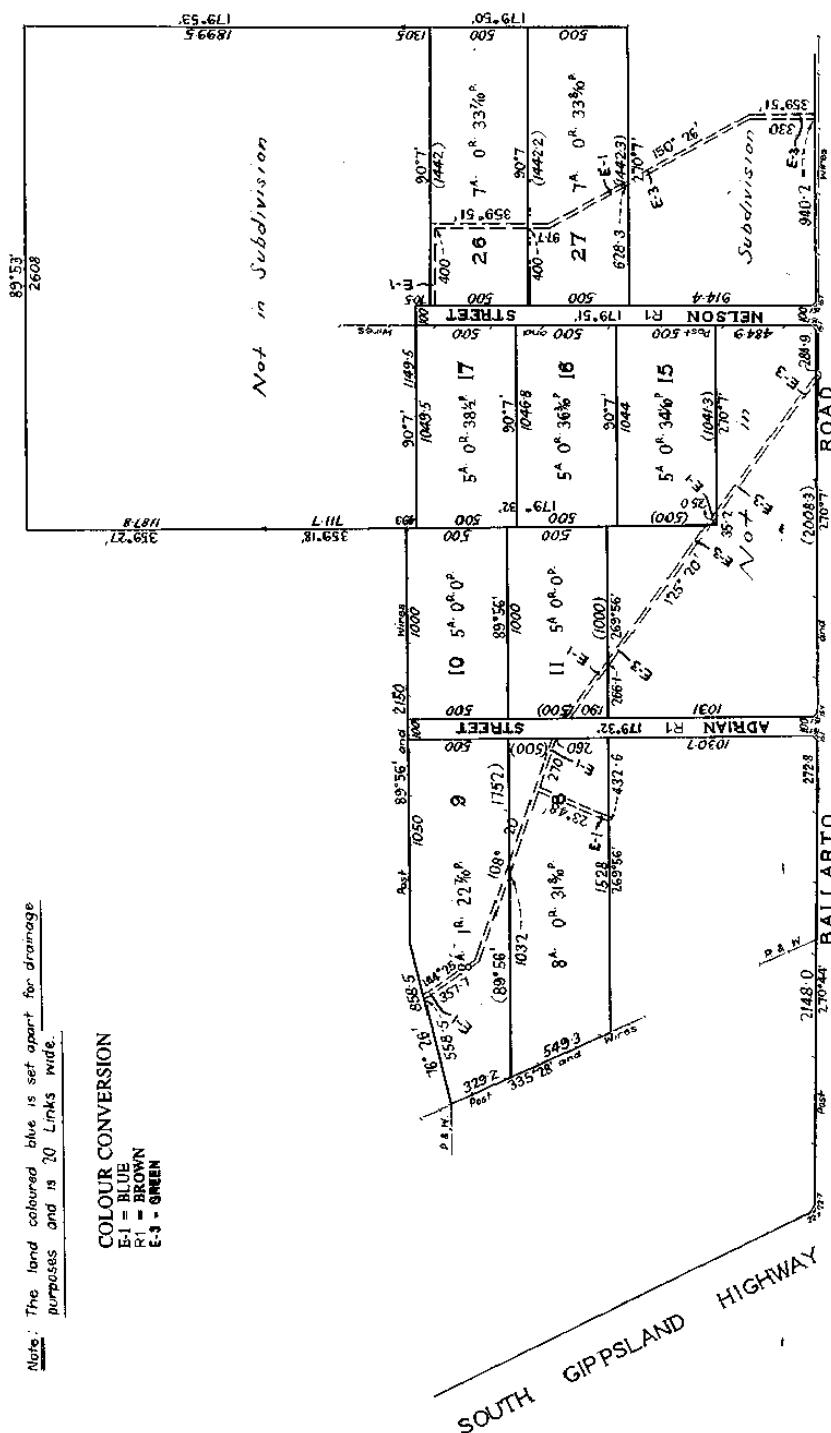
LP 53166
EDITION 1
APPROVED 26/4/61

PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 18
PARISH OF CRANBOURNE
COUNTY OF MORNINGTON

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

Note: The land coloured blue is set apart for drainage purposes and is 20 Links wide.

COLOUR CONVERSION
E-1 = BLUE
R1 = BROWN
E-3 = GREEN



FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

Delivered by LANDATA®. Land Registry timestamp 07/08/2007 08:22 Page 2 of 2

CERTIFICATE OF TITLE V.7284 F.779
LODGED BY R.ODDA AND VROLAND
DEALING No 81260791 DATE 20.12.60
DECLARED BY R.D. STEELE 11.2.60
CONSENT OF COUNCIL SHIRE OF CRANBURN
9.12.60
PLAN MAY BE LODGED S.M.D. 26.9.61

LP ...53166...
BACK OF SHEET ...1...

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

THE LAND COLOURED BROWN
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF WAY & DRAINAGE.

REGISTER SEARCH STATEMENT

Land Victoria

Page 1 of 1

Security no : 124022877224F

Volume 08989 Folio 679

Produced 07/08/2007 08:21 am

LAND DESCRIPTION

Road R1 on Plan of Subdivision 053166.

PARENT TITLE Volume 07284 Folio 749

Created by instrument E610330 22/11/1972

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JOHN DOUGLAS MCLEISH

LOIS GILLIAN MCLEISH both of 1 TREWIN STREET DANDENONG

E610331 22/11/1972

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 LP053166 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END



3 August, 2007

TO: Gillian Martyn
Sinclair Knight Merz

Fax: 9248 3364
Ph: 9248 3295

SEARCH FOR CATHODIC PROTECTION SYSTEMS

With reference to your fax of 01/08/2007, a search of the CP database has failed to identify any cathodic protection systems at the following locations:

- Area bounded by Thompsons Rd to the North, Berwick-Cranbourne (Clyde Rd) to the east and Berwick-Cranbourne Rd to the South.
- The area bounded by Berwick-Cranbourne Rd to the North and Berwick-Cranbourne (Clyde Rd) to the east.
- The irregular shaped area bounded by the southwest by the South Gippsland Hwy and the North by Berwick Cranbourne Rd.

Yours sincerely

A handwritten signature in black ink, appearing to read "Glenn Carrig".

Glenn Carrig
MANAGER ELECTROLYSIS MITIGATION