

Beveridge North West Precinct Structure Plan Area

METROPOLITAN PLANNING AUTHORITY

Site Suitability Assessment

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Beveridge North West Precinct Structure Plan Area

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List of abbreviations

AEP	Annual Exceedance Probability
AHD	Australian Height Datum
AMG	Australian Map Grid
ANZECC	Australian New Zealand Environment and Conservation Council
ARMCANZ	Agriculture and Resource Management Council of Australia and New Zealand
AS	Australian Standard
ASRIS	Australian Soil Resources Information System
ATES	Aquifer Thermal Energy Storage
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
BH	Borehole
CoC	Chain of Custody
DS	Stock and Domestic
DM	Domestic
DO	Dissolved Oxygen
DQO	Data Quality Objective
DY	Dairy
EAO	Environmental Audit Overlay
EC	Electrical Conductivity
EHS	Environment, Health and Safety
EIL	Ecological Investigation Levels
EMP	Environmental Management Plan
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
FZ1	Farming Zone Schedule 1
GAA	Growth Areas Authority
GME	Groundwater Monitoring Event
GMS	Groundwater Management System
GQO	Groundwater Quality Objective
GWZ1	Green Wedge Zone 1
HIL	Health Investigation Levels
IR	Irrigation
IV	Investigation
LPP	Local Planning Policies
LPPF	Local Planning Policy Framework
mbgl	Metres below ground level
MAH	Monocyclic Aromatic Hydrocarbons
MAR	Managed Aquifer Recharge
MI	Miscellaneous
MPA	Metropolitan Planning Authority
MSS	Municipal Strategic Statement
MW	Monitoring Well
NATA	National Association of Testing Authorities, Australia
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure

NKN	Not known
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PASS	Potential Acid Sulphate Soils
PSP	Precinct Structure Plan
RWL	Reduced Water Level
SAP	Sampling & Analysis Plan
SB	Soil Bore
SEPP	State Environment Protection Policy
SKM	Sinclair Knight Merz
SPPF	State Planning Policy Framework
ST	Stock
SWL	Standing Water Level
TDS	Total Dissolved Solids
TPH	Total Petroleum Hydrocarbons
UST	Underground Storage Tank
UGZ	Urban Growth Zone
WSPA	Water Supply Protection Area

Executive summary

Background and objectives

Sinclair Knight Merz Pty Ltd (Jacobs SKM) was commissioned by Metropolitan Planning Authority (MPA), formerly Growth Areas Authority (GAA) to undertake a Desktop Environmental, Hydrogeological and Geotechnical Site Assessment of the Beveridge North West Precinct Structure Plan (PSP) area (reference D/13/4728), hereafter referred to as “the site” or “PSP area”).

The Beveridge North West site has been identified as future land supply primarily for residential land use, although also with a view to various commercial and community land uses. The aim of this assessment is to identify opportunities and constraints to the proposed land development which may potentially be caused by existing or past land uses, and site and sub-surface conditions. The assessment comprised two stages; Stage 1 being a review of the history of land use at the site and a preliminary desktop review of information, with Stage 2 involving inspections of the properties within the PSP area identified as presenting a potential risk. Risk in this regard relates to potential contamination, hydrogeology and/or geotechnical issues. Intrusive site investigations were not conducted at this stage, although site inspections were conducted at selected properties, primarily for the purpose of assessing potential issues relating to contamination. This report includes the findings of both the Stage 1 and 2 assessment completed.

Scope of works

The following scope of work was undertaken at the site:

- The Stage 1 assessment comprised the gathering of relevant information (including the use of literature sources) for the purposes of identifying potential sources of contamination, hydrogeological and geotechnical issues
- The Stage 2 assessment included inspecting the site for potential sources of contamination, and areas of geotechnical and hydrogeological significance (i.e. areas of water logging, existing groundwater bores, etc.) identified during the stage one assessment

The approach and findings of the assessment, together with supporting information, are documented within this report.

Conclusions

Site contamination assessment

Based on the information gathered during the Stage 1 & 2 assessments, the following conclusions can be made in relation to the Beveridge North West PSP area:

- The site history assessment found that the site has a long history of agricultural land uses, with much of the areas remaining under cultivation to the present day
- A groundwater quality assessment was recently undertaken by SKM (Jacobs SKM, 2014) which found that concentrations of heavy metals and nutrients such as ammonia, nitrite and nitrate were likely reflective of background / regional groundwater conditions. No beneficial uses of groundwater were found to be precluded. Therefore, the groundwater quality across the site is unlikely to pose a constraint to future development.
- Based on the available information, including a site walkover and site history assessment, the following primary potential sources of contamination have been identified:
 - Potentially contamination associated with general agricultural activity around the homesteads of properties 2, 6 and 22. At these sites, potential contamination is likely to be confined to a small number of localised areas (i.e. immediately around fuel storage tanks or stockyards) rather than distributed across a wide area).

- Highly localised areas of potential contamination associated with stockpiles and general dumped materials. In these locations contamination is likely to be localised to stockpiles themselves and in some instances shallow underlying soils which can be easily removed.
- Diffuse but low level sources of contamination associated with the widespread application of agricultural chemicals on farmland as well as tree plantations. These chemicals may include pesticides, herbicides, fungicides and fertilizers.
- A number of off-site sources of potential contamination have been identified in the vicinity of the PSP site. Based on the nature of the site uses as well as the environmental setting of the site (hydrological, hydrogeological and geological conditions), the greatest risk to the Beveridge North West PSP area is presented by two quarries; one to the east (property 17) and one to the south (property 12). The remaining properties were deemed to present either a low or very low potential for contamination of the PSP area. However, none of these off-site land uses are considered to present constraints to future site development.

Based on the information obtained from the sources described in this report, with the exception of highly localised areas of potential contamination associated with current and/or former land uses identified above, there do not appear to be any significant risks from a site contamination perspective which would render the land unsuitable for residential or other sensitive land uses. Any areas of localised contamination are likely to be able to be effectively managed or remediated during any future site development. However, it should be noted that the site has a long history of agricultural use. While unlikely, it is possible that the broad application of agricultural chemicals may have impacted upon soil at the site. Similarly, potential impacts by nutrients on groundwater as a result of irrigation may place restrictions on the use of groundwater at the site.

Geotechnical assessment

Based on the available geological information, the eastern half of the site is likely to be underlain by highly reactive residual basaltic clay overlying basalt rock, and the western half underlain by residual soils overlying weathered siltstone/sandstone. An indicative site classification of Class "H2 to E" has been assessed in accordance with Table D1, AS2870-2011.

Key geotechnical issues associated with development of the site include the depth and reactivity of the basaltic clay in terms of its influence on site classification, change and interface of variable ground conditions, foundation selection, differential settlement, subgrade performance, excavations and site accessibility. Fill material, if present, is expected to be uncontrolled and may not be suitable for development in its present state. Areas subject to poor drainage may comprise soft material which provides low bearing capacity for foundations.

Hydrology assessment

The site is located at the headwaters of Kalkallo Creek and an unnamed waterway draining to Kalkallo Creek. Kalkallo Creek has its headwaters in the north west corner of the site, and drains to the south west corner. The unnamed waterway drains from the east of the site to the south of the site. The 100 year flood extent and floodway do not cross into the site, indicating no major flood risk. There is an area that is classified as the UFZ zone, which restricts the use of land because of high flood risk. This area is along Kalkallo Creek, with a buffer of approximately 100 m on each side of the waterway.

Hydrogeological assessment

Based on the regional hydrogeological information and bore data in the vicinity of the site, the Newer Volcanics forms the major aquifer at the site, given the better quality (compared to the Kilmore Siltstone) and the number of users currently utilising it in the area.

The site is currently within a Salinity Management Overlay (SMO). Under the SMO, a planning permit will be required as part of the subdivision process, which will detail recommendations for land management practices. Jacobs SKM note that nearby areas have recently had the SMO removed (Mitchell Planning Scheme Amendment C93). Given the vicinity to the Beveridge North West PSP and the lack of observed salinity

affected area on this site, the SMO may also be removed from this PSP area upon application for removal (with applicable environmental assessment).

Over the majority of the site there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, shallow depth to groundwater is likely to exist in some areas of the site. The following issues would need to be considered in the planning and design of any development:

- Shallow watertable may cause groundwater inflow to excavations and may impact on site drainage (i.e. cause waterlogging)
- Brackish nature of the groundwater may require careful monitoring if dewatering or extraction is required
- Decreased local groundwater recharge in winter and early spring as the result of dewatering or extraction associated with development has the potential to reduce discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways
- There may be additional land management requirements imposed by council or other regulatory body (relating to the SMO), as part of any proposed subdivision for the site

Opportunities for potential use of extracted groundwater include garden watering and irrigation of parks and ovals, depending on the salinity of the groundwater the groundwater may need to be shandied with potable water to improve the salinity

It is recommended that a field investigation into groundwater elevation and quality be undertaken to confirm the findings of this desktop study. This may include:

- Sampling of existing local bores for quality and water level
- Drilling of narrow test bores for ongoing observation to determine seasonal fluctuations in water level and quality if required

Recommendations

We understand that the proposed future use of the site is as a broad ranging urban development and is likely thus to include sensitive uses such as residential and community facilities in addition to open space, retail and a range of business uses such as offices, light industrial and manufacturing. However, since specific future land uses within the PSP boundary are yet to be confirmed, this assessment has been completed based on the assumption that residential or other sensitive uses will be the probable land future uses across the study area.

The following further works are recommended, including recommended timings:

- Assessment of potential contamination associated with general agricultural land uses around the homesteads of properties 2, 6 and 22. These sites are likely to present the greatest potential for contamination, albeit likely a small number of localised areas (i.e. around septic tanks, fuel storages, stockyards etc.). This process may be best undertaken through the preparation of a Sampling, Analysis and Quality Plan (SAQP) followed by a Phase 2 Environmental Site Assessment (which may include targeted sampling of soils and groundwater). *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works.*
- Completion of a hazardous materials assessment for properties 2 and 22 to confirm not only the extent of potential asbestos containing materials and lead based paints, but to identify controls that should be implemented during future development to prevent exposure by site workers or future users of the site. *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works.*
- Further drilling and collection of soil samples for the purposes of assessing the geotechnical soil properties for building foundation and road design. *Timing: This task should be undertaken on a site-by-site basis during future development as part of the building permit application process.*

- Completion of aquifer hydraulics testing on existing groundwater bores to determine aquifer properties. This should also include assessment of depth to groundwater. This assumes existing wells are in a suitable condition for such an assessment. *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works.*
- Excavation and removal of underground storage tanks, soil remediation and tank pit validation if USTs are found on properties. *Timing: This task should be undertaken on a site-by-site basis during future site development.*
- Removal of other potentially contaminating infrastructure (e.g. septic tanks and above ground storage tanks) followed by soil validation. *Timing: This task should be undertaken on a site-by-site basis during future site development.*
- Classification and appropriate removal (if required) of various stockpiles and dumped materials observed at sites across the study area. This includes subsequent validation following removal. It is noted that sampling of some stockpiles of soil observed may indicate that the material is suitable for re-use as part of future development and as such removal may not be required in all instances. *Timing: This task should be undertaken on a site-by-site basis during future site development.*
- An application to have the salinity management overlay (SMO) removed from the PSP should also be undertaken, as per the recent Mitchell Planning Scheme Amendment C93 for a nearby development area. This will remove the requirement for an intensive planning permit application process for future development. *Timing: This task should be undertaken prior to site development*
- Consultation with YVW to establish their intentions in relation to the future use of the winter storage dams. If these structures are retained a buffer distance may need to be applied in accordance with EPA requirements. In their current form the basins would likely require a 50m buffer from the nearest sensitive land uses. *Timing: This task should be undertaken prior to finalising future land use zones.*

1. Introduction

1.1 Background and objectives

Sinclair Knight Merz Pty Ltd (Jacobs SKM) was commissioned by Metropolitan Planning Authority (MPA), formerly Growth Areas Authority (GAA) to undertake a Desktop Environmental, Hydrogeological and Geotechnical Site Assessment of the Beveridge North West Precinct Structure Plan (PSP) area (reference D/13/4728), hereafter referred to as “the site” or (“PSP area”).

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1.2 Scope of work

The following scope of work was undertaken at the site:

- The Stage 1 assessment comprised the gathering of relevant information (including the use of literature sources) for the purposes of identifying potential sources of contamination, hydrogeological and geotechnical issues
- The Stage 2 assessment included inspecting selected properties within the two PSP areas for potential sources of contamination and areas of geotechnical and hydrogeological significance (e.g. areas of water logging, existing groundwater bores, etc.) identified during the Stage 1 assessment.

The approach and findings of the assessment, together with supporting information, are documented within this report.

1.3 Statement of limitations

This Report has been prepared by Jacobs SKM for the sole use of Metropolitan Planning Authority (“the Client”).

Undertaking an assessment or study of the on-site conditions may reduce the potential for exposure to the presence of contaminated or inadequate bearing ground and/or groundwater. All reports and conclusions that deal with sub-surface conditions are based on interpretation and judgement and as a result have uncertainty attached to them. It should be noted that this report contains interpretations and conclusions which are uncertain, due to the nature of the investigations. No study can completely eliminate risk, and even a rigorous assessment and/or sampling program may not detect all problem areas within a site. The following information sets out the limitations of the Report.

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. Jacobs 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.

It is imperative to note that the Report only considers the site conditions current at the time of investigation, and to be aware that conditions may have changed due to natural forces and/or operations on or near the site. Any decisions based on the findings of the Report must take into account any subsequent changes in site conditions and/or developments in legislative and regulatory requirements. Jacobs SKM accepts no liability to the Client for any loss and/or damage incurred as a result of a change in the site conditions and/or regulatory/legislative framework since the date of the Report.

The Report is based on an interpretation of factual information available and the professional opinion and judgement of Jacobs SKM. Unless stated to the contrary, Jacobs SKM has not verified the accuracy or completeness of any information received from the Client or a third party during the performance of the services under the Agreement, and Jacobs SKM accepts no liability to the Client for any loss and/or damage incurred as a result of any inaccurate or incomplete information.

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.

Any reliance on this Report by a third party shall be entirely at such party's own risk. Jacobs SKM provides no warranty or guarantee to any third party, express or implied, as to the information and/or professional advice indicated in the Report, and accepts no liability for or in respect of any use or reliance upon the Report by a third party.

This Report makes no comment on the presence of hazardous materials, unless specifically requested.

2. Methodology

2.1 General assessment approach

2.1.1 Stage 1 assessment

A Stage 1 assessment (also referred to as a Phase 1 Environmental Site Assessment (ESA)) is typically undertaken to establish site conditions, historical site uses and practices. As part of this Stage 1 assessment the following sources of information have been reviewed:

- Relevant reports
- EPA priority sites register
- EPA list of certificates and statements of environmental audit (current and completed audits)
- Topographical maps
- Groundwater management system (GMS) bore searches
- Geological maps
- Hydrogeological maps
- Potential acid sulfate soils (pass) probability maps

The Stage 1 assessment seeks to identify if possible:

- The potential source(s) of on and off site contamination
- Pathways and receptors of contamination
- Areas of environmental concern (contamination, hydrogeological and geotechnical) which will form the basis of subsequent assessments at the site

2.1.2 Stage 2 assessment

For this particular investigation, the site inspection works are referred to as a Stage 2 assessment. The site inspections undertaken included an inspection of areas that were identified during the Stage 1 as presenting a low, medium or high risk from a contamination, hydrogeological and geotechnical perspective. Those properties identified during the Stage 1 assessment as presenting a very low risk were not inspected. Based on the findings of the site inspections, the need for further soil and groundwater investigation (typically by sampling and analysis) has been identified. While the completion of these further investigations does not form part of this scope of work, **Section 2.1.3**, **Section 2.1.4** and **Section 2.1.5** below provides an overview of the typical objectives/outcomes of such assessments.

2.1.3 Stage 3 assessment

The Stage 3 intrusive site investigation may be undertaken to characterise the site with respect to contamination, hydrogeology and geotechnical conditions. Note that this stage of site investigation is usually referred to as a Stage 2 (or Phase 2) ESA. With respect to each of the abovementioned disciplines, the following works may be undertaken as part of a Stage 3 assessment:

- **A contamination assessment** will typically seek to determine the level (if any) of contamination present on site, establish the lateral and vertical distribution of contamination and identify the source(s) of on-site and off-site contamination. Prior to undertaking any intrusive soil and/or groundwater investigation, a Sampling and Analysis Plan (SAQP) is generally prepared. The SAQP defines the intended sampling locations and the contaminants which will be tested for, based on the site characteristics as determined in a Phase 1 ESA.

- **A geotechnical assessment** will typically seek to obtain information on the sub-surface conditions at the site through a geotechnical site investigation comprising a series of boreholes and/or test pits and laboratory testing. Field and laboratory test data is used to develop a site model describing the soil and/or rock profile and the variability across the site. A geotechnical assessment would generally include advice on site classification and allowable bearing capacity for shallow foundation design and comments regarding excavations, foundation systems, pavement design and other items relevant to the proposed development.
- **A hydrogeological assessment** will typically include determination of the depth to the water table and the potentiometric surface of deeper confined aquifers through the installation of groundwater observation bores, assessment of groundwater and surface water interaction and assessment of aquifers suitability for managed aquifer recharge (MAR).

2.1.4 Remediation

If significant contamination is identified at a site, to a level where the beneficial uses of land, surface water or groundwater are at risk or precluded (described in further detail in **Section 3**), remediation of the identified contamination may be required in order to allow for a particular land use to continue or commence in future.

2.1.5 Environmental auditing

The environmental audit system under the Environment Protection Act 1970 is administered by the Victorian Environment Protection Authority. A statutory Environmental Audit of a site involves the appointment of an EPA accredited environmental auditor to undertake an independent assessment of the environmental condition of a site and provide an opinion regarding the site's suitability for feasible or proposed end uses. A range of information including a site history assessment and results of relevant soil and groundwater testing undertaken are evaluated by the environmental auditor when forming such an opinion. At the conclusion of the audit a certificate or statement of environmental audit may be issued. A certificate indicates that the use of the land is unrestricted, whereas a statement indicates that particular beneficial uses of the land or groundwater are either precluded or suitable only under specified conditions.

3. Regulatory framework for assessment

3.1 Legislation and policy

3.1.1 Planning and Environment Act 1987

The *Planning and Environment Act 1987* sets out the requirements of planning authorities when preparing planning schemes or amendments to planning schemes. The Act requires planning authorities to “take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment”.

Under Section 12 (2) (a) of the *Planning and Environment Act 1987*, the *Ministerial Direction No. 1 – Potentially Contaminated Land* requires planning authorities to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use, agriculture or public open space are, or will be, suitable for that use. This is generally done through the completion of an environmental site assessment and audit process.

3.1.2 Environment Protection Act 1970

The *Environment Protection Act 1970* established the Victorian Environment Protection Authority (EPA) and made provisions with respect to the powers, duties, and functions of the EPA and the protection of the environment. The Act provides for environmental audits, which are used to provide an authoritative opinion on the suitability of potentially contaminated land for future use, and form an integral part of the land use planning and approval process. The Act also provides the basis for the various State Environment Protection Policies (outlined below) which provide the framework for the assessment and management of the environmental quality of land, surface waters and groundwater in Victoria.

3.1.3 Land State Environment Protection Policy 2002

The State Environment Protection Policy (Prevention and Management of Contamination of Land) (Land SEPP) sets out the regulatory framework for the prevention and management of contaminated land within the State of Victoria. The intent of this framework is to maintain and maximise, to the extent practicable, the quality of the land environment in Victoria, in order to protect its existing and potential beneficial uses. The Land SEPP was declared in June 2002 in accordance with Section 16 of the *Environment Protection Act 1970*, and the Victorian EPA is responsible for its implementation.

The Land SEPP identifies a range of land use categories and a range of protected beneficial uses for each of these categories. The EPA considers that land (soil) is *polluted* where current and/or future protected beneficial uses for the relevant land use categories are precluded. Beneficial uses of land are considered to be precluded when relevant soil quality objectives set out in the Land SEPP for those beneficial uses have been exceeded. Further information on the beneficial uses of land with respect to specific land use categories can be found in **Appendix A**.

3.1.4 Groundwater State Environment Protection Policy 1997

The quality of groundwater in Victoria is protected under the 1997 State Environment Protection Policy (SEPP) ‘Groundwaters of Victoria’ (Groundwater SEPP), declared under the *Environment Protection Act 1970* and administered by the EPA. The groundwater SEPP defines a range of protected beneficial uses for defined segments of the groundwater environment, which are based on the total dissolved solids (TDS) content of the groundwater. The EPA considers that groundwater is *polluted* where protected beneficial uses for the relevant segment are precluded. Beneficial uses of groundwater are considered to be precluded when relevant groundwater quality objectives set out in the groundwater SEPP for those beneficial uses have been exceeded, or where non-aqueous phase liquid is present.

Where groundwater has been polluted, groundwater must be cleaned up such that the protection of beneficial uses is restored, or to be cleaned up to the extent practicable. Further information on the beneficial uses of groundwater with respect to the various segments of groundwater can be found in **Appendix A**

3.1.5 Surface Water State Environment Protection Policy 2003

The quality of Victoria's surface water environments are protected under the 2003 State Environment Protection Policy 'Waters of Victoria' (Surface Water SEPP) declared under the *Environment Protection Act 1970* and administered by the EPA. The Surface Water SEPP sets out the environmental values and beneficial uses of water which are to be protected for each segment of the surface water environment and includes schedules which cover some specific surface water catchments in Victoria. Beneficial uses of surface waters are considered to be precluded when relevant water quality objectives set out in the surface water SEPP for those beneficial uses have been exceeded.

In addition to assessment of surface water quality, the relevant water quality objectives stated in this SEPP are applied to groundwater at the point of groundwater discharge to a surface water system, to assess whether the maintenance of ecosystems beneficial use of groundwater is protected.

3.2 Guidelines and standards

3.2.1 National Environment Protection (Assessment of Site Contamination) Amendment Measure (NEPM) 2013

The NEPM is the national guideline for assessing contaminated sites and was prepared by the National Environment Protection Council (NEPC). The NEPM is implemented in each Australian jurisdiction under the *National Environment Protection Measures (Implementation) Act 1998 (Commonwealth)*. The NEPM document ensures there is a nationally consistent approach to the assessment of contamination. The NEPM provides guidance on the methods of site contamination assessment, environmental and health based investigation levels for soil and groundwater contaminants, human and environmental health risk assessment and reporting requirements. The original NEPM published in 1999 has been recently superseded by a version published in April 2013.

3.2.2 Various EPA publications and guidelines

The following publications and guidelines from the Victorian and New South Wales Environment Protection Authorities are commonly applied and referenced for intrusive soil and groundwater site assessments:

- EPA Victoria, 2000. Groundwater Sampling Guidelines. Publication 669
- EPA Victoria, 2006. Hydrogeological assessment (groundwater quality) guidelines. Publication 668

3.2.3 Potentially Contaminated Land General Practice Note 2005

This general practice note was produced by the Department of Sustainability and Environment in conjunction with the Victorian EPA and provides guidance to the general public and planners on the identification of potentially contaminated land and the stages of assessment and audit required should a site be considered contaminated.

3.2.4 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

Australian Standard 4482.1 provides guidance on the collection of sufficient and reliable information when assessing potentially contaminated sites. In particular this standard focuses on the assessment of sites potentially contaminated with non-volatile and semi-volatile compounds. The standard covers key elements of preliminary site investigations (i.e. Stage 1 or Phase 1 ESAs), detailed site investigation methods (i.e. Phase 2 ESAs), data quality objectives (DQO), developing sampling strategies, the collection of samples and quality assurance procedures.

3.2.5 Australian Standard AS4482.2-1999: Guide to the sampling and investigation of potentially contaminated soil – Part 2: Volatile substances

This standard refers to AS448.1 regarding the establishment of preliminary site information, and provides more specific guidance on field screening and sample collection techniques when assessing sites that are potentially contaminated with volatile compounds.

3.2.6 Australian Standard AS1726-1993: Geotechnical Site Investigations

Australian Standard AS1726 sets out minimum requirements for a geotechnical site investigation, as a component in the engineering design, construction, commissioning and operation of civil engineering and building works.

The standard specifies considerations affecting the design and construction of works which must be made in a geotechnical site investigation. Assessment of these factors enables the identification of field and laboratory work to obtain the geotechnical data required to facilitate the engineering design and construction of the works. The standard provides guidance on suitable field and laboratory examination and testing of geotechnical materials and outlines a system of material classification.

The applications of this Standard include assessment of natural or filled ground, new construction, maintenance of existing facilities, the evaluation of post construction performance and the assessment of failure.

3.3 Regulatory framework in the context of this assessment

The acts, policies, guidelines and standards relevant for each stage of assessment are set out in **Table 3.1**.

Table 3.1 : Acts, policies, guidelines and standards relevant for site assessments

Stage of Assessment	Relevant Acts and Policies	Relevant Guidelines and Standards	How the Regulatory Framework Applies
Proposed Change to Land Use	<i>Planning and Environment Act 1987</i>	<i>Ministerial Direction No. 1 – Potentially Contaminated Land</i> <i>DSE Potentially Contaminated Land Practice Note 2005</i>	The Planning and Environment Act requires planning authorities to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use, agriculture or public open space are, or will be, suitable for that use. This is generally done through the completion of an environmental site assessment and audit process (see below).
Desktop Investigation (Phase 1 ESA)	<i>Environment Protection Act 1970</i> <i>Planning and Environment Act 1987</i> <i>National Environment Protection Measures (Implementation) Act 1998 (Commonwealth)</i>	NEPM 1999 AS4482.1-2005 AS4482.2-1999	The Environment Protection Act and SEPPs provide the legislative basis and policy framework for the assessment and management of contaminated land and groundwater in Victoria.
Intrusive Soil, Groundwater and Geotechnical Assessments (Phase 2 ESA)	<i>Environment Protection Act 1970</i> <i>Land SEPP 2002</i> <i>Groundwater SEPP 1997</i> <i>Waters of Victoria SEPP 2003</i>	NEPM 1999 AS4482.1-2005 AS4482.2-1999 AS1726-1993	The guidelines and standards provide guidance on the collection of reliable information in order to assess the environmental condition of a site appropriately.
Statutory Environmental Auditing	<i>Environment Protection Act 1970</i> <i>Planning and Environment Act 1987</i> <i>Land SEPP 2002</i> <i>Groundwater SEPP 1997</i> <i>Waters of Victoria SEPP 2003</i>	NEPM 1999 Various Victorian EPA Guidelines and Publications	The environmental audit system is provided for in the Environment Protection Act 1970 and the audit process is administered by the Victorian EPA.

4. Site description

General information relating to the Beveridge North West PSP area is presented in **Table 4.1** below. Refer to **Figure 1** for a site location map and **Figure 2** for a site plan, attached at the end of this report.

Table 4.1 : Details for Beveridge North West PSP area

Item	Beveridge North West PSP Area Description
Location / Address	The Beveridge North West PSP area comprises a roughly square shaped area of land to the immediate north-west of the township of Beveridge. The PSP area is demarcated to the south by Camerons Lane and to the west by Old Sydney Road while the eastern edge of the site is bounded by the Hume Freeway and Northern Highway. There are no physical features that demarcate the northern extent of the PSP (except for field boundaries), however it does represent the most northerly extent of the wider Beveridge locality.
Australian Map Grid Coordinates (MGA 55)	Centre at 319,120mE; 5,852,980mN North-western extent at 317,570mE; 5,854,860mN South-western extent at 316,570mE; 5,851,670mN North-eastern extent at 321,080mE; 5,854,420mN South-eastern extent at 320,610mE; 5,851,210mN
Current Title Information	The Beveridge North West PSP area is divided into approximately 15 individual parcels of land. Current title information for selected parcels of land are summarised in Appendix B .
Site Area (ha)	1,276 hectares
Local Council	Mitchell Shire Council
Current Land Zoning	Under the Mitchell Shire Planning Scheme, the majority of the PSP area is zoned as Urban Growth Zone (UGZ) with the following notable exceptions: <ul style="list-style-type: none"> An irregularly shaped area of land across the northern and eastern extents of the study area is zoned as Rural Conservation Zone (RCZ). A further irregular strip is also zoned as RCZ is located along the western extent of the PSP. These zones occupy an area of approximately 320 ha and 50 ha respectively. A narrow strip of land towards the western side of the PSP is zoned as Urban Floodway Zone (UFZ). This parcel is 65 ha in size and follows the route of the Kalkallo Creek that crosses the site. Figure 4 and 5 shows the land zoning for the Beveridge North West PSP study area.
Zoning of Surrounding Land	Under the Mitchell Shire Planning Scheme, the PSP area is bounded variously by the following zones: <ul style="list-style-type: none"> Road Zone 1 (RDZ1) Comprehensive Development Zone – Schedule 2 (CDZ2) Urban Floodway Zone (UFZ) Farming Zone (FZ) Figure 4 and 5 shows the land zoning relevant to the Beveridge North West PSP Area.
Environmental Audit Overlay	There are no sites with an environmental audit overlay within the PSP area or within 200 m of the site.
Site Layout	The site is moderately undulating with the Kalkallo Creek crossing the western extent of the site in a north/south orientation. The high points of the PSP are generally towards the north while the low point is towards the south-west. While there are no public roads crossing the site, there are some private tracks providing access to existing residential properties and farms. To the east of the site is the Hume Freeway which is joined by the Northern Highway adjacent to the PSP.
Current Land Uses	The site is primarily used for agricultural purposes with large areas of open farmland and associated infrastructure (farm buildings, water bores, farm dams etc.). However, there are also some rural residential properties. A large retention basin owned by Yarra Valley Water is also situated towards the centre of the PSP. This is used to irrigate some of the surrounding farmland.

Item	Beveridge North West PSP Area Description
Proposed Land Uses	<p>The proposed future use of the site is as future land supply for various land uses including sensitive uses such as residential and community facilities, in addition to open space, retail and a range of business uses such as office, light industrial and manufacturing.</p> <p>At present, no specific land uses have been allocated to individual parcels of land.</p> <p>Jacobs SKM also understands that an application is intended to be submitted for part of the north-eastern most parcel of land within the PSP to be operated as a scoria/basalt quarry. This parcel is located at 175 Northern Highway. If such a land use were to be approved, a buffer distance of up to 500m between the quarry and sensitive land uses would be required in accordance with EPA Victoria publication 1518 <i>Recommended Separation Distances for Industrial Residual Air Emissions</i> (EPA, 2013)</p>
Surrounding Land Uses	<p>To the north and the west of the PSP, as well as to the east beyond the Hume Freeway is predominantly agricultural land. To the south of the PSP the area is undergoing significant residential development with a golf course also recently constructed. To the east of the site, around 500m from the edge of the PSP, is a scoria quarry set into the side of Mount Fraser which is a volcanic cone.</p>

5. Environmental setting

Information on the general environmental setting of the Beveridge North West PSP area is outlined in the following sections.

5.1 Regional geology

The Department of Primary Industries (DPI) Online Geological Map (accessed in October 2013) was reviewed to determine the geological conditions at the Beveridge North West PSP area.

The main geological unit to be encountered during future development of the eastern half of the site is likely to be basalt and localised scoria of the Newer Volcanic Group (Neo and Neo2). However, towards the west the main geological units are likely to be siltstone with minor sandstone (Dxh) as well as alluvial/colluvial deposits of sand, gravels and silts along the Kalkallo Creek (Qa2 and Nc1).

The surface geology for the site and the immediate surrounding area is presented in **Figure 3** at the end of this report.

The site inspection confirmed the above in part, with rock outcropping (basalt) observed across the study area as well as eroded alluvial deposits along creek. These are illustrated in the images below.



Plate 5.1 : Basalt quarried from a site to the south of the PSP Plate 5.2 : Eroded deposits of silt along the Kalkallo Creek

5.2 Soils and acid sulfate soils map review

A review of the Australian Soil Resources Information System (ASRIS) online map in October 2013 describes the subsoil at the Beveridge North West PSP site as clay (40%) with sand (20%) and silt (10%).

The ASRIS online map was also accessed for information regarding acid sulfate soils. The map indicates that soils within the Beveridge North West area can be classed as having an extremely low to low probability of acid sulfate soil occurrence (ASRIS, 2010).

5.3 Regional hydrology

The site is located at the headwaters of Kalkallo Creek and an unnamed waterway draining to Kalkallo Creek. Kalkallo Creek has its headwaters in the north west corner of the site, and drains to the south west corner. The unnamed waterway drains from the east of the site to the south of the site. There are several on stream farm dams on each of the waterways, particularly on Kalkallo Creek which would play a role in retarding flow and would change the natural flow conditions along the waterways. Kalkallo Creek is a tributary of Merri Creek, which is ultimately a tributary of the Yarra River.

The largest water body on the site is a wetland on the northern boundary of the site; it has a total area of 586,000 m², but only 30% falls into the site boundary. There is also a reasonably sized water body just north of the middle of the site which has an area of 53,000 m². Neither of these water bodies appear to be connected to any of the above mentioned waterways.

The 100 year flood extent and floodway do not cross into the site, they pass to the north east of the site and are approximately 500 m away from the site boundary at the closest point. There is an area that is classified as the UFZ zone, which restricts the use of land because of high flood risk. This area is along Kalkallo Creek, with a buffer of approximately 100 m on each side of the waterway.

5.4 Regional hydrogeology

The Beveridge North West PSP area is directly underlain by three aquifer units:

- The Silurian Kilmore Siltstone is the bedrock unit which forms a minor aquifer at the site. The aquifer is considered to be a fractured rock aquifer, with groundwater occurring within the joints and fractures of the rock mass. Groundwater yields from fractured rock aquifers are variable and largely a function of the degree of fracturing and extent of interconnection of fracture systems.
- The Newer Volcanics aquifer is also a fractured rock aquifer and forms a major regional aquifer. In this area, the Newer Volcanics produce can produce yields up to 6 L/s, with salinity ranging from 1500 – 5000 mg/L TDS. However Harris (1974) notes that the use of water from the aquifer in this area is restricted to stock supplies with bores typically drawing less than 1 L/s. The aquifer thickness is approximately 20 m across the site (University of Ballarat, 2013).
- The Quaternary Alluvium forms a minor aquifer at the site, with a thickness of approximately 7 m across the site (University of Ballarat, 2013). The Alluvium is comprised of a porous medium aquifer, in which groundwater flows through the gaps and pore spaces between the sand particles making up the aquifer.

The nature of recharge to the aquifer units of the area is direct infiltration via rainfall. Groundwater flow is expected to follow subdued topography and as such will flow from north east to south west.

Visualising Victoria's Groundwater (VVG) mapping (University of Ballarat, 2013) indicates that groundwater salinity to the west of the site varies from 3500 – 7000 mg/L (where the Kilmore Siltstone outcrops) and 1000 – 3500 mg/L TDS to the east (within the Newer Volcanics). Groundwater quality information specific to the Quaternary Alluvium was not available.

Local water level information was not available in the Victorian Groundwater Management System (GMS) database. However, depth to water table mapping **Figure 3** indicates depth to watertable is:

- < 5 m below surface within the Alluvium, along the course of Kalkallo Creek
- Approximately 10 m below surface to the east of the site, where the Newer Volcanics outcrops
- 20 – 50 m below surface to the west of the site, where the Kilmore Siltstone outcrops

A review of the Atlas of Groundwater Dependent Ecosystems (GDEs) (BoM, 2012) was undertaken to determine any GDEs within the PSP area. The Atlas identifies that within the PSP area, Kalkallo Creek is listed as having a "high potential for groundwater interaction" indicating that the watertable is likely to be shallow in this area. Just north of the PSP area is an unnamed wetland, which is identified as having a "low potential for groundwater interaction".

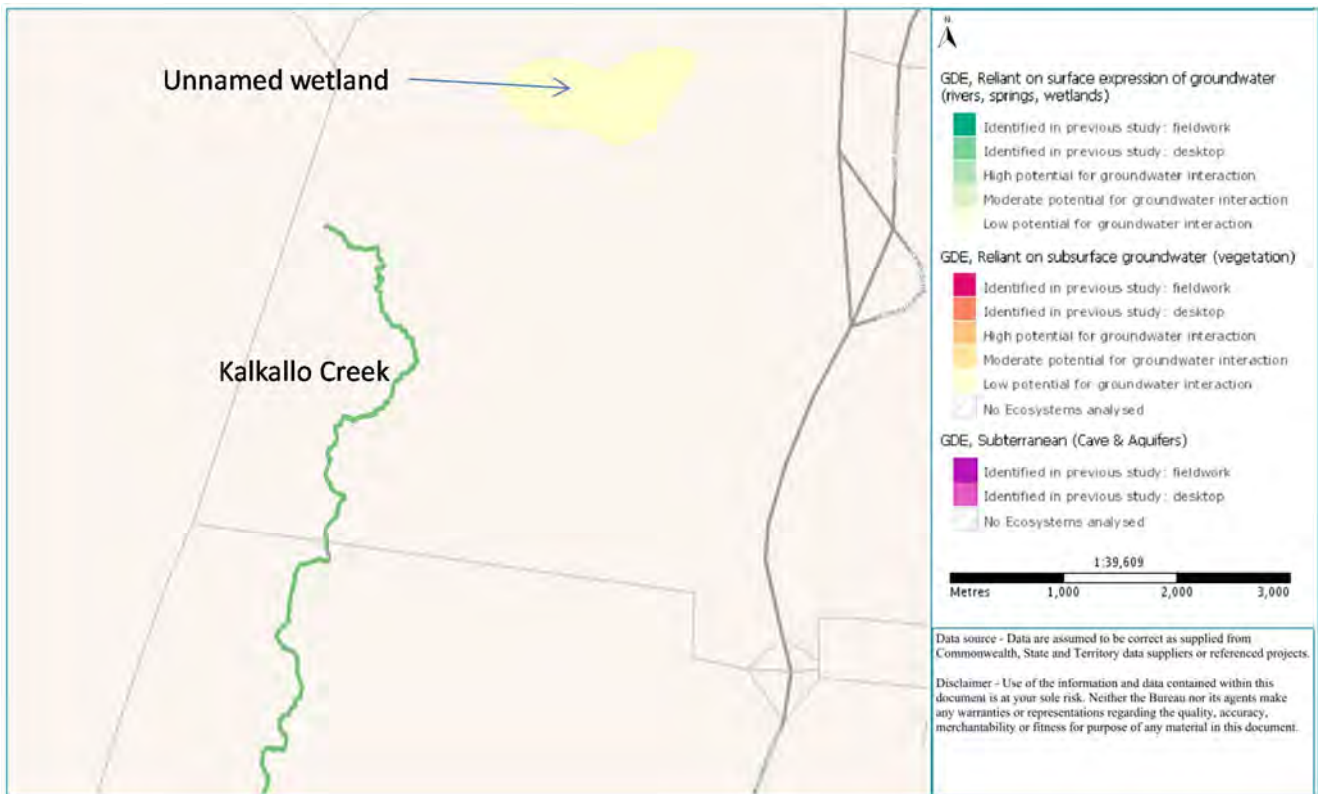


Figure 5.1 : GDE identified within PSP area (BoM, 2012)

5.5 Local groundwater quality

The GMS database was accessed to identify the presence of any nearby registered groundwater bores. The extent of the search area is shown in **Figure 5.1**. Details of local bores are summarised in **Table 5.3**, **Table 5.4** and **Table 5.5**. Bore details are provided in **Appendix D**.

Of the local bores identified within the GMS, none are listed as State Observation Bores. As such, the only water quality information available in the GMS was collected at the time of drilling and this has variable reliability. A summary of available water quality results for the Newer Volcanics and Kilmore Siltstone are shown below in **Table 5.1**. No water quality information was available for bores associated with the Quaternary Alluvium.

TDS is approximately 1500 – 5000 mg/L in the regional basalt aquifer (Harris, 1974) and this is supported by salinity readings shown in GMS records.

The beneficial use of groundwater resources is defined in the State Environment Protection Policy (SEPP) - Groundwaters of Victoria (Victorian Government 1997) in terms of total groundwater salinity (TDS). Comparison of regional groundwater salinities (TDS) with beneficial use segments defined in the SEPP indicates that the beneficial uses of groundwater in the vicinity of the site fall within segment B and C. This indicates that the groundwater is suitable for all beneficial uses except for potable water use.

Table 5.1 : Summary of available water quality data (GMS, 2013)

Parameter	Newer Volcanics Reported concentration (mg/L unless otherwise specified)	Kilmore Siltstone Reported concentration (mg/L unless otherwise specified)
TDS*	1469 – 6786	83 – 2243
pH	7.55 – 8.7 (dimensionless)	6.59 – 9.3

Parameter	Newer Volcanics Reported concentration (mg/L unless otherwise specified)	Kilmore Siltstone Reported concentration (mg/L unless otherwise specified)
Chloride (Cl)	546 – 3260	11 – 785
Carbonate (CO ₃)	54	13 – 64
Bicarbonate (HCO ₃)	435 – 727	32 – 727
Total Alkalinity	-	-
Sulfate (SO ₄)	37 – 376	5 – 47
Nitrogen (N)	-	-
Calcium (Ca)	40 – 93	5 – 58
Magnesium (Mg)	127 – 627	5 – 216
Sodium (Na)	254 – 1755	14 – 389
Potassium (K)	5 – 33	2 – 8
Iron (Fe)	1 – 20	1 – 13

Notes: * Converted from EC to TDS using a conversion factor of 0.65.

TDS – Total Dissolved Solids and EC – Electrical Conductivity

A Yarra Valley Water (YVW) report was prepared in 2008, which contained groundwater data from wells sampled onsite from 2002 - 2008 (see **Section 6.5.1** for further detail regarding this report). Results were generally consistent with the above, with data provided for the following additional analytes (2008 data provided):

Table 5.2 : Summary of available water quality data (YVW, 2008)

Parameter	Geology of bores unknown (mg/L unless otherwise specified)
Nitrate	0.01 – 24
Nitrite	0.01 – 0.82
Ammonia	0 - 1 ⁽¹⁾

Notes: (1) Excludes two anomalous concentrations of 12 and 250 mg/L

5.6 Local groundwater use

The site is not currently represented by any Groundwater Management Areas, which are generally declared in response to significant groundwater use and declining water levels in the area.

The majority of known use is associated to the Newer Volcanics aquifer, likely due to the availability of groundwater quality and yield suitable to stock and domestic supply.

Table 5.3 : Details of local bores known to intersect the Newer Volcanics (major aquifer at the site)

Number of bores	Uses	Bore depth range (m)	Bore yield (L/s)	Groundwater salinity (uS/cm EC)
16	Stock and domestic	16 - 80	0.2 – 2.5	1320 - 3450
1	Commercial	90	NA	NA
1	Observation	12	NA	NA

Table 5.4 : Details of local bores known to intersect the Kilmore Siltstone (minor aquifer at the site)

Number of bores	Uses	Bore depth range (m)	Bore yield (L/s)	Groundwater salinity (uS/cm EC)
5	Stock and domestic	56 – 68	0.4 – 2.4	3100 - 8600

Table 5.5 : Details of bores where the screened unit is unknown (not listed)

Number of bores	Uses	Bore depth range (m)	Bore yield (L/s)	Groundwater salinity (uS/cm EC)
29	Stock and domestic	14 - 76	0.4 - 22	1210- 10440

5.7 Ecology

5.7.1 Desktop assessment

A review of the following Victorian Department of Environment and Primary Industries (DEPI) and Commonwealth Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) databases and documentation was undertaken to provide information on wetlands and sites of national significance in proximity to the investigation area.

- Biodiversity Interactive Map (DEPI 2013)
- Protected Matters Search Tool (DSEWPaC, 2013)
- Melbourne Strategic Assessment – The impact of Melbourne’s grown on ‘seasonal herbaceous wetlands (freshwater) of the temperate lowland plains’ (DEPI, 2013)

5.7.2 Wetlands

A review of the Biodiversity Interactive Map identified one wetland in the vicinity of the Beveridge North West PSP as outlined in **Table 5.6**, below. The wetland identified is naturally occurring and not listed under the Ramsar Convention. It is recommended these areas be retained during development, including any native vegetation.

A review of the Melbourne Strategic Assessment document (DEPI, 2013) was also undertaken, identifying a single seasonal herbaceous freshwater wetland (SHW) area within the PSP. While the lateral extent of the wetland is not defined, it is broadly located within the volcanic crater towards the north east corner of the PSP (property 2\LP6746). While this site has previously been recorded as SHW, an inspection carried out in late 2012 confirmed that SHW was not identified at the site with evidence that the area had instead been recently ploughed and sown for grain crop. As such, DEPI recommended that the area be removed from the SHW dataset.

Table 5.6 : Wetlands in proximity to Beveridge PSP site

Easting/Northing	Wetland ID	Wetland category	Area (Ha)	Subcategory	Proximity to site
319419mE, 5854708mN	70701	Freshwater Meadow	60.22	Herb	Within and along northern boundary of PSP
320742mE 5853708mN	Spring Hill Crater Wetland	Seasonal herbaceous wetland	N/A	N/A	Within parcel 2\LP6746 towards the north east corner of the PSP

5.7.3 Sites of national significance

A report was created using the EPBC Act PMST (DSEWPaC, 2013). This report highlighted any matters of NES (i.e. matters relevant to the EPBC Act) that are likely to occur within the investigation area. The information generated in this report is from modelled rather than derived data, meaning that threatened species lists supplied by DEPI are considered more accurate. However the PMST remains a useful tool for identifying potential values

Listed threatened communities

Five threatened ecological communities are modelled as potentially occurring at the site as documented in **Table 5.7**.

Table 5.7 : Conservation status and likelihood of occurrence of threatened ecological communities at the site (DSEWPaC, 2013).

Name	Status	PMST modelled likelihood of occurrence
Grassy Eucalypt Woodland of the Victorian Volcanic Plain	Critically Endangered	Community known to occur within area
Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community may occur within area
Natural Temperate Grassland of the Victorian Volcanic Plain	Critically Endangered	Community likely to occur within area
Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains	Critically Endangered	Community likely to occur within area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area

Jacobs note that while DSEWPaC identify the potential presence of seasonal herbaceous wetlands within the study area, this community no longer appears to occur within the PSP (refer Section 5.7.2).

Listed species

Twenty-one EPBC listed threatened species are modelled as potentially occurring within the investigation area as described in **Table 5.8**.

Table 5.8 : Conservation status and likelihood of occurrence of threatened species at the investigation area (DSEWPaC, 2013).

Common name	Scientific name	EPBC status	PMST modelled likelihood of occurrence
Birds			
Regent Honeyeater	<i>Anthochaera phrygia</i>	Endangered	Foraging, feeding or related behaviour likely to occur within area
Australasian Bittern	<i>Botaurus poiciloptilus</i>	Endangered	Species or species habitat known to occur within area.
Swift Parrot	<i>Lathamus discolor</i>	Endangered	Species or species habitat likely to occur within area
Malleefowl	<i>Leipoa ocellata</i>	Vulnerable	Species or species habitat may occur within Area
Plains-wanderer	<i>Pedionomus torquatus</i>	Vulnerable	Species or species habitat likely to occur within area
Australian Painted Snipe	<i>Rostratula australis</i>	Endangered	Species or species habitat may occur within area

Common name	Scientific name	EPBC status	PMST modelled likelihood of occurrence
Fish			
Eastern Dwarf Galaxias	<i>Galaxiella pusilla</i>	Vulnerable	Species or species habitat likely to occur within area
Australian Grayling	<i>Prototroctes maraena</i>	Vulnerable	Species or species habitat may occur within area
Frogs			
Growing Grass Frog	<i>Litoria raniformis</i>	Vulnerable	Species or species habitat known to occur within area
Insects			
Golden Sun Moth	<i>Synemon plana</i>	Critically Endangered	Species or species habitat may occur within area
Mammals			
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	Vulnerable	Species or species habitat likely to occur within area
Plants			
Curly Sedge	<i>Carex tasmanica</i>	Vulnerable	Species or species habitat likely to occur within area
Matted Flax-lily	<i>Dianella amoena</i>	Endangered	Species or species habitat likely to occur within area
Clover Glycine, Purple Clover	<i>Glycine latrobeana</i>	Vulnerable	Species or species habitat likely to occur within area
Basalt Pepper-cress	<i>Lepidium hyssopifolium</i>	Endangered	Species or species habitat likely to occur within area
Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea	<i>Pimelea spinescens</i> subsp. <i>spinescens</i>	Critically Endangered	Species or species habitat may occur within Area
Maroon Leek-orchid, Slaty Leek-orchid, Stout Leek-orchid, French's Leek-orchid, Swamp Leekorchid	<i>Prasophyllum frenchii</i>	Endangered	Species or species habitat likely to occur within area
Swamp Fireweed, Smooth-fruited Groundsel	<i>Senecio psilocarpus</i>	Vulnerable	Species or species habitat likely to occur within area
Spiral Sun-orchid	<i>Thelymitra matthewsii</i>	Vulnerable	Species or species habitat may occur within area
Swamp Everlasting	<i>Xerochrysum palustre</i>	Vulnerable	Species or species habitat likely to occur within area
Reptiles			
Striped Legless Lizard	<i>Delma impar</i>	Vulnerable	Species or species habitat likely to occur within area

Migratory species

Thirteen migratory species are modelled as potentially occurring within the investigation area as described in **Table 5.9**.

Table 5.9 : Migratory species modelled as likely to occur within the Woolshed Swamp Reserve

Scientific name	Common name	PMST modelled likelihood of occurrence
<i>Apus pacificus</i>	Fork-tailed Swift	Species or species habitat likely to occur within area
<i>Ardea alba</i>	Great Egret	Species or species habitat likely to occur within area
<i>Ardea ibis</i>	Cattle Egret	Species or species habitat likely to occur within area
<i>Gallinago hardwickii</i>	Latham's Snipe	Species or species habitat may occur within area
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Species or species habitat likely to occur within area
<i>Hirundapus caudacutus</i>	White-throated Needletail	Species or species habitat known to occur within area
<i>Leipoa ocellata</i>	Malleefowl	Species or species habitat may occur within area
<i>Merops ornatus</i>	Rainbow Bee-eater	Species or species habitat may occur within area
<i>Monarcha melanopsis</i>	Black-faced Monarch	Species or species habitat likely to occur within area
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	Species or species habitat known to occur within area
<i>Rhipidura rufifrons</i>	Rufous Fantail	Species or species habitat likely to occur within area
<i>Rostratula benghalensis (sensu lato)</i>	Painted Snipe	Species or species habitat may occur within area
<i>Xanthomyza phrygia</i>	Regent Honeyeater	Foraging, feeding or related behaviour likely to occur within area

6. Information review

This section summarises the various sources of information, records and reports reviewed as part of the Stage 1 desktop assessment.

6.1 Current Certificate of title information

Certificates of title were reviewed to ascertain information on the current and historical land uses within and in the Beveridge North West PSP area. A summary of the title information is provided in **Appendix B** with locations illustrated in **Figure 8**. A review of the titles revealed the following information:

- The majority of historical title documents suggest that the area was used for agricultural purposes (as well as rural residential use), as anticipated.
- A large proportion of the PSP area is now owned by Yarra Valley Water, having been transferred from Elsberry Pty Ltd (5 parcels) and Goulburn Valley Regional Water Authority (2 parcels) in 2005.
- Current title documents suggest the remainder of the PSP area is used for agricultural purposes or rural residences. There is no suggesting that any other potentially contaminating land uses are present.

All title searches were conducted by Feigl and Newell Title Searchers. Where possible, the three most recent titles were reviewed for each identified parcel at the site.

6.2 EPA Priority Sites Register

A search of the EPA's Priority Sites Register (PSR), which lists those sites for which EPA has requirements for active management of land and groundwater contamination, was conducted. Sites within the Beveridge North West PSP area were not listed on the Register, nor were there any registered priority sites within a 5km radius of the area. A copy of the reviewed PSR (dated 31st August 2013) is provided in **Appendix C**.

6.3 EPA List of sites issued with Statements and Certificates of Environmental Audit

Under Victoria's *Environment Protection Act 1970*, statutory environmental audits of potentially contaminated land result in the issue of a Certificate of Environmental Audit if the site is considered suitable for any beneficial use (and land uses). Sites are issued a Statement of Environmental Audit if they are not found to be suitable for all beneficial uses (or land uses), as defined under Section 4 of the Act. Issue of a Statement indicates that some contamination remains at the site. A statement precludes one or more beneficial uses and/or requires management for the site to be suitable for one or more land uses.

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 no sites were identified within a 5km radius of the Beveridge North West PSP area as having been issued with either a Statement or Certificate of Environmental Audit.

6.4 EPA List of current environmental audit sites

The Victorian EPA also maintains a list of all sites which are currently subject to the environmental audit process. At the time of reporting there were no sites either within the PSP boundary or within a 5km radius of the area which are the subject of an ongoing audit.

6.5 Reviewed reports

Jacobs SKM was provided with two reports relating to the Wallan reclaimed water re-use scheme at Lot 8 and Lot 9, Camerons Lane (refer parcels 8/LP6746 and 9/LP6746 respectively in **Figure 8**). These reports are entitled:

- Yarra Valley Water, (YVW, 2008). *Wallan Reclaimed Water Re-Use Scheme: Camerons Lane Lots 8 & 9 – Preliminary Assessment of Groundwater Monitoring Results*. May 2008
- Arris Pty Ltd (Arris, 2008). *Lots 8 & 9 Camerons Lane Reuse Scheme – Assessment of Soil Monitoring Data for 2006 to 2007*. May 2008.

These reports are discussed in the following sections and are provided in Appendix F and Appendix G respectively.

6.5.1 Yarra Valley Water, 2008: Wallan Reclaimed Water Re-Use Scheme: Camerons Lane Lots 8 & 9 – Preliminary Assessment of Groundwater Monitoring Results

In 2008 Yarra Valley Water undertook groundwater monitoring across a network of 18 groundwater monitoring bores and windmills. The purpose of the assessment was to confirm that the irrigation of the site using recycled water was not having a detrimental impact upon groundwater quality and the relevant beneficial use segments as defined in the State Environmental Protection Policy (SEPP). Refer to **Appendix A** for further information regarding groundwater beneficial use segments. Laboratory results were compared against background results obtained by SKM in 2005 prior to commencement of irrigation in order to assess groundwater quality trends. These results were also compared against the ANZECC & ARMCANZ (2000) assessment criteria for the relevant protected beneficial uses.

Yarra Valley Water concluded that the majority of parameters generally reported stable concentrations trends between pre and post irrigation monitoring. Where exceedances of the relevant criteria were observed, these were either:

- For analytes that also reported exceedances prior to irrigation commencing and were therefore deemed unlikely to have resulted from the irrigation itself (i.e. TDS)
- For analytes that were not tested for during pre-irrigation monitoring and therefore results could not be attributed to irrigation (i.e. sodium, chloride and pH)

The report also provides a summary of the water quality parameters for the recycled irrigation water, which was derived from the Wallan Sewage Treatment Plant. The discharged water is rated as Class C recycled water, which can be used for the following uses (as described by Yarra Valley Water):

'Class C may be used for a number of uses including for cooked or processed human food crops including wine grapes and olives. It can also be used for livestock grazing and fodder and for human food crops grown over a meter above the ground and eaten raw such as apples, pears, table grapes and cherries. It can be used by councils for specific purposes but there are restrictions around human contact'

While nutrient concentrations (nitrate, nitrite and ammonia) as well as E.coli are generally raised, concentrations of metals, selected solvents, volatile organics and monocyclic aromatic hydrocarbons (MAHs) were generally reported below laboratory limits of detection. As such, irrigation is unlikely to result in contamination of the soil or groundwater by these analytes.

6.5.2 Arris Pty Ltd, 2008: Lots 8 & 9 Camerons Lane Reuse Scheme – Assessment of Soil Monitoring Data for 2006 to 2007

In May 2008, Arris Pty Ltd (Arris) was commissioned by Yarra Valley Water to undertake an assessment of impacts on soils at the site as a result of irrigation using recycled water. This assessment focussed predominantly on agronomic impacts, rather than impacts to ecological or human health.

The investigation involved the collection of soil samples from 8 separate locations across the area to the south of the recycled water reservoir, where the lateral irrigation systems operate. Samples were collected at two depth intervals (namely 0.0 – 0.1mbgl and 0.2 – 0.3mbgl) in 2006 and 2007, with 32 samples collected in total. Soil samples were tested for a range of analytes used to measure soil health (predominantly from an agronomic perspective).

The report concluded that the irrigation of the site with recycled water ‘has generally improved many indicators of soil health’ over the monitoring period. Notable trends included:

- Increased pH
- Decreased total aluminium
- Increased cation exchange capacity

While minimal laboratory analysis was undertaken for contaminants of concern relevant to the protection of human health, it is noted that the reported analysis of the irrigation water indicated concentrations of metals, selected solvents, volatile organics and monocyclic aromatic hydrocarbons (MAHs) generally below the laboratory limits of detection or at low concentration. While this does not rule out the presence of such contaminants in the soil as a result of other anthropogenic sources (or in the case of metals in particular from naturally derived sources), it is highly unlikely that irrigation would result in the accumulation of such contaminants in the soil.

6.6 Historical aerial photography review

Aerial photographs from 1968 to 2013 were reviewed for land use changes. Observations are summarised in **Table 6.1** below. Refer to **Figure 6A** through **Figure 6F** for aerial photographs.

Table 6.1 : Aerial photograph and historical plan summary

Date	Photo / Plan	Description	Source
1968	Aerial Photo	While some farm properties can be seen within the PSP, the vast majority of the study area appears to be agricultural land. There is no evidence of the Yarra Valley Water infrastructure, nor the Hume Freeway or Northern Highway.	DSE – LIC
1974	Aerial Photo	While only partial coverage of the study area is available for 1974, little has changed on site compared to 1968 and the site continues to be used as agricultural land. Off site, the Hume Freeway has been constructed and it appears that the Northern Highway is under construction. Potential disturbance at Mount Fraser suggests quarrying may have commenced.	DSE – LIC
1977	Aerial Photo	Little appears to have changed between 1968 and 1977 within the PSP itself (where coverage is available) with the major land use still predominantly agricultural land and no additional farm homesteads appear. No notable offsite land uses appear to have changed.	DSE – LIC
1984	Aerial Photo	The PSP extent still appears to be used for agricultural purposes with no notable changes reported since 1977. Some limited development (likely rural residences) are evident to the south of the site, but the surrounding area is otherwise unchanged.	DSE – LIC
1990	Aerial Photo	Once again, little has changed in the way of on-site land uses with still no evidence of the Yarra Valley Water reservoir. The area continues to be dominated by agricultural land uses. There is evidence in increased development to the south of the site with various properties present including trotting tracks.	DSE – LIC
2013	Aerial Photo	2013 imagery suggests the majority of the site continues to be used for agricultural purposes, with irrigation noted towards the centre of the site, including lateral irrigators as well as circular. A reservoir is also present as well as a plantation towards the western boundary of the site. No other notable features are evident at the site with the exception of rare rural residences.	Vicmap

Date	Photo / Plan	Description	Source
		Off-site, some development has continued to the south of the site although few changes are notable elsewhere around the site perimeter with the quarry at Mount Fraser still operational.	

6.7 Historical zoning records review

The Department of Planning and Community Development (DPCD) website was accessed for historical zoning information in relation to the site. However, no information was available the study area.

6.8 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.

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

Table 6.2 : Information availability

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

Note: Blank boxes indicate no information was available.

Shaded Boxes indicate information was viewed.

7. Site characterisation

7.1 Site contamination assessment

Based on the information presented in the previous sections, a small number of potential sources of contamination were identified during the Stage 1 assessment of the Beveridge North West area. The potential sources of on-site contamination were assigned a qualitative level of risk based on the likelihood of the contamination representing a potential constraint to future development at the site. A site inspection was then undertaken (Stage 2 assessment) to verify the risk ranking. While the Stage 2 assessment focussed on those areas identified as presenting the greatest potential for contamination, SKM also assessed the wider site extent to confirm land uses.

Off-site potential sources of contamination were also inspected during the Stage 2 assessment (where possible). These too were assigned a qualitative risk level based on the likelihood of the contamination representing a potential constraint to future development of the Beveridge North West PSP area.

While each identified property is slightly different with respect to the potential for contamination, there are some land uses which recur across the PSP and are fairly typical of rural areas such as the Beveridge. The most common potential sources of contamination observed within the study area include farms residences and associated sheds, stockyards and imported fill (including tipped waste and miscellaneous stockpiles). While **Table 7.1** and **Table 7.2** identify potential contaminants of concern relevant to each parcel assessed, the presence of other contaminants of concern cannot be ruled out at this stage owing to the limited assessment of each individual property. These common land uses are discussed below as well as general comments relating to the PSP area and surrounding land use.

Farm residences and associated sheds

Farm residences and associated sheds are the most common potential source of contamination across the study area. These areas are typically used for storage of farm machinery (both operational and non-operational), materials, vehicles and many other miscellaneous items. These yards may also include fuel storage areas for refuelling farm machinery (typically in above-ground storage tanks) as well as storage areas for items such as agricultural chemicals (pesticides, herbicides etc.), oils, lubricants and solvents for machinery maintenance.

Since farm residences can be fairly isolated, the use of septic tanks for sewerage purposes rather than mains sewerage is fairly common. However, since these are underground they can be difficult to identify. However, conversation with residents suggests septic sewerage appears to be standard.

Storage shed construction can vary depending on their age and can be variously formed of timber, corrugated iron, asbestos cement sheeting, blocks/bricks and concrete. Some sheds may also incorporate concrete floor slabs while others do not.

Based on the above, the most likely sources of contamination include spillages of fuels as well as impacts on soils by metals resulting from general machinery/equipment storage and maintenance of farm vehicles. However, spillages of other agricultural chemicals may also impact upon soils. Given that such chemicals are typically stored in small volumes (less than 20L) impacts are therefore likely to be extremely localised in extent. Additional contaminants of concern can also include biological contaminants and nutrients associated with leakages from septic tank systems.

Asbestos was also commonly used as a building material with a number of applications in Australia as early as the 1880s (although more frequently in the mid to late 1900s). While asbestos presents a limited risk while it remain in a bonded matrix (i.e. as bonded asbestos cement sheeting), free fibres can present a greater potential risk. Mobilisation can occur through a number of processes including (but not limited to) abrasion, sanding and cutting.



Plate 7.1 : Example of above ground storage tank



Plate 7.2 : Example of typical farm machinery shed

Stockyards

Stockyard structures were frequently noted across the PSP study area, typically close to the main farm homestead. These are used to hold livestock prior to loading on to trucks and typically form a number of small timber enclosures. These occasionally include small covered sheds used for storage purposes.

Stockyards can also be accompanied by adjacent sheep dips which are used to dose/treat sheep. Typically forming a narrow pit/channel, they are filled with a liquid formulation of fungicide/insecticide through which the sheep are passed before being held in an enclosure to allow surplus liquid to drain from the fleece.

While sheep dips can be permanent structures, the absence of a dedicated in-situ pit does not rule out such an activity taking place at a stockyard. Metals troughs were also used as a mobile alternative.

Contamination of soil and groundwater can result from the above activities as the liquid formulation either leaks from defects in the dipping infrastructure (be it a permanent sheep dip or mobile trough) or drains from sheep while they are retained in the holding enclosures after dipping is completed.



Plate 7.3 : Example of a stockyard structure



Plate 7.4 : Example of typical sheep dip

Imported fill, tipped waste and stockpiled material

The presence of imported fill can be difficult to identify without undertaking intrusive investigations, particularly in areas which are heavily vegetated. Fill material is most likely to be found in locations where previous construction/development works have been undertaken. Stockpiles of soil and tipped waste material were also noted frequently across the study areas, although mainly confined to areas around farm buildings.

Potential contaminants of concern associated with fill material, tipped waste and stockpiled materials can vary significantly depending on their source and time at which they were deposited. Since such information is rarely available specific contaminants of concern often cannot be adequately identified without laboratory analysis (although visual and olfactory observations can provide limited information). However, the most commonly encountered contaminant groups include total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs) and metals. However, asbestos is also a contaminant of concern, particularly in building rubble.

General agricultural land use

Much of the land forming the PSP area has been used for agricultural purposes for an extended period of time. As such, there is likely to be a long history of general agricultural processes within the study area. The most notable of these is crop spraying. Contaminants of concern associated with this process typically include pesticides, herbicides and fungicides as well as potentially nutrients (from manure, slurry application and other fertilizers).

While this general use has not been explicitly identified in **Table 7.1** and **Table 7.2** owing to their site-wide relevance, this historical use is considered to present a low to moderate risk of causing contamination. On the basis of this risk ranking and broad-scale and historical nature of these potential sources it is considered likely that further assessment of the land (through intrusive soil assessment in the first instance) may be required at a later date, once more certainty regarding the proposed land uses is available and an informed sampling strategy can be prepared. Further discussion on this topic is provided in **Section 8**.

7.1.1 Potential sources of contamination on site and findings of site inspection

The potential on-site sources of contamination were targeted during the site inspection of the Beveridge North West PSP area on 17th October 2013. Each of the potential sources of on-site contamination identified during the Stage 1 and 2 assessments are presented in **Table 7.1** along with the findings of the Stage 2 site inspection. The original risk rankings have been re-evaluated following the site inspection with the revised risk rankings also provided.

The property numbers referred to in **Table 7.1** have been allocated to a particular part of a property parcel by SKM for the purposes of this investigation. **Figure 7** shows the allocated property number and the location of each of these identified potential sources of contamination where possible.

General farm homesteads were the most frequently observed potential contamination sources within the PSP area. As described previously, these typically included fuel storage as well as storage of other miscellaneous chemicals. Stockpiling was also noted around these areas and in some cases potential asbestos containing materials (in varying conditions) were also identified. Properties 2, 6 and 22 were three such properties and were allocated the highest risk rankings for the PSP, namely a moderate potential for contamination. In all three cases these properties reported multiple localised potential sources of contamination.

Properties 9, 10 and 11 are owned by Yarra Valley Water and irrigated using recycled water from the Wallan Sewage Treatment Plant. This use has the potential to impact upon underlying groundwater quality that may result in restriction of future beneficial uses of groundwater (a groundwater quality assessment was recently undertaken – Jacobs SKM, 2014).



Plate 7.5 : Potential asbestos cement sheet at property 2



Plate 7.6 : Fuel storage tank at property 2



Plate 7.7 : Above ground diesel storage tank at property 6



Plate 7.8 : Potential asbestos cement sheet at property 22



Plate 7.9 : Typical miscellaneous stockpile at property 22



Plate 7.10 : Glyphosate herbicide stored at property 22

Table 7.1 : Summary of potential on site sources of contamination

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
Beveridge North West PSP Area						
1	Tree plantation	Soil and groundwater	Nutrients, herbicides and pesticides	Christmas tree plantation occupies much of the site as well as a farm dam for water supply. No evidence of chemical storage on site, although this can't be ruled out. While a tanker was observed on site, it was most likely a water truck. Minor stockpiling was evident, but appeared to be site-won soil.	L – M	None
2	Farm buildings including a stockyard and residence	Soil and groundwater	TPH and metals around farm buildings as well as herbicides, insecticides and fungicides around stockyards. Nutrients and biological contaminants around septic tanks. Potential asbestos also observed	Stockyard present, although no sign of dipping infrastructure. General material stockpiles observed, mainly building materials (tiles, concrete, tin and timber). Small amounts of potential asbestos containing materials observed in localised areas (likely historically removed from buildings) totalling less than 1m ³ . Highly fragmented. Two fuel storage tanks were observed near farm buildings. Both were disused. One was empty, the other appeared to be filled with water. Numerous machinery sheds were noted as well as general farm infrastructure. A septic system was also noted at the property.	M	Targeted investigations around potential contamination sources such as stockyards, fuel storage areas and septic tanks Hazardous materials assessment to confirm the extent of asbestos and management requirements.
3	Farm buildings and stockyard	Soil and groundwater	TPH and metals around farm buildings as well as herbicides, insecticides and fungicides around stockyards.	Hay shed present with various items of farm machinery/infrastructure present. A stockyard was also present with potential dipping infrastructure, although now appears disused.	L – M	None
4	Residence and miscellaneous outbuildings	Soil	Nutrients and biological contaminants around septic tanks	Farm residence with various outbuildings, although used for domestic use rather than agricultural use. A swimming pool was also present in the back garden. Septic tank likely present but couldn't be verified.	L	None
5	Stockpile	Soil	Various associated with stockpiling	Small stockpile of gravel (less than 5m ³) likely used to maintain the access road to the nearby properties/sheds.	VL	None

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
6	Farm buildings and stockyard	Soil and groundwater	TPH and metals around farm buildings as well as herbicides, insecticides and fungicides around stockyards. Nutrients and biological contaminants around septic tanks.	<p>Farm residence surrounded by various farm buildings and infrastructure.</p> <p>Two stockyards were noted, one with dipping infrastructure present. The sheep dip was full (likely rainwater rather than treatment). Neither stockyard appeared to have been used recently.</p> <p>Nearby sheds used to store farm machinery as well as workshop. Various oils and chemicals were stored in the sheds including an above ground fuel storage tank containing diesel. No solid floor slab was present with minor localised staining observed.</p>	M	Targeted investigations around observed sheep dips and stockyards as well as around fuel storage areas, septic tanks and buildings.
7	Stockyard	Soil and groundwater	Herbicides, insecticides and fungicides	Small farm shed noted along with a stockyard structure. No sheep dip was observed.	L – M	None
9	Irrigated farmland	Soil and groundwater	Nutrients and biological contaminants	<p>Two adjacent fields, each with large irrigation systems present. The fields are irrigated using recycled water from the nearby Yarra Valley Water reservoir, derived from the Wallan Sewage Treatment Plant.</p> <p>Fields are lined either side by plantation trees, likely to reduce the effect of wind.</p> <p>**A recent groundwater quality assessment was undertaken (Jacobs SKM, 2014) which found no beneficial uses of groundwater to be precluded</p>	L	Periodic groundwater monitoring of the bore network should be undertaken (by YVW or other) on an ongoing basis
10	Retention basin	Soil and groundwater	Nutrients and biological contaminants	<p>Yarra Valley Water storage reservoir, fed by recycled water from the nearby Wallan Sewage Treatment Plant.</p> <p>A nearby compound houses various pumps, a weather station, water tanks and other relevant infrastructure.</p> <p>**A recent groundwater quality assessment was undertaken (Jacobs SKM, 2014) which found no beneficial uses of groundwater to be precluded</p>	L	
11	Irrigated farmland	Soil and	Nutrients and biological	Two circular irrigation systems also fed from the nearby Yarra	L	

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
		groundwater	contaminants	Valley Water storage reservoir which in turn is derived from the Wallan Sewage Treatment Plant. **A recent groundwater quality assessment was undertaken (Jacobs SKM, 2014) which found no beneficial uses of groundwater to be precluded		
15	Farm buildings and stockyard	Soil and groundwater	TPH and metals around farm buildings as well as herbicides, insecticides and fungicides around stockyards. Nutrients and biological contaminants around septic tanks.	Farm shed, now used primarily for garden machinery rather than for agricultural purposes. A stockyard is also present, although this now forms a garden feature and is not used for its original purpose. No redundant dipping infrastructure was observed.	L – M	None
22	Farm buildings including stockyard and residence	Soil and groundwater	TPH and metals around farm buildings as well as herbicides, insecticides and fungicides around stockyards. Nutrients and biological contaminants around septic tanks. Potential asbestos also observed as well as possible lead based paint.	Farm residence as well as sheds and associated infrastructure. The sheds themselves were in varying conditions, some extremely dilapidated. Some potential asbestos fragments were also observed around one of the buildings. The paint on the timber was also flaking heavily (potentially lead based paint given the likely age of the building). No fuel storage was noted on site with the exception of an LPG cylinder supplying the house. A diesel fuel tank was observed on the back of a ute, likely used to re-fuel machinery rather than a permanent above/below ground storage tank. An extensive stockyard was noted with cattle crush, although no dipping infrastructure was observed. However, given the presence of a shearing shed it is likely that dipping will have historically taken place. A septic system is also likely present.	M	Targeted investigations around potential contamination sources such as stockyards, septic tanks and around dilapidated buildings where potential asbestos and lead based paint was observed. Hazardous materials assessment to confirm the extent of asbestos and potential lead based paint and management requirements.
23	Haulage company with	Soil	Various associated with stockpiling	While the site could not be accessed, parts of it could be	L – M	None

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
	stockpiling		as well as TPH associated with possible fuel storage	viewed from the roadside. The eastern extent of the site appeared to be used for parking trucks with minor stockpiling while the west appeared to be a residence. No notable features were present towards the central portion of the site. No fuel storage was observed but can't be ruled out at this stage.		

Notes:

TPH – Total Petroleum Hydrocarbons

Nutrients – Ammonia, nitrate, nitrite, phosphate

*Note this excludes further broad-acre sampling recommended to assess potential soil contamination resulting from the historic uses of agricultural chemicals across farmland in general. Such an assessment would not target individual properties; rather representative samples would be collected across the wider extent of the PSP study area. Refer to **Section 9** for further details.

7.1.2 Potential off-site sources of contamination

Sites located outside of the PSP study area boundary were also considered during the Stage 1 assessment in order to identify any potentially contaminating land uses that may impact upon the future uses of land within the PSP study area itself. Off-site sources identified in the vicinity of the PSP area are summarised in **Table 7.2** and illustrated in **Figure 7**. Sites listed in this table were inspected from the closest publicly accessible areas during the Stage 2 assessment.

The sites located outside of the Beveridge North West PSP area with the highest risk rankings were properties 12 and 17, both allocated a risk ranking of low to moderate. These two sites are existing quarries- property 12 a scoria quarry and in the case of 17 a basalt (bluestone) quarry.

The remaining off-site properties generally comprised small farms with some areas of minor disturbance or stockpiling. Based on their proximity to the PSP as well as the nature of the operations observed, the potential for contamination of the PSP study area was perceived to be either low or very low.

Table 7.2 : Summary of potential off site sources of contamination

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment
Beveridge North West PSP Area						
8	Farm sheds and possible stockpiles	Soil	Various associated with stockpiles as well as TPH and metals around farm buildings.	Single shed present with likely water storage tanks present. Imagery also suggest some stockpiling and possible stockyard structures.	L	None
12	Quarry	Soil and groundwater	TPH and metals associated with maintenance and refuelling of machinery	Scoria quarry set in the nearby hill side. The site was not accessed, but it appears to be a fairly significant operation with various infrastructure present in order to support the quarry (i.e. buildings and a weighbridge). Fuel storage is also likely given the number of machines present.	L – M	None
13	Dilapidated farm buildings and a water bore	Soil	TPH and metals around farm buildings	Buildings are almost completely demolished. A water bore remains at the site along with a water storage tank.	VL	None
14	Farm residence and stockyard	Soil and groundwater	Herbicides, insecticides and fungicides around the stockyard and nutrient and biological contaminants around septic systems	Residential property with what appears to be a redundant stockyard in the adjacent paddock.	VL	None
16	Golf course	Soil and groundwater	Nutrients, herbicides and pesticides	Newly constructed golf course.	VL	None
17	Quarry	Soil and groundwater	Various associated with stockpiling and TPH associated with potential fuel storage	The quarry itself appears to occupy much of the site, although the most significant area is a disturbed area towards the north east extent. While this could not be viewed from the road, imagery suggest general dumping of material and stockpiling. A few permanent structures appear to be present.	L – M	None

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment
18	Residence and general stockpiling	Soil	Various associated with stockpiling	Residence with apparent limited stockpiling around the property. Could not be viewed from the road, but imagery suggests a number of outbuildings also located at the property.	VL	None
19	Residence with possible workshop	Soil	Metals and TPH	Residence with a number of outbuildings also present. Also numerous cars located at the property as well as a few trucks. This possibly suggests a workshop may also be present.	VL	None
20	General surficial waste and disturbed ground	Soil	Metals and TPH as well as various associated with stockpiling	Numerous vehicles are present at the site. It is not clear whether these have been abandoned or are being maintained. Imagery also suggests a number of buildings are also present, although it is unclear what they are used for. Possibly a workshop.	VL	None
21	Residence and general stockpiling	Soil	Various associated with stockpiling	A residence is present at the site with a large outbuilding. Behind the outbuilding there appears to be stockpiles.	VL	None

Notes:

TPH – Total Petroleum Hydrocarbons

Nutrients – Ammonia, nitrate, nitrite, phosphate

7.1.3 Potential receptors of contamination

Potential receptors of contamination (should any exist) at or near the site include:

- Site workers at the site
- Residents at the site
- Future construction workers at the site
- Visitors to the site
- Underground utilities located on and around the site (including easements)
- Surrounding residents and occupants and visitors (via windblown contamination during excavation works)
- Sensitive land based ecosystems on and near the site
- The nearest surface water bodies (including aquatic ecosystems), namely Kalkallo Creek
- Beneficial users of groundwater

7.1.4 Exposure pathways & routes

These potential receptors may be impacted through ingestion, inhalation or 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 through the transport of contamination via a number of pathways such as trenches/conduits containing underground services (from the site to off-site locations), storm water drainage networks, surface drainage via overland flow (runoff), groundwater flow and surface water transport (e.g. to and in the nearest surface water bodies to the site, namely an unnamed creek along the southern site boundary and Kalkallo Creek).

7.2 Geotechnical assessment

Based on the geological map indicators, an indicative site classification of Class “H2 to E” is likely to be applicable to these conditions in accordance with Table D1 of AS2870-2011 *Residential slabs and footings - construction*. This classification would depend on the depth, thickness and reactivity of the clay material in this area.

The thickness of the residual soil profile in the Newer Volcanics is likely to be highly variable, and it is our experience in this area and with this geological unit that the depth to basalt can vary significantly over relatively short horizontal distances.

The above site classification is based on regional geological information and is intended for preliminary consideration only. Site specific geotechnical site investigations which may include soil sampling and laboratory testing should be undertaken prior to the design and construction of any footing systems, pavements and associated civil infrastructure as part of any future building permit application.

7.3 Hydrogeological general

Based on the available hydrogeological information and bore data in the vicinity of the site, a summary of the conceptual hydrogeological model for the site is detailed below:

- The local geology of the Beveridge North West PSP area is defined by three units – the outcropping bedrock of the Kilmore Siltstone, the overlying basalt of the Newer Volcanics and the Quaternary Alluvium that is associated with the course of Kalkallo Creek
- The Newer Volcanics forms the major aquifer at the site, given the better quality (compared to the Kilmore Siltstone) and the number of users currently utilising it in the area
- Groundwater is likely to be intersected within 10 m of the surface, but may be as shallow as 5 m in some areas

- Groundwater quality is likely to vary from 3500 – 7000 mg/L TDS within the Kilmore Siltstone (west of the site) and 1000 – 3500 mg/L TDS within the Newer Volcanics (east of site)
- Local aquifers are recharged by direct infiltration of rainfall through the soil. As such, all areas of the site are potential groundwater recharge areas
- The Atlas of Groundwater Dependent Ecosystems (BoM, 2012) identifies Kalkallo Creek as having “high potential for groundwater interaction” and therefore it is likely that the depth to groundwater in vicinity of the Creek will be shallow
- Available bore data registered in the GMS indicates that the majority of users intersect the Newer Volcanics aquifer with low yield, indicating poorly connected fractures within the basalt

Groundwater quality in the regional aquifer can range from 1500 – 5000mg/L TDS and is therefore brackish. Based on the beneficial use segments defined in the SEPP, the groundwater is suitable for all

8. Development opportunities and constraints

8.1 Site contamination

Based on the information described in this report, there do not appear to be any significant constraints from a site contamination perspective which would render the land unsuitable for any feasible land use. However, there are particular areas which have been identified as presenting a potentially moderate risk of contamination (see **Table 7.1**). It is likely that the identified areas of concern will comprise discrete or localised areas of contamination that can be cost-effectively remediated or managed as part of the development process. These areas will need to be assessed in greater detail through intrusive soil and groundwater sampling before a more robust conclusion regarding those particular site's suitability for a specific land use can be made. These risks are typically associated with general agricultural activities around the main homesteads at properties 2, 6 and 22. However, the potential presence of hazardous materials (asbestos at property 2 and lead based paint and asbestos at property 22) were also influencing factors.

A long history of agricultural land use has been identified within the Beveridge North West PSP area. The DSE (2005) *Potentially Contaminated Land General Practice Note* recommends that such land undergo detailed Phase (Stage) 1 and 2 environmental site assessments prior to change of land use to a more sensitive receptor. This is based on the potential contamination which may have resulted from such land uses. Therefore, further and more detailed site specific investigations would be required prior to change of land use to accommodate more sensitive end uses.

Subject to the findings of the further assessments identified above (and, if required, the implementation of any remedial measure or ongoing management requirements) the land may then be considered suitable for proposed sensitive end uses.

Alternatively, the Stage 1 and 2 assessments may be completed as part of a statutory Environmental Audit prior to the re-zoning of land to a more sensitive use in accordance with Environment Protection Act 1970. This may be considered a potential constraint due to the time and costs required to complete an Environmental Audit. If an audit results in a Statement of Audit being issued (not a Certificate of Audit), the Statement may also specify a number of site management measures that may constrain future development.

8.2 Geotechnical

The following issues requiring consideration in the planning and design of any development and should be assessed through a geotechnical site investigation.

- The depth and reactivity of the Newer Volcanics residual clay which forms the surface geology across eastern part of the site would govern the site classification for foundation design in this area. It is expected that the site would be considered highly reactive (Class "H2 to E"). A more favourable site classification may be applicable to the western half of the site, which is mapped as Humevale Formation. It is noted that a geotechnical site investigation is required to characterise the site classification across the site.
- The variable thickness of the clay horizon over relatively short horizontal distances can lead to differential settlement of structures. As such, a geotechnical investigation is required to assess the depth to rock across the site.
- The variable geological conditions across the site can lead sudden change ground conditions for excavation. Excavation in sand, gravel and fill or excavations extending below the water table will be unstable and should be battered or shored. This will need to be assessed at the time of construction; however, a conservative approach should be adopted when considering stability of short term batter slopes.
- Excavations in Newer Volcanics and can vary between relatively easy excavations in residual soils to difficult excavation in weathered rock. It is expected that the existing natural soils may be excavated using conventional excavation equipment such as tracked excavators. Excavators equipped with ripper attachments or hydraulic impact breakers may be required to loosen any weathered basalt that is encountered, prior to excavation. Blasting may be required for excavation in very high strength basalt rock.

- Construction in low lying areas may be difficult during wet months
- Dispersive soils may be encountered at the vicinity of the creek. Dispersive soils are easily reworked, and are susceptible to erosion and washing away. These soils may not be suitable for use as fill material as part of an engineered fill to support foundations or pavements.
- Design of roads, drainage works and underground assets would require consideration of the highly reactive nature of the clays to ensure serviceable performance and minimise on-going maintenance requirements.
- Fill material, which may be present on site, is expected to be uncontrolled and may not be suitable as a founding material in its current state.
- Areas subject to poor drainage may comprise soft material which provides low bearing capacity for foundations.

8.3 Hydrological

The location of the site at the headwaters of minor drainage lines results in low flood risk across most of the site prior to PSP development. All of the site is situated above the 1% AEP flood level.

Integrated water cycle management could potentially be utilised to harvest stormwater from the developed area. It is unlikely that any of the waterbodies within the site would have benefit in reducing peak flows, however this option could be further assessed. This is likely to have the benefit of reducing flood peaks, as well as improving the quality of stormwater runoff to Kalkallo Creek, and ultimately Merri Creek and the Yarra River.

8.4 Hydrogeological

The site is within a Salinity Management Overlay (SMO), which has the following associated objectives:

- To implement the SEPP Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To identify areas subject to saline ground water discharge or high ground water recharge
- To facilitate the stabilisation of areas affected by salinity
- To encourage revegetation of areas which contribute to salinity
- To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge
- To ensure development is compatible with site capability and the retention of vegetation, and complies with the objectives of any salinity management plan for the area
- To prevent damage to buildings and infrastructure from saline discharge and high watertable

Under the SMO, a planning permit will be required as part of the subdivision process. This application will include information such as regional geology, soil types, high groundwater recharge areas, groundwater levels, sources of water, vegetation proposed to be removed and recommendations for land management practices.

Under the applicable Schedule to the SMO (13/8/2009-C47), once the subdivision has been approved, individual planning permits will not be required to construct individual buildings or other structures on the site.

Jacobs SKM notes that two development areas to the south of site (Springridge Residential Estate & Newbridge Estate) were successful in having a SMO removed from their site areas (Mitchell Planning Scheme Amendment C93). Jacobs SKM understand this was based on both areas presenting a low salinity risk, and the lack of any salinity affected areas on either site. Given the vicinity to the Beveridge NW PSP and the lack of observed salinity affected area on this site, the SMO may also be removed from this PSP area upon application for removal (in conjunction with applicable environmental assessment).

Over the majority of the site, there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, shallow depth to groundwater is likely to exist in some areas of the site.

The following issues require consideration in the planning and design of any development:

- Shallow watertable may cause groundwater inflow to excavations and may impact on site drainage (i.e. cause waterlogging)
- The brackish nature of the groundwater may require careful monitoring if dewatering or extraction is required
- Decreased local groundwater recharge in winter and early spring as the result of dewatering or extraction associated with development has the potential to reduce discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways
- There may be additional land management requirements imposed by council or other regulatory body (relating to the SMO), as part of any proposed subdivision for the site

Opportunities for potential use of extracted groundwater include garden watering and irrigation of parks and ovals, depending on the salinity of the groundwater the groundwater may need to be shandied with potable water to improve the salinity.

8.5 Future quarrying

Jacobs understands that an application is intended to be submitted for the future use of the western half of 175 Northern Highway, Wallan (property plan number 2/LP6746) as a basalt and scoria quarry. The Work Authority reference that relates to this application is WA1473. The timing of the submission of this application is not yet known.

The approval process for the quarry depends upon the proposed extent of the quarry as well as the nature of the intended works. A flow chart illustrating the approval process is presented in **Appendix E**. Jacobs estimates that the extent of the property that will be used for quarrying will likely exceed 5 hectares (i.e. the threshold area above which the Code of Practice for Small Quarries does not apply). As such, the applicant is likely to require an approved Work Plan.

The Department of Primary Industries document entitle *Extractive Industry Work Plan Guideline: Mineral Resources (Sustainable Development) Act 1990* published in September 2010 provides applicants with guidelines for the preparation of a Work Plan. These guidelines require the applicant to submit information for approval by DPI relating to:

- Site plans (surface facilities, processing facilities, sequencing, stockpiling areas, water dams, access roads etc.)
- Processing methods (power supplies, fuel storage, water supplies, weighbridges, labs, workshops, offices etc.)
- Stability (i.e. address potential safety concerns relating to geotechnical risks associated with extraction)
- Environmental management (disposal of effluent, protection of groundwater, drainage, erosion, dust, odour and vibration control, waste management as well as ongoing monitoring commitments)
- Rehabilitation plans (concepts for end use, plans for progressive rehabilitation, landscaping provisions to minimise visual impact, provisions to protect native vegetation during operation and a plan for the final rehabilitation and revegetation for the site)
- Community engagement (identification of affected communities and processes for documenting and responding to complaints)

Only once the Department of Environment and Primary Industries (DEPI – formerly DPI) is satisfied that the above requirements will be met during the establishment, operation and post-closure of the quarry will the Work Plan be approved.

Council planning approval will also be required by the prospective applicant in order to allow commencement of activities at the site. It is likely that this will include the re-zoning of the affected quarry pit to Special Use Zone (SUZ) which will also likely include the application of a buffer zone around the quarry. In accordance with EPA Victoria publication 1518 *Recommended Separation Distances for Industrial Residual Air Emissions* (EPA, 2013) a buffer distance of 500m would be required between the quarry and the nearest sensitive land uses. This assumes blasting would be necessary and would be consistent with the 500m buffer that has been applied to the nearby scoria quarry at Mount Fraser. Future potential quarrying activities that would not require blasting may allow the buffer distance to be reduced to 250m. In the case of the Mount Fraser quarry the buffer zone has had its zoning retained as Farming Zone (FZ) and has not been rezoned as Urban Growth Zone (UGZ) as much of the surrounding area has.

9. Conclusion and recommendations

9.1 Conclusions

Site contamination assessment

Based on the information gathered during the Stage 1 & 2 assessments, the following conclusions can be made in relation to the Beveridge North West PSP area:

- The site history assessment found that the site has a long history of agricultural land uses, with much of the areas remaining under cultivation to the present day
- A groundwater quality assessment was recently undertaken by Jacobs (Jacobs SKM, 2014) which found that concentrations of heavy metals and nutrients such as ammonia, nitrite and nitrate were likely reflective of background / regional groundwater conditions. No beneficial uses of groundwater were found to be precluded. Therefore, the groundwater quality across the site is unlikely to pose a constraint to future development.
- Based on the available information, including a site walkover and site history assessment, the following primary potential sources of contamination have been identified:
 - Potentially contamination associated with general agricultural activity around the homesteads of properties 2, 6 and 22. At these sites, potential contamination is likely to be confined to a small number of localised areas (i.e. immediately around fuel storage tanks or stockyards) rather than distributed across a wide area).
 - Highly localised areas of potential contamination associated with stockpiles and general dumped materials. In these locations contamination is likely to be localised to stockpiles themselves and in some instances shallow underlying soils which can be easily removed.
 - Diffuse but low level sources of contamination associated with the widespread application of agricultural chemicals on farmland as well as tree plantations. These chemicals may include pesticides, herbicides, fungicides and fertilizers.
- A number of off-site sources of potential contamination have been identified in the vicinity of the PSP site. Based on the nature of the site uses as well as the environmental setting of the site (hydrological, hydrogeological and geological conditions), the greatest risk to the Beveridge North West PSP area is presented by two quarries; one to the east (property 17) and one to the south (property 12). The remaining properties were deemed to present either a low or very low potential for contamination of the PSP area. However, none of these off-site land uses are considered to present constraints to future site development.

Based on the information obtained from the sources described in this report, with the exception of highly localised areas of potential contamination associated with current and/or former land uses identified above, there do not appear to be any significant risks from a site contamination perspective which would render the land unsuitable for residential or other sensitive land uses. Any areas of localised contamination are likely to be able to be effectively managed or remediated during any future site development. However, it should be noted that the site has a long history of agricultural use. While unlikely, it is possible that the broad application of agricultural chemicals may have impacted upon soil at the site. Similarly, potential impacts by nutrients on groundwater as a result of irrigation may place restrictions on the use of groundwater at the site.

Geotechnical assessment

Based on the available geological information, the eastern half of the site is likely to be underlain by highly reactive residual basaltic clay overlying basalt rock, and the western half underlain by residual soils overlying weathered siltstone/sandstone. An indicative site classification of Class "H2 to E" has been assessed in accordance with Table D1, AS2870-2011.

Key geotechnical issues associated with development of the site include the depth and reactivity of the basaltic clay in terms of its influence on site classification, change and interface of variable ground conditions,

foundation selection, differential settlement, subgrade performance, excavations and site accessibility. Fill material, if present, is expected to be uncontrolled and may not be suitable for development in its present state. Areas subject to poor drainage may comprise soft material which provides low bearing capacity for foundations.

Subsurface conditions may present a critical issue for design of the structures and foundations, and therefore there is be a cost-benefit in obtaining geotechnical data at targeted locations.

The results of the geotechnical investigation would form the basis of the geotechnical model for the site, which would be used to assess subgrade conditions, confirm the site classes, foundation design parameters, excavations and recommendations on earthworks.

Hydrology assessment

The site is located at the headwaters of Kalkallo Creek and an unnamed waterway draining to Kalkallo Creek. Kalkallo Creek has its headwaters in the north west corner of the site, and drains to the south west corner. The unnamed waterway drains from the east of the site to the south of the site. The 100 year flood extent and floodway do not cross into the site, indicating no major flood risk. There is an area that is classified as the UFZ zone, which restricts the use of land because of high flood risk. This area is along Kalkallo Creek, with a buffer of approximately 100 m on each side of the waterway.

Hydrogeological assessment

Based on the regional hydrogeological information and bore data in the vicinity of the site, the Newer Volcanics forms the major aquifer at the site, given the better quality (compared to the Kilmore Siltstone) and the number of users currently utilising it in the area.

The site is currently within a Salinity Management Overlay (SMO). Under the SMO, a planning permit will be required as part of the subdivision process, which will detail recommendations for land management practices. Jacobs SKM note that nearby areas have recently had the SMO removed (Mitchell Planning Scheme Amendment C93). Given the vicinity to the Beveridge NW PSP and the lack of observed salinity affected area on this site, the SMO may also be removed from this PSP area upon application for removal (with applicable environmental assessment).

Over the majority of the site there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, shallow depth to groundwater is likely to exist in some areas of the site. The following issues would need to be considered in the planning and design of any development:

- Shallow watertable may cause groundwater inflow to excavations and may impact on site drainage (i.e. cause waterlogging)
- Brackish nature of the groundwater may require careful monitoring if dewatering or extraction is required
- Decreased local groundwater recharge in winter and early spring as the result of dewatering or extraction associated with development has the potential to reduce discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways
- There may be additional land management requirements imposed by council or other regulatory body (relating to the SMO), as part of any proposed subdivision for the site

Opportunities for potential use of extracted groundwater include garden watering and irrigation of parks and ovals, depending on the salinity of the groundwater the groundwater may need to be shandied with potable water to improve the salinity

It is recommended that a field investigation into groundwater elevation and quality be undertaken to confirm the findings of this desktop study. This may include:

- Sampling of existing local bores for quality and water level

- Drilling of narrow test bores for ongoing observation to determine seasonal fluctuations in water level and quality if required

9.2 Recommendations

We understand that the proposed future use of the site is as a broad ranging urban development and is likely thus to include sensitive uses such as residential and community facilities in addition to open space, retail and a range of business uses such as offices, light industrial and manufacturing. However, since specific future land uses within the PSP boundary are yet to be confirmed, this assessment has been completed based on the assumption that residential or other sensitive uses will be the probable land future uses across the study area.

The following further works are recommended, including recommended timings:

- Assessment of potential contamination associated with general agricultural land uses around the homesteads of properties 2, 6 and 22. These sites are likely to present the greatest potential for contamination, albeit likely a small number of localised areas (i.e. around septic tanks, fuel storages, stockyards etc.). This process may be best undertaken through the preparation of a Sampling, Analysis and Quality Plan (SAQP) followed by a Phase 2 Environmental Site Assessment (which may include targeted sampling of soils and groundwater). *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works.*
- Completion of a hazardous materials assessment for properties 2 and 22 to confirm not only the extent of potential asbestos containing materials and lead based paints, but to identify controls that should be implemented during future development to prevent exposure by site workers or future users of the site. *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works.*
- Further drilling and collection of soil samples for the purposes of assessing the geotechnical soil properties for building foundation and road design. *Timing: This task should be undertaken on a site-by-site basis during future development as part of the building permit application process.*
- Completion of aquifer hydraulics testing on existing groundwater bores to determine aquifer properties. This should also include assessment of depth to groundwater. This assumes existing wells are in a suitable condition for such an assessment. *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works.*
- Excavation and removal of underground storage tanks, soil remediation and tank pit validation if USTs are found on properties. *Timing: This task should be undertaken on a site-by-site basis during future site development.*
- Removal of other potentially contaminating infrastructure (e.g. septic tanks and above ground storage tanks) followed by soil validation. *Timing: This task should be undertaken on a site-by-site basis during future site development.*
- Classification and appropriate removal (if required) of various stockpiles and dumped materials observed at sites across the study area. This includes subsequent validation following removal. It is noted that sampling of some stockpiles of soil observed may indicate that the material is suitable for re-use as part of future development and as such removal may not be required in all instances. *Timing: This task should be undertaken on a site-by-site basis during future site development.*
- An application to have the salinity management overlay (SMO) removed from the PSP should also be undertaken, as per the recent Mitchell Planning Scheme Amendment C93 for a nearby development area. This will remove the requirement for an intensive planning permit application process for future development. *Timing: This task should be undertaken prior to site development*
- Consultation with YVW to establish their intentions in relation to the future use of the winter storage dams. If these structures are retained a buffer distance may need to be applied in accordance with EPA requirements. In their current form the basins would likely require a 50m buffer from the nearest sensitive land uses. *Timing: This task should be undertaken prior to finalising future land use zones.*

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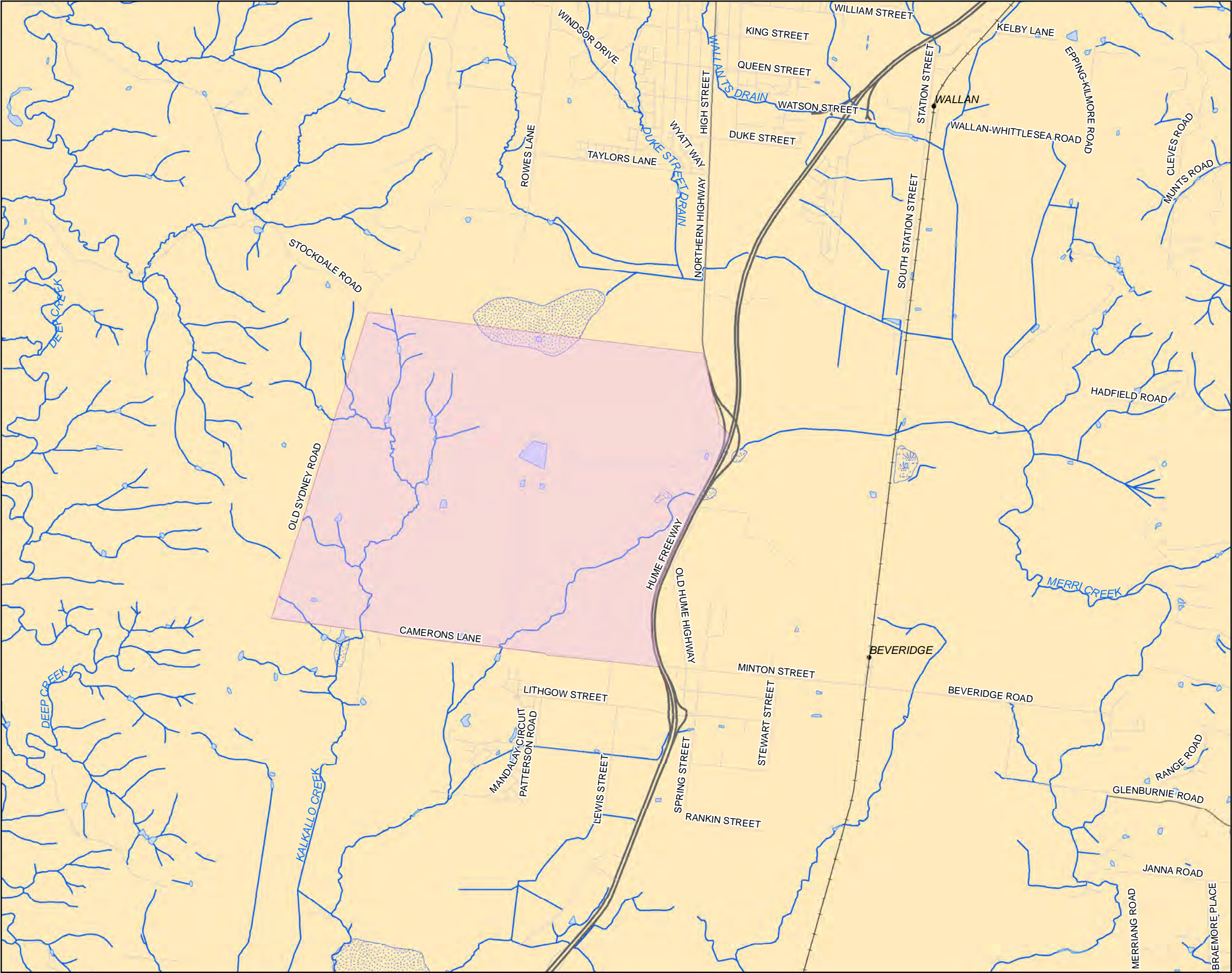
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Figures

[Figure 1 - Locality Map]



LEGEND

- PSP Boundary
- Freeway
- Sub-arterial
- Local Road
- Rail
- Lake
- Flat
- Wetland Swamp
- Watercourse

NOTES

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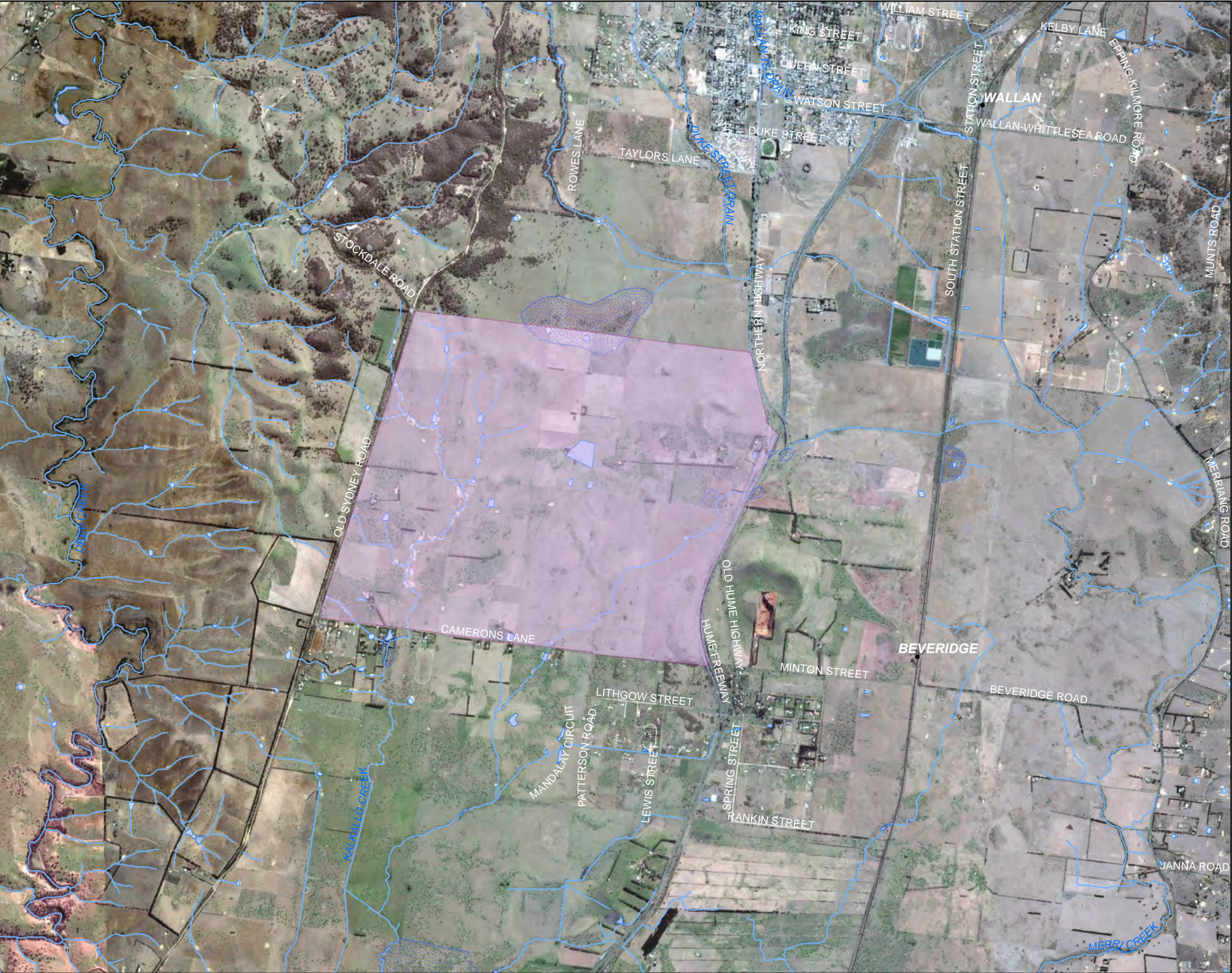
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[Figure 2 - Site Layout Plan]



LEGEND

- PSP Boundary
- Rail
- Lake
- Flat
- Wetland Swamp
- Watercourse

NOTES

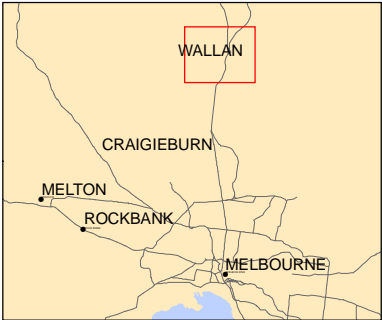
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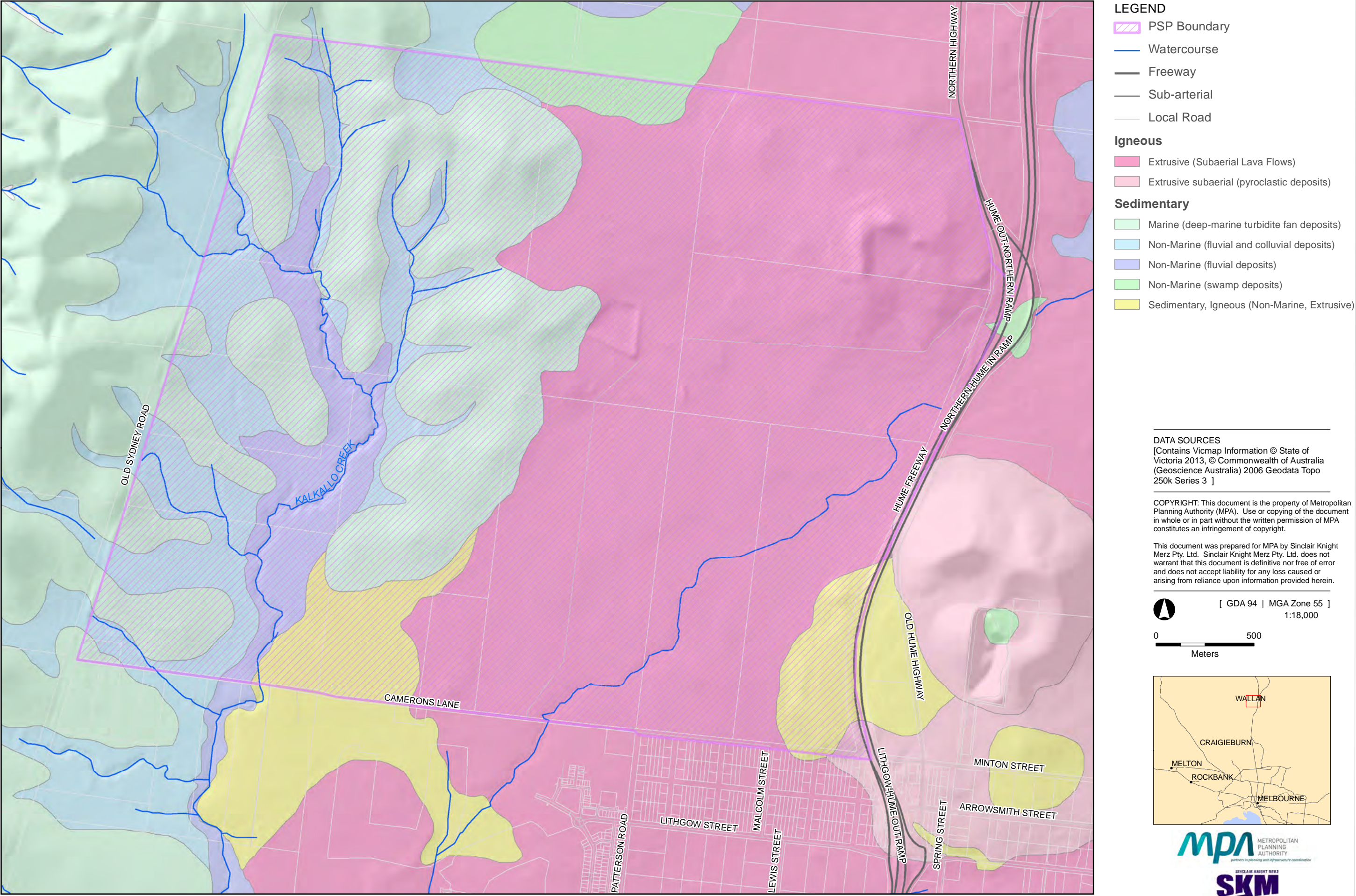
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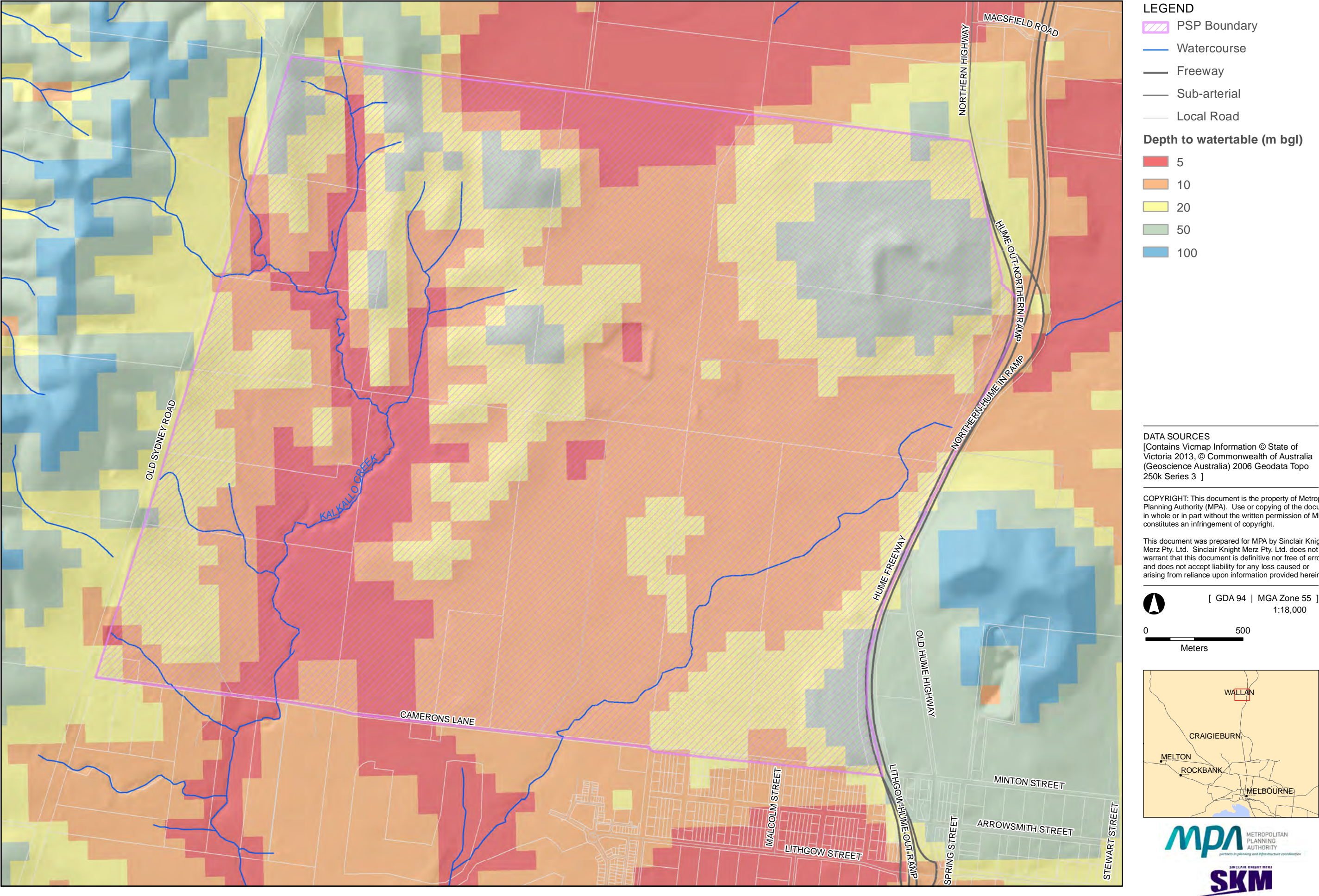
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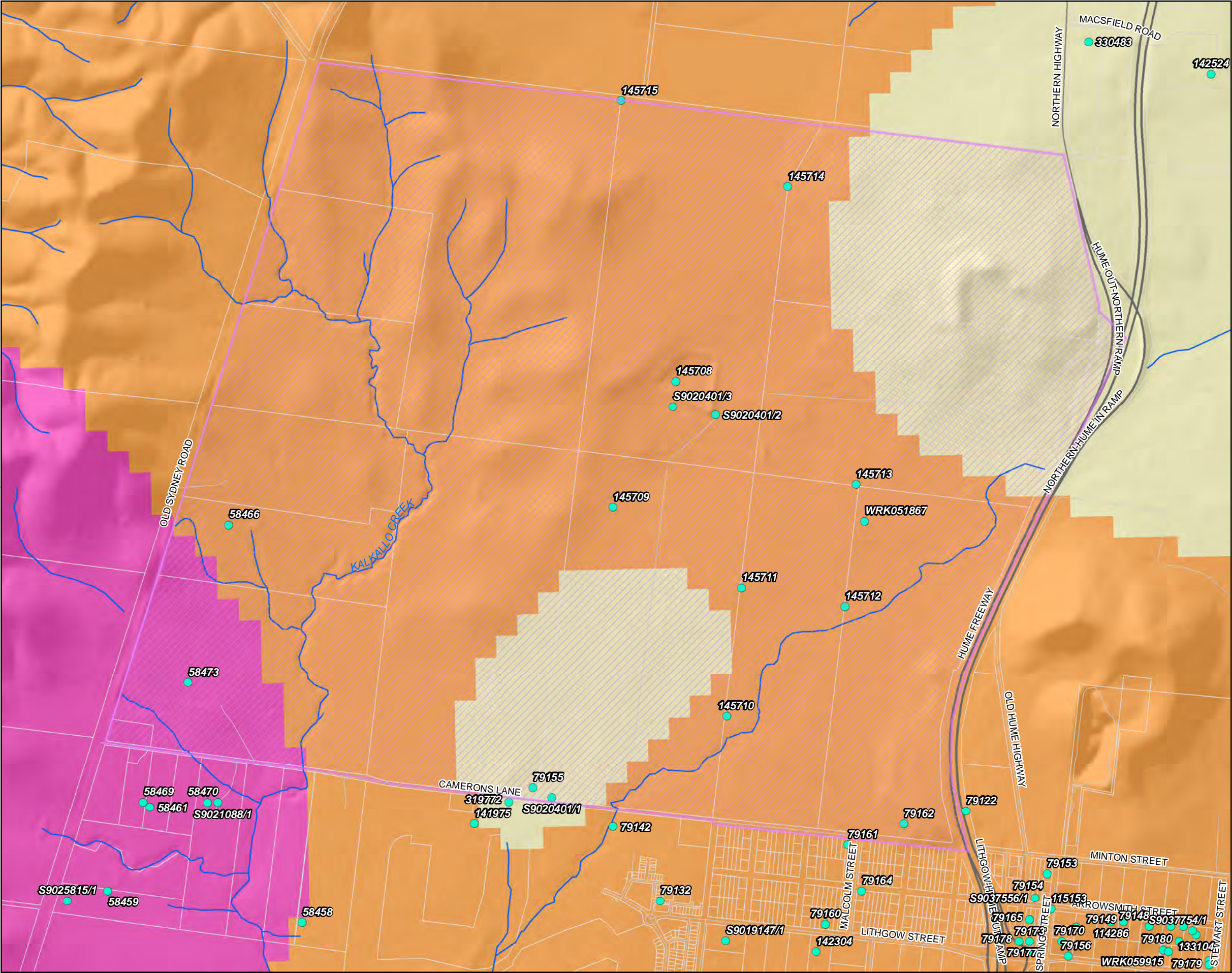
[Figure 3A - Environmental Setting: Geology]



[Figure 3B - Environmental Setting: Depth to Watertable]



[Figure 3C - Environmental Setting: Salinity]



LEGEND

- GMS Bore (Bore ID)
- PSP Boundary
- Watercourse
- Freeway
- Sub-arterial
- Local Road

Salinity (tds)

- < 3,500
- 3,500
- 7,000
- 13,000
- 35,000

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[Figure 3D - Environmental Setting: Topography]



LEGEND

- Contour (AHD 20m)
- PSP Boundary
- Freeway
- Sub-arterial
- Local Road
- Watercourse
- Lake
- Flat
- Wetland Swamp

NOTES

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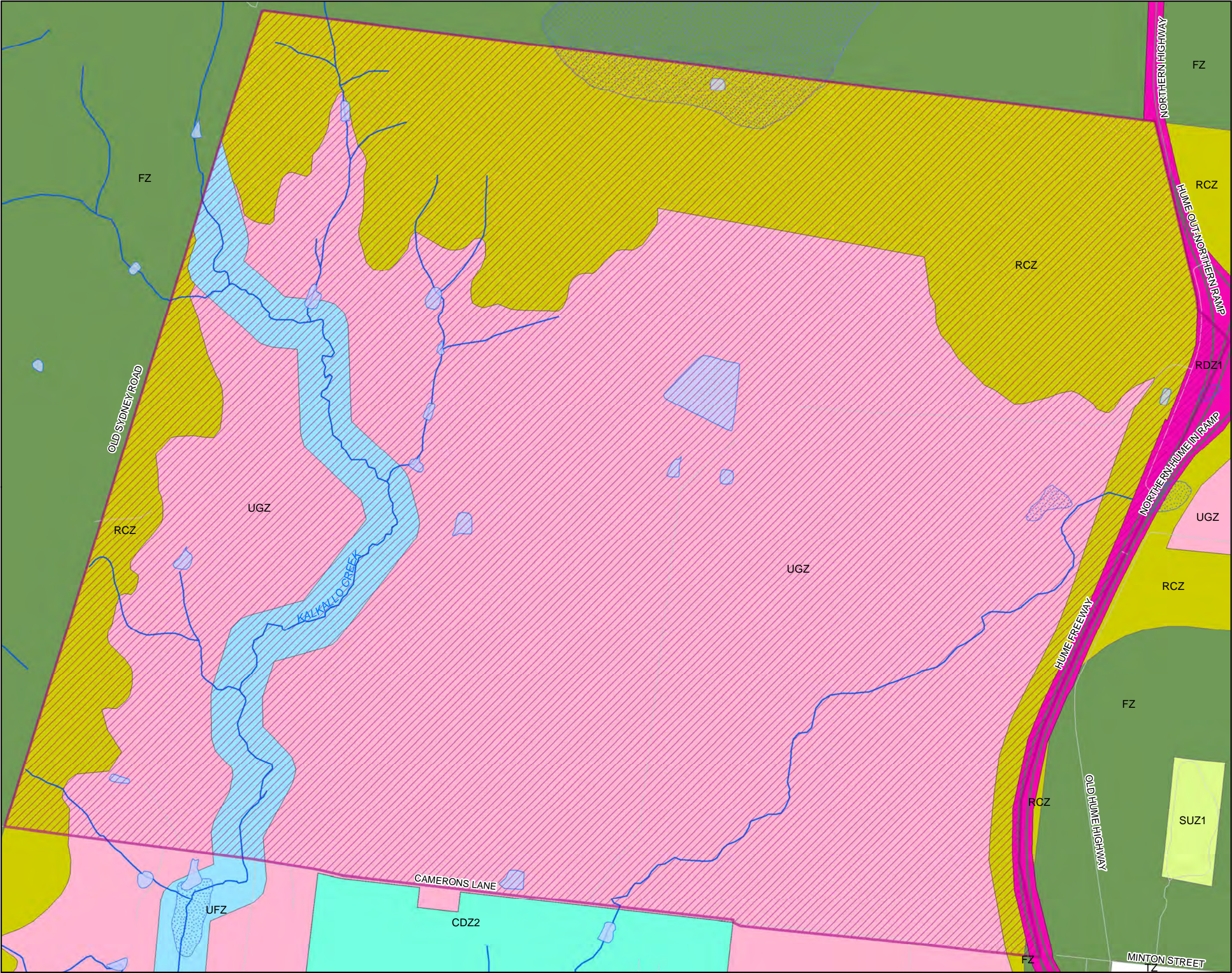
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SKM SINCLAIR KNIGHT MERZ

[Figure 4 - Planning Zone]



LEGEND

PSP Boundary

Lake

Flat

Wetland Swamp

Watercourse

Freeway

Sub-arterial

Local Road

Planning Zone

CDZ2

FZ

PUZ4

R1Z

RCZ

RDZ1

SUZ1

UFZ

UGZ

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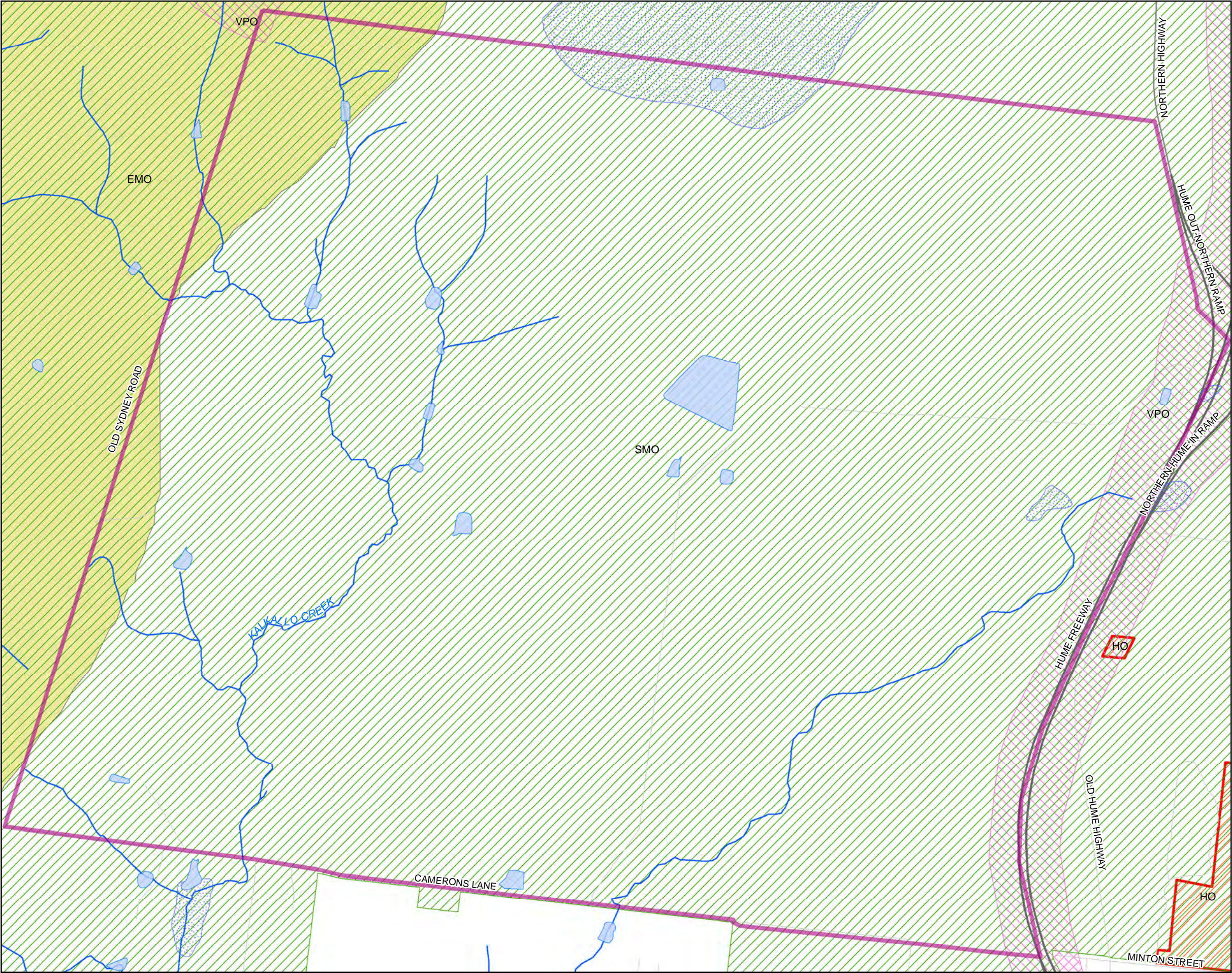
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[Figure 5 - Planning Overlay]



LEGEND

- PSP Boundary
- Lake
- Flat
- Wetland Swamp
- Watercourse
- Freeway
- Sub-arterial
- Local Road

Planning Overlay

- EMO
- HO
- SMO
- VPO

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[Figure 6A - Historical Aerial Photo - 1968]

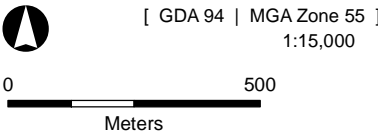


- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

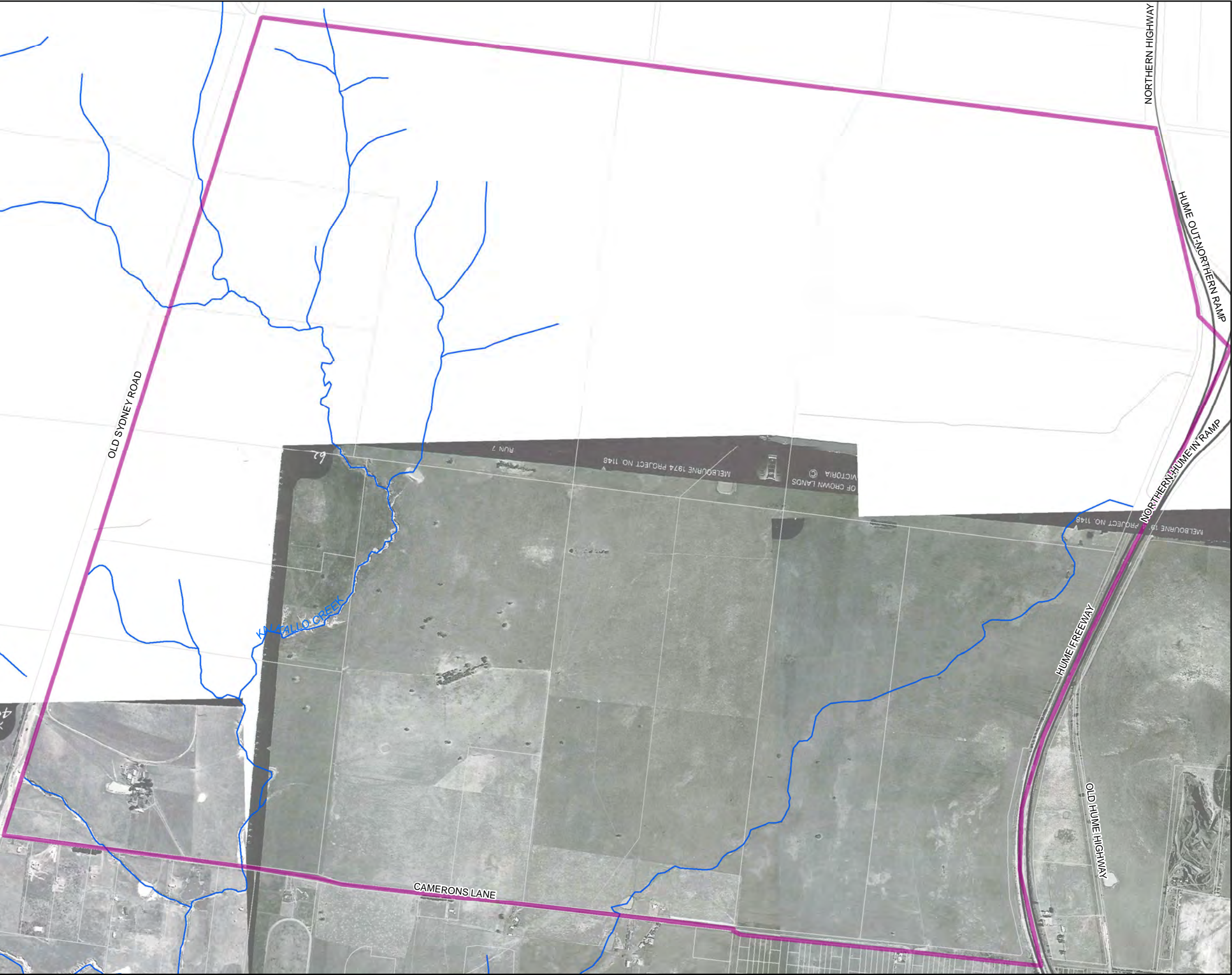
DATA SOURCES
[Contains Vicmap Information © State of Victoria 2013, © Commonwealth of Australia (Geoscience Australia) 2006 Geodata Topo 250k Series 3]

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[Figure 6B - Historical Aerial Photo - 1974]

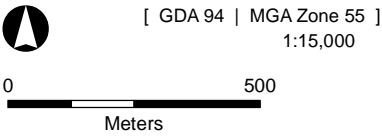


- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

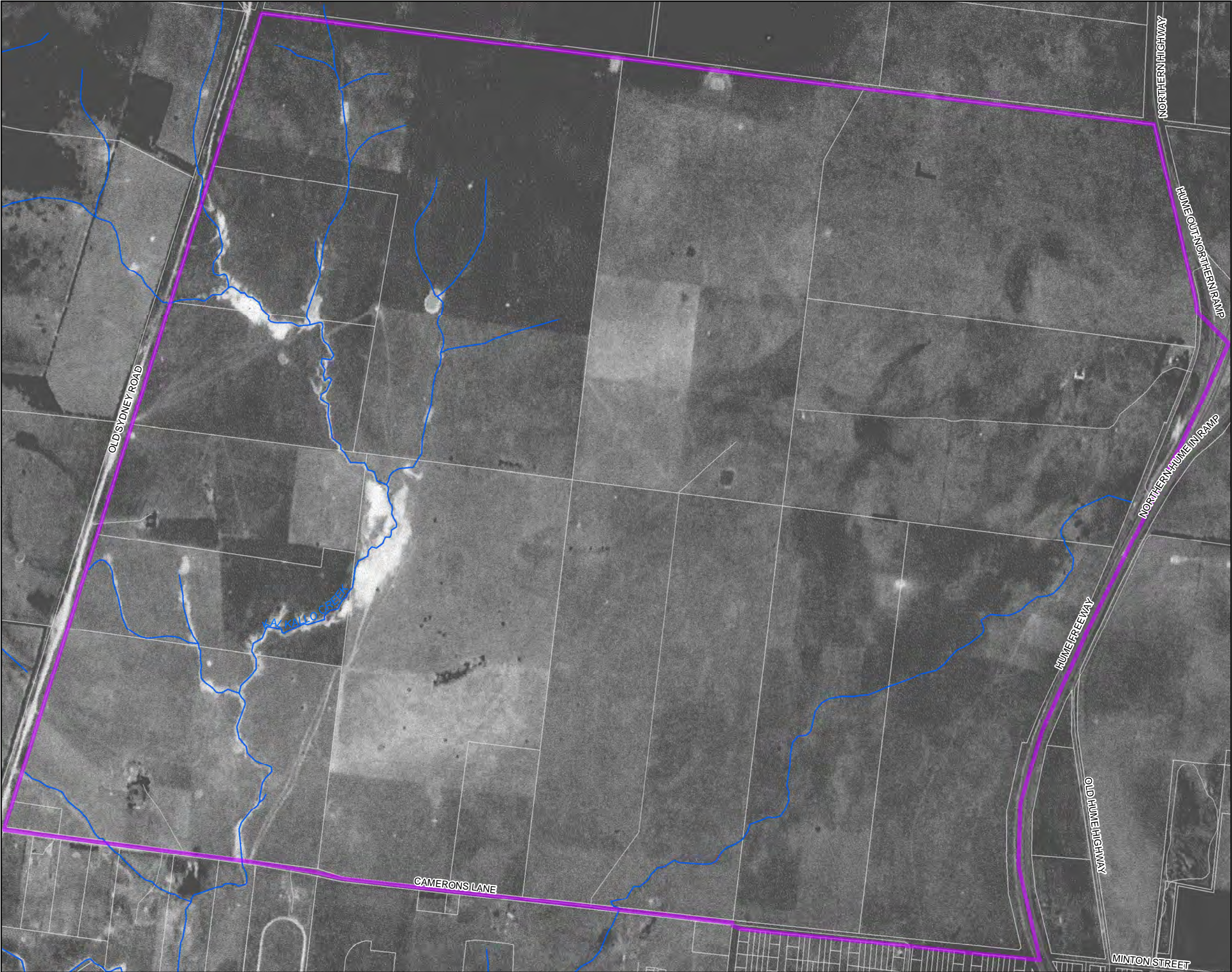
DATA SOURCES
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[Figure 6C - Historical Aerial Photo - 1977]

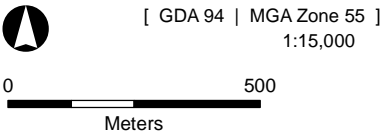


- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

DATA SOURCES
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[Figure 6D - Historical Aerial Photo - 1984]

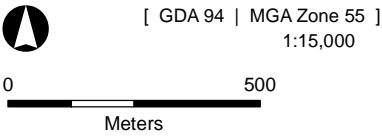


- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

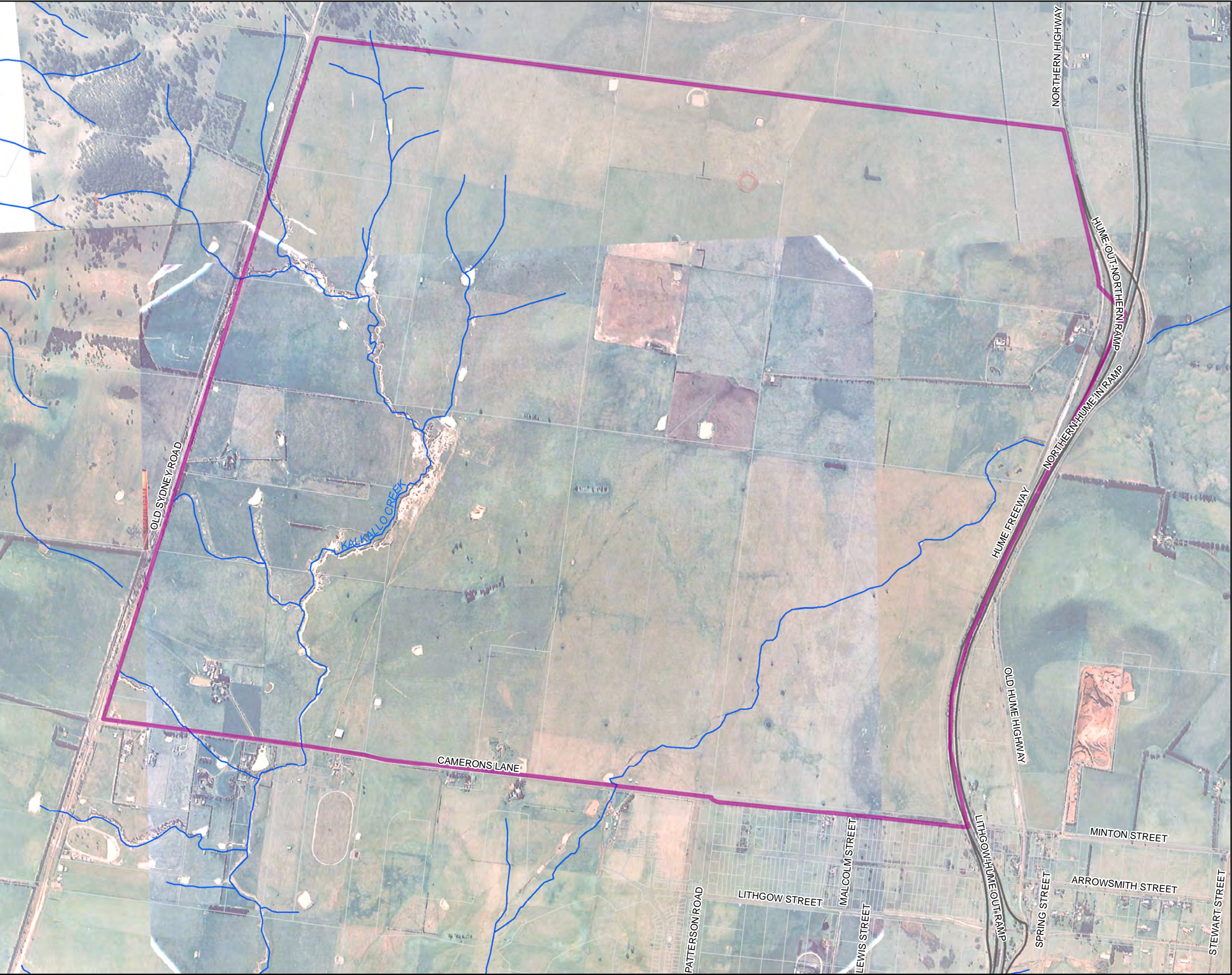
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[Figure 6E - Historical Aerial Photo - 1990]



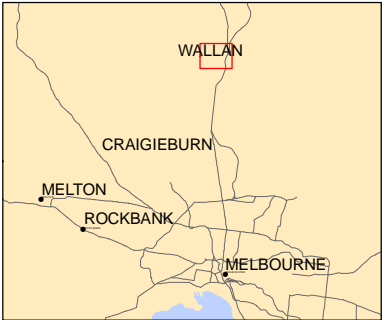
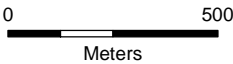
- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

DATA SOURCES
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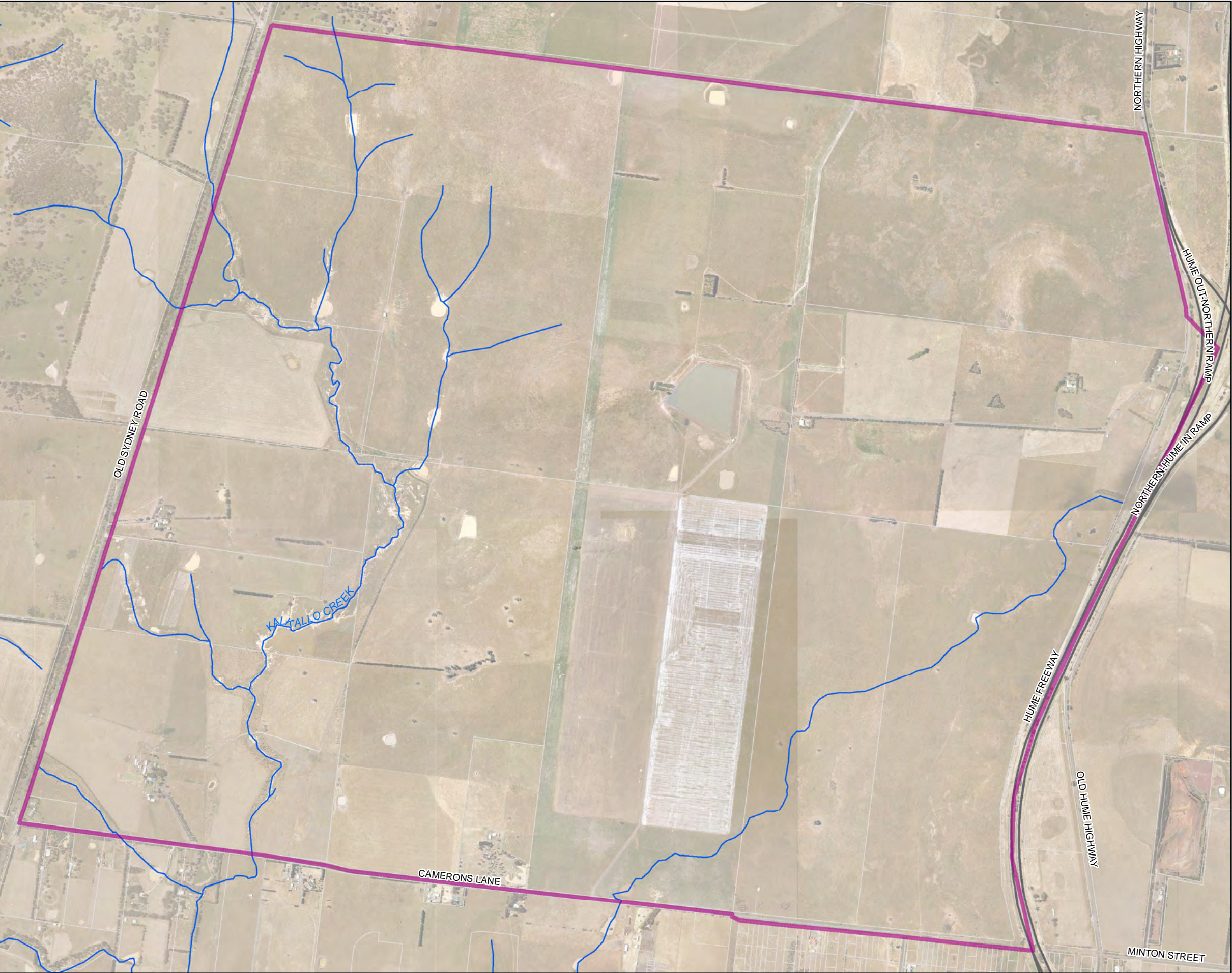
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[GDA 94 | MGA Zone 55]
1:18,000



[Figure 6F - Historical Aerial Photo - 2005]



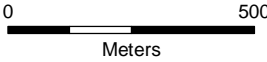
- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

DATA SOURCES
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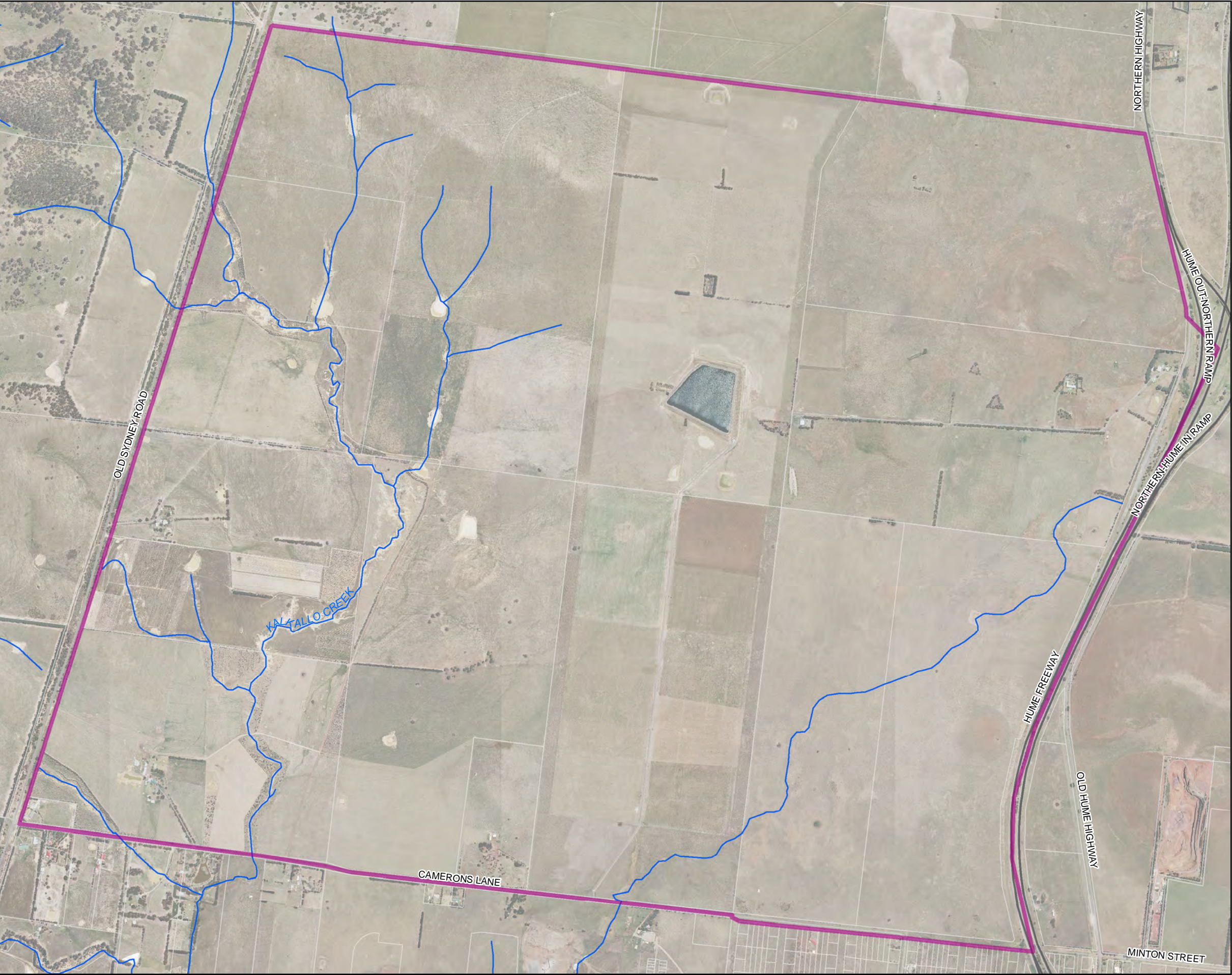
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[GDA 94 | MGA Zone 55]
1:15,355



[Figure 6G - Historical Aerial Photo - 2009]

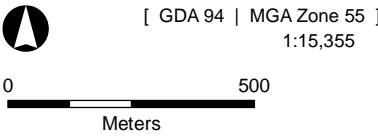


- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

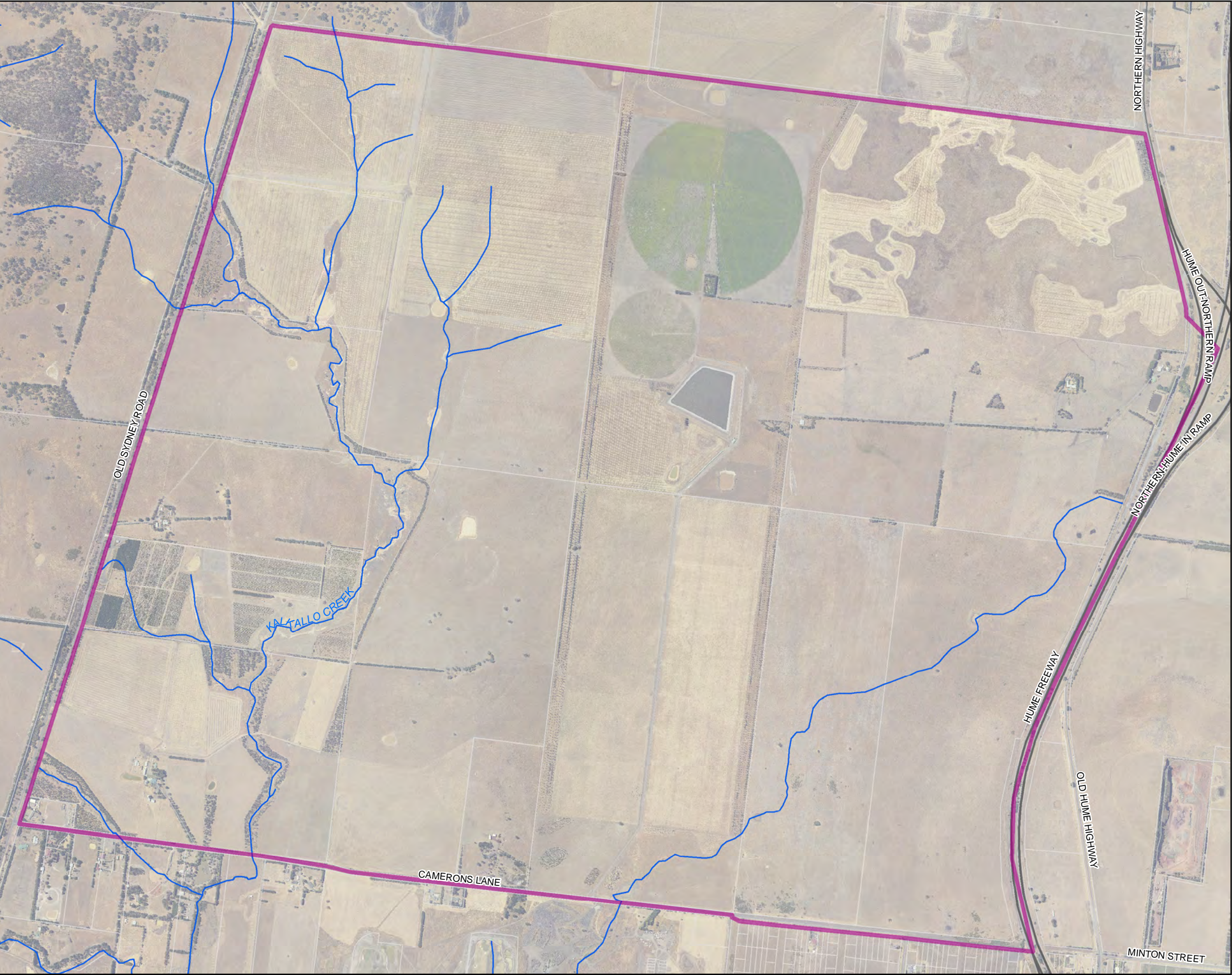
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[Figure 6H - Historical Aerial Photo - 2013]

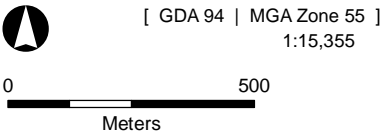


- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

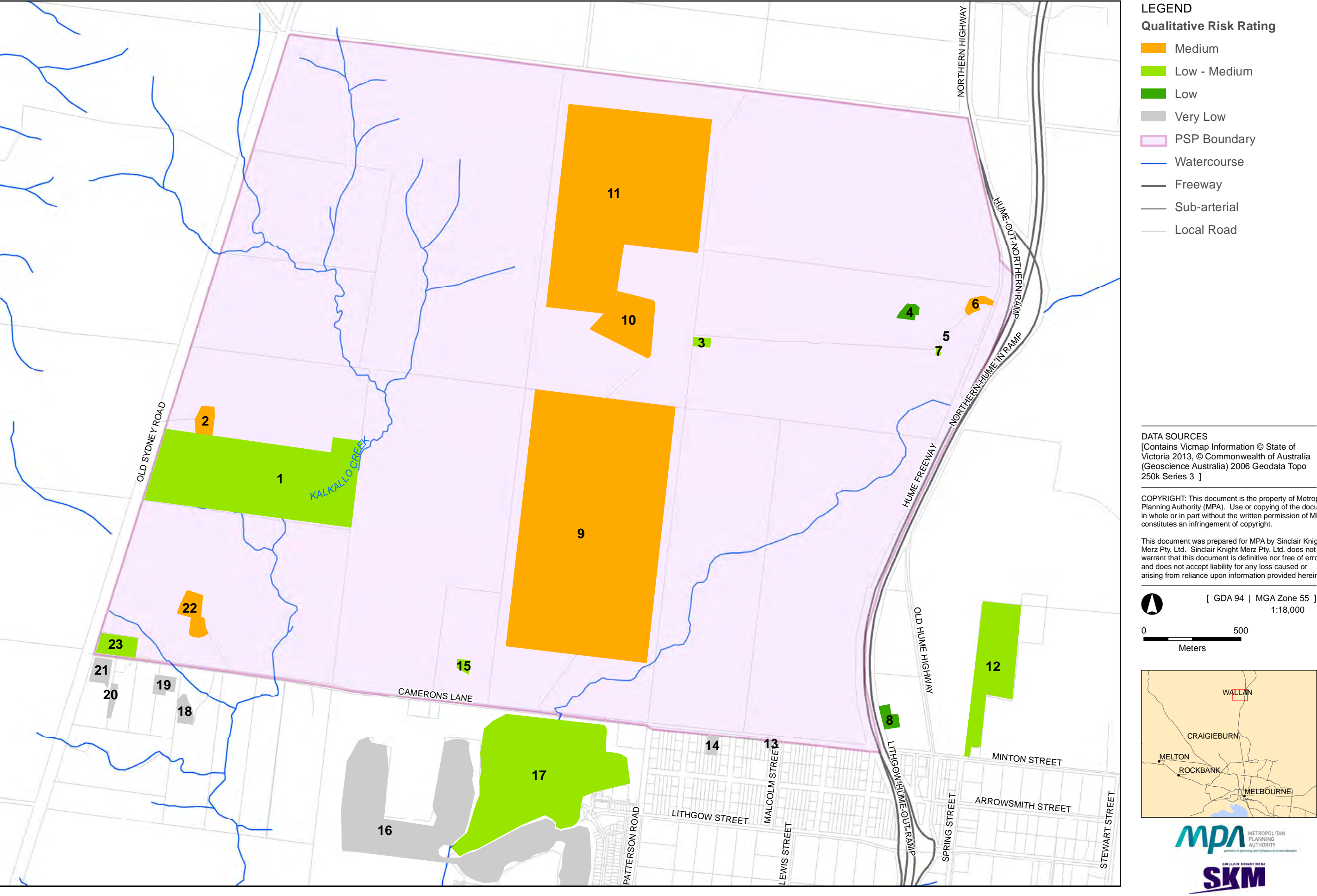
DATA SOURCES
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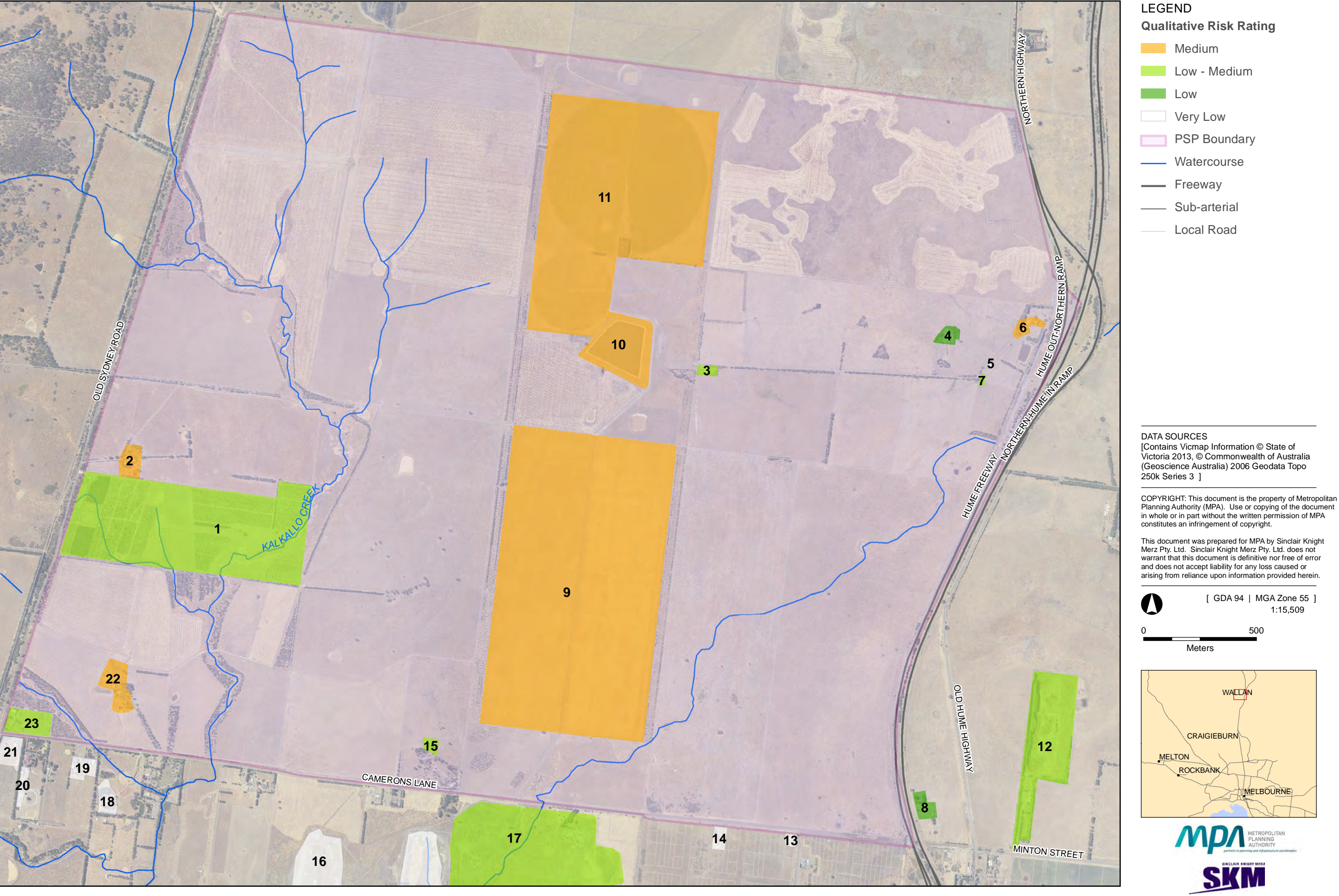
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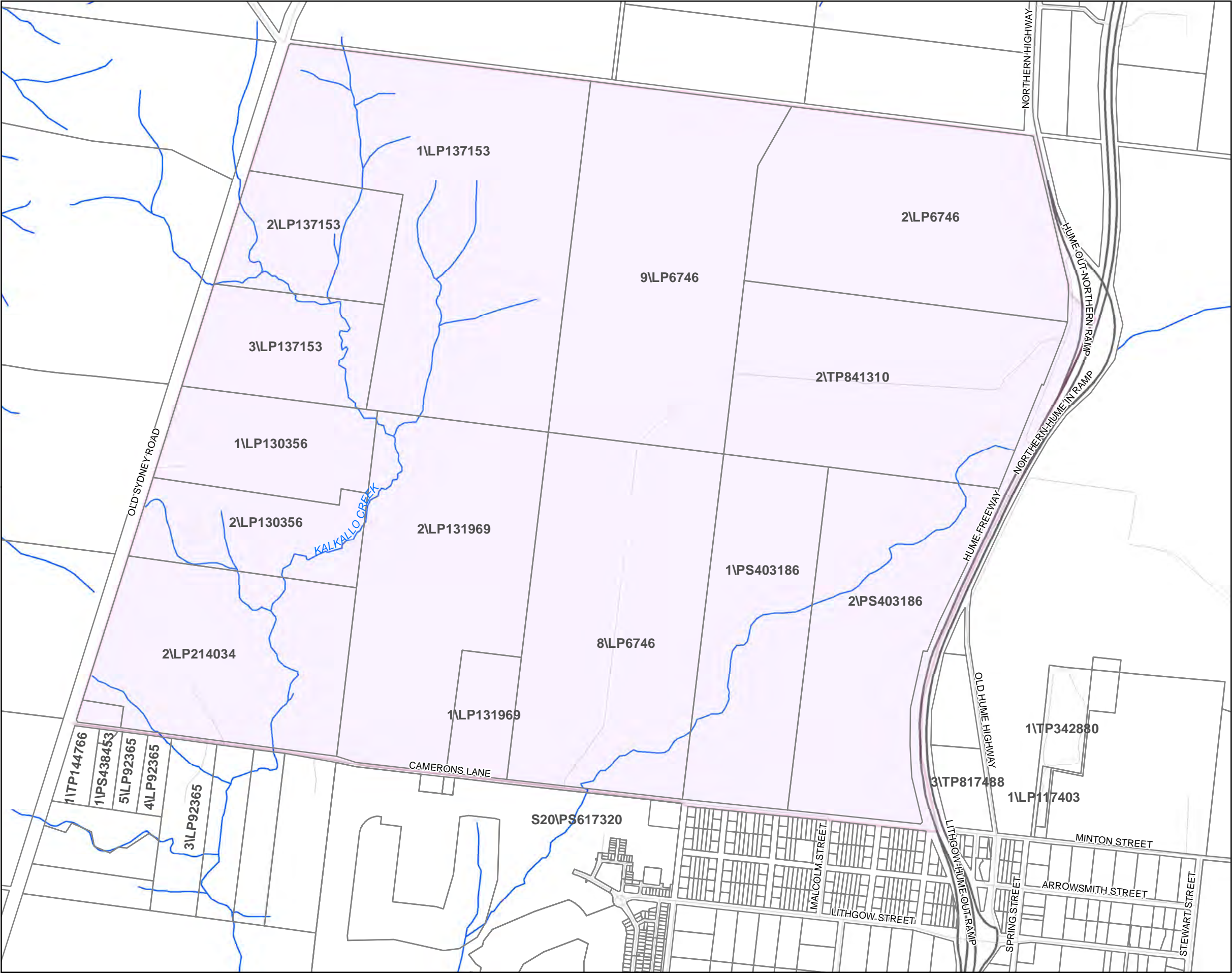
[Figure 7A - Beveridge PSP Qualitative Risk Assessment Overview]



[Figure 7B - Beveridge PSP Qualitative Risk Assessment Overview]



[Figure 8 - Beveridge PSP Current Property Titles]

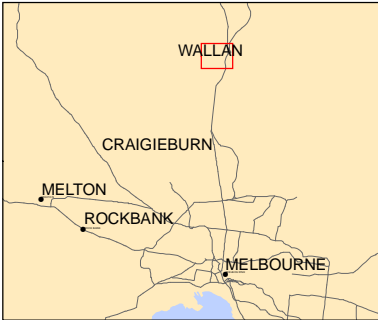
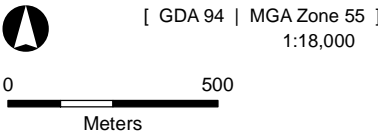


- LEGEND**
- PSP Boundary
 - Watercourse
 - Freeway
 - Sub-arterial
 - Local Road

DATA SOURCES
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Appendix A. SEPP information

A.1 Land SEPP

A.1.1 Land use categories

The following land use categories are defined in Clause 9(1) of the Land SEPP:

- *“Sensitive uses: consisting of land used for residential use, a child care centre, pre-school, or primary school. A sensitive use may occur in an area of high density (where development makes maximum use of available land space and there is minimal access to soil) or in Other low density areas (where there is generally substantial access to soil)”;*
- *“Agricultural: consisting of rural areas involved in agricultural or horticultural practices”*
- *“Parks and Gardens: consisting of parks and forested area as defined in any Victorian or Commonwealth legislation or subordinate legislation, or any regions designated by the Authority or Department of Natural Resources and Environment”*
- *“Recreation / Open Space: consisting of general open space and public recreation areas”;*
- *“Commercial: consisting of a range of commercial and business activities”;* and
- *“Industrial: consisting of utilities and a range of industrial activities”.*

We understand that the end use of the site is yet to be determined and may comprise one or more of the above land uses.

A.1.2 Beneficial uses of land to be protected

The Land SEPP (2002) states that the following beneficial uses must be protected for the following land uses:

Table A.1 : Beneficial uses of land

Land Use/ Beneficial Use	Parks & Reserves	Agricultural	Sensitive Use		Recreation / Open Space	Commercial	Industrial
			High Density	Other			
Maintenance of Ecosystems							
<i>Natural Ecosystems</i>	✓						
<i>Modified Ecosystems</i>	✓	✓		✓	✓		
<i>Highly Modified Ecosystems</i>		✓	✓	✓	✓	✓	✓
Human Health	✓	✓	✓	✓	✓	✓	✓
Buildings and Structures	✓	✓	✓	✓	✓	✓	✓
Aesthetics	✓		✓	✓	✓	✓	
Production of food, flora & fibre	✓	✓		✓			

A.2 Groundwater SEPP

A.2.1 Beneficial uses of groundwater to be protected

Table A.2 : Beneficial uses of groundwater

Segment / Beneficial Use	Segment (TDS)				
	Segment A1 (0-500 mg/L)	Segment A2 (501-1000 mg/L)	Segment B (1001-3500 mg/L)	Segment C (3501-13000 mg/L)	Segment D (> 13,000 mg/L)
Maintenance of Ecosystems	✓	✓	✓	✓	✓
Potable Water Supply					
a) Desirable	✓				
b) Acceptable		✓			
Potable Mineral Water Supply	✓	✓	✓		
Agricultural, parks & gardens	✓	✓	✓		
Stock Watering	✓	✓	✓	✓	
Industrial Water Use	✓	✓	✓	✓	✓
Primary Contact Recreation	✓	✓	✓	✓	
Buildings and Structures	✓	✓	✓	✓	✓

Appendix B. Certificate of title information

B.1 Summary of Title information

Refer to **Figure 8** for land parcel locations.

Parcel	No.	Volume	Folio	Registered Proprietors	Date	Status
1/LP137153	1	9634	398	Yarra Valley Water Ltd	25/5/05	Current
				Elsberry Pty Ltd	11/6/96	Historical
				D. L. Starbuck Properties Proprietary Limited	29/08/85	Historical
		8601	999	D. L. Starbuck Properties Proprietary Limited	19/11/64	Historical
		4837	272	Helene Margaret Ethel Cameron	4/03/64	Historical
				Alasdair Cameron, Grazier	20/03/24	Historical
		3887	352	Philip William Must Solicitor The Trustees Executors and Agency Company Limited	9/09/15	Historical
2/LP137153	2	9634	399	Yarra Valley Water Ltd	25/5/05	Current
				Elsberry Pty Ltd	11/6/96	Historical
				D. L. Starbuck Properties Proprietary Limited	29/08/85	Historical
		8601	999	See No 1 for continuation		
3/LP137153	3	9634	400	Yarra Valley Water Ltd	25/5/05	Current
				Elsberry Pty Ltd	11/6/96	Historical
				D. L. Starbuck Properties Proprietary Limited	29/08/85	Historical
		8601	999	See No 1 for continuation		
1/LP130356	4	9488	220A	Whisky Hill Pty Ltd	13/12/82	Current
				Ronald Samuel Angel, Farmer Catherine Mary Angel Christine Mary Angel	13/08/82	Historical
		4638	418	John Graeme Milburn Partridge, Manager	22/08/72	Historical
				Jessie Condon	18/05/72	Historical
				John Patrick Condon, Builder	24/09/42	
				Maurice Anthony Kearney, Bank Manager Reginald Gerard Hoban, Solicitor	23/08/42	Historical
				William Bonefield, Farmer	13/01/23	Historical
2/LP130356	5	10374	688	Fabio and Christian Partners Pty Ltd (Interest)	26/05/03	Current
				Emanuelle Di Parsia Pina Di Parsia Rosalba Di Parsia (Interest	20/02/98	Historical
		9503	461A	Antonio Di Parsia, Butcher Rosa Di Parsia	13/08/82	Historical
				Ronald Samuel Angel, Farmer Catherine Mary Angel Christine Mary Angel	13/08/82	Historical
		4638	418	See No 4 for continuation		
2/LP214034	6	9997	135	Yarra valley water ltd	25/5/05	Current
				Elsberry Pty Ltd	11/6/96	Historical
				D.L.Starbuck Properties Proprietary Limited	7/1/91	Historical
		4712	309	D.L.Starbuck Properties Proprietary Limited	5/5/65	Historical

Parcel	No.	Volume	Folio	Registered Proprietors	Date	Status
		3887	352	Helene Margaret Ethel Cameron	4/3/64	Historical
				Alasdair Cameron, Farmer	3/1/23	Historical
				See No.1 for continuation		
1/LP214034	7	9997	134	Vince Martino Stella Martino	5/09/06	Current
				Hanaaomara	26/07/05	Historical
				Malcolm Douglas Bayley Kathryn Anne Isbister	26/06/00	Historical
				Carlo Mascitti Janine Fae Mascitti	31/07/91	Historical
				D.L.Starback Properties Proprietary Limited	7/01/91	Historical
		4712	309	See N0.6 for continuation		
2/LP131969	8	10290	892	Yarra Valley Water Ltd	25/05/05	Current
				Elsberry Pty Ltd	11/06/96	Historical
		8572	969	D.L.Starback Properties Proprietary Limited	5/05/65	Historical
		4837	272	See N0.1 for continuation		
1/LP131969	9	9399	692	John Edwin Storer Catherine Jane Storer	14/02/97	Current
				Susan Carey	24/05/89	Historical
				David Stuart Starback, Contractor Pamela Anne Starback	2/10/80	Historical
		8572	969	See N0.8 For Continuation		
8/LP6746	10	10915	748	Yarra Valley Water Ltd	28/11/05	Current
				Goulburn Valley Region Water Authority	28/11/05	Historical
		8602	1	John James Mooney	21/05/03	Historical
				Francis William Mooney John James Mooney	13/02/02	Historical
				James Francis Lewis, Farmer William John Lewis, Farmer	28/02/69	Historical
				David Edward Ellis Leighton, Farmer	28/02/69	Historical
				Joseph Ignatius Bernard Butler, Cartage Contractor Mary Irene Butler	24/11/65	Historical
				Joseph Stanley Butler, Cartage Contractor		
		4837	272	See N0.1 For Continuation		
1/PS403186	11	10685	975	Bryan Francis Mooney Bernard John Mooney Claire Elizabeth Mooney Kathryn Anne Mooney Leo Vincent Mooney Peter Damian Mooney Stephen Matthew Mooney	19/05/08	Current
				Bernard John Mooney	28/08/06	Historical
				John James Mooney	8/10/02	Historical
		6603	414	Francis William Mooney John James Mooney	10/10/01	Historical
		4787	293	George Thompson Kilroy	25/06/23	Historical
2/PS403186	12	10685	976	Dulcie Mooney	16/08/06	Current
				Francis William Mooney	8/10/02	Historical
		6603	414	See N0.11 For Continuation		
2/TP841310	13	8772	323	William Barry Gilbo, Veterinary Surgeon Mary Gilbo	10/02/69	Current
		4787	293	See N0.11 For Continuation		
2/LP6746	14	3948	518	Crystal Creek Properties Pty Ltd	21/01/04	Current

Parcel	No.	Volume	Folio	Registered Proprietors	Date	Status
				Dorothea Helena Connors Gerard Francis Laffan Francis Ronald Laffan Margaret Mary Hollien	17/01/03	Historical
				Dorothea Helena Connors	17/01/03	Historical
				James Leo Laffan, Grazier Dora Ellen Laffan	21/03/74	Historical
				John Ambrose Laffan, Grazier James Leo Laffan, Grazier Dora Ellen Laffan	23/12/32	Historical
				John Francis Laffan	24/01/16	Historical
		3887	352	See N0.1 For Continuation		
9/LP6746	15	10880	694	Yarra Valley Water Ltd	1/06/05	Current
				Goulburn Valley Region Water Authority	1/06/05	Historical
		8772	323	See N0.13 For Continuation		

B.2 Copies of title documents

Refer to enclosed CD for copies of title documents. Chain of custody documentation

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

VOLUME 09634 FOLIO 398

Security no : 124047766073J

Produced 15/10/2013 12:37 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 137153.

PARENT TITLE Volume 08601 Folio 999

Created by instrument LP137153 29/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP137153 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 180 CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(DX 301)
Ph. 5629 3011

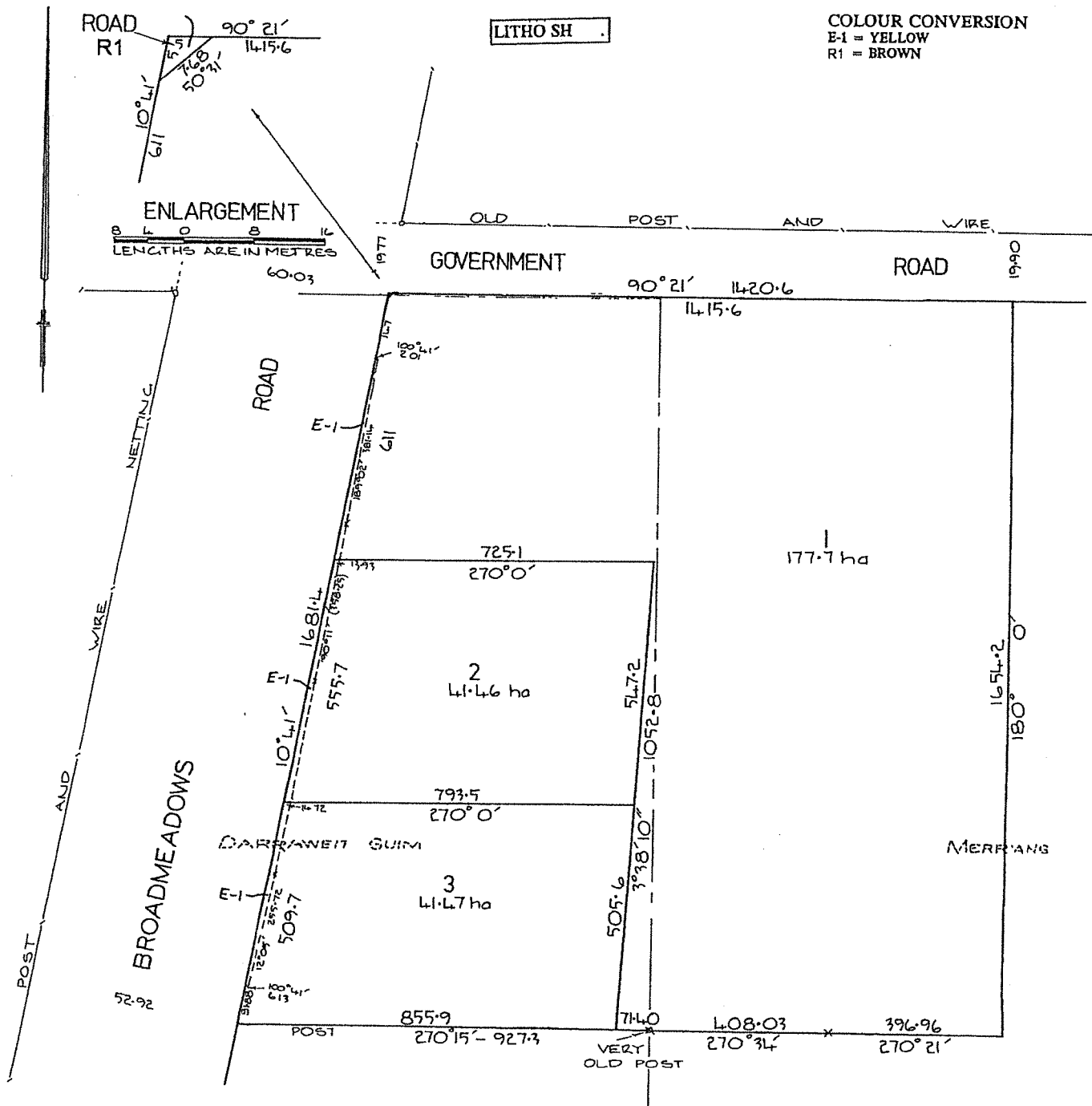
LP137153

EDITION 1

APPROVED 29/8/85

<p>PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 25 PARISH OF MERRIANG AND CROWN ALLOTMENTS 18 & 19 PARISH: DARRAWEIT GUIM COUNTY: BOURKE</p> <p>160 80 0 160 320 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p> <p>BROWN - WAY YELLOW - ELECTRICITY SUPPLY PURPOSES</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>NOTE: ROAD WIDTHS ARE NOT TO SCALE</p>
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Vol 8601 Fol 999



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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:42 PM

Volume 09634 Folio 398

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08601 Folio 999

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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25/05/2005	25/05/2005	AD639411S	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

ELSBERRY PTY LTD

TO:

YARRA VALLEY WATER LIMITED

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LIMITED of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

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HISTORICAL SEARCH STATEMENT

STATEMENT END

VOTS Snapshot

Volume 09634 Folio 398

124014227979J

Produced 25/05/2005 11:21 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 137153.

PARENT TITLE Volume 08601 Folio 999

Created by instrument LP137153 29/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ELSBERRY PTY LTD of OFFICE AT ERNST & YOUNG 34TH FLOOR CENTRAL PARK 152-158
ST GEORGES TC PERTH WESTERN AUSTRALIA 6000
U258030X 11/06/1996

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE LP137153 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9634/398 - Version 0, Date 22/03/1999

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9634 FOL. 398

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

D. L. STARBUCK PROPERTIES PROPRIETARY LIMITED of 824 Sydney Road - - - - -
North Coburg is the proprietor of an estate in fee simple subject to the - - - - -
encumbrances notified hereunder in all that land in the Parishes of Darraweit - - - - -
Guim and Merriang County of Bourke being Lot 1 on Plan of Subdivision - - - - -
No.137153 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.8601 Fol.999
29/8/'85



P. J. Sullivan

Assistant Registrar of Titles

ENCUMBRANCES

MORTGAGE C547516 Commonwealth Trading Bank of Australia
Registered 25/7/'66 -

MORTGAGE J393192 Australian European Finance Corporation Limited
Registered 24/3/'81 -

As to any part of the land marked E-1 on the map that lies within
the above-mentioned Lot -

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

J393192
THE ABOVE MORTGAGE IS
DISCHARGED

18 OCT 1991



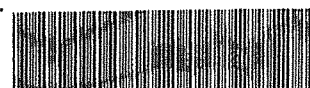
THE ABOVE MORTGAGE IS
DISCHARGED

4256028

11 JUN 1996



THE MAP ABOVE REFERRED TO
IS ON THE SHEET ANNEXED TO
THIS CERTIFICATE OF TITLE



T09634-398-1-3

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

PROPRIETOR

ELSBERRY PTY LTD

OFFICE AT ERNST & YOUNG, 34TH FLOOR

CENTRAL PARK 152-158 ST. GEORGES TC.

PERTH WESTERN AUSTRALIA 6000

U258030X 11/6/96

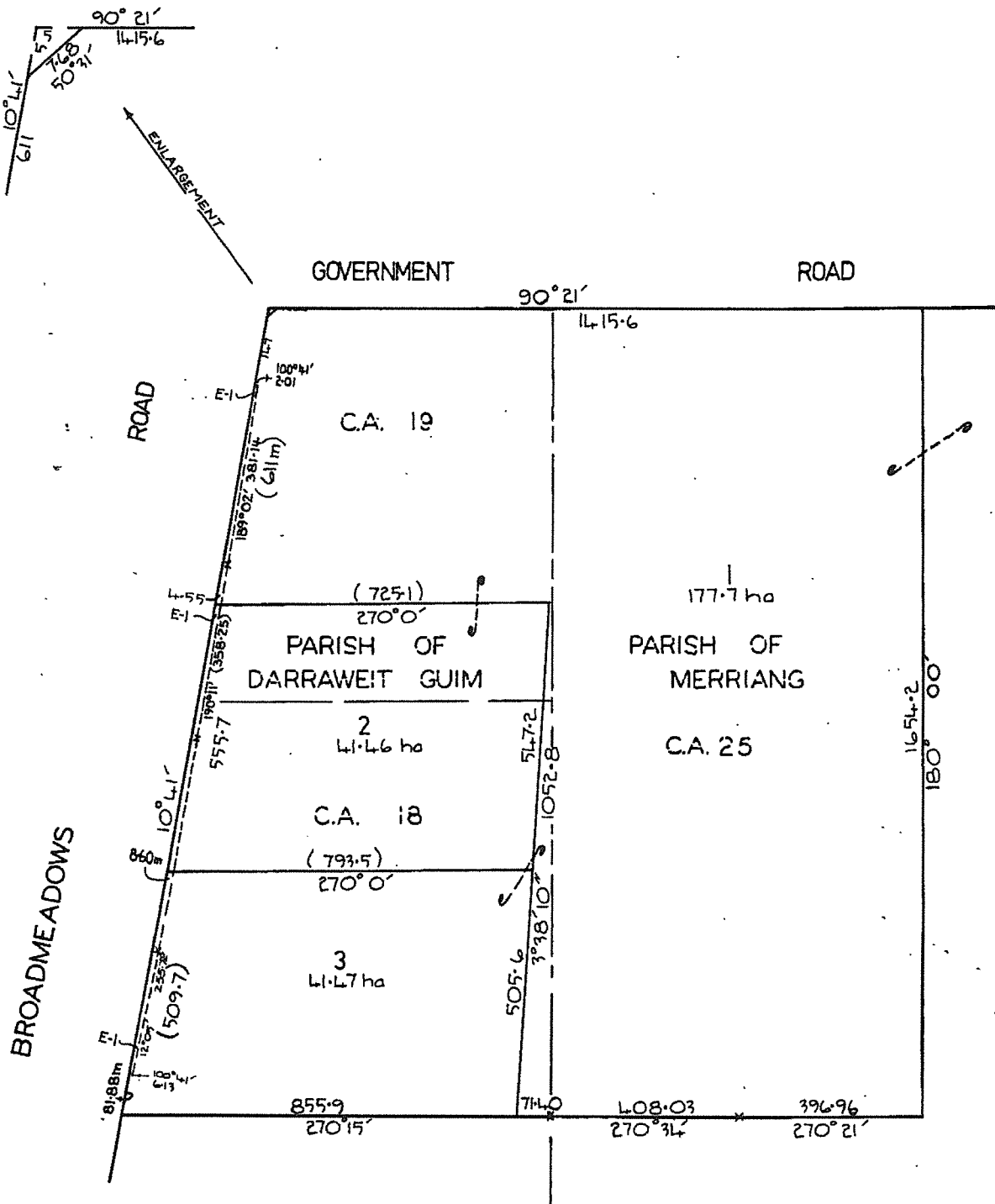


FULLY CONVERTED TITLE

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

P. J. Sullivan
 ASSISTANT REGISTRAR OF TITLES

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



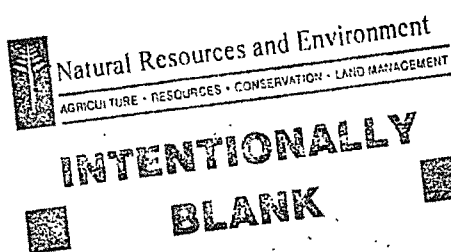
MEASUREMENTS ARE IN METRES



T09634-398-2-1

FULLY CONVERTED TITLE

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 08601 Folio 999

Folio Creation: Details Unknown

Parent title Volume 04837 Folio 272

STATEMENT END

Paper Title Images

8601/999 - Version 0, Date 13/01/2000

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OF TITLES



CANCELLED

REGISTER BOOK
VOL. 8601 FOL. 999

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8601 FOL. 999

D.L. STARBUCK PROPERTIES PROPRIETARY LIMITED of 824 Sydney Road North Coburg is now the proprietor of an estate in fee simple subject to the encumbrances -- notified hereunder in ALL THAT piece of land delineated and coloured red on -- the map in the margin containing Six hundred and Forty four acres One rood and Thirty three perches or thereabouts being Lots 10 and Eleven on Plan of -- Subdivision No.6746 Parishes of Darraweit Guim and Merriang County of Bourke-

DATED the 19th day of November 1965.

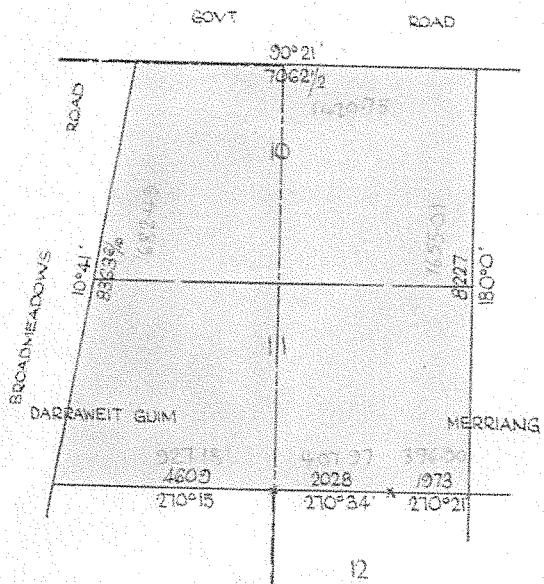
R. G. Mac Intosh

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

PLAN 137153
AFFECTS LAND HEREIN



MEASUREMENTS ARE IN LINKS

Derived from Vol.4837 (Vol.272)
C363205

MORTGAGE

to COMMONWEALTH TRADING

BANK OF AUSTRALIA

Registered 25th July 1966

No. C547516



MORTGAGE

to AUSTRALIAN EUROPEAN

FINANCE CORPORATION LIMITED

Registered 24th March 1981

No. J393192



CANCELLED

The following Titles have been issued
Pursuant to Regulation 12 of the
Transfer of Land Act

29-8-1985
Lots ONE to 3 in Vol. 9634 Fol. 398
to Vol. 9634 Fol. 400

Pursuant to Section 32 of the
Transfer of Land Act BEING

LAND APPROP. FOR EASEMENTS OF WAY

IN Vol. 9634 Fol. 401

DU LP137153



CANCELLED



T08601-999-1-5

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 04837 Folio 272

Folio Creation: Details Unknown

Parent title Volume 03887 Folio 352

STATEMENT END

Paper Title Images

4837/272 - Version 0, Date 24/12/1999



VICTORIA.

Vol. 4837 Fd. 967272

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

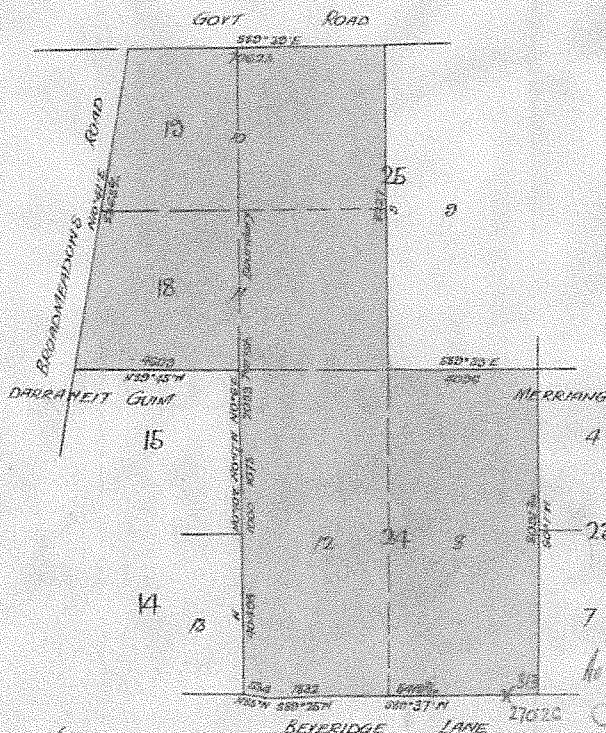
Alasdair Cameron of Hazelwynde Beveridge Grazier is -----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All that piece of Land, delineated and coloured
 red on the map in the margin containing One thousand and three acres and two roods-
 or thereabouts being Lots 8, 10, Eleven and 12 on Plan of Subdivision No. 6746 -----
 lodged in the Office of Titles and being Crown Portions Eighteen and Nineteen -----
 Parish of Darraweit Guim and part of Crown Portions Twenty-four and Twenty-five --
 Parish of Merriang County of Bourke -----

Dated the Twentieth
 thousand nine hundred and twenty-four.

day of March

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T04837-272-1-0

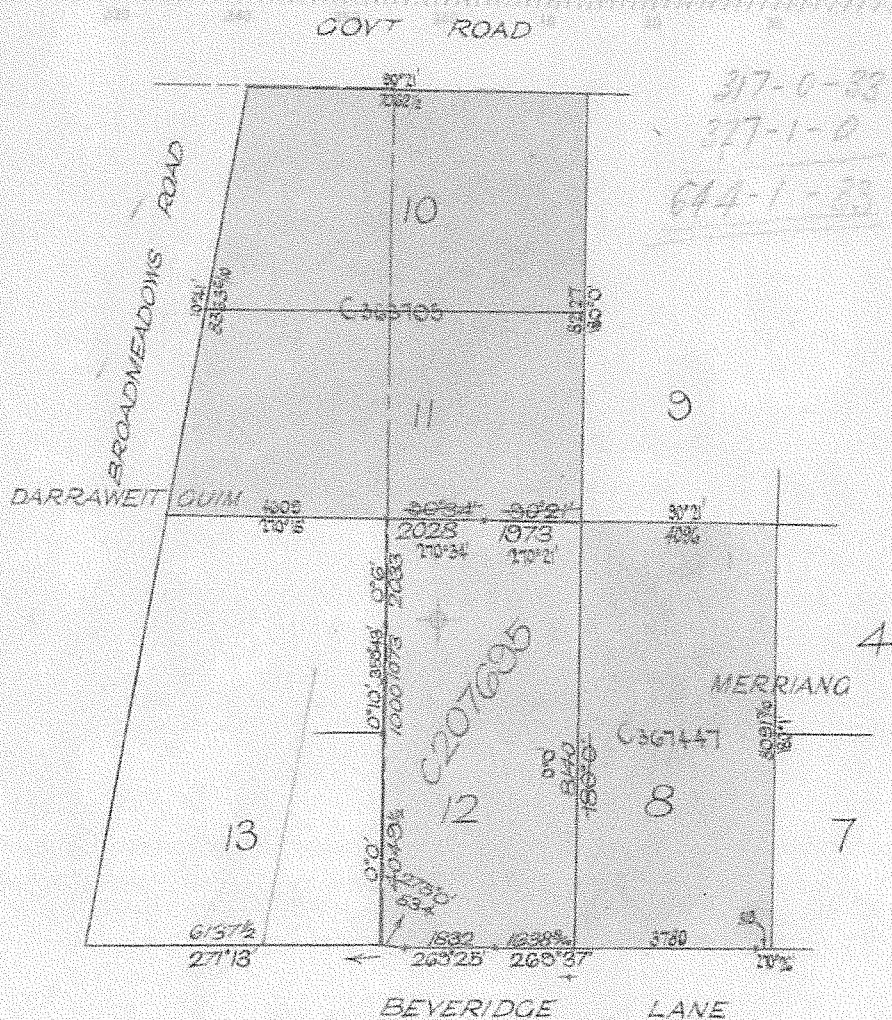
The Measurements are in links.

Particulars of Instrument	Time of its Production for Registration	To whom given	Number of Copies Abstract
<p>REGISTERED</p> <p>Robert Selmon Whiting and Joseph Whiting and Lewis Arthur registered 489330</p> <p>17 MAR 1964</p> <p>T.H. Whiting Assistant Registrar of Titles</p>			
<p>ALICE CAMERON died on 5th January 1963. Probate of his Will has been granted to HELEN MARGARET STEEL CAMERON of "Harewood" Beveridge Widow For Her Life</p> <p>Dated 6th March 1964</p> <p>No. 8873543</p>			
<p>CAVEAT No. C113635 LODGED 12th May 1965</p> <p>Affecting part of the land herein Lot 8</p> <p>CAVEAT LAPSED - 1 FEB 1966</p>			
<p>CAVEAT No. C113635 LODGED 13th August 1965</p> <p>Affecting part of the land herein Lots 10 and 11</p> <p>CAVEAT LAPSED - 1 FEB 1966</p> <p>TRANSFER AS TO PART No. 2207899</p> <p>registered 5th May 1966</p> <p>CANCELLED AS TO PART</p> <p>See Vol 8572 Fol 969</p> <p>Lot 8 and 11</p>			
<p>CAVEAT No. C113635 LODGED 3rd Feb 1966</p> <p>Affecting part of the land herein Lot 8</p> <p>Transferred to part C/T</p> <p>TRANSFER AS TO PART No. C163705</p> <p>registered 19th November 1965</p> <p>CANCELLED AS TO PART</p> <p>See Vol 8601 Fol 999</p> <p>Lot 8 and 11</p>			
<p>TRANSFER AS TO BALANCE No. C167447</p> <p>registered 24th November 1965</p> <p>CANCELLED See Vol 8602 Fol 001</p>			

CANCELLED

CANCELLED
DUP. WITH
22 FEB 1966

Volume 4837 Folio 272



LP 6746 (pt)

Sk. 47 5/3/65



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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 03887 Folio 352

Folio Creation: Details Unknown

STATEMENT END

Paper Title Images

3887/352 - Version 0, Date 16/02/2000



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Philip William Must of Lydiard Street Ballarat in the County of Grenville Solicitor
and The Trustees Executors and Agency Company Limited of 412 Collins Street Melbourne
in the County of Bourke are now joint proprietors - - - - -

*from the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All those pieces of Land, delineated and coloured*

red on the map in the margin containing Four thousand one hundred and thirtyone acres
and Eighteen perches or thereabouts being Crown Portion Twentyfive and parts of Crown
Portions Twentythree Twentyfour and Twentysix at Beveridge Parish of Merriang and
Crown Portions Twelve Thirteen Fourteen Eighteen and Nineteen Parish of Darraweit
Guim all in the County of Bourke - - - - -

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

Dated the Ninth day of September
thousand nine hundred and fifteen

day of September

M. A. T. M.
Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO

1. As to Portions Twelve Thirteen Eighteen and Nineteen
Parish of Darraweit Guim - - - - -

SPECIAL RAILWAY CONDITIONS
contained in the Crown ---
Grants to William Murray--

As to Portion Fourteen ---
Parish of Darraweit Guim--

SPECIAL RAILWAY CONDITION
contained in the Crown ---
Grant to William John ---
Turner Clarke - - - - -

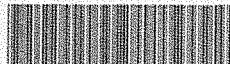
As to all the land - - - - -

2. THE RIGHTS OF PERSONS
claiming under the will and
Codicil of William Murray who
died on the 20th. ---
January 1871 Probate
whereof was granted
on the 25th. May ---
1871 to Thomas Must
leave being reserved
to John Matheson ---
and Morton Allport--
to come in and prove
the said Will and ---
Codicil - - - - -

DARRAWEIT GUIM

MERRIANG

BEVERIDGE LANE



T03887-352-1-4

1870
The Measurements are to this *1871*

Vol.

Fol.

Transfer.

Application 44467

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p>Transfer as to part Cancelled as to part See Certificate of Title Vol. 3948 Fol. 789518 Area 241 ac. 1st. 9 per.</p>	<p>The 4th January 1916 At 2.25 pm</p>	<p>Philip William Must and THE TRUSTEES EMERALD AND AGENCY COMPANY LIMITED To John Francis Laffan J. Laffan Assistant Registrar of Titles.</p>	<p>7936/13.</p>
<p>Transfer as to part Cancelled as to part See Certificate of Title Vol. 3975 Fol. 794934 Area 211 ac. 3rd. 20 per.</p>	<p>The 7th June 1916 At 3.29 pm</p>	<p>Philip William Must and THE TRUSTEES EMERALD AND AGENCY COMPANY LIMITED To Samuel John Baird J. Baird Assistant Registrar of Titles.</p>	<p>803/62</p>
<p>Transfer as to part Cancelled as to part See Certificate of Title Vol. 4401 Fol. 880007 Area - 86.1.31</p>	<p>1st November 1920</p>	<p>To Anthony George Barber. J. Barber Assistant Registrar of Titles.</p>	<p>971328</p>
<p>TRANSFER as to part to Anthony George Barber registered on 25th November 1921 and numbered 1022741 CANCELLED as to part See Certificate of Title Vol. 4528 Fol. 905508 Area - 100 acres</p>	<p>W. R. Clayton Assistant Registrar of Titles.</p>	<p>TRANSFER as to part to Sydney Quayle registered on 22nd March 1923. and numbered 10051641 CANCELLED as to part See Certificate of Title Vol. 4712 Fol. 942310 Area 949-2-25 W. R. Clayton Assistant Registrar of Titles.</p>	<p>✓</p>
<p>TRANSFER as to part to William Patrick Lewis registered on 5th December 1922 and numbered 1078661 CANCELLED as to part See Certificate of Title Vol. 4676 Fol. 935079 Area 84a, 3r, 36p.</p>	<p>J. W. Thompson Assistant Registrar of Titles.</p>	<p>TRANSFER as to part to George Thompson registered on 25th June 1923. and numbered 1111959 CANCELLED as to part See Certificate of Title Vol. 4787 Fol. 957283 Area 871 ac 3 r 12 p J. W. Thompson Assistant Registrar of Titles.</p>	<p>✓</p>
<p>TRANSFER as to part to Alasdair Cameron registered on 3rd January 1923. and numbered 1083089 CANCELLED as to part See Certificate of Title Vol. 712 Fol. 942309 Area 2-3 W. R. Clayton Assistant Registrar of Titles.</p>	<p>J. W. Thompson Assistant Registrar of Titles.</p>	<p>TRANSFER as to Balance to Alasdair Cameron registered on 20th March 1924 and numbered 1156709 CANCELLED. See Certificate of Title Vol. 4837 Fol. 967272 J. W. Thompson Assistant Registrar of Titles.</p>	<p>✓</p>
<p>CANCELLED</p>			

SCALE 30Chains to an

Vol 3887 - 352



103887-352-2-2

Part of
L.P.6746

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

VOLUME 09634 FOLIO 399

Security no : 124047766085V

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 137153.

PARENT TITLE Volume 08601 Folio 999

Created by instrument LP137153 29/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP137153 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 180 CAMERONS LANE BEVERIDGE VIC 3753


DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(DX 301)
Ph. 9629 3011

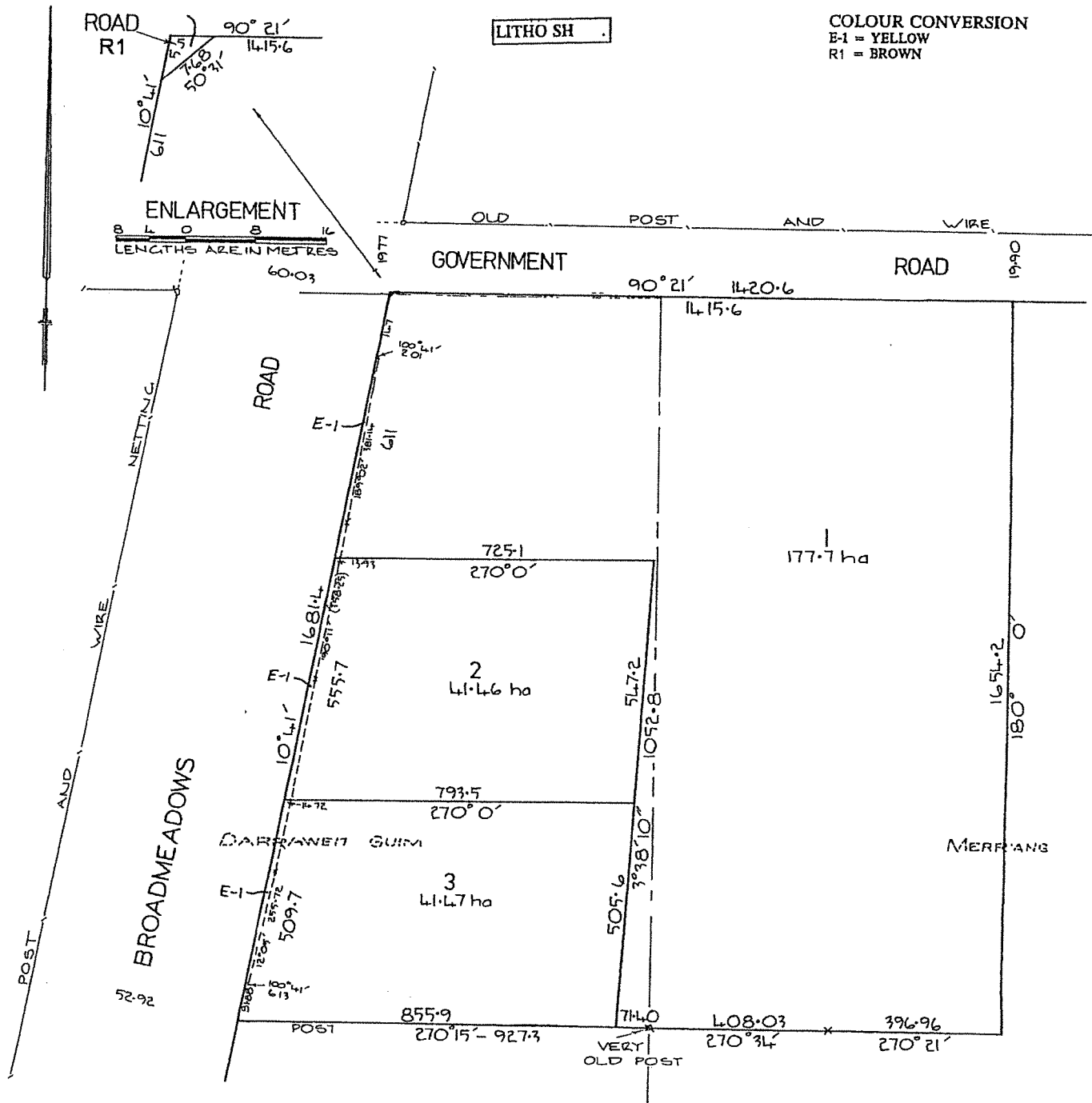
LP137153

EDITION 1

APPROVED 29/8/85

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 25 PARISH OF MERRIANG AND CROWN ALLOTMENTS 18 & 19 PARISH: DARRAWEIT GUIM COUNTY: BOURKE	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
 <p>LENGTHS ARE IN METRES</p>	<p>BROWN - WAY YELLOW - ELECTRICITY SUPPLY PURPOSES</p>	<p>NOT: ROAD WIDTHS ARE NOT TO SCALE</p>

Vol 8601 Fol 999



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Produced 15/10/2013 12:42 PM

Volume 09634 Folio 399

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08601 Folio 999

RECORD OF ALTS DEALINGS

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

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

25/05/2005	25/05/2005	AD639411S	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

ELSBERRY PTY LTD

TO:

YARRA VALLEY WATER LIMITED

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LIMITED of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

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HISTORICAL SEARCH STATEMENT

STATEMENT END

VOTS Snapshot

Volume 09634 Folio 399

124014227981G

Produced 25/05/2005 11:21 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 137153.

PARENT TITLE Volume 08601 Folio 999

Created by instrument LP137153 29/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ELSBERRY PTY LTD of OFFICE AT ERNST & YOUNG 34TH FLOOR CENTRAL PARK 152-158
ST GEORGES TC PERTH WESTERN AUSTRALIA 6000
U258029X 11/06/1996

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP137153 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9634/399 - Version 0, Date 22/03/1999

ORIGINAL

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OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9634 FOL. 399

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FULLY CONVERTED TITLE

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

D. L. STARBUCK PROPERTIES PROPRIETARY LIMITED of 824 Sydney Road - - - - -
North Coburg is the proprietor of an estate in fee simple subject to the - - - - -
encumbrances notified hereunder in all that land in the Parishes of Darraweit - -
Guim and Merriang County of Bourke being Lot 2 on Plan of Subdivision - - -
No. 137153 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. 8601 Fol. 999

29/8/'85

P. J. Sullivan



Assistant Registrar of Titles

ENCUMBRANCES

MORTGAGE C547516 Commonwealth Trading Bank of Australia
Registered 25/7/'66 -

MORTGAGE J393192 Australian European Finance Corporation Limited
Registered 24/3/'81 -

As to any part of the land marked E-1 on the map that lies within
the above-mentioned Lot -

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

J 393192
THE ABOVE MORTGAGE IS
DISCHARGED
18 OCT 1991



THE ABOVE MORTGAGE IS
DISCHARGED
42580263

11 JUN 1996



THE MAP ABOVE REFERRED TO
IS ON THE SHEET ANNEXED TO
THIS CERTIFICATE OF TITLE



T09634-399-1-0

VOL 9634 FOL 399

FULLY CONVERTED TITLE

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

PROPRIETOR

ELSBERRY PTY LTD

OFFICE AT ERNST & YOUNG, 34th FLOOR

CENTRAL PARK 152~~6~~158 ST. GEORGES TC.

PERTH WESTERN AUSTRALIA 6000

U258029X 11/6/96



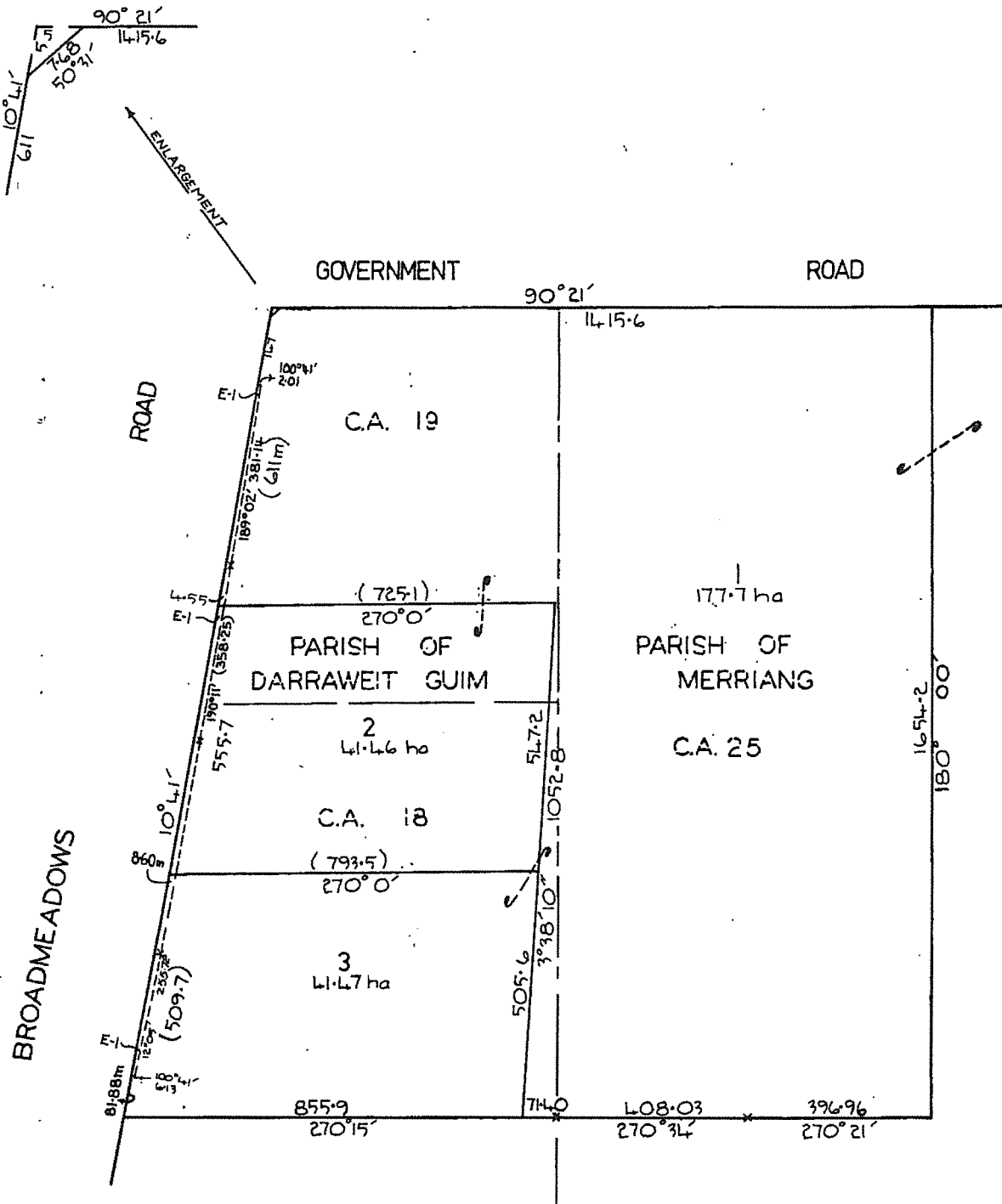
ANNEXED SHEET REFERRED TO IN

CERTIFICATE OF TITLE VOL. 9634 FOL. 399

P. J. S. M.
ASSISTANT REGISTRAR OF TITLES

FULLY CONVERTED TITLE

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



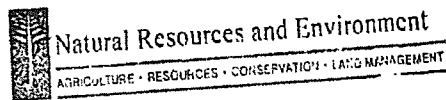
MEASUREMENTS ARE IN METRES



T09634-399-2-8

FULLY CONVERTED TITLE

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 08601 Folio 999

Folio Creation: Details Unknown

Parent title Volume 04837 Folio 272

STATEMENT END

Paper Title Images

8601/999 - Version 0, Date 13/01/2000

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NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



CANCELLED
REGISTER BOOK
VOL. 8601 FOL. 999

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8601 FOL. 999

D.L. STARBUCK PROPERTIES PROPRIETARY LIMITED of 824 Sydney Road North Coburg is now the proprietor of an estate in fee simple subject to the encumbrances -- notified hereunder in ALL THAT piece of land delineated and coloured red on -- the map in the margin containing Six hundred and Forty four acres One rood and Thirty three perches or thereabouts being Lots 10 and Eleven on Plan of -- Subdivision No.6746 Parishes of Darraweit Guim and Merriang County of Bourke-

DATED the 19th day of November 1965.

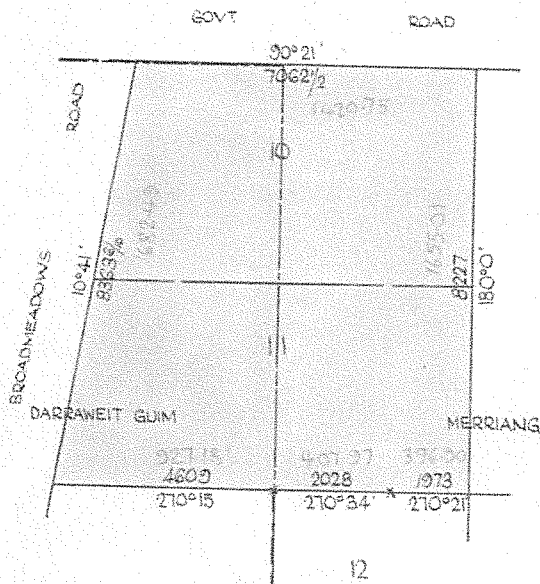
R. G. Mac Intosh

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

PLAN 137153
AFFECTS LAND HEREIN



MEASUREMENTS ARE IN LINKS

Derived from Vol.4837 Fol.272
C363205

MORTGAGE

to COMMONWEALTH TRADING

BANK OF AUSTRALIA

Registered 25th July 1966

No.C547516



MORTGAGE

to AUSTRALIAN EUROPEAN

FINANCE CORPORATION LIMITED

Registered 24th March 1981

No.J393192



CANCELLED

The following Titles have been issued
Pursuant to Regulation 12 of the
Transfer of Land Act

29-8-1985
Lots ONE to 3 in Vol. 9634 Fol. 398
to Vol. 9634 Fol. 400

Pursuant to Section 32 of the
Transfer of Land Act BEING

LAND APPROP. FOR EASEMENTS OF WAY

IN Vol. 9634 Fol. 401

DU LP137153



CANCELLED



T08601-999-1-5

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

VOLUME 09634 FOLIO 400

Security no : 124047766090Q

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 137153.

PARENT TITLE Volume 08601 Folio 999

Created by instrument LP137153 29/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP137153 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 180 CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(DX 301)
Ph. 3629 3011

LP137153

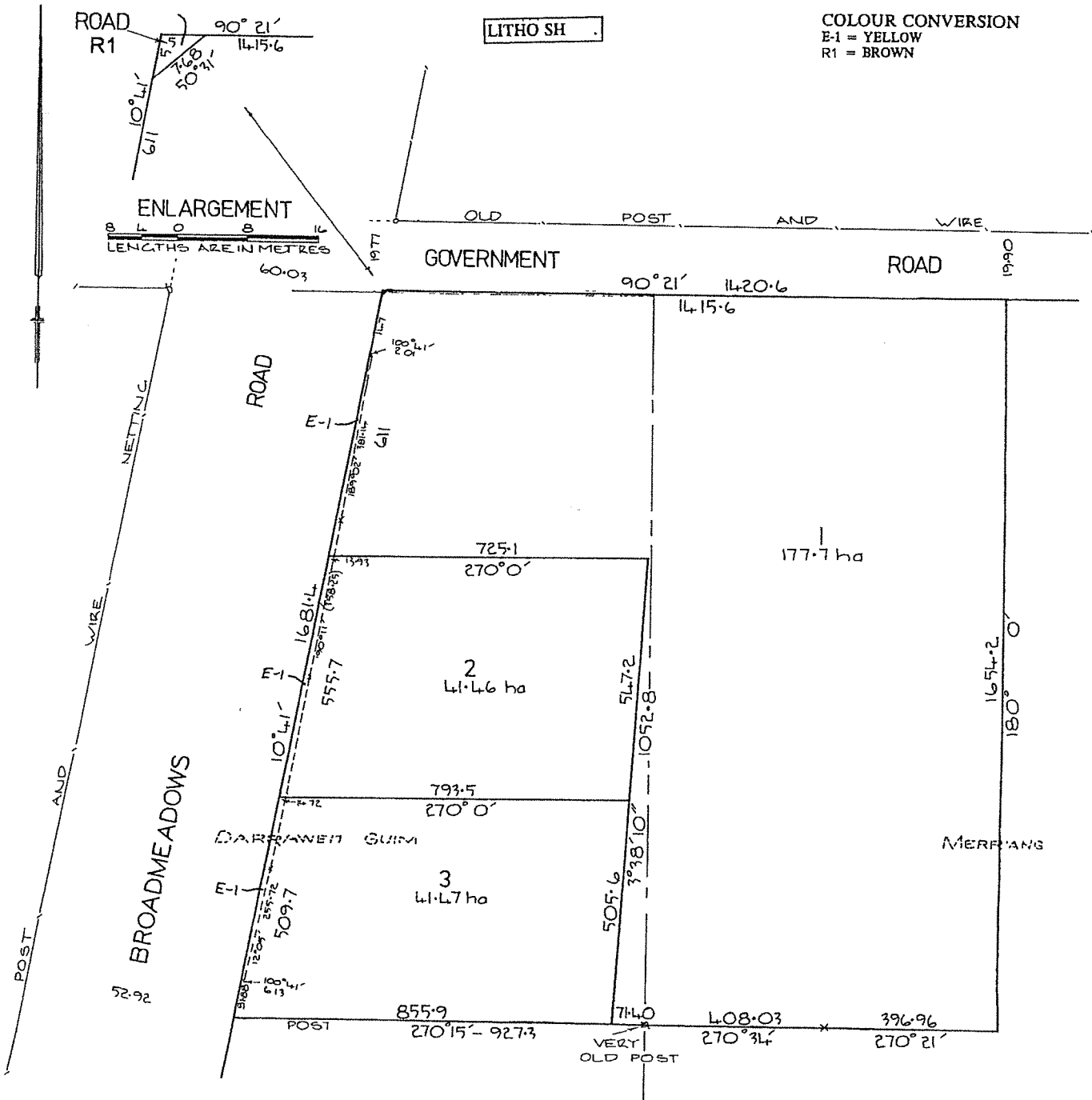
EDITION 1

APPROVED 29/8/85

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 25 PARISH OF MERRIANG AND CROWN ALLOTMENTS 18 & 19 PARISH: DARRAWEIT GUIM COUNTY: BOURKE	APPROPRIATIONS BROWN - WAY YELLOW - ELECTRICITY SUPPLY PURPOSES	ENCUMBRANCES & OTHER NOTATIONS NOTE: ROAD WIDTHS ARE NOT TO SCALE
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160 80 0 160 320
LENGTHS ARE IN METRES

Vol 8601 Fol 999



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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:42 PM

Volume 09634 Folio 400

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08601 Folio 999

RECORD OF ALTS DEALINGS

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

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

25/05/2005	25/05/2005	AD639411S	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

ELSBERRY PTY LTD

TO:

YARRA VALLEY WATER LIMITED

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LIMITED of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

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HISTORICAL SEARCH STATEMENT

STATEMENT END

VOTS Snapshot

Volume 09634 Folio 400

124014227982F

Produced 25/05/2005 11:21 am

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 137153.

PARENT TITLE Volume 08601 Folio 999

Created by instrument LP137153 29/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ELSBERRY PTY LTD of OFFICE AT ERNST & YOUNG 34TH FLOOR CENTRAL PARK 152-158
ST GEORGES TC PERTH WESTERN AUSTRALIA 6000
U258033N 11/06/1996

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP137153 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9634/400 - Version 0, Date 22/03/1999

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 9634 FOL. 400

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

D. L. STARBUCK PROPERTIES PROPRIETARY LIMITED of 824 Sydney Road - - - - -
North Coburg is the proprietor of an estate in fee simple subject to the - - - - -
encumbrances notified hereunder in all that land in the Parishes of Darraweit - -
Guim and Merriang County of Bourke being Lot 3 on Plan of Subdivision - - -
No. 137153 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. 8601 Fol. 999

29/8/'85

P. J. G. Sullivan

Assistant Registrar of Titles



ENCUMBRANCES

MORTGAGE C547516 Commonwealth Trading Bank of Australia
Registered 25/7/'66 -

MORTGAGE J393192 Australian European Finance Corporation Limited
Registered 24/3/'81 -

As to any part of the land marked E-1 on the map that lies within
the above-mentioned Lot -

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

J 393192
THE ABOVE MORTGAGE IS
DISCHARGED
18 OCT 1991



THE ABOVE MORTGAGE IS
DISCHARGED

U2580283

11 JUN 1996



T09634-400-1-8

THE MAP ABOVE REFERRED TO
IS ON THE SHEET ANNEXED TO
THIS CERTIFICATE OF TITLE

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

VOL. 9634 FOL. 400

FULLY CONVERTED TITLE

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

PROPRIETOR

ELSBERRY PTY. LTD

OFFICE AT ERNST & YOUNG, 34TH FLOOR

CENTRAL PARK 152-158 ST. GEORGES TC.

PERTH WESTERN AUSTRALIA 6000

U258033N 11/6/96



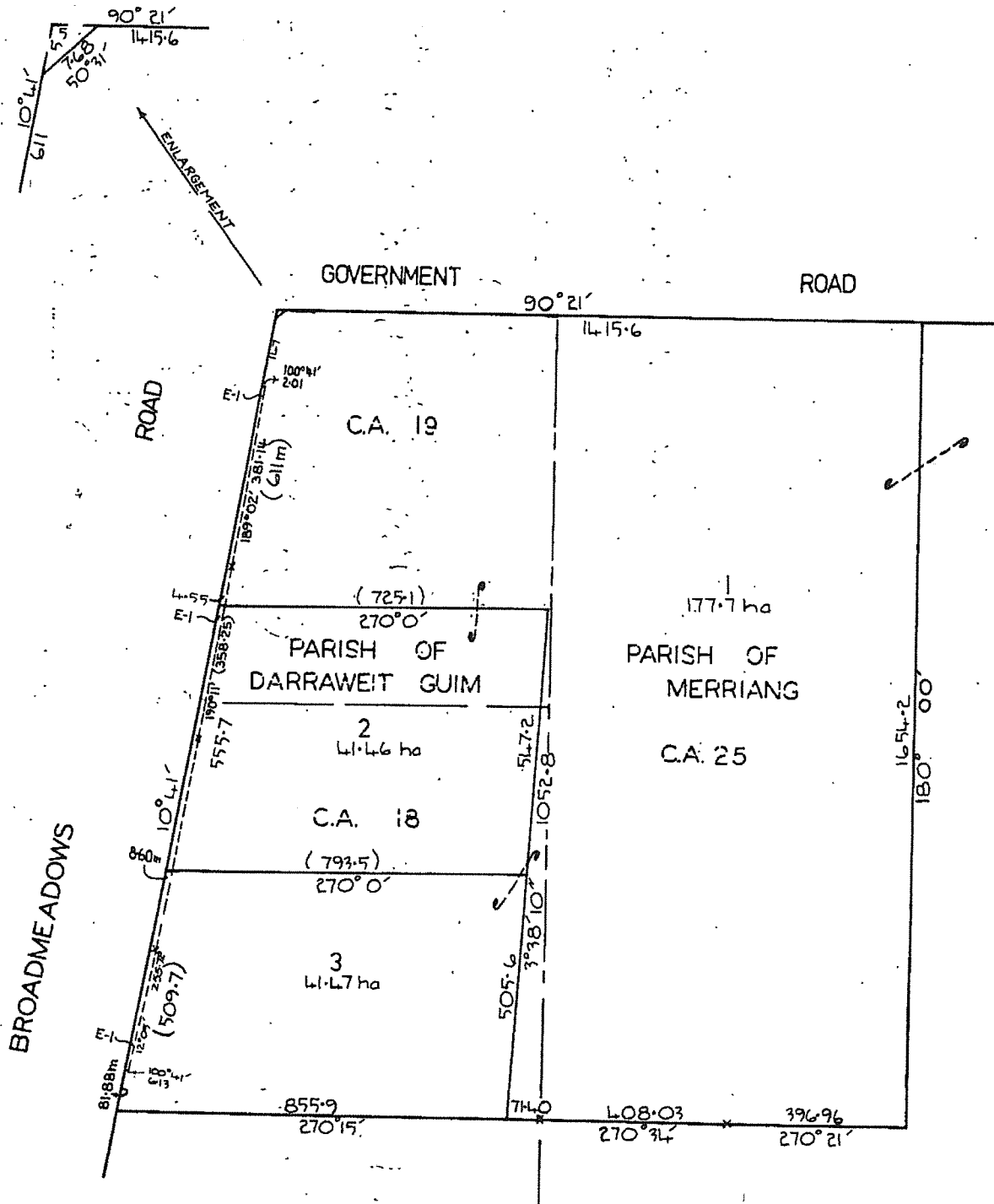
ANNEXED SHEET REFERRED TO IN

CERTIFICATE OF TITLE VOL. 9634 FOL. 400

P. J. Sullivan
ASSISTANT REGISTRAR OF TITLES

FULLY CONVERTED TITLE

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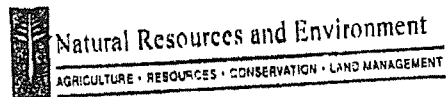


MEASUREMENTS ARE IN METRES



T09634-400-2-6

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INTENTIONALLY

BLANK

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 08601 Folio 999

Folio Creation: Details Unknown

Parent title Volume 04837 Folio 272

STATEMENT END

Paper Title Images

8601/999 - Version 0, Date 13/01/2000

ORIGINAL
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OF TITLES



VICTORIA

CANCELLED

REGISTER BOOK
VOL. 8601 FOL. 999

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8601 FOL. 999

D.L. STARBUCK PROPERTIES PROPRIETARY LIMITED of 824 Sydney Road North Coburg is now the proprietor of an estate in fee simple subject to the encumbrances -- notified hereunder in ALL THAT piece of land delineated and coloured red on -- the map in the margin containing Six hundred and Forty four acres One rood and Thirty three perches or thereabouts being Lots 10 and Eleven on Plan of -- Subdivision No.6746 Parishes of Darraweit Guim and Merriang County of Bourke-

DATED the 19th day of November 1965.

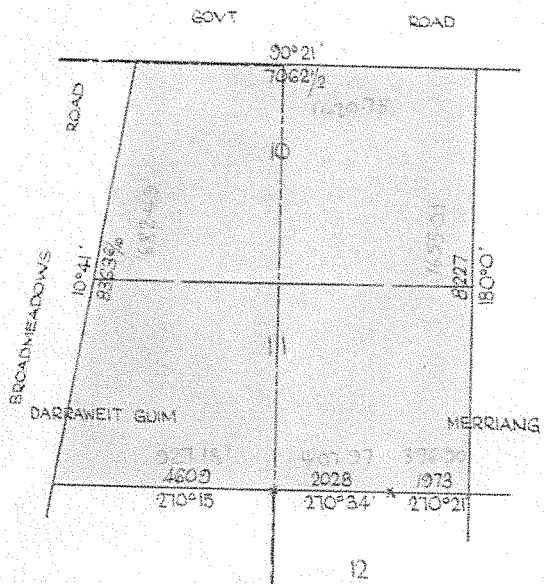
R. G. Mac Intosh

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

PLAN 137153
AFFECTS LAND HEREIN



MEASUREMENTS ARE IN LINKS

Derived from Vol.4837 (Vol.272)
C363205

MORTGAGE

to COMMONWEALTH TRADING

BANK OF AUSTRALIA

Registered 25th July 1966

No.C547516



MORTGAGE

to AUSTRALIAN EUROPEAN

FINANCE CORPORATION LIMITED

Registered 24th March 1981

No.J393192



CANCELLED

The following Titles have been issued
Pursuant to Regulation 12 of the
Transfer of Land Act

29-8-1985
Lots ONE to 3 in Vol. 9634 Fol. 398
to Vol. 9634 Fol. 400

Pursuant to Section 32 of the
Transfer of Land Act BEING

LAND APPROP. FOR EASEMENTS OF WAY

IN Vol. 9634 Fol. 401

DU LP137153



CANCELLED



T08601-999-1-5

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

VOLUME 09488 FOLIO 220A

Security no : 124047766096J

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 130356.

PARENT TITLE Volume 04638 Folio 418

Created by instrument K046967 13/08/1982

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

WHISKY HILL PTY LTD of 13TH FLOOR 257 COLLINS STREET MELBOURNE

K194461 13/12/1982

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP130356 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 1010 OLD SYDNEY ROAD BEVERIDGE VIC 3753

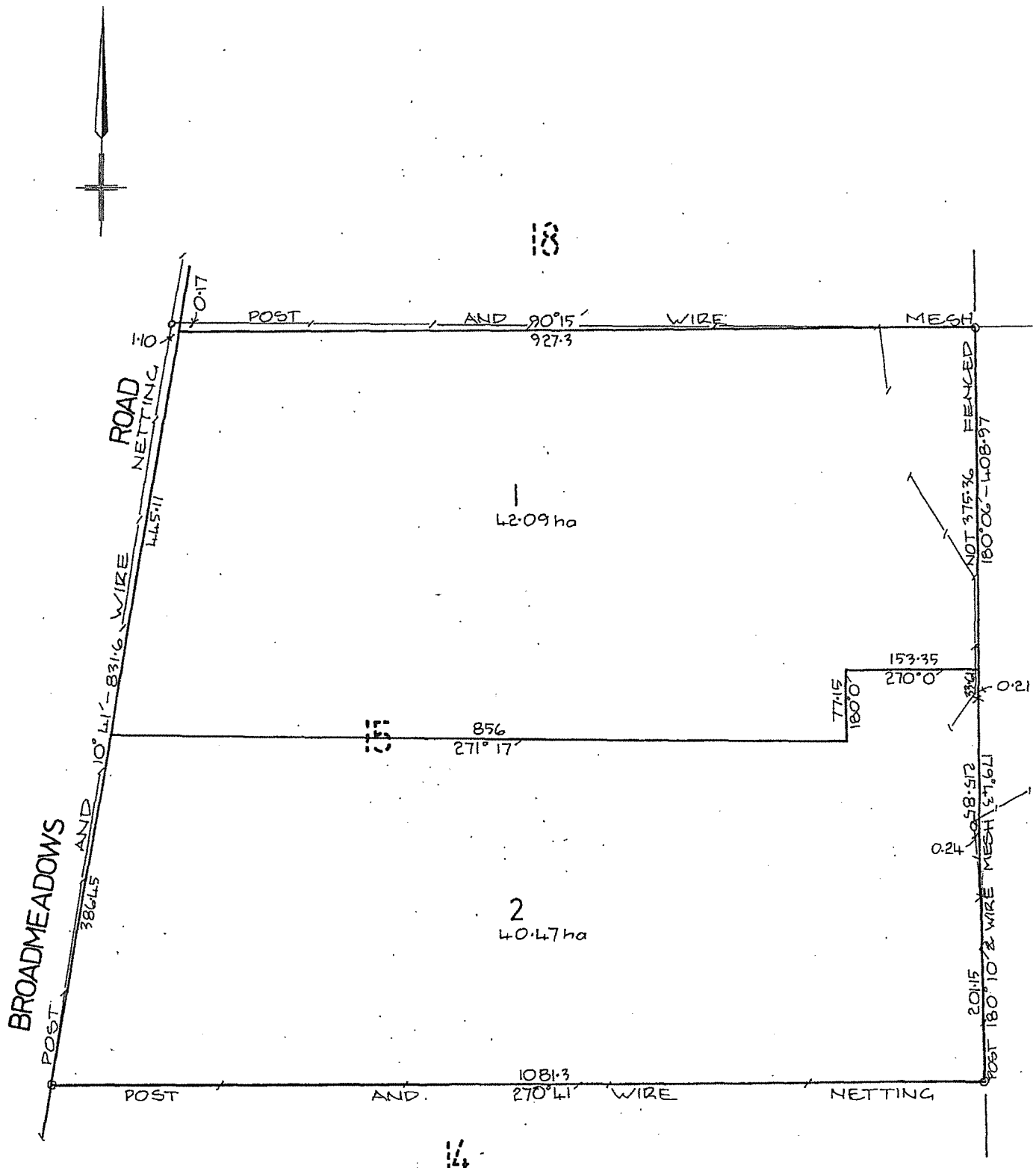
DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2243
Melb 3001
(DX 301)
Ph. 0629 5011

PLAN OF SUBDIVISION OF: CROWN PORTION J5 PARISH: DARRAWET GUIM COUNTY: BOURKE VOL 4638 FOL 418 MEASUREMENTS ARE IN METRES	ENCUMBRANCES & OTHER NOTATIONS NOTE: ROAD WIDTHS ARE NOT TO SCALE
---	--

LP 130356

EDITION 1
APPROVED 11/5/79



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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:42 PM

Volume 09488 Folio 220A

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04638 Folio 418

RECORD OF ALTS DEALINGS

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

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

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

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 09488 FOLIO 220A
124035015714U
Produced 31/08/2010 01:58 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 130356.

PARENT TITLE Volume 04638 Folio 418

Created by instrument K046967 13/08/1982

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HISTORICAL SEARCH STATEMENT

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

WHISKY HILL PTY LTD of 13TH FLOOR 257 COLLINS STREET MELBOURNE

K194461 13/12/1982

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 LP130356 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9488/220A - Version 0, Date 03/05/1999

K46967

DUPLICATED Vol Fol

ORIGINAL

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OF TITLES



VICTORIA

REGISTER BOOK

VOL 9488

FOL 220A

EXTENDED (Number)
N315991e

10 OCT 1988



Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

RONALD SAMUEL ANGEL Farmer and CATHERINE MARY ANGEL Married Woman and
CHRISTINE MARY ANGEL Student all of 1048 Mount Alexander Road North Essendon
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 Darraweit Guim
County of Bourke being Lot One on Plan of Subdivision No.130356 and being
part of Crown Portion 15 which land is shown enclosed by continuous lines
on the map hereon

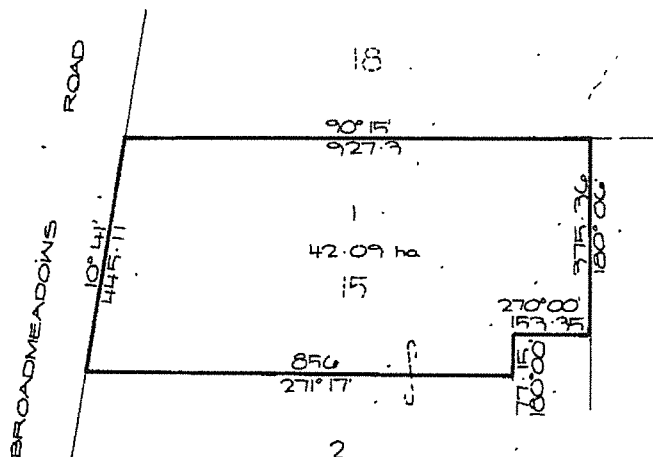
DATED the 13th day of August 1982

Just

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



T09488-220-00A-1-7

Derived from Vol.4638 Fol.418
K46967

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

WHISKY HILL PTY. LTD. of 13th Floor No.257
Collins Street Melbourne is now the
proprietor
Registered 13th December 1982
No.K194461



MORTGAGE to RONALD SAMUEL
ANGEL CATHERINE MARY ANGEL and CHRISTINE
MARY ANGEL
Registered 13th December 1982
No.K194462

DISCHARGED
23 NOV 1983
12223000



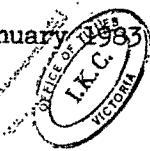
MORTGAGE to WESTPAC BANKING
CORPORATION
Registered 30th December 1982
No.K215964

20 SEP 1989



MORTGAGE to WESTPAC BANKING
CORPORATION
Registered 13th January 1983
No.K228017

20 SEP 1989



FULLY CONVERTED TITLE
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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 04638 Folio 418

Folio Creation: Details Unknown

STATEMENT END

Paper Title Images

4638/418 - Version 0, Date 14/12/1999



VICTORIA.

CANCELLED

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

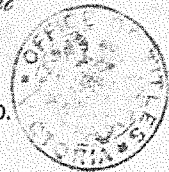
Wm
 William Bonfield of Beveridge in the County of Bourke Farmer is -----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All that piece of Land, delineated and coloured
 red on the map in the margin containing Two hundred and four acres and Ten perches -
 or thereabouts being Crown Portion Fifteen Parish of Darraweit Guim County of ----
 Bourke -----

ORIGINAL CERTIFICATE.

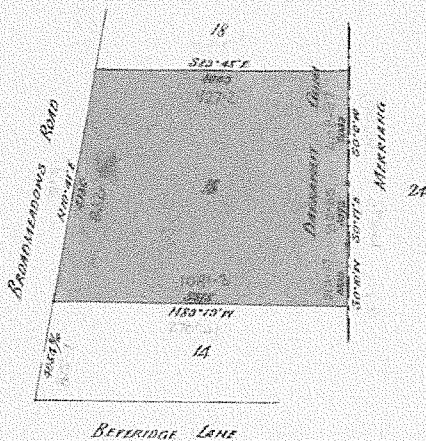
Not to be dealt with outside the Titles Office.

Dated the Thirteenth day of January One
 thousand nine hundred and twenty-three.

Wm. Comport
 Assistant Registrar of Titles.
 ENCUMBRANCES REFERRED TO.



PLAN 130356
 AFFECTS LAND HEREIN



T04638-418-1-0

FEE OF LOT TWO ON
 PLAN OF SUBDIVISION No. 130356
 REMAINS IN THIS CERTIFICATE OF
 TITLE DATE 11-10-27

The Measurements are in L.L.
Wm

Vol.

Fol.

Transfer.

Application. 4/15/35

Red Ink No. 10047562

William Bonfield

died

on 2nd March 1972. Probate of his Will

has been granted to Messrs Anthony Kearney & Johnmore
High Exchange and Reginald Gerard Holt & Johnmore

Dated 23rd September

1972

Assistant Registrar of Titles

V. 1972 - 714

Mr. London of 258 North Road Brighton
Builder is

now the proprietor of the within described estate by

transfer registered on 23rd September 1972

and numbered 1867971

Assistant Registrar of Titles

CAVEAT No. D604753 LODGED 13 JAN 1970

CAVEAT LAPSED 11 SEP 1972

JOHN WILLIAM CONDON died on 25th May 1971. Probate of
his Will has been granted to JESSIE CONDON of 41
Glencairn Avenue Brighton Widow
Registered 18th May 1972
No. E392843

JESSIE CONDON of 41 Glencairn Avenue Brighton Widow
is now the proprietor
Registered 18th May 1972
No. E392844

Endorsement Made in Error

Assistant Registrar of Titles

17.7.72

JOHN GRAEME MILBURN PARTRIDGE of 10 Wilks Avenue
Malvern Manager is now the proprietor
Registered 22nd August 1972
No. E503284

MORTGAGE to THE EQUITY TRUSTEES
EXECUTORS AND AGENCY COMPANY LIMITED
Registered 22nd August 1972
No. E503285

CAVEAT No. J929194 LODGED 14 MAY 1982

CAVEAT WILL LAPSE ON

REGISTRATION OF K46967

TRANSFER AS TO PART No. K46967

registered 13th AUGUST 1982

CANCELLED AS TO PART

See Vol. 9488 Fol. 220A

AREA 42.09 Ha

LOT ONE

TRANSFER AS TO BALANCE No. K046968

registered 13 AUGUST 1982

CANCELLED See Vol. 9503

461A

CANCELLED

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

VOLUME 10374 FOLIO 688

Security no : 124047766098G

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 130356.

PARENT TITLE Volume 09503 Folio 461A

Created by instrument V274935J 20/02/1998

REGISTERED PROPRIETOR

Estate Fee Simple

As to 9 of a total of 10 equal undivided shares

Sole Proprietor

FABIO AND CHRISTIAN PARTNERS PTY LTD of 30 AMAROO ROAD CRAIGIEBURN VIC 3064

AC088112F 26/05/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC088113D 26/05/2003

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section

24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP130356 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OTHER TITLES WITH INTERESTS AFFECTING THE FEE SIMPLE IN THIS LAND
10374/689

Street Address: 1000 OLD SYDNEY ROAD BEVERIDGE VIC 3753

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(03 9001)
Ph. 0629 3011

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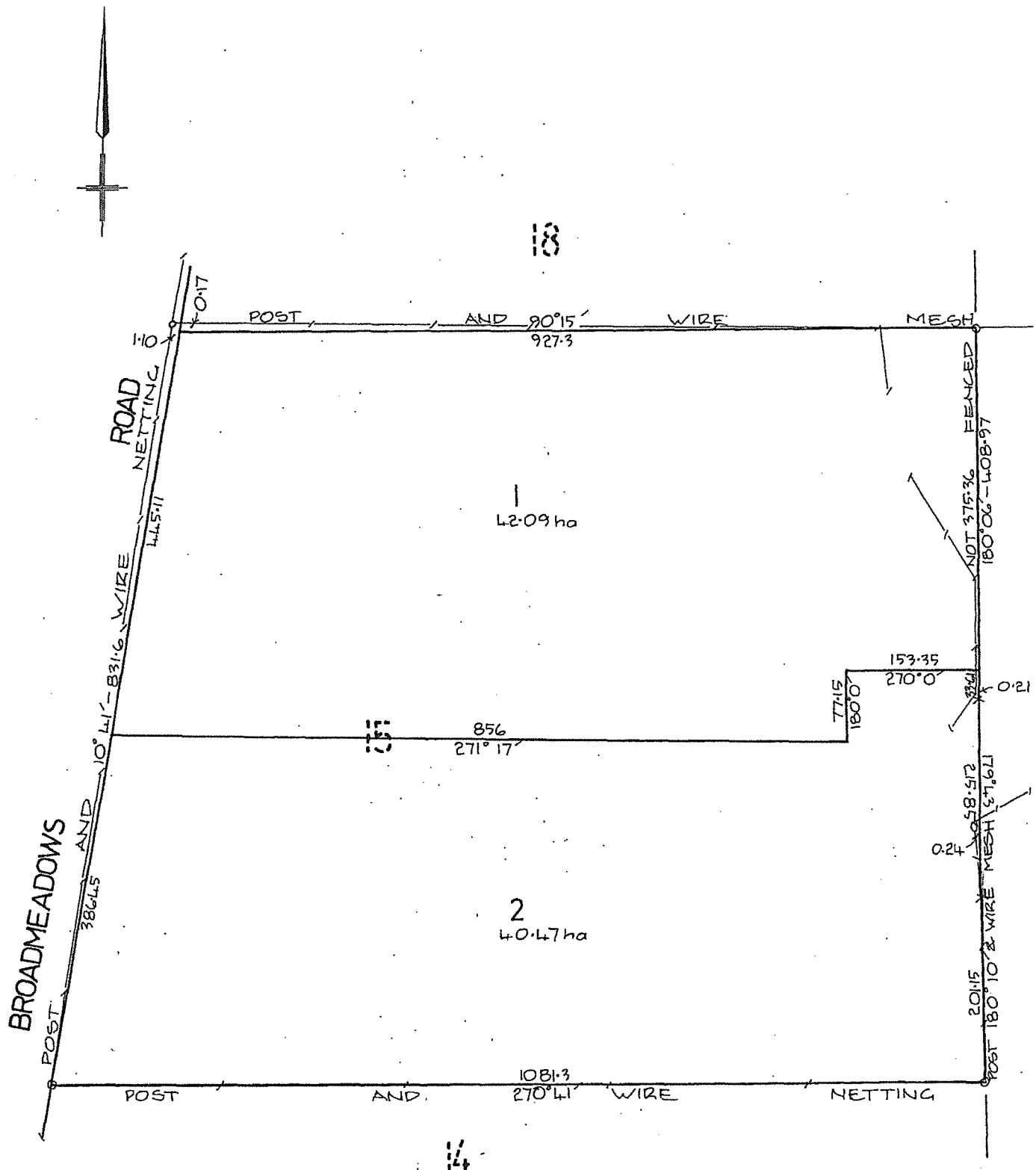
REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

DOCUMENT END

PLAN OF SUBDIVISION OF: CROWN PORTION J5 PARISH: DARRAWET GUIM COUNTY: BOURKE VOL 4638 FOL 418 MEASUREMENTS ARE IN METRES	ENCUMBRANCES & OTHER NOTATIONS NOTE: ROAD WIDTHS ARE NOT TO SCALE
--	---

LP 130356

EDITION 1
APPROVED 11/5/79



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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:42 PM

Volume 10374 Folio 688

Folio Creation: Created as a computer folio

Parent title Volume 09503 Folio 461A

RECORD OF ALTS DEALINGS

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

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

26/05/2003	28/05/2003	AC088112F	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

EMANUELLE DI PARSIA

PINA DI PARSIA

ROSALBA DI PARSIA

TO:

FABIO AND CHRISTIAN PARTNERS PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

As to 9 of a total of 10 equal undivided shares

Sole Proprietor

FABIO AND CHRISTIAN PARTNERS PTY LTD of 30 AMAROO ROAD CRAIGIEBURN

VIC 3064

AC088112F 26/05/2003

26/05/2003	28/05/2003	AC088113D	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AC088113D 26/05/2003

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HISTORICAL SEARCH STATEMENT

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

18/12/2006 18/12/2006 AE794766Y Y

CAVEAT

CAVEAT AE794766Y 18/12/2006

Caveator

PATRICIA MARGARET COMAN

Capacity SEE CAVEAT

Lodged by

GRICE & GRICE

Notices to

GRICE & GRICE of 1/283 WHITEHORSE ROAD BALWYN VIC 3103

18/12/2006 18/12/2006 AE794809H Y

RECTIFICATION MODIFY CAVEAT

CAVEAT AE794766Y 18/12/2006

Caveator

PATRICIA MARGARET ANN COMAN

Capacity SEE CAVEAT

Lodged by

GRICE & GRICE

Notices to

GRICE & GRICE of 1/283 WHITEHORSE ROAD BALWYN VIC 3103

02/08/2010 14/09/2010 AH400708R Y

APPLICATION TO REMOVE CAVEAT

CAVEAT AE794766Y REMOVED

STATEMENT END

VOTS Snapshot

Volume 10374 Folio 688

124006020944Y

Produced 28/05/2003 11:28 am

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HISTORICAL SEARCH STATEMENT

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 130356.

PARENT TITLE Volume 09503 Folio 461A

Created by instrument V274935J 20/02/1998

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 3 of a total of 10 equal undivided shares

Sole Proprietor

EMANUELLE DI PARSIA of 7 BERRINGA COURT BUNDOORA

As to 3 of a total of 10 equal undivided shares

Sole Proprietor

PINA DI PARSIA of 7 BERRINGA COURT BUNDOORA

As to 3 of a total of 10 equal undivided shares

Sole Proprietor

ROSALBA DI PARSIA of 7 BERRINGA COURT BUNDOORA

V274935J 20/02/1998

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 LP130356 FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 09503 Folio 461A

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04638 Folio 418

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
20/02/1998	26/03/1998	V274935J	Y	Cancelled as to the remaining 1 equal undivided 10 parts or shares. See C/T 10374/689

RECORD OF VOTS DEALINGS

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

STATEMENT END

Paper Title Images

9503/461A - Version 0, Date 09/03/1999

K 026 767

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NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

CANCELLED

REGISTER BOOK

VOL. 9503 FOL. 461A

AMENDED (Number)
N 315992 B

10 OCT 1982



Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

RONALD SAMUEL ANGEL Farmer CATHERINE MARY ANGEL Married Woman and CHRISTINE -
MARY ANGEL Student all of 1048 Mount Alexander Road North Essendon 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 Darraweit Guim- - - - -
County of Bourke being Lot 2 on Plan of Subdivision No.130356 and being part-
of Crown Portion 15 which land is shown enclosed by continuous lines on the -
map hereon- - - - -

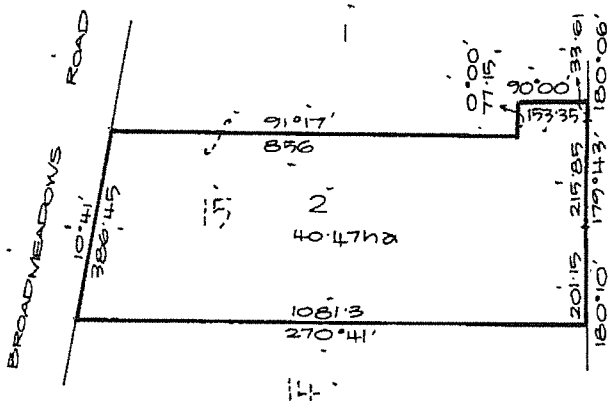
DATED the 13th day of August 1982

G. J. Gough

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



109503-461-00A-1-1

AREA IS IN HECTARES (ha)
MEASUREMENTS ARE IN METRES

Derived from Vol.4638 Fol.418

K46968

VOL. 9503 FOL. 461

INSTRUMENT

APPLICATION

55771/82-1646(F)

ANTONIO DI PARSIA Butcher and ROSA
DI PARSIA Married Woman both of 7
Berringa Court Bundoora are now
JOINT PROPRIETORS
Registered 13th August 1982
No. K46969



TRANSFER No. ^J274935 registered 20/02/98
CANCELLED See Vol. 10374 Fol. 689
10374 688



CANCELLED

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

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 04638 Folio 418

Folio Creation: Details Unknown

STATEMENT END

Paper Title Images

4638/418 - Version 0, Date 14/12/1999



VICTORIA.

CANCELLED

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

RFN

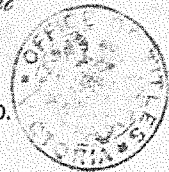
William Bonfield of Beveridge in the County of Bourke Farmer is -----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All that piece of Land, delineated and coloured
 red on the map in the margin containing Two hundred and four acres and Ten perches -
 or thereabouts being Crown Portion Fifteen Parish of Darraweit Guim County of ----
 Bourke -----

ORIGINAL CERTIFICATE.

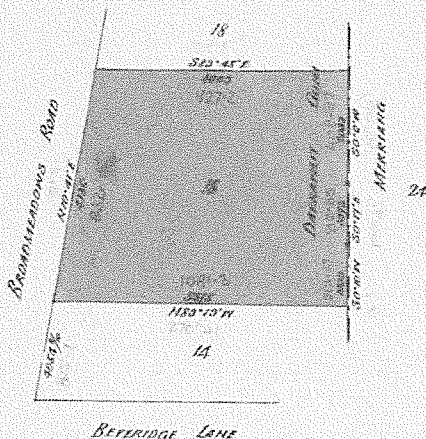
Not to be dealt with outside the Titles Office.

Dated the Thirteenth day of January One
 thousand nine hundred and twenty-three.

Wm. Comport
 Assistant Registrar of Titles.
 ENCUMBRANCES REFERRED TO.



PLAN 130356
 AFFECTS LAND HEREIN



T04638-418-1-0

FEE OF LOT TWO ON
 PLAN OF SUBDIVISION No. 130356
 REMAINS IN THIS CERTIFICATE OF
 TITLE DATE 11-10-27

The Measurements are in L.L.
W.A.

Vol.

Fol.

Transfer.

Application. 4/15/35

Red Ink No. 10047562

William Bonfield

died

on 2nd March 1972 Probate of his Will

has been granted to Messrs Anthony Kearney & Johnmore
High Exchange and Reginald Gerard Holt & Johnmore

Dated 23rd September

1972

Assistant Registrar of Titles

V. 1972 - 714

Mr. London of 258 North Road Brighton
Builder is

now the proprietor of the within described estate by

transfer registered on 23rd September 1972

and numbered 1867971

Assistant Registrar of Titles

CAVEAT No. D604753 LODGED 13 JAN 1970

CAVEAT LAPSED 11 SEP 1972

JOHN WILLIAM CONDON died on 25th May 1971 Probate of
his Will has been granted to JESSIE CONDON of 41
Glencairn Avenue Brighton Widow
Registered 18th May 1972
No. E392843

JESSIE CONDON of 41 Glencairn Avenue Brighton Widow
is now the proprietor
Registered 18th May 1972
No. E392844

Endorsement Made in Error

Assistant Registrar of Titles

17.7.72

JOHN GRAEME MILBURN PARTRIDGE of 10 Wilks Avenue
Malvern Manager is now the proprietor
Registered 22nd August 1972
No. E503284

MORTGAGE to THE EQUITY TRUSTEES
EXECUTORS AND AGENCY COMPANY LIMITED
Registered 22nd August 1972
No. E503285

CAVEAT No. J929194 LODGED 14 MAY 1982

CAVEAT WILL LAPSE ON

REGISTRATION OF K46967

TRANSFER AS TO PART No. K46967

registered 13th AUGUST 1982

CANCELLED AS TO PART

See Vol. 9488 Fol. 220A

AREA 42.09 Ha

LOT ONE

TRANSFER AS TO BALANCE No. K046968

registered 13 AUGUST 1982

CANCELLED See Vol. 9503

461A

CANCELLED

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

VOLUME 09997 FOLIO 135

Security no : 124047766106X

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 214034F.

PARENT TITLE Volume 04712 Folio 309

Created by instrument LP214034F 07/01/1991

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP214034F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 180 CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(03 9001)
Ph. 9328 5011

Omni

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:42 PM

Volume 09997 Folio 135

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04712 Folio 309

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
11/06/1996	23/07/1996	U258031U	N	TRANSFER ELSBERRY PTY LTD
11/06/1996	23/07/1996	U258028B	N	DISCHARGE OF MORTGAGE C547516

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
25/05/2005	25/05/2005	AD639411S	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

ELSBERRY PTY LTD

TO:

YARRA VALLEY WATER LIMITED

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LIMITED of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

30/08/2010	31/08/2010	AH462111E	Y
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HISTORICAL SEARCH STATEMENT

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 09997 Folio 135

124014227983E

Produced 25/05/2005 11:21 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 214034F.

PARENT TITLE Volume 04712 Folio 309

Created by instrument LP214034F 07/01/1991

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ELSBERRY PTY LTD of AT THE OFFICE OF ERNTS & YOUNG, 34TH FLOOR CENTRAL PARK,

152-158 ST GEORGES TC. PERTH WA 6000

U258031U 11/06/1996

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP214034F FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9997/135 - Version 0, Date 13/04/1999

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

CONTINUED AS A
COMPUTER FOLIO

REGISTER BOOK

VOL. 9997 FOL. 135

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

P-S
D.L. STARBUCK PROPERTIES PTY. LTD. of Camerons Lane Beveridge is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Barraweit Guim being Lot 2 on Plan of Subdivision No. 214034F 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. 4712 Fol. 309

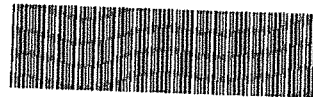
7/1/91



P L Matthews
Assistant Registrar of Titles

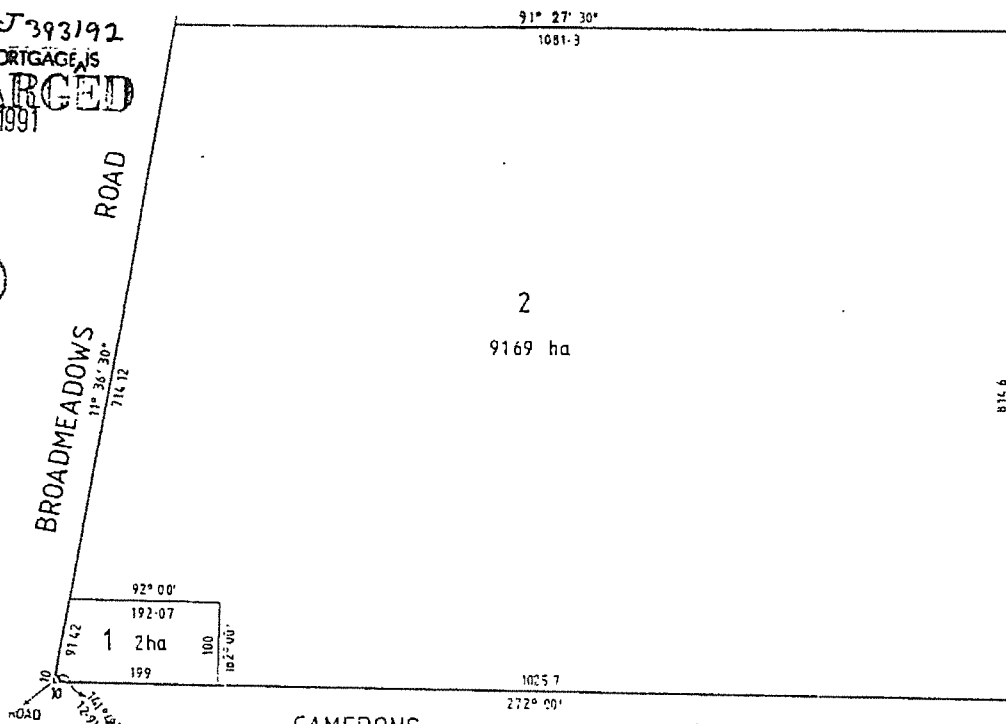
ENCUMBRANCES

M
MORTGAGE C547516 -
Commonwealth Trading Bank
of Australia -
Registered 25/7/66 -
MORTGAGE J393192 -
Australian European
Finance Corporation
Limited -
Registered 24/3/81 -



T09997-135-1-0

J393192
THE ABOVE MORTGAGE IS
DISCHARGED
18 OCT 1991



MEASUREMENTS ARE IN METRES

VOL.9997 FOL135

CONTINUED AS A
COMPUTER FOLIO

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

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 04712 Folio 309

Folio Creation: Details Unknown

Parent title Volume 03887 Folio 352

STATEMENT END

Paper Title Images

4712/309 - Version 0, Date 17/12/1999

Entered in the Register Book
CANCELLED

Vol. 4712 Fol. 912309



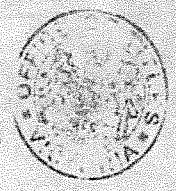
VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

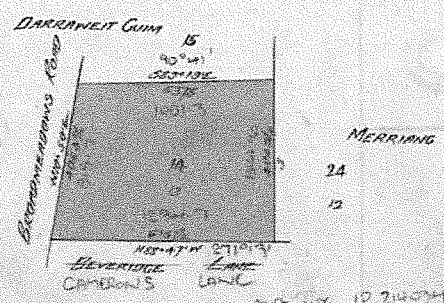
Alasdair Cameron of Beveridge Farmer is-----
now the proprietor of an Estate in Fee simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and coloured
red on the map in the margin containing Two hundred and thirty-one acres Two roods-
and Three perches or thereabouts being Lot 13 on Plan of Subdivision No. 6746 -----
lodged in the Office of Titles and being Crown Portion Fourteen Parish -
of Darraweit Guim County of Bourke -----

Dated the Third day of January One
thousand nine hundred and twenty-three. *Alfred Thompson*
Assistant Registrar of Titles.
ENCUMBRANCES REFERRED TO.



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

PLAN LP 214054 F
AFFECTS LAND HEREIN



T04712-309-1-9

JP
The Measurements are in feet

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 03887 Folio 352

Folio Creation: Details Unknown

STATEMENT END

Paper Title Images

3887/352 - Version 0, Date 16/02/2000



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Philip William Must of Lydiard Street Ballarat in the County of Grenville Solicitor
and The Trustees Executors and Agency Company Limited of 412 Collins Street Melbourne
in the County of Bourke are now joint proprietors - - - - -
~~from the proprietor~~ of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All those pieces of Land, delineated and coloured
red on the map in the margin containing Four thousand one hundred and thirtyone acres
and Eighteen perches or thereabouts being Crown Portion Twentyfive and parts of Crown
Portions Twentythree Twentyfour and Twentysix at Beveridge Parish of Merriang and
Crown Portions Twelve Thirteen Fourteen Eighteen and Nineteen Parish of Darraweit
Guim all in the County of Bourke - - - - -

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

Dated the Ninth day of September
thousand nine hundred and fifteen

day of September

Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO

1. As to Portions Twelve Thirteen Eighteen and Nineteen
Parish of Darraweit Guim - - - - -

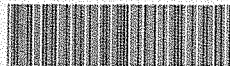
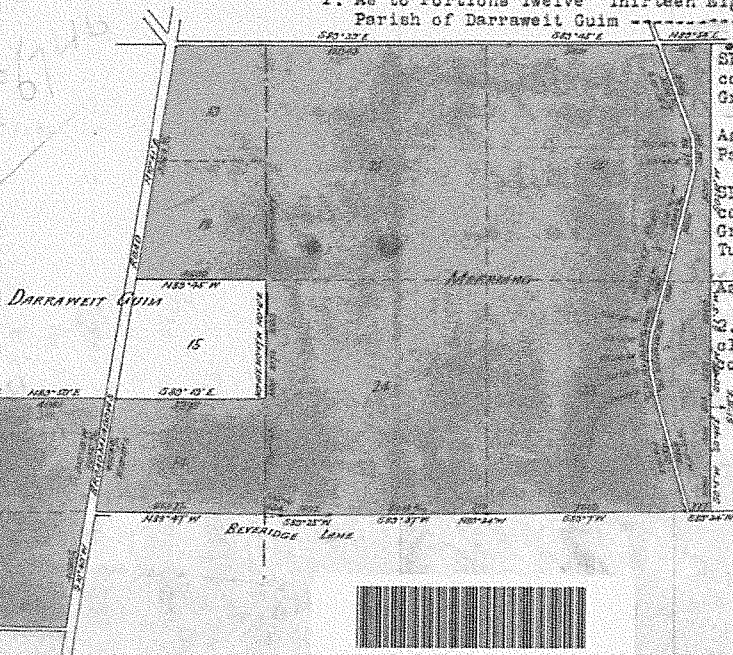
SPECIAL RAILWAY CONDITIONS
contained in the Crown ---
Grants to William Murray--

As to Portion Fourteen ---
Parish of Darraweit Guim--

SPECIAL RAILWAY CONDITION
contained in the Crown ---
Grant to William John ---
Turner Clarke - - - - -

As to all the land - - - - -

2. THE RIGHTS OF PERSONS
claiming under the will and
Codicil of William Murray who
died on the 20th. ---
January 1871 Probate
whereof was granted
on the 25th. May ---
1871 to Thomas Must
leave being reserved
to John Matheson ---
and Morton Allport--
to come in and prove
the said Will and ---
Codicil - - - - -



T03887-352-1-4

The Measurements are to be taken
H.A.

Vol.

Fol.

Transfer.

Application 44467

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
Transfer as to part Cancelled as to part See Certificate of Title Vol. 3948 Fol. 789518 Area 241 ac. 1st. 9 per.	The 4 th January 1916 At 2.25 pm	Philip William Must and THE TRUSTEES EMERALD AND AGENCY COMPANY LIMITED To John Francis Laffan J. H. A. T. E. Assistant Registrar of Titles.	793613.
Transfer as to part Cancelled as to part See Certificate of Title Vol. 3975 Fol. 794934 Area 211 ac. 3rd. 20 per.	The 7 th June 1916 At 3.29 pm	Philip William Must and THE TRUSTEES EMERALD AND AGENCY COMPANY LIMITED To Samuel John Baird J. H. A. T. E. Assistant Registrar of Titles.	803162
Transfer as to part Cancelled as to part See Certificate of Title Vol. 4401 Fol. 880007 Area - 86.1.31	1 st November 1920	To Anthony George Barber. J. H. A. T. E. Assistant Registrar of Titles.	971328
TRANSFER as to part to Anthony George Barber registered on 25 th November 1921 and numbered 1022741 CANCELLED as to part See Certificate of Title Vol. 4528 Fol. 905508 Area - 100 acres	1022741 J. H. A. T. E. Assistant Registrar of Titles.	TRANSFER as to part to Sydney Quayle registered on 22 nd March 1923. and numbered 10051641 CANCELLED as to part See Certificate of Title Vol. 4712 Fol. 942310 Area 949-2-25 J. H. A. T. E. Assistant Registrar of Titles.	✓ 942310
TRANSFER as to part to William Patrick Lewis registered on 5 th December 1922 and numbered 1078661 CANCELLED as to part See Certificate of Title Vol. 4676 Fol. 935079 Area 84a, 3r, 36p.	1078661 J. H. A. T. E. Assistant Registrar of Titles.	TRANSFER as to part to George Thompson registered on 25 th June 1923. and numbered 1111959 CANCELLED as to part See Certificate of Title Vol. 4787 Fol. 957283 Area 871 ac. 3 r. 12 p. J. H. A. T. E. Assistant Registrar of Titles.	✓ 957283
TRANSFER as to part to Alasdair Cameron registered on 3rd January 1923. and numbered 1083089 CANCELLED as to part See Certificate of Title Vol. 712 Fol. 942309 Area 2-3 J. H. A. T. E. Assistant Registrar of Titles.	1083089 J. H. A. T. E. Assistant Registrar of Titles.	TRANSFER as to Balance to Alasdair Cameron registered on 20 th March 1924 and numbered 1156709 CANCELLED. See Certificate of Title Vol. 4837 Fol. 967272 J. H. A. T. E. Assistant Registrar of Titles.	✓ 967272
CANCELLED			

SCALE 30Chains to an

Vol 3887 - 352



103887-352-2-2

Part of
LP.6746

Intentionally
Blank

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

VOLUME 09997 FOLIO 135

Security no : 124047766106X

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 214034F.

PARENT TITLE Volume 04712 Folio 309

Created by instrument LP214034F 07/01/1991

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP214034F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 180 CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(03 9001)
Ph. 9328 5011

1	2	3	4	5	6	7	8
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>BROADMEADOWS ROAD</p> <p>110° 36' 30"</p> <p>714.12</p> <p>92° 00'</p> <p>192.07</p> <p>100</p> <p>182.00'</p> <p>100</p> <p>199</p> <p>94.42</p> <p>10</p> <p>16° 12' 48"</p> <p>10</p> <p>12.98</p> </div> <div style="width: 50%; text-align: center;"> <p>CAMERONS LANE</p> <p>1025.7</p> <p>272° 00'</p> </div> </div>							
<p>2</p> <p>91.69 ha</p> <p>(BY DEDUCTION)</p>							
<p>180° 6' 30"</p> <p>814.6</p>							
<p>91° 27' 30"</p> <p>1081.3</p>							
<p>IP 214034F</p> <p>EDITION 1</p> <p>IRISH / TOWNSHIP / CSDART</p>							
<p>PARISH</p>							
<p>NOTATIONS</p>							
<p>DIMENSIONS DENOTED THUS 1081.3 ARE NOT THE RESULT OF THIS SURVEY</p> <p>SUBTRACT 0° 46' 30" TO BEARINGS ON THIS PLAN FOR C/T DATUM</p> <p>LAND APPROPRIATED OR SET APART</p> <p>ROAD WITHIN THE THICK LINES FOR WAY, DRAINAGE AND SUPPLY OF ELECTRICITY.</p>							
<p>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:</p> <p>IN PROCLAIMED SURVEY AREA NO.</p> <p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES</p> <p>TITLE REF:</p> <p>LAST PLAN REF:</p>							
<p>PLAN OF SUBDIVISION</p>							
<p>COUNTY BOURKE</p> <p>PARISH DARRAWEIT GUIM</p> <p>CROWN PORTION 14</p>							
<p>NUMBER OF SHEETS IN PLAN</p> <p>NUMBER OF THIS SHEET</p>							
<p>SCALE</p> <p>50 0 100 200</p> <p>LENGTHS ARE IN METRES</p> <p>ORIGINAL SCALE 1:5000</p> <p>SHEET SIZE A3</p> <p>OFFICE USE ONLY</p>							
<p>LP214034F</p> <p>VICTORIA</p>							
<p>PLAN APPROVED</p> <p>AT 7-1-91 ON</p> <p>(ASSISTANT) REGISTRAR OF TITLES</p>							
<p>OFFICE USE ONLY</p>							
<p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>MUNICIPALITY KILMORE</p> <p>COUNCIL REF. 542</p>							
<p>CERTIFICATE A</p> <p>THIS PLAN ACCORDS WITH A PLAN</p> <p>SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON 6-7-88</p> <p>CONFIRMED BY THE PLANNING APPEALS BOARD ON</p> <p>AND A REQUIREMENT AND REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE</p>							
<p>DATE</p> <p>MUNICIPAL CLERK</p>							
<p>CERTIFICATE B</p> <p>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (5) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY</p> <p>THE COUNCIL ON</p> <p>THE PLANNING APPEALS BOARD ON</p>							
<p>DATE</p> <p>MUNICIPAL CLERK</p>							
<p>CERTIFICATION BY SURVEYOR</p> <p>I, Eric George Salter of 52A Sydney Street Kilmore certify that this plan has been prepared in accordance with the Surveyors Act 1978 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is E3</p> <p>Date: 18-4-88</p> <p><i>Eric George Salter</i> Licensed Surveyor, Surveyors Act 1978.</p>							
<p>AMENDMENTS</p>							
<p>SURVEYORS REF. 2350</p> <p>ERIC SALTER PTY LTD CONSULTING LAND SURVEYORS KILMORE TEL 057 821 414</p>							
<p>ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED</p> <p>DELETE WORDS NOT APPLICABLE</p>							

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:42 PM

Volume 09997 Folio 135

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04712 Folio 309

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
11/06/1996	23/07/1996	U258031U	N	TRANSFER ELSBERRY PTY LTD
11/06/1996	23/07/1996	U258028B	N	DISCHARGE OF MORTGAGE C547516

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
25/05/2005	25/05/2005	AD639411S	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

ELSBERRY PTY LTD

TO:

YARRA VALLEY WATER LIMITED

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LIMITED of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

30/08/2010	31/08/2010	AH462111E	Y
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HISTORICAL SEARCH STATEMENT

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 09997 Folio 135

124014227983E

Produced 25/05/2005 11:21 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 214034F.

PARENT TITLE Volume 04712 Folio 309

Created by instrument LP214034F 07/01/1991

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ELSBERRY PTY LTD of AT THE OFFICE OF ERNTS & YOUNG, 34TH FLOOR CENTRAL PARK,

152-158 ST GEORGES TC. PERTH WA 6000

U258031U 11/06/1996

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP214034F FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9997/135 - Version 0, Date 13/04/1999

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

CONTINUED AS A
COMPUTER FOLIO

REGISTER BOOK

VOL. 9997 FOL. 135

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

P-S
D.L. STARBUCK PROPERTIES PTY. LTD. of Camerons Lane Beveridge is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Barraweit Guim being Lot 2 on Plan of Subdivision No. 214034F 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. 4712 Fol. 309

7/1/91



P L Matthews
Assistant Registrar of Titles

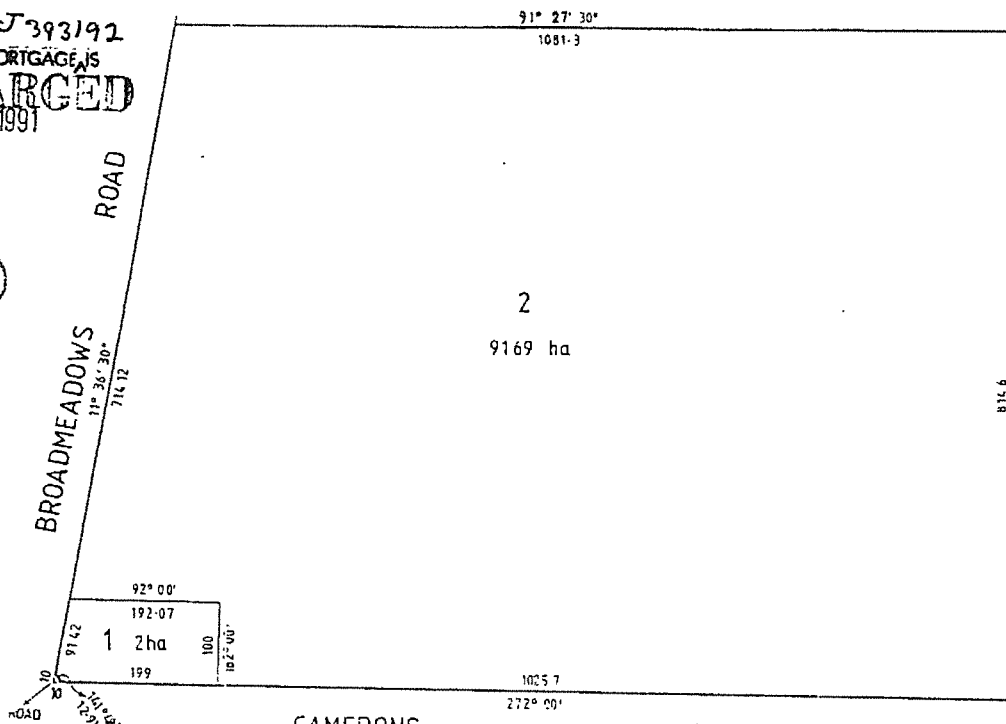
ENCUMBRANCES

M
MORTGAGE C547516 -
Commonwealth Trading Bank
of Australia -
Registered 25/7/66 -
MORTGAGE J393192 -
Australian European
Finance Corporation
Limited -
Registered 24/3/81 -



T09997-135-1-0

J393192
THE ABOVE MORTGAGE IS
DISCHARGED
18 OCT 1991



MEASUREMENTS ARE IN METRES

VOL.9997 FOL135

CONTINUED AS A
COMPUTER FOLIO

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

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 04712 Folio 309

Folio Creation: Details Unknown

Parent title Volume 03887 Folio 352

STATEMENT END

Paper Title Images

4712/309 - Version 0, Date 17/12/1999

Entered in the Register Book
CANCELLED

Vol. 4712 Fol. 912309



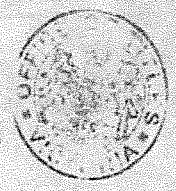
VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

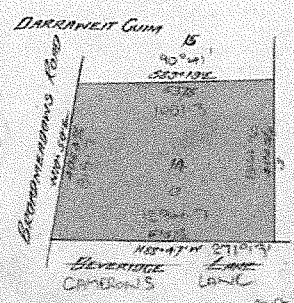
Alasdair Cameron of Beveridge Farmer is-----
now the proprietor of an Estate in Fee simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and coloured
red on the map in the margin containing Two hundred and thirty-one acres Two roods-
and Three perches or thereabouts being Lot 13 on Plan of Subdivision No. 6746 -----
lodged in the Office of Titles and being Crown Portion Fourteen Parish -
of Darraweit Guin County of Bourke -----

Dated the Third day of January One
thousand nine hundred and twenty-three. *Alfred Thompson*
Assistant Registrar of Titles.
ENCUMBRANCES REFERRED TO.



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

PLAN LP 214054 F
AFFECTS LAND HEREIN



T04712-309-1-9

JP
The Measurements are in feet

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

VOLUME 10290 FOLIO 892

Security no : 124047766114P

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 131969.

PARENT TITLE Volume 08572 Folio 969

Created by instrument U258032R 11/06/1996

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP131969 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 180 CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2346
Melb 3001
(DX 901)
Ph. 0629 3011

131969

LP131969G

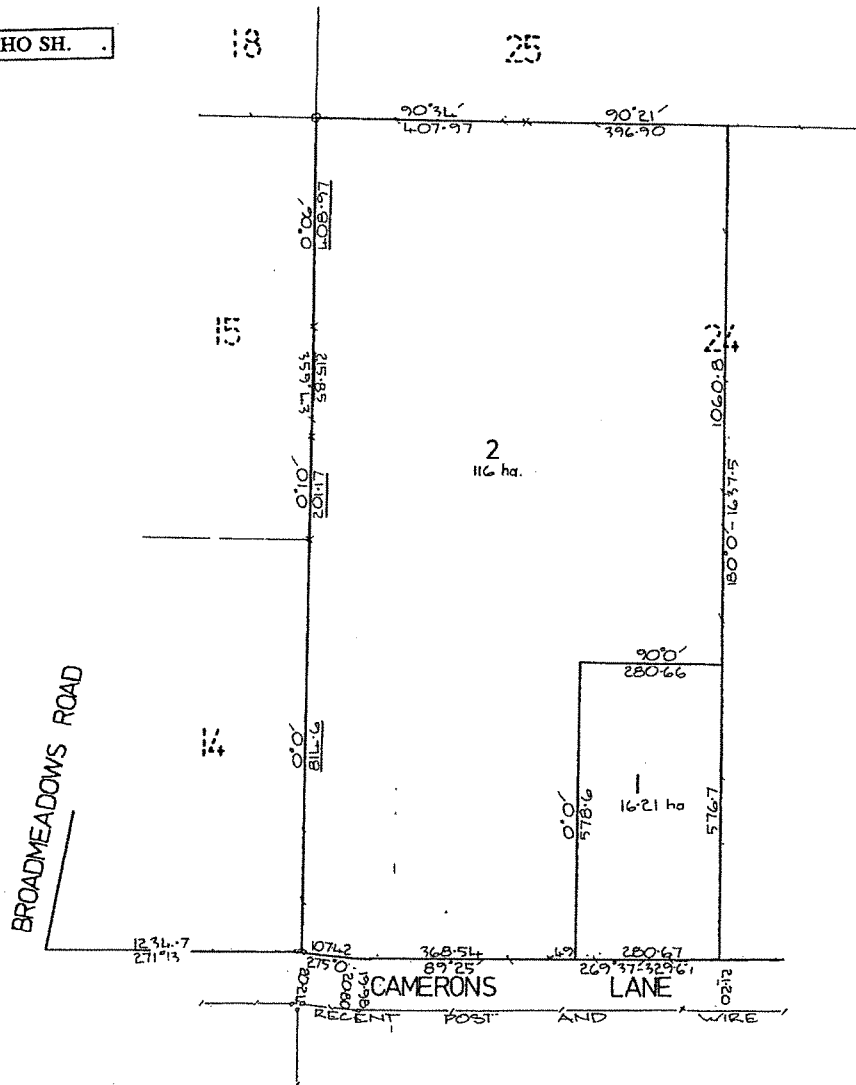
EDITION 1

APPROVED 8/11/79

<p>PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 24</p> <hr/> <p>PARISH: MERRIANG</p> <p>COUNTY: BOURKE</p> <p>160 80 0 160 320 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>NOTE: ROAD WIDTHS ARE NOT TO SCALE, DIMENSIONS UNDERLINED ARE NOT SUBJECT TO THIS SURVEY.</p>
---	-----------------------	--

K8572 F. 969

LITHO SH.



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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 10290 Folio 892

Folio Creation: Created as a computer folio

Parent title Volume 08572 Folio 969

RECORD OF ALTS DEALINGS

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

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

25/05/2005	25/05/2005	AD639411S	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

ELSBERRY PTY LTD

TO:

YARRA VALLEY WATER LIMITED

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LIMITED of LUCKNOW STREET MITCHAM VIC 3132

AD639411S 25/05/2005

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

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

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HISTORICAL SEARCH STATEMENT

STATEMENT END

VOTS Snapshot

Volume 10290 Folio 892

124014227984D

Produced 25/05/2005 11:21 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 131969.

PARENT TITLE Volume 08572 Folio 969

Created by instrument U258032R 11/06/1996

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ELSBERRY PTY LTD of AT THE OFFICE OF ERNST & YOUNG, 34TH FLOOR CENTRAL PARK,

152-158 ST GEORGES TC. PERTH WA 6000

U258032R 11/06/1996

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP131969 FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 08572 Folio 969

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04837 Folio 272

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
	23/07/1996	LP131969	Y	Cancelled by U258032R

RECORD OF VOTS DEALINGS

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

STATEMENT END

Paper Title Images

8572/969 - Version 0, Date 08/01/2000

8572/969, Page 1 of 2, Printed 12:44 15/10/2013, Search Enquiry 5358507, Customer 13500

DISCHARGED AS TO PART
BEING THE LAND IN
TRANSFER
DATE 15/07/1980

MORTGAGE

to COMMONWEALTH TRADING

BANK OF AUSTRALIA

Registered 25th July 1966

No. J3547536



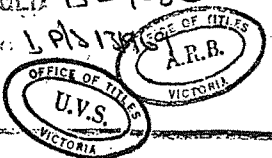
CAVEAT No. J68019

LODGED 15-7-80

Registered part of the land being transferred L.P. 13/13/1980

CAVEAT WITHDRAWN

2 OCT 1980



TRANSFER AS TO PART No. J. 175400

registered 2nd October 1980

CANCELLED AS TO PART

See Vol. 9399 Fol. 692

Lot: One



MORTGAGE

to AUSTRALIAN EUROPEAN

FINANCE CORPORATION LIMITED

Registered 24th March 1981

No. J393192

DISCHARGED
18 OCT 1981



PROPRIETOR

~~ELSBERRY PTY LTD~~

~~OFFICE AT ERNST & YOUNG, 34TH FLOOR~~

~~CENTRAL PARK 152-158 ST. GEORGES TC.~~

~~PERTH WESTERN AUSTRALIA 6000~~

~~U258032R 11/6/96~~

22 JUL 1998
Assistant Registrar of Titles

CANCELLED

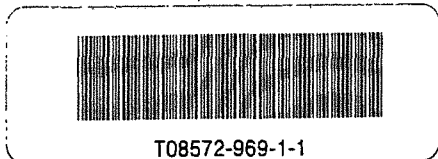
APPLICATION No. U258032R

Registered 11 JUN 1996

See Vol. 10290 Fol. 892



CANCELLED



V.8572 F.969

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 04837 Folio 272

Folio Creation: Details Unknown

Parent title Volume 03887 Folio 352

STATEMENT END

Paper Title Images

4837/272 - Version 0, Date 24/12/1999



VICTORIA.

Vol. 4837 Fol. 967272

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

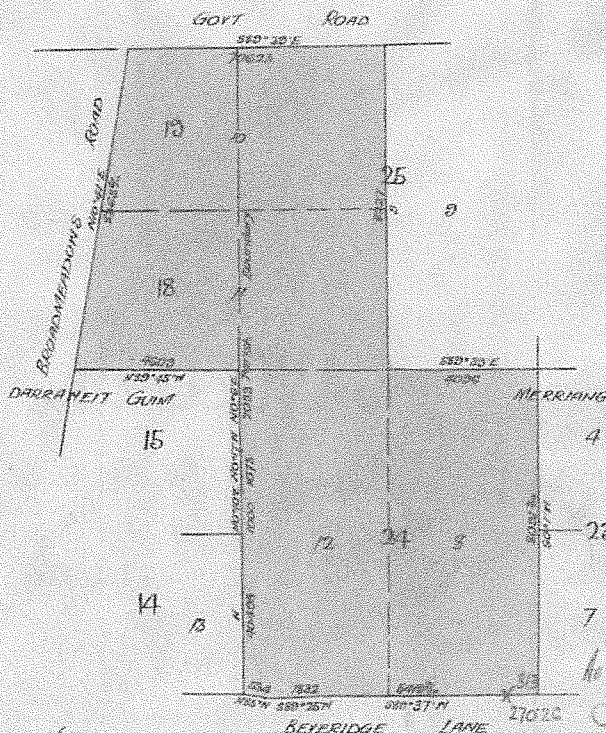
Alasdair Cameron of Hazelwynde Beveridge Grazier is -----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All that piece of Land, delineated and coloured
 red on the map in the margin containing One thousand and three acres and two roods-
 or thereabouts being Lots 8, 10, Eleven and 12 on Plan of Subdivision No. 6746 -----
 lodged in the Office of Titles and being Crown Portions Eighteen and Nineteen -----
 Parish of Darraweit Guim and part of Crown Portions Twenty-four and Twenty-five --
 Parish of Merriang County of Bourke -----

Dated the Twentieth
 thousand nine hundred and twenty-four.

day of March

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T04837-272-1-0

The Measurements are in links.

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Particulars of Instrument	Time of its Production for Registration	To whom given	Number of Copies Abstract
<p>REGISTERED</p> <p>Robert Selmon Whiting and Joseph Whiting and Lewis Arthur registered 489330</p> <p>17 MAR 1964</p> <p>T.H. Whiting</p> <p>Assistant Registrar of Titles</p>			
<p>ALICE CAMERON died on 5th January 1963. Probate of his Will has been granted to HELEN MARGARET STEEL CAMERON of "Harewood" Beveridge Widow For Her Life</p> <p>Dated 6th March 1964</p> <p>No. 8873543</p>			
<p>CAVEAT No. C113635 LODGED 12th May 1965</p> <p>Affecting part of the land herein Lot 8</p> <p>CAVEAT LAPSED - 1 FEB 1966</p>			
<p>CAVEAT No. C113635 LODGED 13th August 1965</p> <p>Affecting part of the land herein Lots 10 and 11</p> <p>CAVEAT LAPSED - 1 FEB 1966</p> <p>TRANSFER AS TO PART No. 220789</p> <p>registered 5th May 1966</p> <p>CANCELLED AS TO PART</p> <p>See Vol 8572 Fol 969</p> <p>Lot 8 and 11</p>			
<p>CAVEAT No. C113635 LODGED 3rd Feb 1966</p> <p>Affecting part of the land herein Lot 8</p> <p>Transfer transferred to part C/T</p> <p>TRANSFER AS TO PART No. C163705</p> <p>registered 19th November 1965</p> <p>CANCELLED AS TO PART</p> <p>See Vol 8601 Fol 999</p> <p>Lot 8 and 11</p>			
<p>TRANSFER AS TO BALANCE No. C167447</p> <p>registered 24th November 1965</p> <p>CANCELLED See Vol 8602 Fol 001</p>			

CANCELLED

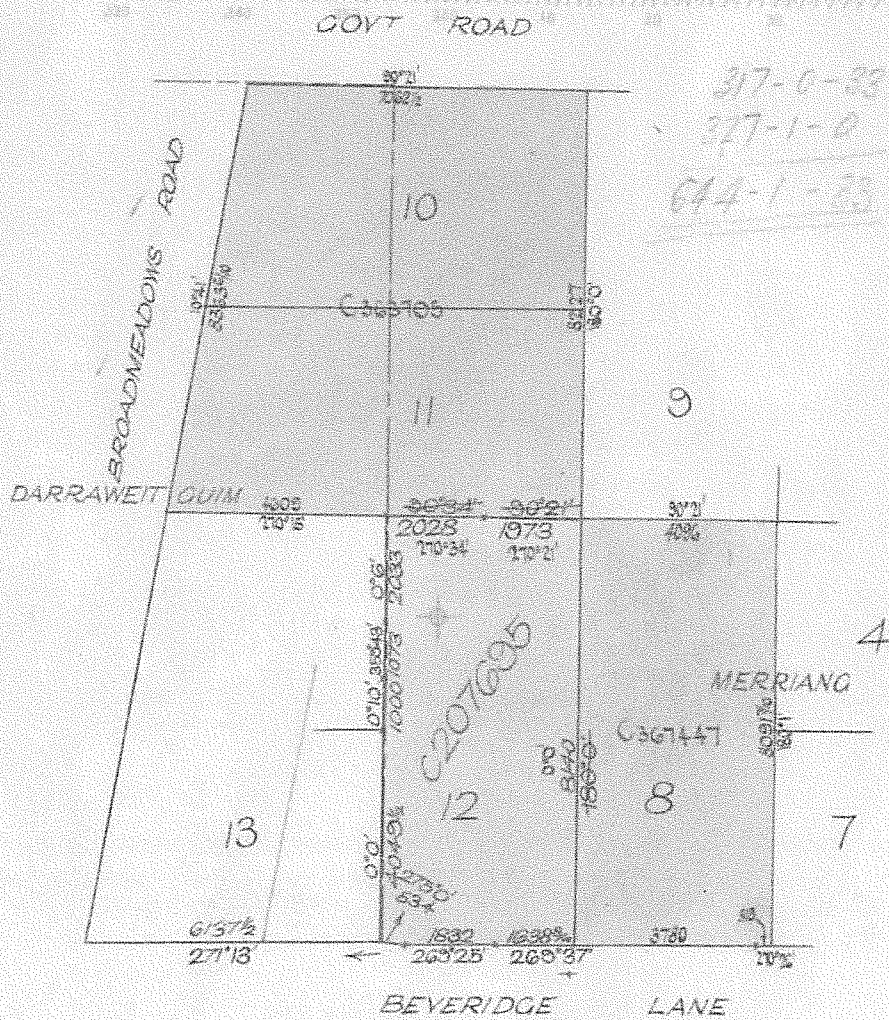
CANCELLED
DUP. WITH
22 FEB 1966

SCALE 30 Chains

Volume 4837 Folio -272



T04837-272-2-8



L.P. 6746 (pt)

SK d/Y 5/8/65



INTENTIONALLY

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

VOLUME 09399 FOLIO 692

Security no : 124047766118K

Produced 15/10/2013 12:38 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 131969.

PARENT TITLE Volume 08572 Folio 969

Created by instrument J175400 02/10/1980

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JOHN EDWIN STORER

CATHERINE JANE STORER both of 5 DALEY ST PASCOE VALE 3044

U637428R 14/02/1997

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP131969 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 10 CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2348
MELB 3001
(03 9301)
Ph. 0629 3011

131969

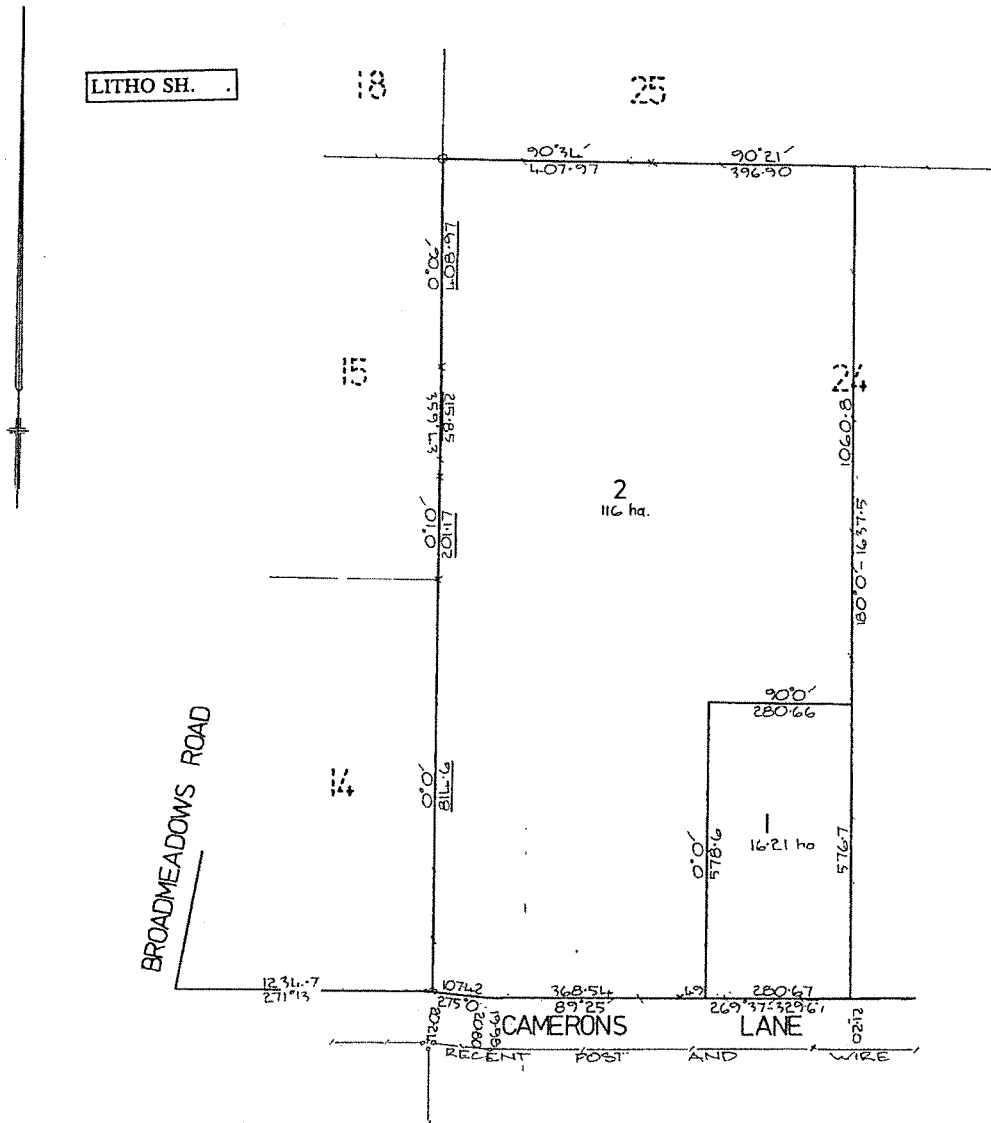
LP131969G

EDITION 1

APPROVED 8/11/79

<p>PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 24</p> <hr/> <p>PARISH: MERRIANG</p> <p>COUNTY: BOURKE</p> <p>140 80 0 160 320 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>NOTE: ROAD WIDTHS ARE NOT TO SCALE. DIMENSIONS UNDERLINED ARE NOT SUBJECT TO THIS SURVEY.</p>
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V.8572 F.969



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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 09399 Folio 692

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08572 Folio 969

RECORD OF ALTS DEALINGS

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

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

05/03/2002	05/03/2002	AB118330R	Y
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DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
U637429N

30/08/2010	31/08/2010	AH462111E	Y
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NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

STATEMENT END
VOTS Snapshot

Volume 09399 Folio 692
124000722689W
Produced 05/03/2002 11:54 am

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HISTORICAL SEARCH STATEMENT

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 131969.

PARENT TITLE Volume 08572 Folio 969

Created by instrument J175400 02/10/1980

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JOHN EDWIN STORER

CATHERINE JANE STORER both of 5 DALEY ST PASCOE VALE 3044

U637428R 14/02/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U637429N 14/02/1997

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP131969 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9399/692 - Version 1, Date 26/05/1999

J175400

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



REGISTER BOOK

VOL. 9399 FOL. 692

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

DAVID STUART STARBUCK Contractor and PAMELA ANNE STARBUCK Married Woman both of Camerons Lane Beveridge 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 Merriang County of Bourke being Lot One on Plan of - - - - - Subdivision No.131969 which land is shown enclosed by continuous lines on -- the map hereon - - - - -

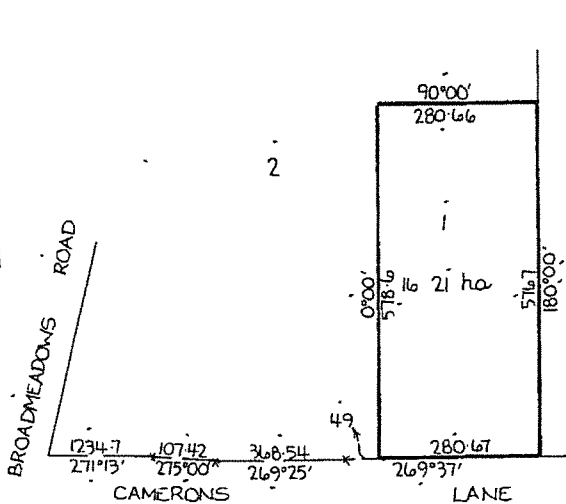
DATED the 2nd day of October 1980

R. Jones

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



T09399-692-1-4

AREA IS IN HECTARES (ha.)
MEASUREMENTS ARE IN METRES

Derived from Vol.8572 Fol.969

J175400

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 08572 Folio 969

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04837 Folio 272

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
	23/07/1996	LP131969	Y	Cancelled by U258032R

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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STATEMENT END

Paper Title Images

8572/969 - Version 0, Date 08/01/2000

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
TITLES



VICTORIA

REGISTER BOOK

VOL. 8572 FOL. 96

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

D.L. STARBUCK PROPERTIES PROPRIETARY LIMITED of 824 Sydney Road North Coburg---
is now the proprietor of an estate in fee simple subject to the encumbrances ---
notified hereunder in ALL THAT piece of land delineated and coloured red on the
map in the margin containing Three hundred and Twenty Six acres Three roods ---
and Fifteen perches or thereabouts being Lot 12 on Plan of Subdivision No.6746 -
Parish of Merriang County of Bourke - - - - -

DATED the 5th day of May 1965

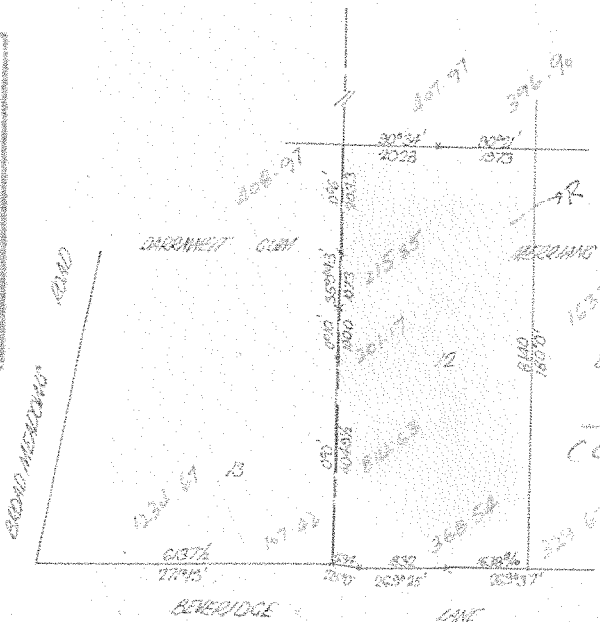
R. G. Mac Donnell

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

PLAN 131969
AFFECTS LAND HEREIN



USE OF LOT 2 ON
PLAN OF SUBDIVISION No. 131969
IN THE CERTIFICATE OF
TITLE. DATE - 7 NOV 1960

U 258032 R
(CANC. LAND REM)

MEASUREMENTS ARE IN LINKS

Derived from Vol.4837 Fol.272

C207695

FULLY CONVERTED TITLE

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

DISCHARGED AS TO PART
BEING THE LAND IN
TRANSFER
DATE 15/07/1980

MORTGAGE

to COMMONWEALTH TRADING

BANK OF AUSTRALIA

Registered 25th July 1966

No. J3547536



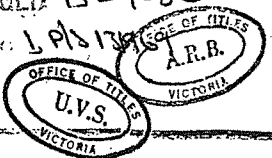
CAVEAT No. J68019

LODGED 15-7-80

Registered part of the land being transferred L.P. 13/13/80

CAVEAT WITHDRAWN

2 OCT 1980



TRANSFER AS TO PART No. J. 175400

registered 2nd October 1980

CANCELLED AS TO PART

See Vol. 9399 Fol. 692

Lot: One



MORTGAGE

to AUSTRALIAN EUROPEAN

FINANCE CORPORATION LIMITED

Registered 24th March 1981

No. J393192

DISCHARGED
18 OCT 1981



PROPRIETOR

~~ELSBERRY PTY LTD~~

~~OFFICE AT ERNST & YOUNG, 34TH FLOOR~~

~~CENTRAL PARK 152-158 ST. GEORGES TC.~~

~~PERTH WESTERN AUSTRALIA 6000~~

~~U258032R 11/6/96~~

Assistant Registrar of Titles
22 JUL 1998

CANCELLED

APPLICATION No. U258032R

Registered 11 JUN 1996

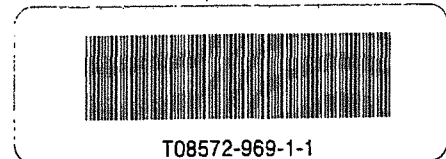
See Vol. 10290 Fol. 892



CANCELLED

FULLY CONVERTED TITLE

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



V.8572 F.969

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

VOLUME 10915 FOLIO 748

Security no : 124047766143H

Produced 15/10/2013 12:40 pm

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 006746.

PARENT TITLE Volume 08602 Folio 001

Created by instrument AE024606W 28/11/2005

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AE024606W 28/11/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP006746 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2243
Melb 3001
(BX 001)
Ph. 0329 5011

LP 6746
EDITION 1
PLAN MAY BE LODGED
19-10-1915

5 SHEETS
SHEET 1

PLAN OF SUBDIVISION OF
CROWN PORTIONS 71,72,73,75,76,62,63&64

PARISH OF WALLAN WALLAN

CROWN PORTIONS 12,13,14,18&19

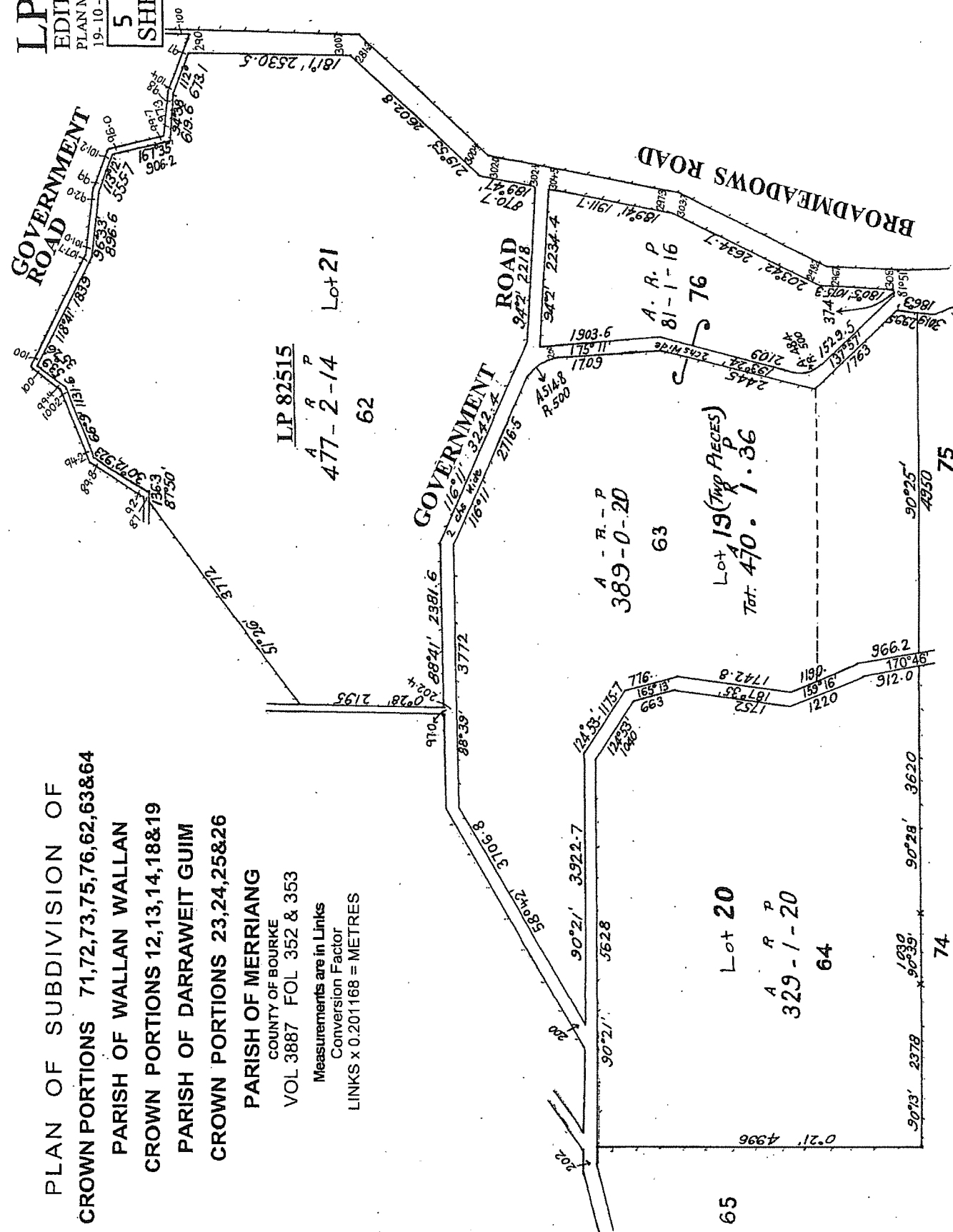
PARISH OF DARRAWIT GUIM

CROWN PORTIONS 23,24,25&26

PARISH OF MERRIANG

COUNTY OF BOURKE
VOL 3887 FOL 352 & 353

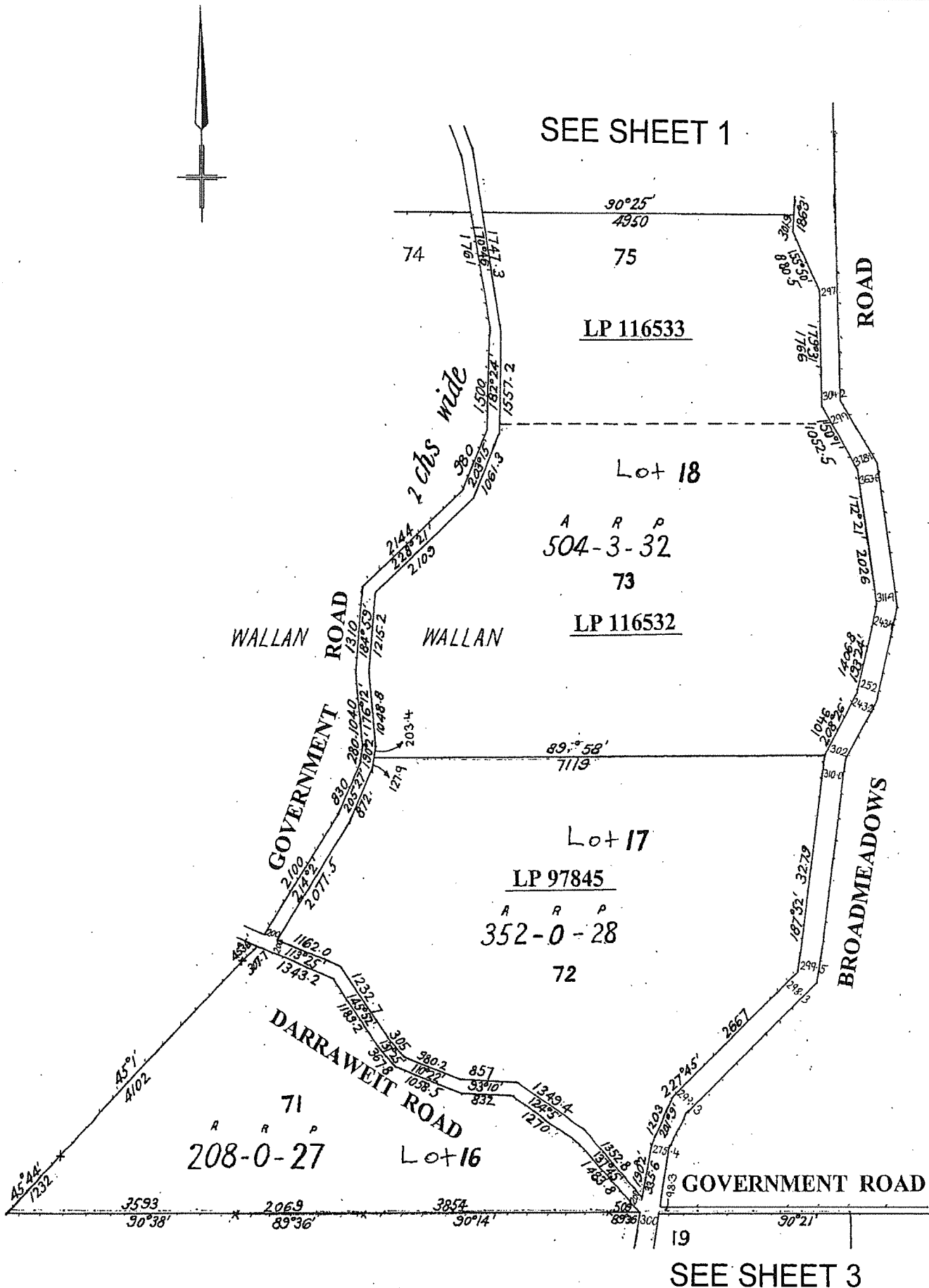
Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES

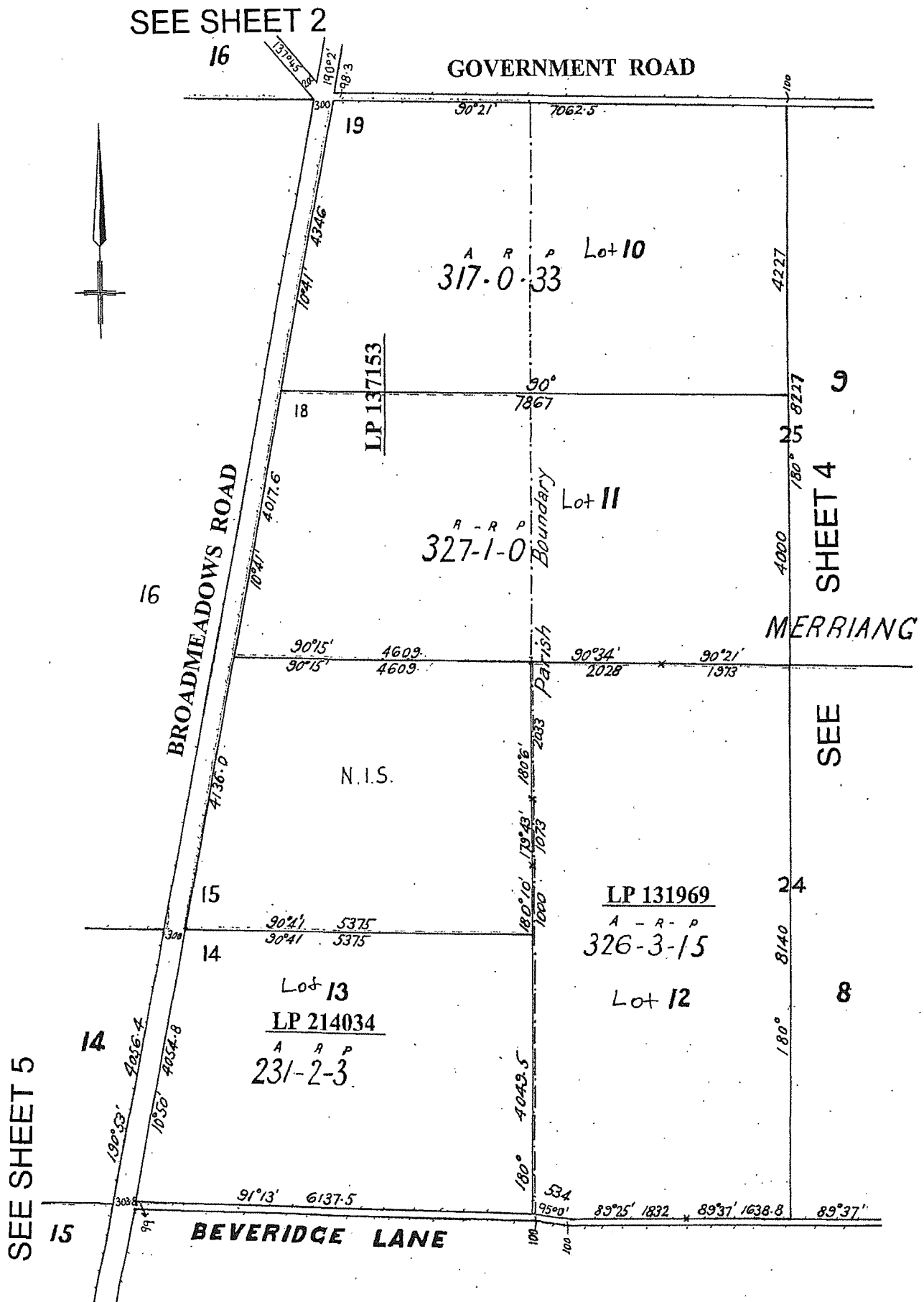


SEE SHEET 2

LP 6746

5 SHEETS
SHEET 2





LP 6746

5 SHEETS
SHEET 4

GOVERNMENT ROAD

Lot 10

291-1-9^{A R P} Lot 2

341-3-7^{A R P}

Lot 11

Lot 9

26

284-2-38^{A R P} Lot 3 (Two Pieces)
Tot. 284.3.8

MERRIANG

Lot 4

245-0-37^{A R P}

23

332-0-32

Lot 8

Lot 12

100 AC.

Lot 7

Lot 5^{A R P}
86-1-31

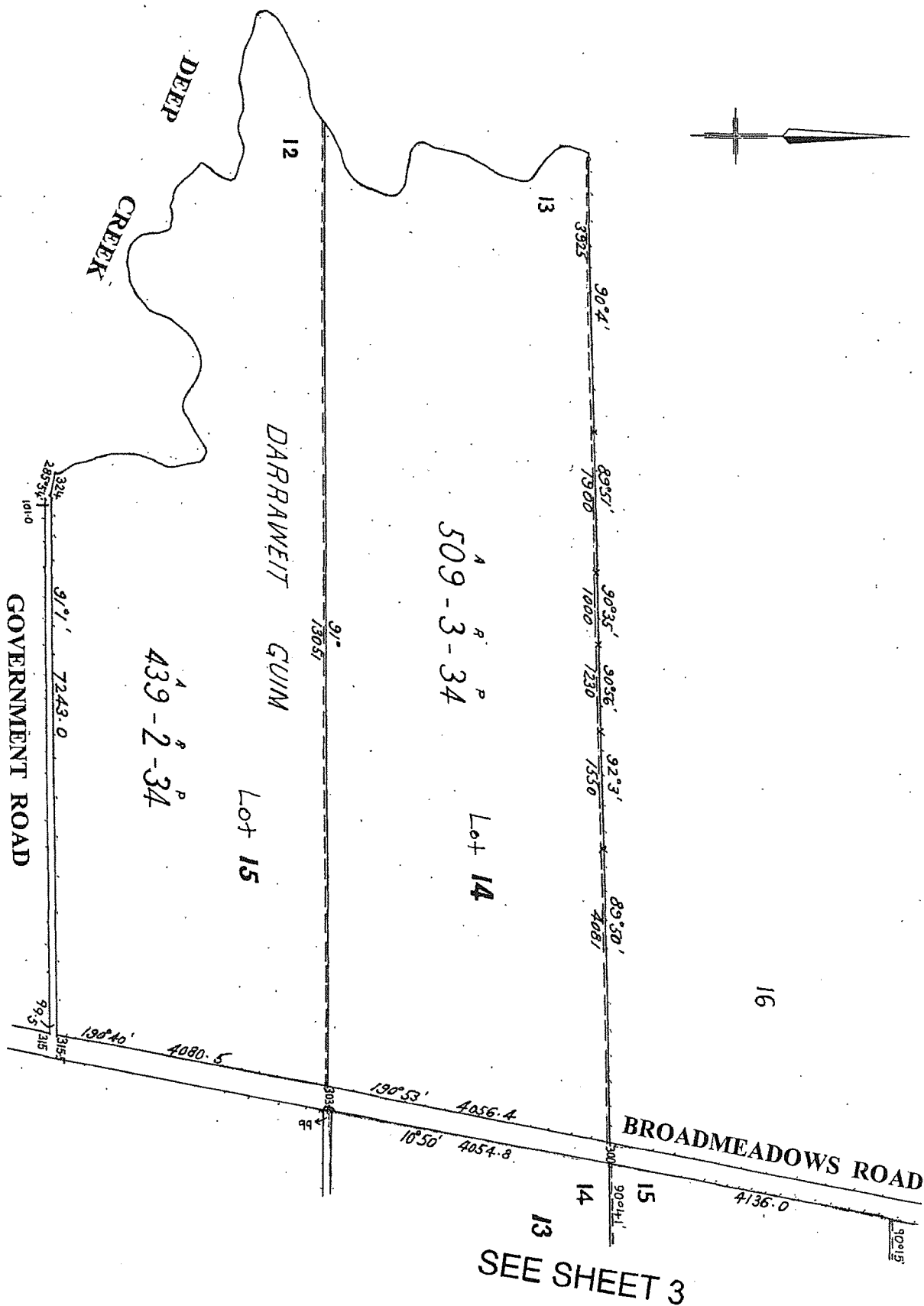
84.3.36^{A R P} Lot 6

HUME HIGHWAY

Lot 1

211-3-20^{A R P}

BEVERIDGE LANE



LP 6746
 5 SHEETS
 SHEET 5

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 10915 Folio 748

Folio Creation: Created as a computer folio

Parent title Volume 08602 Folio 001

RECORD OF ALTS DEALINGS

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

RECORD OF VOTS DEALINGS

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

29/06/2007	04/07/2007	AF172477S	Y
------------	------------	-----------	---

AMEND PROPRIETOR NAME

FROM:

TO:

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AE024606W 28/11/2005

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

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HISTORICAL SEARCH STATEMENT

Volume 10915 Folio 748
124016251021A
Produced 06/12/2005 05:59 pm

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 006746.

PARENT TITLE Volume 08602 Folio 001

Created by instrument AE024606W 28/11/2005

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

GOULBURN VALLEY REGION WATER AUTHORITY

AE024606W 28/11/2005

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 LP006746 FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 08602 Folio 001

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04837 Folio 272

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 11/05/2005 09:20 AM

RECORD OF ALTS DEALINGS

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

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

13/02/2002	13/02/2002	AB073977H	Y
------------	------------	-----------	---

TRANSMISSION APPLICATION

FROM:

JAMES FRANCIS LEWIS

WILLIAM JOHN LEWIS

TO:

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

FRANCIS WILLIAM MOONEY of 7126 SYDNEY ROAD CAMPBELLFIELD VIC 3061

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal

Representative(s) of JAMES FRANCIS LEWIS who died on 31/08/1984

AB073977H 13/02/2002

21/05/2003	03/06/2003	AC081743F	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

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HISTORICAL SEARCH STATEMENT

FROM:

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

TO:

JOHN JAMES MOONEY

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

JOHN JAMES MOONEY of MARKWOOD VIA WANGARATTA

AC081743F 21/05/2003

01/07/2004 01/07/2004 AC953794C Y

APPLICATION RE NOTICE OF INTENTION TO ACQUIRE LAND

NOTICE Section 10(1) Land Acquisition and Compensation Act 1986

GOULBURN VALLEY REGION WATER AUTHORITY

ADDRESS FOR SERVICE OF NOTICES

GOULBURN VALLEY REGION WATER AUTHORITY of 104-110 FRYERS STREET SHEPPARTON

3630

AC953794C 01/07/2004

28/11/2005 06/12/2005 AE024606W Y

Cancelled by AE024606W

STATEMENT END

VOTS Snapshot

Volume 08602 Folio 001

124000470798R

Produced 13/02/2002 12:38 am

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 006746.

PARENT TITLE Volume 04837 Folio 272

Created by instrument C367447 24/11/1965

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HISTORICAL SEARCH STATEMENT

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JAMES FRANCIS LEWIS

WILLIAM JOHN LEWIS both of BEVERIDGE

D327476 28/02/1969

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 DIAGRAM ON IMAGED FOLIO VOLUME 8602 FOLIO 001 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8602/001 - Version 0, Date 15/01/2000

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8602 FOL. 001

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOSEPH IGNATIUS BERNARD BUTLER Cartage Contractor and MARY IRENE BUTLER --
Married Woman as joint proprietors as to Two equal undivided third parts or --
shares and JOSEPH STANLEY BUTLER Cartage Contractor as to One equal -- --
undivided third part or share all of 43 Warrick Street Ascot Vale are now--
the proprietors as tenants in common of an estate in fee simple subject to the
encumbrances notified hereunder in ALL THAT piece of land delineated and --
coloured red on the map in the margin containing Three hundred and Thirty two--
acres and Thirty two perches or thereabouts being Lot 8 on Plan of -- -- --
Subdivision No.6746 Parish of Merriang County of Bourke -- -- --

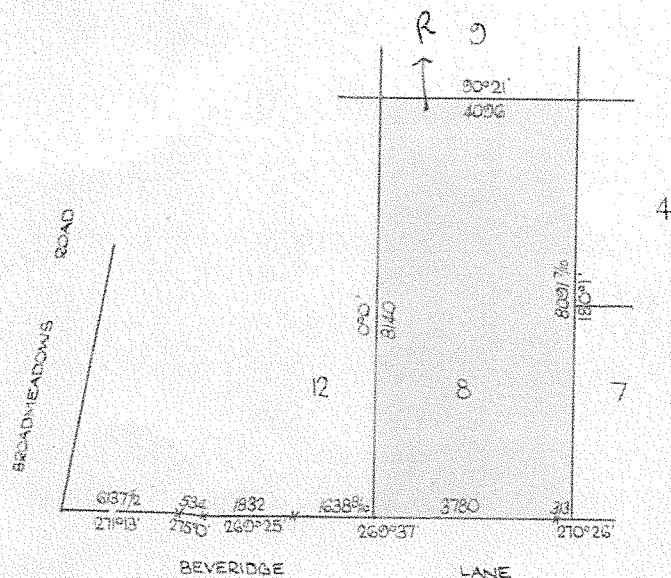
DATED the 24th day of November 1965.

R. G. Lee Jones

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN LINKS

Derived from Vol.4837 Fol.272
C367447

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

VOL. 8602 FOL. 001

CAVEAT No. C414778 LOGGED 3RD Feb 1966

CAVEAT Lapsed 17 MAR 1969



DAVID EDWARD ELLIS LEIGHTON of Milky
Lane Whittlesea Farmer is now the
proprietor

Registered 28th February 1969

No. D327475



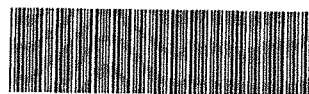
JAMES FRANCIS LEWIS Farmer and WILLIAM
JOHN LEWIS Farmer both of Beveridge
are now JOINT PROPRIETORS

Registered 28th February 1969

No. D327476



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



T08602-001-1-2

V.8602 F.001

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 04837 Folio 272

Folio Creation: Details Unknown

Parent title Volume 03887 Folio 352

STATEMENT END

Paper Title Images

4837/272 - Version 0, Date 24/12/1999



VICTORIA.

Vol. 4837 Fd. 967272

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

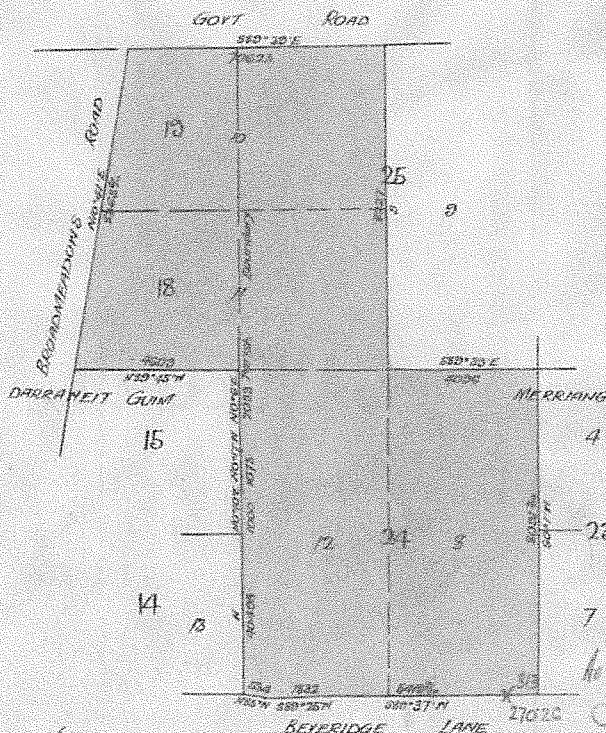
Alasdair Cameron of Hazelwynde Beveridge Grazier is -----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All that piece of Land, delineated and coloured
 red on the map in the margin containing One thousand and three acres and two roods-
 or thereabouts being Lots 8, 10, Eleven and 12 on Plan of Subdivision No. 6746 -----
 lodged in the Office of Titles and being Crown Portions Eighteen and Nineteen -----
 Parish of Darraweit Guim and part of Crown Portions Twenty-four and Twenty-five --
 Parish of Merriang County of Bourke -----

Dated the Twentieth
 thousand nine hundred and twenty-four.

day of March

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T04837-272-1-0

The Measurements are in links.

Particulars of Instrument	Time of its Production for Registration	To whom given	Number of Copies Abstract
<p>REGISTERED</p> <p>Robert Selmon Whiting and Joseph Whiting and Lewis Arthur registered 489330</p> <p>17 MAR 1964</p> <p>T.H. Whiting</p> <p>Assistant Registrar of Titles</p>			
<p>ALICE CAMERON died on 5th January 1963. Probate of his Will has been granted to HELEN MARGARET STEEL CAMERON of "Harewood" Beveridge Widow For Her Life</p> <p>Dated 6th March 1964</p> <p>No. 8873543</p>			
<p>CAVEAT No. C113635 LODGED 12th May 1965</p> <p>Affecting part of the land herein Lot 8</p> <p>CAVEAT LAPSED - 1 FEB 1966</p>			
<p>CAVEAT No. C113635 LODGED 13th August 1965</p> <p>Affecting part of the land herein Lots 10 and 11</p> <p>CAVEAT LAPSED - 1 FEB 1966</p> <p>TRANSFER AS TO PART No. 220789</p> <p>registered 5th May 1966</p> <p>CANCELLED AS TO PART</p> <p>See Vol 8572 Fol 969</p> <p>Lot 8 and 11</p>			
<p>CAVEAT No. C113635 LODGED 3rd Feb 1966</p> <p>Affecting part of the land herein Lot 8</p> <p>Transfer transferred to part C/T</p> <p>TRANSFER AS TO PART No. C163705</p> <p>registered 19th November 1965</p> <p>CANCELLED AS TO PART</p> <p>See Vol 8601 Fol 999</p> <p>Lot 8 and 11</p>			
<p>TRANSFER AS TO BALANCE No. C167447</p> <p>registered 24th November 1965</p> <p>CANCELLED See Vol 8602 Fol 001</p>			

CANCELLED

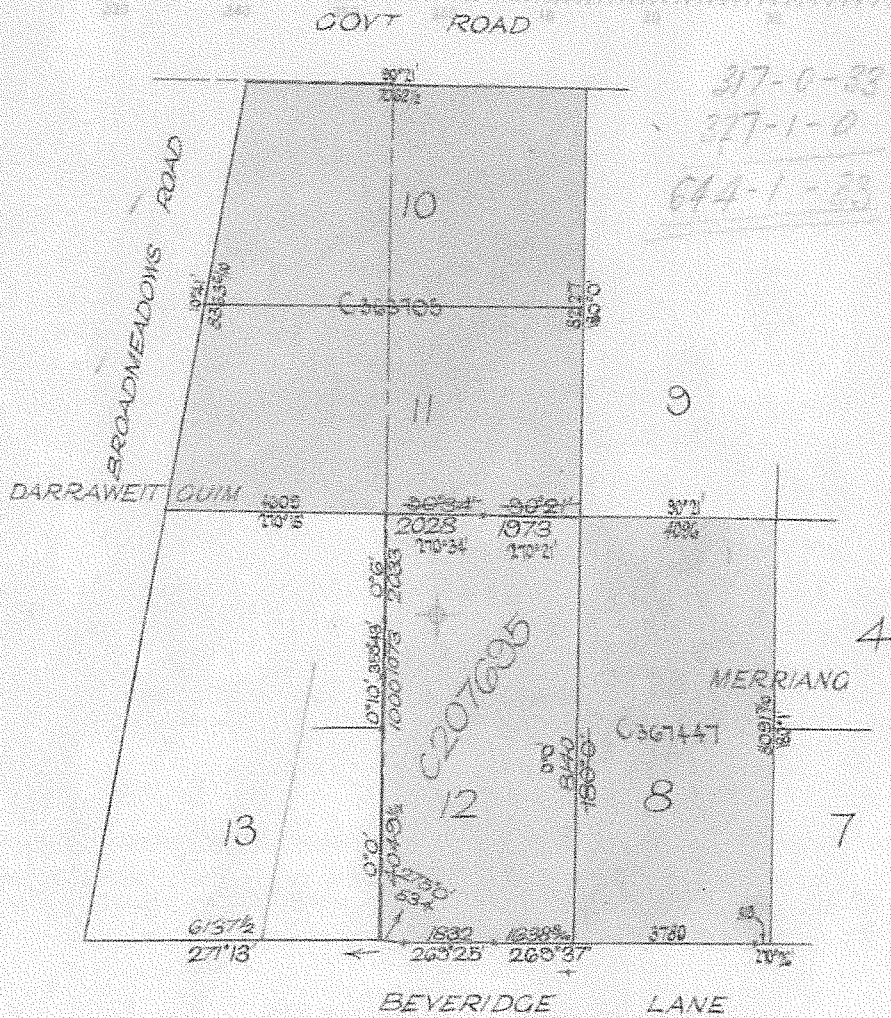
CANCELLED
DUP. WITH
22 FEB 1966

SCALE 30 Chains

Volume 4837 Folio -272



T04837-272-2-8



L.P. 6746 (pt)

SK d/Y 5/8/65



INTENTIONALLY

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

VOLUME 10685 FOLIO 975

Security no : 124047766179T

Produced 15/10/2013 12:40 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 403186M.

PARENT TITLES :

Volume 04401 Folio 007 Volume 04528 Folio 508 Volume 04676 Folio 079

Volume 06603 Folio 414

Created by instrument PS403186M 06/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

BRYAN FRANCIS MOONEY of 2 BUNYARRA COURT GREENSBOROUGH VIC 3088

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

BERNARD JOHN MOONEY of 312 MARKWOOD - TARRAWINGEE ROAD MARKWOOD VIC 3678

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

CLAIRE ELIZABETH MOONEY of 2/46 BELMONT ROAD IVANHOE VIC 3079

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

KATHRYN ANNE MOONEY of 92 KEARNEY DRIVE ASPENDALE GARDENS VIC 3195

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

LEO VINCENT MOONEY of 13 JACKEL STREET WANGARATTA VIC 3677

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

PETER DAMIAN MOONEY of 26 RAEBURN STREET PASCOE VALE VIC 3044

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

STEPHEN MATTHEW MOONEY of 2021 GREAT ALPINE ROAD EVERTON VIC 3678

AF849900M 19/05/2008

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section

24 Subdivision Act 1988 and any other encumbrances shown or entered on the

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

plan set out under DIAGRAM LOCATION below.

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

DIAGRAM LOCATION

SEE PS403186M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL


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

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

Street Address: CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2243
Melb 3001
(DX 331)
Ph. 9629 3011

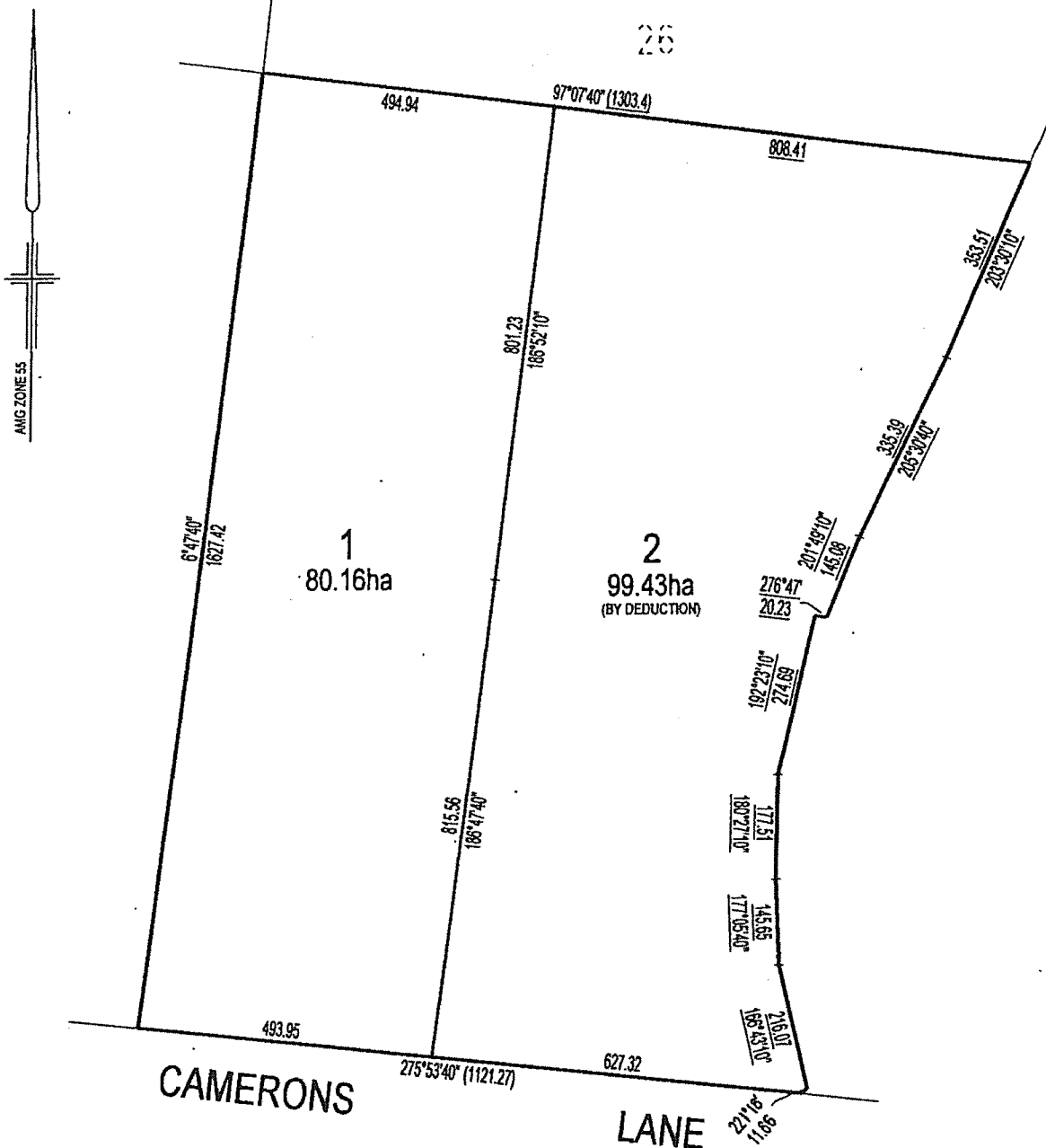
PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY EDITION 1	PLAN NUMBER PS 403186M
LOCATION OF LAND PARISH: MERRIANG TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: _____ CROWN PORTION: 23(PART) LTO BASE RECORD: DCMB TITLE REFERENCES: VOL.6603 FOL.414 (PART), VOL.4528 FOL.508 VOL.4401 FOL.007 (PART) VOL.4676 FOL.079 (PART) LAST PLAN REFERENCE: LP 6746 (LOTS 4(PART),5(PART),6(PART),7) POSTAL ADDRESS: CAMERONS LANE, (at time of subdivision) BEVERIDGE, 3753 AMG CO-ORDINATES: E 320100 (of approximate centre of land in plan) N 5851900 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: MITCHELL SHIRE COUNCIL REF: S100026 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 THE 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 / HAS NOT BEEN MADE. (ii) THE REQUIREMENT HAS BEEN SATISFIED. (iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE COUNCIL DELEGATE COUNCIL SEAL DATE 3 / 07 / 2001 RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE / /		
VESTING OF ROADS OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
NIL		NIL		
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY		STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. P302391		
		THE DIMENSIONS UNDERLINED ARE BASED ON TITLE AND ARE NOT THE RESULT OF THIS SURVEY SUBTRACT 6°46'40" FOR TITLE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES SURVEY THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 5, 32, 46 IN PROCLAIMED SURVEY AREA No. 53		
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 17 / 09 / 2002				LTO USE ONLY PLAN REGISTERED TIME 12-30 DATE 6 / 11 / 02  ASSISTANT REGISTRAR OF TITLES SHEET 1 OF 2 SHEETS
STEPHEN OXLEY & COMPANY 71 OVENS STREET, WANGARATTA, 3677 PHONE (03) 5721 6255 FAX (03) 5721 2779 SJ & CO OXLEY PTY LTD ABN 25 000 114 923 surveyors engineers & development consultants		LICENSED SURVEYOR ALASTAIR DOUGLAS KEMP SIGNATURE DATE 24 / 06 / 2001 REF: W2325 VERSION 4 W2325PS1.DGN 28/06/01		DATE 3 / 07 / 2001 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 403186M



STEPHEN OXLEY & COMPANY

71 OVENS STREET, WANGARATTA, 3677
PHONE (03) 5721 0255 FAX (03) 5721 2779
SU & CO OXLEY PTY LTD ABN 28 000 116 823
surveyors engineers & development consultants



SHEET 2 OF 2 SHEETS

ORIGINAL

SHEET
SIZE
A3

SCALE

100 0 100 200 300
LENGTHS ARE IN METRES

LICENSED SURVEYOR

ALASTAIR DOUGLAS KEMP

SIGNATURE

DATE 24/06/2001

REF: W2325
W2325PS2.DGN

VERSION 4
29/06/01

DATE 3/07/2001

COUNCIL DELEGATE SIGNATURE

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

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 10685 Folio 975

Folio Creation: Created as a computer folio

Parent titles :

Volume 04401 Folio 007

Volume 04528 Folio 508

Volume 04676 Folio 079

Volume 06603 Folio 414

RECORD OF ALTS DEALINGS

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

RECORD OF VOTS DEALINGS

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

08/10/2002	23/12/2002	AB612500M	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

TO:

JOHN JAMES MOONEY

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677

AB612500M 08/10/2002

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HISTORICAL SEARCH STATEMENT

28/08/2006 28/08/2006 AE571366L Y

TRANSMISSION APPLICATION

FROM:

JOHN JAMES MOONEY

TO:

BERNARD JOHN MOONEY

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

BERNARD JOHN MOONEY of 1 WILLIS STREET WANGARATTA VIC 3677 Legal

Personal Representative(s) of JOHN JAMES MOONEY who died on

02/05/2006

AE571366L 28/08/2006

19/05/2008 19/05/2008 AF849900M Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

BERNARD JOHN MOONEY

TO:

BRYAN FRANCIS MOONEY

BERNARD JOHN MOONEY

CLAIRE ELIZABETH MOONEY

KATHRYN ANNE MOONEY

LEO VINCENT MOONEY

PETER DAMIAN MOONEY

STEPHEN MATTHEW MOONEY

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

BRYAN FRANCIS MOONEY of 35 SHAKESPEARE GROVE HEIDELBERG HEIGHTS

VIC 3081

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

BERNARD JOHN MOONEY of 1 WILLIS STREET WANGARATTA VIC 3677

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HISTORICAL SEARCH STATEMENT

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

CLAIRE ELIZABETH MOONEY of 3/19 RATHMINES STREET FAIRFIELD VIC
3078

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

KATHRYN ANNE MOONEY of 92 KEARNEY DRIVE ASPENDALE GARDENS VIC 3195

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

LEO VINCENT MOONEY of 13 JACKEL STREET WANGARATTA VIC 3677

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

PETER DAMIAN MOONEY of 26 RAEBURN STREET PASCOE VALE VIC 3044

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

STEPHEN MATTHEW MOONEY of 9 MILAWA-BOBINWARRAH ROAD MILAWA VIC
3678

AF849900M 19/05/2008

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

18/07/2011	18/07/2011	AJ076596K	Y
------------	------------	-----------	---

AMENDMENT OF ADDRESS ON FOLIO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

BRYAN FRANCIS MOONEY of 2 BUNYARRA COURT GREENSBOROUGH VIC 3088

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

BERNARD JOHN MOONEY of 312 MARKWOOD - TARRAWINGEE ROAD MARKWOOD
VIC 3678

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

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HISTORICAL SEARCH STATEMENT

CLAIRE ELIZABETH MOONEY of 2/46 BELMONT ROAD IVANHOE VIC 3079

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

KATHRYN ANNE MOONEY of 92 KEARNEY DRIVE ASPENDALE GARDENS VIC 3195

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

LEO VINCENT MOONEY of 13 JACKEL STREET WANGARATTA VIC 3677

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

PETER DAMIAN MOONEY of 26 RAEBURN STREET PASCOE VALE VIC 3044

As to 1 of a total of 7 equal undivided shares

Sole Proprietor

STEPHEN MATTHEW MOONEY of 2021 GREAT ALPINE ROAD EVERTON VIC 3678

AF849900M 19/05/2008

STATEMENT END

VOTS Snapshot

Volume 10685 Folio 975

124003721742G

Produced 06/11/2002 12:40 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 403186M.

PARENT TITLES :

Volume 04401 Folio 007 Volume 04528 Folio 508 Volume 04676 Folio 079

Volume 06603 Folio 414

Created by instrument PS403186M 06/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple

As to the land formerly contained in Volume 04528 Folio 508

Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677

Legal Personal Representative(s) of JAMES FRANCIS LEWIS who died on

08/02/1989

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HISTORICAL SEARCH STATEMENT

As to the land formerly contained in Volume 06603 Folio 414

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal

Representative(s) of WILLIAM JOHN LEWIS who died on 31/08/1984

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal

Representative(s) of JAMES FRANCIS LEWIS who died on 08/02/1989

PS403186M 06/11/2002

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 PS403186M FOR FURTHER DETAILS AND BOUNDARIES

../ 2

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 06603 Folio 414

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04787 Folio 293

RECORD OF ALTS DEALINGS

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

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

17/09/2002	06/11/2002	PS403186M	Y
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PLAN OF SUBDIVISION, SUBDIVISION ACT 1988
Cancelled by PS403186M

STATEMENT END

VOTS Snapshot

Volume 06603 Folio 414
124003721704X
Produced 06/11/2002 12:39 pm

LAND DESCRIPTION

Lot 1 on Title Plan 815153S (formerly known as part of Lot 4 on Plan of Subdivision 006746).

PARENT TITLE Volume 04787 Folio 293

Created by instrument 1877199 02/02/1943

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HISTORICAL SEARCH STATEMENT

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANCIS WILLIAM MOONEY of 1726 SYDNEY ROAD CAMPBELLFIELD 3061

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal

Representative(s) of WILLIAM JOHN LEWIS who died on 31/08/1984

X803527R 10/10/2001

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANIS WILLIAM MOONEY of 1726 SYDNEY ROAD CAMPBELLFIELD 3061

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal

Representative(s) of JAMES FRANCIS LEWIS who died on 08/02/1989

X803528N 10/10/2001

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 6603 FOLIO 414 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

6603/414 - Version 1, Date 29/11/2001



Entered in the Register Book

Vol. 6603 Fol. 1320414

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

William John Lewis and James Francis Lewis both of Beveridge Dairy Farmers are now the proprietors as tenants in common in equal shares-----

~~the~~ of an Estate in Fee simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured red on the map in the margin containing Two hundred and forty-three acres One rood and Sixteen perches or thereabouts being part of Lot 4 on Plan of Subdivision----- No.6746 lodged in the Office of Titles and being part of Crown Portion Twenty-three Parish of Merriang County of Bourke-----

Dated the Second day of February One thousand nine hundred and forty-three.

Assistant Registrar of Titles.

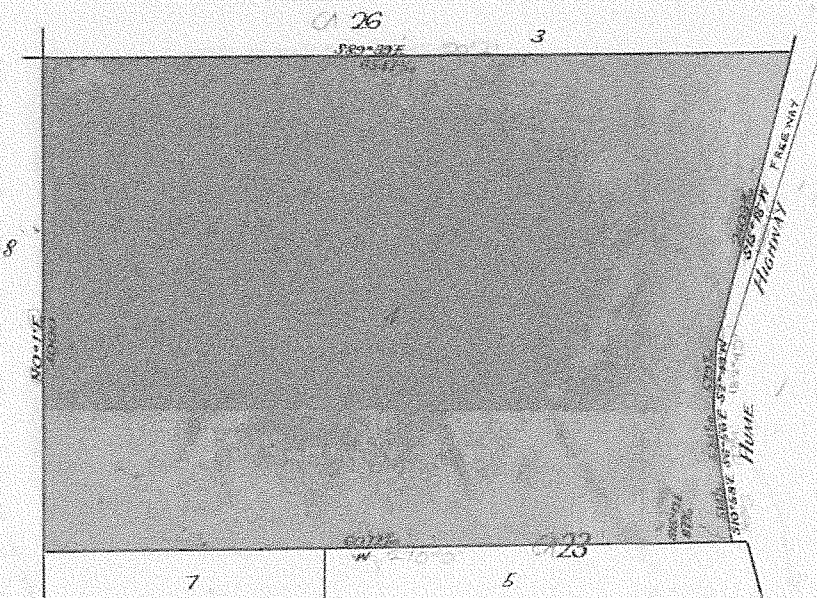
ENCUMBRANCES REFERRED TO.



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

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.



T06603-414-1-2

The Measurements are in feet

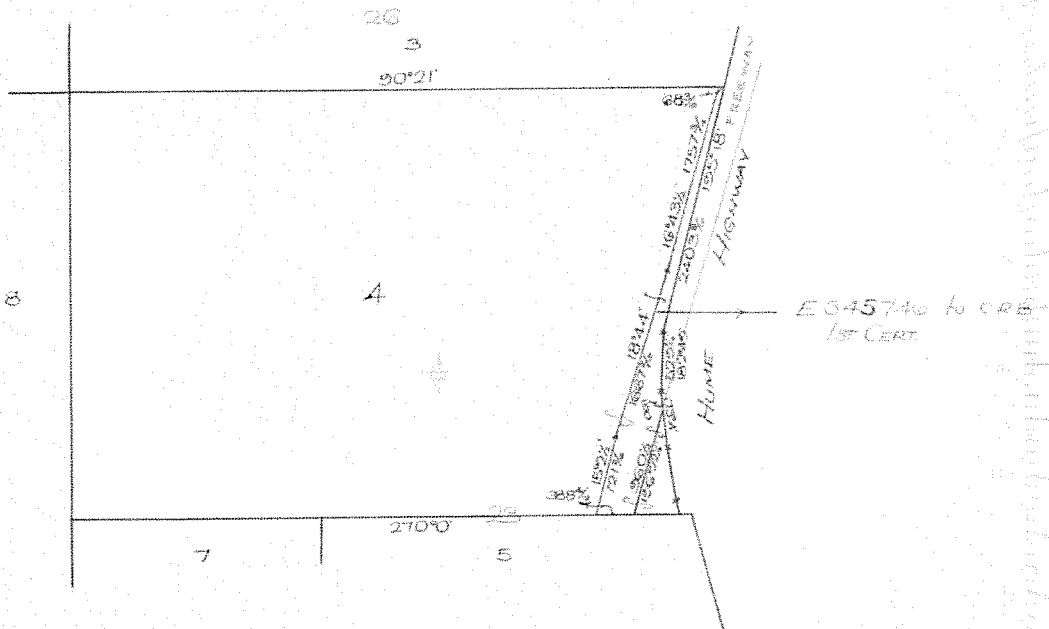
NO DEPENDS TO BE REGISTERED
PLAN SANDED ON DUPLICATION
SEE LRS PLAN 10755

FULLY CONVERTED TITLE

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

15067/2012

6603 414

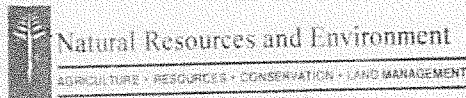


LR 6746(74)

BSP 2012

FULLY CONVERTED TITLE

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 04787 Folio 293

Folio Creation: Details Unknown

Parent title Volume 03887 Folio 352

STATEMENT END

Paper Title Images

4787/293 - Version 1, Date 19/09/2003



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

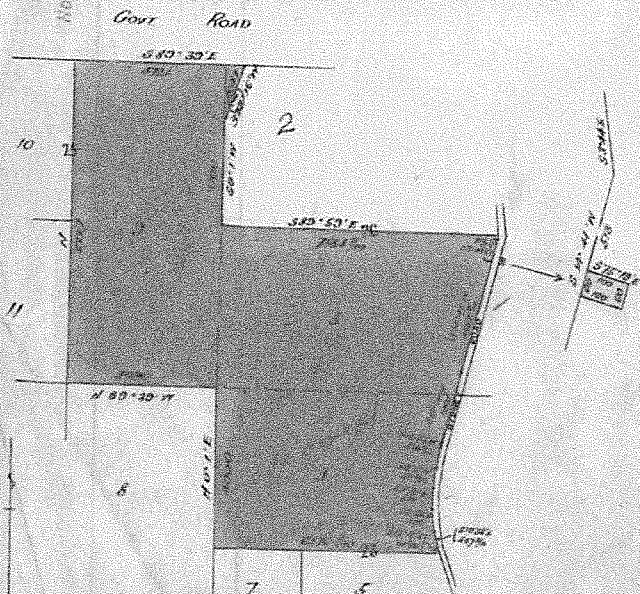
George Thompson Kilroy of Heathcote Grazier is -----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All those pieces of Land, delineated and coloured
 red on the map in the margin containing Eight hundred and seventy-one acres Three --
 roods and Twelve perches or thereabouts, being Lots 3, 4 and 9 on Plan of -----
 Subdivision No. 6746 lodged in the Office of Titles, and being parts of Crown -----
 Portions Twenty-three, Twenty-five and Twenty-six at Beveridge Parish of Merriang-
 County of Bourke -----

Dated the Twenty-fifth
thousand nine hundred and twenty-three.

day of June

Thos Gleason
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO

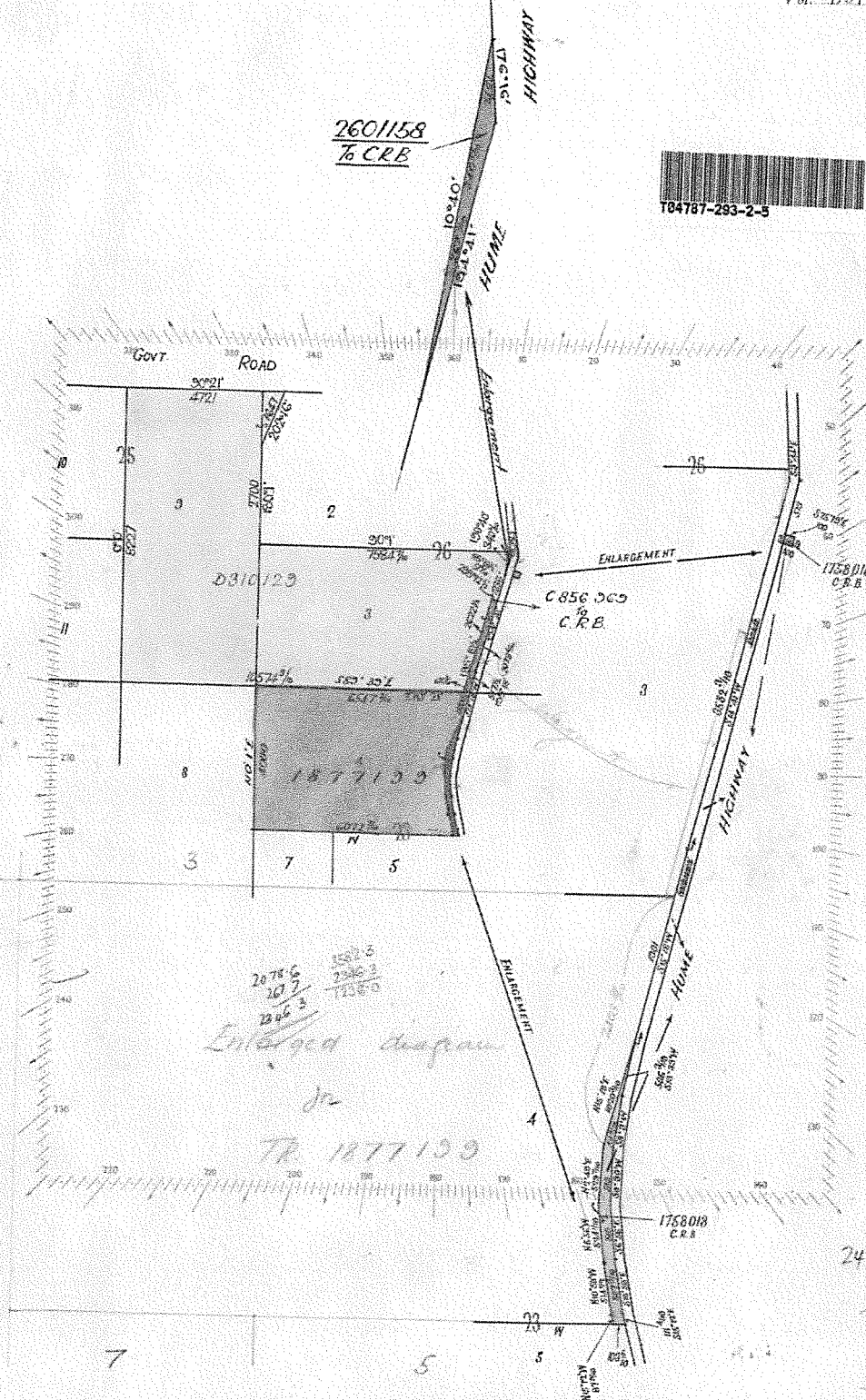


The Measurements are in inches

4787/293, Page 2 of 4, Printed 12:44 15/10/2013, Search Enquiry 5358512, Customer 13500

SCALE: 30 CHAINS to one inch.


Vol. 4787 fol. 293



Enlarged diagram
for
TR 1877133

1-3-30 1/2
 243-1-16
 0-0-5
 1-2-13
 246-3-24 1/2

87-3-12
 246-2-24 1/2
 624 3 27 1/2

 Natural Resources and Environment
AIR • FORE • FISH/POURCE • EC • GRAVITY • LAND MANAGEMENT

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

VOLUME 10685 FOLIO 976

Security no : 124047766182Q

Produced 15/10/2013 12:40 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 403186M.

PARENT TITLES :

Volume 04401 Folio 007 Volume 04528 Folio 508 Volume 04676 Folio 079

Volume 06603 Folio 414

Created by instrument PS403186M 06/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

DULCIE MOONEY of 86 MINTON STREET BEVERIDGE VIC 3753

AE548088U 16/08/2006

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section

24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE PS403186M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 615 OLD HUME HIGHWAY BEVERIDGE VIC 3753

DOCUMENT END

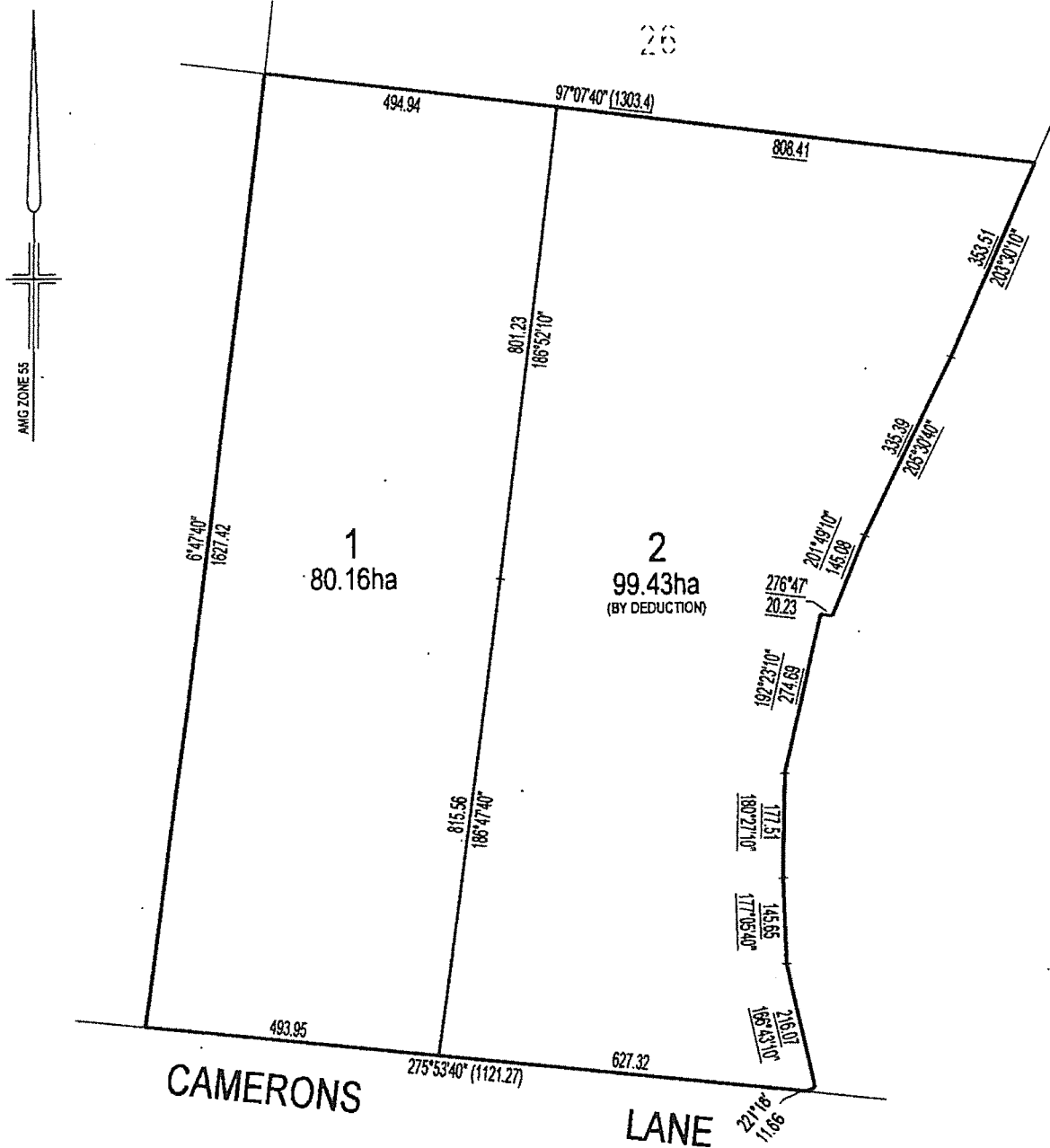
FEIGL & NEWELL
Title Searchers
GPO BOX 1348
Melb 3001
(DX 301)
Ph. 9629 3011

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 403186M



STEPHEN OXLEY & COMPANY

71 OVENS STREET, WANGARATTA, 3677
PHONE (03) 5721 6255 FAX (03) 5721 2779
SU & CJ OXLEY PTY LTD ABRN 28 006 114 823
surveyors engineers & development consultants



SHEET 2 OF 2 SHEETS

ORIGINAL

SCALE

LICENSED SURVEYOR

ALASTAIR DOUGLAS KEMP

SHEET
SIZE
A3

SCALE
1:7500

100 0 100 200 300
LENGTHS ARE IN METRES

SIGNATURE DATE 24/06/2001
REF: W2325 VERSION 4
W2325PS2.DGN 29/06/01

DATE 3/07/2001
COUNCIL DELEGATE SIGNATURE

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

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 10685 Folio 976

Folio Creation: Created as a computer folio

Parent titles :

Volume 04401 Folio 007

Volume 04528 Folio 508

Volume 04676 Folio 079

Volume 06603 Folio 414

RECORD OF ALTS DEALINGS

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

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

08/10/2002	23/12/2002	AB612499S	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

FRANCIS WILLIAM MOONEY

JOHN JAMES MOONEY

TO:

FRANCIS WILLIAM MOONEY

RESULTING PROPRIETORSHIP:

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HISTORICAL SEARCH STATEMENT

Estate Fee Simple

Sole Proprietor

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

AB612499S 08/10/2002

16/08/2006 16/08/2006 AE548087W Y

TRANSMISSION APPLICATION

FROM:

FRANCIS WILLIAM MOONEY

TO:

DULCIE MOONEY

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

DULCIE MOONEY of 86 MINTON STREET BEVERIDGE VIC 3753 Legal

Personal Representative(s) of FRANCIS WILLIAM MOONEY who died on

12/11/2005

AE548087W 16/08/2006

16/08/2006 16/08/2006 AE548088U Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DULCIE MOONEY

TO:

DULCIE MOONEY

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

DULCIE MOONEY of 86 MINTON STREET BEVERIDGE VIC 3753

AE548088U 16/08/2006

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

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HISTORICAL SEARCH STATEMENT

STATEMENT END

VOTS Snapshot

Volume 10685 Folio 976
124003721746B
Produced 06/11/2002 12:40 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 403186M.

PARENT TITLES :

Volume 04401 Folio 007 Volume 04528 Folio 508 Volume 04676 Folio 079

Volume 06603 Folio 414

Created by instrument PS403186M 06/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple

As to the land formerly contained in Volume 04401 Folio 007

Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677

Legal Personal Representative(s) of JAMES FRANCIS LEWIS who died on
08/02/1989

As to the land formerly contained in Volume 04676 Folio 079

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal
Representative(s) of WILLIAM JOHN LEWIS who died on 31/08/1984

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal
Representative(s) of JAMES FRANCIS LEWIS who died on 08/02/1989

As to the land formerly contained in Volume 06603 Folio 414

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753

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HISTORICAL SEARCH STATEMENT

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal
Representative(s) of WILLIAM JOHN LEWIS who died on 31/08/1984

As to 1 of a total of 2 equal undivided shares
Joint Proprietors

FRANCIS WILLIAM MOONEY of MINTON STREET BEVERIDGE VIC 3753
JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal
Representative(s) of JAMES FRANCIS LEWIS who died on 08/02/1989
PS403186M 06/11/2002

../ 2

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 PS403186M FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 06603 Folio 414

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04787 Folio 293

RECORD OF ALTS DEALINGS

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

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

17/09/2002	06/11/2002	PS403186M	Y
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PLAN OF SUBDIVISION, SUBDIVISION ACT 1988
Cancelled by PS403186M

STATEMENT END

VOTS Snapshot

Volume 06603 Folio 414
124003721704X
Produced 06/11/2002 12:39 pm

LAND DESCRIPTION

Lot 1 on Title Plan 815153S (formerly known as part of Lot 4 on Plan of Subdivision 006746).

PARENT TITLE Volume 04787 Folio 293

Created by instrument 1877199 02/02/1943

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HISTORICAL SEARCH STATEMENT

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANCIS WILLIAM MOONEY of 1726 SYDNEY ROAD CAMPBELLFIELD 3061

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal

Representative(s) of WILLIAM JOHN LEWIS who died on 31/08/1984

X803527R 10/10/2001

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

FRANIS WILLIAM MOONEY of 1726 SYDNEY ROAD CAMPBELLFIELD 3061

JOHN JAMES MOONEY of "MARKWOOD" WANGARATTA 3677 Legal Personal

Representative(s) of JAMES FRANCIS LEWIS who died on 08/02/1989

X803528N 10/10/2001

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 6603 FOLIO 414 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

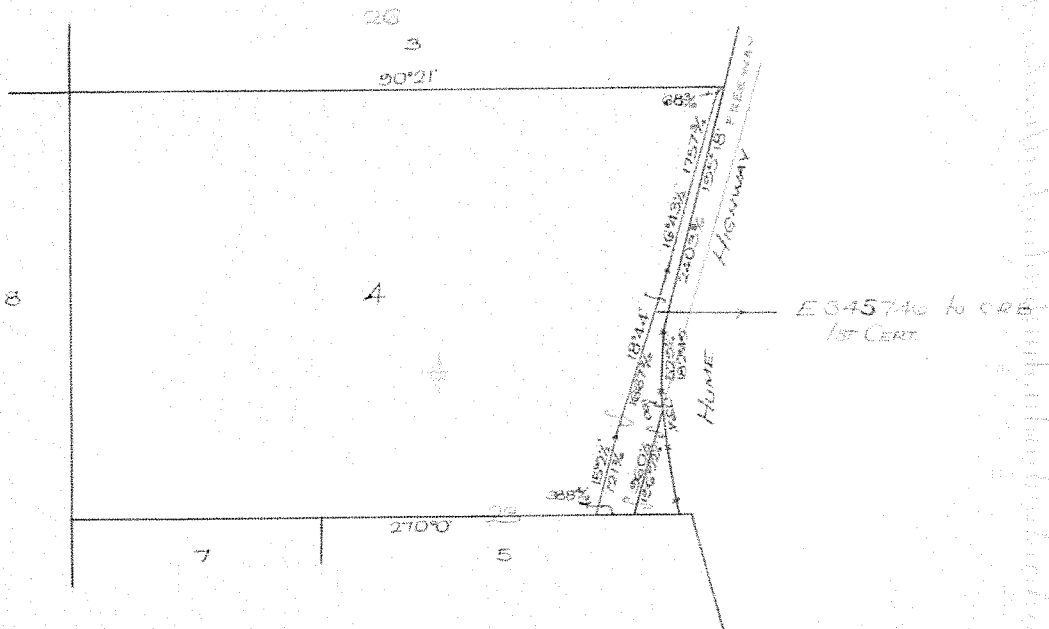
6603/414 - Version 1, Date 29/11/2001

FULLY CONVERTED TITLE

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

15067/2012

6603 414

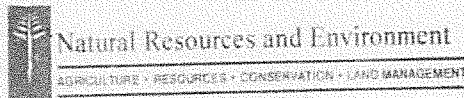


LR 6746(74)

BSP 2012

FULLY CONVERTED TITLE

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

VOLUME 08772 FOLIO 323

Security no : 124047766189H

Produced 15/10/2013 12:41 pm

LAND DESCRIPTION

Lot 2 on Title Plan 841310F (formerly known as part of Lot 3 on Plan of Subdivision 006746).

PARENT TITLE Volume 04787 Folio 293

Created by instrument D310129 10/02/1969

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

WILLIAM BARRY GILBO of 1146 SYDNEY ROAD FAWKNER

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

MARY GILBO of 1146 SYDNEY ROAD FAWKNER

D310129 10/02/1969

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section

24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE TP841310F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(03 9301)
Ph. 9629 3011

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 08772 Folio 323

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04787 Folio 293

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 16/08/2005 02:39 PM

RECORD OF ALTS DEALINGS

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

RECORD OF VOTS DEALINGS

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

03/06/2004	21/06/2004	AC900877W	Y
------------	------------	-----------	---

APPLICATION RE NOTICE OF INTENTION TO ACQUIRE LAND

NOTICE as to part Section 10(1) Land Acquisition and Compensation Act 1986
GOULBURN VALLEY REGION WATER AUTHORITY
ADDRESS FOR SERVICE OF NOTICES
GOULBURN VALLEY REGION WATER AUTHORITY of 104-110 FRYERS STREET SHEPPARTON
VIC 3630
AC900877W 03/06/2004

01/06/2005	08/06/2005	AD655957D	Y
------------	------------	-----------	---

Land Removed:

Lot 1 on Title Plan 841310F
AND REMOVAL OF NOTICE AC900877W
Partially Cancelled by AD655957D
Remaining Land: Lot 2 on Title Plan 841310F

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

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HISTORICAL SEARCH STATEMENT

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

STATEMENT END

VOTS Snapshot

Volume 08772 Folio 323
124010702334G
Produced 21/06/2004 10:55 am

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 841310F (formerly known as part of Lot 3 on Plan of Subdivision 006746, Lot 9 on Plan of Subdivision 006746).

PARENT TITLE Volume 04787 Folio 293

Created by instrument D310129 10/02/1969

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

WILLIAM BARRY GILBO of 1146 SYDNEY ROAD FAWKNER

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

MARY GILBO of 1146 SYDNEY ROAD FAWKNER

D310129 10/02/1969

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 8772 FOLIO 323 FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT

Paper Title Images

8772/323 - Version 0, Date 08/02/2000

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8772 FOL. 323

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WILLIAM BARRY GILBO Veterinary Surgeon and MARY GILBO Married Woman both -
of 1146 Sydney Road Fawkner are now proprietors as tenants in common in equal
shares of an estate in fee simple subject to the encumbrances notified - - - -
hereunder in ALL THAT piece of land delineated and coloured red on the map in -
the margin containing Six hundred and Twenty four acres Three roods - - - - -
Twenty seven perches and Five tenths of a perch or thereabouts being Lot 9 and -
part of Lot 3 on Plan of Subdivision No.6746 and being part of Crown Portions -
25 and 26 Parish of Merriang County of Bourke - - - - -

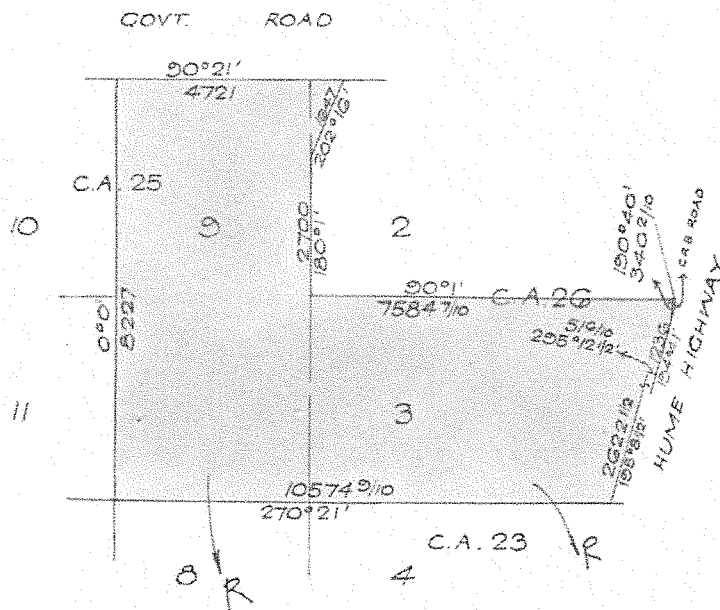
DATED the 10th day of February 1969

Geranium

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN LINKS

Derived from Vol.4787 Fol.293

D310129

FULLY CONVERTED TITLE

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

VOL.

FOL.

INSTRUMENT

APPLICATION

MORTGAGE

to KEITH WALLACE PATERSON

Registered 10th February 1969

No. D310130

**FULLY CONVERTED TITLE**

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Folio have been fully converted to a computer Folio.



T08772-323-1-7

V.8772

F. 323

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:45 PM

Volume 04787 Folio 293

Folio Creation: Details Unknown

Parent title Volume 03887 Folio 352

STATEMENT END

Paper Title Images

4787/293 - Version 1, Date 19/09/2003



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

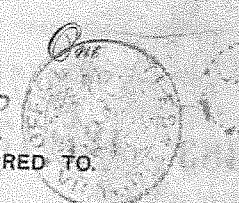
George Thompson Kilroy of Heathcote Grazier is
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All those pieces of Land, delineated and coloured
 red on the map in the margin containing Eight hundred and seventy-one acres Three --
 roods and Twelve perches or thereabouts, being Lots 3, 4 and 9 on Plan of -----
 Subdivision No. 6746 lodged in the Office of Titles, and being parts of Crown -----
 Portions Twenty-three, Twenty-five and Twenty-six at Beveridge Parish of Merriang-
 County of Bourke -----

Dated the Twenty-fifth
 thousand nine hundred and twenty-three.

day of June

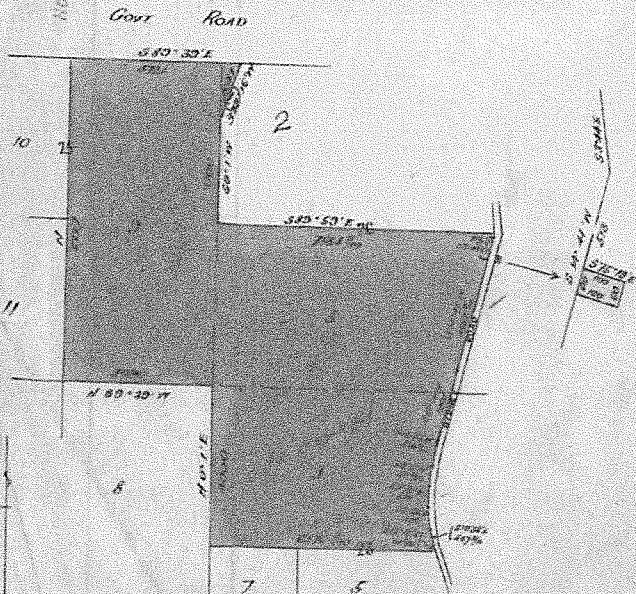
Thos Gleeson
 Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.



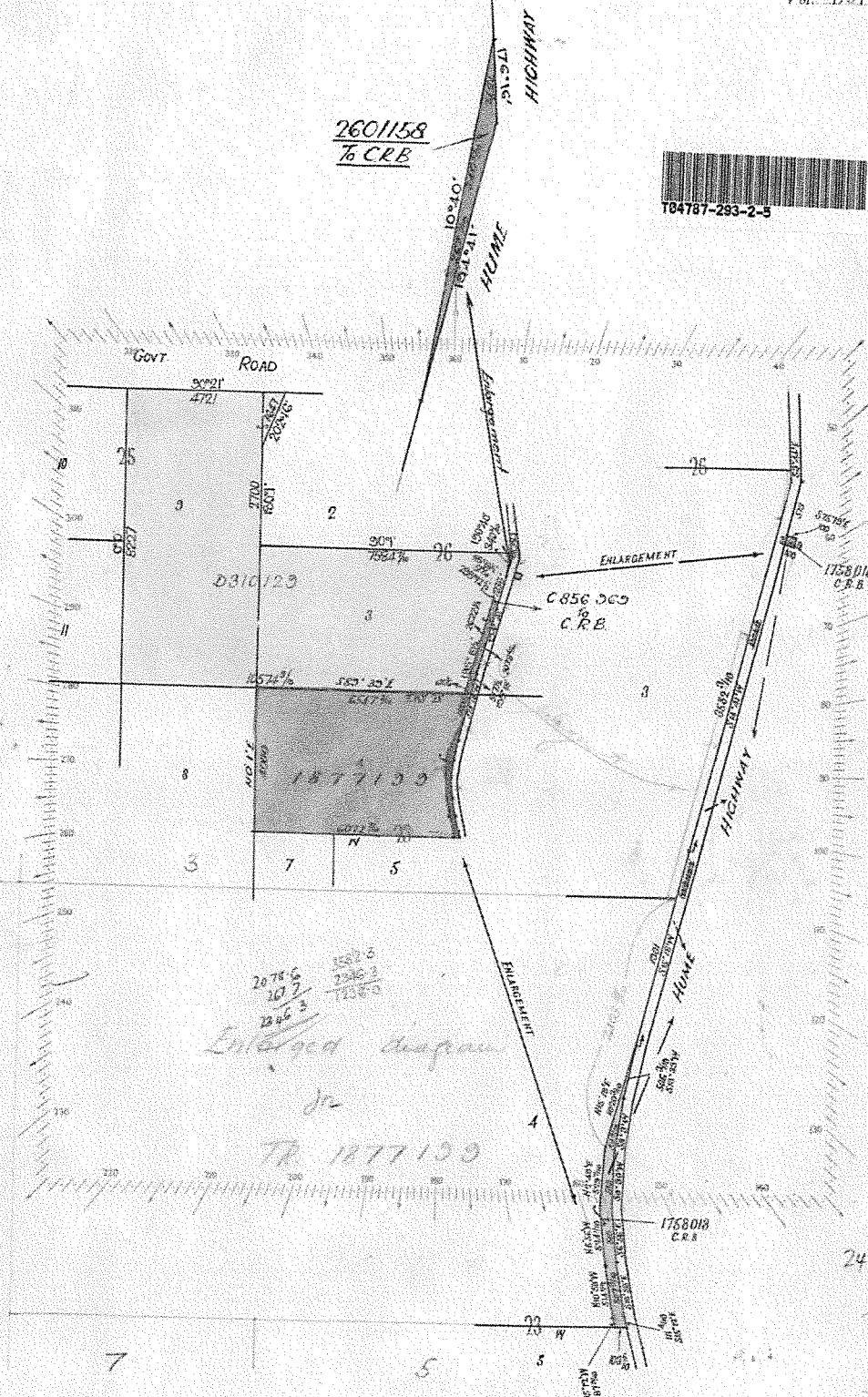
T04787-293-1-7

The Measurements are in half

Nature of Instrument.	Time of its Production for Registration.	To whom given.	Number or Symbol thereon.
<p><i>Robert John Boyne, James</i> <i>head and tail of the Severn</i> 25 June 1928 19th June 1928 No. 80920 Thos. Glee</p>		<p>GEORGE THOMPSON KILROY died on 3rd March 1959 Probate of his Will has been granted to KEITH WALLACE PATERSON of Nulla Vale via Lancefield Grazier DATED 22nd December 1961 No. B341173</p>	
<p>MORTGAGE to <i>Robert Kerr Gillespie, Philip</i> <i>Lewis Aether and Henry Alan Currie</i> registered on 10th July 1928 numbered 595433 T. W. Hoeking Assistant Registrar of Titles</p>		<p>COUNTRY ROADS BOARD has my name affixed Does not relate to section 57 of Transfer of Land Act No. 1463 relating to the compulsory acquisition of land hereon. Entered 26 Dec 1961 No. C 73963 (Plan with letter)</p>	
<p>MORTGAGE to <i>THE AUSTRALIAN NATIONAL BANK LIMITED</i> registered on 29th December 1939 numbered 1758018 CANCELLLED AS TO PART See Certificate of Title Vol. 6383 Fol. 1276478 area 1. 3 30 1/2 Assistant Registrar of Titles</p>		<p>TRANSFER AS TO PART No. C856769 registered 14th AUGUST 1967 CANCELLLED AS TO PART See Vol. 8690 Fol. 866 A-2R-13P</p>	
<p>CAVEAT No. 103519 LODGED 10th August 1939 affecting part of the land hereon CAVEAT No. 103519 LAPSED 2nd February 1963 TRANSFER AS TO PART to COUNTRY ROADS BOARD registered on 29th December 1939 numbered 1758018 CANCELLLED AS TO PART See Certificate of Title Vol. 6383 Fol. 1276478 area 1. 3 30 1/2 Assistant Registrar of Titles</p>		<p>TRANSFER AS TO BALANCE No. D310129 registered 10th February 1969. CANCELLLED See Vol. 8772 Fol. 323</p>	
<p>TRANSFER AS TO PART to <i>William John</i> <i>Lewis and James Francis Lewis</i> registered on 2nd February 1963 numbered 1577199 CANCELLLED AS TO PART See Certificate of Title Vol. 6603 Fol. 1320414 Assistant Registrar of Titles</p>		<p>CANCELLED</p>	
<p>TRANSFER AS TO PART to <i>Country Roads Board</i> registered on 4 Nov 1953 numbered 2601158 CANCELLLED AS TO PART See Certificate of title Vol. 7982 Fol. 048 Assistant Registrar of Titles</p>			

SCALE: 30 CHAINS to one inch.


Vol. 4787 fol. 293



Enlarged diagram
for
TR 1877133

1-3-30 1/2
 243-1-16
 0-0-5
 1-2-13
 246-3-24 1/2

87-3-12
 246-2-24 1/2
 624 3 27 1/2

 Natural Resources and Environment
AIR • FORE • FISH/POURCE • EC • LAND/REUSE • LAND MANAGEMENT

 INTENTIONALLY
BLANK

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

VOLUME 03948 FOLIO 518

Security no : 124047766196A

Produced 15/10/2013 12:41 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 006746.

PARENT TITLE Volume 03887 Folio 352

Created by instrument 0793613 24/01/1916

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CRYSTAL CREEK PROPERTIES PTY LTD of 3/22 CHURCH STREET WHITTLESEA VIC 3757

AC616968C 21/01/2004

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 or imaged folio set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP006746 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

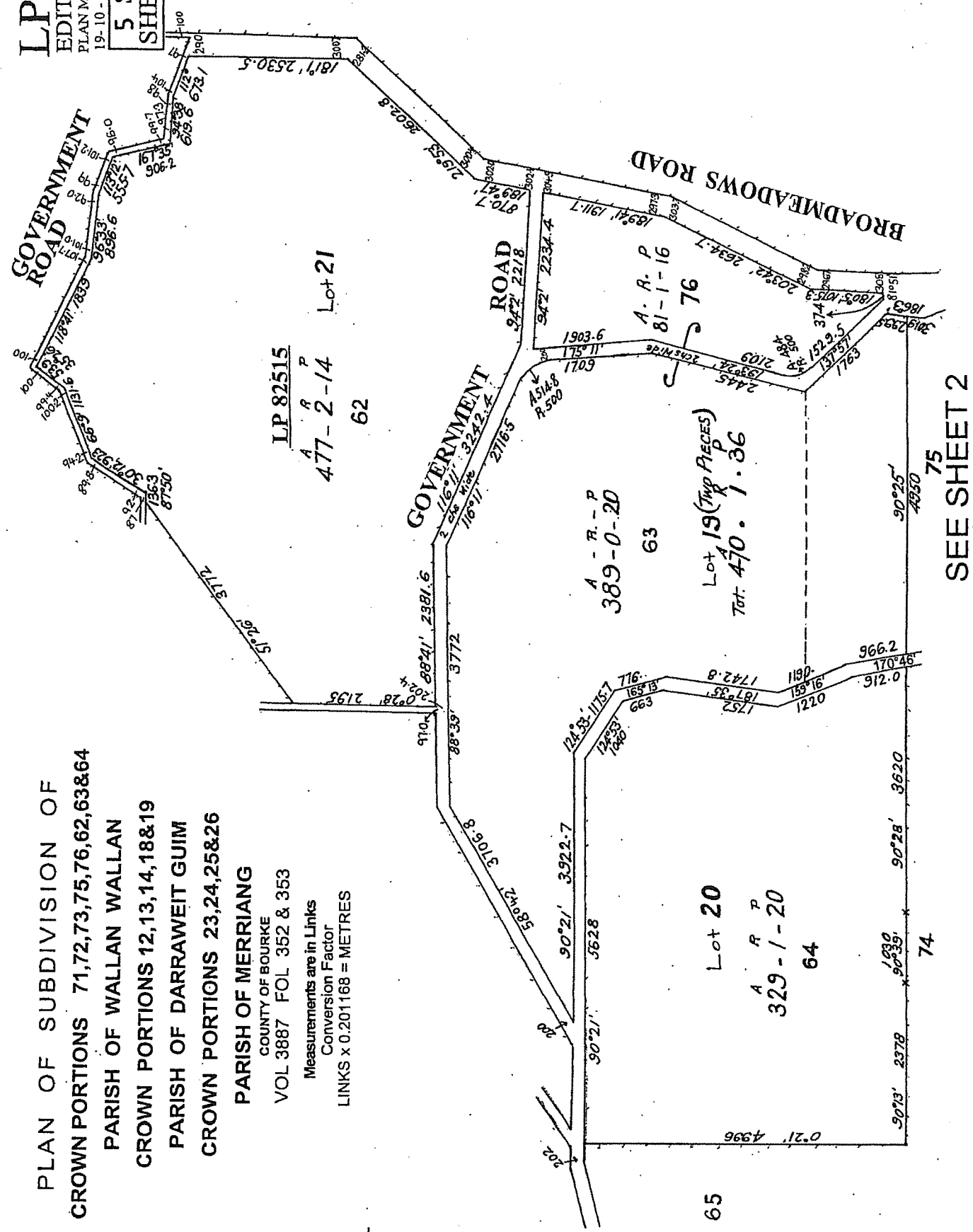
Street Address: 175 NORTHERN HIGHWAY WALLAN VIC 3756

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2346
MELB 3001
(07 551)
Ph. 0629 5011

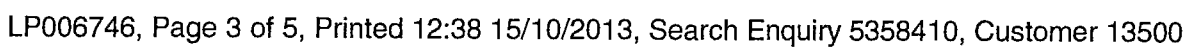
PLAN OF SUBDIVISION OF
CROWN PORTIONS 71,72,73,75,76,62,63&64
PARISH OF WALLAN WALLAN
CROWN PORTIONS 12,13,14,18&19
PARISH OF DARRAWAIT GUIM
CROWN PORTIONS 23,24,25&26

PARISH OF MERRIANG
COUNTY OF BOURKE
VOL 3887 FOL 352 & 353
Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES



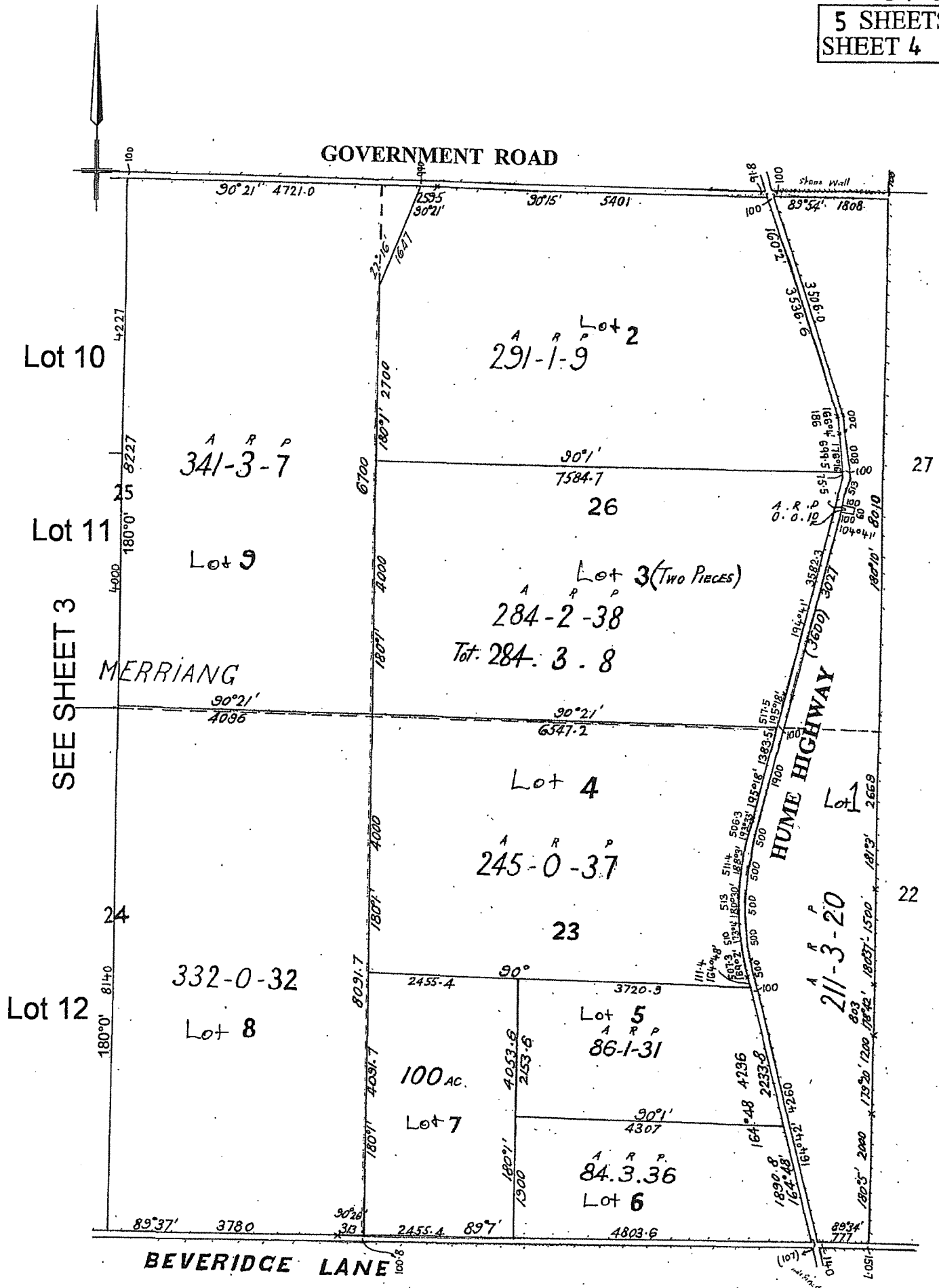
SEE SHEET 2

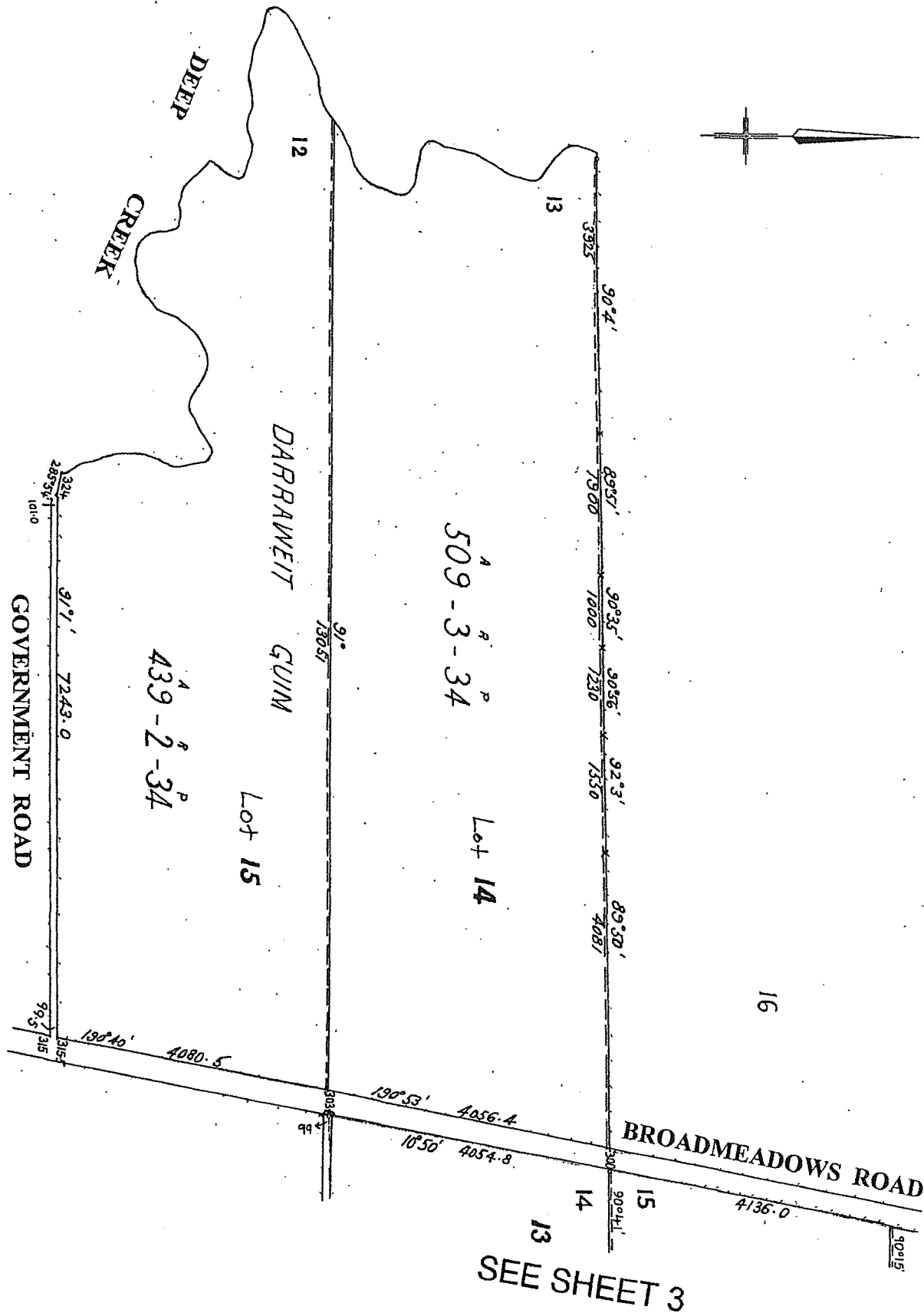
5 SHEETS
SHEET 3



LP 6746

5 SHEETS
SHEET 4





LP 6746
5 SHEETS
SHEET 5

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 03948 Folio 518

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 03887 Folio 352

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 11/05/2005 09:20 AM

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773099H	Y

CAVEAT

CAVEAT AB773099H 20/12/2002

Caveator

WALTER HILAIRE MOTT

Capacity PURCHASER/FEE SIMPLE

Lodged by

MCCUBBIN I J

Notices to

IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	10/06/2003	AB818586A	Y
------------	------------	-----------	---

TRANSMISSION APPLICATION

FROM:

JAMES LEO LAFFAN

DORA ELLEN LAFFAN

TO:

DOROTHEA HELENA CONNORS

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HISTORICAL SEARCH STATEMENT

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN VIC 3331

Legal Personal Representative(s) of DORA ELLEN LAFFAN who died on
24/08/1990

AB818586A 17/01/2003

17/01/2003	10/06/2003	AB818587X	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

TO:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN VIC 3331

GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN VIC 3064

FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN VIC 3756

MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER VIC 3060

AB818587X 17/01/2003

21/01/2004	21/01/2004	AC616967E	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB773099H REMOVED

21/01/2004	21/01/2004	AC616968C	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

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HISTORICAL SEARCH STATEMENT

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

CRYSTAL CREEK PROPERTIES PTY LTD of 3/22 CHURCH STREET WHITTLESEA

VIC 3757

AC616968C 21/01/2004

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 03948 Folio 518

124004287155B

Produced 20/12/2002 02:23 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 006746.

PARENT TITLE Volume 03887 Folio 352

Created by instrument 0793613 24/01/1916

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JAMES LEO LAFFAN of 45 STUDLEY ROAD IVANHOE

DORA ELLEN LAFFAN of BANNOCKBURN

F243974 21/03/1974

ENCUMBRANCES, CAVEATS AND NOTICES

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HISTORICAL SEARCH STATEMENT

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 DIAGRAM ON IMAGED FOLIO VOLUME 3948 FOLIO 518 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

3948/518 - Version 0, Date 18/02/2000

Entered in the Register Book,

Vol. 3948 Fol. 789518



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

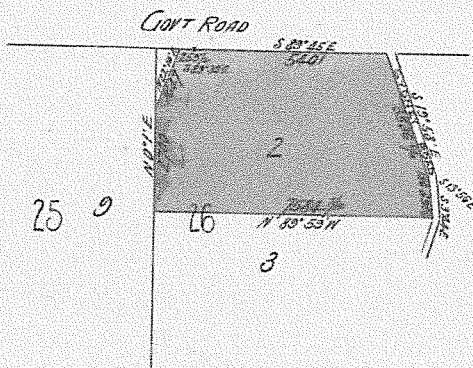
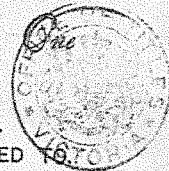
John Francis Laffan of "Inverlochy" Wallan Grazier is -----
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and coloured
red on the map in the margin containing Two hundred and ninety-one acres one rood -
and nine perches or thereabouts being Lot 2 on Plan of Subdivision No. 6746 lodged-
in the Office of Titles and being part of Crown Portion Twenty-six at Beveridge --
Parish of Merriang County of Bourke -----

Dated the Twenty-fourth
thousand nine hundred and sixteen.

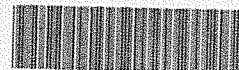
day of January

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO



The Measurements are in feet



T03948-518-1-5

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:44 PM

Volume 03887 Folio 352

Folio Creation: Details Unknown

STATEMENT END

Paper Title Images

3887/352 - Version 0, Date 16/02/2000



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Philip William Must of Lydiard Street Ballarat in the County of Grenville Solicitor
and The Trustees Executors and Agency Company Limited of 412 Collins Street Melbourne
in the County of Bourke are now joint proprietors - - - - -

*from the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All those pieces of Land, delineated and coloured
red on the map in the margin containing Four thousand one hundred and thirtyone acres*

and Eighteen perches or thereabouts being Crown Portion Twentyfive and parts of Crown
Portions Twentythree Twentyfour and Twentysix at Beveridge Parish of Merriang and
Crown Portions Twelve Thirteen Fourteen Eighteen and Nineteen Parish of Darraweit
Guim all in the County of Bourke - - - - -

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

Dated the Ninth day of September
thousand nine hundred and fifteen

day of September

M. A. T. M.
Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO

1. As to Portions Twelve Thirteen Eighteen and Nineteen
Parish of Darraweit Guim - - - - -

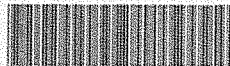
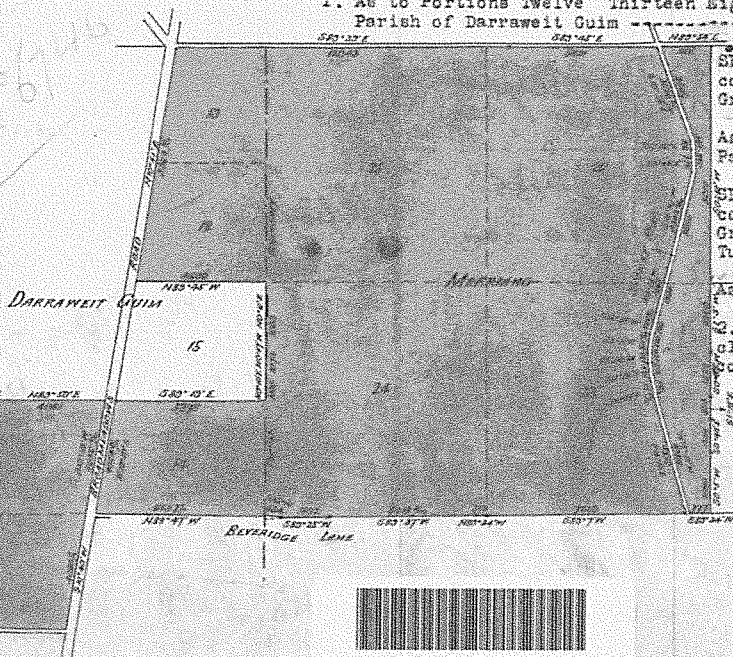
SPECIAL RAILWAY CONDITIONS
contained in the Crown ---
Grants to William Murray--

As to Portion Fourteen ---
Parish of Darraweit Guim--

SPECIAL RAILWAY CONDITION
contained in the Crown ---
Grant to William John ---
Turner Clarke - - - - -

As to all the land - - - - -

2. THE RIGHTS OF PERSONS
claiming under the will and
Codicil of William Murray who
died on the 20th. ---
January 1871 Probate
whereof was granted
on the 25th. May ---
1871 to Thomas Must
leave being reserved
to John Matheson ---
and Morton Allport--
to come in and prove
the said Will and ---
Codicil - - - - -



T03887-352-1-4

1870
The Measurements are to the *1871*

Vol.

Fol.

Transfer.

Application 44467

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p>Transfer as to part Cancelled as to part See Certificate of Title Vol. 3948 Fol. 789518 Area 241 ac. 1 rd. 9 per.</p>	<p>The 14th January 1916 At 2.25 pm</p>	<p>Philip William Must and THE TRUSTEES SHANTONS AND ALLEY COMPANY LIMITED To John Francis Laffan W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>7936/13.</p>
<p>Transfer as to part Cancelled as to part See Certificate of Title Vol. 3975 Fol. 794934 Area 211 ac. 3 rd. 20 per.</p>	<p>The 7th June 1916 At 3.29 pm</p>	<p>Philip William Must and THE TRUSTEES SHANTONS AND ALLEY COMPANY LIMITED To Samuel John Baird W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>803/162</p>
<p>Transfer as to part Cancelled as to part See Certificate of Title Vol. 4401 Fol. 880007 Area - 86.1.31</p>	<p>1st November 1920</p>	<p>To Anthony George Barber. W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>97/328</p>
<p>TRANSFER as to part to Anthony George Barber registered on 25th November 1921 and numbered 1022741 CANCELLED as to part See Certificate of Title Vol. 4528 Fol. 905508 Area - 100 acres</p>	<p>W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>TRANSFER as to part to Sydney Quayle registered on 22nd March 1923. and numbered 10051641 CANCELLED as to part See Certificate of Title Vol. 4712 Fol. 942310 Area 949-2-25 W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>W. H. A. T. E. R. Assistant Registrar of Titles.</p>
<p>TRANSFER as to part to William Patrick Lewis registered on 5th December 1922 and numbered 1078661 CANCELLED as to part See Certificate of Title Vol. 4676 Fol. 935079 Area 84a, 3r, 36p.</p>	<p>W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>TRANSFER as to part to George Thompson Kilroy registered on 25th June 1923. and numbered 1111959 CANCELLED as to part See Certificate of Title Vol. 4787 Fol. 957283 Area 87^{ac} 3^r 12^p W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>W. H. A. T. E. R. Assistant Registrar of Titles.</p>
<p>TRANSFER as to part to Alasdair Cameron registered on 3rd January 1923. and numbered 1083089 CANCELLED as to part See Certificate of Title Vol. 712 Fol. 942309 Area 2-3 W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>TRANSFER as to Balance to Alasdair Cameron registered on 20th March 1924 and numbered 1156709 CANCELLED. See Certificate of Title Vol. 4837 Fol. 967272 W. H. A. T. E. R. Assistant Registrar of Titles.</p>	<p>W. H. A. T. E. R. Assistant Registrar of Titles.</p>

CANCELLED

3887 - 352



T03887-352-2-2

Part of
L.P. 6746

Intentionally
Blank

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

VOLUME 10880 FOLIO 694

Security no : 124047798553E

Produced 17/10/2013 09:05 am

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 006746.

PARENT TITLE Volume 08772 Folio 323

Created by instrument AD655957D 01/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD655957D 01/06/2005

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.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE LP006746 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: CAMERONS LANE BEVERIDGE VIC 3753

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2348
Melb 3001
(BX 301)
Ph. 0629 3011

PLAN OF SUBDIVISION OF
CROWN PORTIONS 71,72,73,75,76,62,63&64

PARISH OF WALLAN WALLAN

CROWN PORTIONS 12,13,14,18&19

PARISH OF DARRAWEIT GUIM

CROWN PORTIONS 23,24,25&26

PARISH OF MERRIANG

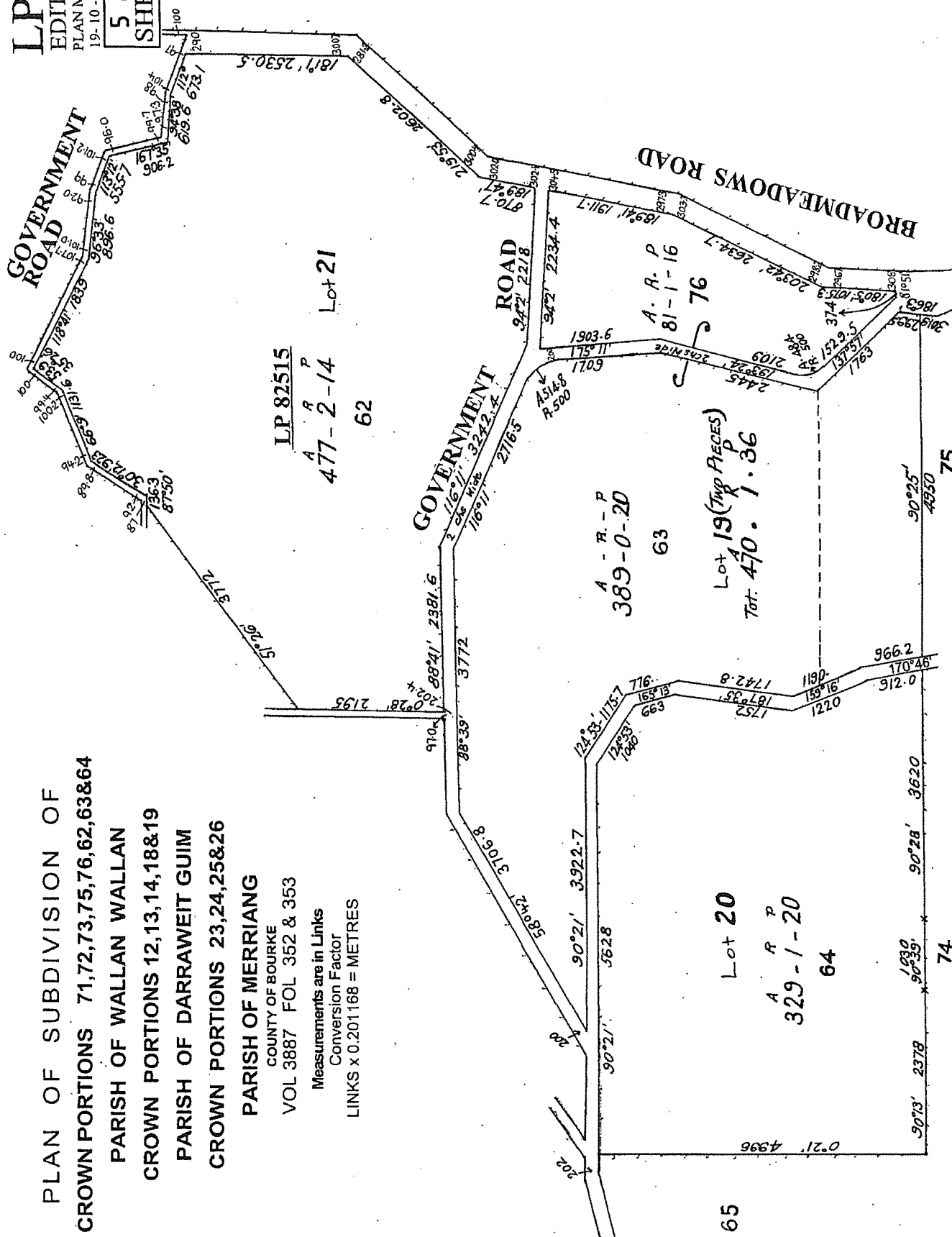
COUNTY OF BOURKE

VOL 3887 FOL 352 & 353

Measurements are in Links

Conversion Factor

LINKS x 0.201168 = METRES

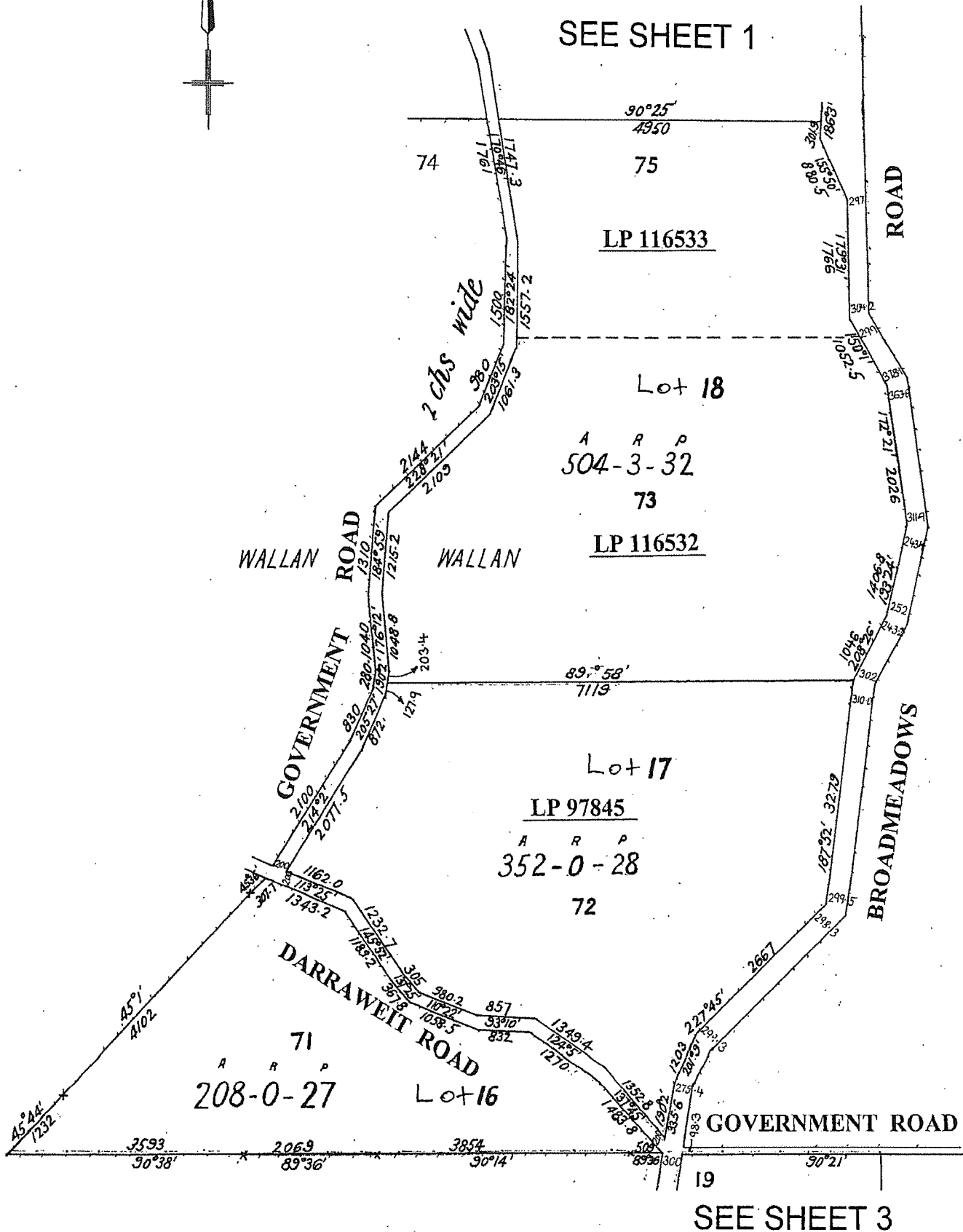


SEE SHEET 2

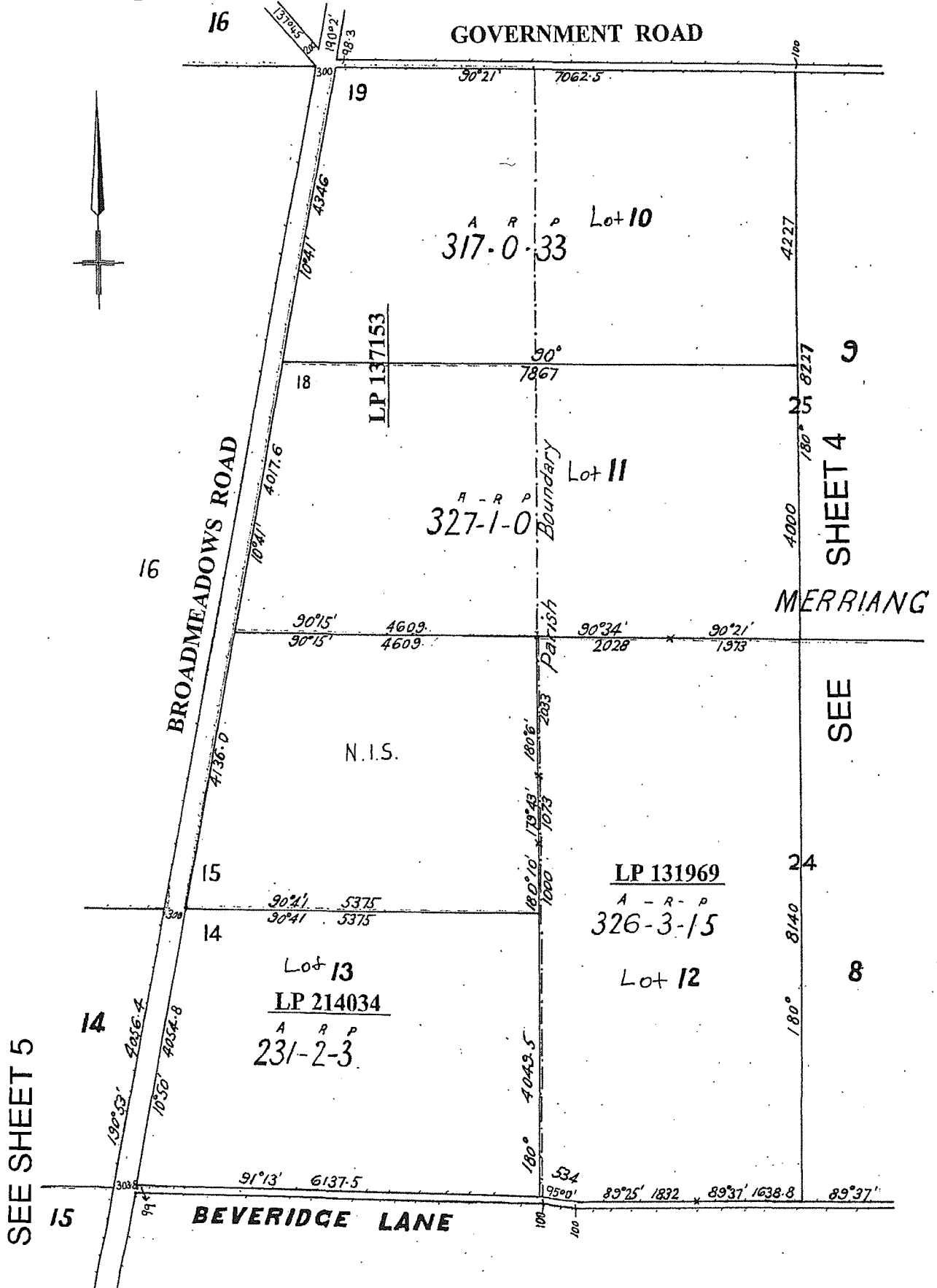
LP 6746

5 SHEETS
SHEET 2

SEE SHEET 1



5 SHEETS
SHEET 3



LP 6746

5 SHEETS
SHEET 4

GOVERNMENT ROAD

Lot 10

291-1-9^{Lot 2}

341-3-7^{A R P}

Lot 11

Lot 9

26

284-2-38^{Lot 3 (Two Pieces)}
Tot. 284.3.8

MERRIANG

Lot 4

245-0-37^{A R P}

23

332-0-32

Lot 8

Lot 12

100 AC.

Lot 7

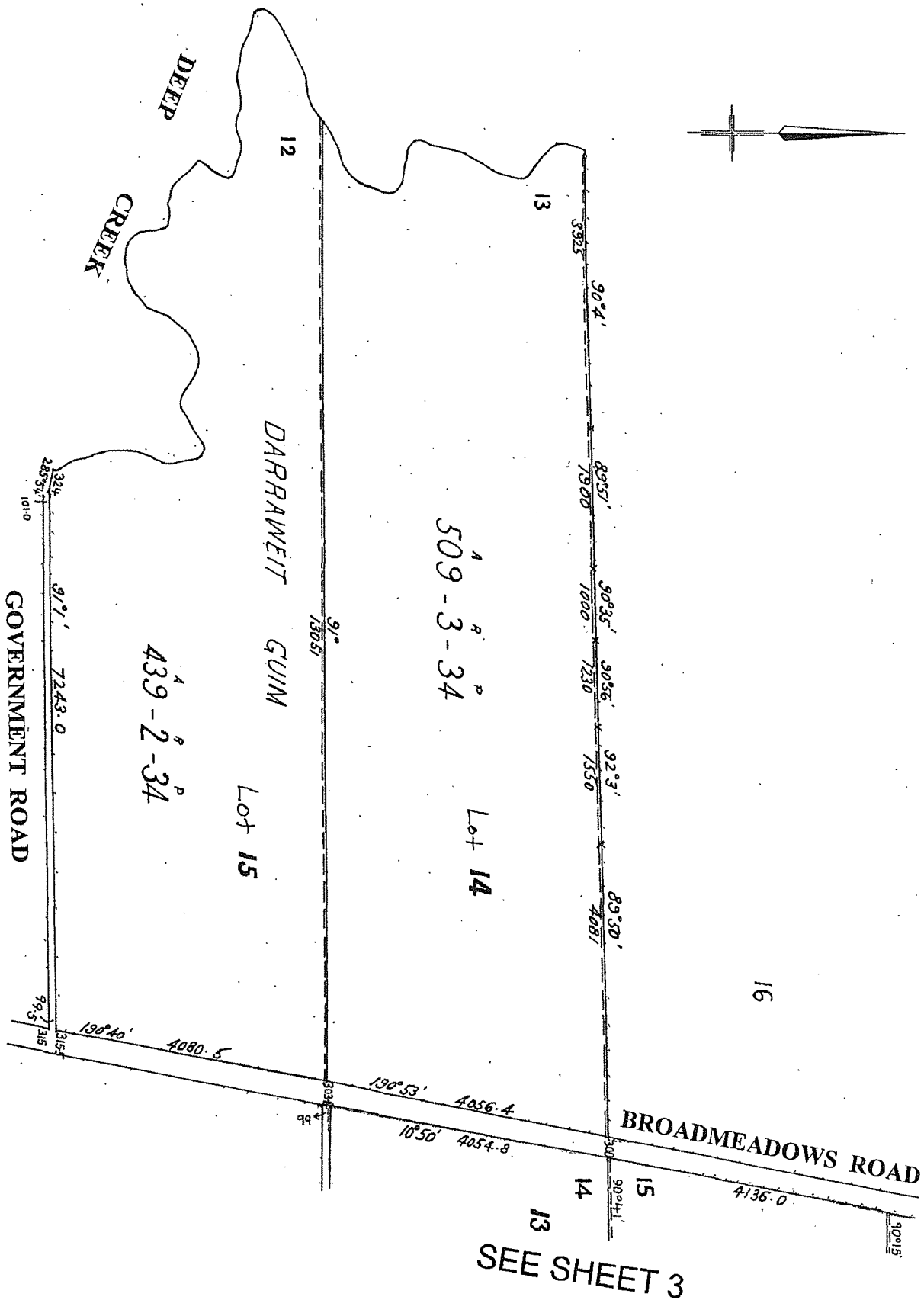
86-1-31^{Lot 5}

84.3.36^{A R P}
Lot 6

HUME HIGHWAY

211-3-20^{A R P}

BEVERIDGE LANE



LP 6746
5 SHEETS
SHEET 5

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HISTORICAL SEARCH STATEMENT

Produced 17/10/2013 09:07 AM

Volume 10880 Folio 694

Folio Creation: Created as a computer folio

Parent title Volume 08772 Folio 323

RECORD OF ALTS DEALINGS

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

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

29/06/2007	04/07/2007	AF172477S	Y
------------	------------	-----------	---

AMEND PROPRIETOR NAME

FROM:

TO:

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YARRA VALLEY WATER LTD of LUCKNOW STREET MITCHAM VIC 3132

AD655957D 01/06/2005

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

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HISTORICAL SEARCH STATEMENT

Volume 10880 Folio 694
124014375272H
Produced 08/06/2005 09:05 am

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 006746.
PARENT TITLE Volume 08772 Folio 323
Created by instrument AD655957D 01/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GOULBURN VALLEY REGION WATER AUTHORITY of 104-110 FRYERS STREET SHEPPARTON
VIC 3630
AD655957D 01/06/2005

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 LP006746 FOR FURTHER DETAILS AND BOUNDARIES

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

VOLUME 08772 FOLIO 323

Security no : 124047766189H

Produced 15/10/2013 12:41 pm

LAND DESCRIPTION

Lot 2 on Title Plan 841310F (formerly known as part of Lot 3 on Plan of Subdivision 006746).

PARENT TITLE Volume 04787 Folio 293

Created by instrument D310129 10/02/1969

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

WILLIAM BARRY GILBO of 1146 SYDNEY ROAD FAWKNER

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

MARY GILBO of 1146 SYDNEY ROAD FAWKNER

D310129 10/02/1969

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section

24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE TP841310F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001
(03 9301)
Ph. 9629 3011

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HISTORICAL SEARCH STATEMENT

Produced 15/10/2013 12:43 PM

Volume 08772 Folio 323

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04787 Folio 293

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 16/08/2005 02:39 PM

RECORD OF ALTS DEALINGS

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

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

03/06/2004	21/06/2004	AC900877W	Y
------------	------------	-----------	---

APPLICATION RE NOTICE OF INTENTION TO ACQUIRE LAND

NOTICE as to part Section 10(1) Land Acquisition and Compensation Act 1986
 GOULBURN VALLEY REGION WATER AUTHORITY
 ADDRESS FOR SERVICE OF NOTICES
 GOULBURN VALLEY REGION WATER AUTHORITY of 104-110 FRYERS STREET SHEPPARTON
 VIC 3630
 AC900877W 03/06/2004

01/06/2005	08/06/2005	AD655957D	Y
------------	------------	-----------	---

Land Removed:

Lot 1 on Title Plan 841310F
 AND REMOVAL OF NOTICE AC900877W
 Partially Cancelled by AD655957D
 Remaining Land: Lot 2 on Title Plan 841310F

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

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HISTORICAL SEARCH STATEMENT

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

STATEMENT END

VOTS Snapshot

Volume 08772 Folio 323
124010702334G
Produced 21/06/2004 10:55 am

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 841310F (formerly known as part of Lot 3 on Plan of Subdivision 006746, Lot 9 on Plan of Subdivision 006746).

PARENT TITLE Volume 04787 Folio 293

Created by instrument D310129 10/02/1969

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

WILLIAM BARRY GILBO of 1146 SYDNEY ROAD FAWKNER

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

MARY GILBO of 1146 SYDNEY ROAD FAWKNER

D310129 10/02/1969

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 8772 FOLIO 323 FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT

Paper Title Images

8772/323 - Version 0, Date 08/02/2000

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8772 FOL. 323

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WILLIAM BARRY GILBO Veterinary Surgeon and MARY GILBO Married Woman both -
of 1146 Sydney Road Fawkner are now proprietors as tenants in common in equal
shares of an estate in fee simple subject to the encumbrances notified - - - -
hereunder in ALL THAT piece of land delineated and coloured red on the map in -
the margin containing Six hundred and Twenty four acres Three roods - - - - -
Twenty seven perches and Five tenths of a perch or thereabouts being Lot 9 and -
part of Lot 3 on Plan of Subdivision No.6746 and being part of Crown Portions -
25 and 26 Parish of Merriang County of Bourke - - - - -

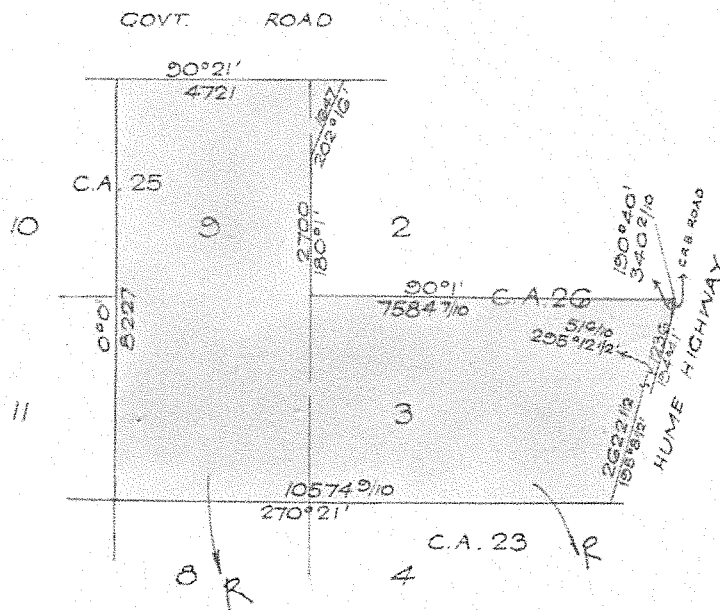
DATED the 10th day of February 1969

Arion

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN LINKS

Derived from Vol.4787 Fol.293

D310129

FULLY CONVERTED TITLE

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

VOL.

FOL.

INSTRUMENT

APPLICATION

MORTGAGE

to KEITH WALLACE PATERSON

Registered 10th February 1969

No. D310130



FULLY CONVERTED TITLE

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

T08772-323-1-7

V.8772 F. 323

Appendix C. Priority sites register

PRIORITY SITES REGISTER

Information as at 31 August 2013

BACKGROUND

EPA has a key responsibility in protecting beneficial uses of land. Many of these uses are regulated or controlled through a range of measures to prevent contamination of land and groundwater. Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

WHAT ARE PRIORITY SITES?

Priority Sites are sites for which EPA has issued a Cleanup Notice pursuant to section 62A, or a Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970. Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include cleanup, monitoring and/or institutional controls.

The Priority Sites Register does not list sites managed by voluntary agreements or sites subject to management by planning controls (eg. sites managed in accordance with a section 173 agreement under the Planning and Environment Act 1987). Land purchasers should be aware of these limitations and make their own enquiries. A site is listed on the Priority Sites Register when EPA issues a Cleanup Notice or a Pollution Abatement Notice (relevant to land and/or groundwater). A notice is a means by which EPA formalises requirements to manage pollution. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with. This is formalised through a Notice of Revocation pursuant to section 60B of the Act.

FURTHER INFORMATION

Additional information is available from:
EPA Information Centre
200 Victoria Street
Carlton VIC 3053
Tel: 1300 EPA VIC (1300 372 842)
EPA internet site: www.epa.vic.gov.au

Municipality	Suburb	Address	Issue	Notice Number
Alpine Shire Council	POREPUNKAH	Part There Of Allot. 8 Sec. 8 Parish Of Porepunkah	Former Landfill. Requires ongoing management	0090003842
Alpine Shire Council	POREPUNKAH	Part There Of Allot. 8 Sec. 8 Parish Of Porepunkah	Former Landfill. Requires ongoing management	0090003843
Ararat Rural City Council	ARARAT	26 Grano ST	Former Industrial Site. Requires assessment and/or clean up	0090001739
Ararat Rural City Council	ARARAT	Mclellan ST	Railway yard. Requires assessment and/or clean up	0090001744
Ballarat City Council	BALLARAT	Canadian Gully Reserve Geelong RD	Historical deposit of mine tailings. Requires assessment and/or clean up	0090000494
Ballarat City Council	BALLARAT	1003 Humffray ST	Former Industrial Site. Requires assessment and/or clean up	0090001857
Ballarat City Council	BALLARAT	Volume 6747 Folio 250	Current Industrial Site. Requires assessment and/or clean up	0090001913
Ballarat City Council	SANDHILL LAKE	C/a 14 Section A - Parish Of Bael Bael	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090002097
Ballarat City Council	WARRENHEIP	Ballarat-Burrunbeet RD	Accidental spill/leak (non-industrial site). Requires ongoing management	0090002430
Ballarat City Council	MOUNT CLEAR	3 WHITEHORSE RD	Former Landfill. Requires ongoing management	0090003912
Ballarat City Council	BROWN HILL	211 MELBOURNE RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004145
Banyule City Council	GREENSBOROUGH	131 Grimshaw ST	Current Service Station. Requires assessment and/or clean up	0090002585
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 58 Cameron St	Former Landfill. Requires ongoing management	0090003536
Bass Coast Shire Council	COWES	CROWN ALLOTMENT 104 PARISH OF PHILLIP ISLAND	Illegal dumping. Requires assessment and/or clean up	0090004251
Baw Baw Shire Council	TRAFALGAR SOUTH	200 Giles RD	Former Landfill. Requires ongoing management	0090003781
Baw Baw Shire Council	TRAFALGAR SOUTH	200 Giles RD	Former Landfill. Requires ongoing management	0090003782
Bayside City Council	BRIGHTON	601 Hampton ST	Current Service Station. Requires ongoing management	0090000642
Bayside City Council	CHELTENHAM	18 Hamlet ST	Current Industrial Site. Requires ongoing management	0090001671
Bayside City Council	BRIGHTON	316 New ST	Former Service Station. Requires assessment and/or clean up	0090001698
Bayside City Council	Sandringham	Part Lot 1/TP125095-excludes Scout Hall Lot 2/LP62334	Former Industrial Site. Requires assessment and/or clean up	0090002548
Brimbank City Council	SUNSHINE	49 Mcintyre RD	Current Industrial Site. Requires assessment and/or clean up	0090000284
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires assessment and/or clean up	0090000921
Brimbank City Council	SUNSHINE	47 Mcintyre RD	Former Industrial Site. Requires ongoing management	0090001549
Brimbank City Council	DEER PARK	765 BALLARAT RD	Current Industrial Site. Requires assessment and/or clean up	0090001886
Brimbank City Council	SUNSHINE NORTH	56 Spalding AV	Current Industrial Site. Requires assessment and/or clean up	0090002269
Brimbank City Council	SUNSHINE NORTH	56 Spalding AV	Current Industrial Site. Requires assessment and/or clean up	0090002270
Brimbank City Council	BROOKLYN	Bunting RD	Former Landfill. Requires ongoing management	0090002743
Brimbank City Council	BROOKLYN	69 BUNTING RD	Illegal dumping. Requires assessment and/or clean up	0090003179
Brimbank City Council	SUNSHINE	16 THIRD AV	Current Industrial Site. Requires assessment and/or clean up	0090003227
Brimbank City Council	SUNSHINE NORTH	51 Mcintyre RD	Current Industrial Site. Requires assessment and/or clean up	0090003274
Brimbank City Council	BROOKLYN	594 Geelong RD	Former Landfill. Requires ongoing management	0090003478
Brimbank City Council	KEILOR DOWNS	Green Gully RD	Former Landfill. Requires ongoing management	0090003524
Brimbank City Council	BROOKLYN	44 Mcdonald RD	Former Landfill. Requires ongoing management	0090003591
Brimbank City Council	SUNSHINE	Hulett ST	Former Landfill. Requires assessment and/or clean up	0090003670
Brimbank City Council	SUNSHINE	Hulett ST	Former Landfill. Requires assessment and/or clean up	0090003671
Brimbank City Council	SUNSHINE	49 Mcintyre RD	Current Industrial Site. Requires assessment and/or clean up	0090003897
Campaspe Shire Council	BAMAWM	Lot 2 Plan Of Subdivision 544316m Parish Of Torrumburry	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001745
Campaspe Shire Council	KYABRAM	Graham RD	Former Landfill. Requires ongoing management	0090003563

Campaspe Shire Council	ECHUCA	Echuca Landfill Echuca-Kyabram RD	Former Landfill. Requires ongoing management	0090003569
Campaspe Shire Council	DIGGORA	ODONNELL RD	Former Landfill. Requires ongoing management	0090003588
Cardinia Shire Council	NAR NAR GOON	Five Mile RD	Former Landfill. Requires ongoing management	0090003597
Cardinia Shire Council	TYNONG NORTH	25 MINTERN RD	Illegal dumping. Requires assessment and/or clean up	0090003945
Casey City Council	CRANBOURNE	Lot 7, 9, 10, 11 & 12 Stevensons Rd	Former Landfill. Requires ongoing management	0090000281
Casey City Council	NARRE WARREN NORT	Quarry RD	Former Landfill. Requires ongoing management	0090003600
Central Goldfields Shire Council	CARISBROOK	Potts LANE	Former Landfill. Requires ongoing management	0090003566
Colac-Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management	0090001464
Colac-Otway Shire Council	COROROOKE	Factory RD	Current Industrial Site. Requires assessment and/or clean up	0090002082
Colac-Otway Shire Council	MARENGO	Roberts RD	Former Landfill. Requires ongoing management	0090003634
Colac-Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management	0090003696
Corangamite Shire Council	COBRICO	County Boundary RD	Current landfill. Requires ongoing management	0090000292
Corangamite Shire Council	GLENORMISTON	Terang-Mortlake RD	Former Landfill. Requires ongoing management	0090003622
Darebin City Council	PRESTON	62 Albert ST	Current Industrial Site. Requires ongoing management	0090000535
Darebin City Council	PRESTON	140 High ST	Former Industrial Site. Requires assessment and/or clean up	0090000660
Darebin City Council	PRESTON	67 High ST	Former Service Station. Requires assessment and/or clean up	0090001449
Darebin City Council	PRESTON	194 Bell ST	Former Industrial Site. Requires assessment and/or clean up	0090002088
Darebin City Council	PRESTON	140 High ST	Former Industrial Site. Requires assessment and/or clean up	0090002948
Darebin City Council	PRESTON	3 & 7 NEWMAN ST	Former Industrial Site. Requires assessment and/or clean up	0090003150
Darebin City Council	NORTHCOTE	Clifton ST	Former Landfill. Requires ongoing management	0090003493
Darebin City Council	RESERVOIR	87 Newlands RD	Former Landfill. Requires ongoing management	0090003508
East Gippsland Shire Council	SWIFTS CREEK	349 Swifts Creek East RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000114
East Gippsland Shire Council	BAIRNSDALE	201 Main ST	Former Service Station. Requires assessment and/or clean up	0090001552
East Gippsland Shire Council	BAIRNSDALE	205 Main ST	Former Service Station. Requires assessment and/or clean up	0090001553
East Gippsland Shire Council	ORBOST	44 Salsbury ST	Former Service Station. Requires assessment and/or clean up	0090001588
East Gippsland Shire Council	BAIRNSDALE	BOSWORTH RD	Former Landfill. Requires ongoing management	0090003783
East Gippsland Shire Council	BAIRNSDALE	BOSWORTH RD	Former Landfill. Requires ongoing management	0090003784
Frankston City Council	FRANKSTON	3 Rosella ST	Former Industrial Site. Requires assessment and/or clean up	0090003211
Frankston City Council	FRANKSTON	3 Rosella ST	Former Industrial Site. Requires assessment and/or clean up	0090003212
Frankston City Council	FRANKSTON	3 Rosella ST	Former Industrial Site. Requires assessment and/or clean up	0090003213
Frankston City Council	Frankston	McClelland DR	Former Landfill. Requires ongoing management	0090003594
Glen Eira City Council	CAULFIELD SOUTH	371 Hawthorn RD	Former Service Station. Requires assessment and/or clean up	0090001532
Glen Eira City Council	CAULFIELD SOUTH	818 Glen Huntly RD	Former Service Station. Requires assessment and/or clean up	0090001761
Glenelg Shire Council	PORTLAND	210 Cape Nelson RD	Current landfill. Requires ongoing management	0090001966
Golden Plains Shire Council	Meredith	1053 Mt Mercer-Meredith RD	Illegal dumping. Requires assessment and/or clean up	0090003410
Greater Bendigo City Council	West Bendigo	Liddell's Calcine Sands Derwent Gully Road	Historical deposit of mine tailings. Requires assessment and/or clean up	0090003327
Greater Bendigo City Council	West Bendigo	Liddell's Calcine Sands Derwent Gully Road	Historical deposit of mine tailings. Requires assessment and/or clean up	0090003884
Greater Bendigo City Council	Eppalock	118 Fitzgibbon Road, Eppalock VIC 3551 CA 7, 7A & 8 Sec 14	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003976
Greater Bendigo City Council	CALIFORNIA GULLY	45 Sandhurst RD	Current petroleum storage site. Requires assessment and/or clean up	0090004091
Greater Dandenong City Council	DANDENONG	2 Hazel AV	Current Industrial Site. Requires assessment and/or clean up	0090000108
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090000608
Greater Dandenong City Council	SPRINGVALE	917 Princes HWY	Former Industrial Site. Requires assessment and/or clean up	0090001557
Greater Dandenong City Council	SPRINGVALE	310 Springvale RD	Former Service Station. Requires ongoing management	0090001607
Greater Dandenong City Council	DANDENONG SOUTH	20 Cahill ST	Former Industrial Site. Requires assessment and/or clean up	0090002115
Greater Dandenong City Council	BANGHOLME	790 FRANKSTON-DANDENONG RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090002377
Greater Dandenong City Council	DANDENONG	230 Frankston-Dandenong RD	Current Service Station. Requires assessment and/or clean up	0090002792
Greater Dandenong City Council	DANDENONG SOUTH	125 COLEMANS RD	Former Landfill. Requires assessment and/or clean up	0090003201
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090003691
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090003692
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090003693
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD	Former Landfill. Requires ongoing management	0090003850
Greater Geelong City Council	NORLANE	5 PRINCES HWY	Former Industrial Site. Requires assessment and/or clean up	0090000011
Greater Geelong City Council	CORIO	Refinery RD	Current petroleum storage site. Requires ongoing management	0090000024
Greater Geelong City Council	WAURN PONDS	5 Katelyn CT	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000113
Greater Geelong City Council	CORIO	246 Princes HWY	Current Service Station. Requires assessment and/or clean up	0090000150
Greater Geelong City Council	NORTH GEELONG	Foreshore Area At End Of Crowle ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000226
Greater Geelong City Council	GEELONG EAST	Hearne PDE	Gun, pistol or rifle range. Requires assessment and/or clean up	0090000498
Greater Geelong City Council	CORIO	Off Harpur RD	Former Service Station. Requires assessment and/or clean up	0090000782
Greater Geelong City Council	LARA	Princes HWY	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090001012
Greater Geelong City Council	GEELONG NORTH	1 Roseneath ST	Former chemical storage facility. Requires assessment and/or clean up	0090001664
Greater Geelong City Council	MANIFOLD HEIGHTS	35 Shannon AV	Current Service Station. Requires assessment and/or clean up	0090001688
Greater Geelong City Council	DRYSDALE	97 High ST	Current Service Station. Requires ongoing management	0090001808
Greater Geelong City Council	MOOLAP	132 Point Henry RD	Current Industrial Site. Requires assessment and/or clean up	0090001832
Greater Geelong City Council	MOOLAP	132 Point Henry RD	Current Industrial Site. Requires assessment and/or clean up	0090001833
Greater Geelong City Council	North Geelong	1 Roseneath ST	Current Industrial Site. Requires assessment and/or clean up	0090001994
Greater Geelong City Council	CORIO	391 Princes HWY	Former Service Station. Requires assessment and/or clean up	0090002217
Greater Geelong City Council	GEELONG WEST	151 Church ST	Former Service Station. Requires assessment and/or clean up	0090002218
Greater Geelong City Council	BELMONT	180 Barwon Heads RD	Former Service Station. Requires assessment and/or clean up	0090002289
Greater Geelong City Council	CORIO	83 Purnell RD	Current Service Station. Requires ongoing management	0090002343
Greater Geelong City Council	CORIO	1500 Biddlecombe AV	Current landfill. Requires assessment and/or clean up	0090002361

Greater Geelong City Council	NORLANE	60 NORTH SHORE RD	Current Industrial Site. Requires assessment and/or clean up	0090002362
Greater Geelong City Council	NORTH GEELONG	343 MELBOURNE RD	Former Industrial Site. Requires assessment and/or clean up	0090003650
Greater Geelong City Council	SOUTH GEELONG	452 MOORABOOL ST	Former petroleum storage site. Requires assessment and/or clean up	0090003682
Greater Geelong City Council	NORTH GEELONG	360 MELBOURNE RD	Former Landfill. Requires assessment and/or clean up	0090003888
Greater Shepparton City Council	KIALLA WEST	7358 Goulburn Valley HWY	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000083
Greater Shepparton City Council	SHEPPARTON NORTH	280 Daldy RD	Former Industrial Site. Requires assessment and/or clean up	0090001776
Greater Shepparton City Council	COSGROVE	205 COSGROVE-LEMNOS RD	Former Landfill. Requires ongoing management	0090003551
Hepburn Shire Council	CRESWICK	18 Clunes RD	Former Service Station. Requires assessment and/or clean up	0090000263
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management	0090003560
Hepburn Shire Council	DAYLESFORD	47 RAGLAN ST	Current Service Station. Requires assessment and/or clean up	0090004071
Hobsons Bay City Council	ALTONA	401 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up	0090000009
Hobsons Bay City Council	ALTONA	541 Kororoit Creek RD	Current chemical storage facility. Requires assessment and/or clean up	0090000425
Hobsons Bay City Council	ALTONA	351 MILLERS RD	Current Industrial Site. Requires assessment and/or clean up	0090000597
Hobsons Bay City Council	SPOTSWOOD	512 Melbourne RD	Railway yard. Requires assessment and/or clean up	0090000799
Hobsons Bay City Council	NEWPORT	Burleigh ST	Current petroleum storage site. Requires assessment and/or clean up	0090001325
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Current Industrial Site. Requires assessment and/or clean up	0090001459
Hobsons Bay City Council	SPOTSWOOD	18 Drake ST	Current petroleum storage site. Requires assessment and/or clean up	0090001709
Hobsons Bay City Council	SOUTH KINGSVILLE	22 New ST	Former Landfill. Requires assessment and/or clean up	0090001727
Hobsons Bay City Council	NEWPORT	411 DOUGLAS PDE	Current Industrial Site. Requires assessment and/or clean up	0090002086
Hobsons Bay City Council	SPOTSWOOD	42 Simcock AV	Former Industrial Site. Requires assessment and/or clean up	0090002179
Hobsons Bay City Council	ALTONA MEADOWS	306 Queen ST	Current Service Station. Requires assessment and/or clean up	0090002186
Hobsons Bay City Council	SOUTH KINGSVILLE	38 Blackshaws RD	Former Industrial Site. Requires ongoing management	0090002381
Hobsons Bay City Council	WILLIAMSTOWN	12 Seaview PDE	Current Industrial Site. Requires ongoing management	0090002444
Hobsons Bay City Council	ALTONA	Elfield Meadows Estate Defined By Volume 10426	Waste Acid Sulfate Soils. Requires ongoing management	0090002765
Hobsons Bay City Council	SPOTSWOOD	144 HALL ST	Current Industrial Site. Requires assessment and/or clean up	0090003301
Hobsons Bay City Council	ALTONA	401 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up	0090003368
Hobsons Bay City Council	ALTONA	Queen ST	Former Landfill. Requires ongoing management	0090003472
Hobsons Bay City Council	BROOKLYN	Hardie RD	Former Landfill. Requires ongoing management	0090003487
Hobsons Bay City Council	ALTONA NORTH	Kyle RD	Former Landfill. Requires ongoing management	0090003527
Hobsons Bay City Council	ALTONA NORTH	Mobil Crude Oil Transfer pipe Churchill St to South Crude Tk Farm ROSS RD	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090004074
Horsham Rural City Council	HORSHAM	15 MILL ST	Former petroleum storage site. Requires assessment and/or clean up	0090003761
Hume City Council	DIGGERS REST	50 Edwards RD	Illegal dumping. Requires assessment and/or clean up	0090000070
Hume City Council	BULLA	315 Loemans RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000177
Hume City Council	GREENVALE	100 OAKLANDS RD	Illegal dumping. Requires ongoing management	0090001856
Hume City Council	CAMPBELLFIELD	1735 Sydney RD	Current Industrial Site. Requires assessment and/or clean up	0090002373
Hume City Council	SOMERTON	Cliffords RD	Former Industrial Site. Requires assessment and/or clean up	0090002446
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management	0090003107
Hume City Council	CAMPBELLFIELD	5 Reo CR	Current Industrial Site. Requires assessment and/or clean up	0090003276
Hume City Council	CAMPBELLFIELD	26 GLENBARRY RD	Illegal dumping. Requires assessment and/or clean up	0090003380
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management	0090003475
Hume City Council	CAMPBELLFIELD	Mahoneys RD	Former Landfill. Requires ongoing management	0090003496
Hume City Council	TULLAMARINE	Western AV	Former Landfill. Requires ongoing management	0090003530
Hume City Council	DIGGERS REST	65 EDWARDS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003640
Hume City Council	KEILOR	Annandale RD	Former Landfill. Requires ongoing management	0090003689
Hume City Council	DIGGERS REST	95 MCLEODS RD	Illegal dumping. Requires assessment and/or clean up	0090003710
Hume City Council	KEILOR	Annandale RD	Former Landfill. Requires ongoing management	0090003730
Hume City Council	CAMPBELLFIELD	Bolinda RD	Former Landfill. Requires ongoing management	0090003793
Hume City Council	CAMPBELLFIELD	Bolinda RD	Former Landfill. Requires ongoing management	0090003794
Hume City Council	CRAIGIEBURN	54 RUSHWOOD DR	Illegal dumping. Requires assessment and/or clean up	0090003830
Hume City Council	CAMPBELLFIELD	26 GLENBARRY RD	Illegal dumping. Requires assessment and/or clean up	0090003863
Kingston City Council	CLAYTON SOUTH	654 Clayton RD	Current landfill. Requires ongoing management	0090000045
Kingston City Council	CHELSEA	Former Chelsea Landfill Mulkarra DR	Former Landfill. Requires ongoing management	0090000311
Kingston City Council	CHELSEA	476 Nepean HWY	Former Service Station. Requires assessment and/or clean up	0090001389
Kingston City Council	Dingley Village	Waterway East of Boundary Road	Former Industrial Site. Requires assessment and/or clean up	0090001391
Kingston City Council	MORDIALLOC	78 White ST	Former Industrial Site. Requires assessment and/or clean up	0090002256
Kingston City Council	MOORABBIN	1/ 10 Ebden ST	Former Industrial Site. Requires ongoing management	0090002273
Kingston City Council	MENTONE	17 BALCOMBE RD	Former petroleum storage site. Requires assessment and/or clean up	0090003219
Kingston City Council	CLAYTON SOUTH	Fraser RD	Current landfill. Requires ongoing management	0090003226
Kingston City Council	CLAYTON SOUTH	RYANS RD	Former Landfill. Requires ongoing management	0090003604
Kingston City Council	CLAYTON SOUTH	Ryans RD	Former Landfill. Requires ongoing management	0090003607
Kingston City Council	CLAYTON SOUTH	8 Elder ST	Former Landfill. Requires ongoing management	0090003610
Kingston City Council	CHELSEA	Scotch PDE	Former Landfill. Requires ongoing management	0090003613
Kingston City Council	CLAYTON SOUTH	Cnr Deals RD & Heatherton RD	Former Landfill. Requires ongoing management	0090003759
Kingston City Council	CLAYTON SOUTH	Cnr Deals RD & Heatherton RD	Former Landfill. Requires ongoing management	0090003780
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD	Former Landfill. Requires ongoing management	0090003831
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD	Former Landfill. Requires ongoing management	0090003832
Knox City Council	WANTIRNA	706 BORONIA RD	Illegal dumping. Requires assessment and/or clean up	0090000181
Knox City Council	WANTIRNA SOUTH	Cathies LANE	Former Landfill. Requires ongoing management	0090000475
Knox City Council	BAYSWATER	836 Mountain HWY	Current Industrial Site. Requires assessment and/or clean up	0090003366
Knox City Council	WANTIRNA SOUTH	Cathies LANE	Former Landfill. Requires ongoing management	0090003738

Latrobe City Council	TRARALGON	3 / 4 Bench Bartons LANE	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management	0090002894
Latrobe City Council	NEWBOROUGH	Haunted Hills RD	Former Landfill. Requires ongoing management	0090003785
Latrobe City Council	NEWBOROUGH	Haunted Hills RD	Former Landfill. Requires ongoing management	0090003786
Latrobe City Council	MORWELL	PT CA 86B & CA 104A Parish of Maryvale	Former Landfill. Requires ongoing management	0090003787
Latrobe City Council	MORWELL	PT CA 86B & CA 104A Parish of Maryvale	Former Landfill. Requires ongoing management	0090003788
Macedon Ranges Shire Council	KYNETON	Redesdale RD	Former Landfill. Requires ongoing management	0090003557
Macedon Ranges Shire Council	BULLENGAROOK	Hobbs RD	Former Landfill. Requires ongoing management	0090003582
Macedon Ranges Shire Council	KYNETON	Redesdale RD	Former Landfill. Requires ongoing management	0090004058
Macedon Ranges Shire Council	WOODEND	130 High ST	Current Service Station. Requires assessment and/or clean up	0090004073
Macedon Ranges Shire Council	SPRINGFIELD	130 Toomeys LANE	Illegal dumping. Requires assessment and/or clean up	0090004085
Macedon Ranges Shire Council	SPRINGFIELD	130 Toomeys LANE	Illegal dumping. Requires assessment and/or clean up	0090004114
Mansfield Shire Council	MANSFIELD	Monkey Gully RD	Former Landfill. Requires ongoing management	0090003844
Mansfield Shire Council	MANSFIELD	Monkey Gully RD	Former Landfill. Requires ongoing management	0090003845
Maribyrnong City Council	YARRAVILLE	1 High ST	Former Industrial Site. Requires ongoing management	0090000134
Maribyrnong City Council	WEST FOOTSCRAY	1 Graingers RD	Current chemical storage facility. Requires assessment and/or clean up	0090000266
Maribyrnong City Council	YARRAVILLE	Yarraville Terminal Francis ST	Current petroleum storage site. Requires assessment and/or clean up	0090000989
Maribyrnong City Council	YARRAVILLE	2A FRANCIS ST	Current Industrial Site. Requires assessment and/or clean up	0090001122
Maribyrnong City Council	MAIDSTONE	9 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up	0090001771
Maribyrnong City Council	Yarraville	325 Whitehall Street	Former Industrial Site. Requires ongoing management	0090001941
Maribyrnong City Council	Yarraville	325 Whitehall Street	Former Industrial Site. Requires assessment and/or clean up	0090001942
Maribyrnong City Council	BROOKLYN	550 Geelong RD	Former Industrial Site. Requires assessment and/or clean up	0090002056
Maribyrnong City Council	WEST FOOTSCRAY	Somerville RD	Former Industrial Site. Requires assessment and/or clean up	0090002163
Maribyrnong City Council	BRAYBROOK	30 SOUTH RD	Former Industrial Site. Requires assessment and/or clean up	0090002547
Maribyrnong City Council	FOOTSCRAY	Farnsworth AV	Former Landfill. Requires ongoing management	0090003484
Maribyrnong City Council	MAIDSTONE	9 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up	0090003767
Maroondah City Council	RINGWOOD EAST	18 Mount Dandenong RD	Current Service Station. Requires assessment and/or clean up	0090001804
Maroondah City Council	CROYDON	Mt Dandenong RD	Former Service Station. Requires ongoing management	0090002862
Maroondah City Council	RINGWOOD	385 Canterbury RD	Current Service Station. Requires assessment and/or clean up	0090002884
Melbourne City Council	YARRAVILLE	295 WHITEHALL STREET	Former Industrial Site. Requires ongoing management	0090003351
Melton Shire Council	PLUMPTON	1 Holden RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000159
Melton Shire Council	PLUMPTON	627 Plumpton RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000300
Melton Shire Council	MOUNT COTTRELL	180 Faulkners RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000416
Melton Shire Council	RAVENHALL	53 Rebecca DR	Industrial waste has been dumped at the site. Requires ongoing management	0090001469
Melton Shire Council	RAVENHALL	53 Rebecca DR	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001470
Melton Shire Council	RAVENHALL	48A ORBIS DR	Illegal dumping. Requires assessment and/or clean up	0090003361
Melton Shire Council	MELTON SOUTH	2 FERRIS RD	Former Landfill. Requires ongoing management	0090003479
Melton Shire Council	MELTON SOUTH	2 FERRIS RD	Former Landfill. Requires ongoing management	0090003480
Melton Shire Council	MELTON	Ferris RD	Former Landfill. Requires ongoing management	0090003481
Melton Shire Council	PLUMPTON	1 HOLDEN RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090003652
Melton Shire Council	PLUMPTON	627 PLUMPTON RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090003861
Melton Shire Council	PLUMPTON	627 PLUMPTON RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090003893
Mildura Rural City Council	MILDURA	42 NINTH ST	Current Service Station. Requires assessment and/or clean up	0090001869
Mildura Rural City Council	OUYEN	48 FARRELL ST	Former petroleum storage site. Requires assessment and/or clean up	0090003224
Mildura Rural City Council	KOORLONG	Twentieth ST	Former Landfill. Requires ongoing management	0090003585
Mitchell Shire Council	SEYMOUR	117 Wimble ST	Current Industrial Site. Requires assessment and/or clean up	0090001737
Mitchell Shire Council	BROADFORD	High ST	Former Landfill. Requires ongoing management	0090003542
Mitchell Shire Council	KILMORE	Walders RD	Former Landfill. Requires ongoing management	0090003834
Mitchell Shire Council	KILMORE	Walders RD	Former Landfill. Requires ongoing management	0090003835
Mitchell Shire Council	SEYMOUR	HUME AND HOVELL ROAD	Former Landfill. Requires ongoing management	0090003836
Mitchell Shire Council	SEYMOUR	HUME AND HOVELL ROAD	Former Landfill. Requires ongoing management	0090003837
Mitchell Shire Council	NORTHWOOD	1630 Northwood RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090004152
Mitchell Shire Council	NORTHWOOD	1630 Northwood RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090004153
Moirra Shire Council	YARRAWONGA	81 Channel RD	Former Landfill. Requires ongoing management	0090003539
Moirra Shire Council	NUMURKAH	Parish Of Katunga C/a 14 Sect D Naring Rd	Former Landfill. Requires ongoing management	0090003545
Monash City Council	GLEN WAVERLEY	310 SPRINGVALE RD	Current Industrial Site. Requires assessment and/or clean up	0090002027
Monash City Council	OAKLEIGH	1386 Dandenong RD	Current Service Station. Requires assessment and/or clean up	0090003887
Monash City Council	CLAYTON	1555 Centre RD	Current Industrial Site. Requires assessment and/or clean up	0090003892
Moonee Valley City Council	MOONEE PONDS	783 Mt Alexander RD	Current Service Station. Requires assessment and/or clean up	0090000664
Moonee Valley City Council	ASCOT VALE	421 Mt Alexander RD	Former Service Station. Requires assessment and/or clean up	0090002031
Moonee Valley City Council	ASCOT VALE	Mt Alexander RD	Current Service Station. Requires assessment and/or clean up	0090002299
Moorabool Shire Council	MOUNT EGERTON	Cnr Yendon-Egerton Rd & Ballan-Egerton Rd	Former Landfill. Requires ongoing management	0090001283
Moorabool Shire Council	BACCHUS MARSH	End of Halletts WAY	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001880
Moorabool Shire Council	ROWSLEY	C/a 5e Section 13 Parish Of Gorrockburkgap County Of Grant	Gun, pistol or rifle range. Requires ongoing management	0090002652
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up	0090003174
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up	0090003319
Moorabool Shire Council	MADDINGLEY	Side Of Kerrs RD	Former Landfill. Requires ongoing management	0090003631
Moreland City Council	BRUNSWICK	227 Barkly ST	Former Industrial Site. Requires assessment and/or clean up	0090000624
Moreland City Council	BRUNSWICK	225 Barkly ST	Former Industrial Site. Requires assessment and/or clean up	0090000747
Moreland City Council	BRUNSWICK	227 Barkly ST	Former Industrial Site. Requires assessment and/or clean up	0090001205
Moreland City Council	BRUNSWICK	225 Barkly ST	Former Industrial Site. Requires assessment and/or clean up	0090001206

Moreland City Council	COBURG NORTH	737 Sydney RD	Former Service Station. Requires assessment and/or clean up	0090001860
Moreland City Council	PASCOE VALE	512 PASCOE VALE RD	Current Service Station. Requires assessment and/or clean up	0090002542
Moreland City Council	COBURG NORTH	46 Newlands RD	Current Service Station. Requires assessment and/or clean up	0090003800
Mornington Peninsula Shire Council	SOMERVILLE	182 Eramosa RD	Illegal dumping. Requires assessment and/or clean up	0090000097
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Moorooduc HWY	Former Landfill. Requires ongoing management	0090000477
Mornington Peninsula Shire Council	RYE	Point Nepean RD	Current Service Station. Requires ongoing management	0090000658
Mornington Peninsula Shire Council	CRIB POINT	The ESPLANADE	Former Industrial Site. Requires ongoing management	0090002897
Mornington Peninsula Shire Council	ROSEBUD WEST	119 Truemans RD	Former Landfill. Requires ongoing management	0090003616
Mornington Peninsula Shire Council	CRIB POINT	2 Lens ST	Former Landfill. Requires ongoing management	0090003619
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Moorooduc HWY	Former Landfill. Requires ongoing management	0090003744
Mount Alexander Shire Council	WALMER	20 CENTRE RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004101
Moyne Shire Council	ALLANSFORD	5331 Great Ocean RD	Current Industrial Site. Requires ongoing management	0090002367
Moyne Shire Council	PORT FAIRY	Portion 10(pt) Parish Of Koroit Property Number 506450	Former Landfill. Requires assessment and/or clean up	0090003335
Moyne Shire Council	PORT FAIRY	Allotment 36a (pt) Parish Of Koroit Township Of Port Fairy -	Former Landfill. Requires assessment and/or clean up	0090003337
Moyne Shire Council	PORT FAIRY	Badhams LANE	Former Landfill. Requires ongoing management	0090003625
Moyne Shire Council	YARPTURK	146 MAILORS FLAT-KOROIT RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003656
Nillumbik Shire Council	ELTHAM	197 Sherbourne RD	Former Industrial Site. Requires assessment and/or clean up	0090000158
Nillumbik Shire Council	PANTON HILL	165 MOTSCHALL RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090002083
Nillumbik Shire Council	DIAMOND CREEK	50 Fraser ST	Historical deposit of mine tailings. Requires assessment and/or clean up	0090002671
Nillumbik Shire Council	PANTON HILL	165 MOTSCHALL RD	Current Industrial Site. Requires ongoing management	0090002787
Nillumbik Shire Council	YARRAMBAT	Yan Yean RD	Former Landfill. Requires ongoing management	0090003407
Nillumbik Shire Council	YARRAMBAT	Yan Yean RD	Former Landfill. Requires ongoing management	0090003408
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management	0090003503
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management	0090003504
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management	0090003505
Northern Grampians Shire Council	STAWELL	25 Horsham RD	Former Industrial Site. Requires ongoing management	0090002140
Port Phillip City Council	ELWOOD	54A MARINE PDE	Current Service Station. Requires assessment and/or clean up	0090000663
Port Phillip City Council	PORT MELBOURNE	14 Woodruff ST	Former Industrial Site. Requires assessment and/or clean up	0090003384
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management	0090003533
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management	0090003747
South Gippsland Shire Council	KOONWARRA	Rougheads RD	Former Landfill. Requires ongoing management	0090003789
South Gippsland Shire Council	KOONWARRA	Rougheads RD	Former Landfill. Requires ongoing management	0090003790
Stonnington City Council	PRAHRAN	549 High ST	Current Service Station. Requires assessment and/or clean up	0090000662
Strathbogie Shire Council	VIOLET TOWN	190 Mcdiarmids RD	Former Landfill. Requires ongoing management	0090003846
Strathbogie Shire Council	VIOLET TOWN	190 Mcdiarmids RD	Former Landfill. Requires ongoing management	0090003847
Strathbogie Shire Council	NAGAMBIE	SITE GOULBURN VALLEY HWY	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090003956
Surf Coast Shire Council	WINCHELSEA	114 Trebeck CT	Illegal dumping. Requires assessment and/or clean up	0090001935
Surf Coast Shire Council	MOUNT MORIAC	450 Hendy Main RD	Former Industrial Site. Requires assessment and/or clean up	0090003712
Swan Hill Rural City Council	TOL TOL	3216 Murray Valley HWY	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000256
Swan Hill Rural City Council	ROBINVALE	HAPPY VALLEY TRACK	Illegal dumping. Requires assessment and/or clean up	0090003340
Towong Shire Council	BETHANGA	4 MARTIN ST	Former Landfill. Requires ongoing management	0090003554
Wangaratta Rural City Council	NORTH WANGARATTA	150 STAMPS LANE	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003900
Wangaratta Rural City Council	NORTH WANGARATTA	150 STAMPS LANE	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003901
Warrnambool City Council	ALLANSFORD	137 Ziegler PDE	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up	0090000492
Warrnambool City Council	WARRNAMBOOL	Braithwaite ST	Former Landfill. Requires ongoing management	0090003637
Wellington Shire Council	COWWARR	Part C/a 41 Parish Of Toongabbie Nth Cert Of Title Vol 8713 Folio 830	Former Landfill. Requires assessment and/or clean up	0090000036
Wellington Shire Council	MAFFRA	57 Johnson ST	Current Industrial Site. Requires assessment and/or clean up	0090001587
Wellington Shire Council	YARRAM	Off Yarram-Traralgon RD	Former Landfill. Requires ongoing management	0090003055
Wellington Shire Council	LONGFORD	746 LONGFORD-LOCH SPORT RD	Former Landfill. Requires ongoing management	0090003791
Wellington Shire Council	LONGFORD	746 LONGFORD-LOCH SPORT RD	Former Landfill. Requires ongoing management	0090003792
Whitehorse City Council	BLACKBURN	2 Central RD	Former Service Station. Requires assessment and/or clean up	0090002076
Whitehorse City Council	BLACKBURN	21 Blackburn RD	Current Service Station. Requires ongoing management	0090002839
Whitehorse City Council	BLACKBURN	21 Blackburn RD	Current Service Station. Requires ongoing management	0090003034
Whitehorse City Council	BOX HILL	14 Federation ST	Former Landfill. Requires ongoing management	0090003134
Whitehorse City Council	BLACKBURN	24 Blackburn RD	Former Service Station. Requires assessment and/or clean up	0090003153
Whitehorse City Council	BOX HILL	14 Federation ST	Former Landfill. Requires ongoing management	0090003499
Whittlesea City Council	KEON PARK	6 Dunstans CT	Former Industrial Site. Requires assessment and/or clean up	0090000016
Whittlesea City Council	THOMASTOWN	342 Settlement RD	Former Service Station. Requires assessment and/or clean up	0090001959
Whittlesea City Council	EPPING	215 COOPER ST	Current landfill. Requires ongoing management	0090003348
Whittlesea City Council	EPPING	500 Cooper ST	Former Landfill. Requires ongoing management	0090003490
Whittlesea City Council	EPPING	490 COOPER ST	Former Landfill. Requires ongoing management	0090003502
Wodonga Rural City Council	BARANDUDA	219 & Part Of 221 Whytes Rd	Current Industrial Site. Requires ongoing management	0090003307
Wodonga Rural City Council	WODONGA	3437 Beechworth-Wodonga RD	Former Landfill. Requires ongoing management	0090003548
Wyndham City Council	LAVERTON NORTH	19 Little Boundary RD	Current Industrial Site. Requires assessment and/or clean up	0090000003
Wyndham City Council	LAVERTON NORTH	41 LEAKES RD	Former Industrial Site. Requires assessment and/or clean up	0090000864
Wyndham City Council	LAVERTON NORTH	87 Pipe RD	Current Industrial Site. Requires assessment and/or clean up	0090002450
Wyndham City Council	TRUGANINA	99 Palmers RD	Solid inert waste has been dumped at the site. Requires ongoing management	0090002914
Wyndham City Council	LAVERTON NORTH	142 Fitzgerald RD	Current chemical storage facility. Requires assessment and/or clean up	0090004097
Wyndham City Council	LAVERTON NORTH	3 PROGRESS CT	Illegal dumping. Requires assessment and/or clean up	0090004121
Yarra City Council	RICHMOND	3-21a Kent St & 1/4-14/4 Little Buckingham St	Former Industrial Site. Requires ongoing management	0090001920

Yarra Ranges Shire Council	KILSYTH	1/ 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000004
Yarra Ranges Shire Council	KILSYTH	2 /76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000005
Yarra Ranges Shire Council	KILSYTH	1/ 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000006
Yarra Ranges Shire Council	KILSYTH	2/ 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000007
Yarra Ranges Shire Council	GRUYERE	108 Killara RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001184
Yarra Ranges Shire Council	BELGRAVE	2 Monbulk RD	Former petroleum storage site. Requires assessment and/or clean up	0090002405
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD	Former Landfill. Requires ongoing management	0090003838
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD	Former Landfill. Requires ongoing management	0090003839
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddell RD	Former Landfill. Requires ongoing management	0090003840
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddell RD	Former Landfill. Requires ongoing management	0090003841

Appendix D. Groundwater bores

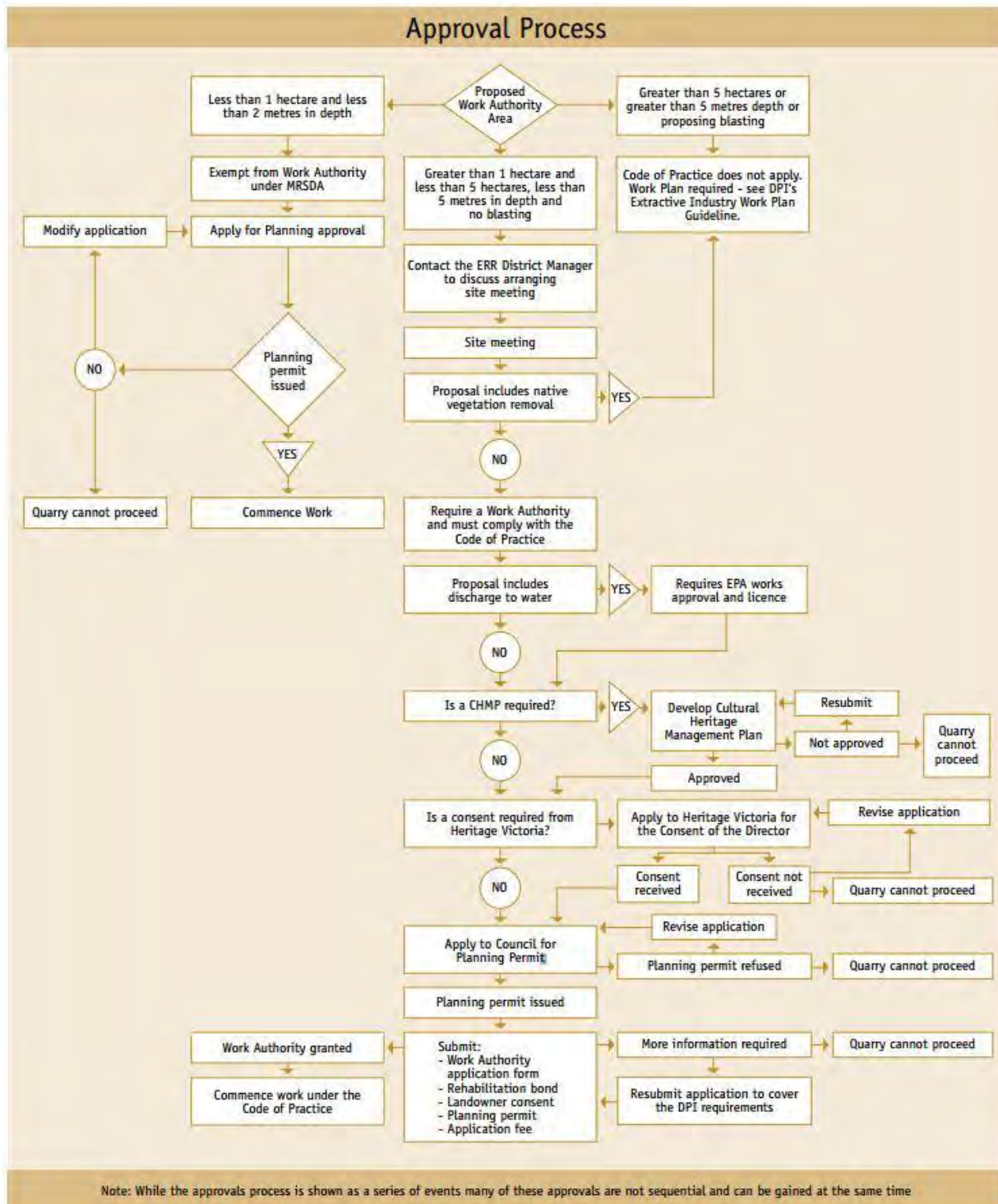
SITE NO	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	USES
58458	55	317507	5850821	11.01.1971	19.81	258.82	Stock and domestic
58459	55	316596	5850970	17.03.1973	39.62	268.35	Stock and domestic
58461	55	316795	5851361	27.01.1977	32.7	271.31	Stock and domestic
58466	55	317163	5852684	04.12.1984	68	284.33	Stock and domestic
58469	55	316763	5851384	21.02.1987	56	272.89	Domestic
58470	55	317113	5851384	03.02.1988	56	261.33	Stock and domestic
58473	55	316973	5851944	05.02.1981	36.5	281.15	Stock and domestic
79122	55	320615	5851343	31.12.1969	70.71	300.27	Stock and domestic
79132	55	319183	5850922	31.12.1970	0	268.75	Unknown
79142	55	318963	5851269	14.03.1972	16.15	265.53	Stock
79146	55	321633	5850804	29.09.1974	27.43	299.49	Stock and domestic
79147	55	321573	5850804	01.09.1974	41.45	297.85	Stock and domestic
79148	55	321473	5850804	10.10.1974	55.47	300.65	Stock and domestic
79149	55	321353	5850824	23.10.1974	27.43	302.69	Stock and domestic
79153	55	320994	5851049	01.05.1976	73.15	309.03	Stock and domestic
79154	55	320833	5850944	12.08.1975	64	288.87	Stock and domestic
79155	55	318587	5851452	15.03.1977	14.63	264.22	Stock and domestic
79156	55	321093	5850664	22.03.1978	22	277.27	Domestic
79159	55	321433	5850564	21.01.1981	17	281.75	Stock and domestic
79160	55	319957	5850812	04.07.1981	33.5	263.79	Stock and domestic
79161	55	320062	5851185	29.06.1981	35	273.03	Stock and domestic
79162	55	320324	5851282	03.07.1981	16.5	281.89	Stock and domestic
79164	55	320126	5850969	20.11.1981	36	267.13	Domestic
79165	55	320913	5850834	03.12.1981	21	287.46	Domestic
79166	55	320913	5850684	02.12.1981	26	274.58	Stock and domestic
79170	55	321063	5850734	21.02.1983	76.2	285.23	Domestic
79173	55	320913	5850834	15.12.1982	79.25	287.46	Domestic
79176	55	321563	5850484	01.06.1983	20	282.79	Stock and domestic
79177	55	320913	5850734	18.01.1982	75	277.92	Stock and domestic
79178	55	320863	5850734	01.03.1983	23	278.08	Domestic
79179	55	321753	5850644	27.10.1985	30	289.61	Domestic
79180	55	321613	5850734	20.11.1983	30	292.96	Unknown
79181	55	321563	5850684	20.11.1983	25	289.12	Domestic
79186	55	321753	5850624	17.02.1988	50	288.77	Domestic
79187	55	321753	5850544	30.03.1988	19.8	286.44	Domestic
114286	55	321293	5850824	29.10.1992	34.5	302.48	Stock and domestic
115153	55	321013	5850884	30.01.1993	76.5	295.13	Domestic
133104	55	321693	5850764	22.01.1998	25	296.69	Stock and domestic
141647	55	319400	5850551	05.05.1997	20	261.16	Domestic
141812	55	321613	5850484	18.09.1998	23	283.72	Domestic

SITE NO	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	USES
141975	55	318313	5851284	22.04.1999	57	261.65	Stock and domestic
142304	55	319913	5850684	22.04.2000	32	261.91	Domestic
142524	55	321763	5854794	21.12.1998	48	304.1	Stock and domestic
145708	55	319256	5853356	01.03.2002	16	298.54	Investigation
145709	55	318962	5852765	01.03.2002	9.7	283.45	Investigation
145710	55	319496	5851788	01.03.2002	13.7	278.81	Investigation
145711	55	319564	5852388	01.03.2002	15.8	288.57	Investigation
145712	55	320048	5852301	01.03.2002	12.3	288.6	Investigation
145713	55	320100	5852872	01.03.2002	15.85	296.51	Investigation
145714	55	319781	5854267	01.03.2002	20.6	310.29	Investigation
145715	55	319001	5854668	01.03.2002	18.2	304.39	Investigation
146719	55	321433	5850564	05.11.2001	21.5	281.75	Domestic
319772	55	318474	5851386	18.04.1974	23.46	264.65	Not groundwater
330483	55	321190	5854946	10.05.1974	37.49	304.18	Not groundwater
S9019147/1	55	319490	5850737	18.12.2004	22	264.92	Stock and domestic
S9019706/1	55	321423	5850535		25	280.57	Unknown
S9020401/1	55	318676	5851406	22.11.2004	15	266.24	Unknown
S9020401/2	55	319442	5853198	17.06.2007	25	293.53	Stock and domestic
S9020401/3	55	319243	5853237	17.06.2007	100	294.7	Unknown
S9021088/1	55	317064	5851382	04.11.2004	48	262.93	Stock and domestic
S9025815/1	55	316407	5850923	12.11.2006	45	274.79	Stock and domestic
S9037556/1	55	320939	5850936		150	295.91	Unknown
S9037754/1	55	321676	5850784	11.04.2009	50	298.45	Domestic
WRK051867	55	320140	5852700	29.10.2009	12	295.62	Observation
WRK059915	55	321538	5850692		0		Stock and domestic
WRK060082	55	321131	5850801	12.10.2010	90		Commercial

Appendix E. Approval process for extractive industries

E.1 Flow chart for approval process

The following flow chart presents the approval process for quarries taken from the Department of Primary Industries publication *Code of Practice for Small Quarries* (2010).



E.2 Work Authority approval process likely to apply for 175 Northern Highway

The following flow chart presents the approval process likely to apply to the 175 Northern Highway site at the north east corner of the Beveridge North West PSP. The flow chart is taken from the Department of Primary Industries publication *Extractive Industry Work Plan Guideline: Mineral Resources (Sustainable Development) Act 1990* published in September 2010.

Stage one work plan approval



Stage two: work authority application and grant

Lodge Application

Complete and submit Work Authority Application Form

Submit required bond (in the form of a bank guarantee)
(Section 80 of the Act)

Submit fee to approve a work authority

Submit index map



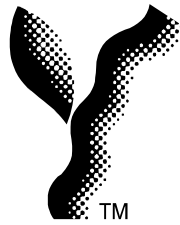
Granted work authority

Work authority granted

Department forwards work authority document, approved
work plan and work plan conditions

The department wishes you every success with your
operation.

Appendix F. Yarra Valley Water (2008) report for Lot 8 & 9 Camerons Lane



*Yarra Valley
Water*

Wallan Reclaimed Water Re-Use Scheme

Camerons Lane Lots 8 & 9

Preliminary Assessment of Groundwater Monitoring Results

May 2008

File reference: M:\INFRASTRUCTURE SERVICES\Treatment Plant and Trade Waste Division\Treatment Plant Planning\6 STPs\13 Wallan (STP075)\Effluent Recycling\Wallan Lot 8 & 9\Soil and Borelog Investigations\Wallan RRS Prelim GW Assessment May08.doc

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2.2 <i>Class C recycled water for irrigation</i>	2
3. Analysis of monitoring data.....	3
3.1 <i>Groundwater standing water levels</i>	3
3.2 <i>Groundwater quality</i>	4
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1. Introduction

The Camerons Lane Reuse Scheme was developed as part of Goulburn Valley Water's (GVW) re-use strategy for effluent from the Wallan Sewage Treatment Plant (STP). Stage 1 of the scheme has been completed and covers 92 ha. Stage 2 will develop the remaining 66 ha of the site in the future. The reuse scheme is located at Lots 8 and 9 of Camerons Lane, located south of Wallan, on the western side of the Hume Freeway. The ownership of the Wallan STP and Camerons Lane Lots 8 and 9 was transferred from GVW to Yarra Valley Water (YVW) in January 2006. Irrigation with recycled water of Class C standard commenced at Lots 8 and 9 in early 2006 for pasture establishment for cattle grazing purposes. Approximately 360 ML of Class C water has been utilised for irrigation at the site from early 2006 to March 2008.

Prior to the commencement of irrigation with Class C recycled water, GVW commissioned Sinclair Knight Merz (SKM) in 2005 to conduct a hydrogeological assessment to determine background groundwater conditions at Lots 8 and 9. SKM performed an evaluation of sampling results with a focus on the protection of beneficial use segments as defined in the State Environment Protection Policy (SEPP) (EPA 1997). The SEPP stipulates that groundwater quality should be maintained to protect existing and potential beneficial uses of groundwater resources. The evaluation by SKM indicated that beneficial uses of groundwater in the vicinity of the site are predominately in segments B to C. Segments B to C includes irrigation water, stock water, industry, ecosystem protection, and buildings and structures. As the most likely uses of the groundwater in the area would involve irrigation and stock watering, the relevant guidelines in the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC & ARMCANZ, 2000) were utilised as an indication of the quality limits to which the groundwater should be maintained (from here onwards, these guidelines shall be referred to as the 'Guidelines').

This report aims to provide a preliminary assessment of groundwater monitoring data obtained since irrigation with Class C water commenced against background conditions as determined by SKM in 2005, and the relevant guideline values. A more detailed independent assessment of the groundwater monitoring results is planned after additional data is collected following the 2008 irrigation period. Therefore, this report includes:

- a brief background of the groundwater monitoring network and Class C water quality;
- groundwater level monitoring results, and a comparison of post January 2006 groundwater levels with background levels;
- groundwater quality results, and a comparison of groundwater quality results against relevant guidelines and background levels.

2. Background

2.1 Groundwater monitoring

The groundwater monitoring network for Lots 8 and 9 consisted of 21 boreholes and windmills in 2002, of which 12 are still in operation in 2008 (see Appendix 1 for location of borehole sampling sites). Over this period, boreholes and windmills have been removed from operation for various reasons, including boreholes deteriorating or being destroyed during construction of the irrigation scheme. Groundwater levels and quality have been monitored at least annually at the site since 2002. YVW commenced quarterly monitoring in October 2006.

2.2 Class C recycled water for irrigation

The Class C water supplied from the Wallan STP for irrigation at Lots 8 and 9 Camerons Lane contains various parameters for which relevant guidelines values are specified by ANZECC & ARMCANZ (2000). A summary of Class C water quality from the Wallan STP in 2006/07 is given in Table 1. Approximately 360 ML of Class C water was utilised for irrigation at Lots 8 and 9 from early 2006 when irrigation started to April 2008.

Table 1: Wallan Class C water quality results for 2006/07

Parameter	Units	Median
pH	Units	7.9
Biological Oxygen Demand (BOD)	mg/L	12
Suspended Solids (SS)	mg/L	31
Total Phosphorus (TP)	mg/L	12.5
Total Nitrogen (TP)	mg/L	32
Nitrite (NO ₂)	mg/L	0.32
Nitrate (NO ₃)	mg/L	2.45
Ammonia (NH ₃)	mg/L	20
Organic Nitrogen	mg/L	10
Total Kjeldahl Nitrogen (TKN)	mg/L	31
Total Dissolved Solids (TDS)	mg/L	820 [^]
Electrical Conductivity (EC)	uS/cm	825
Sodium Adsorption Ratio (SAR)	Units	6 [^]
<i>E. coli</i>	orgs/100mL	132

[^] Single annual result.

3. Analysis of monitoring data

3.1 Groundwater standing water levels

Of the 21 boreholes in the monitoring network in 2002, standing water levels were recorded for 12 boreholes in both the pre and post-irrigation periods (Figure 1). A relatively consistent slight downward trend in groundwater standing water levels over time has been detected spanning both the pre and post irrigation periods for these 12 boreholes. The standing water levels at the commencement of monitoring in 2002 ranged from 3.47 m to 10.3 m. The standing water level is measured from the top of borehole casing to the water top level in the bore. In March 2008, the groundwater levels generally dropped, with the standing water levels ranging from 3.63 m to 10.91 m. This slight drop in groundwater levels could possibly be due to the dry conditions experienced between 2002 and 2008.

Boreholes 5, 6 and 10 showed increases in groundwater levels. For borehole 5 (BH5), the reported standing water level changed from 9.7 m in 2004 to 7.8 m in 2007. This result can be attributed to an alteration of the well head fitting of BH5 and removal of the post to enable the lateral irrigator to operate in 2006. BH5 was previously surveyed to the Australian Height Datum in March 2002 and this was used to estimate the water levels although alterations of the well head fitting could change the height of the casing. Therefore the elevation to top of casing will need to be re-surveyed and results should be adjusted accordingly. The latest results for boreholes 6 and 10 indicated an increase in groundwater levels.

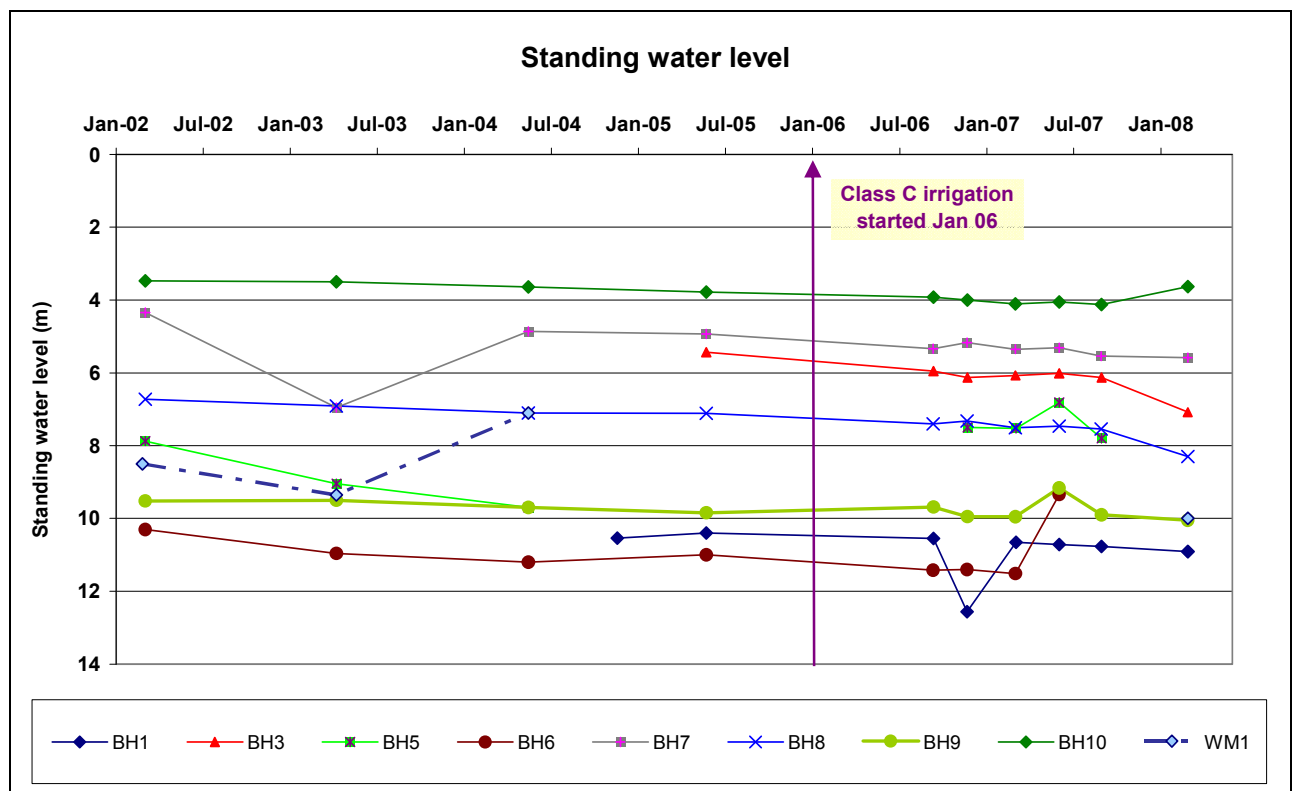


Figure 1: Groundwater levels from on-site bores with data in the pre and post irrigation periods

Groundwater standing water level data for all 21 groundwater bores are shown in Appendix 2 and depicted in Figure 2. For windmill 3 (WM3), the low groundwater level of 26.21m in 2003 may have occurred due to the bore being in operation at the time of monitoring. Groundwater levels could not be recorded for all operational bores over the monitoring period for reasons such as unable to pass equipment through the tops of bores, monitoring equipment could not reach the water table or the bores were dry.

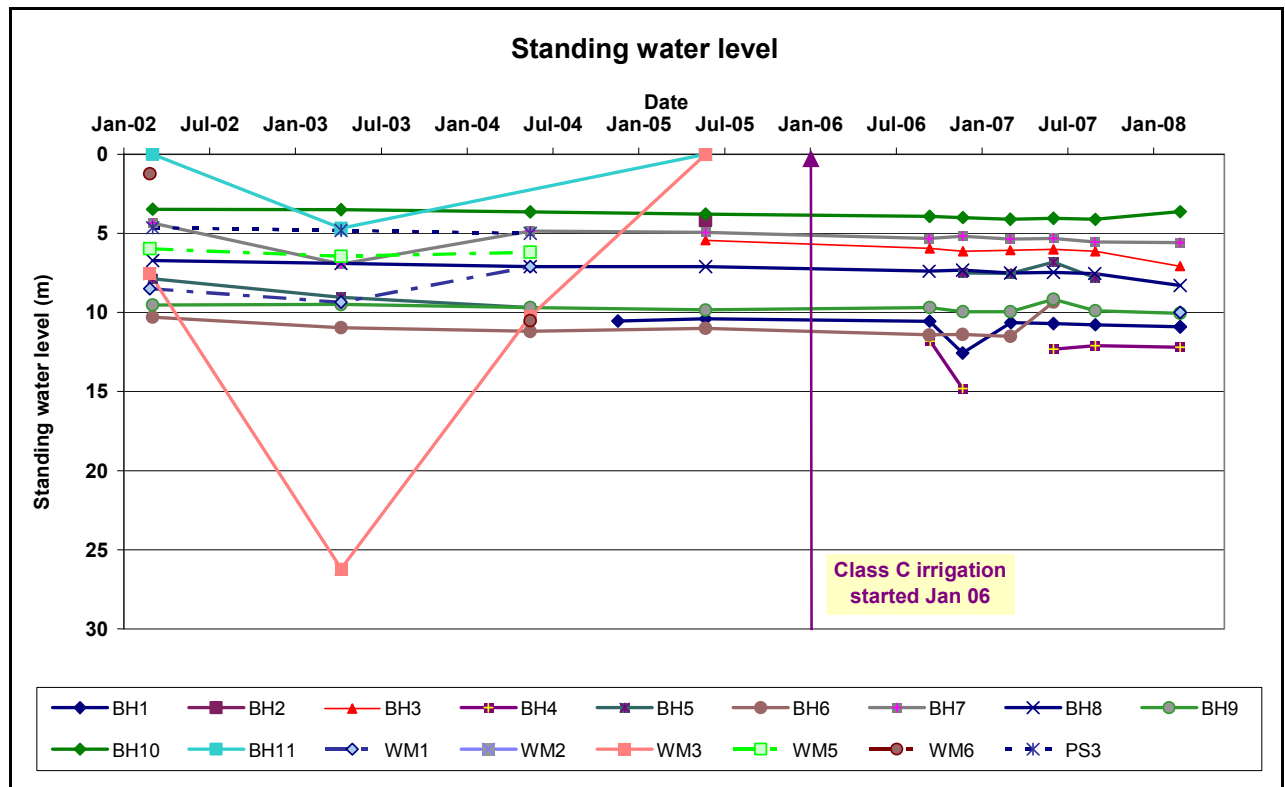


Figure 2: Groundwater levels from all on-site bores

3.2 Groundwater quality

Groundwater sampling from bores has occurred at the site since 2002 with the latest sample results from March 2008. A total of 36 water quality parameters were tested, and these results are shown in Appendix 2.

Eight of the 36 parameters were assessed by SKM in 2005 to establish background conditions and are discussed in the next section. Thirteen of the 36 parameters which have trigger values in the Guidelines for irrigation and stock water are shown below in Table 2 together with the maximum results in the pre and post-irrigation periods.

Table 2: Groundwater quality results and trigger values

Parameter	Unit	Trigger values		Maximum results		Comments
		Irrigation water*	Stock water	Pre-irrigation^	Post-irrigation	
Calcium (Ca)	mg/L		1,000	NA	100	Maximum result(s) below trigger value(s).
Sodium (Na)	mg/L	230 - 460 moderately tolerant crops		NA	1,000	Median value of 270 mg/L within the guidelines. Results above 460 mg/L from BH3, 5 & 10. BH 3 & 10 located north of irrigation area. Only BH5 located within irrigation area. No pre-irrigation data available.
Chloride (Cl)	mg/L	350 - 700 moderately tolerant crops		NA	2,300	Median value of 590 mg/L within the guidelines. Results above 700 mg/L from BH3, 5, 9 & 10. BH 3, 9 & 10 located north of irrigation area. Only BH5 located within irrigation area. No pre-irrigation data available.
Sulphate (SO ₄)	mg/L		1,000	NA	160	Maximum result(s) below trigger value(s).
Cadmium (Cd)	mg/L	STV 0.05; LTV 0.01	0.01	NA	0.002	Maximum result(s) below trigger value(s).
Copper (Cu)	mg/L		0.4 (most sensitive livestock - sheep)	NA	0.04	Maximum result(s) below trigger value(s).
Mercury (Hg)	mg/L		0.002	NA	<0.001	Maximum result(s) below trigger value(s).
Zinc (Zn)	mg/L		20	NA	0.75	Maximum result(s) below trigger value(s).
Arsenic (As)	mg/L	STV 2.0; LTV 0.1	0.5 - 5	NA	0.02	Maximum result(s) below trigger value(s).
Chromium (Cr)	mg/L	STV 0.1; LTV 1	1	NA	0.02	Maximum result(s) below trigger value(s).
Molybdenum (Mo)	mg/L	STV 0.2; LTV 10	0.15	NA	<0.01	Maximum result(s) below trigger value(s).
Selenium (Se)	mg/L	STV 0.02; LTV 0.05	0.02	NA	0.015	Maximum result(s) below trigger value(s).
pH	pH units	Guidance range 6 - 8.5 to limit corrosion & fouling of pumping, irrigation & stock watering systems		12.1	9.3	pH 9.0 - 9.3 from WM2, 5 & 6. WM2 & 6 located on eastern boundary of site. WM5 located north of irrigation area. Maximum pH results of Class C water in 2006/07 and 2007/08 (year to March 2008) was pH 8.1.

* STV – Short-term Trigger Value (short-term use – up to 20 years). LTV - Long-term Trigger Value (short-term use – up to 100 years). Moderately tolerant crops classification selected by SKM to establish background conditions.

^ NA – Not applicable, background condition in pre-irrigation period not assessed.

Majority of results for the thirteen parameters in Table 2 were within the Guidelines. Three parameters (sodium, chloride and pH) recorded maximum results above the trigger values. However, for two of the parameters (sodium and chloride), no pre-irrigation data was available and therefore a comparison with pre-irrigation conditions cannot be made. SKM (2005) concluded that the groundwater flow direction is generally to the south. Thus elevated results for sodium and chloride from boreholes north of the irrigated area are unlikely to be caused by irrigation with Class C water. The guidance range for pH of 6 – 8.5 is to limit the corrosion and fouling of pumping, irrigation and stock watering systems. The slightly elevated pH levels of 9.0 – 9.3 was recorded for three windmills, however a general increase in pH for all boreholes in the irrigated area was not observed (Figure 3). Maximum pH results recorded for Class C water in 2007/08 and 2008/09 (to March 2008) was 8.1. Future monitoring results for Sodium, Chloride and pH should be assessed to determine if irrigation with Class C water is the cause of the elevated results.

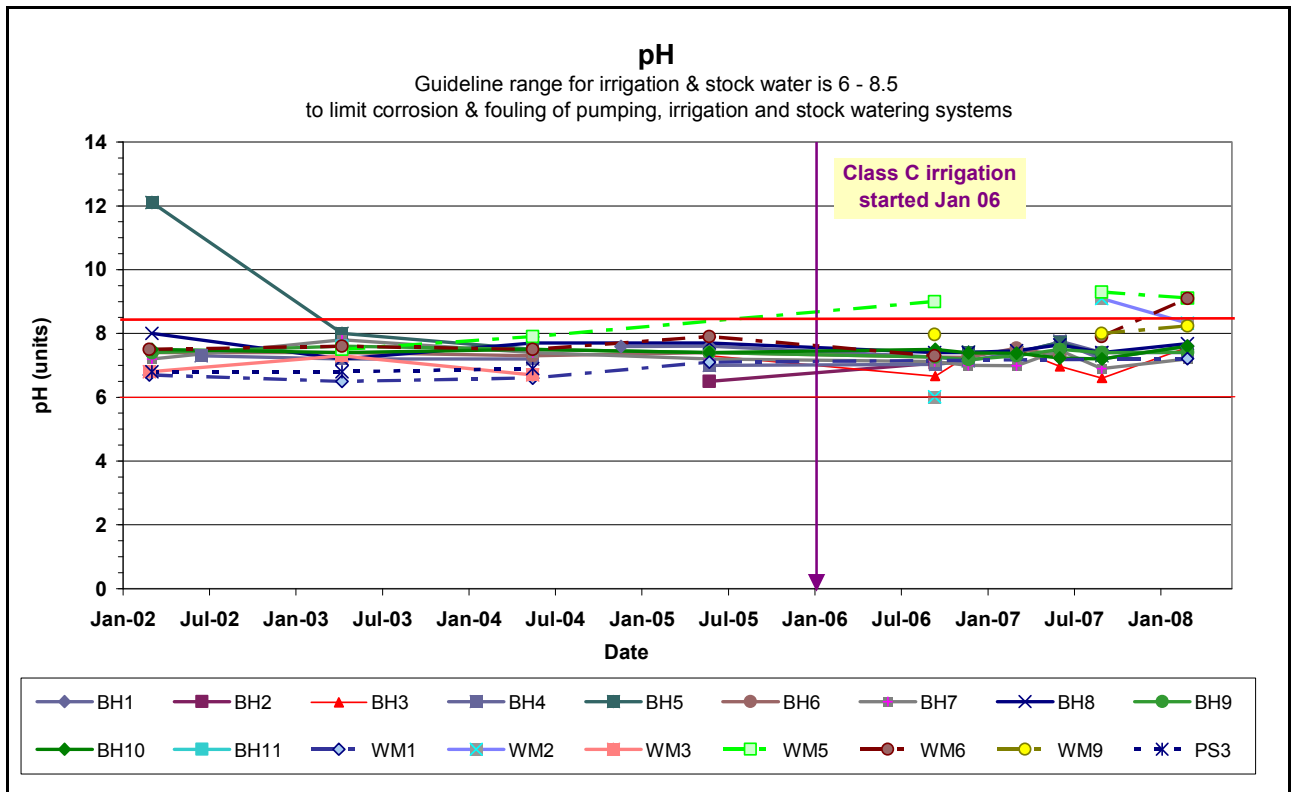


Figure 3: pH results for borehole samples

3.2.1 Comparison with background levels

An assessment by SKM in 2005 aimed to provide an indication of background conditions for eight groundwater quality parameters of particular significance to the beneficial reuse potential of the groundwater in the area. Five parameters are assessed against trigger levels in the Guidelines as listed in Table 3, and a further three parameters without trigger levels (ammonia, Biological Oxygen Demand, Total Kjeldahl Nitrogen) are analysed. The relevant trigger values in Table 3 from the Guidelines for the site were determined by SKM (2005).

Table 3: Guideline trigger values for selected parameters

Parameter	Trigger values	
	Irrigation water	Stock water
Total Dissolved Solids	1,140-2,700 mg/L, av. 1,920 mg/L (root zone salinity for moderately tolerant crops)	2,000 mg/L (no adverse effect for all livestock)
Thermotolerant coliforms, including <i>E. coli</i>	Median <10 orgs/100 mL water	Median <100 orgs/100 mL water
Nitrate as N (nitrogen)	Not specified	< 90 mg/L
Nitrite as N (nitrogen)	Not specified	< 9 mg/L
Total Phosphorus	Short-term trigger value (up to 20 years): 0.8 - 12 mg/L Long-term trigger value (up to 100 years): 0.05 mg/L (to minimize bioclogging of irrigation equipment only)	Not specified

Total Dissolved Solids

Total Dissolved Solids (TDS) is a measure of organic and inorganic matter, and ions dissolved in solution. It is often used to give an indication of salinity. High salinity levels in soils can reduce plant productivity and in extreme cases cause die off of crops or native vegetation.

The TDS values were found to range 300 – 5,000 mg/L and 400 – 7,300 mg/L from bores samples in the pre and post-irrigation periods respectively (Figure 4). The value of 7,300 mg/L from borehole 6 (BH6) in March 2007 was an extreme outlier and the subsequent TDS result from June 2007 was 1,100 mg/L, which is within the pre-irrigation TDS range of 1,100 – 1,400 mg/L. In the post-irrigation period, the majority of the bores sampled had TDS values below the recommended trigger values of 2,700 mg/L for irrigation water and 2,000 mg/L for stock watering. TDS results exceeding guideline trigger values appear unlikely to be related to irrigation, as the exceedence results originated from bores which also showed high TDS results prior to irrigation.

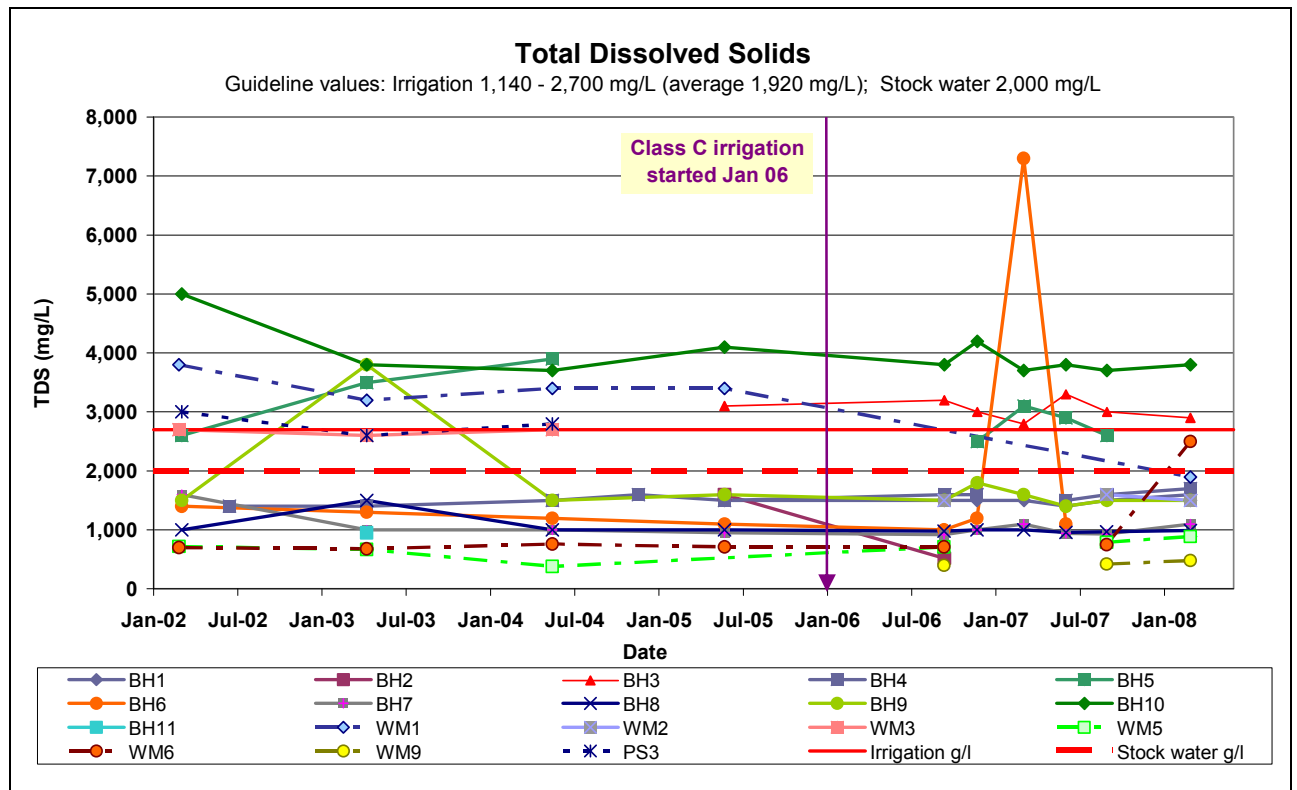


Figure 4: Total Dissolved Solids results for borehole samples

Ammonia

Ammonia is produced from the breakdown of organic nitrogen derived from animal or plant material. Ammonia is used as an indicator of organic nitrogen, and exists as either the ammonium ion (NH_4^+) or ammonia (NH_3).

Trigger values for irrigation water and stock water for ammonia are not specified in the Guidelines. The concentration of ammonia as nitrogen (N) was found to be less than 1 mg/L in all bores for the entire monitoring period with the exception of two results (Figure 5). The value of 12.0 mg/L for borehole 4 in June 2002 was anomalous as all subsequent readings were less than 1 mg/L. A reading of 250 mg/L from windmill 1 (WM1) in March 2008 is unusual because all previous readings dating back to 2002 were 0.1 mg/L or less. Windmill 1 is located north of the irrigated area, however the ammonia result from the next quarterly sample from this borehole should be assessed to determine if this high reading indicates an upwards trend or was a one-off anomaly. The ammonia concentrations have remained relatively stable over the monitoring period, with the median and 75th percentile value for ammonia in both the pre and post-irrigation periods at 0.1 mg/L.

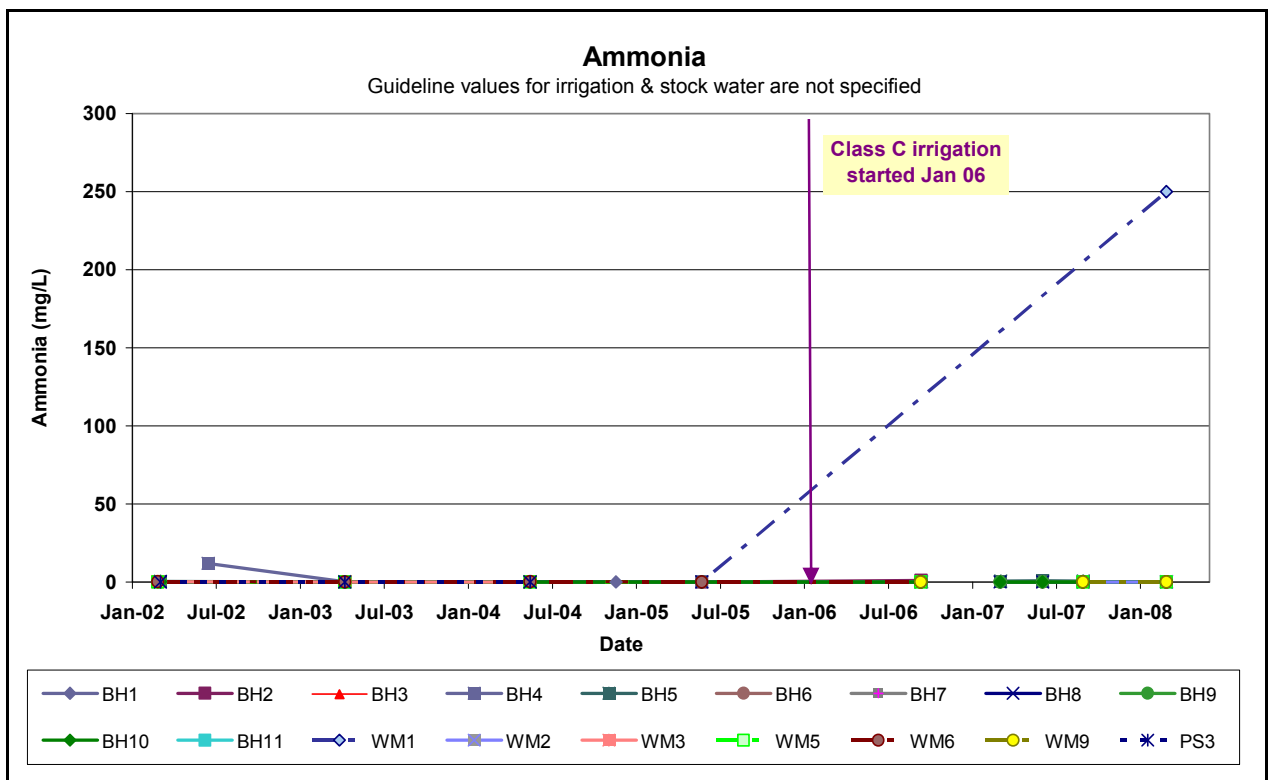


Figure 5: Ammonia results for borehole samples

Nitrate and Nitrite

Nitrate is formed from the oxidation of organic wastes by bacteria. Intensive farming practices can lead to increasing amounts of nitrate in some waters, particularly groundwater. The nitrite ion can be formed by the reduction of nitrate in poorly oxygenated waters and is relatively unstable. Chemical and biological processes can result in further reduction of nitrite to various compounds including ammonia, or oxidation back to nitrate.

Both nitrate and nitrite can be toxic to animals, and nitrite is more toxic than nitrate. The trigger values for nitrite and nitrate as nitrogen (N) in stock water are less than 9 and 90 mg/L respectively. No guideline values have been specified for irrigation waters.

The nitrite as N (nitrogen) concentration was found to range from below 0.01 mg/L to 0.82 mg/L in bores sampled over the pre-irrigation period, and below 0.01 mg/L to 0.42 mg/L in the post-irrigation period (Figure 6). Thus, the concentrations have been relatively stable and well below the recommended trigger value of 9 mg/L for stock water.

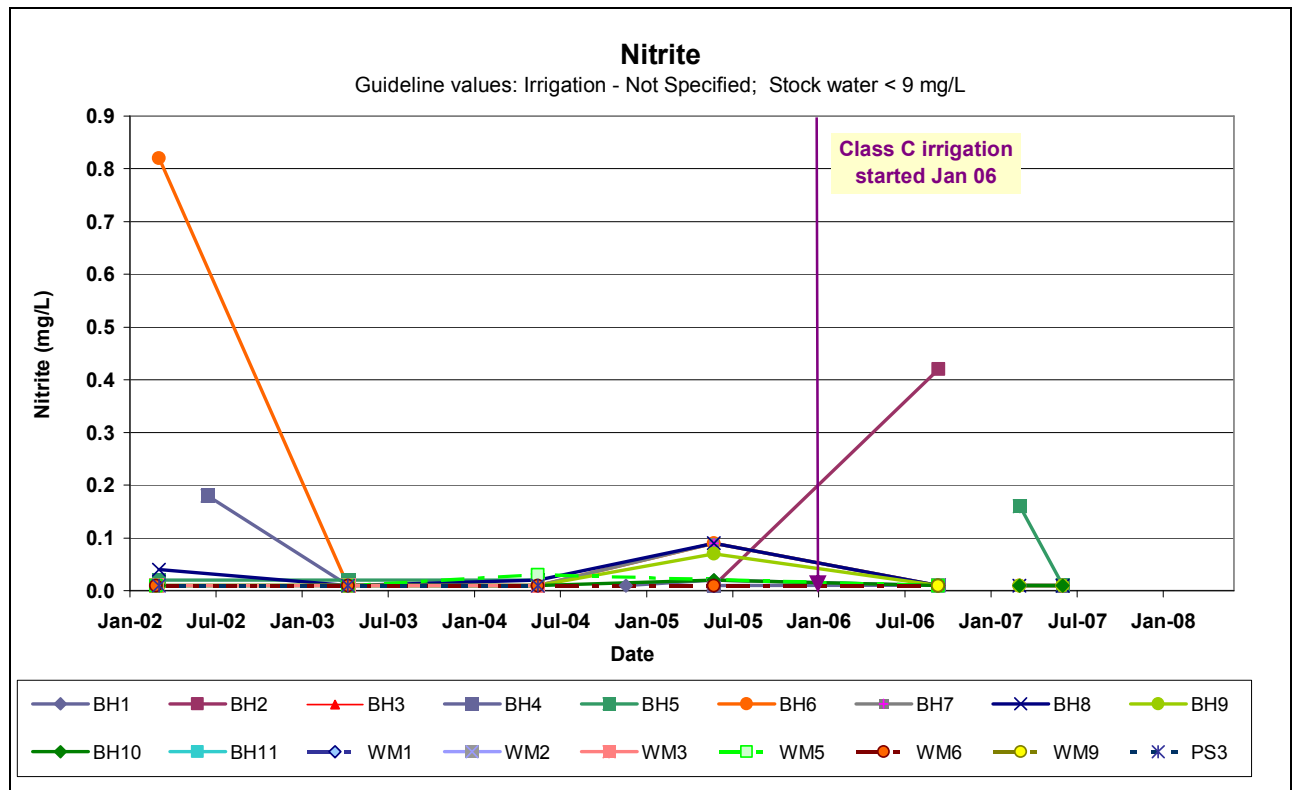


Figure 6: Nitrite as N results for borehole samples

The nitrate as N (nitrogen) concentration measured in groundwater ranged from below 0.01 mg/L to 9.7 mg/L in bores sampled over the pre-irrigation period, and below 0.01 mg/L to 24 mg/L in the post-irrigation period (Figure 7). The 24 mg/L result is unlikely to be related to irrigation with Class C water as it was recorded at borehole 2 (BH2) given that SKM (2005) concluded groundwater is flowing south from the site and BH2 is located north of the irrigated area. These concentrations are well below the trigger value of 90 mg/L for stock water. Excluding three outlying values, the nitrate results across the site have remained relatively stable over the monitoring period.

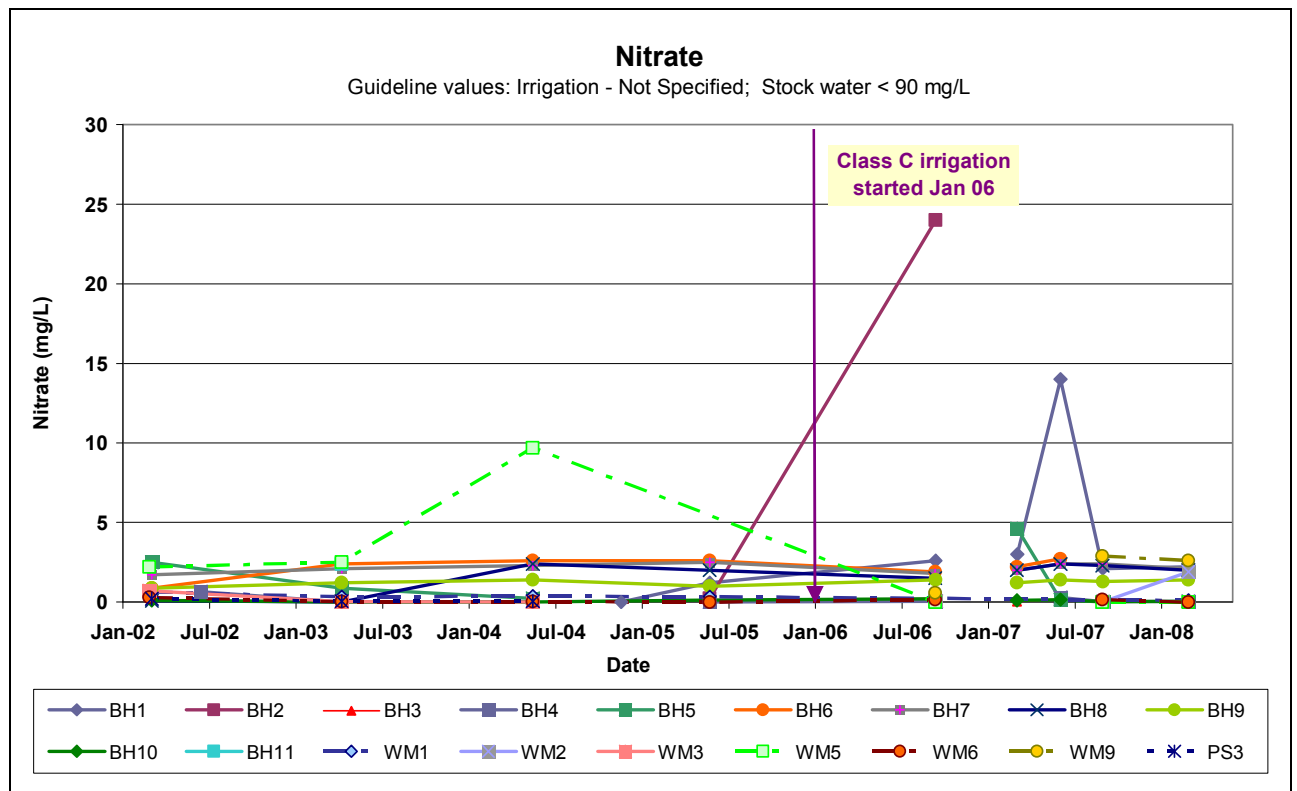


Figure 7: Nitrate as N results for borehole samples

Total Kjeldahl Nitrogen

Total Kjeldahl Nitrogen (TKN) gives an indication of the total organic nitrogen and ammonia present in a solution. A trigger value for irrigation water or stock watering water quality for TKN is not specified in the Guidelines.

With the exception of one outlier in each of the pre and post-irrigation periods, the TKN values were found to range from below 0.3 to 4.7 mg/L in bores sampled over the pre-irrigation period, and below 0.1 to 3.1 mg/L in the post-irrigation period (Figure 8). TKN concentrations have remained relatively low at the site over the monitoring period, with all but two samples collected having TKN concentrations of less than 5.0 mg/L. The 250 mg/L result was recorded for windmill 1 (WM1) which is located north of the irrigated area, however future TKN results for WM1 should be monitored to determine if the 250 mg/L was an anomaly or an indication of an upwards trend.

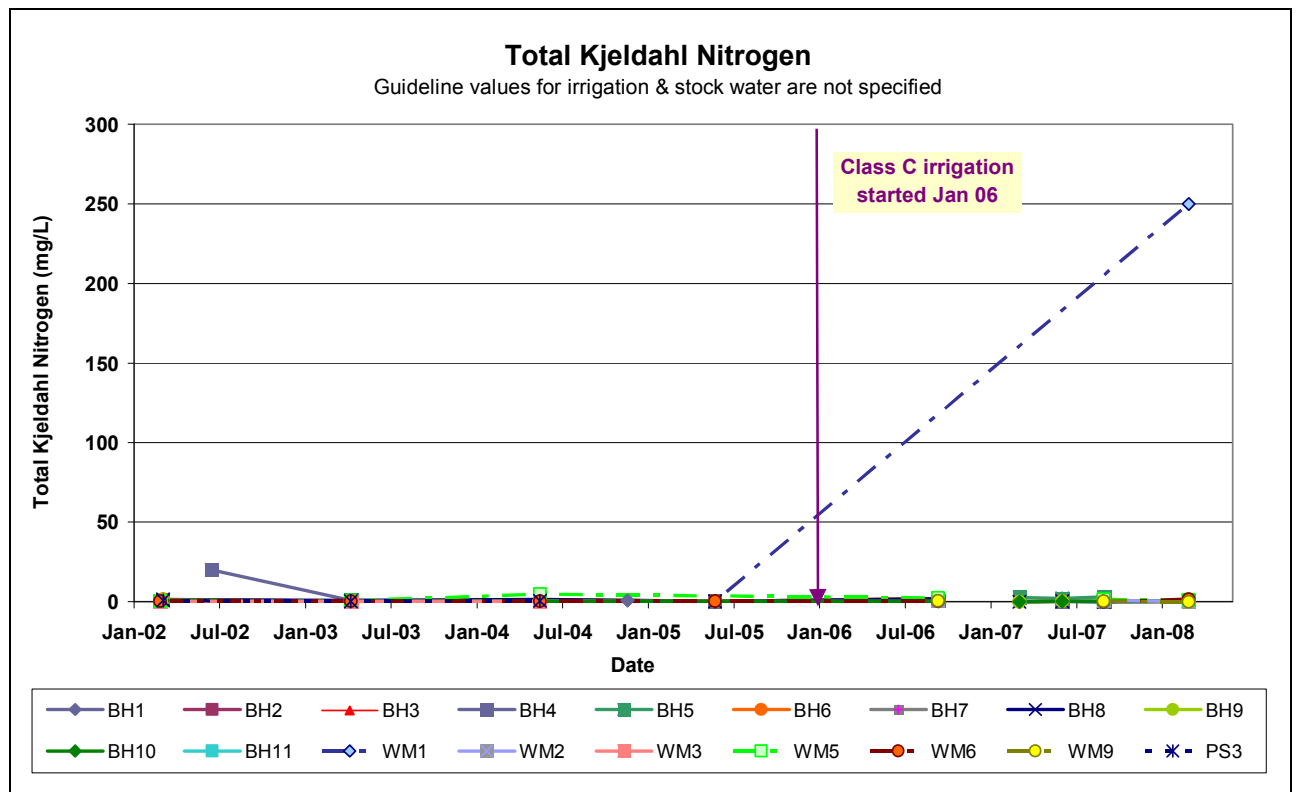


Figure 8: Total Kjeldahl Nitrogen results for borehole samples

Total Phosphorus

Total Phosphorus is the sum of organic and inorganic phosphorus. Phosphorus is a nutrient that can stimulate rapid growth of microorganisms and excessive Phosphorus concentrations can lead to algae blooms in surface water. According to the Guidelines for irrigation waters, the short-term (up to 20 years) trigger range for phosphorus is 0.8-12 mg/L. The long-term (up to 100 years) trigger value of 0.05 mg/L is for the purposes of minimising bioclogging of irrigation equipment only.

Apart from two outliers of 7.6 mg/L in March 2008 and 10 mg/L in October 2006, the range of Total Phosphorus concentrations recorded across the site has remained fairly stable since 2002. In the pre-irrigation period, the Total Phosphorus values ranged from less than 0.01 to 1.3 mg/L. In the post-irrigation period, the majority of values ranged from less than 0.05 to 1.1 mg/L (Figure 9). The two outlying values of 7.6 and 10 mg/L originated from borehole 2 and windmill 1, both located north of the Wallan Recycled Reservoir Storage and outside of the irrigated area. All concentrations, including outliers, were within the short-term trigger values of 0.8 to 12 mg/L for irrigation water.

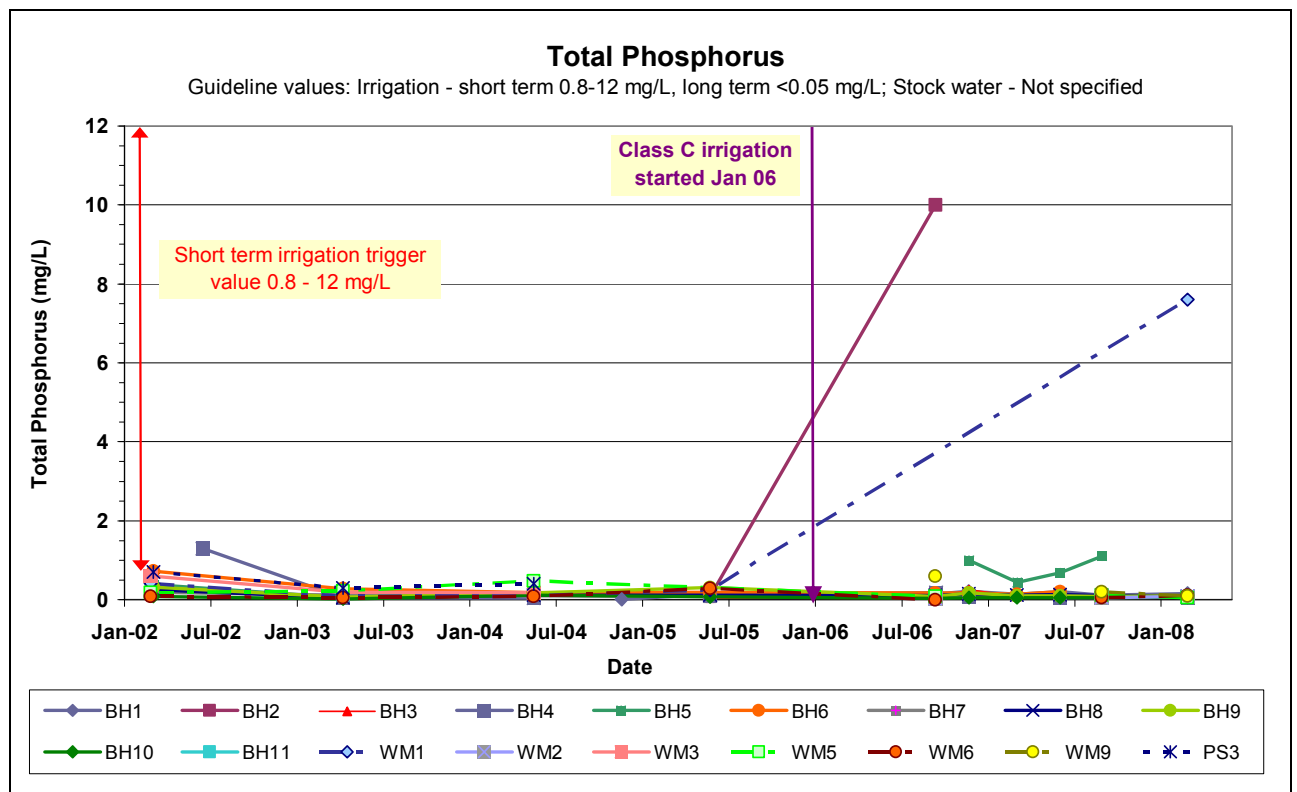


Figure 9: Total Phosphorus results for borehole samples

Biochemical Oxygen Demand

Biochemical Oxygen Demand (BOD) is the amount of oxygen required by microorganisms to decompose the organic matter in a sample of water. A BOD level of 1-2 mg/L is considered very good, 3-5 mg/L moderately clean, 6-9 mg/L somewhat polluted and at levels greater than 100 mg/L, the water supply is considered very polluted with organic waste (SKM 2005).

A BOD median value of less than 2 mg/L and a 75th percentile value of 5 mg/L for the sample set taken over the monitoring period indicates that the majority of samples can be considered very good to moderately clean (Figure 10). Five samples with outlier values greater than 100 mg/L, which indicates highly polluted groundwater, were recorded prior to the commencement of irrigation in 2006. In the post-irrigation period, about 12% (8 out of 64) samples taken had BOD values of greater than 6 mg/L, indicating somewhat polluted groundwater samples from borehole BH3 and windmills WM1, WM5 and WM6. Of these boreholes, BH3 and WM5 also recorded BOD values greater than 6 in the pre-irrigation period. Windmill 1 is located north of the irrigated area. Windmill 6 is located on the eastern boundary of the irrigated area and should be monitored to determine if BOD levels remain elevated in the future.

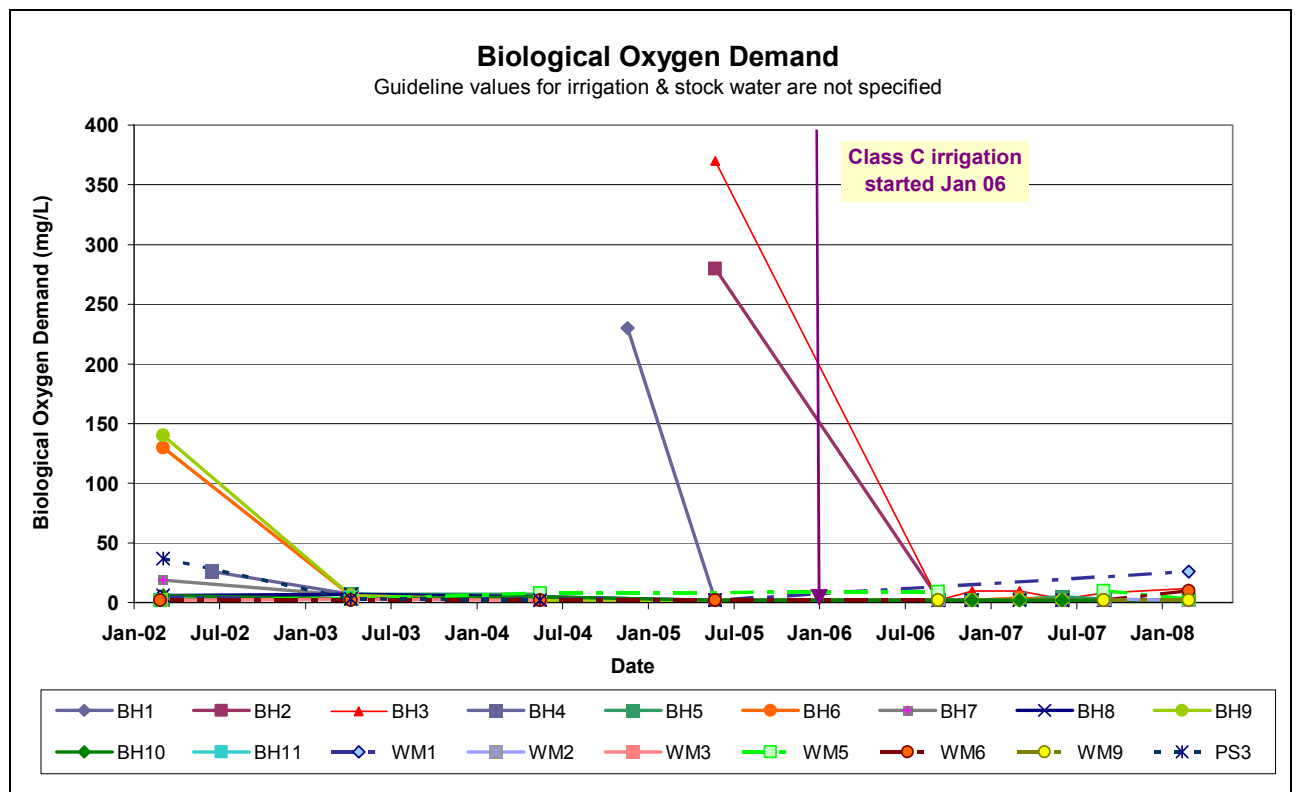


Figure 10: Biological Oxygen Demand results for borehole samples

E. coli

E. coli is a thermotolerant coliform (also known as faecal coliform) predominately found in the faeces of humans and other warm-blooded animals. The detection of *E. coli* is commonly used as an indication of faecal contamination, and therefore the possible presence of microbial pathogens. However, the detection of *E. coli* does not specifically indicate the presence of pathogenic organisms. The *E. coli* guideline trigger median value for irrigation water of 10 orgs/100mL applies to the highest beneficial use of irrigation water, the irrigation of raw human food crops. In comparison, the trigger median value for irrigation of pasture and fodder for dairy animals (without withholding period) is 100 orgs/100mL. For stock watering purposes, the trigger median value is 100 orgs/100 mL. The Guidelines state that investigations of likely causes of elevated thermotolerant coliforms levels are warranted when 20% of results exceed four times the median guideline value.

Median values were calculated per sampling interval and are shown in Table 4. A sampling interval includes the days over which sampling was conducted for the set of boreholes, and spans a maximum of three consecutive days. In the pre-irrigation period, the median value ranged from 0 to 74 orgs/100 mL. Two median values exceeded the trigger value for irrigation water (10 orgs/100 mL), however no values exceeded the trigger value for stock water (100 orgs/100 mL). In the post-irrigation period, the median values ranged from 0 to 9.99 orgs/mL, and hence no exceedence of the trigger values for irrigation or stock water were recorded for the post-irrigation period.

Table 4: Median *E. coli* results for borehole samples

Sampling Interval	<i>E. coli</i> median value* (orgs/100mL)
26/02/02	9.99
4/03/02	0
17/06/02	74
14/04/03	9.99
26/05/04	47.5
1/12/04	9.99
8/06/05	0
January 2006 – Irrigation commenced	
3-5/10/06	0
2/03/07	9.99
27-28/03/07	9.99
28/06/07	10
25-26/09/07	9.99
27/03/08	2

* Laboratory results recorded as <10 orgs/ mL was regarded as 9.99 orgs/mL for the purposes of calculating the median value.

Individual data points for *E. coli* samples showed high variability in the pre and post irrigation periods (Figure 11). The individual data points have also been graphed excluding outliers to highlight the variability (Figure 12). In the post-irrigation period, two extreme outlier results were recorded, 5,800 and 780 orgs/100mL from at borehole 5 in March and June 2007 respectively. These results do not appear to indicate an ongoing elevated trend at borehole 5 as 10 orgs/ 100mL was recorded in September 2007.

No particular trends in *E. coli* levels are apparent at the site that can be attributed to irrigation with Class C water, and median values have not exceeded trigger values for irrigation and stock water in the post-irrigation period.

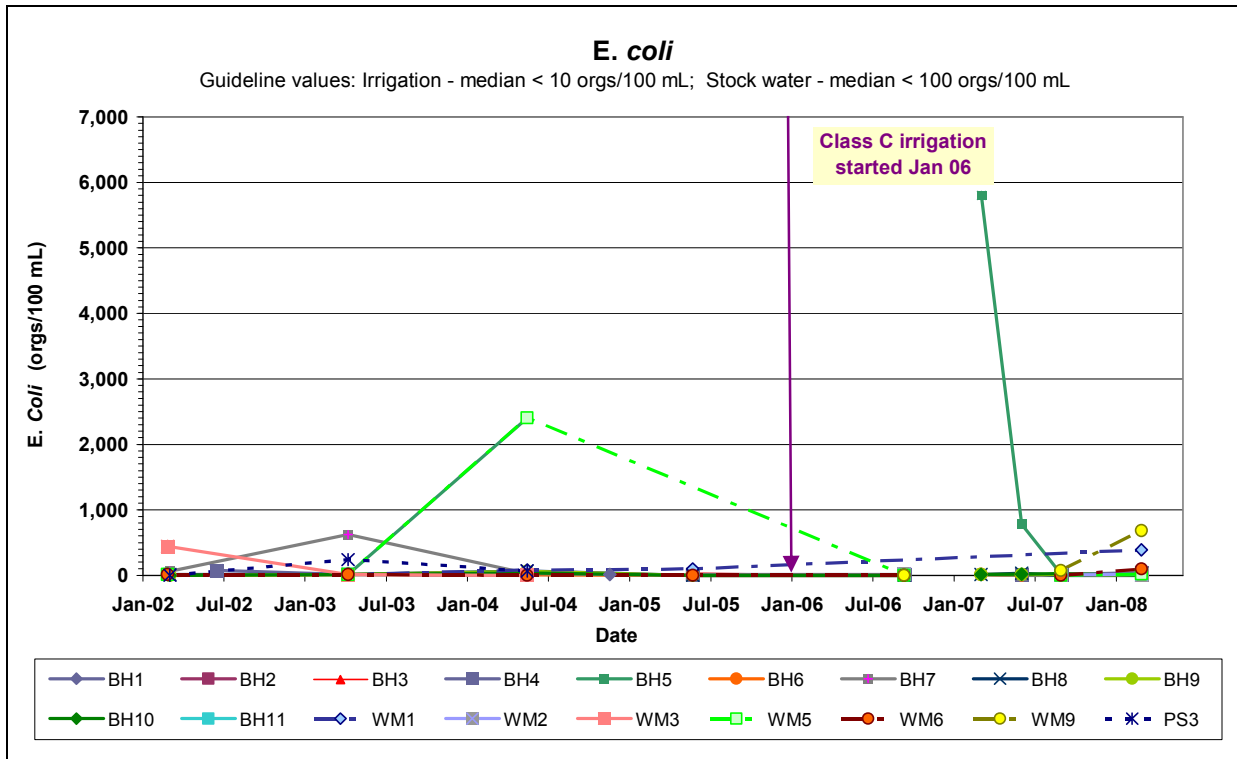


Figure 11: *E. coli* results for borehole samples

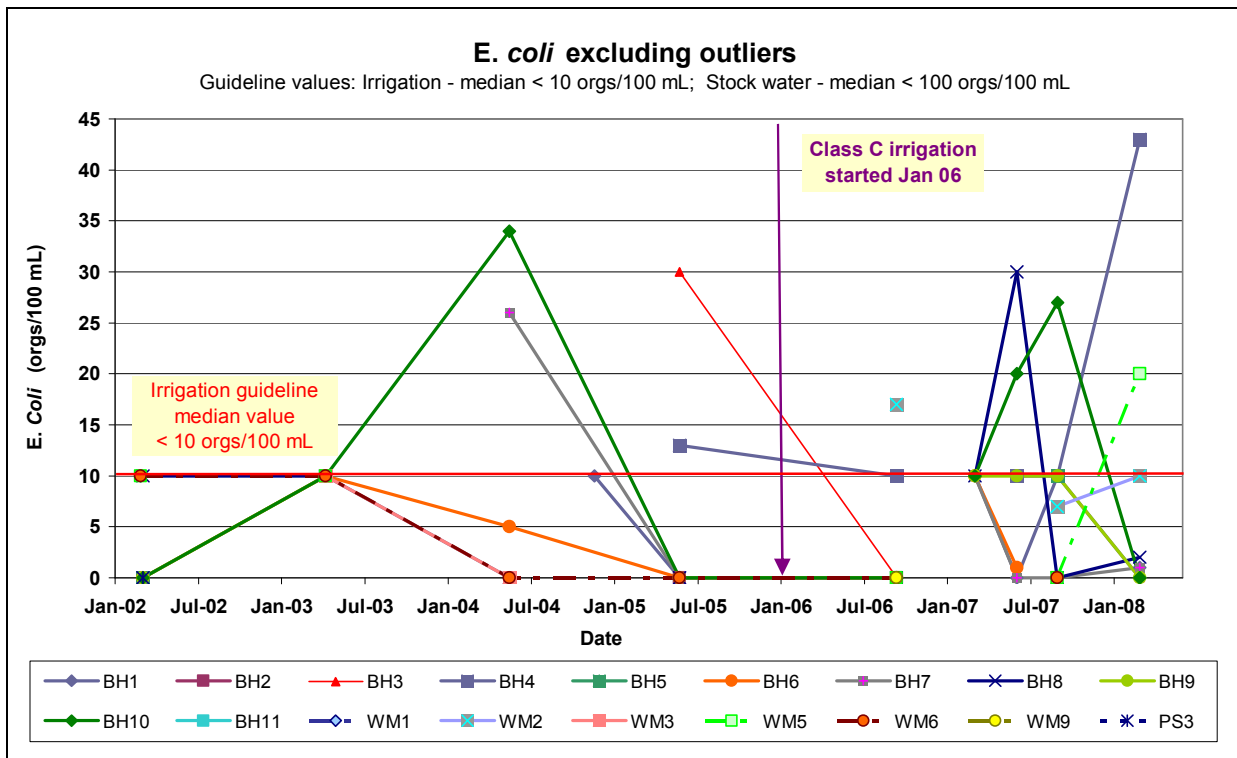


Figure 12: *E. coli* results for borehole samples excluding outliers

4. Conclusions

The main findings from this preliminary assessment of groundwater data from the post-irrigation period are summarised below:

- The slight downward trend in groundwater levels recorded in the pre-irrigation period has continued.

For groundwater quality parameters where the background conditions were assessed by SKM (2005) with trigger values in the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC & ARMCANZ, 2000), the following were found:

- Majority of TDS results in the post-irrigation period are below the recommended trigger values. TDS results exceeding trigger values appear unlikely to be related to irrigation, as the exceedence results originated from bores which also showed high TDS results prior to irrigation.
- Nitrite and nitrate as N (nitrogen) concentrations have remained relatively stable, and well below the recommended trigger values.
- Total Phosphorus concentrations recorded across the irrigated area has stayed fairly steady, and were within the short-term trigger values for irrigation water.
- The median *E. coli* concentration results have not exceeded trigger values for irrigation and stock water in the post-irrigation period.

For the other thirteen groundwater quality parameters with trigger values in the Guidelines, the main findings were:

- Ten of the thirteen parameters complied with the Guidelines.
- Results for Sodium, Chloride and pH were recorded above trigger values, however no definite trend due to irrigation could be deduced.

For additional parameters analysed by SKM previously, the following were found:

- Ammonia concentrations have remained relatively stable.
- TKN concentrations have stayed low at the site, with majority of TKN concentrations less than 5.0 mg/L.
- BOD levels showed high variability in the pre and post-irrigation periods, and no significant change in BOD levels in the post-irrigation period was observed. Majority of samples taken indicate the groundwater samples were very good to moderately clean.

Recommendations from this preliminary assessment are:

- Assess the current borehole network for monitoring effectiveness, and determine any changes necessary.
 - If borehole 5 is assessed to remain in the monitoring network, re-survey elevation to top of casing of borehole 5.
- Monitor water levels for boreholes 6 and 10 to determine if an upwards trend is occurring.

- Future monitoring results for Sodium, Chloride and pH should be assessed to determine if irrigation with Class C water was the cause of the elevated results observed.
- TKN for windmill 1 should be monitored to determine if the 250 mg/L result was an anomaly or an indication of an upwards trend.
- Windmill 6 should be monitored to determine if BOD levels remain elevated in the future.
- Future ammonia results for windmill 1 should be evaluated to determine if the high reading of 250 mg/L indicates an upwards trend or was a one-off anomaly.

The recommendations listed above shall be considered for inclusion in the scope of the independent assessment to be conducted after additional data is available following the 2008 irrigation period.

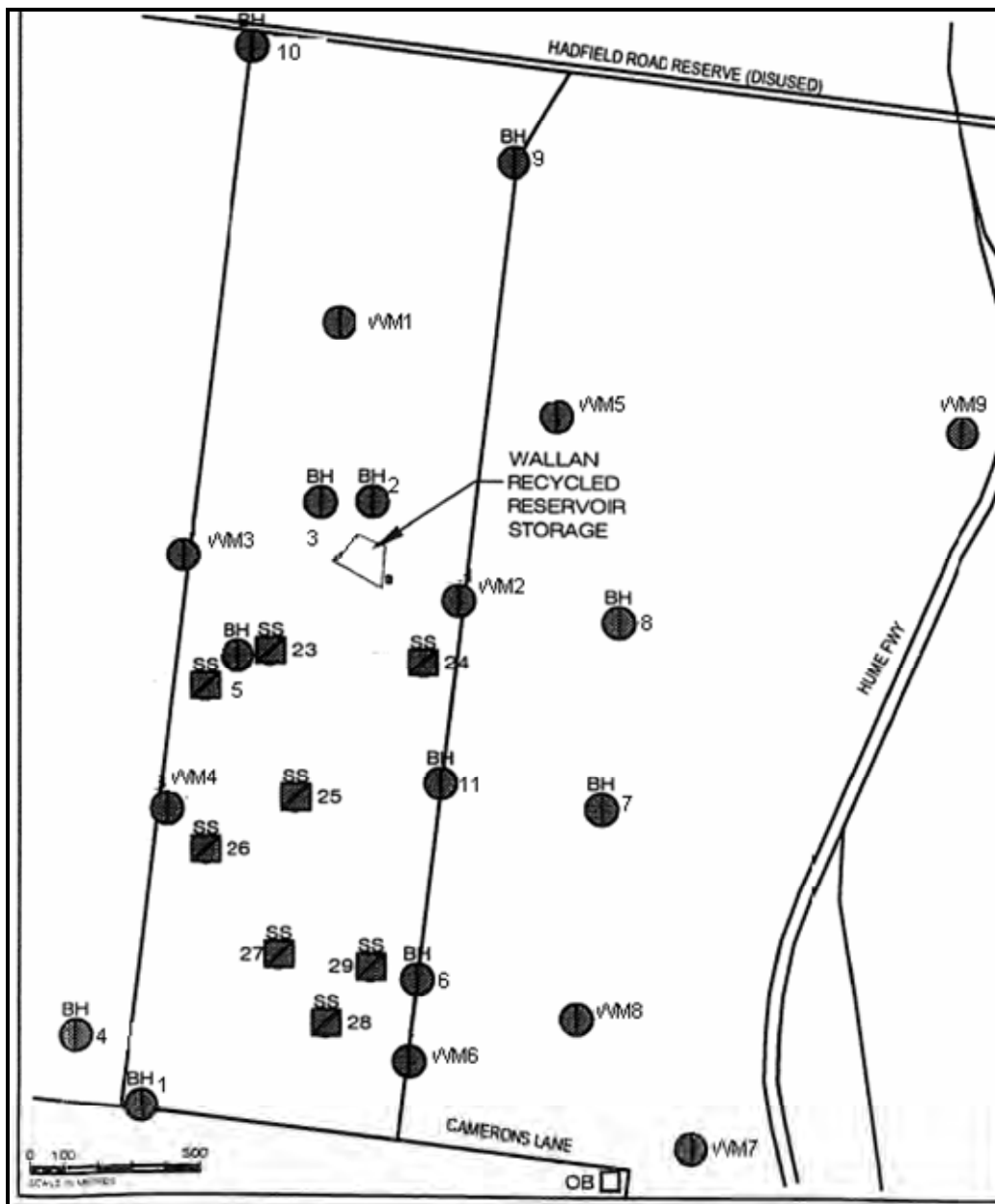
References

ANZECC & ARMCANZ (Australian and New Zealand Environment and Conservation Council & Agriculture and Resource Management Council of Australia and New Zealand) 2000, *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*.

Environmental Protection Authority 1997, *State Environment Protection Policy (Groundwaters of Victoria)*, Publication 592.

SKM 2005, *Wallan Reclaimed Water Re-Use Site – Hydrological Assessment*.

Appendix 1 – Location of sampling sites



Note: Round symbols indicate borehole sampling sites. Square symbols indicate soil sampling sites.

Figure 13: Location of sampling sites

Appendix 2 – Groundwater level & quality data

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBH1 (S9020401-01)								
		1/12/2004	8/06/2005	4/10/2006	14/12/2006	28/03/2007	28/06/2007	26/09/2007	27/03/2008	27/03/2008 duplicate
Parameter	Unit									
Water level	m	10.54	10.4	10.55	12.56	10.65	10.71	10.77	10.91	10.91
Calcium (Ca)	mg/L			44	42	41	42	40		
Magnesium								170		
(Mg)	mg/L			160	180	170	170			
Potassium (K)	mg/L			5.1	5.8	3.3	4.4	4.5		
Sodium (Na)	mg/L			280	290	290	320	290		
Bicarbonate								560		
(HCO ₃)	mg/L			700	690	710	730			
Chloride (Cl)	mg/L			670	560	500	590	600		
								29		
Sulphate (SO ₄)	mg/L			28	29	41	66			
Cadnium (Cd)	mg/L			<0.001	<0.001	<0.001	<0.002	<0.002		
Copper (Cu)	mg/L			<0.01	<0.01	<0.01	<0.01	<0.01		
Mercury (Hg)	mg/L			<0.001	<0.001	<0.001	<0.001	<0.001		
Iron (Fe)	mg/L			0.11	0.23	0.54	0.3	<0.2		
Tin (Sn)	mg/L			<0.01	<0.01	<0.01	<0.01	<0.01		
Zinc (Zn)	mg/L			0.05	0.04	<0.01	<0.02	0.03		
Arsenic (As)	mg/L			<0.001	0.001	0.002	<0.01	<0.01		
Chromium (Cr)	mg/L			<0.01	<0.01	<0.01	<0.01	<0.01		
Molybdenum								<0.01		
(Mo)	mg/L			<0.01	<0.01	<0.01	<0.01			
Selenium (Se)	mg/L			0.004	0.005	0.011	<0.01	<0.01		
TDS	mg/L		1,500	1,500	1,500	1,500	1,400	1,500	1,600	1,500
BOD	mg/L	230	<2	<2	<2	<2	<2	<2	<2	<2
Total P	mg/L	<0.01	0.14	0.15	0.21	0.14	0.2	0.12	0.16	0.16
Nitrate N	mg/L	<0.01	1.2	2.6		3	14	2.1	2.2	2.4
Nitrite N	mg/L	<0.01	0.02	<0.01		<0.01	<0.01			
Ammonia	mg/L	<0.1	<0.1	<0.1		<0.1	<0.1	<0.1	<0.1	<0.1
TKN	mg/L	0.9	0.4	0.6		<0.1	0.3	0.2	<0.1	<0.1
Total coliforms	Orgs/100mL			0		390	580	100	310	270
E.Coli	Orgs/100mL	<10	0	0		<10	0	<10	0	1
pH	pH units	7.59	7.6	7.26	7.15	7.4	7.72	7.2	7.6	7.6
EC	uS/cm	3,340	2,830	2,703	2,750	2,700	2,714	2,700	2,587	2,587
Redox	mV			288	206.8	213	413	416	316	316
Dissolved		1.89	5.42					4.6	4.7	4.7
Oxygen (DO)	mg/L			6	6.1	6.8	2.8			
Turbidity	NTU			6.9	6.58	1.5	12.3	7.9		
Temperature	°C	17.3	18.3	15.3	19.1	18.1	12.3	14.6	14.06	14.06
Hardness	mg/L							800		
CO3 as								170		
CaCO3	mg/L									
OH as CaCO3	mg/L							<2		
Alkalinity								730		
(CaCO3)	mg/L									

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBH2 (S9020401-02)					BOREHOLE WALRRSBH3 (S9020401-03)						
		8/06/2005	4/10/2006	15/12/2006	27/03/2007	28/06/2007	8/06/2005	4/10/2006	15/12/2006	27/03/2007	28/06/2007	26/09/2007	27/03/2008
Parameter	Unit												
Water level	m	4.18	No Depth				5.43	5.951	6.125	6.07	6.01	6.13	7.08
Calcium (Ca)	mg/L		12					100	100	97	92	94	
Magnesium (Mg)	mg/L		12					290	300	300	280	290	
Potassium (K)	mg/L		15					14	17	17	11	13	
Sodium (Na)	mg/L		130					880	820	720	700	710	
Bicarbonate (HCO ₃)	mg/L		81					1300	1200	1300	1300		
Chloride (Cl)	mg/L		130					1700	1400	1300	1500	1500	
												31	
Sulphate (SO ₄)	mg/L		60					55	6	<1	33		
Cadnium (Cd)	mg/L		<0.001					<0.001	0.002	<0.001	<0.002	<0.002	
Copper (Cu)	mg/L		<0.01					<0.01	<0.01	<0.01	<0.01	<0.01	
Mercury (Hg)	mg/L		<0.001					<0.001	<0.001	<0.001	<0.001	<0.001	
Iron (Fe)	mg/L		0.3					0.32	0.35	0.46	1.3	1.2	
Tin (Sn)	mg/L		<0.01					<0.01	<0.01	<0.01	<0.01	<0.01	
Zinc (Zn)	mg/L		0.09					0.08	0.06	<0.01	0.02	<0.02	
Arsenic (As)	mg/L		0.002					0.001	0.001	0.001	<0.01	<0.01	
Chromium (Cr)	mg/L		<0.01					0.02	<0.01	<0.01	<0.01	<0.01	
Molybdenum (Mo)	mg/L		<0.01					<0.01	<0.01	<0.01	<0.01	<0.01	
Selenium (Se)	mg/L		<0.001					0.006	0.006	0.003	<0.01	<0.01	
TDS	mg/L	1,600	520				3,100	3,200	3,000	2,800	3,300	3,000	2,900
BOD	mg/L	280	3				370	<2	10	10	3	8	12
Total P	mg/L	0.08	10				0.04	0.03	0.25	0.09	<0.05	0.07	0.07
Nitrate N	mg/L	0.23	24				0.02	0.23		0.02	0.18	<0.01	<0.01
Nitrite N	mg/L	<0.01	0.42				<0.01	<0.01		<0.01	<0.01		
Ammonia	mg/L	<0.1	<1				<0.1	<0.1		0.2	<0.1	0.4	0.6
TKN	mg/L	<0.3	<1				1	<0.3		0.4	<0.3	0.5	0.6
Total coliforms	Orgs/100mL		1600					0		<10	440	63	2000
E.Coli	Orgs/100mL	0	0				30	0		<10	<10	<10	0
pH	pH units	6.5	7.07				7.3	6.66	7.32	7.5	6.97	6.6	7.56
EC	uS/cm	2,940	825				5,310	5,699	5,250	5,400	5,460	5,600	4,876
Redox	mV		192					86	-242.1	-176	170	122	138
Dissolved Oxygen (DO)	mg/L	2.18					2.22					0.3	2.2
Turbidity	NTU		9.9					600	15.4	5	7.1	11	
Temperature	°C	6	21.41				15.4	15.53	23.2	16.5	14.2	14.5	13.93
Hardness	mg/L											1400	
CO3 as CaCO3	mg/L											<2	
OH as CaCO3	mg/L											<2	
Alkalinity (CaCO3)	mg/L											1300	

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBH4 (141975)									
		17/06/2002	14/04/2003	26/05/2004	1/12/2004	8/06/2005	5/10/2006	14/12/2006	28/06/2007	26/09/2007	27/03/2008
Parameter	Unit										
Water level	m						11.82	14.8	12.31	12.11	12.21
Calcium (Ca)	mg/L						49	36	45	44	
Magnesium (Mg)	mg/L						130	100	130	130	
Potassium (K)	mg/L						11	11	9.5	13	
Sodium (Na)	mg/L						370	290	420	370	
Bicarbonate (HCO ₃)	mg/L						810	800	800	710	
Chloride (Cl)	mg/L						610	630	610	580	
										46	
Sulphate (SO ₄)	mg/L						46	57	54		
Cadnium (Cd)	mg/L						<0.001	<0.001	<0.002	<0.002	
Copper (Cu)	mg/L						<0.01	<0.01	<0.01	<0.01	
Mercury (Hg)	mg/L						<0.001	<0.001	<0.001	<0.001	
Iron (Fe)	mg/L						0.94	2.2	0.8	0.6	
Tin (Sn)	mg/L						<0.01	<0.01	<0.01	<0.01	
Zinc (Zn)	mg/L						0.13	0.06	0.05	<0.02	
Arsenic (As)	mg/L						<0.001	0.002	<0.01	<0.01	
Chromium (Cr)	mg/L						<0.01	<0.01	<0.01	<0.01	
Molybdenum (Mo)	mg/L						<0.01	<0.01	<0.01	<0.01	
Selenium (Se)	mg/L						0.002	0.003	<0.01	<0.01	
TDS	mg/L	1,400	1,400	1,500	1,600	1,500	1,600	1,600	1,500	1600	1700
BOD	mg/L	26	7	3		<2	<2	<2	<2	<2	<2
Total P	mg/L	1.3	0.05	0.04		0.11	0.18	0.1	<0.05	<0.05	0.06
Nitrate N	mg/L	0.67	0.01	0.02		<0.01	0.04		0.29	0.02	0.06
Nitrite N	mg/L	0.18	0.01	<0.01		<0.01	0.01		<0.01		
Ammonia	mg/L	12	0.3	<0.1		<0.1	<0.1		<0.1	0.1	0.3
TKN	mg/L	20	0.8	<0.3		<0.3	0.4		<0.3	0.1	0.3
Total coliforms	Orgs/100mL						<10		280	99	>2400
E.Coli	Orgs/100mL	74	10	0		13	<10		10	<10	43
pH	pH units	7.3	7.2	7.2		7	7.03	7.14	7.76	7.4	7.4
EC	uS/cm	2,001	2,200	2,530		2,940	2,899	2,900	2,850	2800	2911
Redox	mV						177	174.3	286	313.0	318
Dissolved Oxygen (DO)	mg/L		1.15	9.11		2.07				1.3	3.8
Turbidity	NTU						130	22	5.8	16	
Temperature	°C	14.8	17.3	13.7		18.6	15.19	19.9	13.3	15.1	12.38
Hardness	mg/L									660	
CO3 as CaCO3	mg/L									90	
OH as CaCO3	mg/L									<2	
Alkalinity (CaCO3)	mg/L									800	

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBH5 (145709)								BOREHOLE WALRRSBH6 (145710)							
		4/03/2002	14/04/2003	26/05/2004	8/06/2005	15/12/2006	28/03/2007	28/06/2007	26/09/2007	4/03/2002	14/04/2003	26/05/2004	8/06/2005	3/10/2006	14/12/2006	27/03/2007	28/06/2007
Parameter	Unit																
Water level	m	7.87	9.04	9.7	0	7.5	7.52	6.81	7.80	10.3	10.96	11.2	11	11.42	11.4	11.51	9.34
Calcium (Ca)	mg/L					77	87	87	71					30	29	29	29
Magnesium (Mg)	mg/L					170	220	220	180					110	110	110	110
Potassium (K)	mg/L					17	11	12	14					3.4	4.6	4.7	4.3
Sodium (Na)	mg/L					790	830	720	660					230	250	270	270
Bicarbonate (HCO ₃)	mg/L					530	690	760	520					580	570	600	580
Chloride (Cl)	mg/L					1300	1500	1500	1300					400	390	380	360
Sulphate (SO ₄)	mg/L					160	120	81						34	37	37	23
Cadnium (Cd)	mg/L					<0.001	<0.001	<0.002	<0.002					<0.001	<0.001	<0.001	<0.002
Copper (Cu)	mg/L					<0.01	0.02	<0.01	<0.01					<0.01	<0.01	<0.01	<0.01
Mercury (Hg)	mg/L					<0.001	<0.001	<0.001	<0.001					<0.001	<0.001	<0.001	<0.001
Iron (Fe)	mg/L					1.1	2.1	2.1	2.4					0.07	0.15	<0.05	0.4
Tin (Sn)	mg/L					<0.01	<0.01	<0.01	<0.01					<0.01	<0.01	<0.01	<0.01
Zinc (Zn)	mg/L					0.12	0.08	<0.02	0.03					0.13	0.14	<0.01	<0.02
Arsenic (As)	mg/L					0.02	0.015	0.01	0.01					<0.001	<0.001	0.001	<0.01
Chromium (Cr)	mg/L					<0.01	<0.01	<0.01	<0.01					<0.01	<0.01	<0.01	<0.01
Molybdenum (Mo)	mg/L					<0.01	<0.01	<0.01	<0.01					<0.01	<0.01	<0.01	<0.01
Selenium (Se)	mg/L					0.01	0.015	<0.01	<0.01					0.003	0.004	0.001	<0.01
TDS	mg/L	2,600	3,500	3,900		2,500	3,100	2,900	2600	1,400	1,300	1,200	1,100	1,000	1,200	7,300	1,100
BOD	mg/L	<2	7	7		<2	3	5	3	130	6	<2	<2	<2	<2	4	<2
Total P	mg/L	0.38	0.05	0.12		1	0.44	0.68	1.1	0.72	0.28	0.18	0.19	0.17	0.17	0.14	0.2
Nitrate N	mg/L	2.5	0.86	0.24			4.6	0.17	<0.01	0.88	2.4	2.6	2.6	1.9		2.2	2.7
Nitrite N	mg/L	0.02	0.02	0.02			0.16	0.01		0.82	<0.01	<0.01	0.09	<0.01		<0.01	<0.01
Ammonia	mg/L	0.5	<0.1	0.1			0.7	0.9	0.6	<0.1	<0.1	<0.1	<0.1	<0.1		<0.1	<0.1
TKN	mg/L	1.5	0.4	0.7			2.7	2	3.1	1.7	<0.3	1.3	<0.3	2.1		<0.1	<0.3
Total coliforms	Orgs/100mL						>24000	20000	52					2		<10	17
E.Coli	Orgs/100mL	0	10	2400			5800	780	10	0	<10	5	0	0		<10	1
pH	pH units	12.1	8	7.5		7.42	7.4	7.72	7.3	7.4	7.4	7.3	7.4	7.26	7.25	7.54	7.3
EC	uS/cm	5,170	6,180	6,960		4,470	5,500	5,160	4700	2,320	2,130	2,330	2,020	2,055	2,080	2,100	2,242
Redox	mV					-86.2	-31	260	210.0					253	187.1	232.6	414
Dissolved Oxygen (DO)	mg/L	8.74	1.59	7.24					0.7	8.74	1.59	6.54	5.96				
Turbidity	NTU					1.6	3.2	3.5						8.7	7.2	9.6	5.7
Temperature	°C	16.1	15.9	14.5		27.5	51.3	96.8	140					15	3.28	3.4	22.8
Hardness	mg/L					15.7	16.6	13.1	14.2	17.8	16.2	14.7	17.1	17.91	20.4	17.8	12.4
CO3 as CaCO3	mg/L								920								
OH as CaCO3	mg/L								150								
Alkalinity (CaCO3)	mg/L								<2								
									670								

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBH7 (145712)									
		4/03/2002	14/04/2003	26/05/2004	8/06/2005	3/10/2006	14/12/2006	27/03/2007	28/06/2007	25/09/2007	27/03/2008
Parameter	Unit										
Water level	m	4.34	6.95	4.86	4.93	5.33	5.165	5.35	5.31	5.54	5.58
Calcium (Ca)	mg/L					46	40	48	46	43	
Magnesium (Mg)	mg/L					97	89	97	98	95	
Potassium (K)	mg/L					6.5	7.6	8.1	5.4	7.2	
Sodium (Na)	mg/L					170	160	200	190	160	
Bicarbonate (HCO ₃)	mg/L					390	380	420	400	340	
Chloride (Cl)	mg/L					410	370	410	390	420	
										18	
Sulphate (SO ₄)	mg/L					15	21	20	16		
Cadnium (Cd)	mg/L					<0.001	<0.001	<0.001	<0.002	<0.002	
Copper (Cu)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01	
Mercury (Hg)	mg/L					<0.001	<0.001	<0.001	<0.001	<0.001	
Iron (Fe)	mg/L					0.12	0.22	<0.05	0.4	0.3	
Tin (Sn)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01	
Zinc (Zn)	mg/L					0.06	0.11	<0.01	0.05	0.02	
Arsenic (As)	mg/L					<0.001	<0.001	0.002	<0.01	<0.01	
Chromium (Cr)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01	
Molybdenum (Mo)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01	
Selenium (Se)	mg/L					0.002	0.003	0.004	<0.01	<0.01	
TDS	mg/L	1,600	1,000	1,000	950	920	1,000	1,100	940	930	1,100
BOD	mg/L	19	6	3	<2	<2	<2	<2	<2	<2	<2
Total P	mg/L	0.19	0.12	0.1	0.09	0.09	0.11	0.12	0.11	0.1	0.11
Nitrate N	mg/L	1.7	2.1	2.3	2.5	1.8		2	2.4	2.4	2.1
Nitrite N	mg/L	<0.01	<0.01	<0.01	0.09	<0.01		0.01	<0.01		
Ammonia	mg/L	0.1	<0.1	<0.1	<0.1	<0.1		<0.1	<0.1	<0.1	<0.1
TKN	mg/L	1.1	<0.3	1.4	<0.3	1.9		<0.1	<0.3	<0.1	0.1
Total coliforms	Orgs/100mL					0		10	25	1	88
E.Coli	Orgs/100mL	61	620	26	0	0		<10	0	0	1
pH	pH units	7.2	7.8	7.4	7.2	7.12	7	6.99	7.47	6.9	7.2
EC	uS/cm	2,500	1,806	2,030	1,787	1,799	1,760	1,900	1,831	1,800	1,731
Redox	mV					251	214.1	251	416	377	261
Dissolved Oxygen (DO)	mg/L	5.27	1.66	5.3	5.1					2	2.8
Turbidity	NTU					4.8	4.2	3.6	1.7		
Temperature	°C	17.3	15.7	13	17.7	14.86	18.2	15.7	12.2	17	13.7
Hardness	mg/L									500	
CO3 as CaCO3	mg/L									36	
OH as CaCO3	mg/L									<2	
Alkalinity (CaCO3)	mg/L									380	

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBH8 (145713)										BOREHOLE WALRRSBH9 (145714)									
		4/03/2002	14/04/2003	26/05/2004	8/06/2005	3/10/2006	14/12/2006	27/03/2007	28/06/2007	25/09/2007	27/03/2008	4/03/2002	14/04/2003	26/05/2004	8/06/2005	4/10/2006	15/12/2006	27/03/2007	28/06/2007	26/09/2007	27/03/2008
Parameter	Unit																				
Water level	m	6.72	6.91	7.1	7.11	7.4	7.326	7.51	7.46	7.54	8.3	9.52	9.5	9.7	9.84	9.688	9.946	9.95	9.16	9.9	10.05
Calcium (Ca)	mg/L					39	38	36	36	36						65	65	58	65	60	
Magnesium (Mg)	mg/L					88	93	82	84	85						160	180	160	170	170	
Potassium (K)	mg/L					3.8	7.4	3.8	3.3	4.9						6.5	13	9	4.8	5.6	
Sodium (Na)	mg/L					220	230	230	230	200						260	270	260	260	260	
Bicarbonate (HCO ₃)	mg/L					440	440	430	430	380										560	
Chloride (Cl)	mg/L					400	400	390	370	420						600	560	650	640	650	
										17						750	730	610	640	17	
Sulphate (SO ₄)	mg/L					16	17	18	14							17	15	19	14		
Cadnium (Cd)	mg/L					<0.001	<0.001	<0.001	<0.002	<0.002						<0.001	0.002	<0.001	<0.002	<0.002	
Copper (Cu)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	<0.01	<0.01	<0.01	<0.01	
Mercury (Hg)	mg/L					<0.001	<0.001	<0.001	<0.001	<0.001						<0.001	<0.001	<0.001	<0.001	<0.001	
Iron (Fe)	mg/L					0.1	0.2	<0.05	0.2	0.4						0.18	0.35	0.29	0.3	0.3	
Tin (Sn)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	<0.01	<0.01	<0.01	<0.01	
Zinc (Zn)	mg/L					0.08	0.09	<0.01	<0.02	<0.02						0.2	0.001	<0.01	<0.02	0.08	
Arsenic (As)	mg/L					<0.001	<0.001	0.002	<0.01	<0.01						<0.001	0.001	0.002	<0.01	<0.01	
Chromium (Cr)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	<0.01	<0.01	<0.01	<0.01	
Molybdenum (Mo)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01						<0.01	<0.01	<0.01	<0.01	<0.01	
Selenium (Se)	mg/L					0.003	0.003	<0.001	<0.01	<0.01						0.004	0.006	0.004	<0.01	<0.01	
TDS	mg/L	1,000	1,500	1,000	1,000	980	1,000	1,000	960	970	990	1,500	3,800	1,500	1,600	1,500	1,800	1,600	1,400	1,500	1,500
BOD	mg/L	6	7	5	<2	<2	<2	<2	<2	<2	<2	140	6	<2	<2	<2	<2	<2	<2	<2	<2
Total P	mg/L	0.26	0.05	0.12	0.12	0.11	0.15	0.12	0.13	0.11	0.09	0.32	0.06	0.17	0.31	0.09	0.17	0.1	0.1	0.08	0.1
Nitrate N	mg/L	0.07	<0.01	2.4	2	1.5		2	2.4	2.3	2	0.88	1.2	1.4	1	1.4		1.2	1.4	1.3	1.4
Nitrite N	mg/L	0.04	<0.01	0.02	0.09	<0.01		<0.01	<0.01			<0.01	0.01	<0.01	0.07	<0.01		<0.01	<0.01		
Ammonia	mg/L	0.3	0.3	0.2	<0.1	<0.1		<0.1	<0.1	<0.1	0.3	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.2	<0.1
TKN	mg/L	1.3	0.8	1.7	<0.3	1.9		<0.1	<0.3	<0.1	0.3	1	<0.3	0.6	<0.3	<0.3		<0.1	<0.3	0.2	<0.1
Total coliforms	Orgs/100mL					0		>24000	160	0	>2400					0		<10	10	140	53
E.Coli	Orgs/100mL	<10	<10	68	0	0		<10	30	0	2	0	<10	61	0	0		<10	10	<10	0
pH	pH units	8	7.2	7.7	7.7	7.4	7.4	7.46	7.64	7.4	7.68	7.4	7.6	7.5	7.4	7.26	7.18	7.3	7.5	7.4	7.41
EC	uS/cm	2,001	2,200	1,910	1,901	1,877	1,857	1,900	1,802	1,800	1,730	2,610	7,050	2,510	2,850	2,804	2,780	2,800	2,747	2,700	2,578
Redox	mV					260	140	212	413	378	253					253	194.5	238.3	308	274	289
Dissolved Oxygen (DO)	mg/L		1.15	7.31	6.71					6.2	6.1	5.1	1.85	7.11	6.53					2.6	6
Turbidity	NTU					18.2	3.83	1.8	11.3	11						7.6	6.5	5.8	5.2	10	
Temperature	°C	15.8	17.3	15.5	16.5	14.35	18.4	16.7	12.9	15	14.2	17.1	16.1	13.8	16.5	18.07	14.6	17.3	14.4	15.2	14.55
Hardness	mg/L									440										840	
CO3 as CaCO3	mg/L									50										72	
OH as CaCO3	mg/L									<2										<2	
Alkalinity (CaCO3)	mg/L									430										630	

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBH10 (145715)										BOREHOLE WALRRSBH11 (145711)		
		4/03/2002	14/04/2003	26/05/2004	8/06/2005	4/10/2006	15/12/2006	27/03/2007	28/06/2007	26/09/2007	27/03/2008	4/03/2002	14/04/2003	8/06/2005
Parameter	Unit													
Water level	m	3.47	3.5	3.64	3.78	3.92	4	4.1	4.05	4.12	3.63	0	4.69	0
Calcium (Ca)	mg/L					49	48	42	47	45				
Magnesium (Mg)	mg/L					320	340	310	320	330				
Potassium (K)	mg/L					14	14	14	9.1	13				
Sodium (Na)	mg/L					1000	1000	930	890	920				
Bicarbonate (HCO ₃)	mg/L					850	870	890	900	840				
Chloride (Cl)	mg/L					2300	2300	1900	2000	2100				
										130				
Sulphate (SO ₄)	mg/L					120	110	120	82					
Cadnium (Cd)	mg/L					<0.001	<0.001	<0.001	<0.002	<0.002				
Copper (Cu)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01				
Mercury (Hg)	mg/L					<0.001	<0.001	<0.001	<0.001	<0.001				
Iron (Fe)	mg/L					0.16	0.6	0.41	0.7	0.8				
Tin (Sn)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01				
Zinc (Zn)	mg/L					0.17	0.23	0.03	<0.02	0.04				
Arsenic (As)	mg/L					0.004	0.005	0.004	<0.01	<0.01				
Chromium (Cr)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01				
Molybdenum (Mo)	mg/L					<0.01	<0.01	<0.01	<0.01	<0.01				
Selenium (Se)	mg/L					0.007	0.012	0.007	<0.01	<0.01				
TDS	mg/L	5,000	3,800	3,700	4,100	3,800	4,200	3,700	3,800	3,700	3,800		950	
BOD	mg/L	6	3	5	<2	<2	<2	<2	2	<2			4	
Total P	mg/L	0.08	0.02	0.12	0.07	0.03	0.05	0.05	<0.05	<0.05	0.06		0.12	
Nitrate N	mg/L	0.11	<0.01	<0.01	0.13	0.21		0.1	0.15	0.03	0.05		2.4	
Nitrite N	mg/L	<0.01	<0.01	<0.01	0.02	<0.01		<0.01	<0.01				<0.01	
Ammonia	mg/L	0.2	<0.1	<0.1	<0.1	<0.1		<0.1	<0.1	<0.1	<0.1		<0.1	
TKN	mg/L	0.8	0.4	<0.3	<0.3	<0.3		<0.1	<0.3	0.2	0.2		<0.3	
Total coliforms	Orgs/100mL					0		<10	74	2400	160			
E.Coli	Orgs/100mL	0	<10	34	0	0		<10	20	27	0		<10	
pH	pH units	7.5	7.4	7.5	7.4	7.5	7.39	7.38	7.23	7.2	7.6		7.6	
EC	uS/cm	8,500	6,760	7,140	6,870	6,843	6,870	7,000	6,250	6,600	6,274		1,703	
Redox	mV					225	199.9	60	296	170	290			
Dissolved Oxygen (DO)	mg/L		2.15	6.52	5.26					0.6	2.6		1.54	
Turbidity	NTU	6.43				6.6	3.2	2.4	1.9	23				
Temperature	°C	16.8	15.9	13.5	16.4	16.36	15.1	16.5	14.2	14.6	14.64		17.7	
Hardness	mg/L									1500				
CO3 as CaCO3	mg/L									70				
OH as CaCO3	mg/L									<2				
Alkalinity (CaCO3)	mg/L									910				

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALLRRSBHWM1 (WM1)					BOREHOLE WALRRSBHWM2 (WM2)					
		26/02/2002	14/04/2003	26/05/2004	8/06/2005	27/03/2008	3/10/2006	14/12/2006	27/03/2007	27/06/2007	25/09/2007	27/03/2008
Parameter	Unit											
Water level	m	8.5	9.35	7.1		10	No Depth	No Depth	No Depth	No Depth	None taken	
Calcium (Ca)	mg/L						35				8.7	
Magnesium (Mg)	mg/L						130				130	
Potassium (K)	mg/L						4.8				6.7	
Sodium (Na)	mg/L						360				400	
Bicarbonate (HCO ₃)	mg/L						770				580	
Chloride (Cl)	mg/L						560				640	
											27	
Sulphate (SO ₄)	mg/L						27					
Cadnium (Cd)	mg/L						<0.001				<0.002	
Copper (Cu)	mg/L						0.01				0.02	
Mercury (Hg)	mg/L						<0.001				<0.001	
Iron (Fe)	mg/L						0.1				<0.2	
Tin (Sn)	mg/L						<0.01				<0.01	
Zinc (Zn)	mg/L						0.03				<0.02	
Arsenic (As)	mg/L						<0.001				<0.01	
Chromium (Cr)	mg/L						<0.01				<0.01	
Molybdenum (Mo)	mg/L						<0.01				<0.01	
Selenium (Se)	mg/L						0.003				<0.01	
TDS	mg/L	3,800	3,200	3,400	3,400	1,900	1,500				1,600	1,500
BOD	mg/L	<5	<2	3	<2	26	3				3	<2
Total P	mg/L	0.41	0.09	0.11	0.24	7.6	0.03				<0.05	0.08
Nitrate N	mg/L	0.62	0.34	0.36	0.33	0.1	0.1				<0.01	1.9
Nitrite N	mg/L	<0.01	<0.01	<0.01	<0.01		<0.01					
Ammonia	mg/L	0.1	<0.1	<0.1	<0.1	250	<0.1				<0.1	<0.1
TKN	mg/L	<0.3	<0.3	<0.3	<0.3	250	0.8				0.8	0.1
Total coliforms	Orgs/100mL					16000	>2400				160	170
E.Coli	Orgs/100mL	10	<10	79	100	390	17				7	<10
pH	pH units	6.7	6.5	6.6	7.1	7.21	6.01				9.1	8.32
EC	uS/cm	8,450	5,700	6,200	6,520	4,374	2,848	2,920	2,910	2,520	2,800	2,456
Redox	mV					108	252				387	242
Dissolved Oxygen (DO)	mg/L	2.97		4.18	2.78	1.9					16.1	7.7
Turbidity	NTU		2.33				18.6					
Temperature	°C	15.2	15.7	12.1	15.6	12.91	1.1				10	
Hardness	mg/L						13.11	15.1	15	7.6	16.5	13.74
CO3 as CaCO3	mg/L										580	
OH as CaCO3	mg/L										180	
Alkalinity (CaCO3)	mg/L										<2	
											750	

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBHWM3 (WM3)				BOREHOLE WALRRSBHWM5 (WM5)							
		26/02/2002	14/04/2003	26/05/2004	8/06/2005	26/02/2002	14/04/2003	26/05/2004	3/10/2006	27/03/2007	27/06/2007	25/09/2007	27/03/2008
Parameter	Unit												
Water level	m	7.55	26.21	10.24	0	5.97	6.45	6.2	No Depth	No Depth	No Depth	None taken	
Calcium (Ca)	mg/L								16			15	
Magnesium (Mg)	mg/L								78			79	
Potassium (K)	mg/L								5.4			7.2	
Sodium (Na)	mg/L								170			150	
Bicarbonate (HCO ₃)	mg/L								330			330	
Chloride (Cl)	mg/L								290			280	
												14	
Sulphate (SO ₄)	mg/L								9				
Cadnium (Cd)	mg/L								<0.001			<0.002	
Copper (Cu)	mg/L								<0.01			<0.01	
Mercury (Hg)	mg/L								<0.001			<0.001	
Iron (Fe)	mg/L								<0.05			<0.2	
Tin (Sn)	mg/L								<0.01			<0.01	
Zinc (Zn)	mg/L								<0.01			0.03	
Arsenic (As)	mg/L								<0.001			<0.01	
Chromium (Cr)	mg/L								<0.01			<0.01	
Molybdenum (Mo)	mg/L								<0.01			<0.01	
Selenium (Se)	mg/L								0.001			<0.01	
TDS	mg/L	2,700	2,600	2,700		720	670	380	710			790	890
BOD	mg/L	<2	3	2		<2	3	8	9			10	3
Total P	mg/L	0.61	0.19	0.18		0.18	0.22	0.48	0.09			0.12	<0.05
Nitrate N	mg/L	0.72	0.02	<0.01		2.2	2.5	9.7	<0.01			<0.01	<0.01
Nitrite N	mg/L	<0.01	<0.01	<0.01		<0.01	<0.01	0.03	<0.01				
Ammonia	mg/L	<0.3	<0.1	<0.1		<0.1	<0.1	0.1	<0.1			<0.1	<0.1
TKN	mg/L	<0.3	<0.3	<0.3		<0.3	0.8	4.7	2.3			1.7	1
Total coliforms	Orgs/100mL								1			91	24000
E.Coli	Orgs/100mL	440	<10	0		<10	<10	2,400	0			0	20
pH	pH units	6.8	7.3	6.7			7.5	7.9	9			9.3	9.11
EC	uS/cm	4,750	4,470	4,720		1,525	1,342	744	1,367	1,488	1,260	1,400	1,481
Redox	mV								219			414	274
Dissolved Oxygen (DO)	mg/L	4.87	1.86	3.2			1.3	6.05				17.6	10.2
Turbidity	NTU								13.6				
Temperature	°C	17.2	17.9	12.5		15.9	17	13.4	9.9	14.6	7.5	38	13.31
Hardness	mg/L								18			360	
CO3 as CaCO3	mg/L											72	
OH as CaCO3	mg/L											<2	
Alkalinity (CaCO3)	mg/L											400	

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBHWM6 (WM6)									
		26/02/2002	14/04/2003	26/05/2004	8/06/2005	3/10/2006	14/12/2006	27/03/2007	27/06/2007	25/09/2007	27/03/2008
Parameter	Unit										
Water level	m	1.24		10.53		No Depth	No Depth	No Depth	No Depth	None taken	
Calcium (Ca)	mg/L					23				21	
Magnesium (Mg)	mg/L					36				34	
Potassium (K)	mg/L					3.6				4.6	
Sodium (Na)	mg/L					230				200	
Bicarbonate (HCO ₃)	mg/L					510				450	
Chloride (Cl)	mg/L					180				170	
										9	
Sulphate (SO ₄)	mg/L					8					
Cadnium (Cd)	mg/L					<0.001				<0.002	
Copper (Cu)	mg/L					0.04				0.02	
Mercury (Hg)	mg/L					<0.001				<0.001	
Iron (Fe)	mg/L					0.09				0.3	
Tin (Sn)	mg/L					<0.01				<0.01	
Zinc (Zn)	mg/L					0.75				0.34	
Arsenic (As)	mg/L					<0.001				<0.01	
Chromium (Cr)	mg/L					<0.01				<0.01	
Molybdenum (Mo)	mg/L					<0.01				<0.01	
Selenium (Se)	mg/L					<0.001				<0.01	
TDS	mg/L	700	680	760	710	710				750	2,500
BOD	mg/L	<2	<2	<2	2	<2				<2	10
Total P	mg/L	0.09	0.05	0.09	0.29	0				0.05	0.11
Nitrate N	mg/L	0.3	0.02	0.02	<0.01	0.16				0.16	<0.01
Nitrite N	mg/L	<0.01	<0.01	<0.01	<0.01	<0.01					
Ammonia	mg/L	0.2	<0.1	0.2	<0.1	<0.1				<0.1	<0.1
TKN	mg/L	<0.3	<0.3	<0.3	<0.3	<0.3				<0.1	1.6
Total coliforms	Orgs/100mL					0				0	960
E.Coli	Orgs/100mL	<10	<10	0	0	0				0	98
pH	pH units	7.5	7.6	7.5	7.9	7.3				7.9	9.1
EC	uS/cm	1,435	1,191	1,337	1,315	1,290	1,280	1,360	1,270	1,300	3,917
Redox	mV					240				370	314
Dissolved Oxygen (DO)	mg/L	3.07	1.69	3.69	7.31					10.9	6.2
Turbidity	NTU					12.1				8.5	
Temperature	°C	16.6	18.4	13.8	18.2	23.4	19.8	18.1	8.8	15.3	9.41
Hardness	mg/L					16.3				190	
CO3 as CaCO3	mg/L									62	
OH as CaCO3	mg/L									<2	
Alkalinity (CaCO3)	mg/L									510	

Appendix 2 -
Groundwater level and quality monitoring results

		BOREHOLE WALRRSBHWM9 (WM9)					BOREHOLE 145708 (PS 3)		
		3/10/2006	14/12/2006	27/03/2007	25/09/2007	27/03/2008	4/03/2002	14/04/2003	26/05/2004
Parameter	Unit								
Water level	m	No Depth	No Depth	No Depth	None taken		4.64	4.81	5
Calcium (Ca)	mg/L	21			21				
Magnesium (Mg)	mg/L	42			42				
Potassium (K)	mg/L	5.1			6.4				
Sodium (Na)	mg/L	81			65				
Bicarbonate (HCO ₃)	mg/L	440			180				
Chloride (Cl)	mg/L	160			150				
					8				
Sulphate (SO ₄)	mg/L	7							
Cadnium (Cd)	mg/L	<0.001			<0.002				
Copper (Cu)	mg/L	<0.01			<0.01				
Mercury (Hg)	mg/L	<0.001			<0.001				
Iron (Fe)	mg/L	0.06			<0.2				
Tin (Sn)	mg/L	<0.01			<0.01				
Zinc (Zn)	mg/L	0.05			0.02				
Arsenic (As)	mg/L	<0.001			<0.01				
Chromium (Cr)	mg/L	<0.01			<0.01				
Molybdenum (Mo)	mg/L	<0.01			<0.01				
Selenium (Se)	mg/L	0.001			<0.01				
TDS	mg/L	400			420	480	3,000	2,600	2,800
BOD	mg/L	<2			<2	<2	37	3	<2
Total P	mg/L	0.1			0.14	0.15	0.13	0.02	0.1
Nitrate N	mg/L	0.58			2.9	2.6	0.2	0.04	0.04
Nitrite N	mg/L	<0.01					<0.01	<0.01	<0.01
Ammonia	mg/L	<0.1			<0.1	<0.1	0.1	<0.1	<0.1
TKN	mg/L	0.6			0.2	<0.1	0.7	<0.3	0.4
Total coliforms	Orgs/100mL	1			170	1200			
E.Coli	Orgs/100mL	0			71	680	0	240	65
pH	pH units	7.97			8	8.24	6.8	6.8	6.9
EC	uS/cm	818	848	752	800	786	5,340	4,540	4,920
Redox	mV	247			374	268			
Dissolved Oxygen (DO)	mg/L				11.2	9.2	7.57	1.71	5.9
Turbidity	NTU	15.3			7.2				
Temperature	°C	17.49	18.4	28.6	15.5	15.49	16.9	16.4	12.9
Hardness	mg/L				230				
CO3 as CaCO3	mg/L				16				
OH as CaCO3	mg/L				<2				
Alkalinity (CaCO3)	mg/L				200				

Appendix G. Arris Pty Ltd (2008) report for Lot 8 & 9 Camerons Lane

Lots 8 & 9 Camerons Lane Reuse Scheme

May 12

2008

Assessment of soil
monitoring data for 2006 to
2007

By Arris Pty Ltd

Arris Project: H0509ds

Project Leader: Dr Daryl Stevens

12 May 2008

For Yarra Valley Water



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BRIEF

Assess current soils data for the Wallan recycled water scheme at Lots 8 and 9 Camerons Lane to identify any detrimental agronomic or environmental impacts on soils and plants irrigated with recycled water.

BACKGROUND

Site size

The recycled water irrigation site investigated in this report is located at Lots 8 & 9 Camerons Lane. Lot 8 is located south of Lot 9. Lots 8 & 9 are split in the centre approximately and referred to as the eastern & western side.

The ultimate irrigation scheme will comprise of 158 ha of land. Stage 1 of the scheme has been completed and covers 92 ha. Stage 2 will develop the remaining 66 ha in the future.

Irrigation commenced in January 2006 approximately.

Soil types

The irrigation area consists of a number of soil types formed primarily on basalt formations. A small area of the western portion of the site is located on the sedimentary Kilmore siltstone formation. Soil texture in the top soils is predominantly a light to medium clay with some loamy components. Soil texture in the subsoil is generally a medium to heavy clay.

Plants grown

The eastern side of the Wallan recycled water irrigation site has predominately perennial ryegrass. On the western side, there is predominately perennial ryegrass with some clovers, phalaris, fescue and paspalum.

Recycled water use

Summary of water used for irrigation:

- 2006 142.8 ML
- 2007 165.6 ML
- 2008 51 ML (Jan – April)

On average this equates to approximately 2 ML/ha/year across the whole site.

Recycled water quality

Table 1 Summary of Class C water quality from Wallan Sewage Treatment Plant 2006/07

Parameter	Units	Median	90th Percentile	Average
pH	Units	7.9	8	7.9
Biological Oxygen Demand (BOD)	mg/L	12	31	18
Suspended Solids (SS)	mg/L	31	72	40
Total Phosphorus (TP)	mg/L	12.5	15.9	13.2
Total Nitrogen (TN)	mg/L	32	44	34
Nitrite (NO ₂)	mg/L	0.32	0.69	0.41
Nitrate (NO ₃)	mg/L	2.45	4.6	2.61
Ammonia (NH ₃)	mg/L	20	26	20
Organic Nitrogen (ORG N)	mg/L	10	20.7	11.4
Total Kjeldahl Nitrogen (TKN)	mg/L	31	40	33
Electrical Conductivity (EC)	uS/cm	825	930	832
Sodium Adsorption Ratio (SAR)	Units	6	6	6

Effluent from Wallan Sewage Treatment Plant transferred to Wallan Recycled Reservoir Storage for irrigation'

See Appendix – Table 3 for detailed (Heavy Metals and Volatile Organic Compounds) water quality data (three samples). These data indicate that the total aluminium concentrations in recycled water range from 1.5 to 7.2 mg/L (Table 3). Two of these readings are above the long term trigger value (LTV) of 5 mg/L (ANZECC and ARMCANZ 2000). Given the low pH of the soil (Aluminium is more plant available and toxic at pH <5.5) the form of aluminium in water should be determined (i.e. will it be plant available or is it soil mineral not available or toxic to plants?). A measure of phytotoxic aluminium (Al) in the soil should also be integrated into the soil analysis program.

SOIL ANALYSIS

A summary of soil data for 2006 and 2007 is listed below:

Table 2 Soil analysis for sample from the Camerons Lane Reuse Scheme (2006 and 2007)

Sample	Year	Depth	EC	ECe	pH	TN	NOx	TKN	TP	OM	Cl	S	Al	CEC	ESP	SAR
			µS/cm	dS/m	CaCl	mg/L								meq/100g	%	mmol/L) ^{0.5}
WAL5	2006	0-10	600	4.2	4.5	2700			190	6	85	870	6200	12	10	30
WAL5	2007	0-10	290	2.0	4.9	2300	1	2300	170	5	82	550	3900	13	9.1	1.8
WAL5	2006	20-30	150	0.8	4.6	1100			86	3	110	260	6100	8	7	38
WAL5	2007	20-30	180	0.9	4.9	900	1.7	900	78	<2	62	270	3000	12	6.6	2.4
WAL6	2006	0-10	490	3.4	4.4	3100			230	6	89	830	12000	14	10	29
WAL6	2007	0-10	240	1.7	4.9	2500	0.6	2500	170	5	84	510	5200	21	6.1	2.1
WAL6	2006	20-30	200	1.0	4.6	1500			97	4	110	230	15000	17	7	32
WAL6	2007	20-30	210	1.1	4.4	1600	2.1	1600	73	3	70	310	7800	21	8.9	4.7
WAL7	2006	0-10	440	3.1	4.4	2800			200	7	67	580	14000	19	6	25
WAL7	2007	0-10	210	1.5	4.8	2100	11	2100	130	5	39	380	7700	26	4.3	1.7
WAL7	2006	20-30	170	0.9	4.4	910			93	4	200	360	24000	15	7	29
WAL7	2007	20-30	160	0.8	4.7	1600	8.2	1600	59	4	60	310	10000	32	5.3	2.9
WAL8	2006	0-10	430	3.0	4.3	2800			200	7	71	660	14000	14	8	29
WAL8	2007	0-10	160	1.1	5.1	2100	9.8	2100	47	5	130	250	12000	24	7.2	3
WAL8	2006	20-30	120	0.6	4.5	1000			83	3	150	110	15000	13	6	20
WAL8	2007	20-30	130	0.7	4.7	1200	8.2	1200	61	3	72	260	8400	32	6.1	2.3
WAL9	2006	0-10	380	2.7	4.5	260			230	6	43	590	12000	13	7	22
WAL9	2007	0-10	180	1.3	4.9	2200	1.9	2200	120	5	68	280	8200	25	5.9	3.5
WAL9	2006	20-30	130	0.7	4.8	900			88	3	150	130	19000	22	4	24
WAL9	2007	20-30	140	0.7	4.8	1300	2.6	1300	53	3	87	360	11000	21	9.5	3.3
WAL10	2006	0-10	670	4.7	4.5	3600			270	7	35	820	13000	18	6	28
WAL10	2007	0-10	250	1.8	4.7	3900	39	3900	240	7	17	490	8300	37	2.2	0.93
WAL10	2006	20-30	280	1.4	4.7	1700			130	5	21	470	19000	25	4	32
WAL10	2007	20-30	190	1.0	4.9	1300	26	1300	47	4	17	330	9400	28	2.7	1.4
WAL11	2006	0-10	290	2.0	4.7	2500			180	5	31	470	19000	21	4	33
WAL11	2007	0-10	200	1.4	5.1	2900	21	2900	170	6	29	520	7700	29	1.7	0.51
WAL11	2006	20-30	160	0.8	4.9	1500			110	4	140	220	19000	26	3	41
WAL11	2007	20-30	110	0.6	5.3	1200	7.1	1200	74	4	7	160	12000	31	3	1.4
WAL12	2006	0-10	860	6.0	4.5	3800			230	7	53	2000	13000	22	4	28
WAL12	2007	0-10	300	2.1	5	2400	16	2400	140	5	33	730	7100	22	1.8	0.44
WAL12	2006	20-30	510	2.6	4.6	1500			120	5	19	690	20000	24	4	31
WAL12	2007	20-30	120	0.6	5.1	1500	10	1500	50	4	17	290	7600	32	1.9	0.84
		Average	280	1.8	4.7	1958	10.4	1937	132	4.8	70.3	478	11550	22	5.6	2.1
		Median	205	1.3	4.7	1650	8.2	1850	120	5.0	67.5	370	11500	22	6.0	2.0
		95%ile	632	4.4	5.1	3690	29.3	3150	235	7.0	150.0	848	19450	32	9.7	3.8

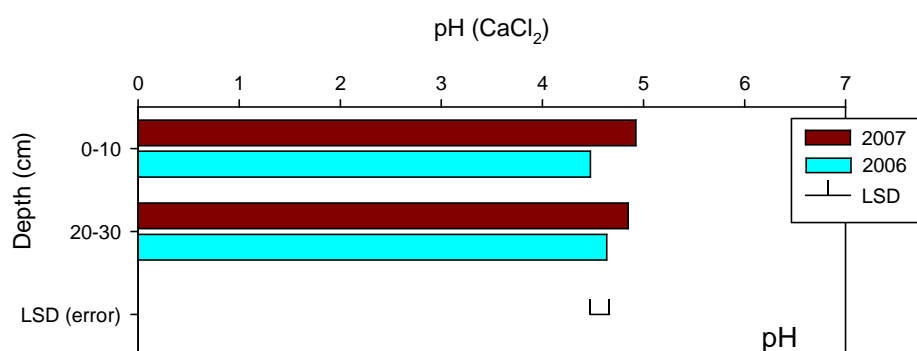
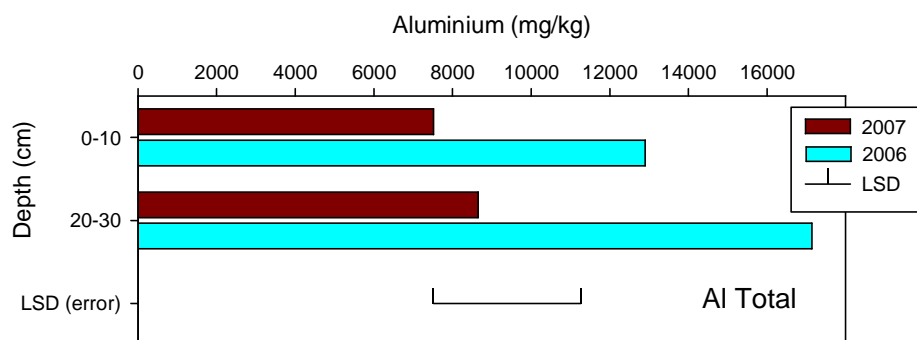
Sampled dates: 4/07/2006 & 4/9/2007. Data supplied by Yarra Valley Water

Note: EC – Electrical conductivity soil:water 1:5 extract; ECe – Soil salinity electrical conductivity, calculated as a factor of 7 for 0-10 cm soil depth and 5 for 20-30 cm soil depth (Cass *et al.* 1995); pH – a measure of acidity or alkalinity; TN - Total Nitrogen; NOx – Nitrate and Nitrite; TKN - Total Kjeldahl Nitrogen; TP - Total Phosphorus; OM – Organic matter; Cl – Chloride; Sulphate - S; Al – Aluminium; CEC – Cation Exchange Capacity; SAR – Sodium Adsorption Ratio.

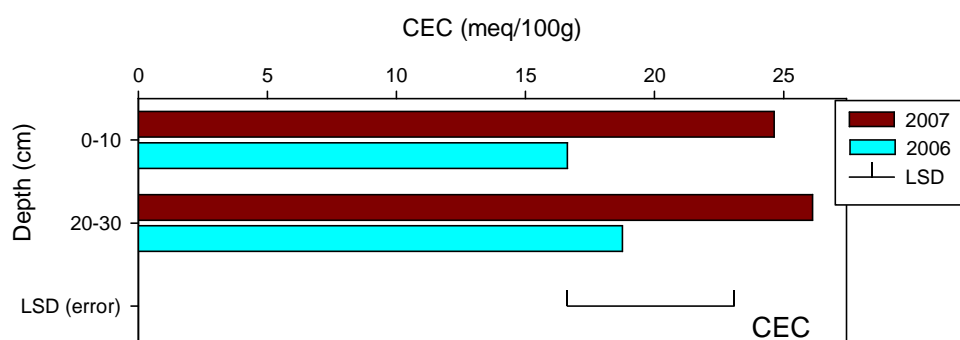
Statistical and graphical software were used to determine analysis of variance (ANOVA) at $p < 0.05$. That is, if there was a 95% probability that the means were different this was considered significantly different. A least significance difference (LSD) has been drawn on all graphs to indicate how great the difference between years and depths needs to be before it is considered significantly different relative to the variability of the soil sampling area (see graphs below).

These data indicate:

- Total soil aluminium (Al) has decreased significantly from 2006 to 2007 (see graphs below). This is the measure of total aluminium in the soil and not relevant as a measure of Al toxicity. There is no rationale for this change other than the soil pH has increased on average from 4.5 to 5 (pH CaCl_2). The increase in soil pH is mostly likely due to the pH of the recycled water used (7.9 - Table 1) or any lime amendment applied to the irrigated pasture. Theoretically, an increase in soil pH should only decrease the amount of Al in soil solutions (plant available) and have little effect on total Aluminium in soils (Peverill *et al.* 1999).
- The increase in soil pH is beneficial as soil pH should ideally be above 5.5 (CaCl_2) and lime should be applied to increase soil pH to avoid Al and Manganese (Mn) toxicity. If the current rate of pH change continues due to recycled water use, one more year of recycled water use may also achieve ideal soil pH values.



- The cation exchange capacity (CEC) has increased significantly in 2007 compared with 2006 (see graph below). Increased CEC is usually beneficial for soils as it helps hold nutrients to make them accessible to the plants. This increase suggests laboratory variability in analysis.

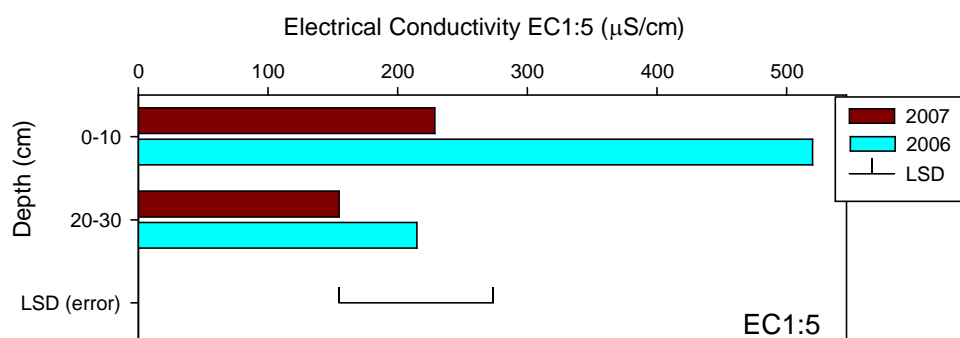


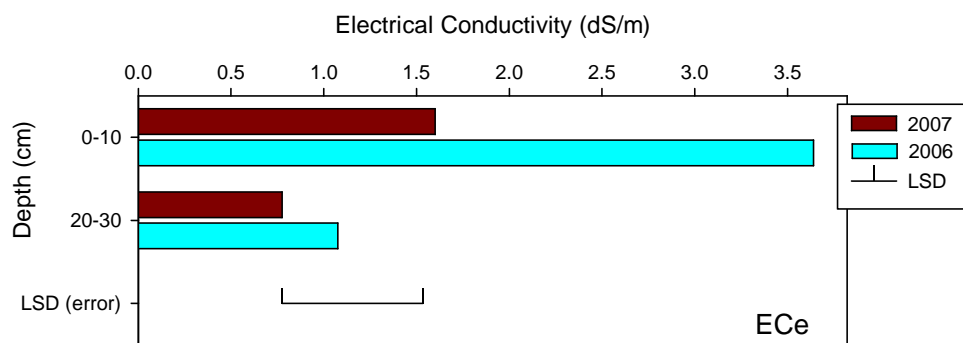
- Electrical conductivity has decreased significantly in 2007 from 2006 in the top 0-10cm (see graphs below). Decreases at 20-30cm were not considered significant and averages are within the variance found across the field site. Overall, soil electrical conductivity is relatively low and suitable in soil textures of light to heavy clays for production of the pastures specified in the area.

The soil salinity electrical conductivity (ECe) threshold for yield reduction (NRMMC and EPHC 2006) for ryegrass, clovers, phalaris, fescue and paspalum are:

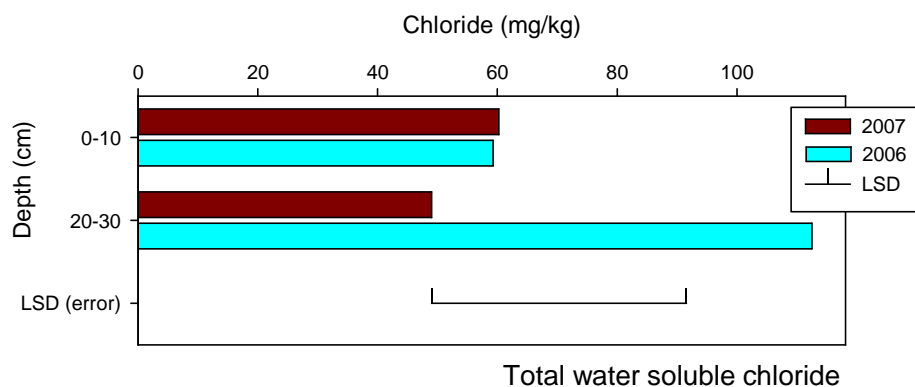
- Perennial ryegrass – 5.6 dS/m
 - Clover – 2 to 8 dS/m depending on species
 - Phalaris – 4 dS/m
 - Fescue – 2 to 8 dS/m depending on species
 - Paspalum – 3 to 40 dS/m depending on species
- On average the soil ECe in 2007 was below the most salt sensitive pasture species irrigated with recycled water (see graphs below). However, on average some 0 – 10 cm depth soil samples exceed these in 2006 (outliners shown in Appendix - Figure 8). These observations suggest that irrigation with recycled water may have improved soil salinity by leaching salts below the 20-30cm depth. It could also mean that rainfall was greater leading to increased leaching in 2007 compared with 2006. Estimates of rainfall at the study site were 285mm in 2006 and 490mm in 2007, supporting this theory. Addition of fertiliser, lime or gypsum in 2006 could also explain the higher EC in the top soil in 2006.

If increased leaching is responsible then deeper leaching of N and P may be an ongoing monitoring requirement if there are risks of N and P moving offsite or into groundwater where N and P could pose environmental risks in aquatic systems.

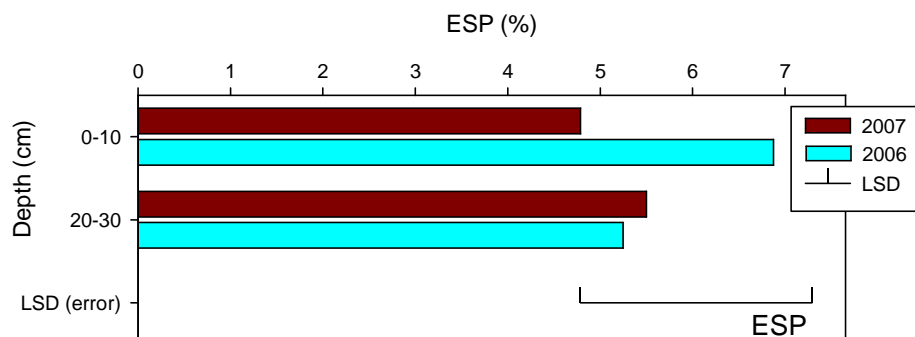




- Chloride concentrations in soils were below levels which may impact on plants grown on site (see graph below). There were no significant changes between 2006 to 2007 in the 0-10cm soil sample, however, there was a significant decrease in the 20-30cm sample.

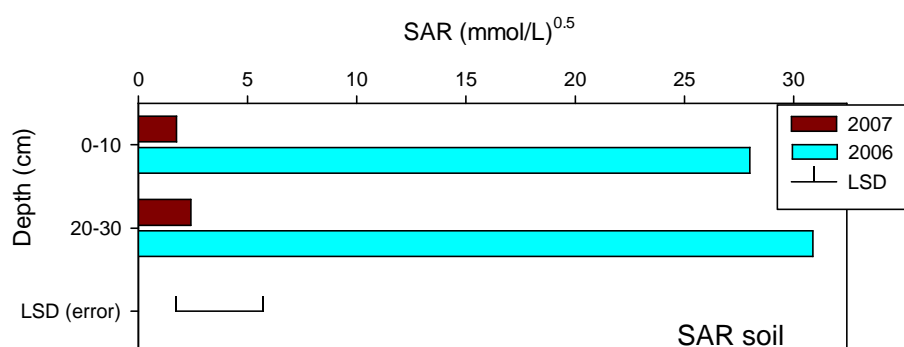


- Difference in Exchangeable Sodium Percentage (ESP) were not considered significant (see graph below), however a similar trend to EC was noted for the top soil (0-10cm lower in 2007). On average, these ESPs are below what is considered sodic (6% - ANZECC and ARMCANZ 2000). However, some soils gave a reading above 6% in 2007 (Table 2) indicating addition of lime may be required to manage sodicity in these soils. The SAR of the recycled water is 6 (Table 1) which is reaching a level that may have a detrimental impact on sensitive soils so changes in soil ESP over the next 2 years should be monitored closely.

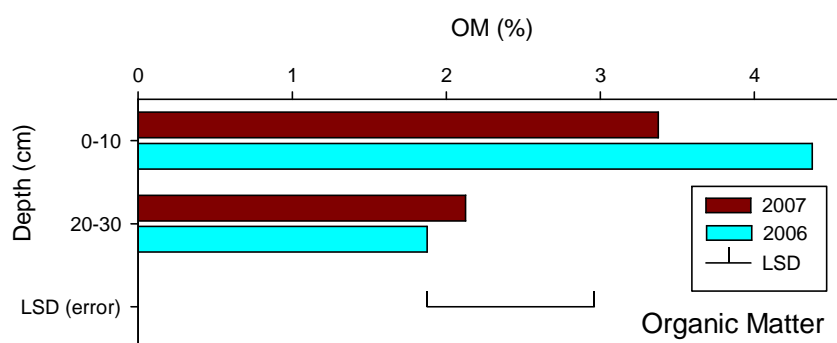


- Soil Sodium Adsorption Ratio (SAR) was much lower for 2007 (see graph below). However, the raw data was not available to check for 2006. These data indicate that there may have been an analytical error in 2006. The 2007 data are on average low and considered suitable

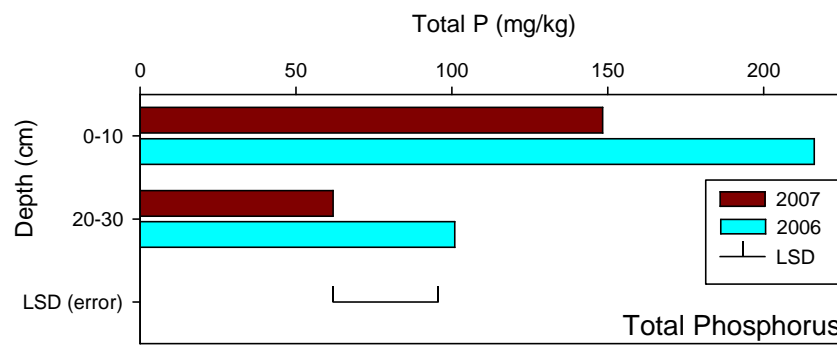
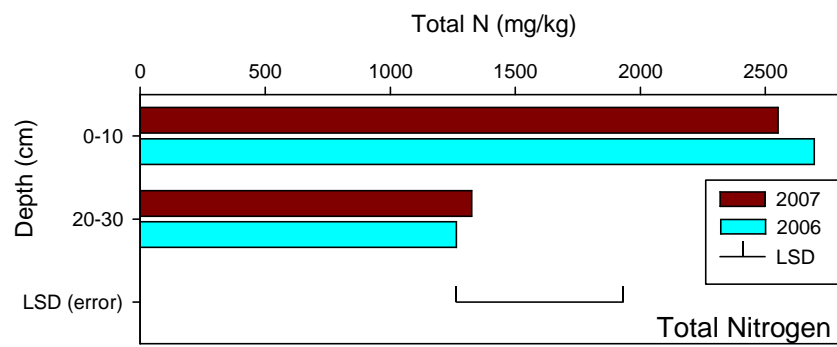
for soil with texture medium to heavy clay. Soil SAR is an indirect measure of ESP and these differences between SAR do not reflect the findings for ESP above; which on the sample soil will have a good correlation. The 2006 SAR has been ignored as it is considered an analytical error. Yarra Valley Water has checked the 2006 lab report and these data are as reported.



- Organic matter (OM) concentrations have not changed significantly from the 2006 to 2007 sampling (see graph below). As expected, OM was lower in the lower soil depths, which is typical of pasture production systems. The trend of lower OM in 2007 may also be related to an increased pH, which would increase the functionality of soil microbes that breakdown OM.



- Total N and P concentrations have not significantly increased from 2006 to 2007 (see graphs below), indicating the irrigation systems are not overloading soils with N and P (NRMMC and EPHC 2006). In fact, total P concentrations decreased significantly across the sample site. This suggests that the P balance overall is negative and sufficient P to meet pasture requirements may not be applied with the current use of recycled water and any fertilisation program. Ideally, plant available N and P in soil should be measured in the future, as this can be used for agronomic advice regarding fertiliser requirements and, if excessive, could pose a risk to the nearby environment.



SUMMARY

This preliminary assessment of soils data from the Wallan recycled water irrigation site indicates:

- Recycled water has generally improved many indicators of soil health measured as part of the monitoring program from 2006 to 2007.
- Addition of lime may be required to manage sodicity in the future – a watching brief is required at this stage.
- Soil pH may rise to desired levels through the use of recycled water. This could also be managed through the addition of lime.
- The risks from deep leaching of N and P may need to be considered, and if appropriate soil sampling modified to manage these risks.

Some soil tests currently undertaken should be stopped and more appropriate tests adopted to manage the risks associated with recycled water use. This includes:

- Changing the aluminium test to phytotoxic aluminium concentrations in soils – NOT total aluminium.
- Changing to plant available N and P concentrations in soils – NOT total N and P concentrations.
- If measuring ESP don't measure soil SAR as it measures the same soil parameter.

REFERENCES

ANZECC, ARMCANZ (2000) 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality. Volume 3, Chapter 9 . Primary Industries — Rationale and Background Information (Irrigation and general water uses, stock drinking water, aquaculture and human consumers of aquatic foods).' (National Water Quality Management Strategy (NWQMS). Australian and New Zealand Environment and Conservation Council, Agriculture and Resource Management Council of Australia and New Zealand: Canberra, Commonwealth of Australia).

Cass A, Walker RR, Fitzpatrick RW (1995) Vineyard soil degradation by salt accumulation and the effect on the performance of the vine. In '9th Australian Wine Industry Technical Conference (1995)'. Adelaide, Australia. Published 1996. pp. 153-160. (Australian Wine Industry Technical Conference Inc., Glen Osmond, SA.).

NRMMC, EPHC (2006) Australian Guidelines for Water Recycling. Managing Health and Environmental Risks. Phase 1. National Water Quality Management Strategy 21. Natural Resource Management Ministerial Council. Environment Protection and Heritage Council Australian Health Ministers' Conference, Canberra, Australia.

Peverill KI, Sparrow LA, Reuter DJ (1999) 'Soil Analysis: An Interpretation Manual.' (CSIRO Publishing: Collingwood, Victoria, Australia).

APPENDIX

Boreholes and soil sample sites

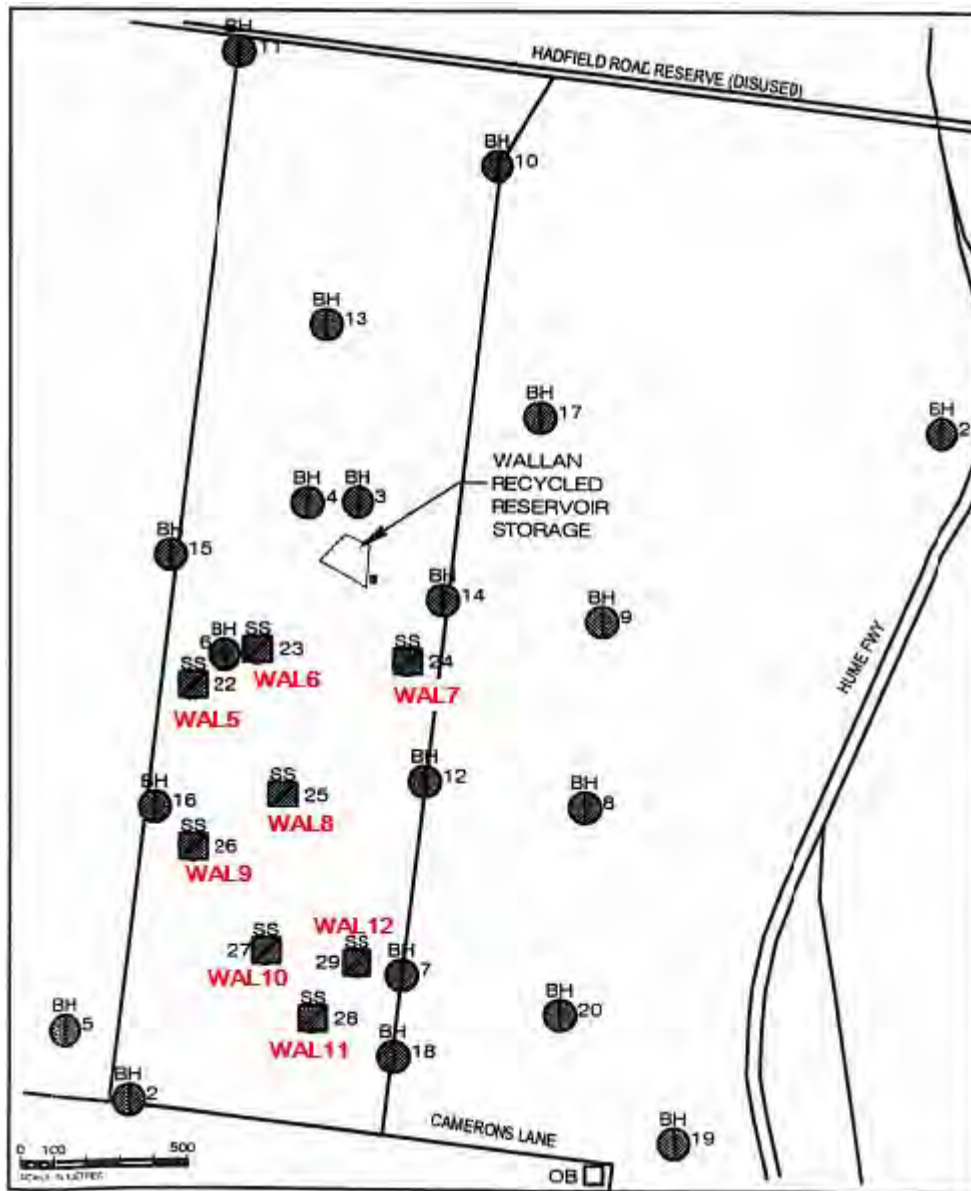


Figure 1 Soil sampling points relative to Wallan Recycled Water Reservoir. Soil sample points in red with prefix WAL.

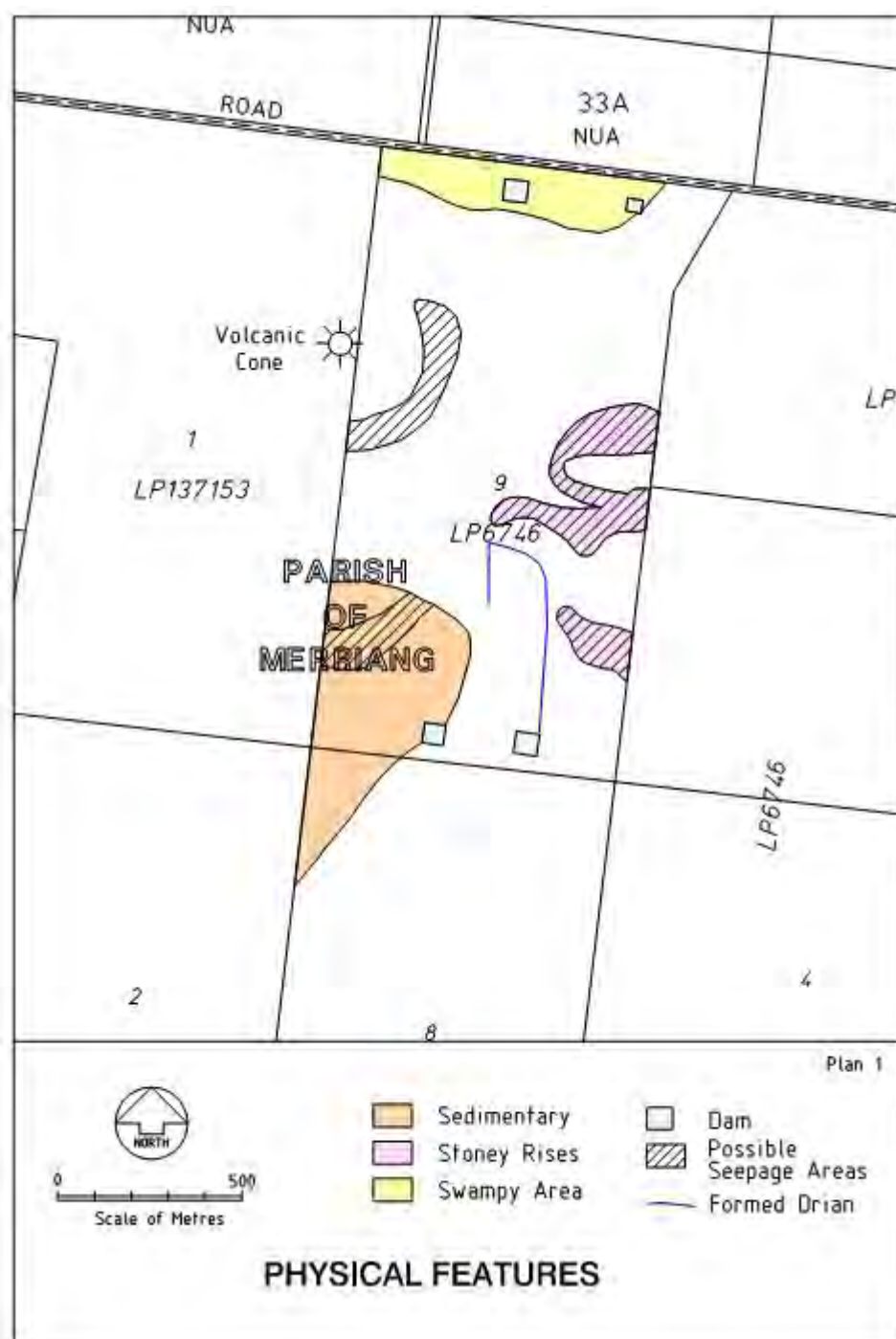


Figure 2 Lot 9 – Physical features of soil irrigation with recycled water at Wallan

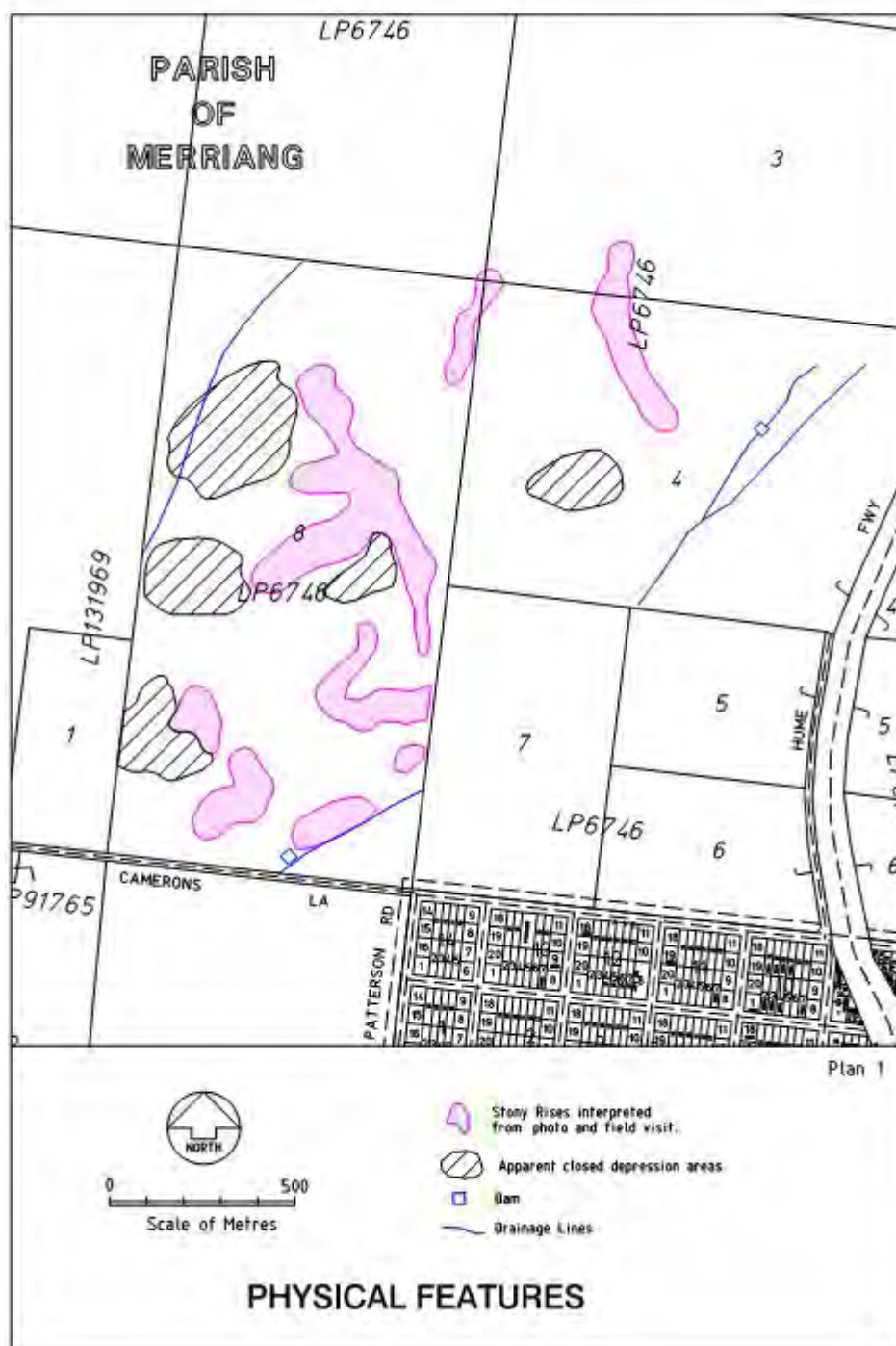


Figure 3 Lot 8 – Physical features of soil irrigation with recycled water at Wallan

Soil pits

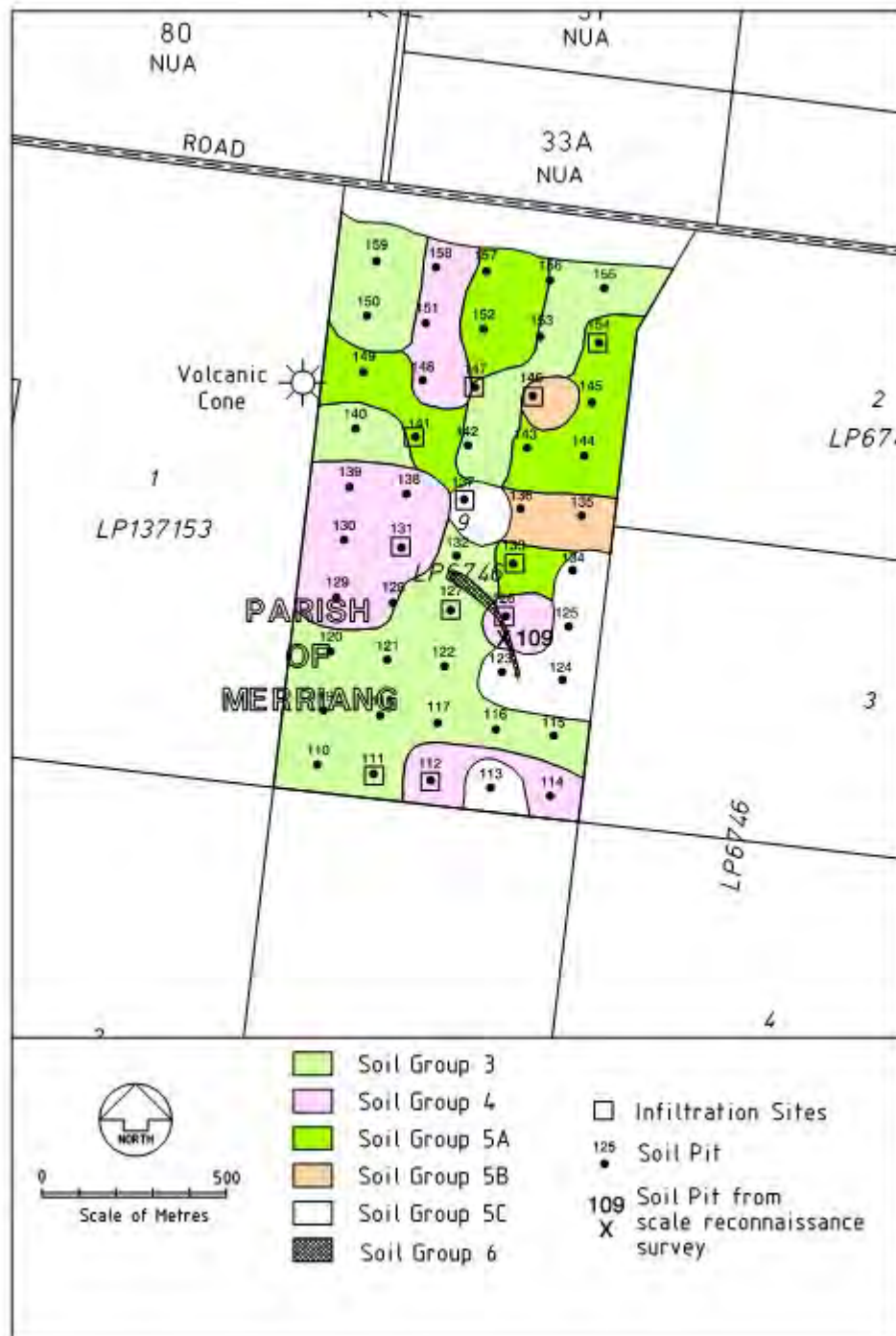


Figure 4 Lot 9 - Soil pit location and soil grouping

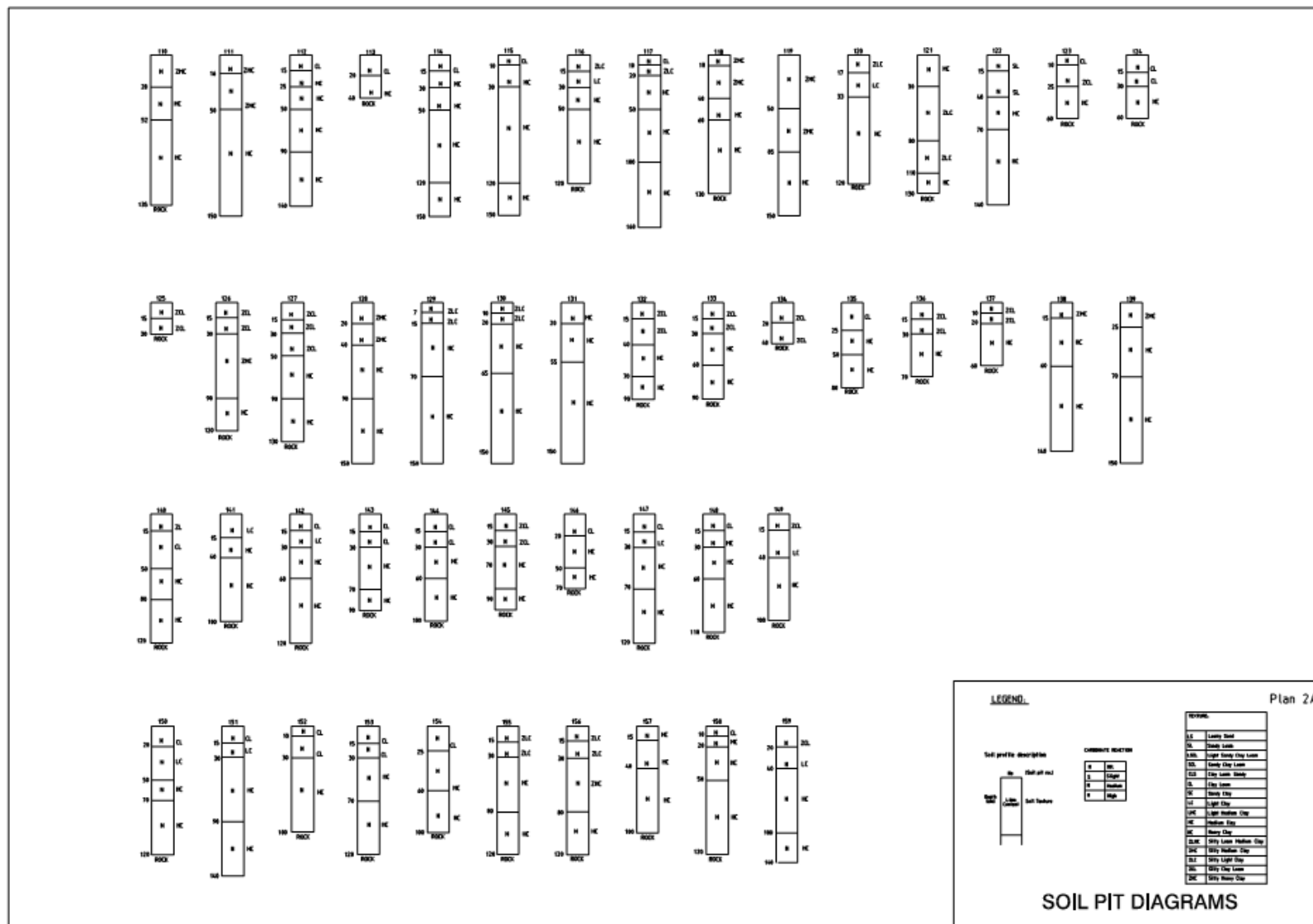


Figure 5 Lot 9 - Soil pit descriptions



Figure 6 Lot 8 - Soil pit location and soil grouping

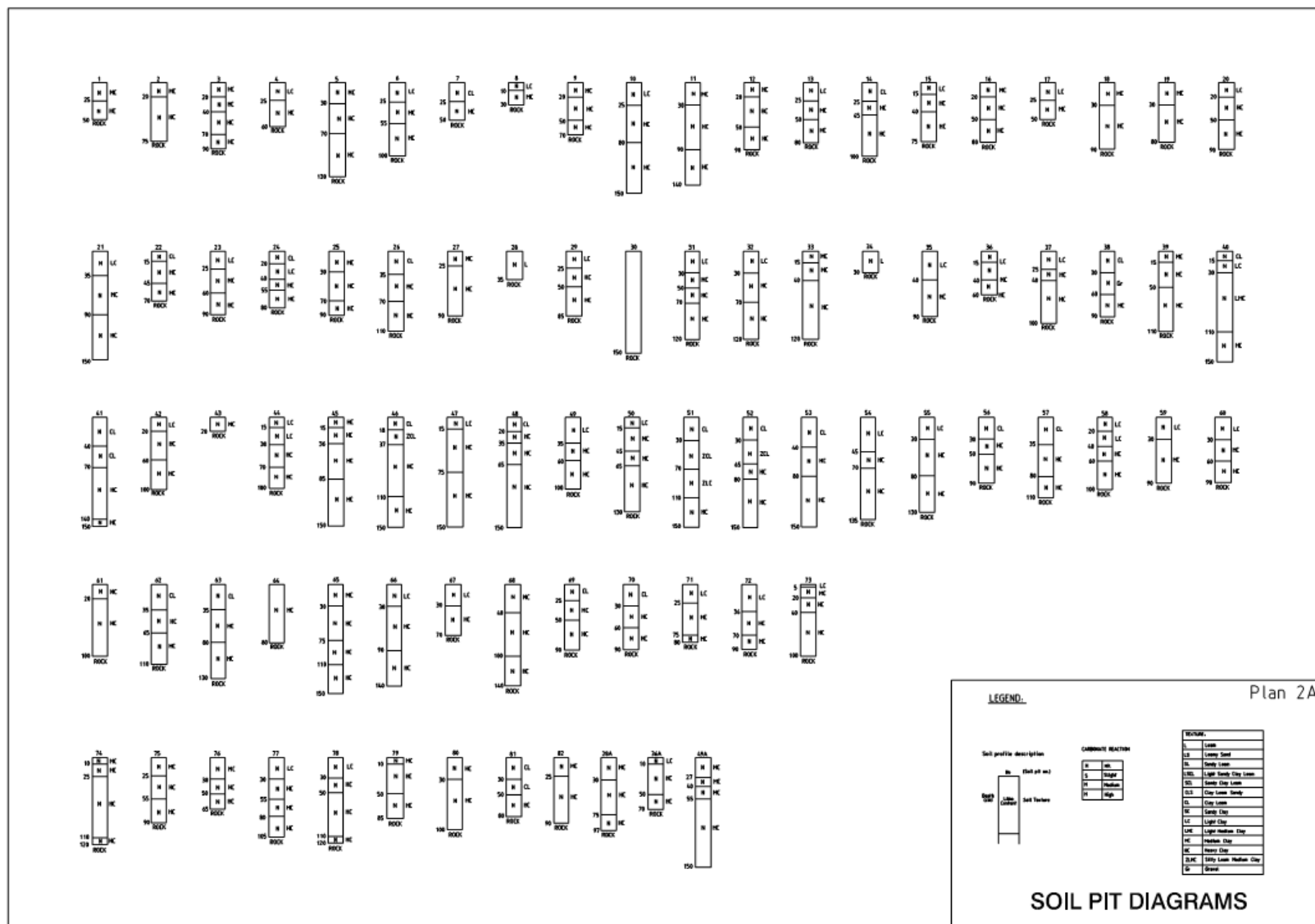


Figure 7 Lot 8 - Soil pit descriptions

Detailed analysis of recycled water quality at Wallan irrigation site

Table 3 Summary of detailed analysis of recycled water quality supplied to Wallan irrigation site

Parameter	Unit	Value and date sampled		
		27/04/07	12/10/2007	16/4/2008
pH - pH, Units	Units	8.1	7.6	#N/A
BOD5 - Biochemical Oxygen Demand, 5 Day	mg/L	9	13	#N/A
BOD5 Filt - BOD 5 Day (Filt)	mg/L	3	10	#N/A
TKN/TP (HL) - Phosphorus, total as P	mg P / L	17	12	#N/A
SS - Suspended solids	mg/L	19	5	#N/A
EC - Electrical Conductivity @ 25C	uS/cm	1100	830	#N/A
SO4 DA - Sulphate, as SO4	mg/L	58	60	#N/A
TCN - Total Combined Nitrogen	mg/L	23	30	#N/A
NH3 as N (SFA) - Ammonia, as N	mg N / L	13	11	#N/A
MS Total Metals - Aluminium	mg/L	1.5	7.2	5.5
MS Total Metals - Antimony	mg/L	<0.01	<0.01	<0.01
MS Total Metals - Arsenic	mg/L	0.005	<0.01	<0.01
MS Total Metals - Barium	mg/L	0.08	0.05	0.04
MS Total Metals - Beryllium	mg/L	<0.01	<0.01	<0.01
MS Total Metals - Boron	mg/L	0.22	<0.5	<0.2
MS Total Metals - Cadmium	mg/L	<0.001	<0.002	<0.002
MS Total Metals - Chromium	mg/L	<0.01	0.02	0.01
MS Total Metals - Cobalt	mg/L	<0.01	<0.01	<0.01
MS Total Metals - Copper	mg/L	<0.01	0.01	<0.01
MS Total Metals - Iron	mg/L	1.2	5.8	3.0
MS Total Metals - Lead	mg/L	<0.01	<0.01	<0.01
MS Total Metals - Manganese	mg/L	0.08	0.02	<0.01
MS Total Metals - Mercury	mg/L	<0.001	<0.001	<0.001
MS Total Metals - Molybdenum	mg/L	<0.01	<0.01	<0.01
MS Total Metals - Nickel	mg/L	0.01	0.01	<0.01
MS Total Metals - Selenium	mg/L	<0.001	<0.01	<0.01
MS Total Metals - Silver	mg/L	<0.01	<0.05	<0.01
MS Total Metals - Strontium	mg/L	0.13	0.08	0.08
MS Total Metals - Thallium	mg/L	<0.01	<0.01	<0.01
MS Total Metals - Tin	mg/L	<0.01	<0.01	<0.01
MS Total Metals - Titanium	mg/L	0.03	0.04	0.27
MS Total Metals - Vanadium	mg/L	0.01	0.01	0.02
MS Total Metals - Zinc	mg/L	0.01	0.02	<0.01
MAH - Benzene	mg/L	<0.001	<0.001	<0.001
MAH - Toluene	mg/L	<0.001	<0.001	<0.001
MAH - Ethyl Benzene	mg/L	<0.001	<0.001	<0.001
MAH - Xylenes	mg/L	<0.003	<0.003	<0.003
MAH - Styrene	mg/L	<0.001	<0.001	<0.001
MAH - Cumene	mg/L	<0.001	<0.001	<0.001
MAH - 1,2,4-Trimethylbenzene	mg/L	<0.001	<0.001	<0.001
HVOL - 1,1,1,2-Tetrachloroethane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,1,2,2-Tetrachloroethane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,1- Dichloroethane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,1-Dichloroethene	mg/L	<0.001	<0.1	<0.001

Parameter	Unit	Value and date sampled		
		27/04/07	12/10/2007	16/4/2008
HVOL - 1,1-Dichloropropene	mg/L	<0.001	<0.1	<0.001
HVOL - 1,2,3-Trichloropropane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,2-Dibromo-3-chloropropane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,2-Dibromoethane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,2-Dichloroethene [cis]	mg/L	<0.001	<0.1	<0.001
HVOL - 1,2-Dichloroethene [trans]	mg/L	<0.001	<0.1	<0.001
HVOL - 1,2-Dichloroethane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,2-Dichloropropane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,3-Dichloropropane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,3-Dichloropropene [cis]	mg/L	<0.001	<0.1	<0.001
HVOL - 1,3-Dichloropropene [trans]	mg/L	<0.001	<0.1	<0.001
HVOL - 2,2-Dichloropropane	mg/L	<0.001	<0.1	<0.001
HVOL - 2-Chlorotoluene	mg/L	<0.001	<0.1	<0.001
HVOL - 4-Chlorotoluene	mg/L	<0.001	<0.1	<0.001
HVOL - Bromochloromethane	mg/L	<0.001	<0.1	<0.001
HVOL - Bromodichloromethane	mg/L	<0.001	<0.1	<0.001
HVOL - Bromobenzene	mg/L	<0.001	<0.1	<0.001
HVOL - Bromoform (Tribromomethane)	mg/L	<0.001	<0.1	<0.001
HVOL - Carbon Tetrachloride	mg/L	<0.001	<0.1	<0.001
HVOL - Chloroform (Trichloromethane)	mg/L	<0.001	<0.1	<0.001
HVOL - Chlorobenzene	mg/L	<0.001	<0.1	<0.001
HVOL - Dibromochloromethane	mg/L	<0.001	<0.1	<0.001
HVOL - Dibromomethane	mg/L	<0.001	<0.1	<0.001
HVOL - Dichloromethane	mg/L	<0.005	<0.5	<0.005
HVOL - Trichlorofluoromethane (CFC11)	mg/L	<0.002	<0.2	<0.002
HVOL - Tetrachloroethene	mg/L	<0.001	<0.1	<0.001
HVOL - Vinyl Chloride (Monomer)	mg/L	<0.002	<0.2	<0.002
HVOL - 1,1,1-Trichloroethane	mg/L	<0.001	<0.1	<0.001
HVOL - 1,1,2-Trichloroethane	mg/L	<0.001	<0.1	<0.001
HVOL - Trichloroethene	mg/L	<0.001	<0.1	<0.001
SOLVENTS - Acetone	mg/L	<0.01	<0.01	<0.01
SOLVENTS - Acrylonitrile	mg/L	<0.01	<0.01	<0.01
SOLVENTS - Ethylhexyl Acrylate	mg/L	<0.01	<0.01	<0.01
SOLVENTS - Isopropanol (Isopropyl Alcohol)	mg/L	<0.01	<0.01	<0.01
SOLVENTS - Methyl ethyl Ketone	mg/L	<0.01	<0.01	<0.01
SOLVENTS - Methyl Isobutyl Ketone	mg/L	<0.01	<0.01	<0.01
Alg. ScCnt - Algal analyses		#N/A	NR IND	#N/A
Colilert - E.coli MPN Colilert	orgs/100mL	#N/A	<10	#N/A

#N/A = not available

Variability of ECe

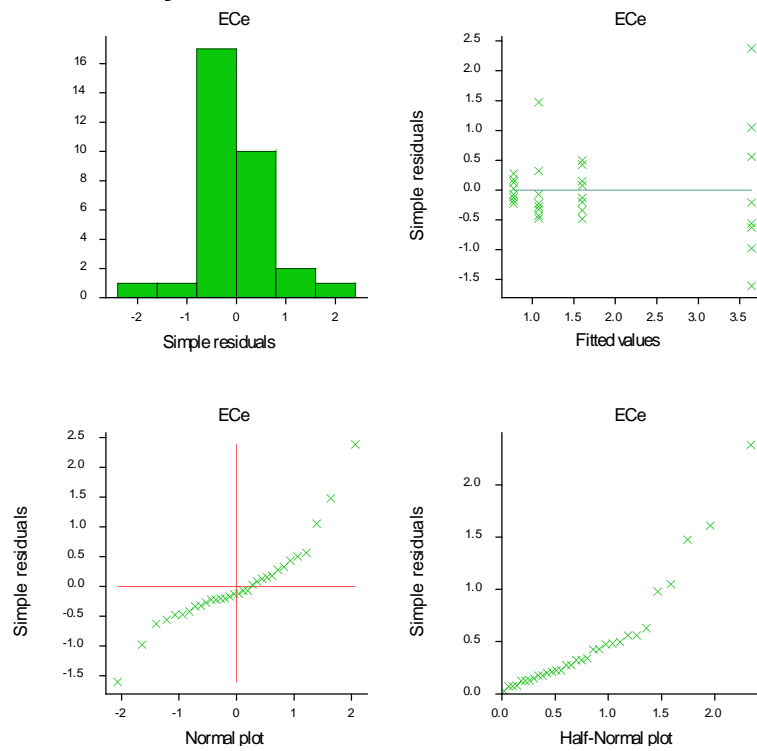


Figure 8 Residual plots for soil ECe values indicating outliers