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Merrimu Precinct Structure Plan

Stamoulis Property Group

Land Capability Assessment

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Merrimu Precinct Structure Plan

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Document history and status

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Contents

Executive Summary	4
Abbreviations and acronyms	8
1. Introduction	9
1.1 Background and objectives	9
1.2 Scope of work	9
2. Methodology and regulatory framework	10
3. Site description	11
4. Historical information review	13
4.1 EPA Priority Sites Register	13
4.2 EPA Environmental Audit sites	13
4.2.1 Former Bacchus Marsh Waste Water Treatment Plant (GHD, 2003)	13
4.3 Historical aerial photo review	13
4.4 Historical zoning records review	14
4.5 Current certificate of title	15
4.6 Data integrity assessment	15
5. Geotechnical assessment	17
5.1 Site setting	17
5.2 Site characterisation	17
5.3 Development opportunities and constraints	17
6. Hydrogeological assessment	19
6.1 Site settings	19
6.1.1 Regional hydrogeology	19
6.1.2 Regional groundwater quality	20
6.1.3 Groundwater use	20
6.2 Site Characterisation	21
6.3 Development opportunities and constraints	21
7. Hydrological assessment	23
7.1 Site characterisation	23
7.2 Development opportunities and constraints	23
8. Contamination assessment	24
8.1 Site characterisation	24
8.1.1 Natural hazards	24
8.1.2 Identified on-site land uses and potential sources of contamination	25
8.1.3 Summary of potential off-site sources of contamination	31
8.1.4 Potential receptors of contamination	33
8.1.5 Exposure pathways & mechanisms	33
8.2 Development opportunities and constraints	33
9. Conclusion and recommendations	34
9.1 Conclusions	34
9.1.1 Geotechnical assessment	34

9.1.2	Hydrogeological assessment.....	34
9.1.3	Hydrology assessment.....	34
9.1.4	Contamination assessment	35
9.2	Recommendations	35
10.	References	37

Figures**Appendix A. Methodology****Appendix B. Regulatory framework****Appendix C. Priority site register****Appendix D. Photographic records****Appendix E. Certificates of title**

Executive Summary

Introduction

Jacobs Group (Australia) Pty Ltd (Jacobs) was commissioned by Stamoulis Property Group to undertake a Land Capability Assessment (LCA) for the Merrimu Precinct Structure Plan (PSP) located in Merrimu, Victoria, hereafter referred to as “the project area”.

The project area has been identified as future land supply for residential use. The primary objective of the LCA presented in this report, is to identify opportunities and constraints related to hydrological, hydrogeological, geotechnical and contaminated land conditions in the project area related to the nature of the area itself and current, past and/or future land uses.

Scope of work

The following scope of work was undertaken to achieve the objective of the LCA:

- Stage 1 - Collection and review of relevant information (including the use of literature sources) for the purposes of identifying hydrological, hydrogeological, geotechnical and contamination issues relevant to the project area; and
- Stage 2 - Inspection of selected areas within the project area for potential sources of contamination and areas of geotechnical, hydrological and hydrogeological significance identified during the data review.

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

Conclusions

Geotechnical assessment

Based on the available geological information, it was identified that the project area is underlain by highly reactive residual clay overlying basalt rock. An indicative site classification of Class “H2 to E” has been assigned in accordance with Table D1, Australian Standard 2870-1996. Based on this classification, key geotechnical considerations associated with development of the project area include the depth and reactivity of the basaltic clay, as this drives the site classification and corresponding foundation selection, potential for differential settlement and general behaviour of excavations in these types of soils.

In addition to the soil classification, fill soil, if present, is expected to be uncontrolled and may not be suitable for development in its present state, as well as areas subject to poor drainage which may comprise soft material that provides low bearing capacity for foundations.

Geological features such as excised gullies and other erosion features, and localised areas of land instability are potentially present. Such geological features will need to be considered in the planning phase of the project when siting infrastructure and areas for development.

More site specific commentary could be provided once the layout and details of proposed infrastructure on the project areas is finalised.

Hydrogeological assessment

Within project area there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, along the Pyrites Creek and the Lerderderg River it is likely that shallow groundwater tables will exist. The following issues would need to be considered in the planning and design of any development:

- The shallow water table along the watercourses may cause groundwater inflow to excavations;

- The saline nature of the groundwater may require careful monitoring if dewatering or extraction was required; and
- Decreased local groundwater recharge in winter and early spring 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.

Opportunities for groundwater use are limited by the expected salinity. Site specific testing would confirm the degree of salinity. If a lower salinity is encountered or the water can be mixed with a less saline source there could be an opportunity for use as garden watering and irrigation of parks and ovals.

Hydrology assessment

Local surface water flows in the project area will need to be appropriately managed throughout the design development process to maintain existing overland flow paths and avoid adverse impacts on adjoining properties. Water quality control management measures will also need to be implemented to ensure that the development does not impact the quality of surface water runoff and the health of downstream waterways. Considering the above, no significant hydrological constraints that would render the land unsuitable for development were identified within the project area.

Contamination assessment

A number of potential on-site and off-site sources of contamination were identified and allocated an area of interest (AOI) number for identification and a qualitative contamination risk ranking. Four AOI were identified as having a moderate contamination risk ranking, summarised as follows:

- AOI 1 where the stockpiling of fill and or waste material was observed, was allocated a moderate potential contamination risk ranking due to the unknown nature of deposited soils and the likelihood of asbestos containing material (ACM) being present in demolition wastes;
- AOI 3 where land is occupied by a farming residence and hobby farm was allocated a moderate potential contamination risk ranking due to the observed evidence of waste incineration, discarded chemical drums, containers and intermediate bulk containers (IBCs) and potential fragments of asbestos containing material (ACM);
- AOI 5 where land is believed to have been subject to limited quarrying activities and several stockpiles of dumped demolition waste were observed, has been allocated a moderate potential contamination risk ranking on the basis of the unknown nature of the encountered stockpiles; and
- AOI 6 where a farming residence and private airstrip were observed was allocated a moderate potential contamination risk ranking on the basis of the quantity and extent of chemical containers, drums, agricultural machinery and the presence of a runway with suspected re-fuelling activities for aircraft.

Potential off-site sources of contamination as highlighted in Figure 12 were also identified. These potential sources were allocated a low potential contamination risk ranking.

Recommendations

Geotechnical assessment

- a) It is recommended that a site inspection is undertaken by an engineering geologist in order to map geological features, such as erosion and land instability features, to assist with further planning of the proposed development area.
- b) Further drilling and collection of soil and rock samples for the purposes of assessing the engineering properties for building foundation, road design and slope stability assessments.

Hydrogeological assessment

- c) In order to determine the depth to groundwater as well the hydraulic properties of the aquifers, drilling and installation of groundwater monitoring wells is recommended. This will be applicable in terms of assessing the risk of groundwater inflow into future excavations for construction purposes. There is no formal driver for this, it is recommended to understand this risk.

Hydrology assessment

- d) Water quality control management measures will need to be implemented to ensure that the quality of surface water runoff and the health of downstream waterways is not adversely impacted during the development.

Contamination assessment

- e) It is recommended that an exploratory soil and groundwater investigation be undertaken at AOI that have been identified as having a moderate potential contamination risk ranking to determine potential site specific constraints to the future development of each AOI. These investigations may likely include targeted sampling informed by observations made during site inspections and review of historical aerials;
- f) For properties allocated a low to moderate potential contamination risk ranking where a property inspection has not been undertaken, Jacobs recommend that this be undertaken on a property-by-property basis prior to development, to determine the need for any further intrusive assessment works;
- g) Removal of potentially contaminating infrastructure (e.g. septic tanks and above and underground storage tanks if present) followed by soil validation sampling; and
- h) Classification and appropriate removal (if required) of various stockpiles and dumped materials observed in isolated areas. This would also include subsequent validation of the surface soils following removal. It is noted that sampling and visual inspection of some stockpiles may indicate that the material is suitable for re-use as part of future development, therefore, removal may not be required in all instances.

Important note about your report

The sole purpose of this report and the associated services performed by Jacobs is to provide a Land Capability Assessment Report in accordance with the scope of services set out in the contract between Jacobs and Stamoulis Property Group (the client). That scope of services, as described in this report, was developed with the client

In preparing this report, Jacobs has relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the client and/or from other sources. Except as otherwise stated in the report, Jacobs has not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

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Abbreviations and acronyms

ACM	Asbestos containing material
As	Arsenic
AOI	Area of interest
ASRIS	Australian Soil Resources Information System
DELWP	Department of Environment, Land, Water and Planning
E. coli	Escherichia coli
EPA	Environmental Protection Authority
IBC	Intermediate bulk containers
GMA	Groundwater Management Area
LCA	Land Capability Assessment
LSIO	Land Subject to Inundation
NEPC	National Environment Protection Council
NEPM	National Environmental Protection Measure
Ni	Nickel
PAH	Polycyclic aromatic hydrocarbons
PASS	Potential acid sulfate soils
PCV	Permissible Consumptive Volume
PJRA	Peter J Ramsay & Associates
PSP	Precinct Structure Plan
PSR	Priority Sites Register
SAQP	Sampling and Analysis Quality Plan
SEPP	State Environmental Planning Policy
TDS	Total Dissolved Solids
TPH	Total petroleum hydrocarbons

1. Introduction

1.1 Background and objectives

Jacobs was commissioned by Stamoulis Property Group to undertake a LCA for the Merrimu PSP project located in Merrimu, Victoria, hereafter referred to as "the project area".

The project area has been identified as future land supply for residential use. The primary objective of the LCA presented in this report, is to identify opportunities and constraints related to contaminated land, hydrogeological, hydrological and geotechnical conditions in the project area related to the nature of the area itself and current, past and/or future land uses.

1.2 Scope of work

The following scope of work was undertaken to achieve the objective of the LCA:

- Stage 1 - Collection and review of relevant information (including the use of literature sources) for the purposes of identifying hydrological, hydrogeological, geotechnical and contamination issues relevant to the project area; and
- Stage 2 - Inspection of selected areas within the project area for hydrological, hydrogeological, geotechnical and contamination issues identified during the data review.

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

2. Methodology and regulatory framework

An outline of the methodology adopted for this assessment is provided in Appendix A while a summary of the acts, policies, guidelines and standards relevant for each stage of assessment is provided in Table 2.1.

Further information on the regulatory framework for the assessments reported herein is provided in Appendix B.

Table 2.1 : Acts, policies, guidelines and standards relevant for site assessments

Acts and Policies	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> (Department of Sustainability and Environment, 2005)	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>	<i>NEPM (NEPC, 2013)</i> <i>AS4482.1-2005 (Standards Australia, 2005)</i> <i>AS4482.2-1999 (Standards Australia, 1999)</i>	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. The guidelines and standards provide guidance on the collection of reliable information in order to assess the environmental condition of a site appropriately.

3. Site description

General information relating to the project area is presented in Table 3.1 below. Refer to Figure 1 attached at the end of this report for an overview of the project area.

Table 3.1 : Details for the project area

Item	Description
Location / Address	Bences Rd, Merrimu, Victoria 3340 (centre of project area)
Australian Map Grid Coordinates	Centre at 277,279 mE; 5,829,477 mN North-western extent at 276,572 mE; 5,832,306 mN South-western extent at 276,867 mE; 5,826,724 mN North-eastern extent at 278,364 mE; 5,831,882 mN South-eastern extent at 278,001 mE; 5,826,210 mN
Current Title Information	Numerous titles fall within the project area, however, certificates of title were extracted for only four properties highlighted in the qualitative risk assessment as having a moderate risk ranking. These certificates are summarised in Section 4.5.
Site Area	1,205.3 hectares
Local Council	Moorabool Shire Council
Current Land Zoning	Under the Moorabool planning scheme, land within the project area is zoned as follows: <ul style="list-style-type: none"> Central extent - Rural conservation zone (RCZ): The eastern and western areas surrounding Bences Road South-western extent - Farming zone (FZ): The area north of Lerderderg Park Rd.
Zoning of Surrounding Land	Under the Moorabool planning scheme, neighbouring land outside the project area is zoned as follows: <ul style="list-style-type: none"> Northern boundary - Public use zone – service and utility (PUZ1): The area north of Diggers Rest-Coimadai Rd Eastern boundary - Public conservation and resource (PCRZ): The area comprising Long Forest Conservation Reserve Southern boundary - Farming zone (FZ): The area north and south of the Western Freeway South western boundary - General residential zone (GRZ1): The outer limits of Bacchus Marsh North western boundary – Special use zone schedule 2 (SUZ2): The area comprising Bacchus Marsh quarry.
Easements	No easements are believed to lie within the project area.
Overlay	There are no sites with an environmental audit overlay within the project area or within 1km m of the site with the exception of the Former Bacchus Marsh Waste Water Treatment Plant (as described in Section 4.2.1). Overlays that exist within the project area as shown in Figure 3 comprise: <ul style="list-style-type: none"> A Design and development Overlay schedule 1 (DDO1) covers the majority of the project area; An Environmental Significance Overlay (ESO3) covers a portion of the northern most property within the project area as well as a Bushfire Management Overlay (BMO). A small area to the south-east is also subject to an Environmental Significance Overlay (ESO3); and A Significant Landscape Overlay schedule 1 (SLO1) that covers a small portion on the central western boundary.
Site Layout	The project area largely comprises fields bisected by a number of roads and access tracks around Bences Road that runs through the centre. The project area is bound by Diggers Rest-Coimadai Rd to the north, Long Forest Conservation Reserve to the east, the Western Freeway to the south and Bacchus Marsh to the west.
Topography	The project area is subject to a gentle incline to the north from the south from the Western Highway to Coimadai-Diggers Rest Road on the order of 100 m (DELWP, 2017a)
Current Land Uses	The majority land within the project area is currently used for agricultural purposes. The following is a summary of current identified land uses: <ul style="list-style-type: none"> Farm residences and sheds appear to be scattered in the project area along roads and off access tracks; Agricultural use (growing vegetables) appears to occupy the south-western portion of the project area;

Item	Description
	<ul style="list-style-type: none">Minor areas scattered in the north-eastern portion appear to be growing olive trees;Bacchus Hill Winery is situated in the western portion of the project area and off Lerderderg Park Road;Low density residential dwellings located in isolated areas on the south-eastern and western boundaries.A private airfield is located at the centre of the project area along Bences Road; andTwo churches, one on O'Connell Road (to the west) and the other on Flanagan's Drive (to the south) are located within the project area.
Proposed Land Uses	At the time of reporting, the proposed future land use for the project area is as supply for various land uses including sensitive uses such as residential and community facilities in addition to open space and retail.
Surrounding Land Uses	<p>The following neighbouring land uses are summarised as being relevant to the project area:</p> <ul style="list-style-type: none">Bacchus Marsh quarries abuts the north-west boundary of the project area;Stables and horse agistment lie to the north of Diggers Rest Coimadai Road and to the north east lies Merrimur Reservoir;Long Forest Nature Conservation Reserve abuts the eastern boundary of the project area; andFarming land abuts the south and south-western boundaries of the project area while the township of Bacchus Marsh lies to the west of the Lerderderg River.

4. Historical information review

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

4.1 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 (EPA Victoria, 2017a). No sites within the project boundary were listed on the PSR, nor were there any registered priority sites within a 1km radius of the area. A copy of the reviewed PSR (dated 30th September 2017) is provided in Appendix C.

4.2 EPA Environmental Audit sites

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 in their online database (EPA Victoria, 2017b). At the time of reporting only one site identified within a 1km radius of the project boundary as having been issued with a Statement of Environmental Audit. The identified site was the former Bacchus Marsh Waste Water Treatment Plant located on The Avenue of Honour, Bacchus Marsh, Victoria.

Although it is very unlikely that a certificate or statement of environmental audit would be issued if a site represented a significant risk of off-site contamination, a review of the above environmental audit report was undertaken to gain an appreciation of the site use history of surrounding properties and to determine if any residual soil and/or groundwater impact at the audit site has the potential to impact upon the Bences Road Development areas. The location of the above site is illustrated in Figure 4.

4.2.1 Former Bacchus Marsh Waste Water Treatment Plant (GHD, 2003)

The audit site is approximately 20.57 hectares in size, located on the northern side of The Avenue of Honour – adjacent to the Western Freeway approximately 300 m south of the project area. The audit was completed in 2003 by Dr Fouad Abo of GHD with the aid of assessment consultants from Peter J Ramsay & Associates (PJRA), Coffey Partners, Ecotec and OTEK Australia.

Formerly used as a sewage treatment facility between 1961 and 1993, it was decommissioned and subject to site assessments and an Environmental Audit. The Statement of Environmental Audit was issued with the following conditions applied to groundwater (1) groundwater has been cleaned-up to the extent practicable, and that the Authority has identified the site as being within a Groundwater Quality Restricted Use Zone and (2) groundwater should not be abstracted from the site for uses other than that of clean-up or monitoring.

Based upon the assessment undertaken it is unlikely that the contaminants of concern reported at the audit site would have/ will impact upon the project area.

4.3 Historical aerial photo review

A review of aerial photographs from the Department of Environment, Land, Water and Planning (DELWP) taken between 1951-1990 was undertaken to assess changes in land use. The findings of the review for the project area and surrounding land are summarised in the Table 4.1, while the aerial photographs are presented in Figure 5.

Table 4.1 Aerial photograph and historical plan summary

Date	Photo / Plan	Description
1951	Aerial Photo	<p>Aerial photographs from 1951 in Figure 5a show the rural nature of the project area at the time. No buildings are visible within the project area; however, the majority of land appears to have been cleared of natural vegetation with the exception of limited areas within the eastern boundary. Land use at the time is assumed to have been primarily agricultural, likely for grazing of livestock as several dams are visible. Unsealed roads and tracks appear to transect the project area, dividing one property from another.</p> <p>A former quarry within the project area in the north-west is visible as a small area of disturbed ground. An additional former quarry is visible to the south of the above feature outside the project area.</p> <p>To the east of the project area, land is primarily covered with natural vegetation transected with minor roads while to the south and south-west areas of farming are visible. Several farming residences are present among farming fields to the west and south-west comprising Bacchus Marsh and large irregular rectangular area of disturbed earth is visible to the north-west.</p>
1961	Aerial Photo	<p>Aerial photographs from 1961 in Figure 5b show the majority of the site with the exception of data gaps in the north. Compared to photographs taken in 1951, no major changes are apparent with the exception of patterns of tilled earth or disturbed vegetation in several paddocks. To the north-west a new quarry is visible between Gisborne Road and Lerderderg Gorge Road. New farming residences and associated sheds are visible to the south-east of the project area along Bacchus Marsh Road.</p>
1978	Aerial Photo	<p>Aerial photographs from 1978 in Figure 5c reveal the project area to be relatively unaltered with some exceptions. Patterns of tilled earth or disturbed vegetation in several paddocks appear to have changed from paddock to paddock. A farming residence is shown to occupy land in the northern portion of the project area along with sheds and a series of man-made dams. Several buildings (assumed to be farming residences and associated sheds) appear to occupy a small portion of the western site of the project area north-east of Lerderderg Park Road. Several farming paddocks appear to occupy land in between the farming residences abutting Gisborne Road.</p> <p>Off-site, the quarry to the north-west appears to have increased in extent. Bacchus Marsh Waste Water Treatment Plant is visible in the form of several holding ponds to the south of the project area. Development of land to the west towards Bacchus Marsh's town centre reveals significant development of previous farm land into residential areas.</p>
1985	Aerial Photo	<p>Aerial photographs from 1985 in Figure 5d reveal minor development of farming residences and further agricultural use of land within the project boundary. Several new residences and associated sheds are visible in the north, central-west portions of the project area.</p> <p>A portion of land in the north-east most portion of the project area appears to have been subject to stockpiling activities for soil and or rock. The quarry to the north-west of the project area appears to have increased in extent and a secondary quarry is also visible to the north.</p>
1990	Aerial Photo	<p>Aerial photographs from 1990 in Figure 5e reveal that several residences were constructed in the intervening time. Beyond the project area, quarrying activities appear to have increased to the north-west of the project area however the surrounding lands appear relatively unchanged with the exception of further minor development of residential areas towards Bacchus Marsh town centre.</p>
2016	Aerial Photo	<p>Aerial photographs from 2016 in Figure 5f reveal an increase in the number of residences and roads within the project area. The majority of new residences occupy the northern, western and southern-central portions, while an airstrip accompanying a farming residence is visible in the central portion. Beyond the project area, the quarries to the north-west appears to have joined to form single quarry of significant size. Other lands surrounding the project area appear to be relatively unchanged.</p>

4.4 Historical zoning records review

A review of information available from the DELWP Planning Maps Online database was undertaken to determine the historical zoning for the site (DELWP, 2017b). It was found that no historical zoning was applicable to the site.

4.5 Current certificate of title

Certificates of title were reviewed to ascertain information on the current and historical land uses of four properties allocated the highest potential contamination risk rankings in Section 8. A summary of the title information is provided in Appendix E with locations illustrated in Figure 11. A review of the titles is summarised in Table 4.3.

Table 4.2 :Summary of current and historic certificates of title

Date	Volume	Folio	Registered Proprietors
Lot 2 LP221537 (AOI 1)			
2011 - current	1000	854	Gippsland and Southern Rural Water Corporation
1991 - 2011	6128	500	Rural Water Commission of Victoria
1968 - 1991	6128	500	State Rivers and Water Supply Commission
1937 - 1968	6128	498	Numerous farmers
Lot 1 PS724534 (AOI 3)			
1995 - current	11882	151	Stan & Sophie Sapurmas
1914 - 1995	3774	620	Numerous farmers, a contractor and driver
Lot 3 TP567257 (AOI 5)			
2008 - current	10860	918	Philip Farnell & Associates Pty Ltd
1914 - 2008	3774	617	Numerous farmers and grazers
Lot 2 LP125141 (AOI 6)			
1992 - current	9293	667	Philip Farnell
1938 - 1992	6184	689	Numerous farmers

Note: Only the first volume and folio numbers in the time period are specified

All of the properties for which titles were extracted indicate that farming was the predominant land use which agrees with the findings of the historical aerial review. The exception is AOI 1 which appears to have changed from farming to water infrastructure and supply in 1968.

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

4.6 Data integrity assessment

It is recognised that the prior land use information above is not exhaustive and only a relatively general history of the sites has been established. However, the completeness and quality of the historical data is considered to be sufficient for the purposes of the assessment.

Table 4.3 below represents an overview of the data reviewed and identified data gaps with respect to the history of the project area.

Table 4.3 : Information availability

Data Type	Data Completeness	
	Reviewed/ Available Data Period	Data gaps
Priority Sites Register	Most current available (30 September 2017)	None identified
EPA Environmental Audit Sites	Most current from EPA database accessed (10/11/17, (EPA Victoria, 2017b)	None identified
Aerial photographs	Years 1951, 1961, 1978, 1985, 1990 and 2016 (approximately one set per decade)	Pre- 1951 aerials were unavailable. Aerials for the northern portion of the project area for the year 1961 were also unavailable
Historical zoning data	Unavailable	No historical zoning information available
Certificates of title	At least 3 historic titles for 4 sites were selected for review	All other properties were not reviewed

5. Geotechnical assessment

For the purposes of this study, the geotechnical assessment covered near-surface geological conditions, soil and rock types with respect to potential implications for infrastructure development.

5.1 Site setting

The project area is predominately underlain by basalts of the Newer Volcanics (Bullengarook Flow). This formation is underlain by Tertiary aged Werribee Formation which is in turn underlain by the regional bedrock consisting of marine origin sandstone, siltstone, shale and chert of the Ordovician aged Castlemaine Supergroup. These units are sometimes overlain in valleys and on slopes by Quaternary aged alluvium and colluvium. The geology of the project area is shown in Figure 10.

5.2 Site characterisation

The project area is predominantly underlain by the basalt of the Newer Volcanics Formation. The upper portion of the basalt profile in this formation (usually up to several metres) is typically weathered to highly reactive residual clay. However, shallow rock can be encountered, and large near surface basalt boulders (known as "floaters" or "corestones") are often encountered in a clay matrix.

An indicative site classification of Class "H2 to E" is applicable to these conditions in accordance with AS2870-2011 (Residential Slabs and Footings) (Standard Australia, 2003). 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 variable, and it is Jacobs' experience in this area and with this geological unit that the depth to basalt can vary significantly over relatively short horizontal distances.

Given the previous uses of the project area, it is considered that limited and localised areas of fill material may be present. A site classification of Class "P" would apply for such areas where the history of the filling is unknown. A site classification of Class "P" requires that footings be designed on the basis of engineering principles as opposed to the adoption of the standard footing designs presented in AS2870. More property-specific commentary could be provided once the layout and details of proposed infrastructure in the project area is finalised.

The above site classifications are based on regional geological information and are 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.

5.3 Development opportunities and constraints

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 the site would determine the site classification for foundation design. It is expected that the site would be considered highly reactive (Class "H2 to E");
- 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;
- Excavations in the Newer Volcanics formation can transition abruptly from readily easily excavatable clays into high strength basalt, which may require rock breaking techniques or blasting. In the case of developments requiring excavations, delineation of the soil/rock interface should be assessed;

- 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 ongoing maintenance requirements; and
- Fill material, if present, is expected to be uncontrolled and may not be suitable as a founding material in its current state.

Geological features such as excised gullies and other erosion features, and localised areas of land instability are potentially present. Such geological features will need to be considered in the planning phase of the project when siting infrastructure and areas for development. It is recommended that a site inspection is undertaken by an engineering geologist in order to map these geological features

6. Hydrogeological assessment

For the purposes of this study, the hydrogeological assessment covered the distribution and movement of groundwater at the site with respect to potential implications for future site use.

6.1 Site settings

6.1.1 Regional hydrogeology

The project area is predominately underlain by basalts of the Newer Volcanics (Bullengarook Flow). This formation is underlain by Tertiary aged Werribee Formation which is in turn underlain by the regional bedrock consisting of marine origin sandstone, siltstone, shale and chert of the Ordovician aged Castlemaine Supergroup. These units are sometimes overlain in valleys and on slopes by Quaternary aged alluvium and colluvium.

The main aquifer at the project area is the Newer Volcanics. Within this aquifer groundwater is expected to generally move through fractures and fissures and along the contact zones between the basalt flows. Geological mapping suggests that this unit may be up to 60 m thick, although this has not been confirmed from field investigations. Mapping also indicates that the Werribee Formation is around 40 m thick, however the thickness of the alluvium and colluvial sediments are unknown.

Regional groundwater flow is likely to be towards Port Philip Bay in the south east. Local groundwater gradients will be influenced by topography and groundwater flow across the project area is likely to be radial from the north towards Pyrites Creek in the east and the Lerderderg River in the west and south.

The mapped depth to watertable across the project area as shown in Figure 8 varies between 5 and 50 m. The watertable is therefore likely to be within the Newer Volcanics, the Werribee Formation or the Ordovician bedrock, depending on which unit is outcropping. The watertable is deeper across the higher elevation areas on the project area and shallower near to the creeks and in the valleys. This is typical across the basalt plains, where groundwater discharge is associated with major drainage lines, geological boundaries and topographic depressions (e.g. wetlands). The Atlas of Groundwater Dependent Ecosystems (Bureau of Meteorology, 2017) identifies both Pyrites Creek in the east and the Lerderderg River as having "high potential for groundwater interaction", therefore it is likely that the water table along the creek lines is shallow (within 2 m of ground surface).

The Newer Volcanics has highly variable permeability, depending on the density and connectivity of fracture zones and the portion of clay and regolith. Generally, permeability in this unit is low, with slow groundwater flow. The Werribee Formation generally has a higher permeability than the Newer Volcanics and the bedrock aquifer has generally low permeability, although fracture zones can result in areas of higher permeability.

Groundwater levels are monitored in a number of bores located to the west and south in the irrigation area surrounding the Lerderderg River as shown in Plate 7.1. These bores lie in five areas where shallow bores (6 to 13 m deep) in the alluvium and a deep bore (25 to 30 m deep) in the Werribee Formation were installed. At each are the shallow bores record shallower water levels than the deep bores, suggesting a downward hydraulic gradient from the alluvium to the Werribee Formation. Although the bores show some seasonal variation, the overall trend is generally stable. The Werribee Formation bores showed a decline in groundwater levels from 2004 to 2010 but since 2010 levels have recovered. This effect is less pronounced in the alluvium bores.

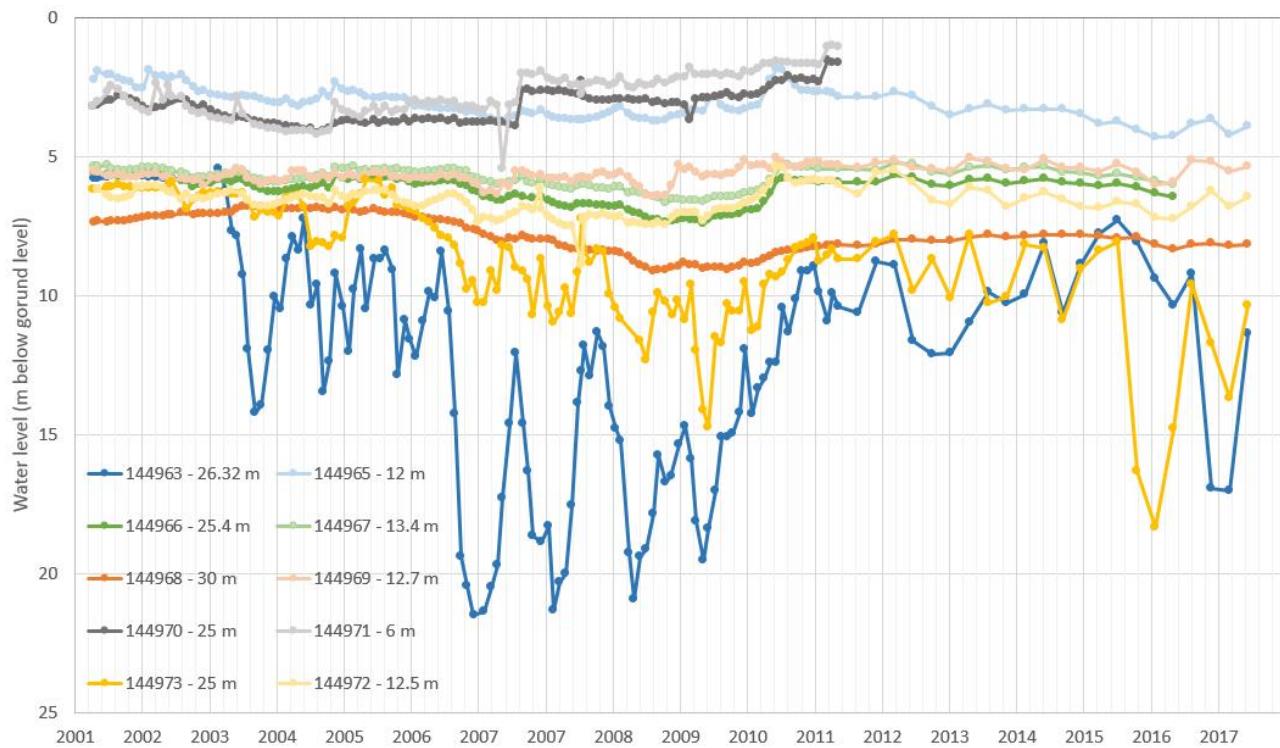


Plate 7.1 : Groundwater levels in observation bores close to the project area (Nov 2001 – Jun 2017)

6.1.2 Regional groundwater quality

The salinity of groundwater within the watertable aquifer across the project area is mapped as 7,000 to 13,000 mg/L as shown in Figure 7. 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 as outlined in Appendix A. 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 project area fall within Segment C. This indicates that the groundwater is suitable for industrial uses and stock watering and is not suitable for potable water or irrigation, however, it is noted that a number of registered bores were identified near the project area that may potentially be used for irrigation, stock watering and/ or domestic purposes.

6.1.3 Groundwater use

The Merrimu Groundwater Management Area (GMA) exists to the south and west of the project area, underlying the Bacchus Marsh Irrigation District. The Permissible Consumptive Volume (PCV) for this GMA is 451 ML/yr and covers all formations within the GMA boundary to 30 m below ground level or any sediments above the Werribee Formation. There are 15 groundwater licences in the Merrimu GMA and the unit is almost at full allocation (440 ML/yr).

The Parwan Trading Zone underlies the southwestern part of the project area and incorporates the Werribee Formation where it underlies the Bacchus Marsh Irrigation District. Transfers of groundwater licences are only permitted within this zone and not between the Parwan (Werribee Formation) and the Merrimu GMA (Quaternary deposits).

A search of the Visualising Victorian Groundwater (Federation University Australia, 2016) for the project area shows that there are 216 bores registered within 5 km of the centre of the project area. A summary of the groundwater bore uses as registered on Visualising Victoria's Groundwater is provided in Figure 9. The majority of bores with a registered use are used for irrigation purposes. These irrigation bores are concentrated in the alluvium surrounding the Lerderderg River to the south and west.

Table 6.1 : Summary of registered groundwater bore uses

Groundwater bore use type	Number of bores registered
Irrigation	42
Stock and domestic	38
Groundwater investigation	23
Observation	16
Industrial/commercial	9
Unknown use	88
Total	216

6.2 Site Characterisation

Based on the regional hydrogeological information and bore data in the vicinity of the project area, the conceptual hydrogeological model for the project area is:

- The project area is located within the Basalt Plains on the western edge of Port Phillip Basin;
- The main aquifers at the project area are the Newer Volcanics basalt fractured aquifer, the Werribee Formation porous media aquifer and the regional bedrock fractured aquifer. There is some occurrence of alluvium and colluvium across the project area in the valleys and on slopes;
- The depth to watertable is likely to be between 10 and 50 m below ground surface, depending on the project area elevation. Deeper watertables will be encountered in the higher elevation areas and shallower watertables will be encountered in the lower elevation areas around the south, west and east of the project area;
- The Atlas of Groundwater Dependent Ecosystems identifies both Pyrites Creek and the Lerderderg River as having a high potential for groundwater interaction and it is therefore likely that the watertable in these areas of low elevation is shallow;
- The majority of groundwater extraction occurs to the south and west of the project area in the alluvium surrounding the Lerderderg River where the groundwater quality is better. Groundwater extraction for licensable purposes (such as irrigation) is managed through the Merrimu and Parwan GMAs;
- Groundwater discharge occurs along major creek lines, geological boundaries (e.g. potentially between the Werribee Formation and the bedrock aquifer) and in topographical lows. The aquifers on project area are recharged by direct infiltration of rainfall (through the soil) and downwards leakage from overlying aquifers and surface water bodies; and
- Groundwater quality across the project area ranges between 7,000 and 13,000 mg/L TDS according to regional mapping, and is therefore saline. Based on the beneficial use segments defined in the SEPP, the groundwater is suitable for industrial use and stock watering.

6.3 Development opportunities and constraints

Over the majority of the project area there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, along the Pyrites Creek and the Lerderderg River it is likely shallow groundwater tables will exist. The following issues would need to be considered in the planning and design of any development:

- The shallow water table along the watercourses may cause groundwater inflow to excavations;
- The saline nature of the groundwater may require careful monitoring if dewatering or extraction was required; and
- Decreased local groundwater recharge in winter and early spring 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.

Opportunities for groundwater use are limited by the expected salinity. Site specific testing would confirm the salinity. If a lower salinity is encountered or the water can be mixed with a less saline source there could be an opportunity for use as garden watering and irrigation of parks and ovals.

7. Hydrological assessment

For the purposes of this study, the hydrological assessment covered the distribution and movement of surface waters at the site with respect to potential implications for future site use.

7.1 Site characterisation

The project area is located at the headwaters of the Lerderderg River and Pyrites Creek and includes a number of minor drainage lines and watercourses and contains a number of small waterbodies. Refer to Figure 6 for more detail.

Pyrites Creek flows along a portion of the eastern boundary of the site. The Lerderderg River flows in a southerly direction and is located to the west of the western boundary of the project area. The western portion of the site drains towards the Lerderderg River. There are also a number of small drainage lines and watercourses located along the eastern boundary of the project area draining toward Pyrites Creek. The southern portion of the project area drains to Pyrites Creek just south of the Western Freeway and then discharges to the Werribee River.

A review of mapping and spatial data available on Vicmap, managed by the DELWP, identified a number of waterbodies located across the site (DELWP, 2017a). Comparison with available aerial photography confirmed that these are primarily farm dams. These are generally located within the central region of the site, between Lerderderg River and Bences Road.

There is a large ephemeral waterbody covered by a Land Subject to Inundation (LSIO) overlay located immediately to the north of Buckley Road. This waterbody captures overland flow from the local catchment from the north and ultimately discharges the overland flow westbound towards the Lerderderg River.

With the exception of the LSIO mentioned above, the project area is not covered by any significant flood overlays for the 1% annual exceedance probability event (defined as an event that has a 1% chance of being equalled or exceeded in any one year).

7.2 Development opportunities and constraints

The location of the site at the headwaters of minor drainage lines presents a relatively low flood risk across most of the site, based upon the available information. As the Pyrites Creek flows along a portion of the eastern boundary of the site, this area must be appropriately managed within the design development to manage risk associated with the creek potentially spilling over banks during high intensity rainfall events in its upstream catchment.

The waterbody located to the north of Buckley Road appears to seasonally capture flows from the upstream catchment from the north. This will need to be maintained within the future development of the site and it presents with an opportunity for the implementation of a water sensitive urban design feature at this location, e.g. a wetland.

No significant hydrological constraints have been identified based on the reviewed information. Local surface water flows will need to be appropriately managed throughout the design development process to ensure that existing overland flow paths are maintained and appropriately managed to avoid adverse impacts on adjoining properties. Water quality control management measures will need to be implemented to ensure that the development does not impact the quality of surface water runoff and the health of downstream waterways.

8. Contamination assessment

8.1 Site characterisation

Based on the information presented in the previous sections, potential sources of contamination relevant to the project area were identified. The potential sources of on-site contamination that were identified were allocated a qualitative level of risk based on the likelihood of the contamination representing a potential constraint to future development at the site. Where potential on-site sources of contamination were identified, site inspections were organised where possible.

Off-site potential sources of contamination were also inspected 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 project area.

The site inspections were undertaken by visually assessing each identified site from publicly accessible areas (such as roads and footpaths). This assessment did not include a detailed walkover at each site. As such, some sites identified as presenting a potential for contamination could not be assessed owing to limited visibility from accessible areas. This limitation has been considered in assigning the revised qualitative risk ranking.

8.1.1 Natural hazards

A review of the Australian Soil Resources Information System (ASRIS) database of soil types describes the project area as being predominantly being overlain by light clay or light medium clay (35 – 45%) and sand, loamy sand or clayey sand (<10%) in the southern and western most extents of the project area.

The ASRIS online map was also accessed for information regarding PASS. The map indicates that the south-western portion of the project area has a low probability of PASS while the other portion is classed as having no known occurrence.

As highlighted in previous sections, the project area is underlain by Newer Volcanics. Background concentrations of elements from soil in the North West of Greater Melbourne (an area characterised predominantly by the Newer Volcanics) have been evaluated by (Mikkonen et al., 2017). This study collated open source soil data for the region and determined background soil concentrations of a group of common metals following statistical assessment of the data. A summary of background concentrations is presented in Table 8.1.

Natural soils overlying Newer Volcanics can commonly meet the Category C waste criteria with respect to nickel (EPA Victoria, 2009), however as noted in Table 8.1, nickel is typically naturally enriched and hence any natural soils have a high probability of being classified as Category C soils should soils require off-site removal.

Table 8.1 : Summary of background concentrations of selected elements (Mikkonen et al., 2017)

Metal	Depth (mbgl)	Count	Maximum	Minimum	Median	Mean	Standard Deviation
Arsenic	0 - 0.1	234	11	<5	<5	<5	<5
	0.3 - 0.6	431	18	<5	<5	<5	<5
Manganese	0 - 0.1	67	1,260	11	377	403	258
	0.3 - 0.6	94	871	3	210	274	238
Nickel	0 - 0.1	233	148	2	21	24	17
	0.3 - 0.6	456	170	1	24	31	23
Lead	0 - 0.1	225	93	3	15	18	14

Metal	Depth (mbgl)	Count	Maximum	Minimum	Median	Mean	Standard Deviation
	0.3 - 0.6	442	39	3	9	10	6
Zinc	0 - 0.1	233	140	5	26	33	25
	0.3 - 0.6	452	97	2	16	20	14

Notes:

1. Summary statistics following screening of the reported data.
2. Concentrations in mg/kg.

8.1.2 Identified on-site land uses and potential sources of contamination

While each identified property is slightly different with respect to the potential for contamination, there are some land uses or potential contamination sources which recur across the project area. The most common potential sources of contamination observed within the project area include farm residences and associated sheds, stockyards, old motor vehicle storage areas and imported fill (including tipped waste and miscellaneous stockpiles). While Table 8.2 identifies potential contaminants of concern relevant to each property assessed, the presence of other contaminants of concern cannot be ruled out at this stage owing to the preliminary nature of the assessment of each individual property. These common land uses are discussed below as well as general comments relating to the project area and surrounding land use.

The following sections summarise the potential sources of contamination identified from the information review and site inspection, and the associated potential contaminants of concern while Table 8.2 provides a detailed summary of each identified source and the corresponding affected parcel within the project area.

8.1.2.1 Farming residences and associated sheds

Farm residences and associated sheds are the most common potential source of contamination identified within the project 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.) and oils, lubricants and solvents for the maintenance of machinery as shown in Plate 9.1.

Since farm residences can be fairly isolated, the use of septic tanks for sewerage purposes rather than reticulated mains sewerage is fairly common. However, since these are underground structures they can be difficult to identify.

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. As shown in Plate 9.1, some sheds may also incorporate concrete floor slabs while others do not.



Plate 9.1: Examples of sheds and storage areas at farm residences observed during inspections (16/11/17)

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 20 L) 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 remains in a bonded matrix (i.e. as bonded asbestos cement sheeting), mobilised 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.

8.1.2.2 Equestrian and stockyards

Equestrian yards were observed during the site inspection. These yards comprise a fenced area of compacted earth where horses are generally schooled and allowed to exercise.

Sheds for shearing sheep were observed. These activities can also be accompanied by adjacent sheep dips used 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 formulation to drain.

No sheep dips were observed during the site inspections. However, a number of properties could not be visually assessed to confirm their absence. The absence of a dedicated in-situ sheep dip does not rule out such an activity taking place, currently or in the past. Metal troughs are also used 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.

The potential for this contaminating land use has been incorporated into the qualitative risk ranking for individual properties.

8.1.2.3 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 observed during site inspections in isolated areas as shown in Plate 9.2.

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.



Plate 9.2 : Examples of stockpiled demolition waste observed during inspection (16/11/17)

8.1.2.4 Private airfield

A private airfield was observed at one of the properties and was occupied by one plane at the time of the site inspection. The runway is approximately 850 m in length and no hangars or obvious aircraft infrastructure were observed. Airfields and more specifically, maintenance of aircraft, are known to be associated with spills of aviation fuel and firefighting foams. No above ground or below ground fuel tanks or firefighting foam tanks were observed during the site inspection. A photograph of the aircraft observed is shown in Plate 9.3.



Plate 9.3 : Example of single aircraft observed during the site inspection (16/11/17)

8.1.2.5 General agricultural land use

Much of the land within the project 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. Potential 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 8.2, owing to its site-wide relevance this historical use is considered to present a low risk of causing contamination.

8.1.2.6 Summary of potential on-site sources of contamination

The potential on-site sources of contamination as identified above were targeted during site inspections (where permitted and possible) on 16 November 2017. Each of the potential sources of on-site contamination identified during the Stage 1 and 2 assessments are presented in Table 8.2 along with the findings of the Stage 2 site inspection.

The numbers attributed to AOI referred to in Table 8.2 have been allocated to a particular area for the purposes of this investigation. Figure 11 presents the relative location of each AOI, while a summary is provided below:

- AOI 1 where the stockpiling of fill and or waste material was observed, this property has been allocated a moderate (M) potential contamination risk ranking due to the unknown nature of deposited soils and the likelihood of ACM being present in demolition wastes;
- AOI 2 and 4 where the land is used for general agricultural purposes from equestrian to agriculture have been allocated a low to moderate (L-M) potential contamination risk ranking due to the observed evidence of animal husbandry, agricultural machinery and poor housekeeping;
- AOI 3 where land is occupied by a farm residence and hobby farm has been allocated a moderate (M) potential contamination risk ranking due to the observed evidence of waste incineration, discarded chemical drums, containers and IBC and potential ACM fragments;
- AOI 5 where land is believed to have been subject to limited quarrying activities and several stockpiles of dumped demolition waste were observed has been allocated a moderate (M) potential contamination risk ranking on the basis of the unknown nature of the encountered stockpiles;
- AOI 6 where a farming residence and private airstrip were observed has been allocated a moderate (M) potential contamination risk ranking on the basis of the quantity and extent of chemical containers, drums, agricultural machinery and the presence of a runway with suspected re-fuelling activities for aircraft;
- AOI 7 and 8 where the land is occupied by farming residences, sheds, potential orchards and areas that appear to be used for storage of scrap vehicles, possible agricultural machinery and miscellaneous items has been allocated a low to moderate (L-M) potential contamination risk ranking; and
- AOI 9 where several properties abutting the western most boundary of the project area have been subject to farming since at least 1978 have been allocated a low to moderate (L-M) potential contamination risk ranking.

Table 8.2 : Summary of potential on-site sources of contamination

AOI	Affected Parcel	Affected Area (~%)	Site Use/ Activity	Potentially contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment
1	Lot 2 LP221537	<10%	Stockpiling of fill and or waste material and potential destination for disposal	Soils, groundwater, buried waste and or surficial wastes and stockpiles	Various associated with fill material including asbestos	The site could not be accessed.	M	Limited site investigation is recommended in order to determine potential site specific constraints to the future development. This would likely comprise limited soil and groundwater sampling.
2	Lot 1 TP171618	<50%	Equestrian use	Soil and groundwater	Nutrients, herbicides and pesticides	Multiple horse holding areas and minor 'junk' and housekeeping issues as shown in photographic records presented in Appendix D.	L-M	None
3	Lot 1 PS724534	<10%	Farming residence / hobby farm	Soil and groundwater	Metals, PAHs, TRHs, BTEXN, herbicides and pesticides	Several locations where household waste is believed to be burnt on-site were observed on the ground (fire pit) or in degraded drums. Discarded IBCs and smaller liquid storage containers were observed to be present. Photographic records are presented in Appendix D.	M	Limited site investigation is recommended in order to determine potential site specific constraints to the future development. This would likely comprise limited soil and groundwater sampling.
4	Lot 1 TP159956	<10%	Farming residence and agricultural land	Soil and groundwater	Metals, TRHs, BTEXN, herbicides and pesticides	The site could not be accessed however aerial photographs show the presence (former/current) of potential scrap vehicles and other miscellaneous items.	L-M	A site walkover should be completed to confirm the nature of suspected land use.
5	Lot 3 TP567257	<20%	Former quarry	Soils, groundwater and stockpiled fill and waste material	Various associated with fill and waste material	The site appears to be have been historically quarried. Several stockpiles of demolition waste and soils were observed as shown in photographic records presented in Appendix D.	M	Limited site investigation is recommended in order to determine potential site specific constraints to the future development. This would likely comprise limited soil and

AOI	Affected Parcel	Affected Area (~%)	Site Use/ Activity	Potentially contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment
								groundwater sampling.
6	Lot 2 LP125141	<20%	Farming residence and private airstrip	Soil and groundwater	Metals, PAHs, TRHs, BTEXN, nutrients, herbicides and pesticides	A single aircraft was present during the site inspection. Housekeeping issues were noted including chemical containers, drums, miscellaneous discarded agricultural items and plant. A shed was observed to display a 'Hazchem' sign and an explosives warning sign. Photographic records are presented in Appendix D.	M	Limited site investigation is recommended in order to determine potential site specific constraints to the future development. This would likely comprise limited soil and groundwater sampling.
7	Lot 1 TP957892	25%	Farming residence	Soil and groundwater	Metals, PAHs, TRHs, BTEXN, herbicides and pesticides	The site could not be accessed however aerial photographs show the presence (former/current) of potential scrap vehicles and other miscellaneous items.	L-M	A site walkover should be completed to confirm the nature of findings from a review of aerial photographs.
8	Lot 1, 2 TP419506	25%	Farming residence	Soil and groundwater	Metals, PAHs, TRHs, BTEXN, herbicides and pesticides	The site could not be accessed however aerial photographs show the presence (former/current) of potential scrap vehicles and other miscellaneous items.	L-M	A site walkover should be completed to confirm the nature of findings from a review of aerial photographs.
9	Lot 1 -5 LP118179, Lot 1, 2 PS308225,	100%	Former and current farming land	Soil and groundwater	Metals, TRHs, BTEXN, herbicides and pesticides	The properties appear to have been subject to farming from at least 1978 based on a review of aerial photographs.	L-M	A site walkover should be completed to confirm the nature of findings from a review of aerial photographs.

Note: All other properties within the project area were allocated a very low potential contamination risk ranking.

8.1.3 Summary of potential off-site sources of contamination

Sites located beyond the boundary of the project area 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 project area itself. Potential off-site sources identified in the vicinity of the project area are summarised in Table 8.3 and illustrated in Figure 12. Areas of interest listed in this table were inspected from publicly accessible locations during the Stage 2 assessment.

Properties located outside of the project area generally reported a very low potential risk for contamination with some exceptions summarised as follows:

- Bacchus Marsh Quarry (AOI 10) located immediately to the north-west of the project area has been allocated a low potential contamination risk ranking based on the assumption that dust suppression activities are undertaken at the quarry to minimise the transport of dust potentially enriched with metals to the project area;
- General agricultural use on land (AOI 11) to the immediate north-east and south and south-west has been allocated a low potential contamination risk ranking based on the assumption that pesticides and/ or herbicides are used in farming practices since at least the 1950s based on available aerial imagery. It is feasible that these properties may be a source of groundwater contamination relevant to the project area despite groundwater having been inferred to flow radially from the north of the project area. Additionally, it is feasible that surface waters and/ or windblown dust may have transported contaminants to the project area.
- The former Bacchus Marsh Waste Water Treatment Plant (AOI 12) is located to the south of the project area as discussed in Section 4.2.1. The site was subject to an environmental audit completed in 2003 for re-use as agricultural land. Based upon the assessments undertaken as outlined in Section 4.2.1 and the presence of the Lerderderg River separating the project area from the audit site, it is unlikely that the contaminants of concern reported at the audit site would have/ will impact upon the project area.; and
- Two properties located to the east of Flannagans Drive (AOI 13) at the southernmost boundary of the project area were highlighted as potential off-site sources of contamination based a review of aerial photographs. Although the site could not be accessed, aerial photographs show the presence of wastes (likely agricultural machinery and other miscellaneous items) scattered in areas of disturbed soil abutting the farming residences and small orchards within the properties. It is feasible that these properties may be a source of groundwater contamination relevant to the project area pending an inspection of the nature of the land use.

Table 8.3 : Summary of potential off-site sources of contamination

AOI	Affected Parcel	Affected Area (~%)	Site Use/ Activity	Potentially contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment
10	Various ¹	100%	Quarry	Soil and dust	Metals	The sites could not be accessed however aerial photographs show the extent of quarrying activities and disturbed areas.	L	None
11	Various ²	100%	Farming	Soil and groundwater	Metals, PAHs, TRHs, BTEXN, nutrients, herbicides and pesticides	The sites could not be accessed however aerial photographs show the extent of farming since the 1950s.	L	None
12	Lot 1 PS335977	100%	Former Bacchus Marsh Waste Water Treatment Plant	Soil and groundwater	Metals, nutrients, soil pH, electrical conductivity	The site is currently used for growing vegetables and/ or fruit.	L	None
13	Lot 1 PS318904 and Lot 2 PS413471	50%	Farming residence	Soil and groundwater	Metals, PAHs, TRHs, BTEXN, herbicides and pesticides	The sites could not be accessed however aerial photographs show wastes scattered around areas of disturbed soil. Limited areas of agricultural use for growing trees (possibly fruit orchards) are also visible.	L	A site walkover should be completed to confirm the nature of findings from a review of aerial photographs.

Notes:

1. Various include: 1\TP165170, 1\LP99261, 1\PS541145, 2\PS316625, 2\LP126238, 1\PS316625, CP165877, 2\LP122988, 3\PP3095, 9\PP3095, 2\LP116831, 2\LP99261, 3C\PP2404, 2\PS541145, 3B\PP3095
2. Various include: 2\TP446295, 1\LP127571, 2\TP431402, 1\TP169914, 1\TP191618, 5B\LP6880, 1\TP434700, 1\LP218123, 2014\PP5025, 1\PS718821, 10\LP6880, 1\TP842738, RES1\LP127570, 1\TP446295, 1\TP831510, 1B\LP6880, 1\TP208595, 9\LP6880, 1\TP580525, 1\TP835991, 2\TP434700, 1\TP601477, RES1\PS718821, 3\TP434700, 2\LP127571, 1\TP762555, CP162499, 2B\LP6880, CP162498, CP153067, 1\TP831508, 1\TP95504, 1\TP141455, 1\TP188970, RES1\PS630819, B\TP6085, 1\PS617978, 1\TP866547, 1\TP431402, 16\LP6880, 1\TP835985, 1\TP961191, 2017\PP5025, 1\TP858721, A\TP6085, 2\LP145438, 6\LP6880, 5\PS318904, 1\TP97591, 1\PS346738.
3. All other properties were allocated a very low potential contamination risk ranking.

8.1.4 Potential receptors of contamination

Potential receptors of contamination (should any exist) that are relevant at or near the PSP areas include:

- General site workers;
- Residents at the site;
- Future construction workers at the site;
- Transient visitors to the site;
- Workers servicing underground utilities located on and around the site;
- Surrounding residents and occupants and visitors (via windblown contamination during excavation works);
- Sensitive land based ecosystems on and near the site; and
- A number of surface water bodies (including aquatic ecosystems) exist across the site in form of drainage lines, unnamed dams, ponds and creeks, Merrimu Reservoir and the Lerderderberg River along the western boundary of the project area

8.1.5 Exposure pathways & mechanisms

These potential receptors may be impacted through ingestion, inhalation or dermal contact with potentially contaminated soil (on-site) and groundwater (on-site 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 project area 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 project area).

8.2 Development opportunities and constraints

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 having a potentially low to moderate and moderate potential contamination risk rankings as outlined in Table 8.2 and Table 8.3.

While some identified areas comprise discrete or localised areas of ground disturbance or minor stockpiling that can likely be cost-effectively managed during future development of the project area under the general provisions of Section 12(2)(b) and Section 60(1)(a)(iii) of the Planning and Environment Act 1987, Jacobs recommends that limited soil and potential groundwater sampling be considered as part of investigations at AOI 1, AOI 3, AOI 5 and AOI 6 in order to determine potential site specific constraints to the future development of each property.

9. Conclusion and recommendations

9.1 Conclusions

9.1.1 Geotechnical assessment

Based on the available geological information, it was identified that the project area is underlain by highly reactive residual clay overlying basalt rock. An indicative site classification of Class "H2 to E" has been assigned in accordance with Table D1, Australian Standard 2870-1996. Based on this classification, key geotechnical considerations associated with development of the project area include the depth and reactivity of the basaltic clay, as this drives the site classification and corresponding foundation selection, potential for differential settlement and general behaviour of excavations in these types of soils.

In addition to the soil classification, fill soil, if present, is expected to be uncontrolled and may not be suitable for development in its present state, as well as areas subject to poor drainage which may comprise soft material that provides low bearing capacity for foundations.

Geological features such as excised gullies and other erosion features, and localised areas of land instability are potentially present. Such geological features will need to be considered in the planning phase of the project when siting infrastructure and areas for development.

More site specific commentary could be provided once the layout and details of proposed infrastructure on the project areas is finalised.

9.1.2 Hydrogeological assessment

Within the project area there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, along the Pyrites Creek and the Lerderderg River it is likely that shallow groundwater tables will exist. The following issues would need to be considered in the planning and design of any development:

- The shallow water table along the watercourses may cause groundwater inflow to excavations;
- The saline nature of the groundwater may require careful monitoring if dewatering or extraction was required; and
- Decreased local groundwater recharge in winter and early spring 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.

Opportunities for groundwater use are limited by the expected salinity. Site specific testing would confirm the salinity. If a lower salinity is encountered or the water can be mixed with a less saline source there could be an opportunity for use as garden watering and irrigation of parks and ovals.

9.1.3 Hydrology assessment

Local surface water flows in the project area will need to be appropriately managed throughout the design development process to ensure that existing overland flow paths are maintained and appropriately managed to avoid adverse impacts on adjoining properties. Water quality control management measures will also need to be implemented to ensure that the development does not impact the quality of surface water runoff and the health of downstream waterways. Considering the above, no hydrological constraints that would render the land unsuitable for development were identified within the project area.

9.1.4 Contamination assessment

Potential on-site and off-site potential sources of contamination were identified from Stage 1 and 2 of the assessment process. AOI were identified and these were allocated potential contamination risk rankings as summarised in Table 9.1

Table 9.1 : Summary of qualitative risk ranking results

Qualitative Contamination Risk Ranking	AOI	
	No. of on-site	No. of off-site
H	0	0
M	4	0
L-M	4	1
L	0	3

Potential on-site sources of contamination highlighted in Figure 11 as having potential moderate contamination risk rankings are summarised as follows:

- AOI 1 where the stockpiling of fill and or waste material was observed, was allocated a moderate potential contamination risk ranking due to the unknown nature of deposited soils and the likelihood of ACM being present in demolition wastes;
- AOI 3 where land is occupied by a farm residence and hobby farm was allocated a moderate potential contamination risk ranking due to the observed evidence of waste incineration, discarded chemical drums, containers and IBCs and potential ACM fragments;
- AOI 5 where land is believed to have been subject to limited quarrying activities and several stockpiles of dumped demolition waste were observed has been allocated a moderate potential contamination risk ranking on the basis of the unknown nature of the encountered stockpiles; and
- AOI 6 where a farming residence and private airstrip were observed was allocated a moderate potential contamination risk ranking on the basis of the quantity and extent of chemical containers, drums, agricultural machinery and the presence of a runway with suspected re-fuelling activities for aircraft.

Potential off-site sources of contamination as highlighted in Figure 12 were also identified. These potential sources were allocated a low potential contamination risk ranking.

9.2 Recommendations

Jacobs understands that while specific future land uses are yet to be confirmed, the proposed future use of the project area may likely to include sensitive uses such as residential and community facilities in addition to open space. On this basis, further works and recommended timings are summarised in Table 9.2.

Table 9.2 : Summary of recommendations

Recommended works	Recommended Timing
Geotechnical	
A site inspection by an engineering geologist is recommended, in order to map geological features, such as outcrops, slopes, erosion and land instability features, which will assist further planning of the proposed development area.	It is recommended that this task is undertaken early stages of planning infrastructure and development areas within the precinct.
Further drilling and collection of soil samples for the purposes of assessing the geotechnical soil properties for building foundation and road design.	This task should be undertaken on a parcel-by-parcel basis during future development as part of the building permit application process.

Recommended works	Recommended Timing
Hydrogeological	
Drilling and installation of groundwater monitoring wells to determine the depth to groundwater as well as aquifer hydraulics testing to determine aquifer properties. This will be applicable in terms of assessing the risk of groundwater inflow into future excavations for construction purposes.	It is recommended that this task be undertaken to coincide with the cessation or scaling down of current activities in the project area and prior to the commencement of the proposed development and construction works
Hydrological	
Water quality control management measures will need to be implemented to ensure that the development does not impact the quality of surface water runoff and the health of downstream waterways.	This task should be considered during the design phase and during the development phase for properties bordering waterways.
Contaminated land	
It is recommended that limited soil and groundwater investigations be undertaken at AOI that have been identified as having a moderate potential contamination risk ranking to determine potential site specific constraints to the future development of each AOI. These investigations may likely include targeted sampling informed by observations made during site inspections and review of historical aerials.	This task should be undertaken at the time of transfer of the land. At the time between samples being taken, analysed and reported and the point of land handover, there is a risk the conditions may change. Therefore, it is prudent to coordinate investigations with any land handover in order to maintain confidence that conditions will not change.
For properties classified as low to moderate where a property inspection has not been undertaken, Jacobs recommend that this be undertaken on a property-by-property basis prior to development, to determine the need for any further intrusive assessment works.	This task should be undertaken at the time of redevelopment of the site (if intended).
Removal of potentially contaminating infrastructure (e.g. septic tanks and above and underground storage tanks if present) followed by soil validation sampling.	This task should be undertaken on a property-by-property basis during future site development.
Classification and appropriate removal (if required) of various stockpiles and dumped materials observed in isolated areas. This would also include subsequent validation of the surface soils following removal. It is noted that sampling and visual inspection of some stockpiles may indicate that the material is suitable for re-use as part of future development, therefore, removal may not be required in all instances.	This task should be undertaken on a property-by-property basis during future development.

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Figures

Figure 1 : Site Location Plan

Figure 2 : Site Layout Plan

Figure 3 : Planning Zones

Figure 4 : EPA Audit Sites and Planning Overlays

Figure 5 : Historical Aerial Photographs

Figure 6 : Hydrological features

Figure 7 : Groundwater Salinity

Figure 8 : Groundwater Depth

Figure 9 : Registered Bores

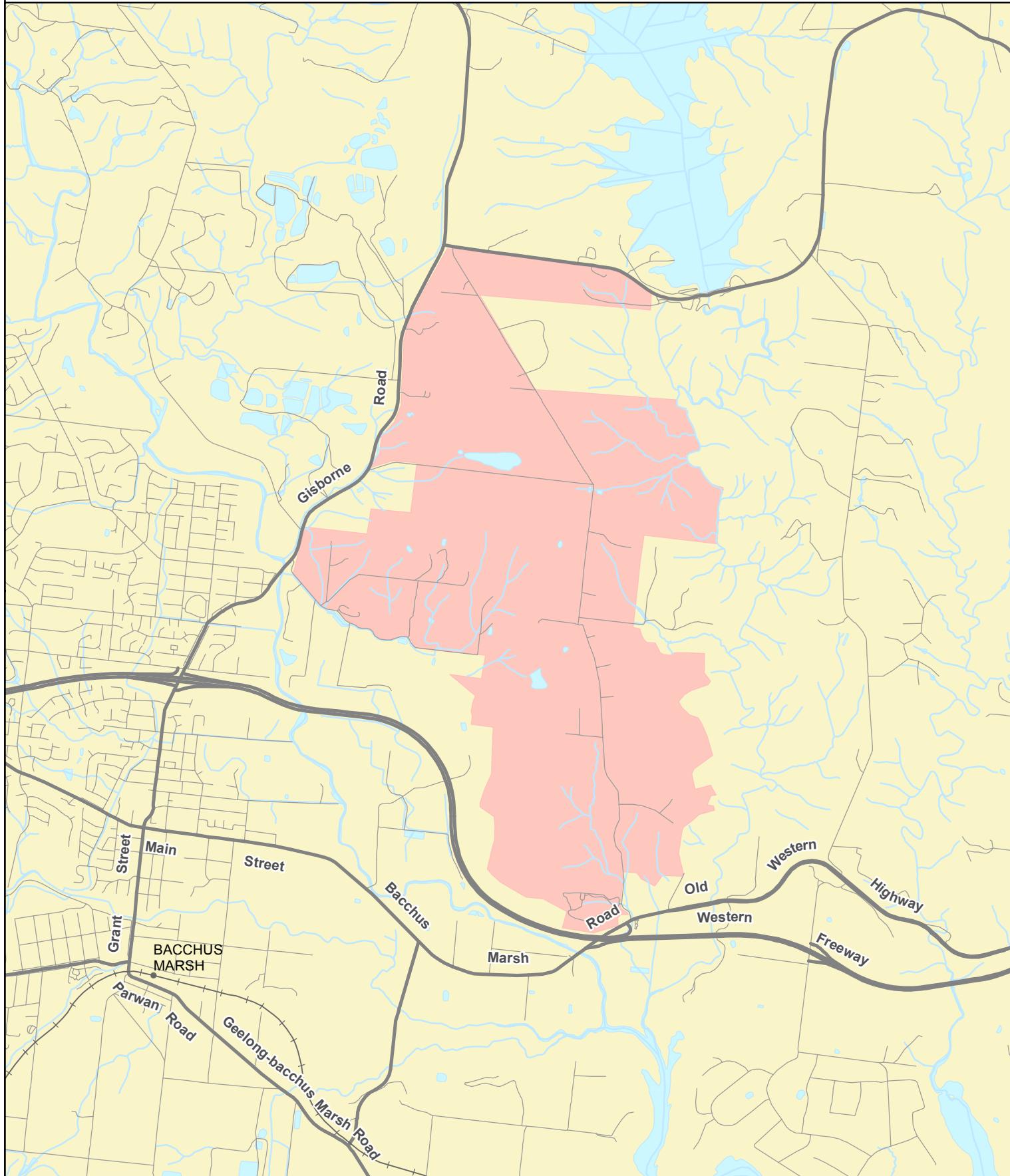
Figure 10 : Geology

Figure 11 : Qualitative Risk Ranking for Potential On-site Sources of Contamination

Figure 12 : Qualitative Risk Ranking for Potential Off-site Sources of Contamination

Figure 1 - Site Location Plan

Bences Road



Legend

Precinct Structure Plan Boundary

Infrastructure

Major Road

Minor Road

Railway Station

Railway

Hydrology

Watercourse

Waterbody



N

IS225200
GDA 1994 MGA Zone 55

0 500 1,000
Metres

DATA SOURCES

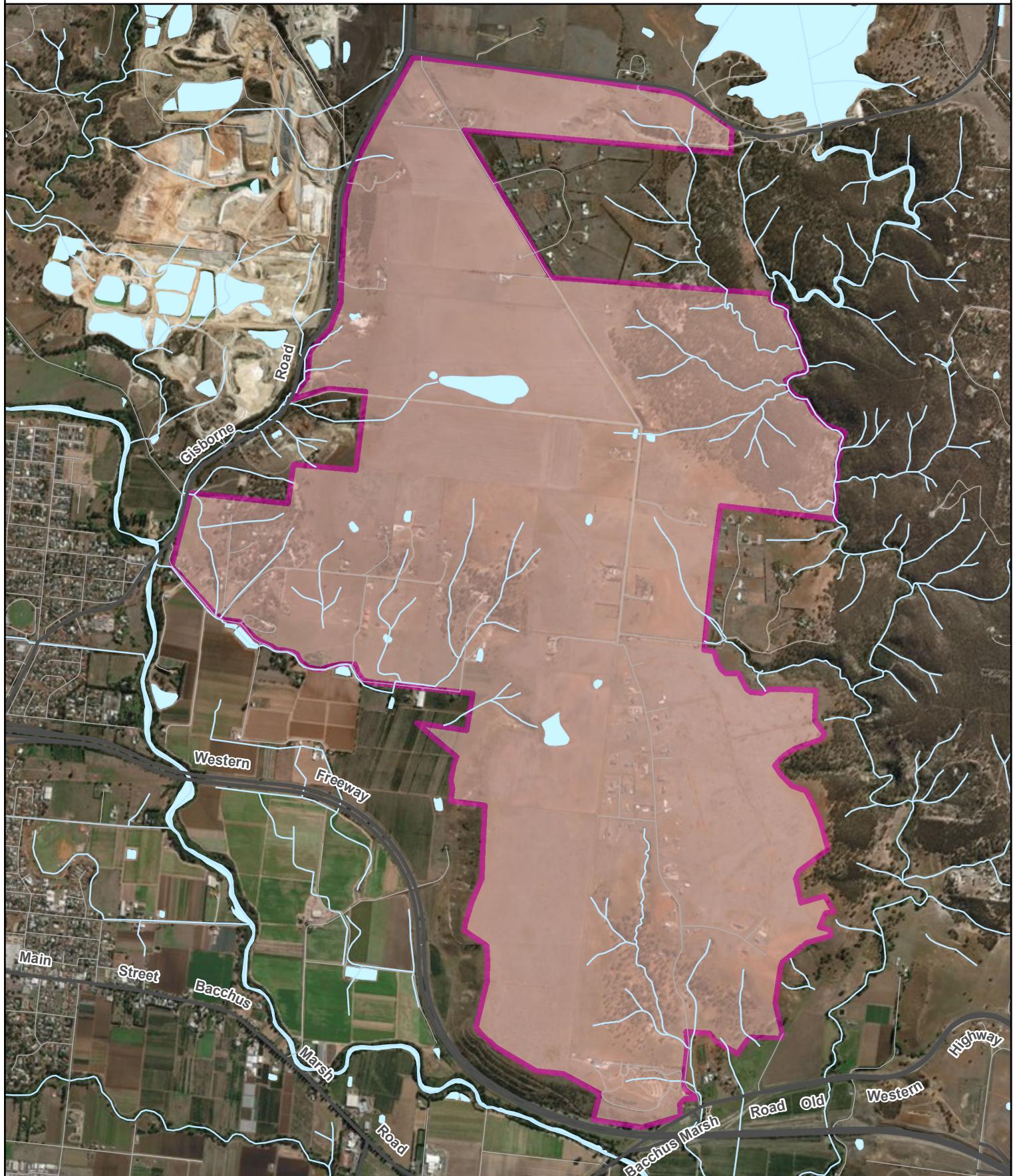
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Figure 2 - Site Layout Plan

Bences Road



Legend

Precinct Structure Plan Boundary

Infrastructure

Major Road

Minor Road

Hydrology

Watercourse

Waterbody



IS225200
GDA 1994 MGA Zone 55
N
0 0.5 1 Kilometers

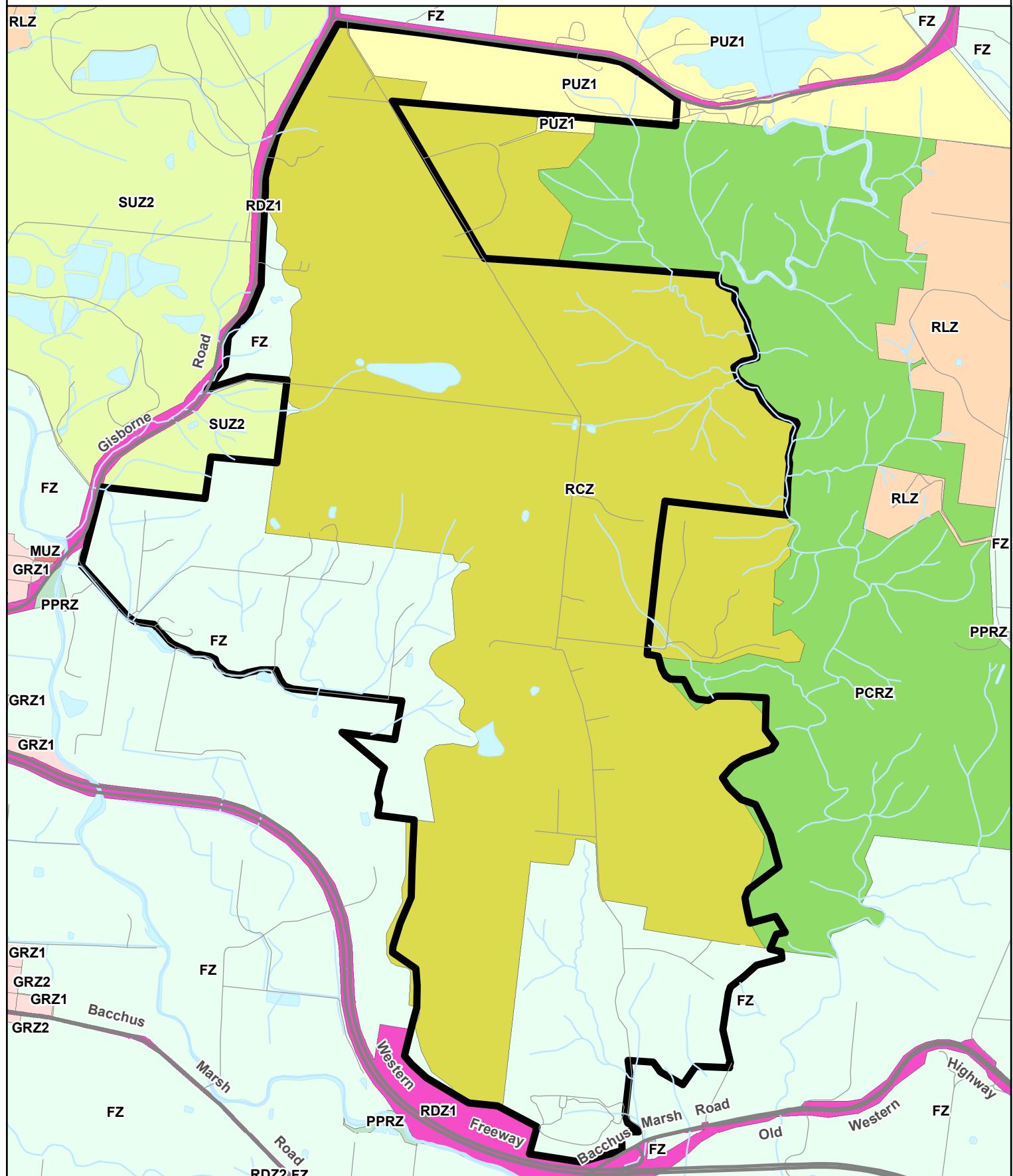
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Figure 3 - Planning Zones

Bences Road



Legend

Planning Zone

- FZ - Farming Zone
- GRZ - General Residential Zone
- MUZ - Mixed Use Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Protection and Resource Zone
- PUZ1 - Public Use Zone Service and Utility
- RDZ1 - Road Zone Category 1
- RDZ2 - Road Zone Category 2
- RLZ - Rural Living Zone
- SUZ - Special Use Zone

Precinct Structure Plan Boundary

Hydrology

- Watercourse
- Waterbody

Infrastructure

- Major Road
- Minor Road

JACOBS



N



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Figure 4 - EPA Audit Site and Planning Overlays

Bences Road

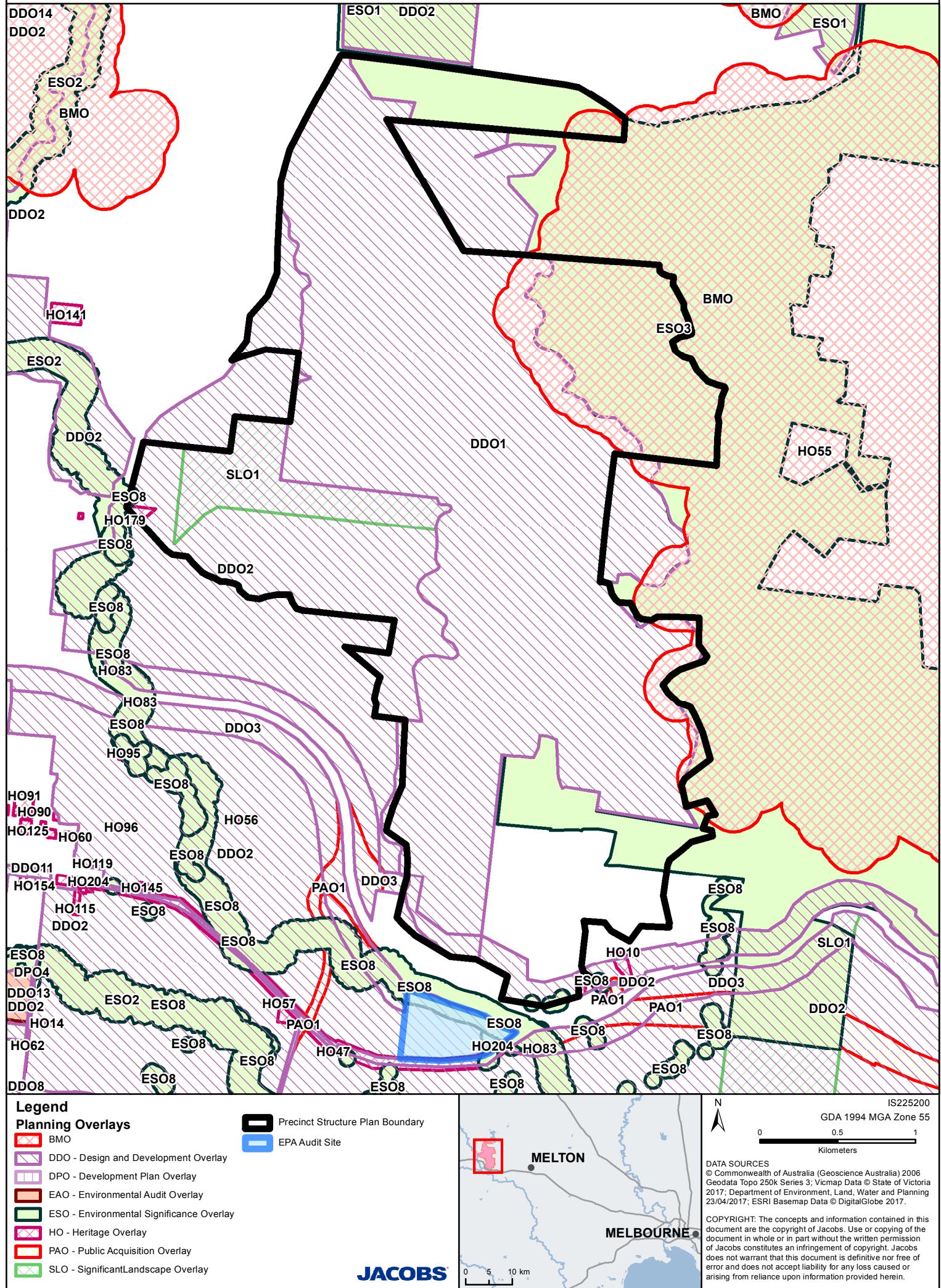
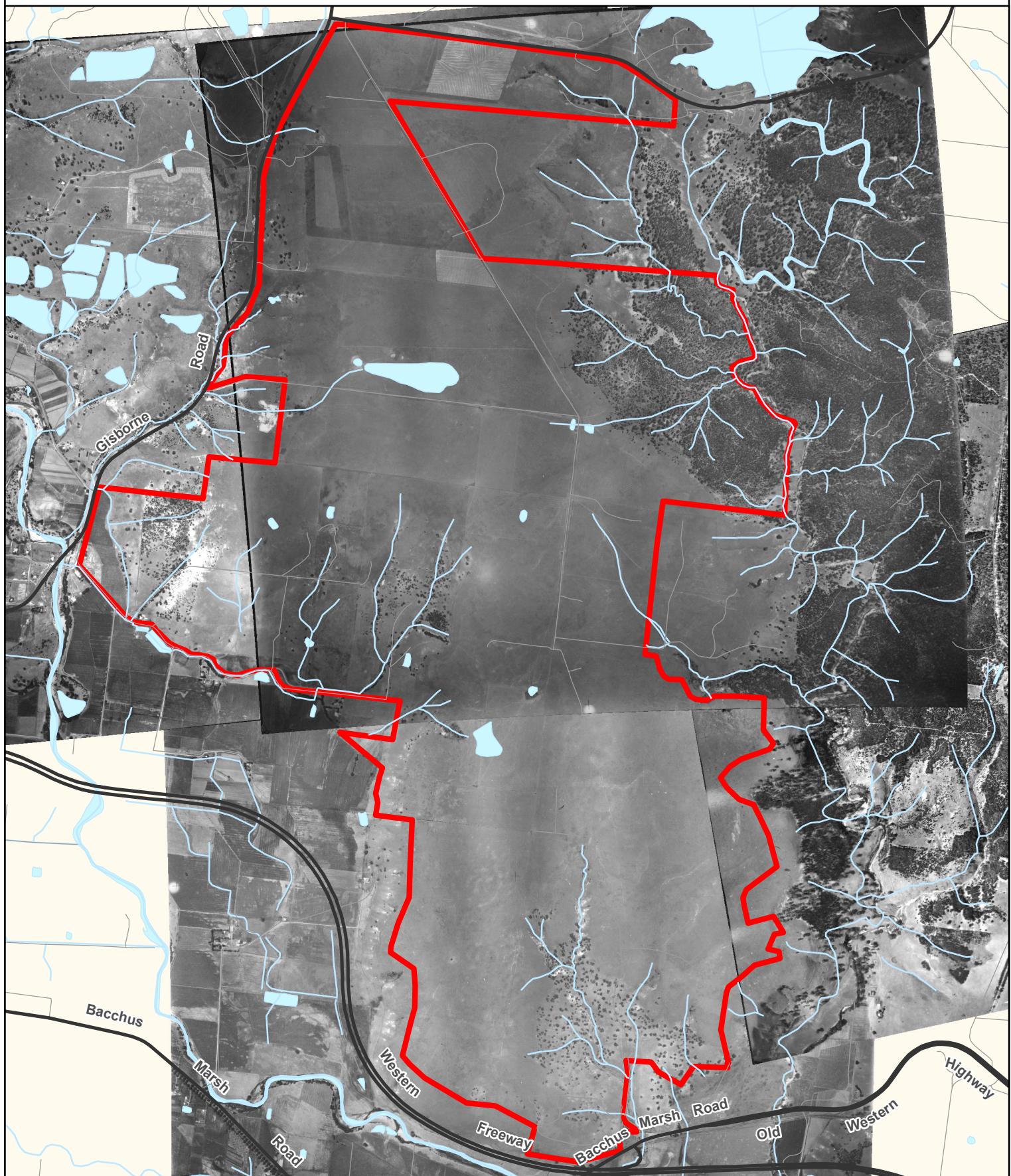


Figure 5A - 1951 Historical Aerial Imagery (for general reference only)

Bences Road



Legend

■ Precinct Structure Plan Boundary

Hydrology
— Watercourse
■ Waterbody

Infrastructure

— Major Road

— Minor Road

IS225200

GDA 1994 MGA Zone 55

N

0 0.5 1

Kilometers

DATA SOURCES

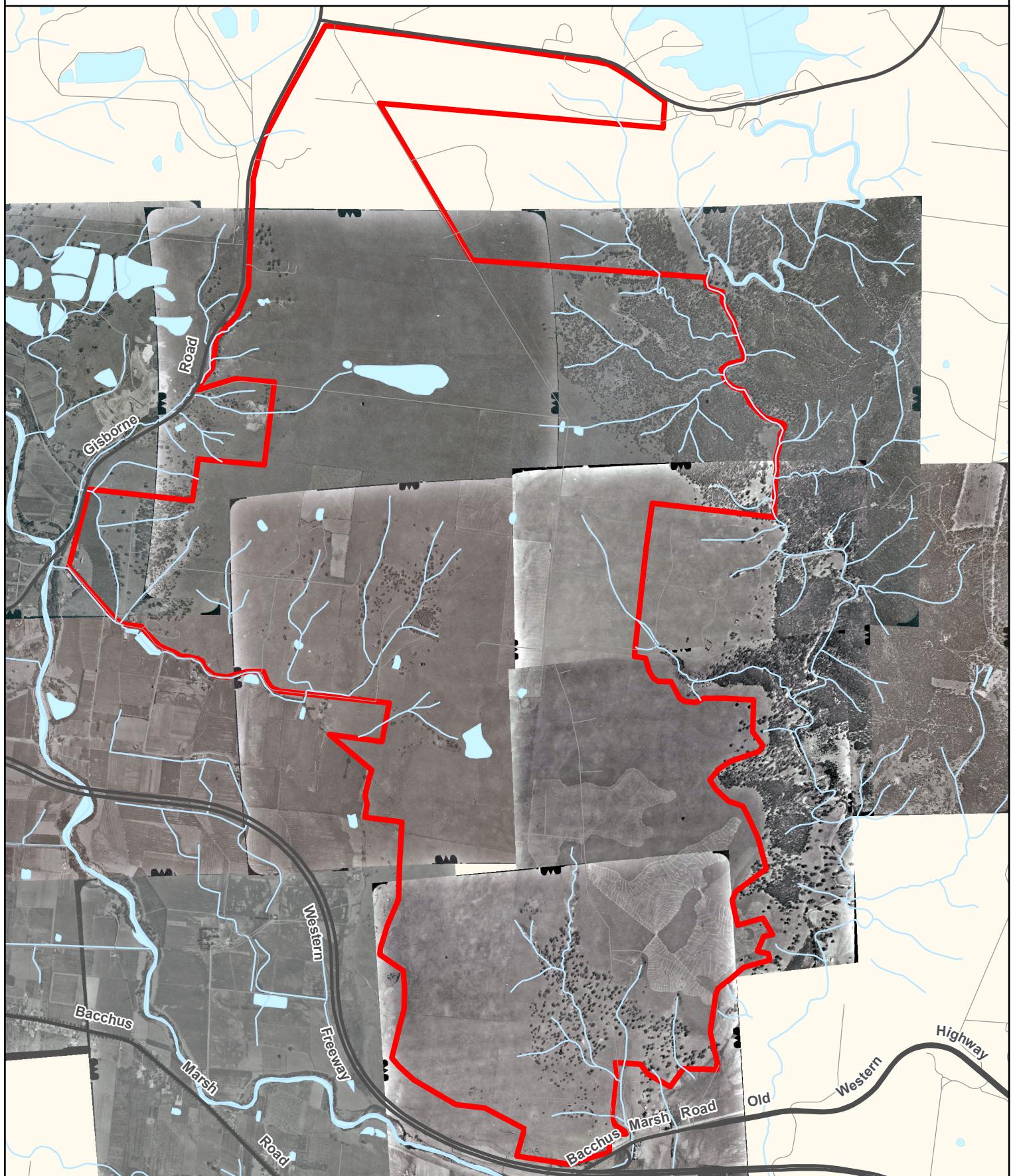
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Figure 5B - 1961 Historical Aerial Imagery (for general reference only)

Bences Road



Legend

■ Precinct Structure Plan Boundary

Hydrology
— Watercourse
■ Waterbody

Infrastructure
— Major Road
— Minor Road

JACOBS



N

IS225200
GDA 1994 MGA Zone 55

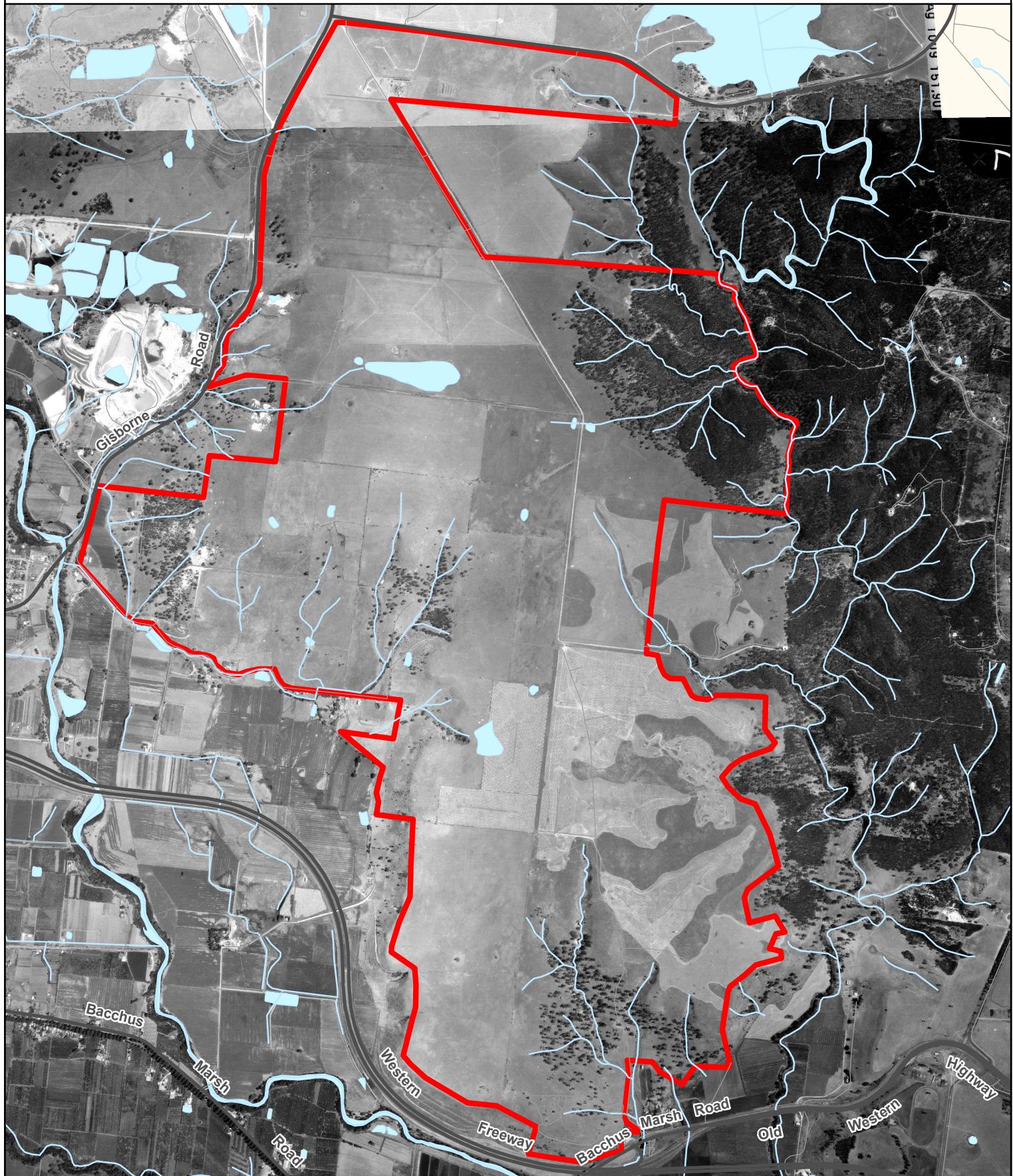
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Figure 5C - 1978 Historical Aerial Imagery (for general reference only)

Bences Road



Legend

■ Precinct Structure Plan Boundary

Hydrology

Watercourse

Waterbody

Infrastructure

Major Road

Minor Road

JACOBS



N



IS225200

GDA 1994 MGA Zone 55

0 0.5 1 Kilometers

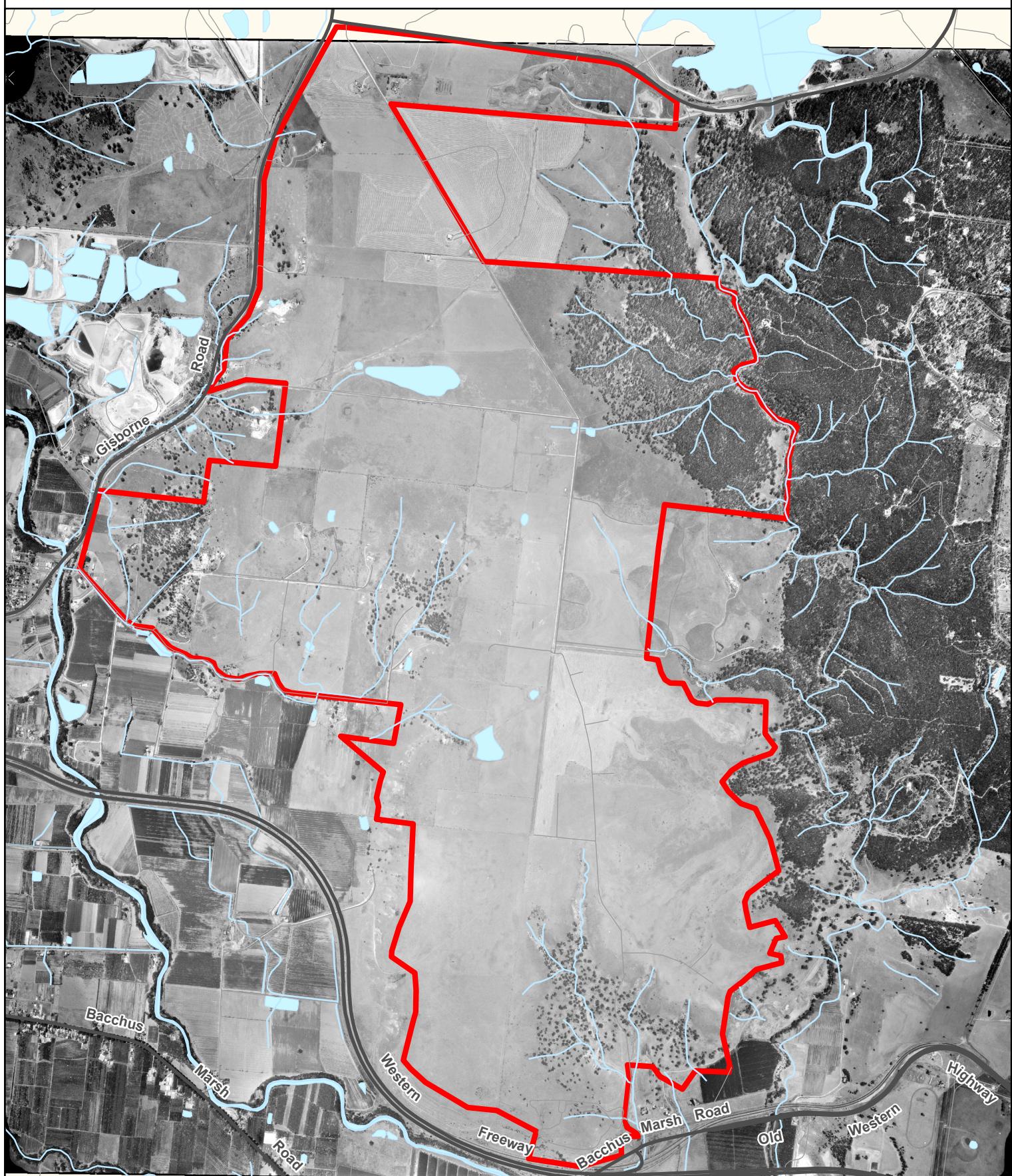
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Figure 5D - 1985 Historical Aerial Imagery (for general reference only)

Bences Road



Legend

■ Precinct Structure Plan Boundary

Hydrology
— Watercourse
■ Waterbody

Infrastructure

— Major Road
— Minor Road



N

IS225200
GDA 1994 MGA Zone 55

0 0.5 1 Kilometers

DATA SOURCES

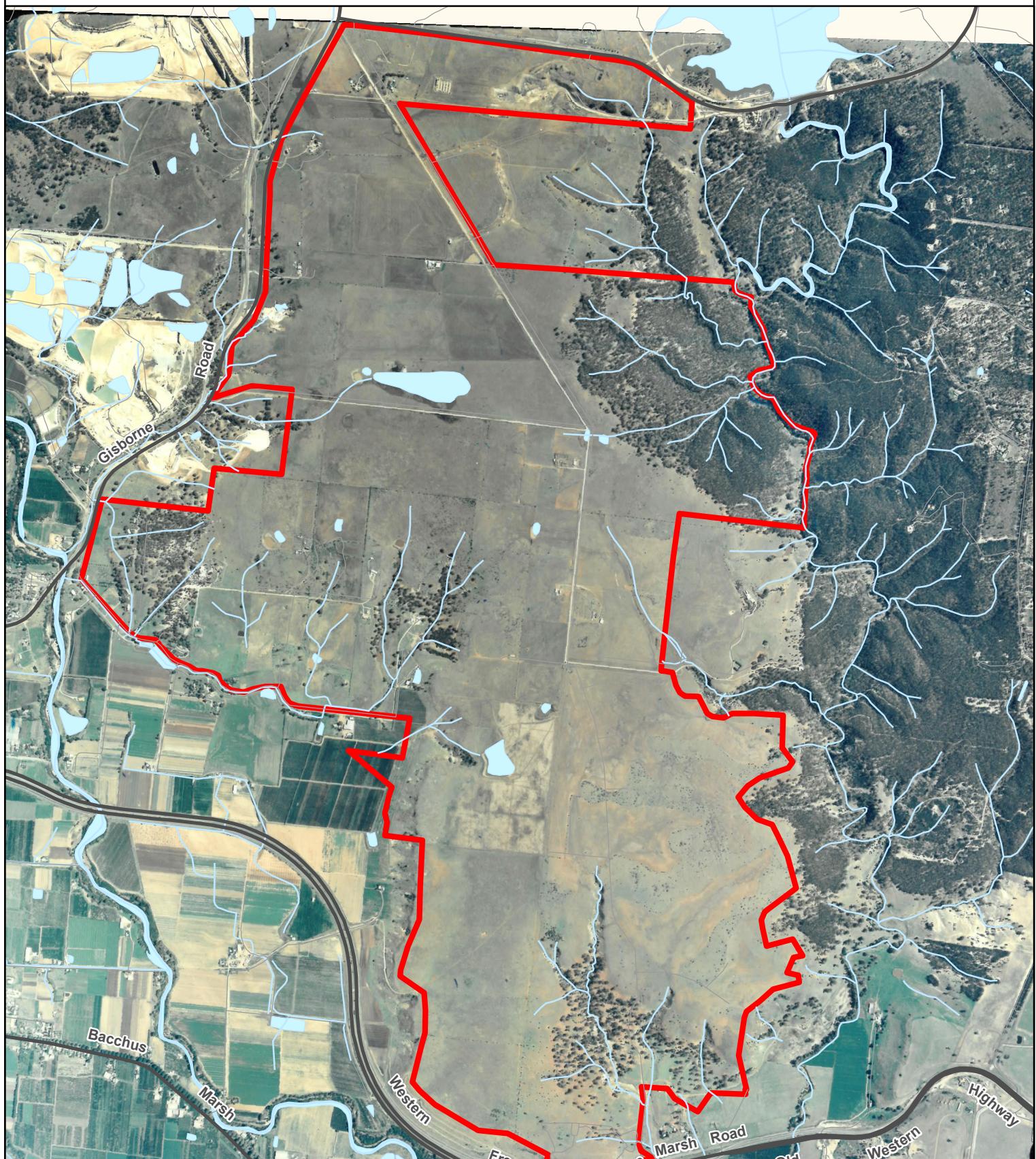
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Figure 5E - 1990 Historical Aerial Imagery (for general reference only)

Bences Road



Legend

Precinct Structure Plan Boundary

Infrastructure

Major Road

Minor Road

Hydrology

Watercourse

Waterbody



N

IS225200
GDA 1994 MGA Zone 55

0 0.5 1 Kilometers

DATA SOURCES

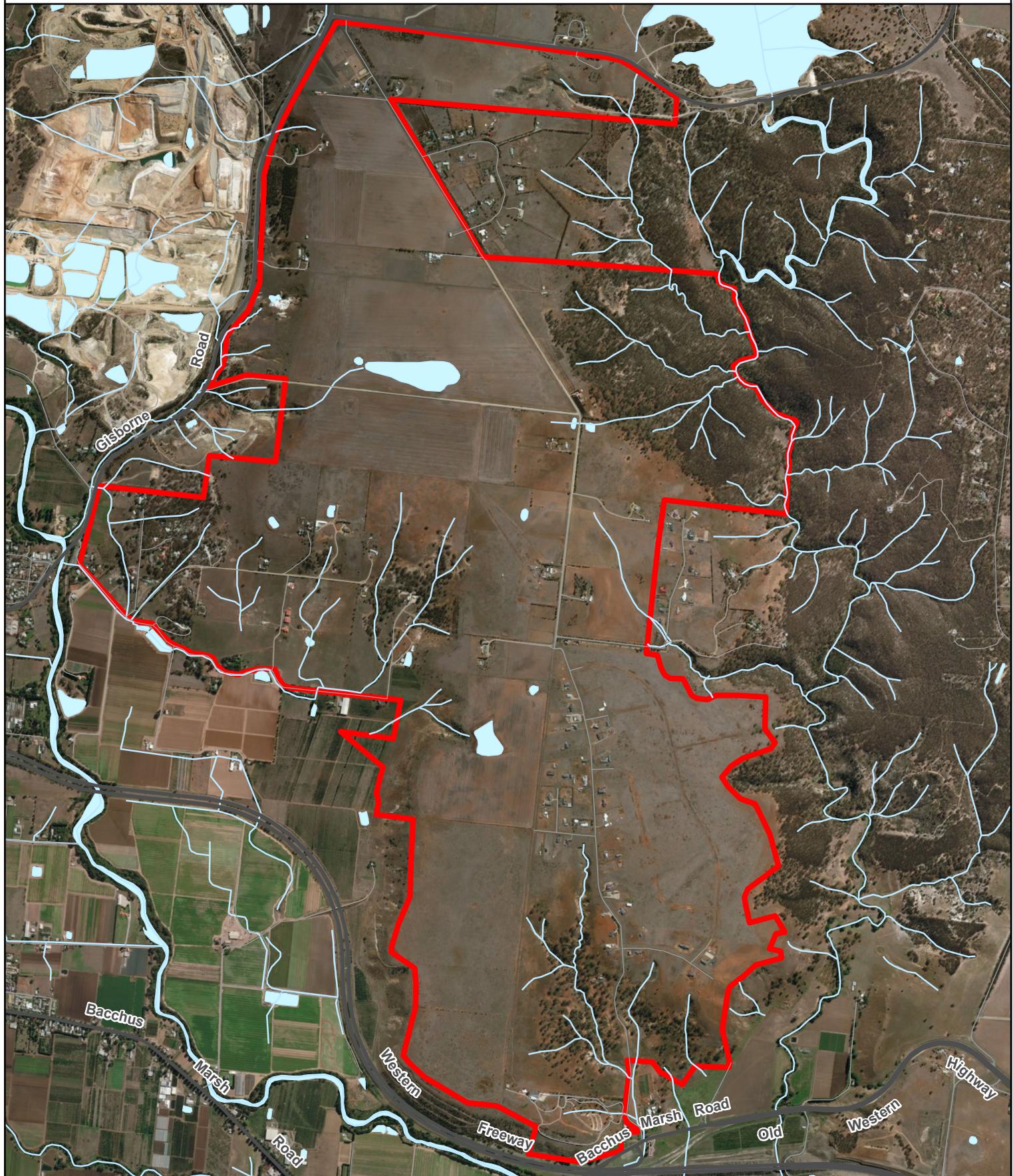
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Figure 5F - 2016 Aerial Imagery (for general reference only)

Bences Road



Legend

— Precinct Structure Plan Boundary

Hydrology
— Watercourse
— Waterbody

Infrastructure

— Major Road
— Minor Road



N



IS225200

GDA 1994 MGA Zone 55

0 0.5 1

Kilometers

DATA SOURCES

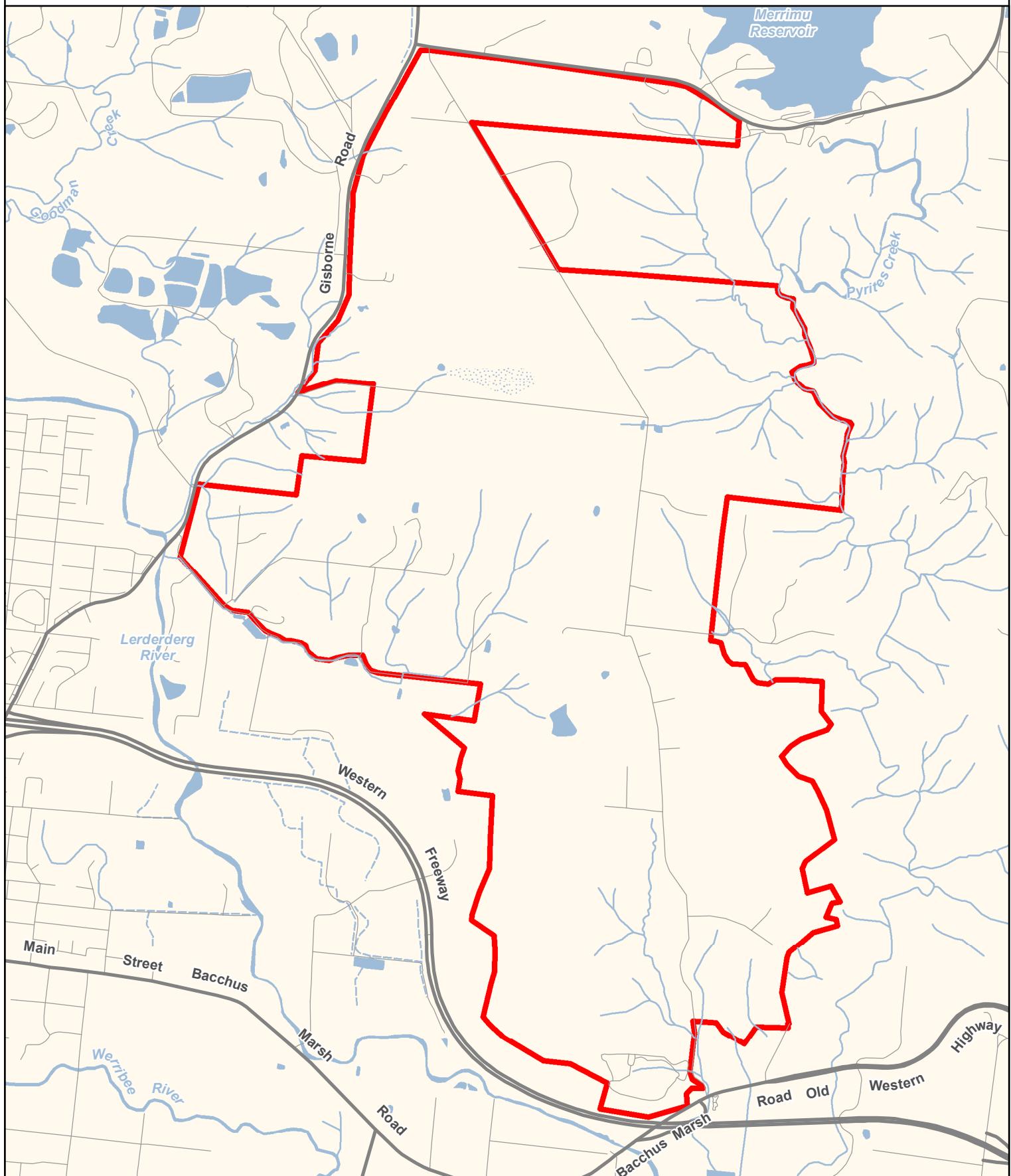
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Figure 6 - Hydrological Features

Bences Road



Legend

Precinct Structure Plan Boundary

Hydrological Features

- Channel / Drain
- Watercourse River
- Watercourse Stream
- Land Subject to Inundation
- Waterbody

Infrastructure

- Major Road
- Minor Road

JACOBS



N



IS225200

GDA 1994 MGA Zone 55

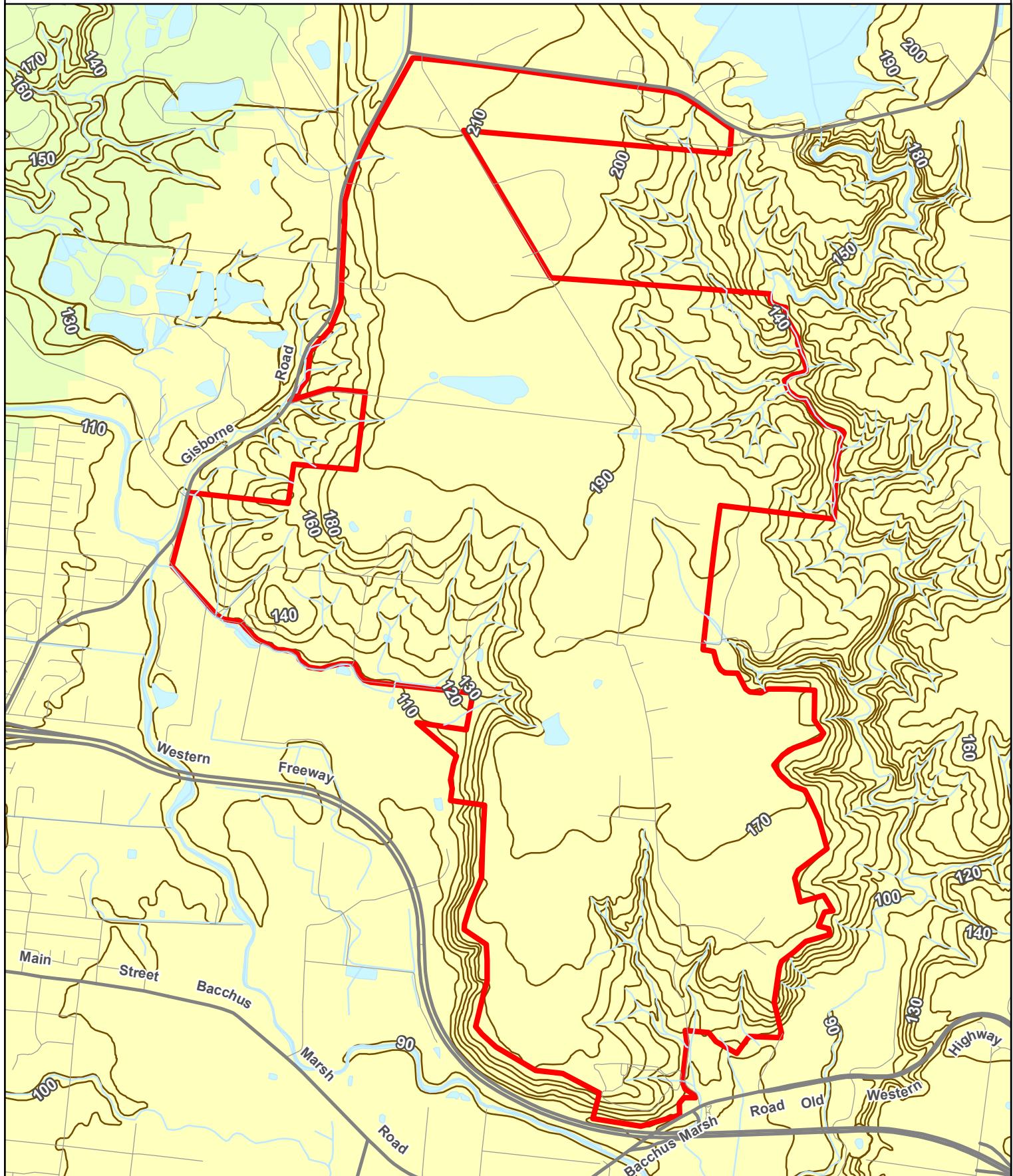
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Figure 7 - Groundwater Salinity

Bences Road



Legend

Precinct Structure Plan Boundary

— Elevation (mAHM)

Salinity (TDS mg/L)

3,500 - 7,000
7,000 - 13,000

Hydrology

— Watercourse

■ Waterbody

Infrastructure

— Major Road

— Minor Road

JACOBS



N



IS225200

GDA 1994 MGA Zone 55

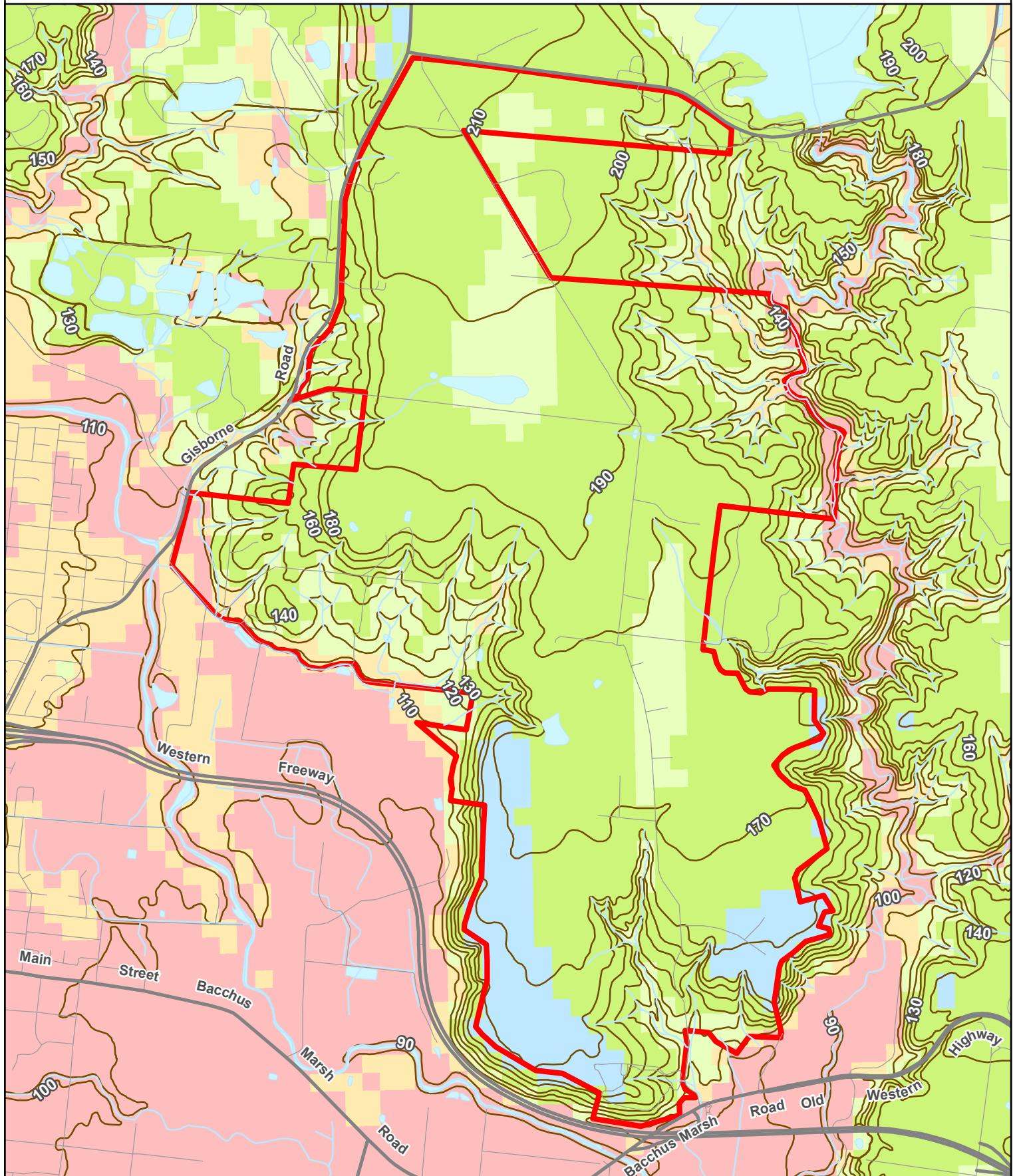
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Figure 8 - Groundwater Depth

Bences Road



Legend

Precinct Structure Plan Boundary

Elevation (mAHM)

Depth to Watertable (m)

< 5
5 - 10
10 - 20
20 - 50
> 50

Hydrology

Watercourse

Waterbody

Infrastructure

Major Road

Minor Road

JACOBS



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GDA 1994 MGA Zone 55

DATA SOURCES

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Figure 9 - Registered Bores

Bences Road

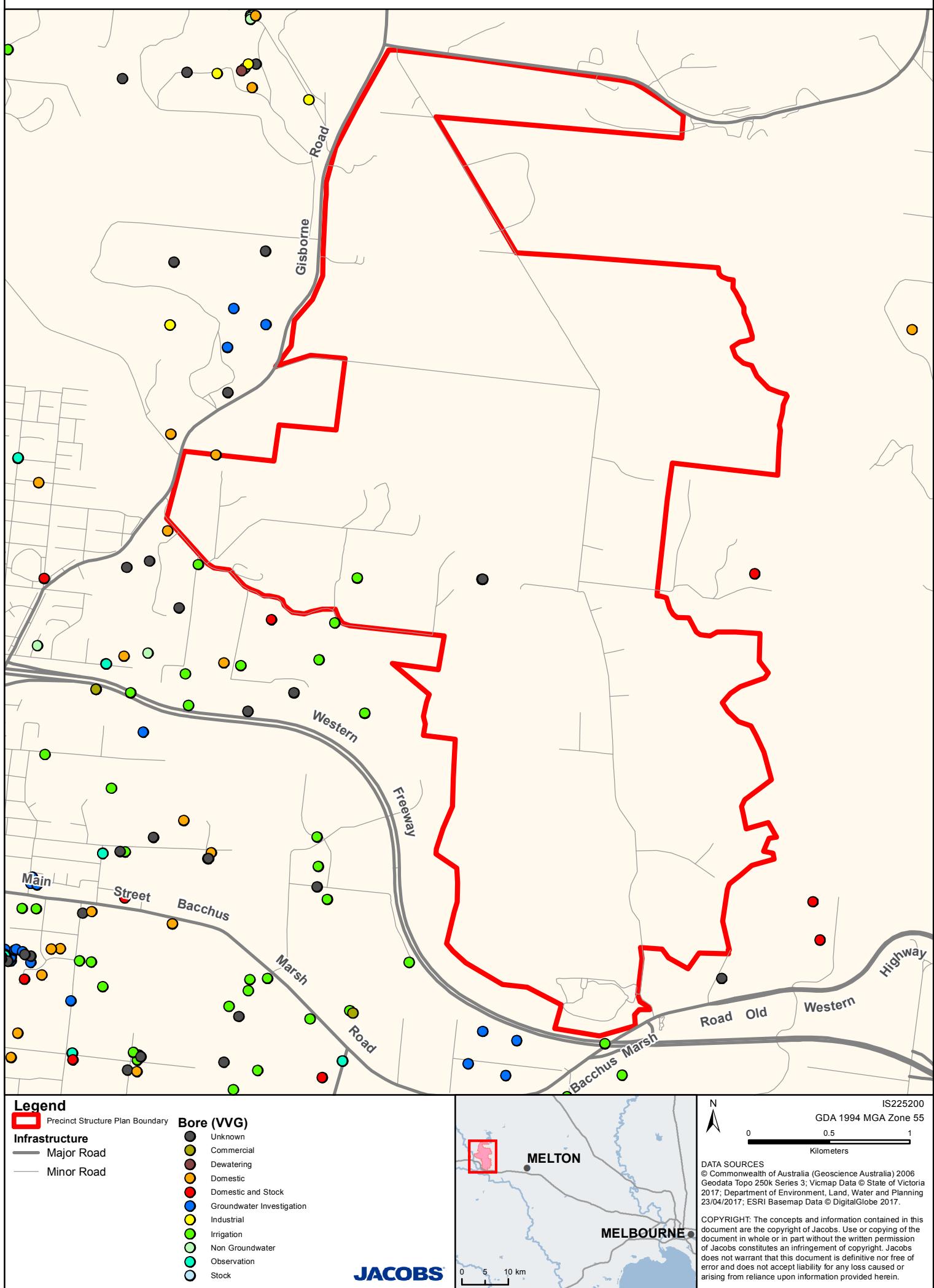


Figure 10 - Geology

Bences Road

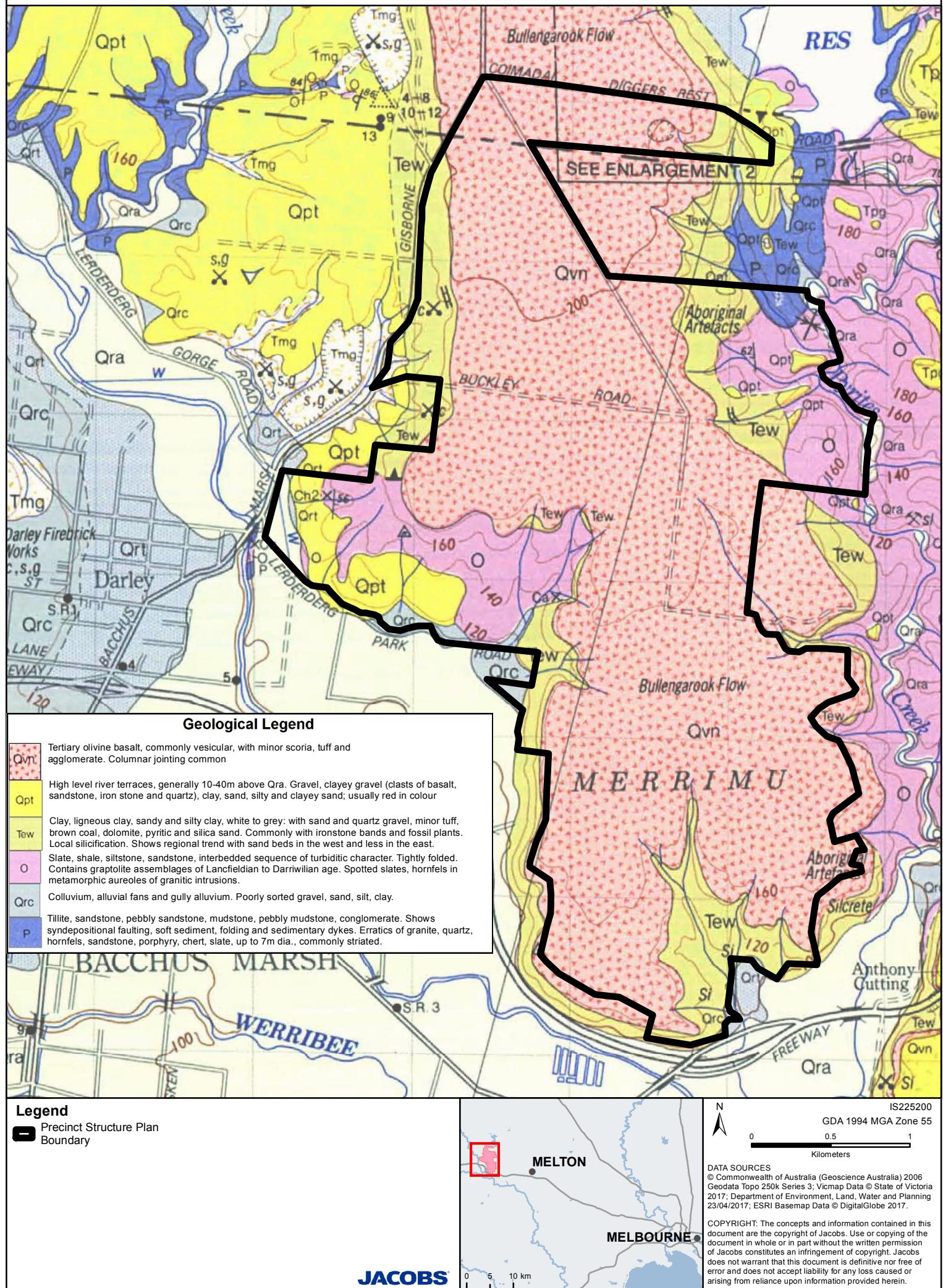
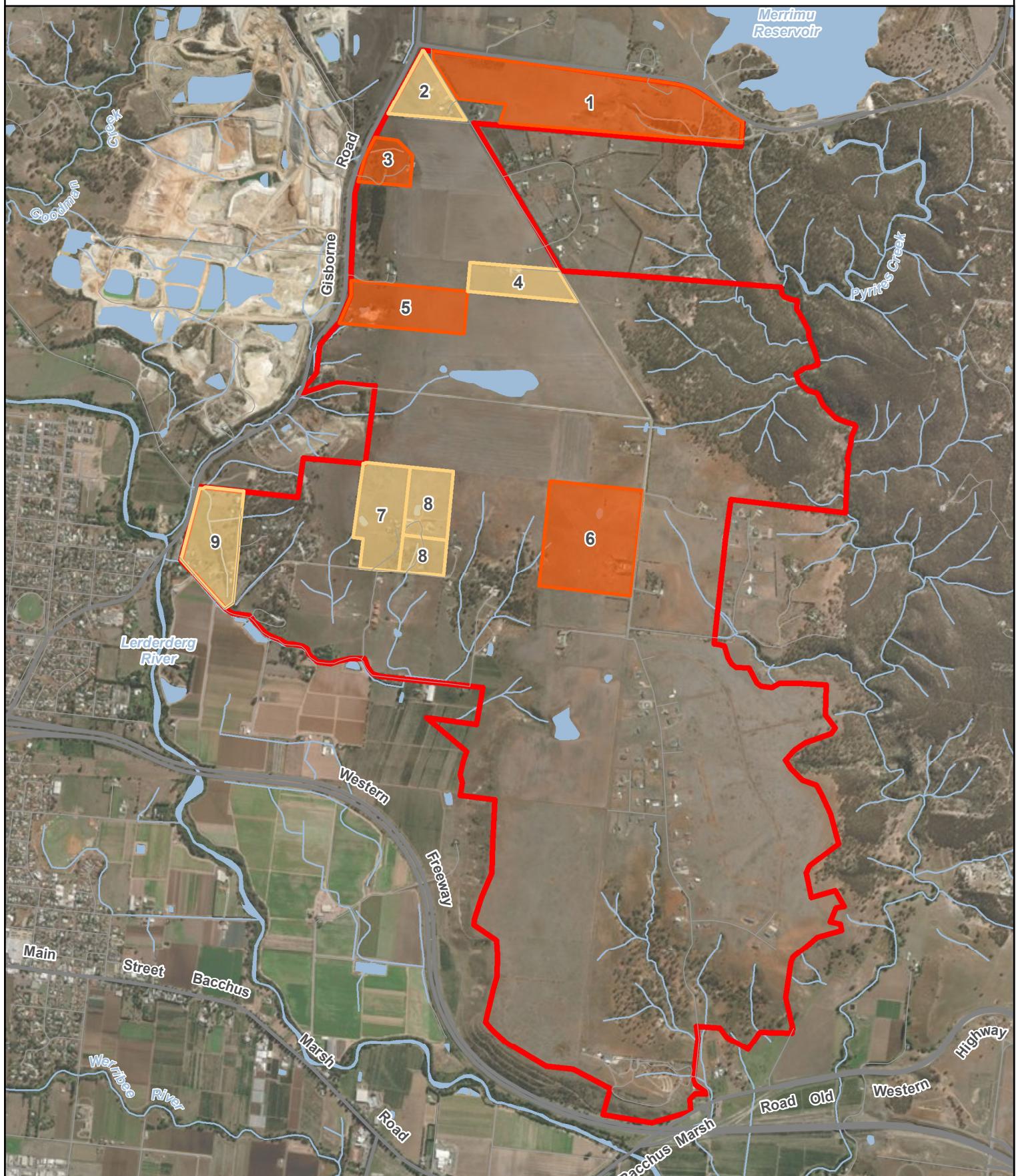


Figure 11 - Qualitative Risk Ranking for Potential On-site Sources of Contamination

Bences Road



Legend

Precinct Structure Plan Boundary

Hydrological Features

Watercourse

Waterbody

Qualitative Risk Ranking

L-M

M

Infrastructure

Major Road

Minor Road

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IS225200

GDA 1994 MGA Zone 55

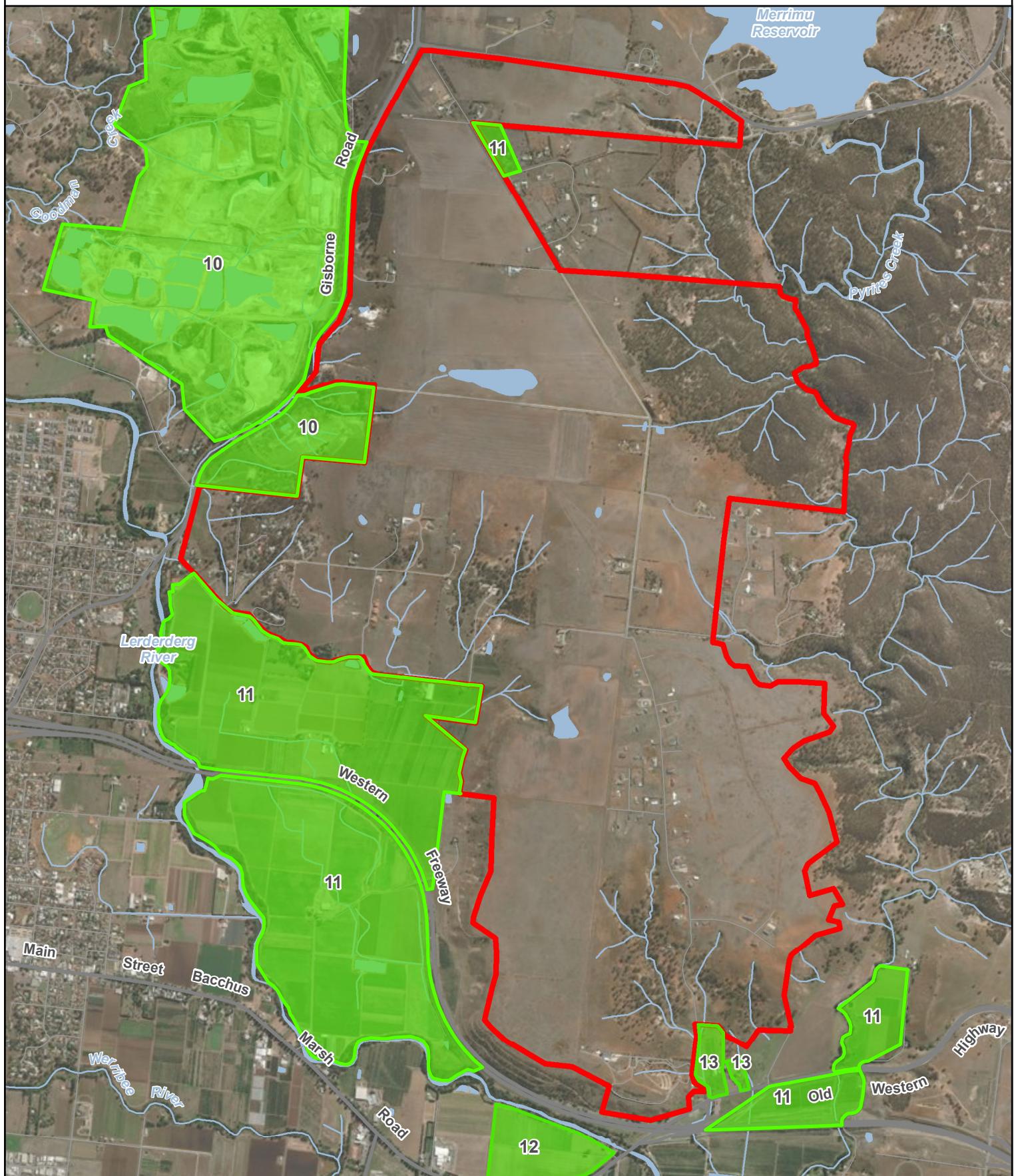
DATA SOURCES

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Figure 12 - Qualitative Risk Ranking for Potential Off-site Sources of Contamination

Bences Road



Legend

Precinct Structure Plan Boundary

Qualitative Risk Rating

L

Hydrological Features

Watercourse

Waterbody

Infrastructure

Major Road

Minor Road

N

IS225200
GDA 1994 MGA Zone 55
0 0.5 1 Kilometers

DATA SOURCES
© Commonwealth of Australia (Geoscience Australia) 2006
Geodata Topo 250k Series 3; Vicmap Data © State of Victoria 2017; Department of Environment, Land, Water and Planning 23/04/2017; ESRI Basemap Data © DigitalGlobe 2017.

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Appendix A. Methodology

A.1 General assessment approach

The approach adopted for this assessment includes two stages whereby (1) available information is collected and reviewed to identify potential constraints and (2) a site inspection is completed to confirm ground conditions. Not undertaken for this assessment, but generally involved as recommendations based on the findings of stages 1 and 2 are (3) intrusive site investigations and (4) remediation.

The following provides a summary of general approach used for site assessments.

A.1.1 Stage 1 - information review

A review of information relevant to the project area was undertaken to establish site conditions, historical site uses and practices. As part of this, the following sources of information were reviewed:

- Relevant previous reports;
- EPA Priority Sites Register;
- EPA list of certificates and statements of environmental audit (current and completed audits);
- Topographical maps;
- Groundwater management system bore searches;
- Geological maps;
- Hydrogeological maps; and
- Potential acid sulfate soils (PASS) probability maps.

The information review aimed to identify if possible:

- Potential sources of on and off site contamination;
- Pathways and receptors of contamination; and
- Areas of environmental concern (contamination, hydrogeological and geotechnical) which will form the basis of subsequent assessments at the site.

A.1.2 Stage 2 - site inspection

The inspections undertaken included an inspection of areas that were identified during the information review presenting a low, medium or high risk from a contamination, hydrological, hydrogeological or 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 investigation (typically by sampling and analysis) may have been identified. While the completion of these further investigations does not form part of this scope of work, the following sections provide an overview of the typical objectives/outcomes of such assessments.

A.1.3 Stage 3 – intrusive site investigations

An intrusive site investigation may be undertaken to characterise the site with respect to contamination, hydrogeology and geotechnical conditions. This work may comprise the following assessments:

- **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.
- **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 aquifer suitability for water storage and/or supply options such as managed aquifer recharge.

A.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, remediation of the identified contamination may be required in order to allow for a particular land use to continue or commence in future.

A.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.

Appendix B. Regulatory framework

B.1 Legislation and policy

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.

B.1.1 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.

B.1.2 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.

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.

B.1.3 Beneficial uses of land to be protected

Beneficial land uses that must be protected in accordance with the SEPP are summarised in Table B.1.

Table B.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</i>	ü						
	<i>Modified</i>	ü	ü		ü	ü		
	<i>Highly Modified</i>		ü	ü	ü	ü	ü	ü
Human Health		ü	ü	ü	ü	ü	ü	ü
Buildings and Structures		ü	ü	ü	ü	ü	ü	ü
Aesthetics		ü		ü	ü	ü	ü	
Production of food, flora & fibre		ü	ü		ü			

B.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 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 the extent practicable. Further information on the beneficial uses of groundwater with respect to the various segments of groundwater can be found in Table B.2.

Table B.2 : Beneficial uses of groundwater

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

Segment / Beneficial Use	Segment (TDS)				
	A1 (0-500 mg/L)	A2 (501-1000 mg/L)	B (1001-3500 mg/L)	C (3501-13000 mg/L)	D (> 13,000 mg/L)
Primary Contact Recreation	ü	ü	ü	ü	
Buildings and Structures	ü	ü	ü	ü	ü

B.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.

B.2 Guidelines and standards

National Environment Protection (Assessment of Site Contamination) Amendment Measure (NEPM) 2013 (NEPC, 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.

Potentially Contaminated Land General Practice Note 2005

This general practice note was produced by the former 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 (Department of Sustainability and Environment, 2005).

Appendix C. Priority site register

PRIORITY SITES REGISTER

Information as at 30 September 2017

The Priority Sites Register is updated monthly and the information on it may not be accurate, current or complete and may be subject to change without notice.

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 Clean Up 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 clean up, 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 (e.g. 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 Clean Up 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.

DISCLAIMER

Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it.

To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

FURTHER INFORMATION

Additional information is available from:

EPA Information Centre
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)
www.epa.vic.gov.au

Municipality	Suburb	Address	Issue	Notice Number
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
Ararat Rural City Council	ARARAT	Mclellan ST	Former Industrial Site. Requires assessment and/or clean up.	0090007091
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	WARRENHEIP	Ballarat-Burrumbeet 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	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up.	0090004206
Ballarat City Council	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up.	0090004207
Ballarat City Council	BUNKERS HILL	856 Greenhalghs RD	Current Industrial Site. Requires ongoing management.	0090004647

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Ballarat City Council	SEBASTOPOL	Crown Allotment A Section 9	Gun, pistol or rifle range. Requires assessment and/or clean up.	0090007801
Ballarat City Council	Black Hill	Crown Allotment 13A Section 35 Township of Ballarat East	Former Landfill. Requires assessment and/or clean up.	0090007863
Ballarat City Council	Black Hill	Crown Allotment 13A Section 35 Township of Ballarat East	Former Landfill. Requires assessment and/or clean up.	0090007864
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 58 Cameron St	Former Landfill. Requires ongoing management.	0090006816
Bass Coast Shire Council	RHYLL	309 COWES-RHYLL RD	Former Landfill. Requires ongoing management.	0090006861
Baw Baw Shire Council	TRAFAVGAR SOUTH	200 GILES RD	Former Landfill. Requires ongoing management.	0090007302
Bayside City Council	BRIGHTON	316 - 322 New ST	Former Service Station. Requires assessment and/or clean up.	0090003577
Bayside City Council	CHELTONHAM	322 - 328 BAY RD	Former chemical storage facility. Requires assessment and/or clean up.	0090007313
Bayside City Council	CHELTONHAM	322 - 328 BAY RD	Former chemical storage facility. Requires assessment and/or clean up.	0090007751
Bayside City Council	Cheltenham	Lot 3, PS802507T 322-328 Bay Road	Former chemical storage facility. Requires assessment and/or clean up.	0090007752
Bayside City Council	CHELTONHAM	322 - 328 BAY RD	Former chemical storage facility. Requires assessment and/or clean up.	0090007753
Brimbank City Council	DEER PARK	765 BALLARAT RD	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090000162
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires assessment and/or clean up.	0090000921
Brimbank City Council	SUNSHINE NORTH	47 MCINTYRE RD	Former Industrial Site. Requires ongoing management.	0090001549
Brimbank City Council	DEER PARK	765 BALLARAT RD	Former Industrial Site. Requires assessment and/or clean up.	0090001886
Brimbank City Council	SUNSHINE	16 - 20 THIRD AV	Current Industrial Site. Requires assessment and/or clean up.	0090003227
Brimbank City Council	BROOKLYN	594 GEELONG RD	Former Landfill. Requires ongoing management.	0090003478
Brimbank City Council	BROOKLYN	44 - 60 McDonald RD	Former Landfill. Requires ongoing management.	0090003591
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires ongoing management.	0090003753
Brimbank City Council	SUNSHINE	6 FIRST AV	Illegal dumping. Requires assessment and/or clean up.	0090004622
Brimbank City Council	TULLAMARINE	6 Prima Court EISNER CT	Illegal dumping. Requires assessment and/or clean up.	0090005495
Brimbank City Council	KEILOR DOWNS	Green Gully RD	Former Landfill. Requires ongoing management.	0090005738
Brimbank City Council	BROOKLYN	454 - 460 SOMERVILLE RD	Former Industrial Site. Requires assessment and/or clean up.	0090005904
Brimbank City Council	Cairnlea	Lot C of Draft Plan of Subdivision PS 801014Y	Contaminated soil is retained and managed onsite. Requires ongoing management.	0090005971
Brimbank City Council	BROOKLYN	174 OLD GEELONG RD	Former Landfill. Requires ongoing management.	0090006102
Brimbank City Council	ARDEER	22 - 24 REID ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007084
Brimbank City Council	BROOKLYN	52 - 60 MARKET RD	Former Landfill. Requires ongoing management.	0090007153
Brimbank City Council	SUNSHINE NORTH	49 AUBURN AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007459
Brimbank City Council	SUNSHINE NORTH	49 AUBURN AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007621
Brimbank City Council	BROOKLYN	52 - 60 MARKET RD	Former Landfill. Requires ongoing management.	0090007782
Brimbank City Council	SUNSHINE NORTH	56 BALDWIN AV	Current Industrial Site. Requires assessment and/or clean up.	0090007859
Buloke Shire Council	DONALD	22 (LOTS 40-45)LP8761) NAPIER ST	Former petroleum storage site. Requires assessment and/or clean up.	0090007710
Campaspe Shire Council	BAMAWM EXTENSION	1133 ECHUCA-MITIAMO RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090001745
Campaspe Shire Council	DIGGORA	ODONNELL RD	Former Landfill. Requires ongoing management.	0090006552
Campaspe Shire Council	KYABRAM	Graham RD	Former Landfill. Requires ongoing management.	0090007207
Campaspe Shire Council	ECHUCA	436 MCKENZIE RD	Former Landfill. Requires ongoing management.	0090007220

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Cardinia Shire Council	PAKENHAM	570 Bald Hill Road	Former Landfill. Requires ongoing management.	0090003597
Casey City Council	NARRE WARREN	188 QUARRY RD	Former Landfill. Requires ongoing management.	0090003600
Casey City Council	CRANBOURNE	Lot 7, 9, 10, 11 & 12 Cyril Beechey Lane	Former Landfill. Requires ongoing management.	0090006965
Central Goldfields Shire Council	MARYBOROUGH	53 - 55 HIGH ST	Current Service Station. Requires assessment and/or clean up.	0090005850
Central Goldfields Shire Council	CARISBROOK	129 WILLIAMS RD	Former Landfill. Requires ongoing management.	0090006580
Central Goldfields Shire Council	CARISBROOK	129 WILLIAMS RD	Former Landfill. Requires assessment and/or clean up.	0090007754
City of Brimbank	ST ALBANS & ALBION	137A Denton Ave & 27 Carrington Drv	Former Landfill. Requires ongoing management.	0090005541
City of Brimbank	SUNSHINE	The premises are listed in Appendix A by Volume and Folio Number	Former Industrial Site. Requires assessment and/or clean up.	0090006194
City of Brimbank	Albion	SUNSHINE ENERGY PARK 570A Ballarat Road And	Former Landfill. Requires ongoing management.	0090007761
Colac-Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management.	0090001464
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	GLENORMISTON	Terang-Mortlake RD	Former Landfill. Requires ongoing management.	0090003621
Corangamite Shire Council	GLENORMISTON	Terang-Mortlake RD	Former Landfill. Requires ongoing management.	0090003622
Corangamite Shire Council	TERANG	59 BEND RD	Current Industrial Site. Requires assessment and/or clean up.	0090007044
Corangamite Shire Council	TERANG	59 BEND RD	Current Industrial Site. Requires assessment and/or clean up.	0090007045
Darebin City Council	PRESTON	67 - 79 High ST	Former Service Station. Requires assessment and/or clean up.	0090001449
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
Darebin City Council	PRESTON	62 Albert ST	Current Industrial Site. Requires ongoing management.	0090006171
Darebin City Council	PRESTON	194 - 202 Bell ST	Former Industrial Site. Requires assessment and/or clean up.	0090006966
East Gippsland Shire Council	ORBOST	44 SALISBURY ST	Former Service Station. Requires assessment and/or clean up.	0090006188
East Gippsland Shire Council	BAIRNSDALE	68 GILES ST	Former Landfill. Requires ongoing management.	0090006577
Frankston City Council	FRANKSTON	MCCLELLAND DR	Former Landfill. Requires ongoing management.	0090003594
Frankston City Council	FRANKSTON SOUTH	4 GOLF LINKS RD	Current Service Station. Requires assessment and/or clean up.	0090006300
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.	0090004221
Glen Eira City Council	CAULFIELD SOUTH	371 Hawthorn RD	Former Service Station. Requires ongoing management.	0090006585
Greater Bendigo City Council	MYERS FLAT	28 WILLIAMS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090004173
Greater Bendigo City Council	White Hills	(Crown Allotment 432E Section E)	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090004649
Greater Bendigo City Council	CALIFORNIA GULLY	45 Sandhurst RD	Current petroleum storage site. Requires ongoing management.	0090007078
Greater Bendigo City Council	BENDIGO	Crown Allotment 432E, Section E Parish of Sandhurst, Bendigo	Former Landfill. Requires assessment and/or clean up.	0090007131
Greater Bendigo City Council	Huntly	29 Caellis Road	Current Industrial Site. Requires assessment and/or clean up.	0090007149

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Greater Bendigo City Council	LOCKWOOD	74 Hazeldenes RD	Land and/or groundwater impacted by intensive animal industry. Requires assessment and/or clean up.	0090007371
Greater Bendigo City Council	HEATHCOTE	90 HIGH ST	Former Service Station. Requires assessment and/or clean up.	0090007629
Greater Bendigo City Council	East Flora Hill	67 Havlin Street	Former Landfill. Requires ongoing management.	0090007642
Greater Bendigo City Council	BENDIGO	Crown Allotment 432E, Section E Parish of Sandhurst, Bendigo	Former Landfill. Requires assessment and/or clean up.	0090007784
Greater Bendigo City Council	West Bendigo	Liddell's Calcine Sands Derwent Gully Road	Historical deposit of mine tailings. Requires ongoing management.	0090007892
Greater Bendigo City Council	BENDIGO	8 - 32 WEEROONA AV	Former chemical storage facility. Requires ongoing management.	0090008074
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090000608
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road GREENS RD	Former Industrial Site. Requires ongoing management.	0090001391
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090003693
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090003848
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090003850
Greater Dandenong City Council	DANDENONG SOUTH	185 Dandenong-Hastings RD	Former Landfill. Requires ongoing management.	0090004214
Greater Dandenong City Council	KEYSBOROUGH	151 CHAPEL RD	Land and/or groundwater impacted by intensive animal industry. Requires assessment and/or clean up.	0090005573
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090005826
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road GREENS RD	Current waste water treatment plant. Requires ongoing management.	0090006097
Greater Dandenong City Council	DANDENONG SOUTH	125 COLEMANS RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090006764
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090006951
Greater Dandenong City Council	Bangholme	Cnr Thompson Road and Worsley Road	Current Industrial Site. Requires ongoing management.	0090007162
Greater Dandenong City Council	SPRINGVALE	917 Princes HWY	Former Industrial Site. Requires ongoing management.	0090007482
Greater Dandenong City Council	Springvale South	98-100 Clarke Road	Former Landfill. Requires ongoing management.	0090007896
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 - 39 Roseneath ST	Former chemical storage facility. Requires assessment and/or clean up.	0090001664
Greater Geelong City Council	DRYSDALE	97 High ST	Current Service Station. Requires ongoing management.	0090001808
Greater Geelong City Council	CORIO	83 Purnell RD	Current Service Station. Requires ongoing management.	0090002343
Greater Geelong City Council	MANIFOLD HEIGHTS	35 - 37 Shannon AV	Former Service Station. Requires assessment and/or clean up.	0090004098
Greater Geelong City Council	NORTH GEELONG	343 - 363 MELBOURNE RD	Former Industrial Site. Requires assessment and/or clean up.	0090004124
Greater Geelong City Council	NORLANE	5 - 19 PRINCES HWY	Former Industrial Site. Requires assessment and/or clean up.	0090004126
Greater Geelong City Council	NORLANE	60 - 80 NORTH SHORE RD	Current Industrial Site. Requires assessment and/or clean up.	0090004132
Greater Geelong City Council	POINT HENRY	420 Point Henry RD	Former Industrial Site. Requires assessment and/or clean up.	0090005302
Greater Geelong City Council	BELMONT	180 - 182 Barwon Heads RD	Former petroleum storage site. Requires ongoing management.	0090005312

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Greater Geelong City Council	GEELONG WEST	151 - 153 Church ST	Former Service Station. Requires ongoing management.	0090005443
Greater Geelong City Council	BALLAN	1 6511 Western FWY	Current Service Station. Requires ongoing management.	0090006079
Greater Geelong City Council	CORIO	246 - 258 Princes HWY	Current petroleum storage site. Requires ongoing management.	0090006264
Greater Geelong City Council	CORIO	90 REFINERY RD	Current petroleum storage site. Requires ongoing management.	0090006483
Greater Geelong City Council	EAST GEELONG	101 - 161 HEARNE PDE	Gun, pistol or rifle range. Requires assessment and/or clean up.	0090006642
Greater Geelong City Council	MOOLAP	132 - 164 POINT HENRY RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007554
Greater Geelong City Council	MOOLAP	132 - 140 HAYS RD	Current Industrial Site. Requires assessment and/or clean up.	0090007719
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 - 20 Clunes RD	Former Service Station. Requires assessment and/or clean up.	0090000263
Hepburn Shire Council	DAYLESFORD	47 RAGLAN ST	Current Service Station. Requires ongoing management.	0090004373
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management.	0090006899
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires assessment and/or clean up.	0090006952
Hepburn Shire Council	TRENTHAM	10 STATION ST	Current Industrial Site. Requires assessment and/or clean up.	0090007452
Hobsons Bay City Council	SPOTSWOOD	39 - 81 BURLEIGH ST	Current petroleum storage site. Requires assessment and/or clean up.	0090001325
Hobsons Bay City Council	ALTONA MEADOWS	306 - 316 Queen ST	Current Service Station. Requires assessment and/or clean up.	0090002186
Hobsons Bay City Council	SOUTH KINGSVILLE	38 - 48 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	SPOTSWOOD	144 - 150 HALL ST	Current Industrial Site. Requires assessment and/or clean up.	0090003301
Hobsons Bay City Council	ALTONA	401 - 435 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090003368
Hobsons Bay City Council	ALTONA	Queens 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	541 - 583 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090005374
Hobsons Bay City Council	SPOTSWOOD	512 - 578 Melbourne RD	Railway yard. Requires ongoing management.	0090005636
Hobsons Bay City Council	ALTONA	351 - 381 MILLERS RD	Current Industrial Site. Requires assessment and/or clean up.	0090006587
Hobsons Bay City Council	SOUTH KINGSVILLE	22 - 46 New ST	Former Industrial Site. Requires assessment and/or clean up.	0090006705
Hobsons Bay City Council	ALTONA MEADOWS	306 - 316 QUEEN ST	Current Service Station. Requires ongoing management.	0090006760
Hobsons Bay City Council	ALTONA	25 LINNET ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006781
Hobsons Bay City Council	NEWPORT	411 DOUGLAS PDE	Current petroleum storage site. Requires assessment and/or clean up.	0090006881
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090006968

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Hobsons Bay City Council	ALTONA	351 - 381 MILLERS RD	Current Industrial Site. Requires ongoing management.	0090007005
Hobsons Bay City Council	ALTONA	521 - 537 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090007105
Hobsons Bay City Council	SPOTSWOOD	18 - 24 Drake ST	Former petroleum storage site. Requires assessment and/or clean up.	0090007126
Hobsons Bay City Council	ALTONA	471 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090007406
Hobsons Bay City Council	SOUTH KINGSVILLE	41 - 59 STEPHENSON ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007438
Hobsons Bay City Council	SPOTSWOOD	29 FRANCIS ST	Current petroleum storage site. Requires ongoing management.	0090007570
Hobsons Bay City Council	NEWPORT	438 MELBOURNE RD	Current Service Station. Requires assessment and/or clean up.	0090007714
Horsham Rural City Council	Longerenong	Corner of West and Centre Roads	Current Industrial Site. Requires assessment and/or clean up.	0090007170
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	CAMPBELLFIELD	1735 Sydney RD	Current Industrial Site. Requires assessment and/or clean up.	0090002373
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management.	0090003107
Hume City Council	CAMPBELLFIELD	5 - 11 REO CR	Current Industrial Site. Requires assessment and/or clean up.	0090003276
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management.	0090003475
Hume City Council	CAMPBELLFIELD	468 - 472 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	CAMPBELLFIELD	1-71 & 2-70 BOLINDA RD	Former Landfill. Requires ongoing management.	0090003793
Hume City Council	CAMPBELLFIELD	1-71 & 2-70 BOLINDA RD	Former Landfill. Requires ongoing management.	0090003794
Hume City Council	SUNBURY	45 - 55 DEVERALL RD	Illegal dumping. Requires assessment and/or clean up.	0090005274
Hume City Council	WILDWOOD	275 KONAGADERRA RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006247
Hume City Council	SOMERTON	70 CLIFFORDS RD	Former Industrial Site. Requires assessment and/or clean up.	0090006909
Hume City Council	DIGGERS REST	205 BULLA-DIGGERS REST RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007300
Hume City Council	CAMPBELLFIELD	166 Northbourne RD	Former Industrial Site. Requires assessment and/or clean up.	0090007421
Hume City Council	SOMERTON	70 CLIFFORDS RD	Current Industrial Site. Requires assessment and/or clean up.	0090007701
Hume City Council	SOMERTON	70 CLIFFORDS RD	Current Industrial Site. Requires ongoing management.	0090007724
Hume City Council	Greenvale	Mitchell Lasy Quarry 555 Mickleham Road	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007757
Hume City Council	KEILOR	145 Annandale RD	Former Landfill. Requires ongoing management.	0090007798
Hume City Council	CAMPBELLFIELD	1-71 & 2-70 BOLINDA RD	Former Landfill. Requires ongoing management.	0090007850
Hume City Council	DIGGERS REST	95 MCLEOD RD	Illegal dumping. Requires assessment and/or clean up.	0090008035
Hume City Council	BULLA	375 LOEMANS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008094
Kingston City Council	MOORABBIN	1 10 Ebden ST	Former Industrial Site. Requires ongoing management.	0090002273
Kingston City Council	CLAYTON SOUTH	RYANS and DEALS RD	Former Landfill. Requires ongoing management.	0090003602
Kingston City Council	CLAYTON SOUTH	RYANS and DEALS RD	Former Landfill. Requires ongoing management.	0090003603
Kingston City Council	CLAYTON SOUTH	RYANS and DEALS RD	Former Landfill. Requires ongoing management.	0090003604
Kingston City Council	CLAYTON SOUTH	8 Elder ST	Former Landfill. Requires ongoing management.	0090003610
Kingston City Council	CHELSEA	84 - 130 THAMES PROM	Former Landfill. Requires ongoing management.	0090003613

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Kingston City Council	CLAYTON SOUTH	623 - 633 HEATHERTON RD	Former Landfill. Requires assessment and/or clean up.	0090003855
Kingston City Council	DINGLEY VILLAGE	Spring Road & Rowan Road DINGLEY VILLAGE VIC 3172	Former Landfill. Requires assessment and/or clean up.	0090003857
Kingston City Council	MOORABBIN	SOUTH WEST CNR HEATHERTON SANDS & BUNNYS LANE	Former Landfill. Requires ongoing management.	0090006094
Kingston City Council	MENTONE	17 BALCOMBE RD	Former petroleum storage site. Requires assessment and/or clean up.	0090006641
Kingston City Council	CLAYTON SOUTH	FRASER RD	Former Landfill. Requires ongoing management.	0090006803
Kingston City Council	HEATHERTON	16 BALL RD	Former Landfill. Requires ongoing management.	0090006941
Kingston City Council	CLAYTON SOUTH	Cnr Deals RD & Heatherton RD	Former Landfill. Requires ongoing management.	0090006972
Kingston City Council	CLAYTON SOUTH	654 - 718 CLAYTON RD	Former Landfill. Requires ongoing management.	0090007014
Kingston City Council	OAKLEIGH SOUTH	19-71 CARROLL RD	Former Landfill. Requires ongoing management.	0090007021
Kingston City Council	CLAYTON SOUTH	Former Clayton Road Landfill Cnr. Clayton Road & Ryans Road	Former Landfill. Requires ongoing management.	0090007125
Knox City Council	Wantirna	750A Boronia RD	Illegal dumping. Requires assessment and/or clean up.	0090000181
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090000475
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090003738
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090006480
Knox City Council	WANTIRNA SOUTH	14 COPPELIA ST	Former Landfill. Requires ongoing management.	0090007017
Knox City Council	WANTIRNA	750A BORONIA ROAD	Illegal dumping. Requires assessment and/or clean up.	0090008116
Latrobe City Council	TRARALGON SOUTH	Loy Yang B3/4 Bartons Lane	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management.	0090002894
Latrobe City Council	MORWELL	412 Commercial RD	Former Industrial Site. Requires assessment and/or clean up.	0090007698
Macedon Ranges Shire Council	LANCEFIELD	Baynton (Lot 16 LP208950) RD	Former Landfill. Requires ongoing management.	0090005294
Macedon Ranges Shire Council	ROMSEY	2 33 MAIN ST	Current Service Station. Requires assessment and/or clean up.	0090005361
Macedon Ranges Shire Council	KYNETON	Redesdale (Lot 24D\PP2979) RD	Former Landfill. Requires ongoing management.	0090006370
Macedon Ranges Shire Council	BULLENGAROOK	531 Hobbs RD	Former Landfill. Requires ongoing management.	0090006708
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090005987
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090005988
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090005989
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090006690
Maribyrnong City Council	YARRAVILLE	1 - 3 High ST	Former Industrial Site. Requires ongoing management.	0090000134
Maribyrnong City Council	BROOKLYN	550 GEELONG RD	Former Industrial Site. Requires assessment and/or clean up.	0090002056
Maribyrnong City Council	YARRAVILLE	221 Whitehall ST	Former Industrial Site. Requires ongoing management.	0090003331
Maribyrnong City Council	FOOTSCRAY	Farnsworth AV	Former Landfill. Requires ongoing management.	0090003484
Maribyrnong City Council	MAIDSTONE	9 - 15 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up.	0090003767
Maribyrnong City Council	MAIDSTONE	9 - 15 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up.	0090003768
Maribyrnong City Council	BROOKLYN	550 GEELONG RD	Illegal dumping. Requires assessment and/or clean up.	0090004455
Maribyrnong City Council	3012	1 AMANDA RD TOTTENHAM	Current chemical storage facility. Requires assessment and/or clean up.	0090004939

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Maribyrnong City Council	YARRAVILLE	2A FRANCIS ST	Former Industrial Site. Requires assessment and/or clean up.	0090006320
Maribyrnong City Council	WEST FOOTSCRAY	1 - 19 Graingers RD	Former chemical storage facility. Requires assessment and/or clean up.	0090006322
Maribyrnong City Council	YARRAVILLE	325 WHITEHALL STREET	Former Industrial Site. Requires assessment and/or clean up.	0090006664
Maribyrnong City Council	BRAYBROOK	30 - 38 SOUTH RD	Current Industrial Site. Requires assessment and/or clean up.	0090007873
Maroondah City Council	CROYDON	58 - 60 VINTER AV	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090007069
Maroondah City Council	RINGWOOD EAST	18 Mount Dandenong RD	Current Service Station. Requires assessment and/or clean up.	0090007150
Melbourne City Council	KENSINGTON	71 - 89 HOBSONS RD	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090007064
Melbourne City Council	PORT MELBOURNE	2 WEST GATE FWY	Current Service Station. Requires assessment and/or clean up.	0090007492
Melbourne City Council	CARLTON	46-78 Bouverie St, 557-591 Swanston St 185-195 Queensberry St	Former Industrial Site. Requires assessment and/or clean up.	0090007635
Melbourne City Council	PORT MELBOURNE	1 WEST GATE FWY	Current Service Station. Requires assessment and/or clean up.	0090007721
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 - 703 Plumpton RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090000300
Melton Shire Council	PLUMPTON	627 - 703 PLUMPTON RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090003893
Melton Shire Council	PLUMPTON	627 - 703 PLUMPTON RD	Illegal dumping. Requires assessment and/or clean up.	0090004146
Melton Shire Council	MELTON SOUTH	2 - 26 FERRIS RD	Former Landfill. Requires ongoing management.	0090005053
Melton Shire Council	COBBLEBANK	43 FERRIS ROAD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008014
Mildura Rural City Council	KOORLONG	Twentieth ST	Former Landfill. Requires ongoing management.	0090005267
Mildura Rural City Council	MILDURA	211 - 217 NINTH ST	Former petroleum storage site. Requires ongoing management.	0090005843
Mildura Rural City Council	MILDURA	220 - 222 TENTH ST	Former petroleum storage site. Requires assessment and/or clean up.	0090005846
Mildura Rural City Council	NICHOLS POINT	63 CURETON (Lot 3, LP218256) AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006181
Mildura Rural City Council	NICHOLS POINT	63 CURETON (Lot 3, LP218256) AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006182
Mildura Rural City Council	OUYEN	52 - 56 FARRELL (CA19 SECTION 3/PP5621) ST	Former petroleum storage site. Requires ongoing management.	0090007130
Mildura Rural City Council	OUYEN	48 FARRELL ST	Former petroleum storage site. Requires ongoing management.	0090007247
Mitchell Shire Council	SEYMORE	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
Moira Shire Council	YARRAWONGA	81 Channel RD	Former Landfill. Requires ongoing management.	0090003539
Moira Shire Council	NUMURKAH	Parish Of Katunga C/a 14 Sect D Naring Rd	Former Landfill. Requires ongoing management.	0090003545
Monash City Council	OAKLEIGH EAST	108 - 112 FERN TREE GULLY RD	Former Landfill. Requires ongoing management.	0090006175
Monash City Council	GLEN WAVERLEY	310 - 336 SPRINGVALE RD	Current Industrial Site. Requires ongoing management.	0090006390
Monash City Council	CLAYTON	1555 - 1615 CENTRE RD	Former Industrial Site. Requires assessment and/or clean up.	0090007862
Moonee Valley City Council	ASCOT VALE	556 MT ALEXANDER RD	Current Service Station. Requires ongoing management.	0090007960
Moorabool Shire Council	MADDINGLEY	Side Of Kerrs RD	Former Landfill. Requires ongoing management.	0090003631
Moorabool Shire Council	FISKVILLE	4549 Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up.	0090004570

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Moorabool Shire Council	FISKVILLE	4549 Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up.	0090004571
Moreland City Council	Brunswick	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management.	0090004362
Moreland City Council	BRUNSWICK	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management.	0090004520
Moreland City Council	BRUNSWICK EAST	4 - 6 BARKLY ST	Former petroleum storage site. Requires assessment and/or clean up.	0090006773
Moreland City Council	COBURG NORTH	46 - 54 Newlands RD	Current Service Station. Requires ongoing management.	0090007998
Mornington Peninsula Shire Council	SOMERVILLE	182 Eramosa RD	Illegal dumping. Requires assessment and/or clean up.	0090000097
Mornington Peninsula Shire Council	MOUNT ELIZA	250 - 450 Moorooduc HWY	Former Landfill. Requires ongoing management.	0090000477
Mornington Peninsula Shire Council	RED HILL	87 Arthurs Seat RD	Current Service Station. Requires assessment and/or clean up.	0090002114
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 - 450 Moorooduc HWY	Former Landfill. Requires ongoing management.	0090003744
Mornington Peninsula Shire Council	CRIB POINT	The Esplanade	Former Industrial Site. Requires ongoing management.	0090006084
Mornington Peninsula Shire Council	HASTINGS	33 CEMETERY RD	Current Industrial Site. Requires assessment and/or clean up.	0090007389
Mornington Peninsula Shire Council	TYABB	15-21 MCKIRDYS RD	Former Landfill. Requires ongoing management.	0090007677
Mount Alexander Shire Council	Castlemaine	74 Tomkies Road Lane	Contaminated soil is retained and managed onsite. Requires ongoing management.	0090004156
Moyne Shire Council	PORT FAIRY	Badhams LANE	Former Landfill. Requires ongoing management.	0090003625
Moyne Shire Council	ALLANSFORD	5331 Great Ocean RD	Current Industrial Site. Requires ongoing management.	0090004322
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	ELTHAM	197 Sherbourne RD	Former Industrial Site. Requires assessment and/or clean up.	0090007082
Nillumbik Shire Council	YARRAMBAT	290 - 304 Yan Yean RD	Former Landfill. Requires ongoing management.	0090007767
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management.	0090007781
Northern Grampians Shire Council	Stawell	Crown Allotment 136K Parish of Illawarra	Industrial waste has been dumped at the site. Requires ongoing management.	0090006260
Northern Grampians Shire Council	Stawell	Crown Allotment 136K Parish of Illawarra	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006261
Northern Grampians Shire Council	Stawell	TSF2 ,CA1 Sec5,CA4 Sec5, CA5 Sec5 CA6 Sec5, CA18V Sec2, CA18W Sec2,	Historical deposit of mine tailings. Requires assessment and/or clean up.	0090007074
Port Phillip City Council	ELWOOD	54A MARINE PDE	Current Service Station. Requires ongoing management.	0090005724
Port Phillip City Council	SOUTH MELBOURNE	211A DORCAS ST	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090008038
Port Phillip City Council	ST KILDA	63 - 71 GREY ST	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090008039
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	LEONGATHA SOUTH	630 ROUGHEADS RD	Former Landfill. Requires ongoing management.	0090006475
Surf Coast Shire Council	ANGLESEA	CAMP RD	Former Industrial Site. Requires assessment and/or clean up.	0090006380
Surf Coast Shire Council	Winchelsea	72 Willis Street CA 34 Township of Winchelsea	Gun, pistol or rifle range. Requires ongoing management.	0090007011

PRIORITY SITES REGISTER

Information as at 30 September 2017

Municipality	Suburb	Address	Issue	Notice Number
Surf Coast Shire Council	Winchelsea	84 Hopkins Street CA 33 Township of Winchelsea	Gun, pistol or rifle range. Requires ongoing management.	0090007071
Swan Hill Rural City Council	PENTAL ISLAND	LOT 4\PS537291, 1411 PENTAL ISLAND ROAD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006076
Swan Hill Rural City Council	Swan Hill	3 Hastings Street	Former petroleum storage site. Requires assessment and/or clean up.	0090006980
Towong Shire Council	BETHANGA	4 MARTIN ST	Former Landfill. Requires ongoing management.	0090003554
Wangaratta Rural City Council	WANGARATTA SOUTH	99 SHANLEY ST	Current Industrial Site. Requires assessment and/or clean up.	0090007165
Wangaratta Rural City Council	NORTH WANGARATTA	7 DETOUR RD	Gun, pistol or rifle range. Requires assessment and/or clean up.	0090008086
Warrnambool City Council	WARRNAMBOOL	Braithwaite ST	Former Landfill. Requires ongoing management.	0090007563
Wellington Shire Council	TRARALGON	Loy Yang Switchyard Bartons LANE	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management.	0090002893
Wellington Shire Council	YARRAM	Off Yarram-Traralgon RD	Former Landfill. Requires ongoing management.	0090003055
Wellington Shire Council	SALE	2-14 McMillan Street	Former Industrial Site. Requires assessment and/or clean up.	0090007112
Wellington Shire Council	WEST SALE	Cnr Princes Highway and Sale-Cowarr Road	Current Industrial Site. Requires ongoing management.	0090007151
Wellington Shire Council	LONGFORD	GARRETTS RD	Current Industrial Site. Requires assessment and/or clean up.	0090007860
Whitehorse City Council	BOX HILL	14 Federation ST	Former Landfill. Requires ongoing management.	0090003499
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
Whittlesea City Council	WHITTLESEA	125 Holts RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006944
Whittlesea City Council	THOMASTOWN	15 INDUSTRIAL AV	Illegal dumping. Requires assessment and/or clean up.	0090007144
Whittlesea City Council	THOMASTOWN	338 - 342 SETTLEMENT RD	Former petroleum storage site. Requires ongoing management.	0090007336
Whittlesea City Council	THOMASTOWN	77 HIGH ST	Former Industrial Site. Requires assessment and/or clean up.	0090007853
Wodonga Rural City Council	WODONGA	3437 Beechworth-Wodonga RD	Former Landfill. Requires ongoing management.	0090003548
Wyndham City Council	LAVERTON NORTH	41 - 55 LEAKES RD	Former Industrial Site. Requires ongoing management.	0090003389
Wyndham City Council	LITTLE RIVER	490 EDGARS RD	Illegal dumping. Requires assessment and/or clean up.	0090004276
Wyndham City Council	LAVERTON NORTH	41 - 55 LEAKES RD	Contaminated soil is retained and managed onsite. Requires ongoing management.	0090007725
Wyndham City Council	LAVERTON NORTH	19 LITTLE BOUNDARY RD	Current Industrial Site. Requires assessment and/or clean up.	0090007872
Yarra City Council	FITZROY NORTH	433 SMITH ST	Former Industrial Site. Requires ongoing management.	0090004363
Yarra City Council	RICHMOND	1-21 KENT STREET & 10-24 BUCKINGHAM STREET	Former Industrial Site. Requires assessment and/or clean up.	0090007101
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006106
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006107
Yarra Ranges Shire Council	BELGRAVE SOUTH	189 BELGRAVE-HALLAM RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006786

Appendix D. Photographic records

D.1.1 AOI 3 (Lot 1 PS724534)



Figure C.1 : Area of household waste incineration observed at AOI 3 (16/11/17)



Figure C.2 : Discarded IBCs observed at AOI 3 (16/11/17)



Figure C.3 : Fire pit observed at AOI 3 (16/11/17)



Figure C.4 : Chemical storage containers and drums observed at AOI 3 (16/11/17)



Figure C.5 : Suspected ACM observed at AOI 3 (16/11/17)



Figure C.6 : Suspected former fire pit or bunding for chemical storage observed at AOI 3 (16/11/17)

D.1.2 AOI 5 (Lot 3 TP567257)



Figure C.7 : Stockpiles of soil and demolition waste observed at AOI 5 (16/11/17)



Figure C.8 : Stockpiles of soil and demolition waste observed at AOI 5 (16/11/17)

D.1.3 AOI 6 (Lot 2 LP125141)



Figure C.9 : Vehicle equipped with herbicide spraying apparatus observed at AOI 6 (16/11/17)



Figure C.10 : Discarded herbicide, dye and other chemical containers observed at AOI 6 (16/11/17)



Figure C.10 : Bags of fertiliser stored within storage containers observed at AOI 6 (16/11/17)



Figure C.11 : Scrap vehicles and discarded miscellaneous items observed at AOI 6 (16/11/17)

Appendix E. Certificates of title

AOI 5

GISBORNE ROAD, MERRIMU

VOLUME	FOLIO	REGISTERED PROPRIETORS	DATE	STATUS
10860	918	PHILIP FARNELL & ASSOCIATES PTY LTD	15/10/2008	CURRENT
3880	948	MICHAEL ANTHONY & PETER JOHN SHEA (FARMERS)	30/10/1968	HISTORY
		MICHAEL ANTHONY SHEA (FARMER)	30/10/1968	"
		JOHN SHEA (FARMER)	1/1/1950	"
		THOMAS HENRY WILLS (GRAZIER)	10/02/1933	"
		JOHN CHARLTON WILLS (FARMER)	29/01/1921	"
		HENRY O'HAGAN (FARMER)	10/05/1915	"
3774	617	JAMES VINCENT CAIN (FARMER)	26/02/1914	"

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

VOLUME 10860 FOLIO 918

Security no : 124069286518V

Produced 27/11/2017 08:29 pm

LAND DESCRIPTION

Lot 3 on Title Plan 567257J (formerly known as part of Portion 13 Parish of Merrimurru).

PARENT TITLE Volume 03880 Folio 948

Created by instrument AD475189B 02/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PHILIP FARRELL & ASSOCIATES PTY LTD of 332 BENCES ROAD MERRIMU VIC 3340

AG140216U 15/10/2008

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AK891728P 11/02/2014

Caveator

BACCHUS MARSH DEVELOPMENTS PTY LTD

Capacity SEE CAVEAT

Lodged by

GADENS LAWYERS

Notices to

GADENS LAWYERS of 600 BOURKE STREET MELBOURNE VIC 3000

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

DIAGRAM LOCATION

SEE TP567257J 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: GIBSON ROAD MERRIMU VIC 3340

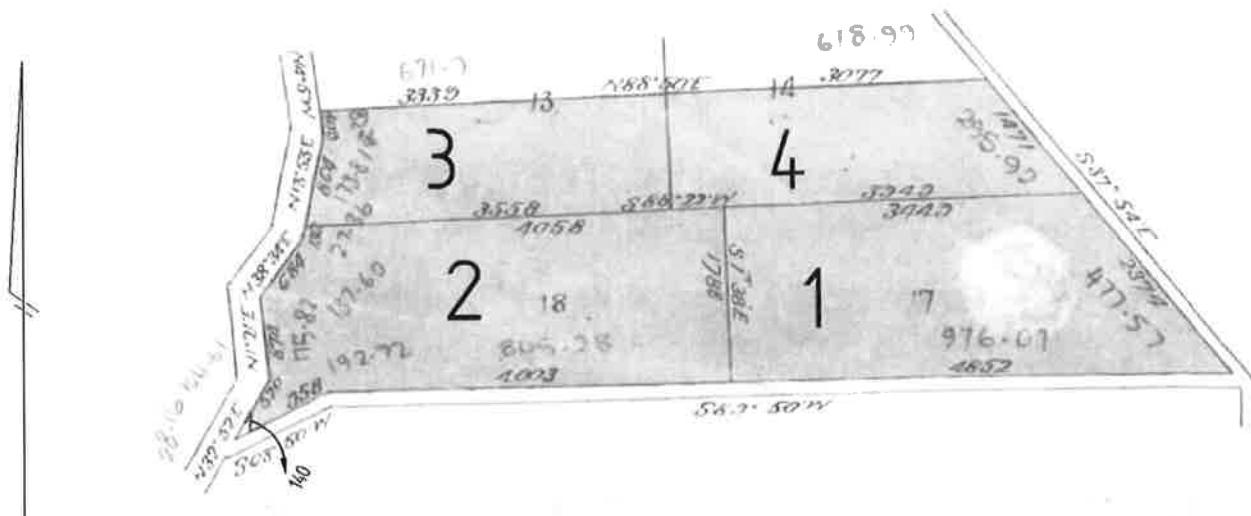
DOCUMENT END

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TITLE PLAN		EDITION 1	TP 567257J
Location of Land Parish: MERRIMU Township: Section: Crown Allotment: 17, 18 (PT) Crown Portion: 13 (PT), 14 (PT)		Notations Last Plan Reference: Derived From: VOL 3880 FOL 948 Depth Limitation: NIL ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information E-1 = EASEMENT TO SHIRE OF BACCHUS MARSH CREATED BY C/E N44203K		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/07/2000 VERIFIED: C.L.	

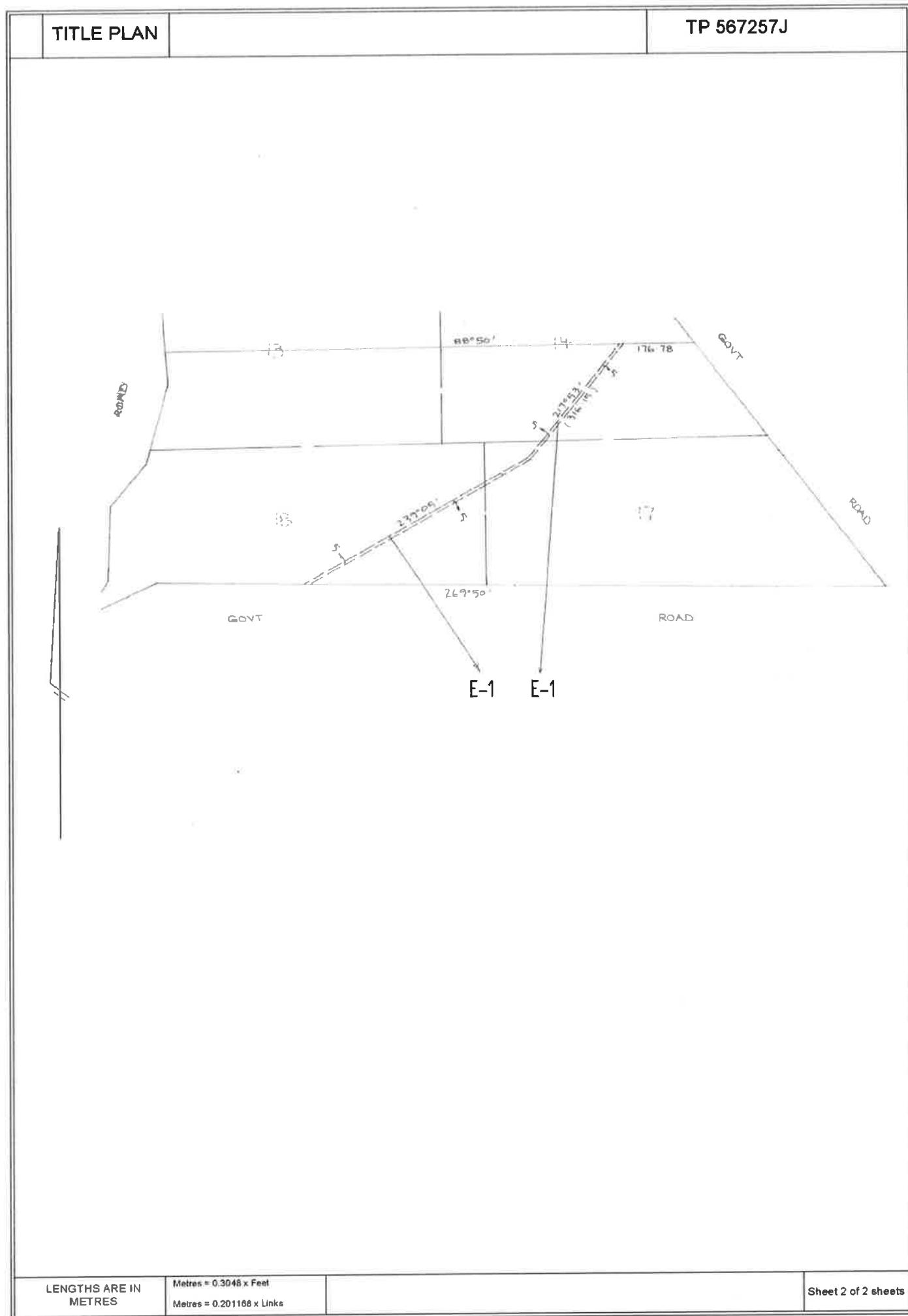
SEE SHEET 2 FOR FURTHER EASEMENT DETAILS



TOTAL AREA = 238A 2R 2P

TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 17	
PARCEL 2 = CA 18 (PT)	
PARCEL 3 = CP 13 (PT)	
PARCEL 4 = CP 14 (PT)	

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets
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Historical Search

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 28/11/2017 08:37 PM

Volume 10860 Folio 918

Folio Creation: Created as a computer folio

Parent title Volume 03880 Folio 948

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

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

15/10/2008 15/10/2008 AG140216U

Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

MICHAEL ANTHONY SHEA

PETER JOHN SHEA

TO:

PHILIP FARRELL & ASSOCIATES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

PHILIP FARRELL & ASSOCIATES PTY LTD of 332 BENES ROAD MERRIMU VIC
3340

AG140216U 15/10/2008

AND LAPsing OF CAVEAT AC323370A

11/02/2014 11/02/2014 AK891728P Y

CAVEAT

CAVEAT AK891728P 11/02/2014

Caveator

BACCHUS MARSH DEVELOPMENTS PTY LTD

Capacity SEE CAVEAT

Lodged by

GADENS LAWYERS

Notices to

GADENS LAWYERS of 600 BOURKE STREET MELBOURNE VIC 3000

STATEMENT END

LAND DESCRIPTION

Lot 3 on Title Plan 567257J (formerly known as part of Portion 13 Parish of Merrimur).

PARENT TITLE Volume 03880 Folio 948
Created by instrument AD475189B 02/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

MICHAEL ANTHONY SHEA of "BURNBANK" LERDERDERG GORGE ROAD DARLEY BACCHUS
MARSH 3340

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

PETER JOHN SHEA of "BURNBANK" LERDERDERG GORGE ROAD DARLEY BACCHUS MARSH
3340

D2.29883 30/10/1968

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AC323370A 10/09/2003

Caveator

PHILIP FARRELL & ASSOCIATES PTY LTD

Capacity PURCHASER/FEE SIMPLE

Lodged by

MADDEN & BOURKE

Notices to

MADDEN & BOURKE of 127 MAIN STREET BACCHUS MARSH VIC 3340

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 TP567257J FOR FURTHER DETAILS AND BOUNDARIES

.../ 2

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Entered in the Register Book

Vol 3880 fol 775948



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Henry O'Hagan of Bacchus Marsh Farmer is -----
now the proprietor of an Estate in Two simple, subject to the Encumbrances
notified hereunder in All the pieces of Land, delineated and coloured
red on the map in the margin, containing Two hundred and thirty-eight acres Two rods
and Two perches or thereabouts, being Crown Allotment Seventeen and part of Crown ---
Allotment Eighteen and parts of Crown Portions Thirteen and Fourteen Parish of -----
Merrimur County of Bourke -----

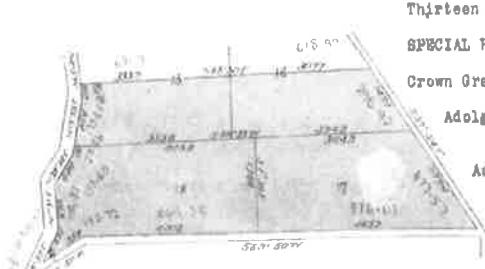
Dated the Tenth day of May
thousand nine hundred and fifteen.

W. H. D. C.
Assistant Registrar of Titles
ENCUMBRANCES REFERRED TO.



As to said parts of Crown Portions -----
Thirteen and Fourteen respectively -----
SPECIAL RAILWAY CONDITION contained in
Crown Grants to Thomas Cain and -----
Adolphus Robert Porter respectively

As to Crown Allotment Seventeen-
SPECIAL RAILWAY CONDITION ---
contained in Crown Grant to -
John Courtie -----



Delivered
on-line by
LANDATA®

IMAGED FOLIO - WARNING: TO BE USED FOR DIAGRAM, EASEMENT,
INFORMATION, DEPTH LIMITATIONS AND ANY DIAGRAM, NOTATIONS.
The text of this Folio has been converted to a computer Folio and the effect of any
dealing registered since the text conversion will appear on the computer Folio.

Vol. 3714 Fol. 754617.

Transfer 774495

Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<i>DISCHARGED A. W. R. 1968</i>	27th August 1915 at 2:49 pm	Henry O'Hagan to Eliza Laura Paterson G. Watson Assistant Registrar of Titles.	366052
WILL No. 51245	lodged 15th September at 4:51 am		M
Grant No. 51245	dated 29th January 1921 at 11 am		P
John S. Charlton Wills of Bacchus Marsh, Farmer	is now the proprietor of the within described estate pursuant to a transfer from Henry O'Hagan on the 29th day of January 1921 and numbered 98 3313	registered G. Watson Assistant Registrar of Titles.	
Thomas Henry Wills of Bacchus Marsh Farmer	now the proprietor of the within described estate by transfer registered on 10th February 1933 and numbered 1517709	John S. James Assistant Registrar of Titles	JOHN SHEA died on 22nd January 1968 Probate of his Will has been granted to MICHAEL ANTHONY SHEA of Darley Bacchus Marsh Farmer DATED 30th October 1968 No. D229882 G. Watson Assistant Registrar of Titles.
W.C. G. Watson	bequeathed to the registered trustees of The Farmer and Pioneer Fund established by the Commercial Bank of Australia Limited in Registered Folio 242 in the Register of Incorporations under Part 3 of the Religious, Charitable and Charitable Trusts Act 1928 registered on 5th July 1967 and numbered 736011		MICHAEL ANTHONY SHEA and PETER JOHN SHEA both of Darley Bacchus Marsh Farmers are now proprietors as TENANTS IN COMMON IN EQUAL SHARES Registered 30th October 1968 No. D229883 G. Watson Assistant Registrar of Titles.
John Shea of Bacchus Marsh Farmer	now the proprietor of the within described estate by transfer registered on 14th November 1950 and numbered 2356874	C. W. Mitchell Assistant Registrar of Titles	MORTGAGE to THE COMMERCIAL BANK OF AUSTRALIA LIMITED Registered 30th October 1968 No. D229884 G. Watson Assistant Registrar of Titles.

Delivered on-line by LANDATA®

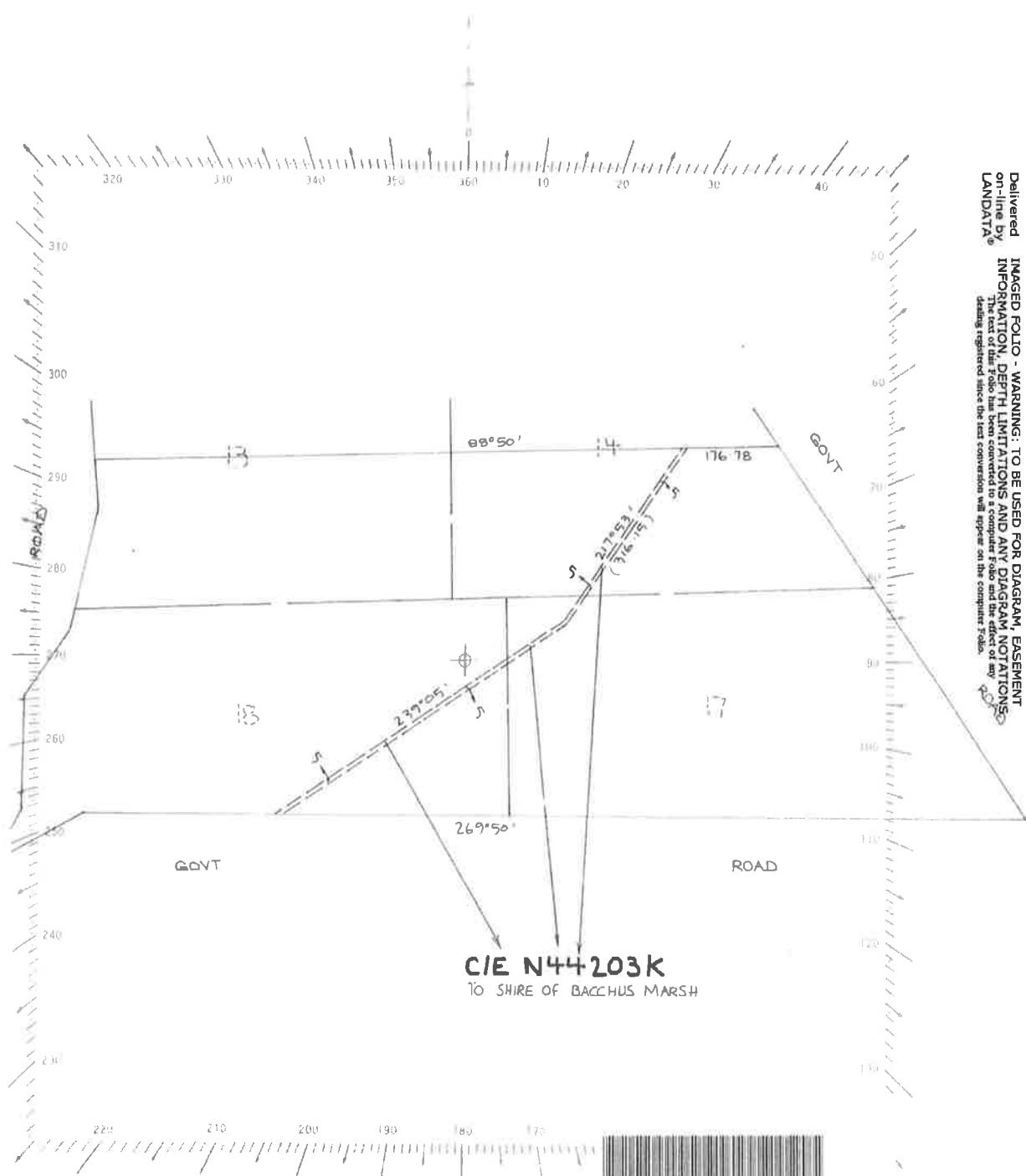
IMAGED FOLIO - WARNING: TO BE USED FOR DIAGRAM, EASEMENT INFORMATION, DEPTH LIMITATIONS AND ANY DIAGRAM NOTATIONS. The text of this Folio has been converted to a computer Folio and the effect of any dealing registered since the text conversion will appear on the computer Folio.

SCALE 1:8000

Volume 3880 Folio 948

LENGTHS ARE IN METRES

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IMAGED FOLIO - WARNING: TO BE USED FOR DIAGRAM, EASEMENT
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The text of this Folio has been converted to a computer Folio and the effect of any
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T03880-948-2-5

SK 88 9/10/87

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This is the Sheet marked **A** referred to in the Certificate of Title entered in the Register Book Vol 3880 Fol 948

ORIGINAL

Assistant Registrar of Titles

CREATION OF EASEMENT

REGISTERED 17/9/87

N44203K



Delivered IMAGED-FOLIO—WARNING: TO BE USED FOR DIAGRAM, EASEMENT
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VOL.3880 FOL.948

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dealing registered since the text conversion will appear on the computer Folio.

Entered in the Register Book,

Vol 3774 Fol 754617



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

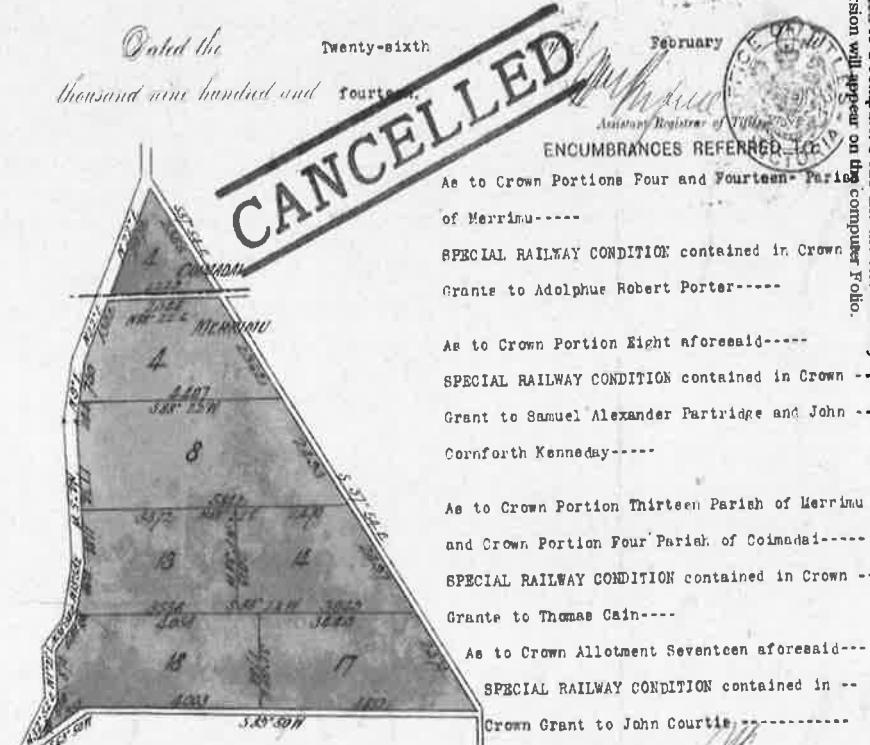
James Vincent Cain of Bacchus Marsh Farmer is -----
now the proprietor of an Estate in The simple, subject to the Encumbrances
notified hereunder in All those pieces of Land, estimated and coloured
red on the map in the margin containing Four hundred and seventy-seven acres two --
roods and twenty perches or thereabouts being Crown Allotment Seventeen and part of
Crown Allotment Eighteen and Crown Portions Four, Eight, Thirteen and Fourteen ---
Parish of Merrimur and Crown Portion Four Parish of Coimadai County of Bourke -----

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IMAGED FOLIO - WARNING: TO BE USED FOR DIAGRAM, EASEMENT
INFORMATION, DEPTH LIMITATIONS AND ANY DIAGRAM, NOTATIONS.
The text of this Folio has been converted to a computer Folio and the effect of any
dealing registered since the text conversion will appear on the computer Folio.

ORIGINAL CROWN CHART

Not to be dealt with outside the Titles Office.



T03774-617-1-0

Vol. 3441 Fol. 699060/1
9272 650284
3307 661288

Transfer.
R. I. No. 1639170.

Application

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 the land in Certificate of Title. Vol. 3774 Fol. 754620 Area 219 ac and 18 per.	The 26 th February 1916 at 12:30pm.	James Vincent Cain Alexander Grieve W. J. Grieve Assistant Registrar of Titles.	738900
<i>Transfer as to part Cancelled see Certificate of Title Vol. 3880 Fol. 775948</i>	<i>The 21st day of April 1916 at 1:45pm in the office room</i>	James Vincent Cain John Percy Chirnside G. Molomber Assistant Registrar of Titles.	332906
Transfer as to balance Cancelled see Certificate of Title Vol. 3880 Fol. 775948	10 th May 1915 at 12:27 pm.	James Vincent Cain I. Henry O'Hagan. W. Grieve Assistant Registrar of Titles.	736495
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	

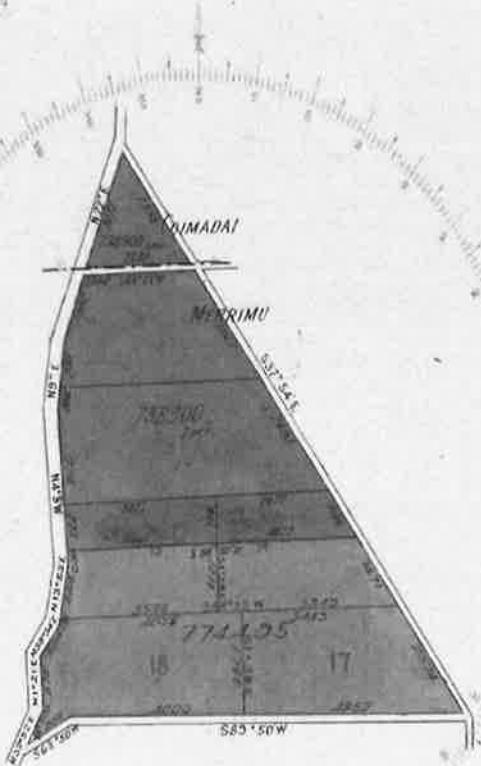
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LANDATA®**

**IMAGED FOLIO - WARNING: TO BE USED FOR DIAGRAM, EASEMENT
INFORMATION, DEPTH LIMITATIONS AND ANY DIAGRAM NOTATIONS.**
The text of this Folio has been converted to a computer Folio and the effect of any
dealing registered since the text conversion will appear on the computer Folio.

SCALE 20 chains to one inch Titles Office Record of Subdivision

3774 754617

IMAGED FOLIO - WARNING: TO BE USED FOR DIAGRAM, EASEMENT INFORMATION, DEPTH LIMITATIONS AND ANY DIAGRAM NOTATIONS.
The text of this Folio has been converted to a computer Folio and the effect of any dealing registered since the text conversion will appear on the computer Folio.



183774-517-2-8

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INFORMATION, DEPTH LIMITATIONS AND ANY DIAGRAM NOTATIONS.
The text of this Folio has been converted to a computer Folio and the effect of any
dealing registered since the text conversion will appear on the computer Folio.



GISBORNE ROAD, COIMADAI

AOI 1

VOLUME	FOLIO	REGISTERED PROPRIETORS	DATE	STATUS
10000	854	GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION	28/06/2017	CURRENT
		GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION	22/07/2011	HISTORY
		RURAL WATER COMMISSION OF VICTORIA	5/02/1991	"
6128	500	STATE RIVERS AND WATER SUPPLY COMMISSION	26/04/1968	"
		JOHN ROBERT DELAHEY (FARMER)	4/03/1948	"
		JOHN ROBERT DELAHEY (FARMER) & RICHARD DAVID DELAHEY (FARMER)	1/04/1937	"
6128	498	WILLIAM HENRY, JOHN ROBERT, JAMES PATRICK & RICHARD DAVID DELAHEY (FARMERS)	1/04/1937	"

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

VOLUME 10000 FOLIO 854

Security no : 124069286508G

Produced 27/11/2017 08:26 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 221537M.

PARENT TITLE Volume 06128 Folio 500

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION of 88 JOHNSON STREET MAFFRA
VIC 3860
AN986186V 28/06/2017

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 LP221537M 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: GIBSON ROAD COIMADAI VIC 3340

ADMINISTRATIVE NOTICES

NIL

eCT Control 12286J GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION
Effective
from 28/06/2017

DOCUMENT END

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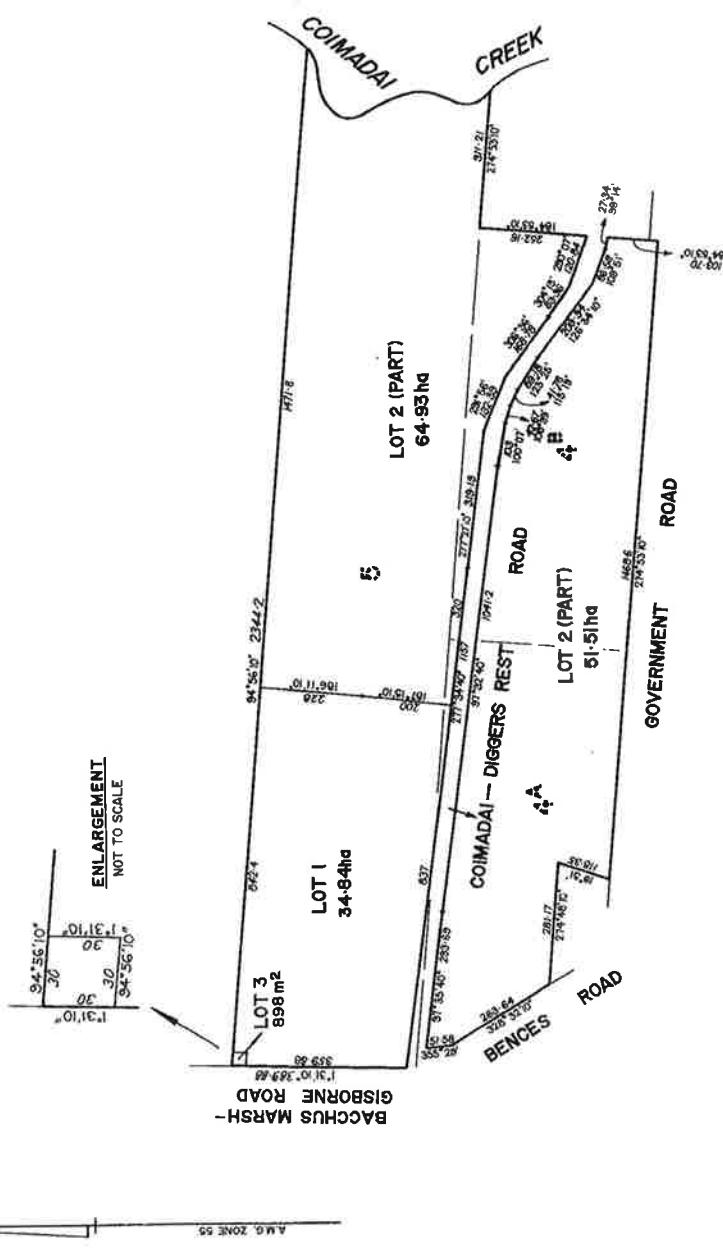
LP221537M
EDITION 1

OFFICE USE ONLY
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1

PARISH 64 1.

NOTATIONS

LOT 2 IS NOT SUBJECT TO SURVEY.



TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT HARRIS
MOS. 13

IN PROCLAIMED SURVEY AREA NO. —

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED

BY THICK LINES

TITLE REF. CAT/228/500

LAST PLAN REF. LP18244 (LOT 2)

PLAN OF SUBDIVISION

COUNTY OF BOURKE
PARISH OF COIMADAI
CROWN SECTION 5 (PART)
CROWN PORTIONS 4A AND 4B (PARTS)

NUMBER OF SHEETS IN PLAN
NUMBER OF THIS SHEET
00 0
SCALE 1:6000
LENGTHS ARE IN METRES
PRINT ON ONE SIDE
A 2

UP221537M

OFFICE USE ONLY

7

CERTIFICATE OF MUNICIPAL CLERK
COUNCIL REF. P5 33/89

MANUFACTURY SHIRE OF BACCHUS MARSH

CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
SEALED BY THE COUNCIL UNDER SECTION 56B OF THE LOCAL GOVERNMENT ACT 1958 ON 20-9-90
CONFIRMED BY THE PLANNING APPEALS BOARD ON
AND REQUIREMENT / NO REQUIREMENT PURSUANT TO SECTION 56 OF THE LOCAL GOVERNMENT ACT 1958
HAS BEEN MADE

Alan Timche
LICENCED SURVEYOR
Surveyors Act 1978

28 Aug 1990

DATE

MUNICIPAL CLERK

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Historical Search

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 28/11/2017 08:19 PM

Volume 10000 Folio 854

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 06128 Folio 500

RECORD OF HISTORICAL 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
28/06/2017	28/06/2017	AN986186V	Y

RECORDING OF DISPOSITION OF LAND

FROM:

TO:

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

RURAL WATER COMMISSION OF VICTORIA

28/06/2017 28/06/2017 AN987253C N

RECTIFICATION PROPRIETOR PROPRIETORSHIP

FROM:

RURAL WATER COMMISSION OF VICTORIA

TO:

GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION of 88 JOHNSON STREET

MAFFRA VIC 3860

PS637684N 22/07/2011

28/06/2017 28/06/2017 AN987254A N

RECTIFICATION PROPRIETOR DERIVATION

AN986186V

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10000 Folio 854
70732398089X Page 1
Produced 15/03/1996 05:01 pm

LOT 2 on Plan of Subdivision 221537M.
PARENT TITLE Volume 06128 Folio 500
REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
SOLE PROPRIETOR
RURAL WATER COMMISSION OF VICTORIA
ENCUMBRANCES, CAVEATS AND NOTICES

Any easements created by Section 98 Transfer of Land Act 1958.
Any other encumbrances shown or entered on the plan.

SEE LP221537M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOLUME 10000 FOLIO 854
124066795514J
Produced 28/06/2017 01:37 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 221537M.
PARENT TITLE Volume 06128 Folio 500
REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RURAL WATER COMMISSION OF VICTORIA
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 LP221537M FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA

CONTINUED AS A
COMPUTER FOLIO

REGISTER BOOK

Vol 10000 Fol. 854

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

P-S.

DATA VERIFIED

26 FEB 1992

RURAL WATER COMMISSION OF VICTORIA is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Coimadai being Lot 2 on Plan of Subdivision No. 221537M -

Issued under Regulation 10 -

Derived From
Vol. 6128 Fol. 500

5/2/91..

Assistant Registrar of Titles



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FULLY CONVERTED TITLE
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TEXT CONVERTED



T10000-854-1-1

SEE LP221537M FOR BOUNDARIES AND OTHER DETAILS

VOL 10000 FOL 854

**CONTINUED AS A
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Entered in the Register Book

DUPLICATE
DESTROYED
VIDE No. E 355505

Vol. 128 Fol. 1225500

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

John Robert Delahey and Richard David Delahey both of Bacchus Marsh Farmers are now the proprietors as tenants in common in equal shares - - - - - now the proprietors of an Estate in Fee simple subject to the Encumbrances notified hereunder in All that piece of Land delineated and coloured red on the map in the margin containing Four hundred acres Two rods and Nineteen-
perches and four-tenths of a perch or thereabouts being Crown Section Five and ---
Crown Portions Four^A and Four^B Parish of Coimdale County of Bourke -----

ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles

Note to be dealt with outside the Titles Office.

Dated the First
thousand nine hundred and thirty-seven.

day of April One
Frank Clegg
Assistant, Division of Titles

ENCUMBRANCES REFERRED TO.

MORTGAGE No. 492202 in the Register Book-*A*

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The above No. 597
DISCHARGED
R. Fitzgerald
2d March 1927

T06128-500-1-0

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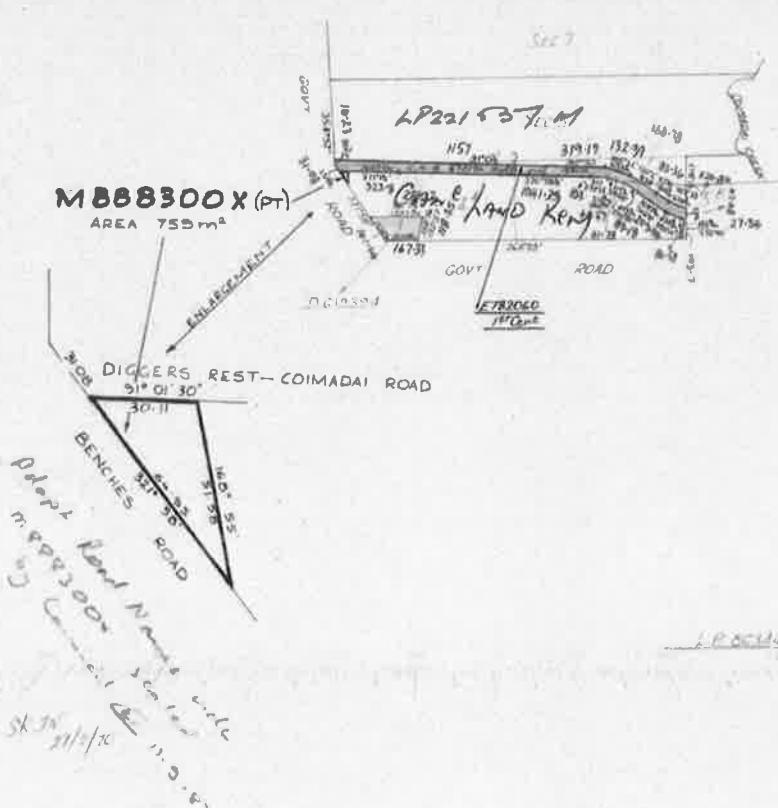
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105128-582-2-8

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**INTENTIONALLY
BLANK**



Entered in the Register Book

L152

Vol 6128 Fol 1225498

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

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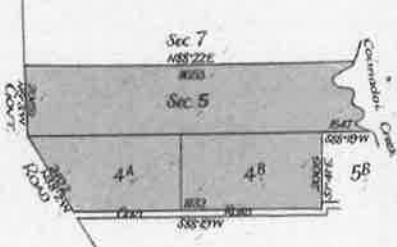
William Henry Delahay John Robert Delahay James Patrick Delahay and Richard Davis Delahay all of Bacchus Marsh Farmers are now the proprietors as tenants in common in equal shares now the proprietors of an Estate in Fee simple subject to the Encumbrances notified hereunder in All that piece of Land delineated and coloured red on the map in the margin containing Four hundred acres Two rods Eighteenths perches and four-tenths of a perch or thereabouts being Crown Section Five and Crown Portions Four^A and Four^B Parish of Colyton County of Bourke

ORIGINAL CERTIFICATE
Not to be dealt with outside the Titles Office

Dated the First day of April One thousand nine hundred and thirty-seven.

J. M. Cleary
Assistant Registrar of Titles
ENCUMBRANCES REFERRED TO.

MORTGAGE No. 492202 in the Register Book



T06128-498-1-5

Vol. 2651 Fol. 531651

Transfer, 1643373

Application.

TRANSFER to John Robert Delahay
and Richard David Delahay - registrars
on 1st April 1937 numbered 1643373
CANCELLED See Certificate of Title
Vol. 6128 Fol. 1225500 *for G. A. G.*
Assistant Registrar of Titles

CANCELLED

DUP. WITH
Aug 1937

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2621 GISBORNE ROAD, MERRIMU

VOLUME	FOLIO	REGISTERED PROPRIETORS	DATE	STATUS
11882	151	STAN & SOPHIE SAPURMAS	25/05/2017	CURRENT
9112	936	STAN & SOPHIE SAPURMAS	1/06/1995	HISTORY
		BRIAN PERCIVAL MUNDY (CONTRACTOR) & HEATHER JEAN MUNDY	22/08/1979	"
		HUGH KINGSFORD WILLIAMS (DRIVER) & ESME WILLIAMS	10/09/1975	"
3774	620	LIONEL HOLT & NEVILLE WILLIAM HOLT (FARMERS)	22/08/1968	"
		LIONEL HOLT & NEVILLE WILLIAM HOLT (FARMERS) & MARY CATHERINE HOLT	11/10/1967	"
		WILLIAM, LIONEL & NEVILLE WILLIAM HOLT (FARMERS)	14/01/1966	"
		WILLIAM, LIONEL & NEVILLE WILLIAM HOLT (FARMERS) & MARY CATHERINE HOLT	21/06/1962	"
		THE EQUITY TRUSTEES EXECUTIVE AND AGENCY COMPANY LIMITED	9/11/1956	"
		ALEXANDER GRIEVE (FARMER)	26/02/1914	"

AOI 3

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

VOLUME 11882 FOLIO 151

Security no : 124069286507H

Produced 27/11/2017 08:26 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 724534Y.

PARENT TITLE Volume 09112 Folio 936

Created by instrument PS724534Y 25/05/2017

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

SOPHIE SAPURMAS

STAN SAPURMAS both of 2621 GISBOURNE ROAD MERRIMU 3340 VIC

PS724534Y 25/05/2017

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 PS724534Y 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: 2621 GISBORNE ROAD MERRIMU VIC 3340

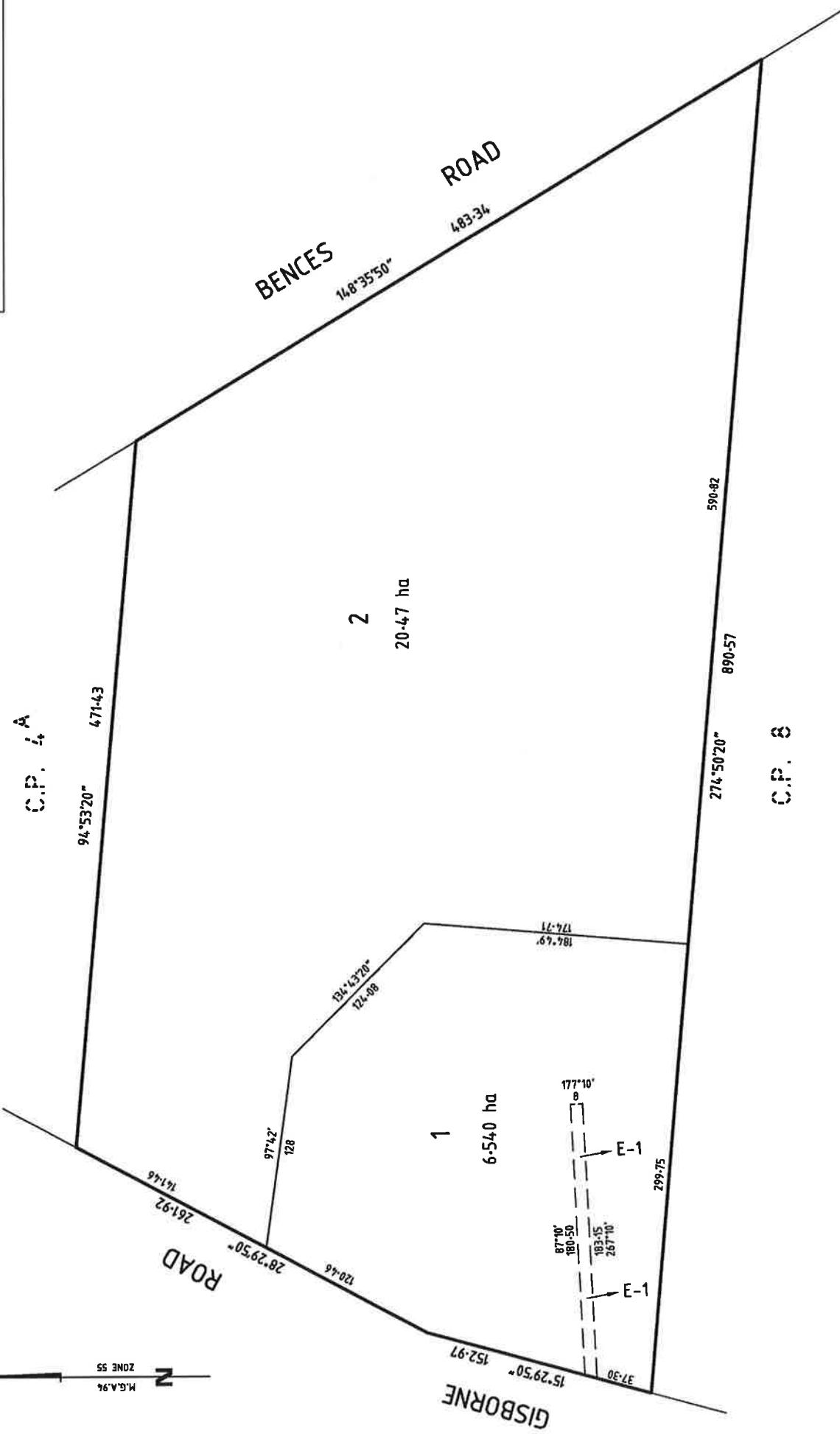
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PLAN OF SUBDIVISION		EDITION 1	PS724534Y	
LOCATION OF LAND PARISH: MERRIMU TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: --- CROWN PORTION: 4 TITLE REFERENCE: Volume 9112 Folio 936		Council Name: Moorabool Shire Council Council Reference Number: CA2015171 Planning Permit Reference: CA2015171 SPEAR Reference Number: S070796B Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 Has been made and the requirement has been satisfied at Certification Digitally signed by: Mark Lovell for Moorabool Shire Council on 13/12/2016		
LAST PLAN REFERENCE: TP276795A POSTAL ADDRESS: 2621 Gisborne Road (at time of subdivision) Merrimur VIC 3340				
MGA CO-ORDINATES: E: 276570 (of approx centre of land in plan) N: 5831700		ZONE: 55 GDA 94		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON NIL			
NOTATIONS DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). 12 In Proclaimed Survey Area No. ---				
EASEMENT INFORMATION LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWER SUPPLY (OVERHEAD)	8	THIS PLAN	POWERCOR AUSTRALIA LTD.
 Paroissien Grant & Associates Pty. Ltd. Consulting Engineers & Surveyors ABN 03 123 888 326		SURVEYORS FILE REF: S14091 10/07/2015 <small>POA SPEAR MAY 2015</small>		ORIGINAL SHEET SIZE: A3
Suite 10, 131 Bulleen Road, Bulleen North, Victoria 3104 Phone: (03) 9859 8400 Facsimile: (03) 9859 5022		Digitally signed by: Warren Kenneth Patching (Paroissien Grant and Associates Pty Ltd), Surveyor's Plan Version (4), 01/12/2016		DATE: 25/05/2017 TIME: 12.13pm Assistant Registrar of Titles DSatti

PS724534Y



SCALE 1:2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Warren Kenneth Patching (Pa Troisien Grant and Associates Pty Ltd), Surveyor's Plan Version (4), 01/12/2016		Digitally signed by: Monrab Shire Council, 13/12/2016, SPEAR Ref: S070796B	

P.G.A. Parisekhan Grant & Associates Pty. Ltd.
Consulting Engineers & Surveyors

Suite 10, 131 Bulleen Road, Bulleen North, Victoria 3104
Phone: [03] 8559 8400 Facsimile: [03] 8559 5022
Ref: S14091

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VICTORIA

REGISTER BOOK

VOL. 9112 FOL. 936

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

HUGH KINGSFORD WILLIAMS Driver and ESME WILLIAMS Married Woman both of - -
356 Buckley Street Essendon are now joint proprietors of an estate in fee-
simple subject to the encumbrances notified hereunder in ALL THAT piece of
land delineated and coloured red on the map hereon being Crown Portion 4 -
Parish of Merrimurra County of Bourke - - - - -

fol.

vol.

DATED the 10th day of September 1975

Abstract Registry of Titles



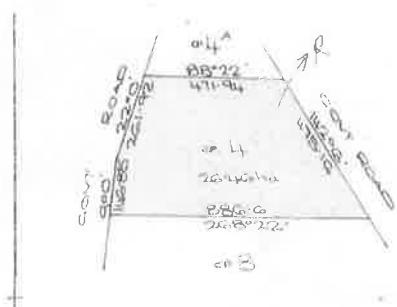
Assistant Register of Titles

ENCUMBRANCES REFERRED TO

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MEASUREMENTS ARE IN METRES

Derived from Vol.3774 Fol.620
F847044

VOL.	FOL.	INSTRUMENT	APPLICATION
MORTGAGE THE STATE SAVINGS BANK OF VICTORIA Registered 1st September 1975 No. P247045 L.K.B. VICTORIA		to THE COMMISSIONERS OF DISCHARGED 21st Sept 1975 P.J.S. VICTORIA	VOL. 9112 FOL. 936 MORTGAGE COMMONWEALTH BANK OF AUSTRALIA T707943L DISCHARGED 6/95 W 82-1844 -2 JUN 2000 J.Y. OFFICE OF TITLES VICTORIA W.R. VICTORIA
MORTGAGE BRIAN PERCIVAL MUNDY Contractor and HEATHER JEAN MUNDY Married Woman both of Willowbank Road Gisborne are now JOINT PROPRIETORS Registered 22nd August 1979 No. H653202		L.K.B. VICTORIA	
MORTGAGE BANK OF AUSTRALIA Registered 22nd July 1982 No. K17089		DISCHARGED 8/99 M.J.T. VICTORIA	
MORTGAGE CBFC LIMITED Registered 4th August 1980 No. K32800		DISCHARGED 8/99 M.J.T. VICTORIA	
MORTGAGE STATE BANK OF VICTORIA REGISTERED 8/6/89 P241342X		DISCHARGED 1/6/95 W.R. VICTORIA	
JOINT PROPRIETORS STAN SAPURMAS & SOPHIE SAPURMAS 28 MADISON DR. HOPPERS CROSSING 3029 T707942Y 1/6/95		M.J.T. VICTORIA	
		DISCHARGED 1/6/95 W.R. VICTORIA	
			 T09112-936-1-2

Vol. 3774 Fol. 754611

Transfer. 738900

Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties to it	Number or Symbol thereon
<i>Mortgage</i> DISCHARGED 27 JAN 1962	The 26 th February 1966 at 12.30pm	Alexander Grieve to John Percy Chirnside <i>M. Grieve</i> Assistant Registrar of Titles.	331935
<i>Mortgage</i> DISCHARGED 27 JAN 1962	The 26 th February 1966 at 12.30pm	Alexander Grieve to James Vincent Cain <i>M. Grieve</i> Assistant Registrar of Titles.	331936
No. A249116 Alexander Grieve died on 25 th April 1955. Letters of Administration of his estate have been granted to WILLIAM HOLT his Executor and ALICE KENNEDY his widow Street Melbourne 9 NOV 1956 Assistant	50	As to the interest of WILLIAM HOLT who died on 13th June 1966 Probate of his Will has been granted to MARY CATHERINE HOLT Widow LIONEL HOLT and NEVILLE WILLIAM HOLT Farmers all of Bacchus Marsh Dated 11th October 1967 No. C907861 Assistant Registrar of Titles.	OFFICE OF TITLES P.M. VICTORIA
CAVEAT No 356476 LOUNGED 21 JUN 1957 CAVEAT LAPSED 20 JUL 1962		LIONEL HOLT and NEVILLE WILLIAM HOLT both of Bacchus Marsh Farmers are now proprietors as TENANTS IN COMMON IN EQUAL SHARES Registered 22nd August 1967 No. D160925 Assistant Registrar of Titles.	OFFICE OF TITLES A.W.B. VICTORIA
WILLIAM HOLT LIONEL HOLT NEVILLE WILLIAM HOLT Farmers and MARY CATHERINE HOLT Married Woman all of Bacchus Marsh are now PROPRIETORS AS TENANTS IN COMMON IN EQUAL SHARES by Transfer R445502 Registered 21st June 962		27 JAN 1968 to MARY ADAMS Registration 22nd August 1968 No. D160925 Number 27 JAN 1968 DISCHARGED 10 SEP 1973 OFFICE OF TITLES M.A.	OFFICE OF TITLES A.W.B. VICTORIA
WILLIAM HOLT LIONEL HOLT and NEVILLE WILLIAM HOLT Farmers all of Bacchus Marsh are now proprietors as TENANTS IN COMMON IN EQUAL SHARES Registered 14th January 1969 No. D1602818		STATE DIVERS & WATER SUPPLY COMMISSION has pursuant to section 57 of Transfer of Land Act served a Notification relating to the compulsory acquisition of land comprised herein. Dated 15 SEP 1969 Entered 19 SEP 1969 No. D565788 Plan with letter	OFFICE OF TITLES E.N. VICTORIA

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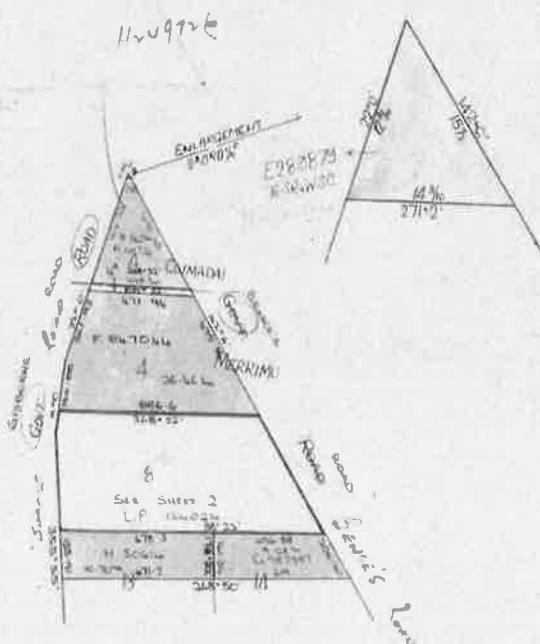
88

89

30 CHAINS

3734 620

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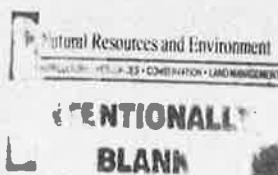
METRIC MEASUREMENTS



18377A-522-2-9

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SCALE 1:10000

Volume 3774 Folio 620

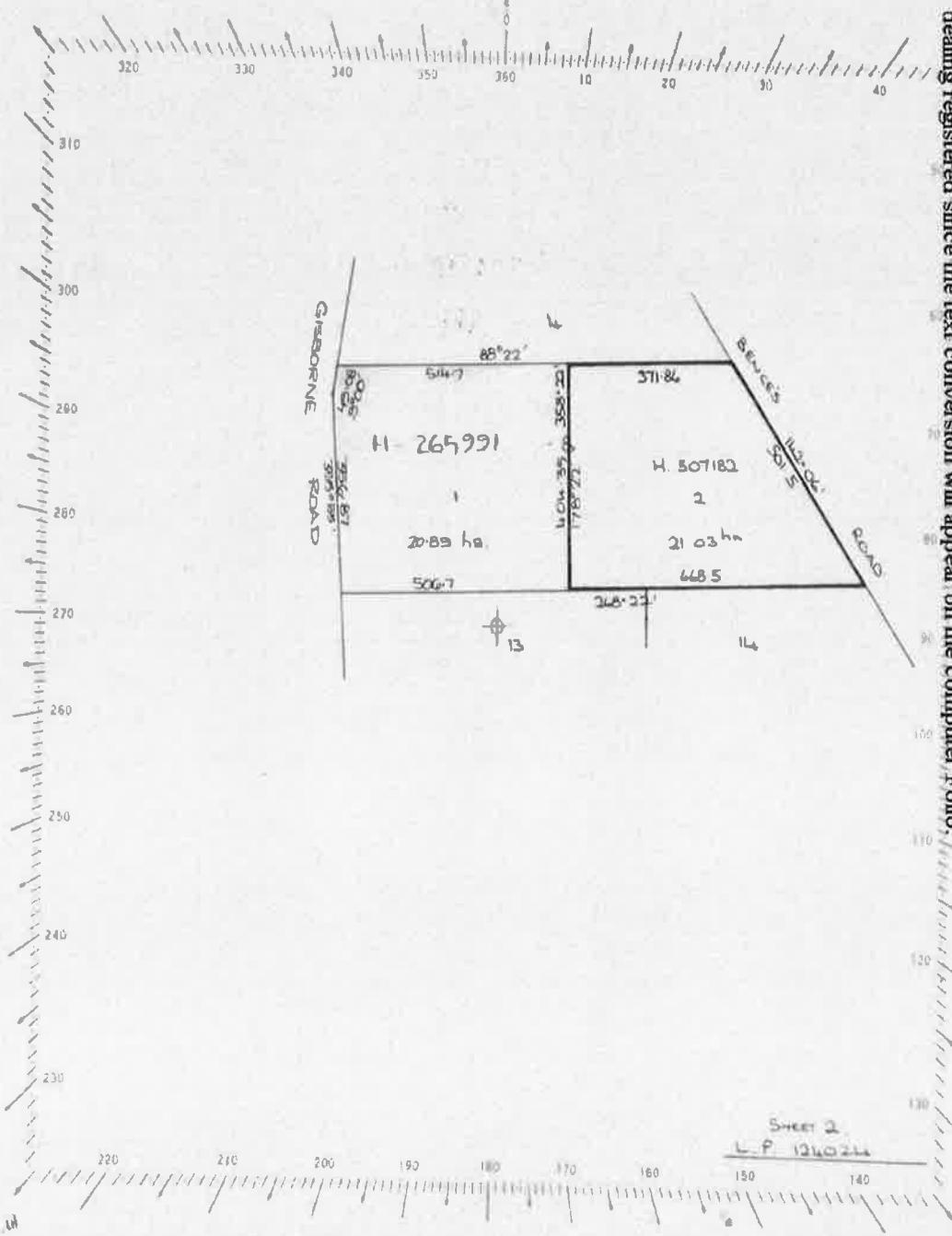
CHARTS ARE IN METERS

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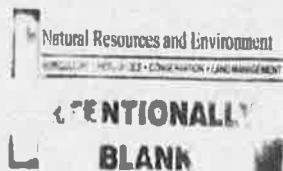
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Sheet 2

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ORIGINAL

This is the sheet marked **A**. referred to in the Certificate of Title entered in the Register Book Vol. 3774. Fol. 620.



TRANSFER AS TO PART No. E289879

registered 27th January 1972

CANCELLED AS TO PART

See Vol. 8916 Fol. 485



TRANSFER AS TO PART No. F847044

Registered 10th September 1975

CANCELLED AS TO PART

See Vol. 9112 Fol. 936

Area 26.46 h.a.



TRANSFER AS TO PART No. 6987989

registered 2nd March 1978

CANCELLED AS TO PART

See Vol. 9268 Fol. 685

Area 9.128 h.a.



TRANSFER AS TO PART No. H501014

registered 27th April 1978

CANCELLED AS TO PART

See Vol. 9300 Fol.

Area 16.70 h.a. 818



TRANSFER AS TO PART No. H249726

registered 29th September 1978

CANCELLED AS TO PART

See Vol. 9300 Fol. 819

Area 8.562 h.a.



TRANSFER AS TO PART No. H265991

registered 12th October 1978

CANCELLED AS TO PART

See Vol. 9320 Fol. 451

Lot one area 20.89 h.a.



TRANSFER AS TO BALANCE No. H507182

registered 7th May, 1979.

CANCELLED See Vol. 9335 Fol. 338



CANCELLED

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332 BENCES ROAD, MERRIMU

VOLUME	FOLIO	REGISTERED PROPRIETORS	DATE	STATUS
9293	667	PHILIP FARNELL	14/04/1992	CURRENT
		PHILIP FARNELL & CAROL LYNETTE FARNELL	15/08/1989	HISTORY
		GORDON FARNELL, MARY FARNELL, PHILIP FARNELL & CAROL LYNETTE FARNELL	22/11/1988	"
		BARTOLO MANFRE & LUCUA MANFRE	26/04/1988	"
		GRAEME TREVOR RADFORD (CONTRACTOR) & ELAINE JEAN RADFORD	25/07/1978	"
6558	564	NEVILLE WILLIAM HOLT (FARMER), LIONEL HOLT (FARMER) & BETTY HOLT	3/09/1968	"
		MARY CATHERINE HOLT, LIONEL HOLT & NEVILLE WILLIAM HOLT (FARMERS)	11/10/1967	"
		WILLIAM HOLT (FARMER)	19/06/1942	"
6184	689	CONSTANCE MARY O'KEEFE	19/01/1938	"

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

VOLUME 09293 FOLIO 667

Security no : 124069286506J

Produced 27/11/2017 08:26 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 125141.

PARENT TITLE Volume 06558 Folio 564

Created by instrument H166360 25/07/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PHILIP FARRELL of BENCES RD BACCHUS MARSH
R866714N 14/04/1992

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AK891738L 11/02/2014

Caveator

BACCHUS MARSH DEVELOPMENTS PTY LTD

Capacity SEE CAVEAT

Lodged by

GADENS LAWYERS

Notices to

GADENS LAWYERS of 600 BOURKE STREET MELBOURNE VIC 3000

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

DIAGRAM LOCATION

SEE LP125141 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: 332 BENCES ROAD MERRIMU VIC 3340

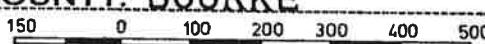
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LP125141
EDITION 1
APPROVED 30/12/77

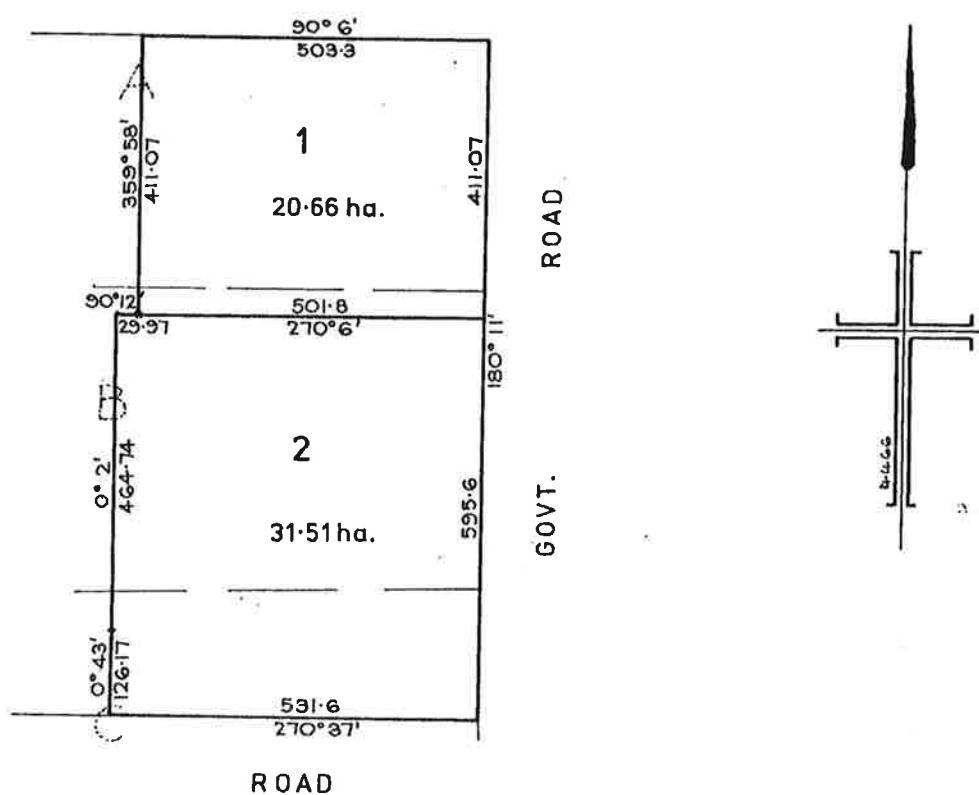
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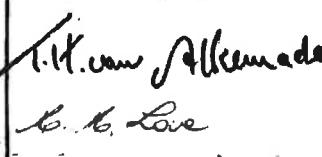
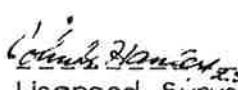
PLAN OF SUBDIVISION OF:	APPROPRIATIONS
PART OF CROWN ALLOTMENTS A, B & C SECTION 18 PARISH: MERRIMU COUNTY: BOURKE  LENGTHS ARE IN METRES	

LITHO

GOVT. ROAD

VOL G558 POL 564



CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
 26 th October 77	<p>I certify that this plan has been made by me and accords with title and is mathematically correct.</p> <p> G. H. Hume Licensed Surveyor 6-9-77 </p>

Historical Search

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 28/11/2017 03:12 PM

Volume 09293 Folio 667

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 06558 Folio 564

RECORD OF HISTORICAL 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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11/02/2014 11/02/2014 AK891738L

Y

CAVEAT

CAVEAT AK891738L 11/02/2014

Caveator

BACCHUS MARSH DEVELOPMENTS PTY LTD

Capacity SEE CAVEAT

Lodged by

GADENS LAWYERS

Notices to

GADENS LAWYERS of 600 BOURKE STREET MELBOURNE VIC 3000

20/04/2016 20/04/2016 AM716162F Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE R866715K

STATEMENT END

VOLUME 09293 FOLIO 667
124049254508U
Produced 11/02/2014 12:09 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 125141.
PARENT TITLE Volume 06558 Folio 564
Created by instrument H166360 25/07/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PHILIP FARRELL of BENCES RD BACCHUS MARSH
R866714N 14/04/1992

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE R866715K 14/04/1992
NATIONAL AUSTRALIA BANK 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 LP125141 FOR FURTHER DETAILS AND BOUNDARIES

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OF TITLES



REGISTER BOOK

VOL. 9293 FOL. 667

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

GRAEME TREVOR RADFORD Contractor and ELAINE JEAN RADFORD Married Woman both of 22 Church Street Melton are now joint proprietors of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land delineated and coloured red on the map hereon being Lot 2 on - - - - - Plan of Subdivision No.125141 and being part of Crown Allotments B and C - Section 18 Parish of Merrimac County of Bourke - - - - -

一
○

DATED the 25th day of July 1978

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

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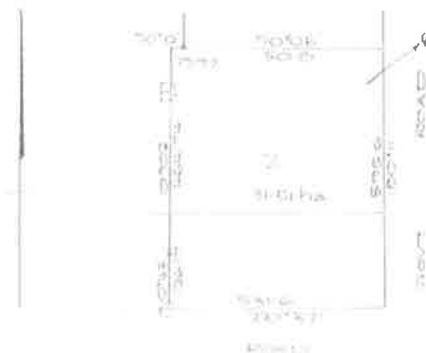
Folia

Assistant Registrar of Titles



Assistant Revision of Tetra-

ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN MILLIMETERS

Derived from Vol. 6558 Fol. 564
H166360

VOL. 9293 FOL. 667

INSTRUMENT

APPLICATION

10190/77-PL

CAVEAT NO. L 961937 LODGED 25 OCT 1985
CAVEAT WILL LAPSE ON 10 MAY 1988
REGISTRATION OF N 417/281
10 MAY 1988

JOINT PROPRIETORS

BARTOLO MANFRE & LUCUA MANFRE OF 7
PETER CHANEL CRT. DEER PARK
REGISTERED 26/4/88
N417178M

GORDON FARNELL & MARY FARNELL AS JOINT PROPRIETORS AS TO ONE EQUAL UNDIVIDED HALF PART OR SHARE & PHILIP FARNELL & CAROL LYNETTE FARNELL AS JOINT PROPRIETORS AS TO THE OTHER ONE EQUAL UNDIVIDED HALF PART OR SHARE ALL OF FENTONS CREEK VIA WEDDERBURN ARE PROPRIETORS AS TENANTS IN COMMON
REGISTERED 22/11/88
N852502H

JOINT PROPRIETORS

PHILIP FARNELL & CAROL LYNETTE FARNELL
OF 17 GILLIES ST. BALLARAT
REGISTERED 15/8/89
P372205X

MORTGAGE TO NATIONAL AUSTRALIA BANK
LIMITED

Registered - 8 FEB 1990 JUN 1992

u P $\frac{1}{2} M_{\text{gastro}}$

NO. 1650-561

PROPRIETOR

PHILIP FARNELL OF BENCES RD. BACCHUS MARSH

REGISTERED 14/4/92

R866714N

A circular stamp with a double-lined border. The top half of the border contains the text "OFFICE OF TITLE" and the bottom half contains "VICTORIA". In the center, the initials "J.M.S." are written above a horizontal line.

MORTGAGE TO NATIONAL AUSTRALIA BANK
LIMITED

Registered 14-4-92

No. R 866715K

4. FULLY CONVERTED TITLE
THIS IS A CONVERTED TITLE OF THE ORIGINAL.
2000 Text and Images for this Title have been fully converted to a standard ASCII
format for use in electronic documents and on the Internet.



T09293-667-1-4



Entered in the Register Book

CANCELLED

Vol 6558 Fol 1311564

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

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William Holt of Bacchus Marsh Farmer 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 Two hundred and eighteen acres One rood --
and Twenty-six perches or thereabouts being Lots 3^A and 28^B on Plan of Subdivision
No.6880 lodged in the Office of Titles and being parts of Crown Allotments A, B, C,
and D Section Eighteen Parish of Merrimur County of Bourke - - - - -

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

Dated the Nineteenth day of
thousand nine hundred and forty-two.

June

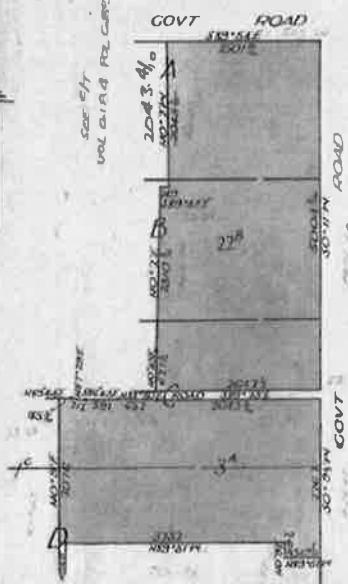
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

P. M. Wilson



PLAN NO. 6880
AFFECTS LAND HEREIN



BB Measurements are in acres.



T06558-564-1-5

Vol. 6184 Fol. 1236689

Transfer. 1860442

Application

Marion Beatrice Ford
Place that Anderson William Barrie
George and George Hutchinson Anderson
OSCO 1942 registered
1942 numbered 822638
J. Morrison
Assistant Registrar of Titles

WILLIAM HOLT died on 13th June 1966

Probate of his Will has been granted to MARY
CATHERINE HOLT Widow LIONEL HOLT and NEVILLE

WILLIAM HOLT Farmers all of Bacchus Marsh

Dated 11th October 1967

No. CR07861

NEVILLE WILLIAM HOLT Farmer as to two equal undivided
fourth parts or shares LIONEL HOLT Farmer and BETTY
HOLT Married Woman each as to one equal undivided
fourth part or share all of Bacchus Marsh are now

proprietors as TENANTS IN COMMON

Registered 3rd September 1968

No. 6178012



TRANSFER AS TO PART No. 5436500

registered 29th April 1981

CANCELLED AS TO PART

See Vol. 9442 Fol. 558

Lot one Area 18.48 ha



TRANSFER AS TO BALANCE No. J615340

registered 2nd September 1981

CANCELLED See Vol. 9460 Fol. 181



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CANCELLED

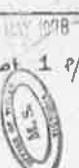
MORTGAGE to THE NATIONAL BANK OF AUSTRALASIA

LICENCE No. 125142
Registration 3rd September 1968
No. D178013



CAVEAT No. H27138 LODGED

Affecting part of the land herein Lot 1 P/6125142 of Title



CAVEAT WILL LAPSE ON

REGISTRATION OF H236500
25 NOV 1981

CAVEAT No. H27138 LODGED 23 JUNE 1978

Affecting part of the land herein Lot 1 P/6125141



CAVEAT WILL LAPSE ON

REGISTRATION OF J65340
-6 APR 1982



TRANSFER AS TO PART No. H 166360

registered 25th July 1978

CANCELLED AS TO PART

See Vol. 9293 Fol. 667

Lot 2

Area 21.51 ha



TRANSFER AS TO PART No. H230025

registered 13th September 1978

CANCELLED AS TO PART

See Vol. 9310 Fol. 891

Lot 2 area 17.77 ha



SCALE 1:12500

Volume 6558 Folio 564

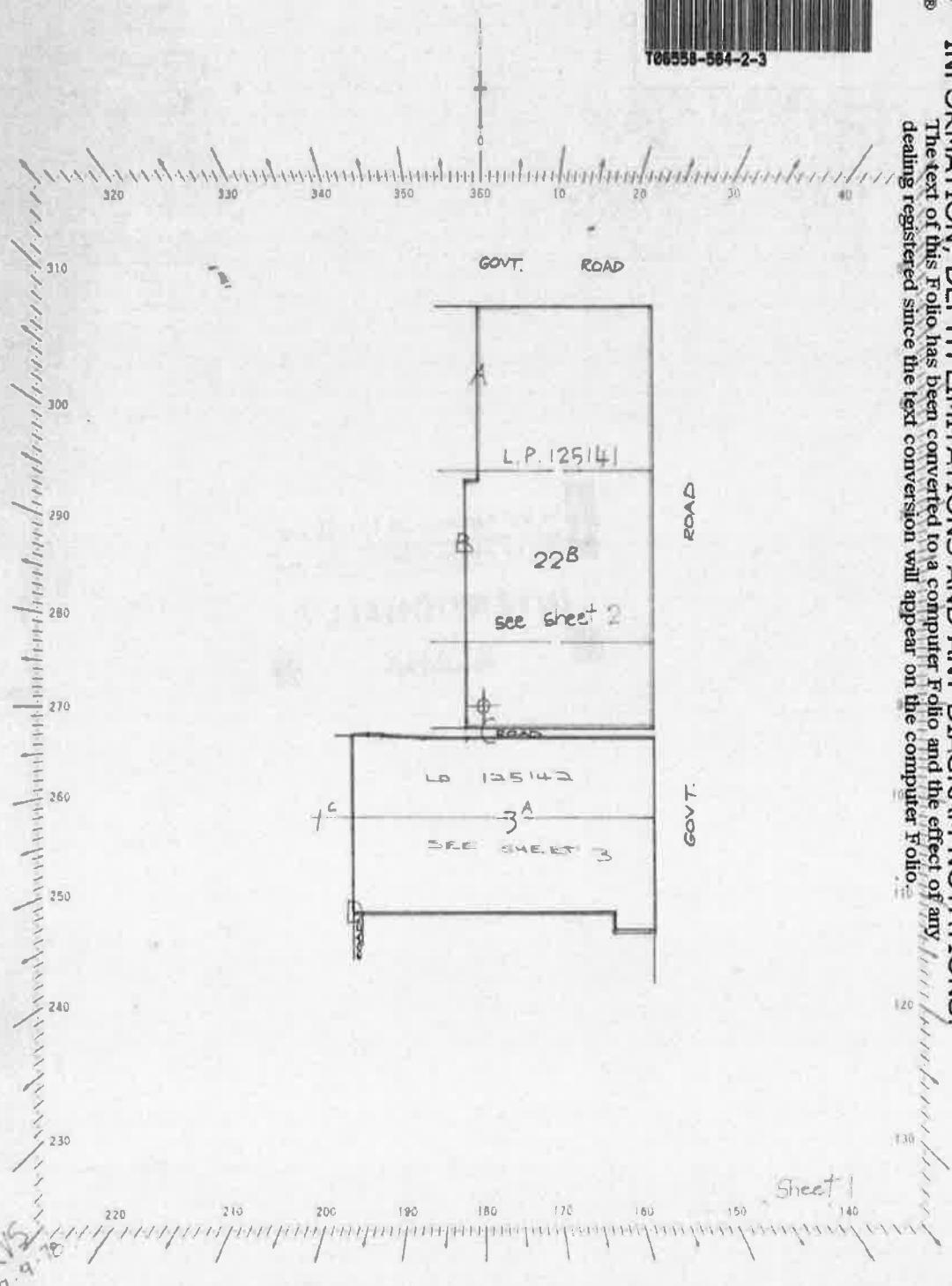
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T06558-564-2-3



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SCALE 1:12500

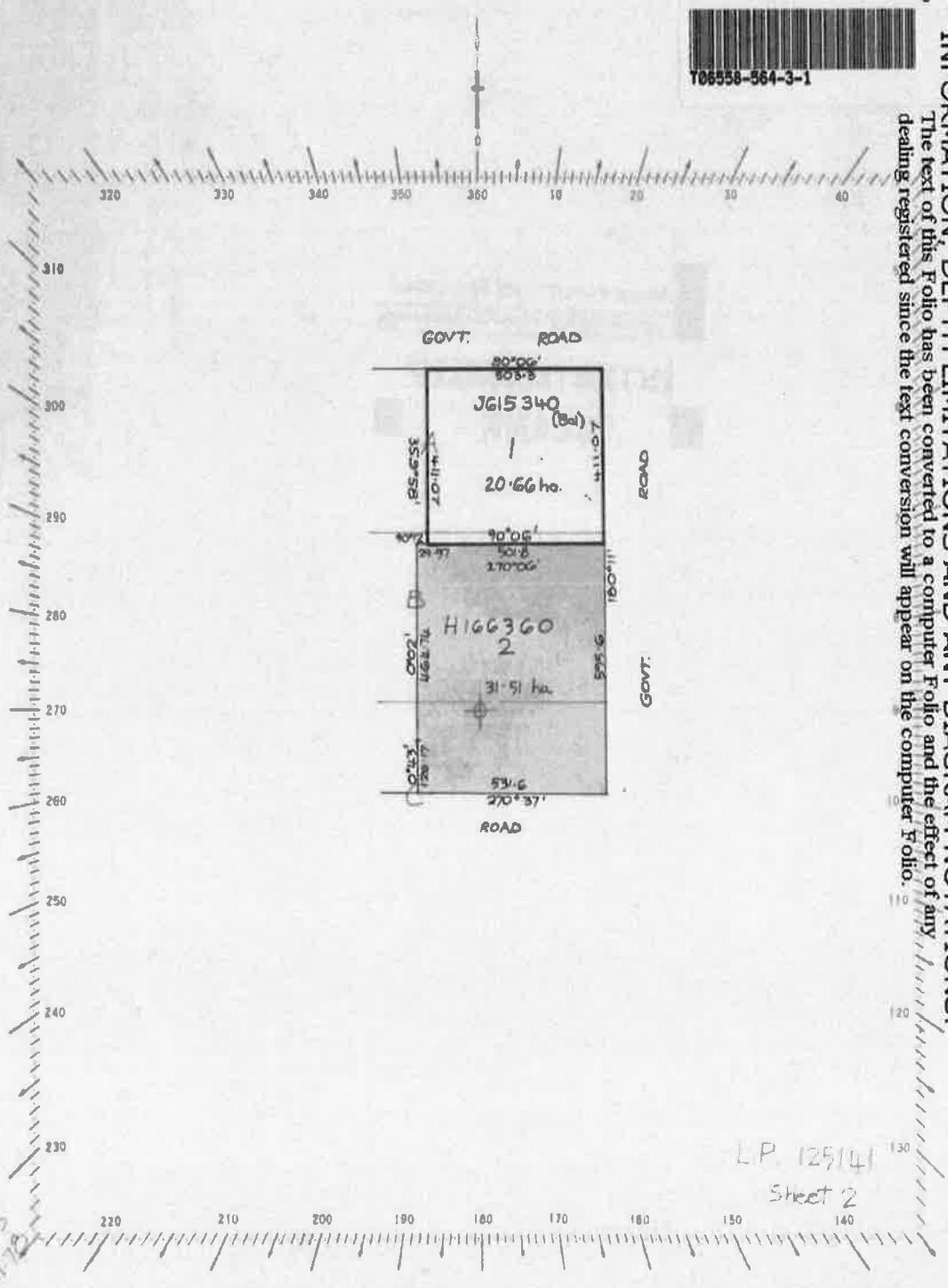
Volume 6550 Folio 564

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SCALE 1:1000
Volume 6558 Folio 84 H...

LENGTHS ARE IN METRES

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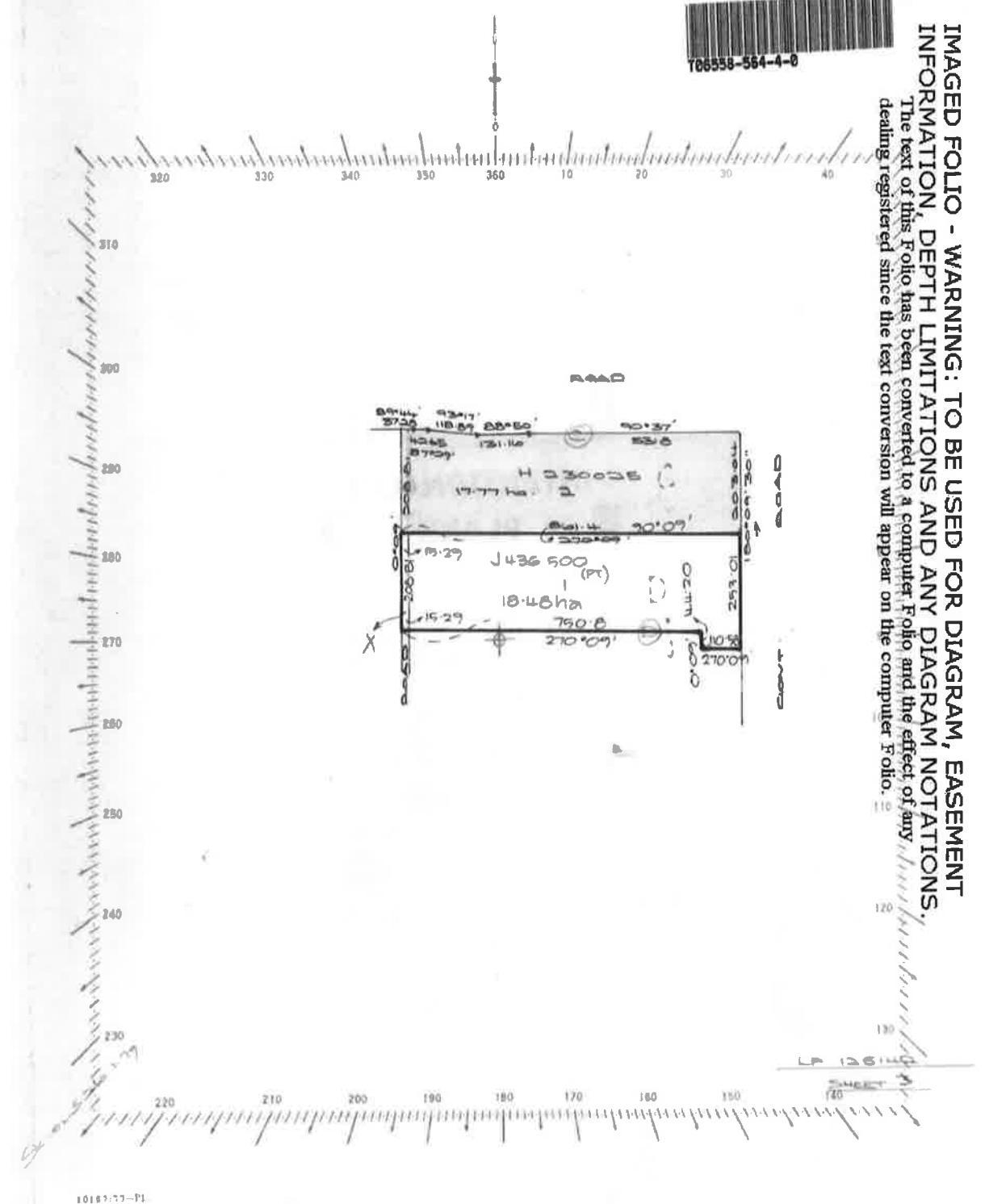


105558-564-4-0

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Vol. 6184 Fol. 1236689

CANCELLED

365 38

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

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

Constance Mary O'Keefe of Yamma Morundah New South Wales Married Woman 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, blue and green on the map on the sheet annexed hereto containing Three hundred and fifty-one acres Two rods and Twenty-eight perches or thereabouts being part of Crown Allotment Fourteen Section Fifteen Township of Bacchus Marsh, parts of ---- Crown Allotments Forty-five and Forty-six and part of a former Government Road at Darley Township of Bacchus Marsh and parts of Crown Allotments A, B, C and D -----

Section Eighteen Parish of Merrimur County of Bourke - the said land colored red and blue being Lots OneB, OneD, TwoA, TwoB, ThreeA and Twenty-twoB on Plan of --- Subdivision No.6880 lodged in the Office of Titles -----

Dated the Nineteenth day of January One

thousand nine hundred and thirty-eight.

M. J. Keane
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO.

As to the land colored blue ---
ANY EASEMENTS affecting the same *M. J. Keane*

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5152 1030341
Vol. 2 3157 Fol. 631298

Red Ink No. 3634304
Transfer. 1075937

Application.

MORTGAGE to Marion Beatrice Ford
Grace Maitt Anderson, William Harvie
Anderson and George Hutchison Anderson
on 14th January 1938 registered
on 2nd May 1941 numbered 752853
J. M. Curson
Assistant Registrar of Titles

TRANSFER AS TO PART to
William Holt
registered
on 19th June 1942 numbered 1860442

CANCELLED AS TO PART See Certificate of Title

Vol. 6558 Fol. 131156 J. M. Curson
A. R. P.
Assistant Registrar of Titles

TRANSFER AS TO BALANCE to
Mauds Bertha Dawson
registered
2nd May 1944 numbered 1914313
CANCELLED See Certificate of Title
Vol. 6693 Fol. 133950 J. M. Curson
Assistant Registrar of Titles

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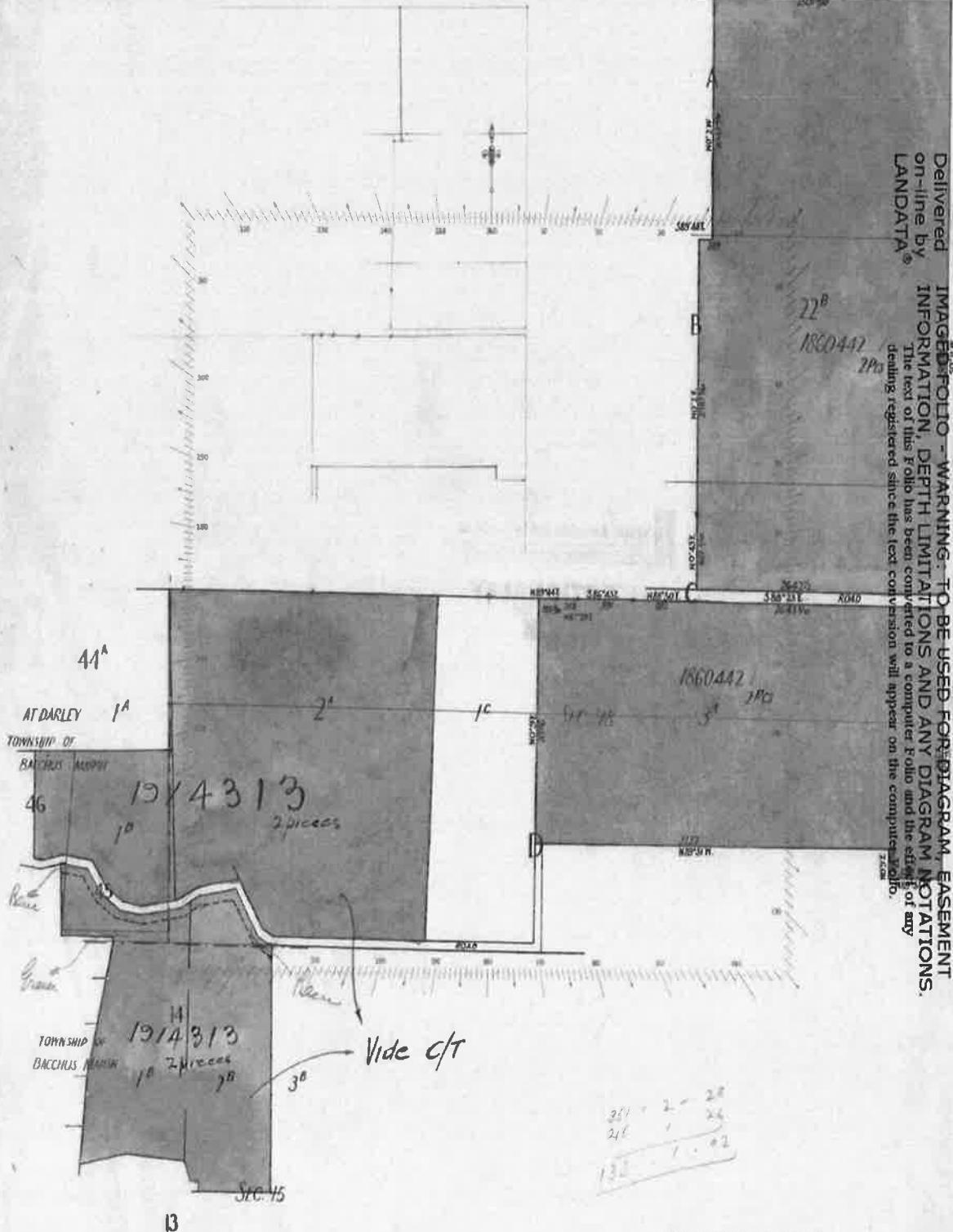
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SCALE: 8 CHAINS. to one inch.

Vol. 6184 fol. - 689

Govt ~~1895-96~~ ROAD

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 Natural Resources and Environment
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