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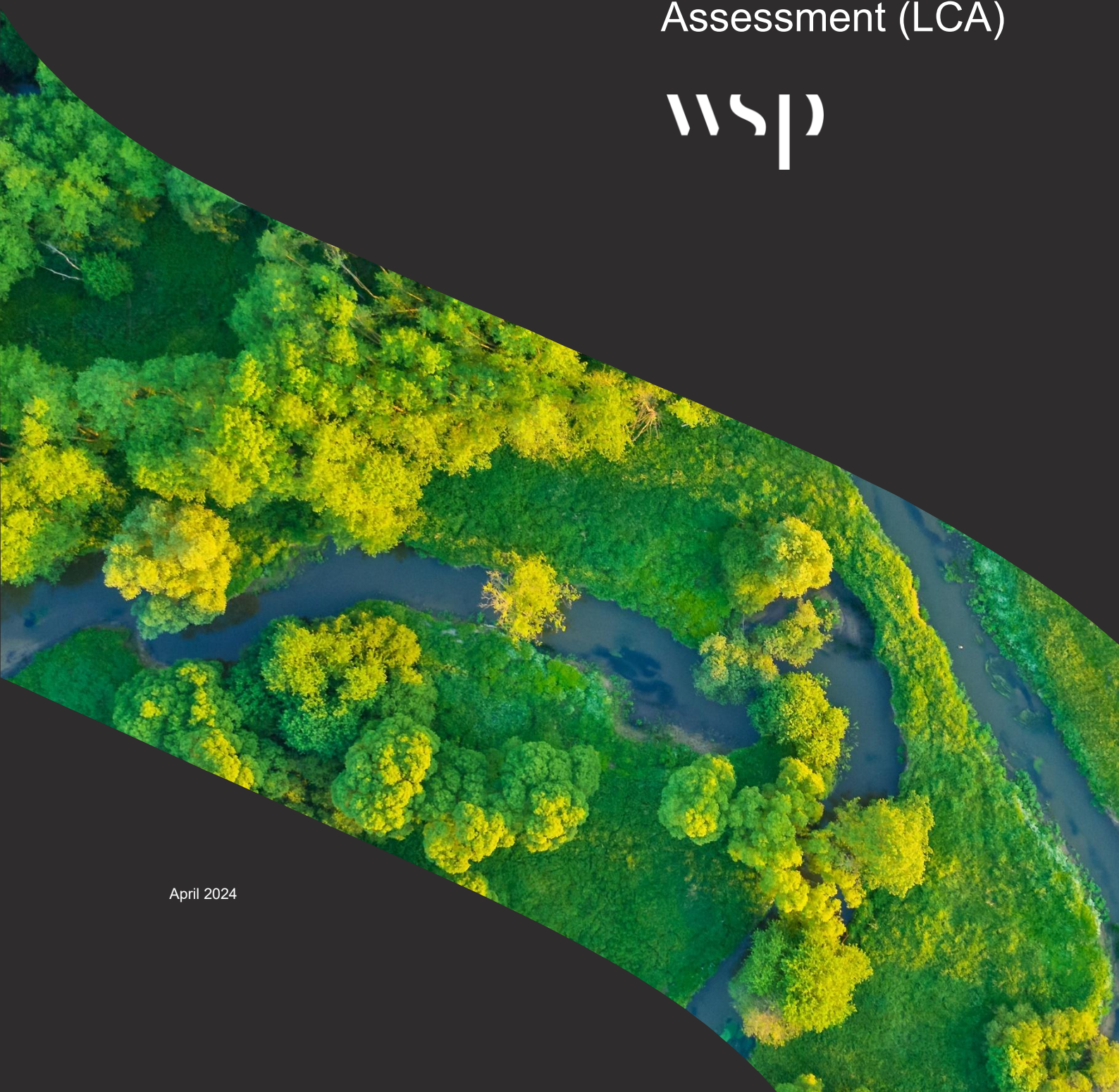
Bendigo Regional Employment Precinct

Land Capability Assessment (LCA)



April 2024

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Bendigo Regional Employment Precinct
Land Capability Assessment (LCA)

Victorian Planning Authority

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WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

Table of contents

Executive Summary v

1 Introduction 1

1.1 Authorisation 1

1.2 Project Background 1

1.3 Data Management 2

1.4 Aims & Objectives 3

1.5 Scope of Works 3

1.5.1 Task 1: Project Inception Meeting 3
1.5.2 Task 2: Desktop Assessment 3
1.5.3 Task 3: Site Inspection & Surveys 4
1.5.4 Task 4: Land Capability Assessment Reporting 5

1.6 Report Limitations 5

2 Project Technical Framework 6

2.1 Environment Protection Act 2017 6

2.1.1 General Environmental Duty 6
2.1.2 Duty to Notify 6
2.1.3 Duty to Manage 7

2.2 Contamination & Planning System 7

2.2.1 Planning Practice Note 30 (PPN30) 7
2.2.2 Application to the BREP Project 8
2.2.3 Contamination Risk Scheme 9

3 Site Identification 11

3.1 General Site Details 11

3.2 Designated Site Zones 12

3.2.1 Current & Proposed Land Uses 12
3.2.2 Site Planning Scheme Zones and Current Uses 13

3.3 Surrounding Land Uses 14

3.4 Cultural Heritage Sensitivity 14

3.5 Natural Hazards 14

4 Site Environmental Setting 15

4.1 Geology & Soils 15

4.1.1 Regional / Site Geology 15
4.1.2 Assessment Zone Geology 15
4.1.3 Potential for Acid Sulfate Soils 16
4.1.4 Potential for Sodic Soils 16

4.2 Hydrology & Flooding 18

4.2.1 Regional Hydrology 18

4.2.2 Local Flood Conditions 18

4.3 Hydrogeology & Groundwater Quality 18

4.3.1 Regional Hydrogeology 18
4.3.2 Assessment Zone Hydrogeology 19
4.3.3 Coliban Water Assets 20

4.4 Ecology, Flora & Fauna 20

4.5 Conclusions for Environmental Setting 21

5 Site History Review 22

5.1 Basis of Site History Review 22

5.2 Historical Aerial Images & Maps 22

5.3 Historical Title Information 24

5.4 Regulatory Information Search 25

5.5 Environmental Audits and Other Available Reports 25

5.5.1 On-site Environmental Audits 25
5.5.2 Nearby Environmental Audits 25
5.5.3 Other Available Reports 25

5.6 Historical Business Directories 26

5.7 Historical & Archaeological Heritage 26

5.7.1 Historical Mining Activities 26
5.7.2 Historical Mining Licences 28
5.7.3 Historical Occupation and Land Use History 29

5.8 Conclusions for Site History Review 29

6 Site Inspection 30

6.1 Inspection Methodology 30

6.2 Drive-By Survey: General Site Features 30

6.3 Property Inspections: Selected Land Uses 31

6.4 Conclusions for Site Inspection 32

7 Preliminary Geotechnical Assessment 33

7.1 Basis of Assessment 33

7.2 Geotechnical Desktop Assessment 34

7.2.1 Regional Setting 34
7.2.2 Site Geology 34
7.2.3 Historic Mining 37
7.2.4 Earthquake Risk 38

7.3 Geotechnical Recommendations 39

8 Adverse Amenity Land Use Review 40
8.1 Basis of Assessment 40
8.1.1 Separation Distances 40
8.1.2 Draft Separation Distance Guidelines 41
8.1.3 Greater Bendigo Planning Scheme Threshold Distances and Setbacks 41
8.2 Review Outcomes 42
8.2.1 EPA Permissioned Activities 44
8.2.2 Activities with Potential Buffer Impacts 46
8.3 Adverse Amenity Land Use Conclusions 52
9 Development Constraints Assessment 53
9.1 General Environmental Development Constraints 53
9.2 Subzone Contamination Development Constraints 55
9.3 Potentially Unidentified Contamination 57
10 Conclusions & Recommendations 58
10.1 Summary Conclusions 58
10.1.1 Site Zoning 58
10.1.2 Environmental Setting 58
10.1.3 Site History Review 59
10.1.4 Site Inspection 59
10.1.5 Geotechnical Assessment 60
10.1.6 Adverse Amenity Investigation findings 60
10.2 Potential Development Constraints 61
10.3 Contaminated Land Duties 63
10.3.1 Duty to Notify Contamination 63
10.3.2 Duty to Manage Contamination 65
10.4 Planning Considerations for Contaminated Land 65
10.5 Planning Considerations for Adverse Amenity 67
10.5.1 Planning Instruments to Address Adverse Impacts 67
10.6 Further Assessment Work 69
10.6.1 Contamination 69
10.6.2 Adverse Amenity Land Uses 69
10.6.3 Geotechnical 70
11 Limitations 71
11.1 Permitted Purpose 71
11.2 Qualifications & Assumptions 71
11.3 Use & Reliance 71

11.4 Disclaimer 72

12 References 73

List of tables

Table 2.1 PPN30 (2021) recommended approach to assessing potentially contaminated land 8

Table 2.2 LCA Risk Scheme and PPN30 Context 10

Table 3.1 Pertinent Site Details 11

Table 4.1 Summary of site geology 15

Table 4.2 Soil sodicity based on exchangeable sodium percentage (from vro.agriculture.vic.gov.au, map: sodicity – upper subsoil) 16

Table 4.3 Summary of Groundwater Aquifer Units 19

Table 4.4 Summary of Registered Groundwater Bores within the site boundary 20

Table 5.1 Summary of Site History Timeline by Zone 23

Table 5.2 Summary of Historical Title Information 24

Table 6.1 Summary of Potential Contamination by Land Use and Activity 32

Table 7.1 Boreholes with sub-surface geology information, from VVG. 35

Table 8.1 Criteria for variation to recommended separation distance 41

Table 8.2 Activities with potential buffer impacts 47

Table 8.3 Fixed piggery buffer zones 49

Table 8.4 Separation distances from piggery complex to sensitive land uses (Table A.8 NEGIP (2018) 49

Table 9.1 Summary of Contamination Development Constraints 56

Table 10.1 Possible Duty to Notify assessment 63

Table 10.2 Summary of Planning Considerations – Contaminated Land 66

List of appendices

Appendix A Figures

Appendix B Property Planning Reports

Appendix C Photographs

Appendix D Geological Maps

Appendix E Historic Aerial Photographs

Appendix F Historical Title Information

Appendix G EPA Priority Sites Register

Executive Summary

WSP Australia Pty Limited (WSP) was engaged by Victorian Planning Authority (VPA) to undertake a specialist assessment in the form of a Land Capability Assessment (LCA), in support of precinct structure planning being undertaken by VPA for the Bendigo Regional Employment Precinct (BREP).

The BREP (the site) consists of multiple individually or group owned properties within a larger parcel of land, which is located approximately 800m southwest of the city centre of Marong and 13.5km west of the Bendigo city centre.

It is understood that the proposed future land use will comprise an employment precinct, with a large focus on freight and logistics uses. The future Marong Township Structure Plan that will guide future growth of the adjoining town and provides the framework for identification of the precinct.

Our investigation area for the purpose of this LCA is approximately 375 ha in size and includes the proposed BREP (approximately 294 ha, 'Zone A') and a portion of the proposed Marong Western Freight Corridor (MWFC) (approximately 81 ha, 'Zone B').These Zones were further divided into 'subzones' based on historical or current land uses. Subzone boundaries are identified in Section 9.2, Figure 9.2 of this report. The area included as part of this investigation referred to as the MWFC is an investigation area as defined by Council through their Marong Township Structure Plan (MTSP) – this alignment is not a determined alignment of the Department of Transport and Planning (DTP) and any future potential alignment will be subject to separate and detailed investigation undertaken by DTP. Subzone boundaries are identified in Section 9.2, Figure 9.2 of this report.

Objectives

The aim of the assessment was to assist the VPA and Council in the preparation of the planning scheme amendment documentation for this area.

The overarching objectives of the LCA were to provide a preliminary assessment of the following:

- The existing environmental conditions of the study area.
- The areas of potential sodic/dispersive soils.
- The areas of potential soil and/or groundwater contamination, geotechnical and hydrological variables;
- The existing land uses with the potential to cause adverse amenity; and
- The sensitive land uses within and in the vicinity of the area of assessment and to identify applicable separation distances based upon the proposed future land uses of the BREP.

Note: This assessment was undertaken in the context of future developments being for non-sensitive commercial and industrial site use only.

Development Constraints

WSP has identified the following sitewide development constraints that may apply to one or more assessment zones, and should be considered further within future development plans:

- **Shallow groundwater:** Depth to the groundwater across the site may vary however a review of available groundwater resource reports found groundwater at the site is expected to be generally shallow across the site (less than 5 m below ground level).

  Further to above, the presence of complex alluvial deposits beneath the BREP often contribute to potentially highly variable hydrogeological conditions. *As such, it is important when implementing planning controls to ensure effective hydrogeological condition characterisation risk identification and mitigation.*

- **Drainage and flooding:** The site is not located within a 0.5% AEP flood extent. Flooding is considered to be limited to the areas adjacent to Bullock Creek and not expected to move onto the site. The active waterbody onsite is the Wilsons Hill Channel (irrigation channel) which may result in minor, localised flooding in very select circumstances.
- **Acid sulfate soils:** A low probability of the occurrence for ASS across the entire site area. ASS is considered unlikely to affect any excavation or development (e.g., stormwater drainage networks).
- **Sodic/Dispersive Soils:** Mapped data (Figure 4.1, Section 4.1.4 of this report) indicated the presence of Sodic soils. Further site specific characterisation will be required to characterise sodic/dispersive soil and risk mitigation measures required.
- **Geotechnical:** Based on the desk top study, and subject to further investigation and appropriate risk management and geotechnical design, no geotechnical characteristics were identified that would prevent or significantly constrain the proposed development. Targeted intrusive geotechnical investigations, in situ testing and geotechnical laboratory testing will be required to inform future development.
- **Ecology:** No portions within the site are considered to contain vulnerable ecosystems or species. The Wilsons Hill Conservation Reserve (immediately adjacent to the northwest of BREP) is understood to contain mixed Box Ironbark forests and/or dry/low fertility woodlands and low slope woodlands. Threatened species in the Reserve include Emu and Little Eagle (fauna) and Cane Spear-grass and Short-bristle Wallaby-grass.
- **Bushland / forest area:** No known native bushland / forest areas are identified onsite. The existence of native bushland / forest areas in the Wilsons Hill Bushland Reserve (offsite that also include vulnerable ecosystems as highlighted above.
- **Cultural heritage:** WSP is not presently aware of a site-specific Cultural Heritage Management Plan or other Cultural Heritage assessment reports. Areas of Cultural Heritage Sensitivity were identified in the west of Zone A, along a buffer of Dry Creek (10\TP381572 and 7\TP381572). Areas of Cultural Heritage Sensitivity are identified beyond the site boundary to the south-west of Zone A, in a buffer around Spring Creek, and beyond the eastern boundary in a buffer around Bullock Creek. The registered aboriginal party for the entire site is the Djaara (Dja Dja Wurrung) Clans Aboriginal Corporation.
- **Historical heritage**: Areas of historical heritage (Victorian Heritage Inventory) were identified in the southern portion of the BREP. These areas are purportedly of historical and archaeological significance at a local level.
- **Historical mining and current shafts:** Historical mining has been reported to be conducted across portions of the site and an old mining shaft was reported to be located at the southern portion of the site. Specialist input would be required in relation to decommissioning of the shaft opening and managing risk associated with underground voids.
- **Adverse Amenity impact and applicable separation distances:** WSP has identified two applicable recommended separation distances to be maintained from current activities on site to prevent adverse amenity impacts to future sensitive land uses. These apply to the piggery operation and the WaterStore Poly Tanks premises (Zone A). Separation distances could be controlled through the implementation of a Buffer Area Overlay as the mechanism to identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other existing uses. A BAO could be applied in the Bendigo Planning scheme to ensure that use and development within buffer areas around the BREP is compatible with existing future potential off-site impacts. Equally the BAO could be applied to the future BREP to reduce sensitive land use conflicts in the future.

WSP has identified the following contamination development constraints based on observed land uses and activities at and surrounding the site (as described in PPN30), and where potential contamination within each subzone could constrain redevelopment of the site by affecting suitability for a commercial (non-sensitive) / industrial end use, or through requiring remediation (Figure 3 of this report):

- **High potential for contamination** land uses - which have a high risk of significant contamination being present, in a situation more likely relevant to point sources within assessment subzones; potential contamination may render a subzone unsuitable for a non-sensitive commercial and industrial end use; further environmental assessments e.g. a site specific PSI or Detailed Site Investigation (DSI) is very likely to be required; site remediation may be needed and an Audit may result:

  Five (5) onsite and two (2) offsite subzones or land uses identified with a high potential for contamination under the PPN30 based.

  Onsite subzones or land uses include: commercial (contracting) activities comprising water tank construction, chemical and fuel storage, vehicle laydown areas, waste stockpiling and sheds/buildings; commercial (contracting) activities comprising livestock feed producing activities, chemical and fuel storage, vehicle laydown areas, waste stockpiling and sheds/buildings; extractive (mining) areas comprising quartz tailings and cyanide/alluvial sluicing residues; farming (piggery) area comprising livestock, farmyards and buildings; railway corridor comprising historical fill soil importation, railway tracks and train use. Further onsite potential contamination sources such as slurry pits, slurry lagoons or cess pits, agricultural landfills or sheep dips should be considered during future development planning and implementation e.g., as unexpected finds during earthworks.

  Offsite high potential for contamination include: extractive (mining) areas comprising quartz tailings, cyanide/alluvial sluicing residues and in-situ concrete cyanide vats; and a cemetery comprising burial pits and uncontrolled fill soils.

  Medium potential for contamination land uses - which have a medium risk of significant contamination being present, in a situation more likely relevant to localised diffuse sources across assessment subzones; potential diffuse source and lower risk point source contamination may present conditions that would preclude a non-sensitive commercial and industrial end use; further environmental assessments may be warranted to demonstrate the absence of potentially contaminated land and characterise potential risk management requirements.

  Two (2) subzones identified for agriculture (infrastructure) activities comprising farm yards and buildings, farm waste storage areas, solid inert waste and soil stockpiles, and burn piles.

- **Low potential for contamination** land uses, which have a low risk of significant contamination being present, within a situation more likely relevant to regional dispersed sources across assessment subzones; potential dispersed source contamination is unlikely to render the subzone unsuitable for a non-sensitive commercial and industrial end use; further environmental assessments other than Planning Authority consideration are unlikely to be required; site remediation is unlikely to be needed:

  Four (4) subzones identified for agriculture (grazing) comprising livestock pastures (e.g., sheep, dairy cattle and/or poultry); and residential (dwellings) comprising buildings, garages, septic systems.

- **Very low potential for contamination** land uses, which have a negligible risk of significant contamination being present, within a situation more likely relevant to absence of sources across assessment subzones; potential presence of any contamination is highly unlikely to render the subzone unsuitable for a non-sensitive commercial and industrial end use; further environmental assessments other than Planning Authority consideration are very unlikely to be required; site remediation is very unlikely needed:

  Zero (0) subzones or land uses identified with a very low land use contamination risk.

  Note that some areas such as native forests are likely to have a very low contamination risk and are unlikely to require further contamination assessment but may be significantly associated with development constraints concerning ecology, such as vulnerable and endangered ecosystems.

A detailed PSI, which in some cases would warrant inclusion of an intrusive assessment program, will assist in better defining the presence of Potentially Contaminated Land (PCL). Where a more detailed dataset is available, the level of conservatism that is applied when assessing the extent to which PCL is present can often be reduced. This will improve confidence in decision making relating to the need for an Environmental Audit, a PRSA or an alternative assessment/management measure. Given the variability in land use across the BREP, it may be beneficial where uncertainty exists in relation to the presence of PCL, to request greater detail through a PSI as noted above. Further, for specific areas of the BREP, it may be warranted that PCL provisions are managed through Statutory Planning Approvals to accommodate greater granularity and reduce conservatism in the control mechanisms applied by the Planning Authority.

Planning Considerations

The content of this document will contribute to both Strategic and Statutory planning decisions in areas such as management of contamination, sodic and dispersive soils and adverse amenity impact. Section 10 provides a detailed summary of key considerations that should be considered with the remainder of this Executive Summary

Further Assessment Work

The following provides a summary of key considerations relating to assessment work that may be warranted to support future planning decisions in context of contamination, adverse amenity and geotechnical elements. The summary presented is not intended to be exhaustive and the Planning Authority will need to consider factors external to those addressed in this document.

Contamination

Based on the planning considerations provided in **Section 10.4**, it is anticipated that further assessment work is unlikely to be required for any land uses other than high risk subzones at the site i.e. the LCA should provide sufficient information to the planning authority for medium-, low- and very low-risk land uses. For the high-risk subzones identified, a PSI is recommended to determine the site suitability and/or need for remediation or environmental audit. A site-specific PSI could be needed for identified subzones, including commercial (contracting) and commercial (production), extractive areas (mining), farming (piggery) and the railway corridor.

Future Planning Approvals may warrant the undertaking of a PRSA dependent on land uses and conditions that are encountered on a more granular level. It is currently assumed that the PRSAs may be commissioned by property developers as required by the planning authority. To support the completion of the recommended PSIs at the high-risk subzones, it may be prudent to undertake a limited soil investigation program (sampling). This could take the form of the collection and analysis of surface / shallow soil samples targeted on higher risk areas within these diffuse source areas e.g., chemical stores within farmyards, extractive mine tailings, presumed fill areas or on a wide grid basis across cropping land e.g., in areas of expected fertiliser application. This sampling could inform the need for any further soil, groundwater, surface water, sediment, or soil vapour investigations to demonstrate the presence of Potentially Contaminated Land or the need for a PRSA. Further, the intrusive sampling could help to inform whether any remediation might be required to render these subzones suitable for a commercial / industrial end use, or if these land uses are to be continued, that these areas do not represent an unacceptable risk to future occupants of neighbouring properties.

With respect to the potential future requirement for remediation at the site, it is anticipated that this may be limited to farmyards, farm building areas and contractors' yards that are to be redeveloped, and where more intensive activities have been carried out (e.g., extractive land uses). In these places, localised areas of diffuse contamination may exist in surface / shallow soils, which may require removal prior to commercial / industrial development.

Adverse Amenity Land Uses

This LCA provides a preliminary assessment of potential Adverse Amenity Land Use within and surrounding the Site to support a future Buffer Area Overlay (BAO) as the mechanism to identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses. A BAO could be applied in the Bendigo Planning scheme to ensure that use and development within buffer areas around the BREP is compatible with future potential off-site impacts. Further, site specific assessment would be required in due course as transitionary arrangements are developed and Planning Scheme amendments are confirmed.

Geotechnical

Future investigations of the site should focus on further characterising and understanding the surface and sub-surface materials across the site and their geotechnical characteristics. Very limited information is currently available from intrusive geotechnical investigations at this site and with no data available to inform geotechnical or geomechanical properties of the geological units at a site scale. Targeted intrusive geotechnical investigations, in situ testing and geotechnical laboratory testing will be required to inform future development with future investigation focusing on:

- Improving understanding of the extent and depth of underground voids (if any) derived from historical gold mining, through geophysical investigation.
- Improving understanding of the soil reactivity and its implications for foundation and pavement design.
- Mapped data indicated the presence of Sodic soils. Further site specific characterisation will be required to characterise sodic and dispersive soil and risk mitigation measures required. Improving understanding of the soil sodicity/dispersivity and potential implications for erosion management and drainage design.
- Improving understanding of hydrogeological characteristics associated with the complex alluvial deposits (including variably consolidated *Shepparton Formation* comprising stream deposits and alluvium of shoestring channel sand deposits and fine-grained sandy clay, levee bank deposits). Key to this element will be characterising potential risk to the proposed land use, risk to groundwater (and protected Environmental Values) and risk mitigation measures – both through planning decisions and construction controls.

The content of this Executive Summary must be considered with the report in its entirety and Limitations presented in Section 11.

1 Introduction

1.1 Authorisation

WSP Australia Pty Limited (WSP) was engaged by Victorian Planning Authority (VPA) to undertake a specialist assessment in the form of a Land Capability Assessment (LCA), in support of precinct structure planning being undertaken by VPA for the Bendigo Regional Employment Precinct (BREP).

The BREP (the site) consists of multiple individually or group owned properties within a larger parcel of land, which is located approximately 800m southwest of the city centre of Marong and 13.5km west of the Bendigo city centre.

It is understood that the proposed future land use will comprise an employment precinct, with a large focus on freight and logistics uses. The Marong Township Structure Plan that will guide future growth of the adjoining town and provides the framework for identification of the precinct.

The site location is presented in **Figure 1** in **Appendix A.**

1.2 Project Background

The site is located west of Bendigo near the town of Marong and covers an area of approximately 294 hectares (not including the Marong Western Freight Corridor (MWFC)). The BREP is bounded by Wimmera Highway to the north and west, Calder Alternative Highway to the east, and Cemetery Road to the south. The site is made up of 13 titles, 6 of which are owned by the City of Greater Bendigo (155 hectares). The MWFC extends north of the BREP, towards Yorkshire Road, along McCreddons Road from Wimmera Highway. The area included as part of this investigation referred to as the MWFC is an investigation area approximately 81 ha in size, and as defined by Council through their Marong Township Structure Plan (MTSP) – this alignment is not a determined alignment of the Department of Transport and Planning (DTP) and any future potential alignment will be subject to separate and detailed investigation undertaken by DTP.

It was understood that proposed land use of the BREP will have a large focus on freight and logistic uses with other anticipated land uses to include:

- Heavy industry;
- Food processing and manufacturing;
- Other manufacturing;
- Mining support industries;
- Waste collection, treatment, and disposal;
- Building construction;
- Pulp and paper mills;
- Commercial laundries;
- Car and truck wash; and
- Data centres.

1.3 Data Management

For the BREP project, it was considered that good data management and visualisation would be key to effective communication of the LCA findings with Council, possibly an Environmental Auditor and other project stakeholders. While the LCA report seeks to provide clear and concise information and advice in plain English, GIS and geospatial solutions have therefore also been used to visually communicate ground risks, so that contamination conditions and risks are well understood.

The first step in data management was to define a system for capturing and integrating historical information and new data from the LCA. For a site of this size (approximately 375 ha) with varying current and historic land uses and contamination potential, this involved reporting the LCA in two 'zones' – BREP and MWFC.

In consideration of the Department of Environment, Land, Water and Planning (DELWP) publication, Planning Practice Note 30 (PPN30), as is discussed in detail in **Section 2.2.1**, and given the mainly agricultural land use across the site, it was anticipated that:

- **Zones:** Would be determined based on the BREP and MWFC areas.
- **Subzones:** Would form smaller portions of more specific land use within the zones and may include:
  - **High risk subzones:** As related to point sources of contamination e.g. bulk fuel/chemical storage, known imported fill soils or sheep dips.
  - **Medium risk subzones:** As related to localised diffuse sources of contamination e.g. farmyards and buildings.
  - **Low risk subzones:** As related to widely dispersed sources of contamination e.g. pastures and fertiliser use.
  - **Very low risk subzones:** As related to limited areas with an absence of sources e.g. native forest or bushland.

Further discussion of how assessment zones and subzones are defined with respect to potential contamination, land uses, and contaminants of concern is provided in **Section 9.2.**

The zone and subzone system has been used as a basis for capture and storage of historical and new data and then to support visualisation. Each zone and / or subzone has been used as the base unit for interrogation of data within the GIS solution for the assessment. This solution has been provided in a suitable GIS format to be integrated into Council's existing GIS systems. For data visualisation, the GIS solution has been designed with data layers that are pertinent to the LCA, comprising:

- Land use subzones based on historical or current land uses and potential sources of contamination; combined with
- Potential contamination risk based on high, medium, low, very low risk zoning / designation.

Figures based on extracts from these GIS layers have been provided in **Appendix A**.

1.4 Aims & Objectives

The aim of the assessment was to assist the VPA and Council in the preparation of the planning scheme amendment documentation for this area.

The overarching objectives of the LCA were to provide a preliminary assessment of the following:

- The existing environmental conditions of the study area.
- The areas of potential sodic/dispersive soils.
- The areas of potential soil and/or groundwater contamination, geotechnical and hydrological variables;
- The existing land uses with the potential to cause adverse amenity; and
- The sensitive land uses within and in the vicinity of the area of assessment and to identify applicable separation distances based upon the proposed future land uses of the BREP.

Note: This assessment was undertaken in the context of future developments being for non-sensitive commercial and industrial site use only.

1.5 Scope of Works

1.5.1 Task 1: Project Inception Meeting

For Task 1, WSP facilitated an Inception Meeting with VPA and Council. The meeting provided an opportunity to better understand the BREP site so the LCA methodology could be optimised, and to confirm how data would be managed accordingly.

The detailed scope of work for this task comprised the following:

- Discussion on the proposed scope and methodology to address any queries or concerns.
- Confirm timelines and receive nominated VPA supplied information.
- Provide time to discuss other relevant issues relating to the project.

1.5.2 Task 2: Desktop Assessment

For Task 2, WSP reviewed historical information to assess the existing potential for contamination, geotechnical assessment including soil chemistry and hydrogeological variables, and identification of adverse amenity land uses within and adjacent to the subject site (as per EPA Publication 1518 *Recommended Separation Distances for Industrial Air Emissions*, Victorian Planning Provisions Clause 53.10 *Uses and activities with potential adverse impact*, and PPN30).

This review assessed each property in the study area as well as surrounding properties (as per EPA Publication 1518, PPN30 where relevant), and the methodology included but was not limited to:

- A review of available geotechnical, hydrogeological, and environmental information including:
  - Department of Energy, Environment and Climate Action (formerly Department of Environment, Land, Water and Planning – change as of 1 January 2023) resources, including Victoria Unearthed.
  - Review of previously or currently available reports regarding contamination, adverse amenity land uses, and geological and hydrological conditions, in or within the vicinity of the study area.
  - Desktop review of sources listed in the National Environment Protection Measures (NEPM) Section 3.3, Schedule B2 and Australian Standard AS 4482.1-2005, Section 3.2.2.

  - Review of Australian Heritage Databases specifically for historic uses related to the potential for contamination.
  - Historical title search for all properties in the study area as well as surrounding properties, where relevant, to identify land uses of concern or contamination over time.
- Review of relevant regulatory and planning guidelines and application of Australian Standards.
- Consultation with relevant agencies as required, including;
  - EPA Victoria for review of records including the 'Priority Sites Register' and EPA's list of 'Certificates and Statements of Environmental Audit' and 'environmental audit statements', to identify known existing land uses or developments that may be affected by significant impacts from the environment due to pollution and waste.
  - Melbourne Water and Greater Western Water.
  - Department of Jobs, Skills, Industry and Regions (formerly the Department of Jobs, Precincts and Regions – change as of 1 January 2023) regarding the location of existing and past quarries.
  - Discussions with the City of Greater Bendigo regarding known existing and historic land uses and planning permits in the study area as well as surrounding properties, where relevant that may result in soil and groundwater contamination and adverse amenity land uses.

  Notes:

  1. *For the purpose of this assessment, the definition of 'consultation' remained consistent with the VPA brief and included review of public registers, where relevant, as noted above. In addition, periodic consultative discussion was undertaken with VPA and City of Greater Bendigo during the course of the assessment.*
- Any other information deemed appropriate to include in the desktop review.

1.5.3 Task 3: Site Inspection & Surveys

For Task 3, WSP completed a site inspection of the precinct to enable familiarisation with local conditions and record relevant observations.

For work in this task, two field engineers (geotechnical and contaminated land specialists) completed a site visit from within the property (where able) or publicly accessible areas (including roadways and stream reserves). Field engineers were able to discuss with two persons who lived and/or worked within the BREP, with the purpose being to 'ground-truth' the findings of desk study research in Task 2 and in particular, any high-risk subzones or potential point sources of contamination, where identified.

The site inspection was intended to add confidence to the following desktop findings:

- **Contamination**:
  - To confirm existing soil or groundwater contamination within the sites identified as a high risk of contamination during the desktop study.
- **Adverse amenity land uses:**
  - To confirm the presence of existing land uses identified during the desktop study which may cause adverse amenity impacts including noise, dust and odour.

- **Geotechnical:**
  - Confirmation of geotechnical zones and soil classification within the study area.
  - Seismic variables and earthquake risks.
  - Sodic / dispersive soils.
  - Acid sulphate concentrations.
- **Hydrogeological:**
  - Groundwater salinity.
  - Groundwater depth.
- **Sensitive Land Uses:**
  - Sensitive land uses in the vicinity of the precinct.

1.5.4 Task 4: Land Capability Assessment Reporting

For Task 4, WSP prepared this Land Capability Assessment report with the detailed scope of work for this task comprising the following:

- Outline reporting on Task 2: Desktop Assessment and Task 3: Site Inspection & Surveys as appropriate and using the zones and subzones system discussed previously.
- Identification of aspects which are likely not to be met based on the findings of the desktop review and/or site inspections.
- Historical uses of land to provide a preliminary indication for contamination consistent with the *Planning Practice Note 30* (PPN30).
- Assessment of the likely extent of sodic soils and issues related to the design, construction and ongoing maintenance for public infrastructure such as roads, drainage and open space.
- Rationale of the methodology used for the buffer assessment.
- Review of the EPA separation distances and factors that would impact on the acceptability of a separation distance.
- Recommendation on planning controls to manage the risk adverse amenity identified in the review.
- Recommendations based on the above findings and for further investigations (including potential for specific Planning driven controls such as an Environmental Audit, Preliminary Risk Site Assessment (PRSA) or otherwise – referring to the PPN30, DELWP (2021)).
- Figures including geographical representation of GIS layers with appendices as appropriate.

1.6 Report Limitations

General limitations associated with carrying out this assessment are provided in **Section 11 11**. Specific limitations encountered during the course of this investigation were as follows:

- Residential houses and immediate surrounding areas were not inspected during site inspections due to the low-risk designation of these common land uses.
- A number of premises within and external to the site were reviewed at a desktop level. Where appropriate for the Adverse Amenity Land Use investigation, assumptions about operations and production capacity were based on aerial imagery and public records.

2 Project Technical Framework

2.1 Environment Protection Act 2017

New Victorian environmental laws (EP Act 2017, the Act) came into effect on 1 July 2021. The following aims to provide a broad overview of key considerations under the new legislative regime. The changes to environmental laws in Victoria are broad and may influence a number of considerations for the proposed acquisition/development.

The Act introduces stringent duties for reporting and managing contamination if you are a person in management and/or in control of Contaminated Land. These duties include:

- **General Environmental Duty (GED):** The GED underlies the duty to manage contaminated land. It applies to risks arising from activities for example that may disturb or exacerbate contamination, causing someone to be exposed to the contamination, or where an activity involves the use of groundwater that may be contaminated.
- **Duty to Notify (DtN):** The DtN of contaminated land (Section 40 of the Act) is required where notifiable contamination is present
- **Duty to Manage (DtM):** The DtM of contaminated land (Section 39 of the Act) requires a person to minimise risks of harm to human health or the environment from the presence of contamination.

The information provided in this report is a summary of WSP's understanding of the requirements of the Act, noting that the understanding of the industry is evolving as EPA Victoria releases further information.

2.1.1 General Environmental Duty

The Act changes Victoria's focus for environment protection and human health to a prevention-based approach, underpinned by the GED. The GED requires everyone, including businesses and individuals, conducting activities that pose a risk to human health or the environment from pollution or waste to understand those risks and take reasonably practicable steps to eliminate or minimise them.

2.1.2 Duty to Notify

Section 40 of the Act **(Duty to Notify)** requires a person in management or control of land that meets the definition of 'notifiable contamination[1]' to notify EPA. Notifiable contamination is defined in Part 2.1 of the Environment Protection Regulations 2021. The duty to notify should be undertaken by persons who manage and/or in control of the land, which requires notifiable contamination identified at the site to be reported to the EPA as soon as practicable.

In accordance with Victoria EPA Publication 2008 (dated June 2021) Notifiable contamination guideline – Duty to notify of contaminated land includes circumstances where; contamination is present in, on or entering soil (including onsite retention of contaminated soil), water (surface and groundwater) that creates vapours in air.

[1] Notifiable contamination – pollution that causes material harm to human health or the environment, including actual or adverse effects.

If a person is exposed, or likely to be exposed under a complete source-pathway-receptor scenario of a result of activities occurring (or likely to occur) at the site, the contamination is considered notifiable. Exemption to the duty to notify (EPAV publication 2008) include:

- Industrial waste stockpiles – where the place or premises is authorised to receive the industrial waste (other than retention of soil).
- Sites under a 1970 Act remedial notice.
- Sites which had an environmental audit completed under the 1970 Act prior to 1 July 2021.
- Contamination from a waste or chemical substance not in section 6 of Schedule B1 NEPM (ASC) (regulation 139d)), other than contamination from asbestos (Friable) and/or NAPL (as notifiable contamination). Where present, these "other chemicals" may be voluntarily notified to the EPA.

2.1.3 Duty to Manage

Laboratory evidence did not indicate the presence of contamination that would immediately trigger the **Duty to Manage.** Further consideration should be given to this and other Duties as part of robust unexpected finds protocol that would be applied through progressive stages of development.

The GED requires the persons in control of the land to provide measures to minimise risk of harm, including providing information to any person affected by the identified contamination, including ongoing management obligations such as:

- Implementation of a Construction Environmental Management Plan (CEMP), with respect to ongoing monitoring and trigger contingencies for identified site contamination during site activities e.g. preventative exposure measures.
- In the event that any contamination that poses a potential human health/environmental risk is encountered as an unexpected find, remedial activities should be implemented in accordance with the EMP including potential DtN obligations.
- Provision of information to persons who manage and/or in control of the land, including any identified impacted third party.

2.2 Contamination & Planning System

2.2.1 Planning Practice Note 30 (PPN30)

With the introduction of the EP Act in 2021, existing guidance regarding the relationship of potential contamination and the planning system has required revision to account for the new legislation. Planning Practice Note 30 (PPN30) was published in July 2021 and provides updated guidance regarding the role of the planning system in helping to assess the potential for contamination at a site, and advice concerning the level of environmental assessment work that may be required.

A planning or responsible authority must ensure that the effects of the environment on a planning proposal are considered, and that potentially contaminated land is suitable for its proposed use. PPN30 provides a recommended approach to assessing potentially contaminated land as presented in **Table 2.1,** which the BREP scenario may be compared against, as follows:

Table 2.1 PPN30 (2021) recommended approach to assessing potentially contaminated land

PLANNING PROPOSAL		POTENTIAL FOR CONTAMINATION	
		HIGH	MEDIUM
Proposed uses defined in Ministerial Direction No. 1, the EAO, and clause 13.04-1S			
— Sensitive uses: — Residential use — childcare centre — kindergarten — pre-school — primary school — Children's playground — Secondary school	New use or buildings and works associated with a new use	**A**	**B**
	Buildings and works associated with an existing use	**B**	**B**
Proposed other land use			
— Open space — Agriculture — Retail or office — Industry or warehouse	New use, or buildings and works associated with a new or existing use	**C**	**D**

	PLANNING SCHEME AMENDMENT	PLANNING PERMIT APPLICATION
A	— PRSA or audit option applies — Recommendation: Proceed directly to an audit.	— PRSA or audit option applies — Recommendation: Proceed directly to an audit.
B	— PRSA or audit option applies — Recommendation: PRSA to determine if audit is needed.	— PRSA or audit option applies — Recommendation: PRSA to determine if audit is needed.
C	— Recommendation: PSI to inform need for audit .	— Recommendation: PSI to inform need for audit.
D	— Recommendation: Planning authority to document consideration of potential for contamination to impact proposal	— Recommendation: Responsible authority to document consideration of potential for contamination to impact proposal

Note: Where the land is used for more than one purpose, the most sensitive land use should be used to inform the approach to determining if an audit is required.

2.2.2 *Application to the BREP Project*

WSP has reviewed PPN30 in the context of the BREP project, and notes that with respect to future non-sensitive commercial and industrial redevelopment, the guidance states that agriculture and animal production may be associated with a **medium potential for contamination**. The guidance however goes on to state that while most agricultural land is **not likely to be contaminated** i.e., a low potential, the potential for specific contaminating activities to have occurred over time should be considered, including:

- Commercial use of pesticides (herbicides, fungicides etc).
- Biosolids application to land for soil fertilisation.
- Farm waste disposal, possibly including landfilling.

Further to the above, WSP notes that the Marong and surrounding areas were exposed to extractive (mining) industries during the late 1800s and early 1900s. Upon review of the PPN30, the guidance indicates that mining and extractive industries may be associated with a **high potential for contamination** (PPN30 notes strategies or programs may apply for regional historical goldmining activities, such as those expected in the site area and beyond). High potential for contamination practices such as stock or sheep dipping are also anticipated to be historically or currently present at one or more of the properties.

WSP notes that for the BREP, and considering the above recommendations in PPN30, for a proposed commercial / industrial employment precinct end use that involves a new use or buildings, a preliminary site investigation (PSI) to determine the need for an environmental audit is recommended. PPN30 provides further guidance regarding how the PRSA and environmental audit interact, as follows:

- The role of a PRSA is to determine the need for an environmental audit. The decision whether to undertake a PRSA or proceed directly to audit will depend on the potential for contamination and the proposed use (e.g. sensitivity of the use and the likely receptors that may be impacted).
- A PRSA is recommended for scenarios where it is uncertain whether an audit is warranted, specifically those with sensitive uses (residential, children's playgrounds, etc) and lower risk of contamination i.e. medium potential in **Table 2.1**.
- If a PRSA process has been undertaken, the PRSA statement may either conclude that (1) no environmental audit is needed or (2) may conclude that an environmental audit is warranted to determine site suitability.

PPN30 states that if a PSI has been undertaken, the findings can inform the planning or responsible authority in deciding whether an environmental audit, or alternative assessment or management measures, are appropriate, or in concluding that no further action is needed.

A detailed PSI, which in some cases would warrant inclusion of an intrusive assessment program, will assist in better defining the presence of Potentially Contaminated Land (PCL). Where a more detailed dataset is available, the level of conservatism that is applied when assessing the extent to which PCL is present can often be reduced. This will improve confidence in decision making relating to the need for an Environmental Audit, a PRSA or an alternative assessment/management measure. Given the variability in land use across the BREP, it may be beneficial where uncertainty exists in relation to the presence of PCL, to request greater detail through a PSI as noted above. Further, for specific areas of the BREP, it may be warranted that PCL provisions are managed through Statutory Planning Approvals to accommodate greater granularity and reduce conservatism in the control mechanisms applied by the Planning Authority.

2.2.3 Contamination Risk Scheme

While the BREP investigation will include areas of lower intensity agricultural activity likely presenting a low risk of contamination (low risk), there may be areas where more intensive activities have occurred e.g., farmyards, intensive animal farming, horticulture, farm buildings and possibly residences presenting an elevated risk of contamination (medium risk). Higher risk activities may also exist within the precinct that require consideration e.g. extractive mining industries, slurry pits, slurry lagoons, sheep dips and bulk fuel storage (high risk). By contrast, there may be also areas such as native forest or bushland that may be considered 'untouched' and unlikely to be associated with contamination (very low risk). Based on these considerations, the recommended approach to assessing potentially contaminated land provided in PPN30 has been aligned to the following:

- **Risk Level**
- **Potential for Contamination**
- **Example Land Uses**
- **Contaminants of Concern**

The resultant contamination risk scheme, as presented in **Table 2.2** below, has been used throughout the LCA:

Table 2.2 LCA Risk Scheme and PPN30 Context

RISK LEVEL	POTENTIAL FOR CONTAMINATION	PPN30 CONTEXT*	EXAMPLE LAND USES^	CONTAMINANTS OF CONCERN^
High risk	**High risk** of significant contamination being present.	**Scenario A:** PSI to inform need for audit is recommended.	— Extractive (mining) industries — Farmyards and farm buildings with bulk fuel or chemical storage e.g. USTs. — Slurry pits, slurry lagoons or cess pits with animal wastes (excreta). — Agricultural landfills, possibly including animal burial after culling. — Sheep treatment areas (sheep dips).	Comprising contamination point sources from fuels, oils, pesticides, fertilisers, herbicides (bulk storage and extractive uses); faecal coliforms, hazardous gases (slurry pits); biohazards (landfills), arsenic and dieldrin (sheep dips).
Medium risk	**Medium risk** of significant contamination being present.	**Scenario B:** Planning Authority to document consideration of potential for contamination to impact development proposal. OR PSI to inform need for audit.	— More intensive farming such as market gardening, horticulture, cropping or intensive animal rearing. — Applications of biosolids as fertiliser e.g. vineyards, pasture, arable land. — Stockpiles of soil, rubble, other wastes, laydown areas for old farm machinery. — Ancillary land uses in agricultural areas e.g. builders' yards, agricultural mechanical workshop. — Horse facilities, running tracks and stables.	May include diffuse but more localised impacts from the application of fertilisers, pesticides or herbicides, possibly small quantities of fuels, oils, paints, solvents, metals or ACM from yards.
Low risk	**Low risk** of significant contamination being present.	**Scenario C:** Planning Authority to document consideration of potential for contamination to impact development proposal. OR PSI to inform need for audit.	— Expanses of agricultural fields used for livestock grazing. — Areas unlikely to have required use of fertilisers, pesticides or herbicides. — Farmhouses and low-density rural residences, possibly with septic tanks.	Likely limited to dispersed regional contaminants in groundwater or surface water e.g. faecal coliforms from residential septic tanks, or nitrates and nitrites from application of fertilisers.
Very low risk	**Negligible risk** of significant contamination being present.	**Scenario D:** Planning Authority to document consideration of potential for contamination to impact development proposal. OR PSI to inform need for audit.	— Land unaffected by European settlement in Victoria i.e. pre-European conditions. — Native forests or bushland subject to low-impact management measures.	Only naturally occurring contaminants associated with ambient local conditions and excluding impacts from controlled burns and possibly the use of firefighting foams containing PFAS.

Notes:

1. *: The recommended approach to assessing potentially contaminated land is presented in context of the BREP only including non-sensitive commercial and industrial land uses. Where more sensitive land uses are proposed (e.g. childcare facility) further consideration of Planning Controls as outlined in PPN30 (DELP, 2021) will be required (e.g. requirement for an Audit or PRSA, depending on the land use risk category observed).
2. ^: List not intended to be exhaustive.

3 Site Identification

3.1 General Site Details

The site location and layout is presented in **Figure 1** in **Appendix A**, property planning reports are presented in **Appendix B**, and pertinent site details are summarised in **Table 3.1** below:

Table 3.1 Pertinent Site Details

PARAMETER	DETAILS	
Lot and Plan number (SPI)	Various (refer to Site Diagram Figure) within **Appendix A** for individual land parcel lot numbers	
Suburb	Marong	
Address	The site is bounded by the following roads, Yorkshire Road, McCreddons Road, Wimmera Highway, Cemetery Road, and Calder Alternative Highway.	
Site Owner(s)	City of Greater Bendigo (Council, understood to be a major land holder) and various private landowners.	
Primary Interest Holder	Various	
Current Land Use	Residential, agricultural, and commercial uses	
Past Land Use	Residential, agricultural, and commercial uses	
Proposed Land Use	Commercial / industrial uses (non-sensitive)	
Site Investigation Area	Approximately 375 hectares (ha)	
Local Government Authority	City of Greater Bendigo	
Coordinates (centre of site):	-36.748913, 144.118224	Projection: MGA Zone 55 (GDA 2020)
Co-ordinates (furthest points on site boundaries as per Figure 2)	<u>BREP Zone:</u> 1. -36.753691, 144.098812 – western boundary 2. -36.741246, 144.116698 – northern boundary 3. -36.757261, 144.130969 – eastern boundary 4. -36.755625, 144.116322 – southern boundary	<u>MWFC Zone:</u> 1. -36.733514, 144.117496 – western boundary 2. -36.726485, 144.119824 – northern boundary 3. -36.733745, 144.119589 – eastern boundary 4. -36.741062, 144.117081 – southern boundary
Site Zoning	Farming Zone (FZ) Schedule to the Farming Zone (FZ)	
Overlays	<u>Planning Overlays:</u> Bushfire Management Overlay (BMO) - BMO reported along the north-west boundary of the site, encroaching onto 1\TP13152, 7A-5\PP3068, 7C-5\PP3068 and 8\TP381572. <u>Other Overlays (not directly affecting the site but adjacent)</u> Heritage Overlay (HO687, west of the site directly opposite Wimmera Hwy (Wilsons Hill Conservation Reserve)) Environmental Significance Overlay (ESO1, buffer zone around Dry and Bullock Creeks) Development Plan Overlay (DPO6, within Marong township boundary) Land Subject to Inundation Overlay (LSIO, buffer zone around Bullock Creek) Vegetation Protection Overlay (VPO, northwest of the site beyond Marong-Serpentine Road)	

PARAMETER		DETAILS
Surrounding Land Use	North	Yorkshire Road, Calder Alternative Highway, Bullock Creek, vacant/agricultural land.
	East	Calder Alternative Highway, Bullock Creek, Marong township, recreational (golf course), Lockwood Marong Channel, vacant/agricultural land, commercial (hotels, motels and holiday parks), Landry Lane, Malone Park Recreational Reserve, Sterry Road, Byron Road.
	South	Cemetery Road, Marong Cemetery, vacant/agricultural land, Dry Creek, Wilsons Hill Channel, O'Sullivans Road.
	West	Wilson Hall Nature Conservation Reserve, vacant/agricultural land, Dry Creek, model airfield. agricultural land (chicken farm), Swan Hill Railway.

3.2 Designated Site Zones

As discussed in **Section 1.3** for the purposes of data management and for a site of this size (375 ha), the BREP area has been divided into two manageable assessments 'zones', based broadly on the proposed development use. The zones are as follows:

- **ZONE A (BREP):** Geographically located south and east of Wimmera Highway and west of Calder Alternative Highway. The Zone comprises agricultural (grazing) land, commercial (contracting) and farming (piggery) land uses, several residential houses and associated infrastructure (sheds), and an irrigation channel (Wilsons Hill Channel). This Zone has an approximate area of 294 ha.
- **ZONE B (MWFC):** Geographically located east of McCreddons Road, north of Wimmera Highway and south of Yorkshire Road, the Zone comprises agricultural (grazing) land, several residential houses and associated infrastructure (sheds), commercial (animal feed store) and a dirt track (horses or vehicles). This Zone has an approximate area of 81 ha.

The current site layout and associated assessment zones (as detailed above) are displayed in **Figure 1**. A full description of the site based on our inspection is provided in **Section 6**, while an associated photographic record of the inspection is provided as **Appendix C.**

3.2.1 Current & Proposed Land Uses

Eight overarching current land uses have been identified as applicable to the two zones:

1. **Agriculture (grazing) – Zone A &B:** The majority of the site (both Zone A and B) consists of land used for grazing i.e., livestock pastures and / or cutting for hay, with these areas often attached to farmyards and farm buildings (for farm infrastructure, see below).
2. **Agriculture (infrastructure):** Numerous farmyards, farm buildings (including sheds) and damns are attached to agricultural land uses and often include equipment laydown areas and waste storage areas in both Zone A and B.
3. **Commercial (produce):** An area in Zone B, centre north along McCreddons Road includes several sheds likely associated with the storage of animal feeds and other products for commercial sale.
4. **Commercial (contracting):** An area immediately east of the Wimmera Highway (Zone A, western boundary) is used by a water tank manufacturer and wholesaler and includes several large sheds attached (possibly for maintenance of vehicles and machinery), multiple vehicles and machinery, laydown areas for equipment and vehicles, storage of water tanks and other plastic products, potential storage of adhesives and other manufacturing products, earthworks and small stockpiles of soil, rock and/or vegetation. This site has a current EPA Registration for waste and resource recovery for the storage of 15,000 Kg of T325 Wastes, comprising end-of-life vehicles from different means of transport and wastes from dismantling of end-of life vehicles and vehicle maintenance.

5 **Farming (piggery):** An area to the west of O'Sullivans Road (Zone A), in the south-central portion of the site consisted of an operating piggery that involves pig holding and breeding. A bio-exclusion zone is understood to be in place around the property perimeter and the operation is assumed to be an indoor facility.

6 **Former Extractive Areas (clearing and surface residues):** Area in the south-west of the Zone A, adjacent to Cemetery Road, represents an area of former extractive industries, likely attributable to gold mining and extraction and includes cleared surfaces with minimal-to-no vegetation and quartzite (or similar) residues.

7 **Residential (dwellings) – Zone A & B:** Approximately four residential homes and farmhouses are present within Zone A, along Wimmera Highway (central western boundary), O'Sullivans Road (centre west of the site) and Calder Alternative Highway (central eastern boundary). Similarly, four residential homes and farmhouses are present at Zone B, focused along McCreddons Road..

8 **Bushland (native forest):** No known native bushland / forest areas are identified onsite. The existence of native bushland / forest areas in the Wilsons Hill Bushland Reserve (offsite that also include vulnerable ecosystems as highlighted above.

It is understood there are currently no formal development plans in place for the site. However, the proposed future land use is understood to comprise an employment precinct, with a large focus on freight and logistic uses, and other non-sensitive commercial / industrial land uses (e.g. manufacturing and heavy industry).

The Marong Township Structure Plan (www.bendigo.vic.gov.au, September 2020) places the site in the South Marong Industrial Investigation Precinct and Marong Western Freight Investigation Corridor. The MWFC is located in the Marong Western Fright Investigation Corridor.

It is noted that the Marong Township Structure Plan had not been approved by the Minister for Planning at the time of reporting, however, the MTSP reports the northern portion of the BREP (excluding the MWFC) to be located in a major drainage investigation area, proposed retarding basin and future residential development area (proposed land use subject to investigation). Based on information provided by VPA, this assessment considers the investigation area as a future industrial precinct.

3.2.2 Site Planning Scheme Zones and Current Uses

The site features one Planning Scheme Zone/s:

- **Farming Zone – Schedule 1 (FZ1):** To provide for the use of land for agriculture, encourage the retention of productive agricultural land, ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture, encourage the retention of employment and population to support rural communities, encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision, and provide for the use and development of land for the specific purposes identified in a schedule to this zone.

3.3 Surrounding Land Uses

The site is mainly surrounded by agricultural, residential and bushland land uses and may be described as follows:

- **North**: Immediately to the north of the site is Yorkshire Road and Calder Alternative Highway. Beyond is generally vacant/agricultural land, with Bullock Creek in a northwest-southeast direction.
- **East**: Immediately to the east of the site is Calder Alternative Highway and Landry Lane. In the north, to the east of the site is the Marong township. In the south, east of the site is Bullock Creek and Lockwood Marong Channel, and vacant agricultural land with a single low density residential property.
- **South**: Immediately to the south of the site is Cemetery Road, the Marong Cemetery and agricultural land uses.
- **West:** Immediately to the west of the site (beyond Wimmera Highway) is Wilson Hall Nature Conservation Reserve. In the north, west of McCreddons Road is vacant/agricultural land and chicken farm. Beyond is agricultural/vacant land including Wilsons Hill Channel and Dry Creek, and Swan Hill Railway. Historical extractive (mining) industrial land uses purported in presently vacant/agricultural land.

3.4 Cultural Heritage Sensitivity

Areas of Cultural Heritage Sensitivity as specified in Division 3 of Part 2 in the Victorian Aboriginal Heritage Regulations 2018 were identified in the west of Zone A, along a buffer of Dry Creek (10\TP381572 and 7\TP381572).

Areas of Cultural Heritage Sensitivity are identified beyond the site boundary to the south-west of Zone A, in a buffer around Spring Creek, and beyond the eastern boundary in a buffer around Bullock Creek. Note that every natural surface water body in Victoria has an indigenous buffer zone of 200 m, where land is considered as one with the water.

The registered aboriginal party for the entire site is the Djaara (Dja Dja Wurrung) Clans Aboriginal Corporation.

3.5 Natural Hazards

The entire site is within a designated bushfire prone area. There is no record to indicate any fire history onsite. The Bushfire Development Report for Stage 2 Development Areas, Marong (*Terramatrix: CoGB-2018-02 Marong SP, May 2018*) reported historical bushfires in 2006 (approximately 5.4 km south-west of the site) and in 1998 (approximately 2.1 km north-east of the site).

The site is not included within the 0.5 % Annual Exceedance Probability (AEP) flood extent boundary. The nearest area within the 0.5% AEP flood extent is immediately beyond the eastern site boundary, in the vicinity of Bullock Creek.

4 Site Environmental Setting

4.1 Geology & Soils

4.1.1 Regional / Site Geology

A review of the Regional geological information for the site was obtained from the 1:50 000 Geological Map Series Raywood (7724-4 and part of 4425-3, Zone 55) and Lockwood (7724-3, Zone 55) (December 2001) prepared by the Geological Survey of Victoria.

The site is underlain by Ordovician Bendigonian and Chewtonian deep marine turbidites and hemipelagic sediments comprising sandstone, mudstone, black shale, minor granule quartz conglomerate. Sandstones mostly thick-bedded, coarse- to fine-grained, often graded, diffusely stratified to cross-laminated, moderately to well sorted. Black shale richly fossiliferous with graptolites and phyllocarids.

Ordovician Bendigonian and Chewtonian geology overlain by Neogene to Quaternary *Shepparton Formation* and colluvium and gully alluvium comprising clay, silty, sand, gravel, rubble; poorly sorted and variably consolidated. *Shepparton Formation* comprises prior stream deposits and minor alluvium of shoestring channel sand deposits and fine-grained sandy clay, levee bank deposits of clay and silt. Fine- to coarse grained sand/sandstone of quartz, mica, feldspar and ironstone, quartz gravel/conglomerate well- to poorly sorted and variably consolidated.

Copy of the geological maps are provided in **Appendix D.**

4.1.2 Assessment Zone Geology

A review of available information from online sources (i.e. Visualising Victoria's Groundwater (VVG) at www.vvg.org.au) indicated the specific generalised geology at the site for each zone are as follows. Further discussion regarding site specific geological observations is presented in the preliminary geotechnical assessment, Section 7.

Table 4.1 Summary of site geology

DEPTH (MBGL)	GENERAL SOIL DESCRIPTION
Zone A: Central Western Boundary (WRK017541)	
0.0 – 5.0	CLAY: red
5.0 – 54.0	SILTSTONE
54.0 – 62.0	BLUE SHALE
62.0 – 84.0	SANDSTONE
Zone B: Central Northern Boundary (WRK952940)	
0.0 – 6.0	CLAY
6.0 – 30.0	SANDSTONE
Zone B: Central Southern Boundary (WRK010891)	
0.0 – 12.0	CLAY
12.0 – 50.0	SAND
50.0 – 60.0	SANDSTONE

4.1.3 Potential for Acid Sulfate Soils

A review of the Commonwealth Scientific and Industrial Research Organisation (CSIRO) Australian Soil Resource Information System (ASRIS) Acid Sulfate Soils Distribution Mapping (June 2014) to assess the potential for the site to be located in an area mapped as having the potential for acid sulfate soils.

Review of the map data indicated that the site was located in an area with "low probability" of acid sulfate soils. No areas of probability greater than low are observed within a 2 km radius of the site.

4.1.4 Potential for Sodic Soils

Sodic soils are soils that containing a relatively high proportion of exchangeable sodium. Sodium is a cation (positive ion) that is held loosely to the surfaces of clay particles in the soil. Other cations in the soil include calcium, magnesium, potassium and hydrogen. However, when sodium makes up more than about 6% of all these loosely bound or "exchangeable" cations, soil structural problems begin to occur, and the soil is said to be sodic.

The amount of sodium as a proportion of all exchangeable cations is the main measure of sodicity, is termed the exchangeable sodium percentage (ESP) and can be calculated from chemical tests of the soils cation exchange capacity (CEC).

As the sodium is generally associated with clay particles sodic soils are often clay dominated but may also be sandy with some clay present in the matrix (clayey or gravelly sands).

Sodic soil may have the following problems (Hazelton and Murphy, 2007):

- Very severe surface crusting
- Very low infiltration and hydraulic conductivity
- Very hard, dense subsoils
- High susceptibility to severe gully erosion
- High susceptibility to tunnel erosion

The reason these soils are highly susceptible to erosion is that when a sodic soil encounters non-saline water or rainwater, water molecules are drawn in-between the clay platelets resulting in swelling of the clay and, often, the detachment of clay platelets into the water making the water cloudy in a process called dispersion. Dispersed clay particles are readily suspended in the water and can be transported in the water. Dispersion can lead to the development of tunnel, gully and surface erosion.

The sodium content in a soil (sodicity) is commonly categorised on the basis of exchangeable sodium percentage (ESP) after Rengasamy and Churchman (1999) and Northcote and Skene (1972) as shown below.

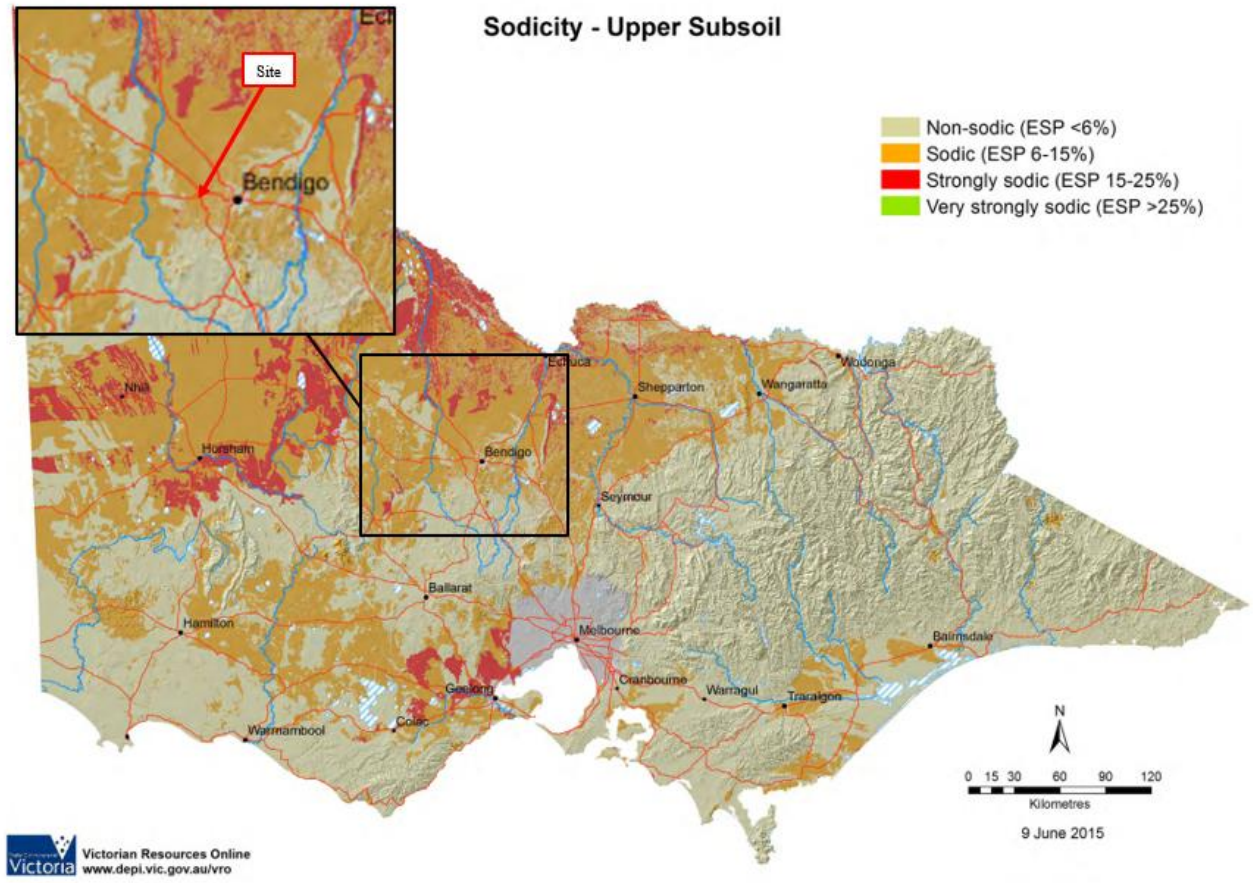
Table 4.2 Soil sodicity based on exchangeable sodium percentage (from vro.agriculture.vic.gov.au, map: sodicity – upper subsoil)

Description	Exchangeable Sodium Percentage (ESP)
Non-sodic or low-sodic	< 6%
Sodic	6 -15%
Strongly sodic	15-25%
Very strongly sodic	>25%

Note that while sodic soils are generally dispersive, not all sodic soils disperse and not all dispersive soils are sodic according to the above definitions. Evidence of historical dispersion at a site may be identified in the field while dispersion potential can also be assessed using field and/or laboratory physical tests.

A review of the Victorian Resources Online (www.depi.vic.gov.au/vro) *Sodicity – Upper Subsoi*l map (June 2015) was completed to assess the potential for the site (BREP and MWFC) to be located in an area mapped as having the potential for sodic soils, provided in Figure 4.1 below.

Figure 4.1 Map of Sodicity – Upper Subsoil



Review of the map data indicated that the site was located in an area with 'sodic soils' with an Exchangeable Sodium Percentage (ESP) of 6 – 15%.

Further discussion regarding sodicity, dispersive soils and steps to characterise dispersive soils risk mitigation requirements is included in Section 7.2.2.

4.2 Hydrology & Flooding

4.2.1 Regional Hydrology

The site contains several surface bodies, those being:

- Wilson Hill Channel (runs through the centre of the Zona A in a northwest-southeast direction, intersecting the site at Wilsons Hill Bushland Reserve and centrally on the southern boundary).
- Several small surface water bodies i.e., artificial dams, sporadically located across both Zone A and B.
- Dry Creek (a dry creek with sporadic artificial dams in a northwest-southeast across the south-west corner of Zone A)
- Bullock Creek (to the east of Zone A and north-east of Zone B) and Spring Creek (to the south-west of Zone A) in a northwest-southeast direction and do not intercept with the site.

4.2.2 Local Flood Conditions

A Flood Study report for Marong was prepared by North Central Catchment Management Authority (NCCMA) in November 2018. The report noted that flooding in the Marong township area would likely be limited to a buffer zone along Bullock Creek, to the east of the site beyond Calder Alternative Highway. The 0.5% Annual Exceedance Probability (AEP) Flood Depth for the township of Marong would not intercept with the site boundary. In this scenario, the 0.5% AEP would not create local flood conditions at the site. Generally, surface water flow direction is anticipated to flow to the north, north-west with areas in the far-west of the site likely to discharge to Bullock Creek to the east and northeast of the site.

4.3 Hydrogeology & Groundwater Quality

4.3.1 Regional Hydrogeology

Based on data obtained from VVG accessed in January 2023, depth to the shallow water table aquifer at the site is expected to be less than 5 m, with a total dissolved solids (TDS, salinity) value of less 500 mg/L.

The site is situated within the Loddon Groundwater Catchment. Table 4.3 summarises the aquifer units expected to be located beneath the site (referring to the VVG database).

Table 4.3 Summary of Groundwater Aquifer Units

DEPTH (MBGL)	GROUNDWATER LAYERS (AQUIFERS AND AQUITARDS)
Zone A: Western Portion (E: 2420472, N: 2527239)	
0.0 – 5.0	UTQA Upper Tertiary/Quaternary Aquifer layered clay, sands and silt.
5.0 – 54.0	BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.
Zone A: Eastern Portion (E: 2421622, N: 2527345)	
0.0 – 6.0	UTQA Upper Tertiary/Quaternary Aquifer layered clay, sands and silt.
6.0 – 30.0	BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.
Zone B: Northern Portion (E: 2421337, N: 2529534)	
0 – 42	UTQA Upper Tertiary/Quaternary Aquifer layered clay, sands and silt.
42 - 242	BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.
Zone B: Southern Portion (E: 2421183, N: 2528709)	
0 - 24	UTQA Upper Tertiary/Quaternary Aquifer layered clay, sands and silt.
24 - 224	BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.

Based on the expected depth to groundwater and topography across the site, regional groundwater flow is anticipated to flow in a northerly to north-easterly direction towards Bullock Creek.

The VVG website indicates that shallow aquifer in the local area is expected to contain <500 mg/L total dissolved solids (TDS). Referring to these TDS concentrations, the shallow regional aquifer is considered accommodate groundwater categorised as Segment A1(as defined in the Victorian Government Gazette, *Environment Reference Standard* (ERS), dated 26 May 2021). It is acknowledged, however, that TDS values for deeper aquifers are likely to vary to that observed in the shallow aquifer.

For Segment A1 groundwater, the following environmental values are protected:

- Potable water – desirable;
- Potable mineral water supply;
- Agriculture and irrigation (irrigation);
- Agriculture and irrigation (stock watering);
- Industrial and commercial use;
- Water-based recreation (primary contact recreation);
- Water dependent ecosystems and species;
- Traditional Owner cultural values;
- Buildings and structures; and
- Geothermal properties.

4.3.2 Assessment Zone Hydrogeology

According to the VVG bore database, there are 46 recorded bores situated within a 1km radius of the site (site radius considered to be 1km). The data indicated that the bores were used for a combination of uses including, domestic and stock (4 bores) and observation (1 bore). The remaining 41 bores did not have a listed use. The depth of the registered groundwater bores ranged from 12m to 486.8m below ground level (bgl).

The closest bore (Bore ID WRK017541) to the centre of the site is situated on the western region of the site, it is 84 m deep and is listed for use as ‘domestic and stock’.

The results of the search for those bores specifically advanced at the site and their associated assessment zones are summarised in **Table 4.4**.

Table 4.4 Summary of Registered Groundwater Bores within the site boundary

BORE NUMBERS	ZONE	DATE OF ISSUE	DEPTH (m BGL)	LISTED USE	YIELD (L/S)	SCREENED INTERVAL (m)	SCREENED LITHOLOGY
WRK017541	A	2009	84	Domestic & Stock	0	64 to 84	Sandstone
315808	A	1982	440	Not Known	Not Known	Not Known	Not Known
315827	A	1983	77.2	Not Known	Not Known	Not Known	Not Known
77319	A	1975	30.5	Not Known	Not Known	Not Known	Not Known
WRK010891	B	2006	60	Domestic & Stock	1	60 – 90	Sandstone
WRK952940	B	2006	48	Domestic & Stock	1	30 – 48	Sandstone

Notes:
1. All depths are base of lithological unit in mBGL (metres below ground level).

4.3.3 Coliban Water Assets

A review of the Coliban Water Assets Map for water and sewer networks found no active assets within the site boundary. An inactive potable water pipe was reported along Wimmera Highway, connecting to McCreddons Road north to Yorkshire Road.

4.4 Ecology, Flora & Fauna

Based on the visual inspection completed during the site inspection at the site and a review of the planning property reports at the site, there are no known areas of public conservation or environmental significance at either Zone A or B. However, it is noted that a review of the Department of Environment, Land, Water and Planning (DELWP) NatureKit 2.0, indicates that portions of the site have a designated Strategic Biodiversity Value (SBV) of greater than 80. The SBV ranks all locations across Victoria for their ability to represent threatened vertebrate fauna, vascular flora and the full range of Victoria's native vegetation and is generally considered capable of providing a view of relative biodiversity importance of all parts of the Victorian landscape.

Adjacent to the northwest of Zone A, southwest of Zone B, is the Wilsons Hill Bushland Reserve. The Reserve is understood to contain mixed Box Ironbark forests or dry/low fertility woodlands and low slope woodlands which area seasonally inundated and shrub rich. A review of the VBA Species Survey Records found observations of threatened Emu and Little Eagle to the north-west of the site, in the vicinity of the Wilsons Hill Bushland Reserve. Observations also included Cane Spear-grass and Short-bristle Wallaby-grass within the Wilsons Hill Bushland Reserve, beyond the Wimmera Highway.

4.5 Conclusions for Environmental Setting

The site is generally underlain by Quaternary Holocene; Fluvial alluvium, flood plain deposits, gravel sand, silt, clay and Ordovician Castlemaine group; Marine sandstone, siltstone, shale, chert (Lancefieldian and Bendigonian). There is a low potential for occurrence of ASS to exist across the site.

The Zone A contains the Wilsons Hill Channel, understood to be an irrigation channel supplying water to offsite land uses, which enters the Zone A from the central southern boundary and exits through the north-west boundary, into the Wilsons Creek Bushland Reserve. Several small, natural creeks run parallel to the south (Spring and Dry Creek), while the main flood risk is provided by Bullock Creek to the east of Zone A. Surface water runoff is generally considered to flow to the north, north-east also localised variability is expected. The site is not considered to fall within a 0.5% AEP flood zone and thus, it is considered unlikely floodwater would intercept the site boundary.

Based on VVG data, depth to groundwater across the site is expected to be less than 5 m below ground level i.e., very shallow groundwater. Based on the expected depth to groundwater and the topography of the site, regional groundwater flow is anticipated to flow in a northerly to north-easterly direction towards Bullock Creek.

Based on visual inspections and a review of available planning data, there are no known areas of public conservation or environmental significance. However, it is noted that scattered portions of the site had a SBV of greater than 80. The site is also understood to border the Wilsons Hill Bushland Reserve (north-west). Given the reported presence of threatened flora and flora within the bushland, it is expected that vulnerable ecosystems are present immediately beyond the site boundary and may encroach the north-west portion of Zone A.

5 Site History Review

5.1 Basis of Site History Review

To complete a preliminary review of the site history within the context of the wider local area, WSP has referred to the following documents / information sources:

- Historical aerial images provided in online sources e.g., NearMap, Google Earth, and Landata.
- Anecdotal information provided by Council.
- Historical title information
- Regulatory information search
- Environmental audits and other available reports
- Historical business directories
- Historical and archaeological heritage

This information has been used to develop a site history summary and has been supplemented and supported with anecdotal information provided by landowners and tenants during interviews, as outlined in **Section 6.1**.

5.2 Historical Aerial Images & Maps

The site history has been further investigated using historical aerial images taken between 1945 and 2023. The historical aerial photographs are included as **Appendix E**. Information relevant to the LCA is summarised in **Table 5.1**, below:

Table 5.1 Summary of Site History Timeline by Zone

Assessment zones		SITE HISTORY TIMELINE						
		1947	1971	1983-1985	2006	2010	2016	2022
ZONE A	Onsite	Predominantly cleared agricultural / grazing land, minor scattered patches of tree vegetation, particularly in the central and south-west of the zone. Suspected irrigation channel entering in south-west corner of zone, exiting through the northern boundary. No residential or agricultural structures onsite. Earthworks (potentially extractive land uses) along central southern boundary.	Agricultural / grazing across the majority of the zone, almost completely cleared of vegetation. Several small dams spread across the zone. One residence on the eastern boundary of the zone. Narrow irrigation channels entering from southern boundary. Potentially representing the current Wilsons Hill Channel.	Earthworks, land clearing and excavation of dams in the central western portion of the zone (likely associated with the present piggery). Increased agricultural activity (maintenance of vegetation) became apparent on the western portion of the zone.	Earthworks, land clearing and in the central western portion of the zone (likely associated with the present water tank industrial use). The majority of the zone appears to remain as agricultural/vacant land.	The commercial/industrial area on the western portion of the zone appears to have expanded to include additional buildings, earthworks, and storage of unknown objects (potentially vehicles and/or vehicle parts). Encroachment of storage of waste materials observed in Wilsons Hill Conservation Reserve. A new building (potentially residential or agricultural associated) appears to have been constructed to the central-north, adjacent to O'Sullivans Road.	Expansion of residential structures in central north of the zone, adjacent to O'Sullivans Road. Clearing of waste storage at property in western portion of the zone.	The central drain/waterway that runs through the centre of the zone appears to have deposited water into centre of the zone, fanning into the north-central portion (aligning with rainfall records). The land within the zone appears to have undergone relatively few changes when compared to the 2016 aerial.
	Surrounds	Predominantly cleared agricultural / grazing land, minor scattered patches of tree vegetation, particularly around Spring Creek and along the (present) Calder Alternative Highway. Calder Alternative Highway, Wimmera Highway and Cemetery Road appear to present similarly to present. Clearing and vehicle tracking in the area presently occupied by the Marong Cemetery.	Marong Cemetery situated immediately to the south of zone. Wilson Hill Bushland situated to the west of zone. Agricultural/vacant land surround the majority of the zone. Residential structures east of zone, agricultural (farming) structures to the north-west. Golf course-style vegetation/earthworks to the immediate north of the zone.	Further vegetation clearing in the southern and western areas.	Industrial/commercial development appears to have occurred to the northwest and north of the zone. The vast majority of the land surrounding the zone appears to have undergone very little change since the 1983 aerial. Construction of scattered residential structures to the north, east and south. The majority of land surrounding the zone appears to remain as agricultural/vacant land.	The land surrounding the zone appears to have undergone relatively few changes when compared to the 2006 aerial. Surface earthworks observed to the west of the zone, minor clearing and/or potential extractive land uses.	Construction of residential precinct to the north of zone (adjacent to Morang township).	Very little changes are evident on zone when compared with the 2010 aerial.
ZONE B	Onsite	Predominantly cleared agricultural / grazing land, minor scattered patches of tree vegetation, particularly in the south of the zone. Bendigo Kulwin Railway traversing east-west through the central-north of the zone. Earthworks (clearing to surface or stockpiling) along the railway corridor. Residential structure in the north-central portion of the zone, similar to the present animal feed structure.	Further vegetation clearing in the southern portion of the zone, little to no remaining vegetation. Earthworks immediately south of residential property in northern portion of zone. Vehicle tracking and earthworks within of railway corridor.	Clearing and redevelopment of residential structure in the north-central portion of the site. Residence on same plot of land. Earthworks and stockpiling within plot boundary.	Earthworks, stockpiling and vehicle tracking in central-southern portion of the zone. Residential development in the northwest corner of the site. Construction of a vehicle / horse track adjacent to the residence.	Residential development around earthworks and stockpiling areas (identified in 2006 aerial). Storage of pipework or other infrastructure immediately north of railway line.	The land within the zone appears to have undergone relatively few changes when compared to the 2010 aerial.	Construction of a pond / dam at residential properties in the southern portion of the zone. Minor earthworks and stockpiling in the inner circle of the vehicle / horse track in the north of the zone.
	Surrounds	Predominantly cleared agricultural / grazing land, minor scattered patches of tree vegetation particularly around the railway corridor and Wilsons Hill Conservation Reserve (south-west).	Further vegetation in the west and east, residual earthworks to the east. Construction of agricultural (farming) structures, paddocks and vehicle tracks to the west at the present chicken farm site. Golf course-style vegetation/earthworks to the immediate east of the zone.	Low-density residential development to the east of the zone, on the periphery of the Marong township. Little change to the surrounding area from the 1971 aerial.	Residential development to the west and east of the zone, in adjacent plots. Little change to the surrounding area from the 1985 aerial.	Expansion of residential structures to the immediate west, adjacent to the north-west corner of the zone. Little change to the surrounding area from the 2006 aerial.	Construction of residential precinct to the east of zone (adjacent to Morang township).	Little change to the surrounding area from the 2016 aerial.

5.3 Historical Title Information

The site history has been further investigated using a review of the historical title information to assess current and historical land use. A summary of the title information is provided in **Table 5.2**, below:

Table 5.2 Summary of Historical Title Information

Assessment Zone	SPI	DATES[1]	IMPLIED USE
ZONE A	5C~5\PP3068	1890 – 2021	Agricultural
		2021 – present	Vacant (council land)
	6A~5\PP3068	1889 – present	Agricultural
	6B~5\PP3068	1923 – present	Agricultural
	7A~5\PP3068	1887 – 1990	Agricultural
		1990 – present	Commercial / Industrial
	7C~5\PP3068	1918 – 1990	Agriculture
		1990 – present	Commercial / Industrial
	8\TP381572	1932 – 2020[2]	Agricultural
	5\TP381572, 6\TP381572, 7\TP381572, 10\TP381572	1923 – 2021	Agricultural
		2021 – present	Vacant (council land)
	1\TP583727	1939 – 2021	Agricultural
		2021 – present	Vacant (council land)
	1\TP123242	1990 – present	Agricultural
ZONE B	1\TP13152	1990 – present	Agricultural
	1~9\PP3068	1948 – 1989	Agricultural
		1989 – present	Unknown (residential)[3]
	2~9\PP3068	1948 – present	Agricultural
	3~9\PP3068	1948 – 1993	Agricultural
		1993 – present	Unknown (residential)[3]
	4~9\PP3068	Unknown	Unknown
	6A~9\PP3068	1950 – 2022	Unknown (residential)[3]
	1\TP20479	1967 – 1988	Agricultural
		1988 – present	Unknown (residential)[3]

[1]Present date reflects time of writing this report.

[2]No known present land use

[3]Land use presumed to be residential, potential minor agricultural land uses

The historical title information are included as **Appendix F**

5.4 Regulatory Information Search

The following information is available with respect to regulatory information for the site and within a 1 km radius of the site:

- **EPA Priority Sites and Regulatory Notices:** No EPA Priority Sites and Regulatory Notices are listed within a 1km radius of the site.
- **Environmental Audits:** No environmental audits had been completed onsite or offsite within the radius of 1km of the site.
- **Waste Management Facilities:** No current or historical Waste Management Facilities were listed within a 1km radius of the site.
- **Groundwater Quality Restricted Use Zones (GQRUZ):** No GQRUZ are listed within a 1km radius of the site.
- **Landfill Register:** No current or historical landfills are registered within 1km of the site.

Reviewed regulatory record data did not indicate the occurrence of EPA PFAS Investigations, Works Approval / Licensed Activities, or Gasworks and Liquid Fuel Facilities.

Copy of the EPA Priority Sites Register is provided in **Appendix G**.

5.5 Environmental Audits and Other Available Reports

5.5.1 On-site Environmental Audits

No Environmental Audits have been completed (as of issue) on site.

5.5.2 Nearby Environmental Audits

No Environmental Audits have been completed (as of issue) within a 2km radius of the site.

5.5.3 Other Available Reports

Geotechnical Testing Services were engaged by the City of Greater Bendigo to complete a Preliminary Soil evaluation for Lot 5, O'Sullivans Road, Marong, Vic, 3515. A total of 18 samples were submitted for analysis targeting chemical concerns typical of both farming/agricultural and mining-based industries. The results were compared to NEPM Commercial/Industrial health limits and were determined to exhibit concentrations within acceptable health investigation levels (HILs) for the future commercial/industrial use of the site (HIL D).

5.6 Historical Business Directories

Sands & McDougall (S&M) directories (1905-1974) were reviewed for historical business listing at/in proximity of the site from the Victoria Unearthed database. For each of the listed businesses, the database did not list a specific property address. However it was inferred the businesses listed were registered within the Marong Township and include the following:

- Bootmakers – Hosken C (1905)
- Blacksmiths, farriers, and wheelwrights – Hay Wm (1905, 1915, 1925, 1935, 1945)
- Motor Depots and Garage – Wharton TJ (1945)
- Motor Garages – Pearce R (1965)
- Carriers and Cartage Contractors – Thomas NE (1955), Andrews HE (1955)

Based on the database reviewed, the extent to which the listed businesses interacted with the investigation area was not known.

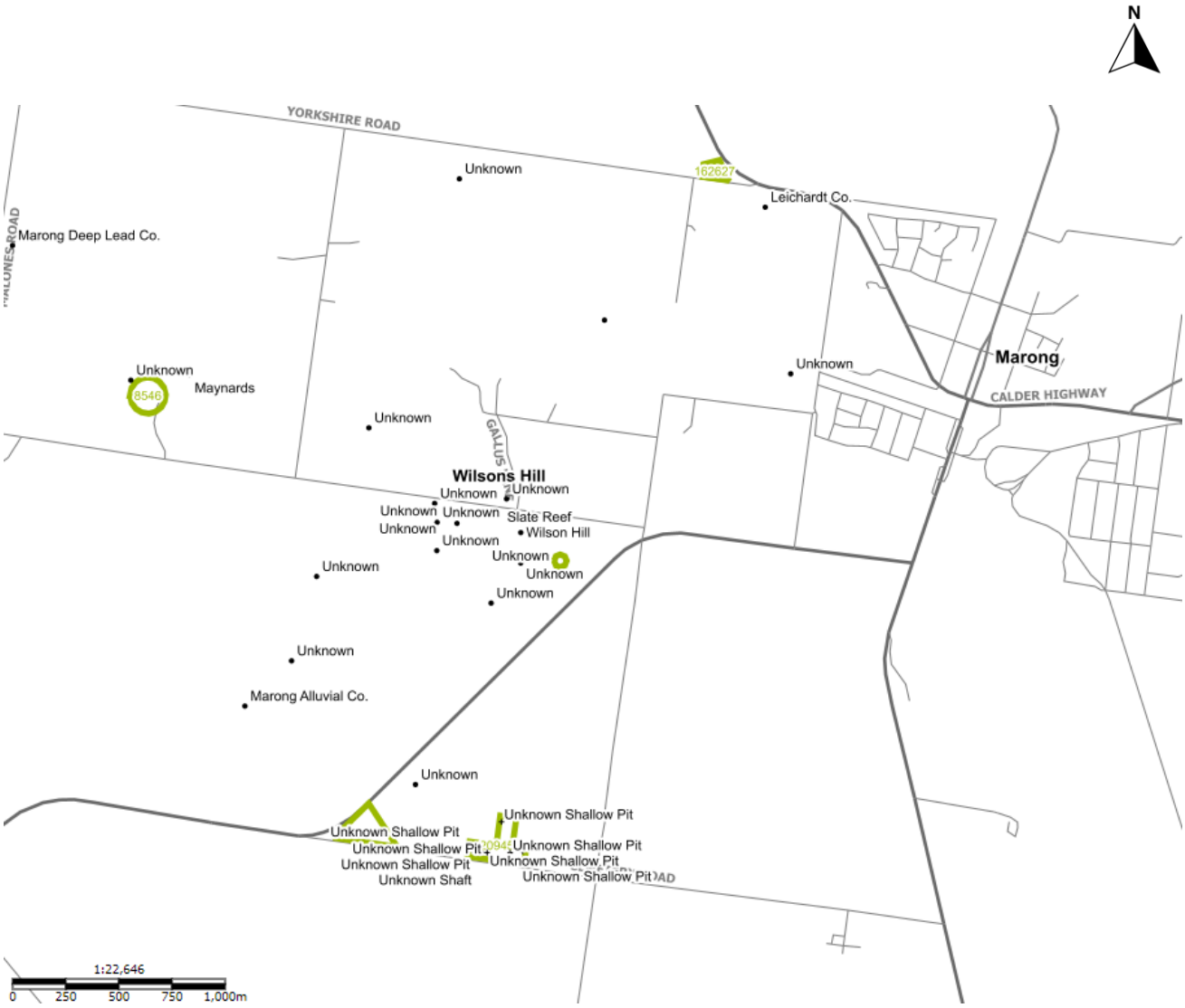
5.7 Historical & Archaeological Heritage

5.7.1 Historical Mining Activities

A review of the Historical Mining Activity – Mine Shaft Locations (Department of Jobs, Skills, Industry and Regions, 2023) found no historical mine shafts within 1 km of the site boundary. However, given the proximity of the site to known historical extractive sites (i.e., Wilsons Hill, Leichardt Co.) and the adjacent Bendigo 'Saddle Reefs', that it is likely that extractive land uses were undertaken at or surrounding the site not documented in the Historical Mining Activity dataset.

A review of the Heritage Inventory Nomination (Historical Archaeological Site – Card Gold Mining Landscape, Cemetery Road – Marong (2520H), January 2023)) found two areas of historical and archaeological significance located in the southern and south-western portion of BREP. The identified features were reported to include mining pits (10), tailing mounds (4), horse-driven puddlers (3), a mine shaft (1) and a number of surface artefacts. Furthermore, the Victorian Heritage Inventory (VHI) listed the southwestern portion of the BREP as Cemetery Road Gold Mining Landscape (heritage inventory number H7724-0644). This site is considered historically significant as it demonstrates a key historic phase of Marong's gold mining history and archaeologically significant for its potential to contain historical archaeological features, deposits and artefacts associated with gold mining.

Figure 5.1 Heritage inventory (green) and historical mining occurrences.



Extractive works completed in the vicinity of Marong occurred during the late-1960s and generally included alluvial and/or deep lead mining techniques, and cyanide processes.

Alluvial sluicing is understood to have occurred in the Wilsons Hill area (although not considered to have been completed onsite) and is known to produce chemically laden sludge (generally arsenic, lead and mercury) which would be transported away from the extractive sites though the use of channels such as the Wilsons Hill Channel.

There are also historical remains of in-situ cement cyanide vats are reportedly present at the south-western end of the Wilsons Hill Nature Conservation Reserve (considered down-hydraulic gradient from the site).

Based on the historical mining activity, there is potential for historic alluvial sluicing sludge to be present in areas of the site, specifically in low-lying areas adjacent to the Wilsons Hill Channel, and potential cyanide contamination in some areas of the site. The type of environment can impact on potential cyanide contamination, as historical cyanide in an open-air environment can biodegrade and disperse over time but this should be confirmed.

5.7.2 *Historical Mining Licences*

Parcels with Historical Mining licence MN4273 layover extending from Wilsons Hill to portions of the site are depicted in Figure 5.1. The mining lease encompassing the Wilsons Hill area also extends into the north-western portion of the proposed site. This mining lease, MIN4273, owned by GBM Wilson Hill Ltd was surrendered in 2008 (GSV).

Figure 5.2 Map of Parcels and historical mining licence

5.7.3 *Historical Occupation and Land Use History*

A review of the Heritage Inventory Nomination (HIN) found the site was occupied under a pastoral lease from 1946 to 1970 known as 'Bullock Creek'. Land encompassing the site was reported to be presumably used for grazing purposes during the occupation period. The HIN reports extractive land uses (gold mining) was likely to have been undertaken within the site boundary during the 1870s and 1880s, with mining leases provided to all allotments in the south-west portion of the site by 1894. The HIN reports the majority of alluvial mining features in the southern portion of the site had been destroyed or removed and replaced by ploughing/agricultural land uses.

5.8 Conclusions for Site History Review

The review of all available historical information sources in this section (above) indicated that the majority of the site appears to have been occupied by agricultural land uses (inferred grazing or cropping), with associated residential dwellings, for the entire recorded history of the site. Industrial/commercial infrastructure has been present on the western portion of the site since 2005 (aerial image) and is evident through 2022 (aerial image).

No Environmental Audits, priority sites, or waste management facilities were found to exist on site or within a 1km radius of the site. No Historical business listings were present on the site, but nearby properties (Marong Township), were found to historically comprise blacksmiths, motor garages, and carriers and cartage contractors. Given the proximity of the site to known historical extractive sites it is possible that extractive land uses were undertaken at or surrounding the site, possibly including some not documented in the Historical Mining Activity dataset. One mine shaft was reported to be located on site. A Historical Mining licence (MN4273, reported to be surrendered in 2008) was reported to encompass the Wilsons Hill area and also extend into the north-western portion of the site.

Some soil testing results were provided by the client (Geotechnical Testing Services, August 2021) which showed concentrations of contaminants of potential concern within the HIL range for the future commercial/industrial use of the site (HIL D). However there is insufficient information to be able to confirm how representative the results are of the conditions across the site, particularly the areas thought to be impacted by mining.

6 Site Inspection

6.1 Inspection Methodology

A site inspection was completed on 19 January 2023 by WSP, with the methodology involving two distinct components of work:

- **Drive-by Survey:** Use of existing access road network to complete a drive-by survey of accessible areas of the site to confirm general site features and corroborate desk study information.
- **Property Inspections and access request process:** Contact details of site occupiers within BREP boundary were provided by VPA and access approval was then sought from WSP. In the event access was unavailable, a drive-by survey was undertaken.

A photographic record of the site inspection is provided as Appendix C.

6.2 Drive-By Survey: General Site Features

As previously discussed, the site has been considered as two distinct assessment zones and the features and conditions that were generally confirmed during the drive-by survey for each zone i.e., where road access permitted, were as follows:

- **ZONE A (BREP):** Geographically located south and east of Wimmera Highway and west of Calder Alternative Highway and has an approximate area of 294 ha. The key features of this zone are:
  - Grazing and agricultural land across the majority of the zone particularly in the eastern and southern portions of the zone.
  - Commercial land on the central, western boundary in the form of a water tank manufacturer and exporter. Onsite features included several warehouses for the storage of plastic materials, adhesives, and other equipment.
  - Livestock (piggery) land was reported in the central portion of the zone. Onsite features included: agricultural sheds, water storage, livestock areas, artificial dams and waste stockpiles (solid inert and soil).
  - Areas of suspected former extractive land uses specifically alluvial/cyanide sluicing comprising heavily cleared, eroded surfaces of white fine grained and quartz cobble tailings. No evidence of solid structures observed on the site surface (i.e., in-situ cyanide vats).
  - Low-density agricultural residential properties including houses, sheds/garages, vehicle storage areas, minor waste stockpiles (solid inert and soil), artificial dams, vehicle/horse tracks and tree vegetation.
- **ZONE B (MWFC):** Geographically located east of McCreddons Road, north of Wimmera Highway and south of Yorkshire Road and has an approximate area of 81 ha. The key features of this zone are:
  - Generally cleared grazing and agricultural land across the majority of the zone, particularly south of the rail corridor.
  - Agricultural infrastructure comprising farmyards and fenced paddock training areas.
  - Low-density agricultural residential properties including houses, sheds/garages, vehicle storage areas, minor waste stockpiles (solid inert and soil), artificial dams, vehicle/horse tracks and tree vegetation.

- Commercial land in the central north in the form of a stock feed producer comprising several shed areas, vehicle laydown areas, concrete hardstands, water tanks, waste stockpiles (solid inert and soil), artificial dams and gravel drive surfaces.
- Swan Hill railway corridor comprising a single, raised railway, suspected to be raised through the use of fill material (imported or redistributed natural). No evidence of overhead powerlines, secondary power sources (including power boxes). One vehicle track crossing north-south over the railway.

The current site layout and associated assessment zones (as detailed above) are displayed in **Figure 2** in **Appendix A.**

6.3 Property Inspections: Selected Land Uses

While access approval could only be obtained for properties within BREP (no properties within MWFC were inspected), the following land uses (as previously introduced in Section 3.2) could be observed across the inspected investigation area:

- **Agriculture (grazing):** Land used for grazing i.e., livestock pastures, attached to farmyards and farm buildings.
- **Agriculture (infrastructure):** Farmyards and farm buildings as attached to agricultural land uses.
- **Residential (dwellings):** Residential premises and farmhouses that are present across the site. While properties associated with the following land uses were not formally inspected, it is noted that these activities were observed during the drive-by survey:
- **Commercial (contracting):** An area immediately east of the Wimmera Highway (Zone A, western boundary) is used by a water tank manufacturer and wholesaler and includes several large sheds attached (possibly for maintenance of vehicles and machinery), multiple vehicles and machinery, laydown areas for equipment and vehicles, storage of water tanks and other plastic products, potential storage of adhesives and other manufacturing products, earthworks and small stockpiles of soil, rock and/or vegetation.
- **Farming (piggery):** An area to the west of O'Sullivans Road (Zone A), in the south-central portion of the site consisted of an operating piggery that involved pig holding and breeding. A bio-exclusion zone is understood to be in place around the property perimeter.
- **Former Extractive Areas (clearing and surface residues):** Area in the south-west of the Zone A, adjacent to Cemetery Road, represents an area of former extractive industries, likely attributable to gold mining and extraction and includes cleared surfaces with minimal-to-no vegetation and quartzite (or similar) residues.

Lot boundaries are provided in **Figures 2a – 2c** in **Appendix A**.

A summary of potential contamination sources identified for each land use and activity is provided in **Table 6.1**, below:

Table 6.1 Summary of Potential Contamination by Land Use and Activity

LAND USES	APPLICABLE BREP PROPERTY INSPECTED	ACTIVITIES & POTENTIAL CONTAMINATION SOURCES OBSERVED / EVIDENCED	POTENTIAL CONTAMINANTS
Agriculture (grazing)	— Bendigo-St Arnaud Road and O'Sullivans Road (*8\TP381572, 5\TP381572, 5C~5\PP3068, 7\TP381572, 10\TP381572*) — Calder Alternative Highway (*1\TP583727*)	**Livestock pastural land:** Broad application of herbicides	Fertilisers (nitrate, nitrite) and possibly herbicides.
Residential (dwellings)	— O'Sullivans Road (*6B~5\PP3068*) — 1880 Calder Alternative Highway (*1\TP123242*) — 41 O'Sullivans Road (*1\TP13152*)	**Residential homes and farmhouses**: Use of septic tanks for sanitary waste Potential asbestos in older building fabric	Nitrate, faecal coliforms (*E. coli)*, ACM.
Commercial (contracting)	— 211 Bendigo-St Arnaud Road (*7A~ & 7C~PP3068*)	**WaterStore Poly Tanks:** Storage and use of solvents, adhesives, and plastics Storage of disused IBCs Waste stockpiles with hard rubbish storage Soil stockpiles Vehicle laydown areas	TPH / BTEXN, chlorinated hydrocarbons, PAH, heavy metals, solvents, herbicides, OCPs, OPPs, fertilisers (nitrate, nitrite), asbestos
Farming (Piggery)	— 6A O'Sullivans Road*(6A~5\PP3068)*	**Active Piggery:** Disposal of waste products, faecal matter, nutrients	Nitrogen species, faecal coliforms (*E, coli*).
Former extractive areas	— O'Sullivans Road (6\TP381572)	**Historical Mining:** Broad application of cyanide and arsenic during extraction Soil (sludge) importation	Heavy metals, explosives, radio-radionuclides.

6.4 Conclusions for Site Inspection

The drive-by survey confirmed that the site was generally occupied by agricultural land uses (grazing land) across the majority of site.

The site inspections indicated that potential sources of contamination across the site may be expected to comprise livestock pastural land (broad application of herbicides), farmyards and buildings (storage and use of fuels, oils, herbicides, fertiliser, surfactants), former extractive areas, the active piggery and residential homes and farmhouses (septic tanks for sanitary waste and asbestos in older building fabric).

It is considered that these land uses may also be associated with potential contamination as outlined in Table 2.2. In all cases where current potentially contaminating land uses and activities have been identified, these have been designated as subzones within LCA.

7 Preliminary Geotechnical Assessment

7.1 Basis of Assessment

To undertake this preliminary geotechnical desktop assessment, WSP has referred to the following publicly available resources:

- Visual observations made by an engineering geologist during the site visit conducted on 19 January 2023.
- Geological Survey of Victoria 1:50,000 scale Geological Map of Raywood and 1:50,000 scale Geological Map of Lockwood, Department of Industry, Technology and Resources.
- Geological Survey of Victoria, GeoVic online mapping tool at https://earthresources.vic.gov.au/geology-exploration/maps-reports-data/geovic
- Department of Environment and Primary Industries, Visualising Victoria's Groundwater website and bore database at www.vvg.org.au.
- Australian Standard AS 1170.4-2007, "Earthquake actions in Australia".
- City of Greater Bendigo (1991) City of Greater Bendigo Marong Heritage Study 1991 – Mining Heritage Places. Available at https://www.bendigo.vic.gov.au/sites/default/files/2016-09/Mining_heritage_places_0.pdf, Accessed 24 January 2023.
- Department of Conservation & Natural resources (1993) A Land Capability Study of the Rural City of Marong. Victoria: Land and Catchment Protection Branch. Available at https://vro.agriculture.vic.gov.au/dpi/vro/nthcenregn.nsf/pages/lcs_marong_tr7#lcs_marong, accessed 30 January 2023

7.2 Geotechnical Desktop Assessment

7.2.1 Regional Setting

The proposed development, situated south of the Marong township, is mostly located on an alluvial flat overlying heavily folded marine sedimentary rock. Much of the underlying sedimentary rock underwent tectonic deformation from the late Ordovician, contributing to the formation of many of the gold deposits historically and currently mined in the region.

Generally, the site is gently undulating with low rises running through the centre of the site, in line with the mapped surface expression of Castlemaine Group rocks. Away from these rises, the site is generally flat. Minor creeks, both natural and man-made intersect the area and at the time of the site visit were observed to have low flows. With the exception of these minor creeks, no notable geomorphological landforms were identified across the site, which is consistent with the alluvial geological setting (Photo 7.1).

Photo 7.1 Generally flat terrain observed at the site.

7.2.2 Site Geology

The 1:50,000 scale Geological Maps of Raywood and Lockwood published by the Geological Survey of Victoria (GSV) in 2001 (Figure 7.1) indicate four geological units present across the extent of the proposed development:

- Quaternary age Alluvium (Qa)
- Quaternary age Colluvium (Qc)
- Quaternary age Shepparton Formation (Nws)
- Ordovician age Castlemaine Group (Ocb, Och)

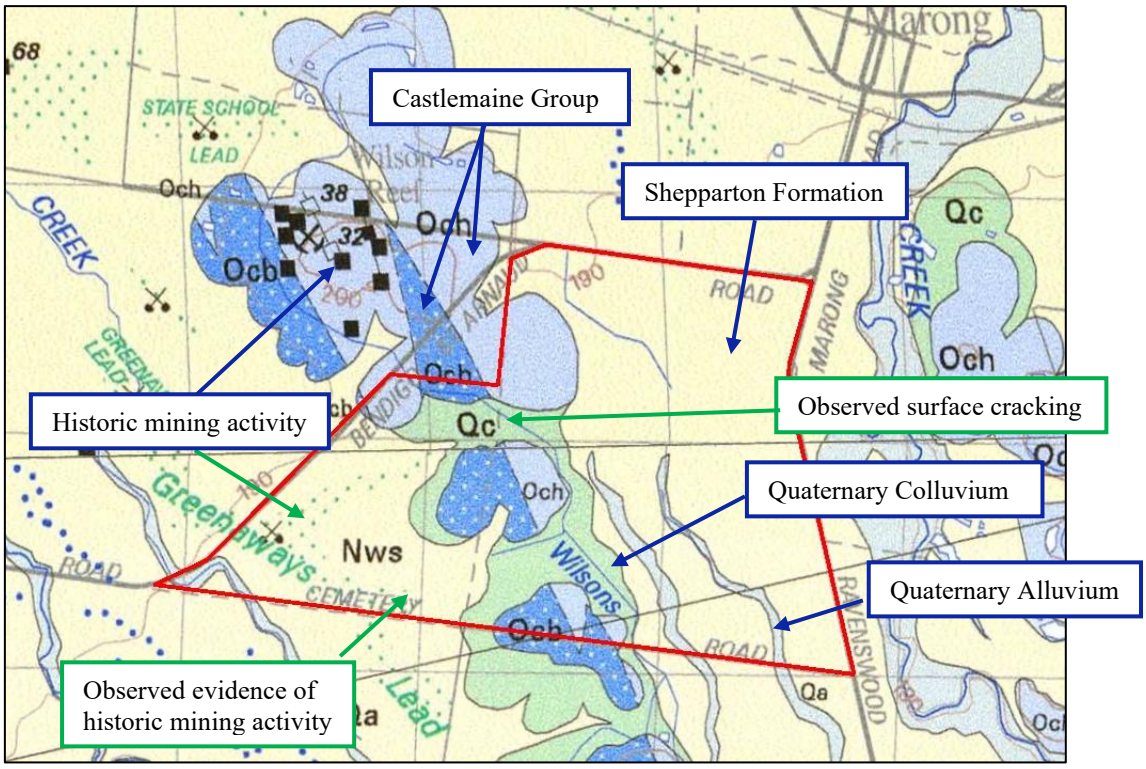


Figure 7.1 Extract of geological map showing surface geology. Approximate site boundary shown in red. Mapped features highlighted by blue markers. Observed surface cracking (see Photo 7.3) and observed evidence of historic mining (see Figure 6) indicated by green markers.

The site is largely expected to be underlain from the ground surface by Shepparton Formation alluvial deposits of variably consolidated clay and silty clay with coarse to fine grained sand and gravel. Across the site, the Shepparton Formation is expected to be extensively underlain by the Castlemaine Group of deep marine sandstone, siltstone and shale. Units of the Castlemaine group are also mapped at surface through the central portion of the site however it is expected that at surface these have been weathered to residual soils.

Quaternary Alluvium and Colluvium comprising variably consolidated clay, silt, coarse to fine grained sand and gravel are also present at the site, with the alluvium generally confined to the vicinity of recent streams.

Copy of the geological maps are provided in **Appendix D.**

Limited boreholes from Visualising Victoria's Groundwater (VVG) are available to provide further indication of the sub-surface geology at the site (Table 7.1). One vertical borehole encountered five metres of red clay overlying siltstone (inferred to be the Castlemaine Group), while a second vertical bore north of the site contained clay and sand to seven metres before encountering mudstone and sandstone.

Table 7.1 Boreholes with sub-surface geology information, from VVG.

Borehole	WRK075519	WRK017541 (north of site boundary)
Lithology	Red Clay (0 m – 5 m) Siltstone/Shale/Sandstone (5 m – 84 m)	Clay (0 m – 2.0 m) Sand (2.0 m – 7.0 m) Mudstone/Sandstone (7.0 m – 90 m)

Site observations of surface geology were consistent with the published mapping, with alluvial soils consistent with the Shepparton formation identified in exposures at several locations across the site. Clayey silt to silty sand was observed across all areas where natural soils were observed while minor gravels were observed in two locations (Photo 7.2).

Photo 7.2 Examples of observed surface geology. Left: clayey silt. Right: silty sand with clay and gravel.

Areas of fill materials were observed across the site. These were almost exclusively associated with the construction of dams at the site. The majority of this fill appeared to be re-worked natural material containing clays, silts, sands and gravels. Although not directly observed, a thin layer of fill/topsoil is also likely to be present across parts of the site, particularly surrounding the more developed areas around building structures.

Minor surface cracking was observed at one location, with dark brown silty sand observed at that location (Photo 7.3).

Photo 7.3 Minor surface cracking observed within Quaternary Colluvium.

The geological map indicates this area may be underlain by colluvial material and as such it could have different material properties to the remainder of the Shepparton Formation which was observed to have no surface cracking.

Such surficial cracking may indicate a higher clay content and the potential for increased reactivity of the soils within the area identified. No other evidence of reactivity was observed however further investigation including laboratory testing would be required to better establish the material properties of the soils across the site, including reactivity. There were no indications that the soil reactivity is greater than would be managed through foundation design undertaken to Australian Standard AS2870, Residential Slabs and Footings. Pavements may need to be designed to accommodate soil reactivity, which would generally require a relative thick sub-base or subgrade treatment with (for example) lime.

A 1993 Land Capability Study of Marong by the Department of Conservation & Natural Resources identified the two main soil units within the project area to be:

- Ordovician sediments, very gentle slope
- Quaternary alluvium, plane.

The study, though not specific to the area of interest, identified that these units contain lenses of material with high to very high dispersivity. During the site visit, no evidence for dispersivity was observed across the site in surface features. As such, future investigations should seek to further understand and define the potential for both dispersive and sodic soils across the site.

7.2.3 Historic Mining

The Marong area, including the site and surrounds has an extensive history of both alluvial and underground mining. Several historic shafts and shallow/deep leads are indicated on the geological map to the west of the proposed development and within the southwest corner of the site.

Greenways Lead in the southwest of the site, bounded by Bendigo-St Arnaud Rd and Cemetery Road was opened in approximately 1900 (City of Greater Bendigo, 1991), however further information on the extents and impacts of this operation have not been identified during this study.

As discussed in Section 5.7, immediately northwest of the site, the Wilsons Hill area contains several historic mining shafts and a remnant cyanide processing works. The mining lease encompassing the Wilsons Hill area also extends into the north-western portion of the proposed site. This mining lease, MIN4273, owned by GBM Wilson Hill Ltd was surrendered in 2008 (GSV).

Figure 7.2 Expired mining leases (green) and unknown mines and mineral occurrences (black makers). From GSV.

Evidence of historic mining activity was observed in the southwest of the site. Crushed quartz rock was identified in piles while the nearby soils appeared leached and are possibly tailings derived from gold processing activities (Photo 7.4). The location is consistent with the mapped position of the Greenways Lead and as such it is possible the observed features form part of these historic workings. Detailed investigation into the potential for underground voids or mining affected areas will need to be undertaken through later stages of planning and development. There may be constraints on the form of development that can be undertaken if voids are shallow. The southwest portion of the site has some evidence for shallow mining works and should be a target for future investigation.

Photo 7.4 Observed evidence of historic mining

7.2.4 Earthquake Risk

Whilst no evidence was found to indicate an elevated seismic risk at the proposed site, appropriate design practices should be incorporated into the planning of any proposed structures to account for earthquake risk as per AS 1170.4 – 2007, 'Structural design actions – Part 4: Earthquake actions in Australia'.

Within these standards, the hazard factor (Z) depends on the geographic location of the site. Figure 3.2(A) of AS 1170.4 – 2007 gives a hazard factor (Z) for Bendigo of 0.09. Based on Table 4.1 of AS1170.4, an indicative site Sub-Soil Class of Ce, shallow soil may be adopted for preliminary purposes. However, further investigation is required to confirm depth to rock and strength of soils across the site.

7.3 Geotechnical Recommendations

Future investigations of the site should focus on further characterising and understanding the surface and sub-surface materials across the site and their geotechnical characteristics. Very limited information is currently available from intrusive geotechnical investigations at this site and with no data available to inform geotechnical or geomechanical properties of the geological units at a site scale. Targeted intrusive geotechnical investigations, in situ testing and geotechnical laboratory testing will be required to inform future development with future investigation focusing on:

- Improving understanding of the extent and depth of underground voids (if any) derived from historical gold mining, through geophysical investigation.
- Improving understanding of the soil reactivity and its implications for foundation and pavement design.
- Mapped data indicated the presence of Sodic soils. Further site specific characterisation will be required to characterise sodic and dispersive soil and risk mitigation measures required. Improving understanding of the soil sodicity/dispersivity and potential implications for erosion management and drainage design.
- Improving understanding of hydrogeological characteristics associated with the complex alluvial deposits (including variably consolidated *Shepparton Formation* comprising stream deposits and alluvium of shoestring channel sand deposits and fine-grained sandy clay, levee bank deposits). Key to this element will be characterising potential risk to the proposed land use, risk to groundwater (and protected Environmental Values) and risk mitigation measures – both through planning decisions and construction controls.

Overall, based on the desk top study, and subject to further investigation and appropriate risk management and geotechnical design no geotechnical characteristics were identified that would prevent or significantly constrain the proposed development.

8 Adverse Amenity Land Use Review

8.1 Basis of Assessment

The aim of the assessment was to assist the VPA and Council's preparation of a planning scheme amendment documentation for this area. The overarching objectives of the Adverse Amenity Land Use investigation was to provide a preliminary assessment of the following:

- to identify sensitive land uses within and in the vicinity of the area of assessment;
- to identify existing land uses within and in close proximity to the site with the potential to cause adverse amenity; and
- to identify applicable separation distances with consideration to the proposed future land uses of the BREP.

To achieve these aims, WSP undertook a desktop review and selected site inspection of a number of premises and operations within and in proximity to the site to identify EPA Permissioned Sites and other premises to which a Threshold Separation Distance may apply.

A summary of the relevant statutory framework and guidance regarding this initial assessment is described as follows.

8.1.1 Separation Distances

The EPA Separation Distance Guideline (EPA Publication 1518) provides recommended minimum separation distances between odour and/or dust emitting industrial land uses and sensitive land uses. While noise can cause disturbance to sensitive receptors, it is not considered by the EPA Separation Distance Guideline.

The EPA Separation Distance Guideline aims to support decision-making regarding land uses, to:

- protect human health and wellbeing, local amenity and aesthetic enjoyment;
- protect existing industry from encroachment by sensitive uses; and
- prevent land adjacent to industry from being under-utilised.

The recommended minimum separation distances aim to minimise the off-site impacts on sensitive land uses arising from unintended, industry-generated odour and dust emissions (Industrial Residual Air Emissions (IRAE's)).

The recommended minimum separation distances are not mandatory and are used by EPA to provide guidance to planners and land developers in avoiding potential land use conflicts. In considering planning applications referred to it by Councils, EPA generally applies the default separation distances in its advice. In some instances, the appropriate separation distance may be varied from that recommended in the EPA Separation Distance Guideline as a result of site-specific operational or environmental conditions. A proposal to vary the separation distance would involve further assessment and consultation with EPA.

The EPA Separation Distance Guideline sets out the prerequisite criteria that must be considered to support a site-specific variation. Criteria to be considered is described in Table 8.1.

Table 8.1 Criteria for variation to recommended separation distance

Criteria	Explanation
Transitioning of the industry	Existing industry has formally indicated that it will transition out of an area and over a specified timeframe.
Plant equipment and operation	The industrial plant and equipment have an exceptionally high standard of emission control technology.
Environmental risk assessment	An environmental risk assessment of IRAEs has been completed that demonstrates a variation is justified.
Size of the plant	The plant is significantly smaller or larger than comparable industries.
Topography or meteorology	There are exceptional topographic or meteorological characteristics which will affect dispersion of IRAEs.
Likelihood of IRAEs	Particular IRAEs are either highly likely or highly unlikely to occur.

The EPA Separation Distance Guideline outlines that it should be the responsibility of the 'agent of change' to provide evidence to the planning authorities, or other responsible authorities, that a variation from the recommended separation distances is appropriate.

8.1.2 Draft Separation Distance Guidelines

In December 2022 the EPA released a revised Draft Separation Distance Guideline (Publication 1949). The draft guidelines were open for public comment until 17 February 2023. At the time of report preparation, the publication remains in draft. Where relevant recommended separation distances are proposed to be changed in the draft guidelines, this has been considered as noted in figures and Table 8.2. WSP notes that this should be revisited once Publication 1949 is released as a final guideline replacing EPA 1518.

8.1.3 Greater Bendigo Planning Scheme Threshold Distances and Setbacks

Clause 53.10

Clause 53.10 of the Greater Bendigo Planning Scheme defines the types of industries and warehouses that may cause offence or unacceptable risk to the neighbourhood if not properly designed or located. Clause 53.10 contains threshold distances from sensitive areas (such as residential zones or activity centre zones) when establishing industry, utility or warehouses.

Clause 53.10 applies to new industrial developments being established near existing or planned residential areas. The clause does not apply to the development of activities other than industry, utilities or warehouses (such as residential). As such the threshold distances do not apply "in reverse" when considering residential development in proximity to existing industrial activities. However, the threshold distances have been used in this review to identify other potential activities that may be broadly considered by VPA, Council or EPA in assessing the suitability of proposed uses of the site during planning approval.

Where a threshold distance is not met for a proposed industrial development, the planning application must be referred by Council to the EPA for its consideration and comment.

Relevance: Cl 53.10 outlines threshold distances for specific activities. Relevant to the Project is the Waste, recycling and resource recovery (waste, recycling and resource recovery) threshold distance of 500m.

The following clauses provide minimum setbacks for new and expanded Poultry and Pig Farms.

Clause 53.09

Purpose: To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.

Relevance: Cl 53.09 outlines the specific planning requirements for the development of poultry farms. Relevant to the Project is the setback distances to sensitive receivers (50m for farms less or equal to 1,000 chickens; 100m for farms greater than 1000 chickens) and residential zones (200m for farms less than or equal to 1,000 chickens; 400m to farms greater than 1000 chickens).

Clause 53.16

Purpose: To facilitate the establishment and expansion of pig farms in a manner that is consistent with orderly and proper planning and the protection of the environment.

Relevance: Cl 53.16 outlines the specific planning requirements for the development of pig farms. Relevant to the Project is the setback distances to sensitive receivers (100m) and residential zones (400m).

8.2 Review Outcomes

To identify activities with potential buffer impacts in the subject land WSP undertook:

- A review of EPA permissioned activities in the area; and
- A desktop review of land use zoning and activities in the vicinity of the subject land.

Figure 8.1 illustrates a 250m, 500, and 1 km investigation boundary around the investigated area. Current Planning Scheme zoning is highlighted to identify potential sensitive land use surrounding the site.

No surrounding land within the 1 km investigation area is currently zoned as Residential. Existing rural residential dwellings within the Site identified from aerial imagery are identified in Figure 8.3.

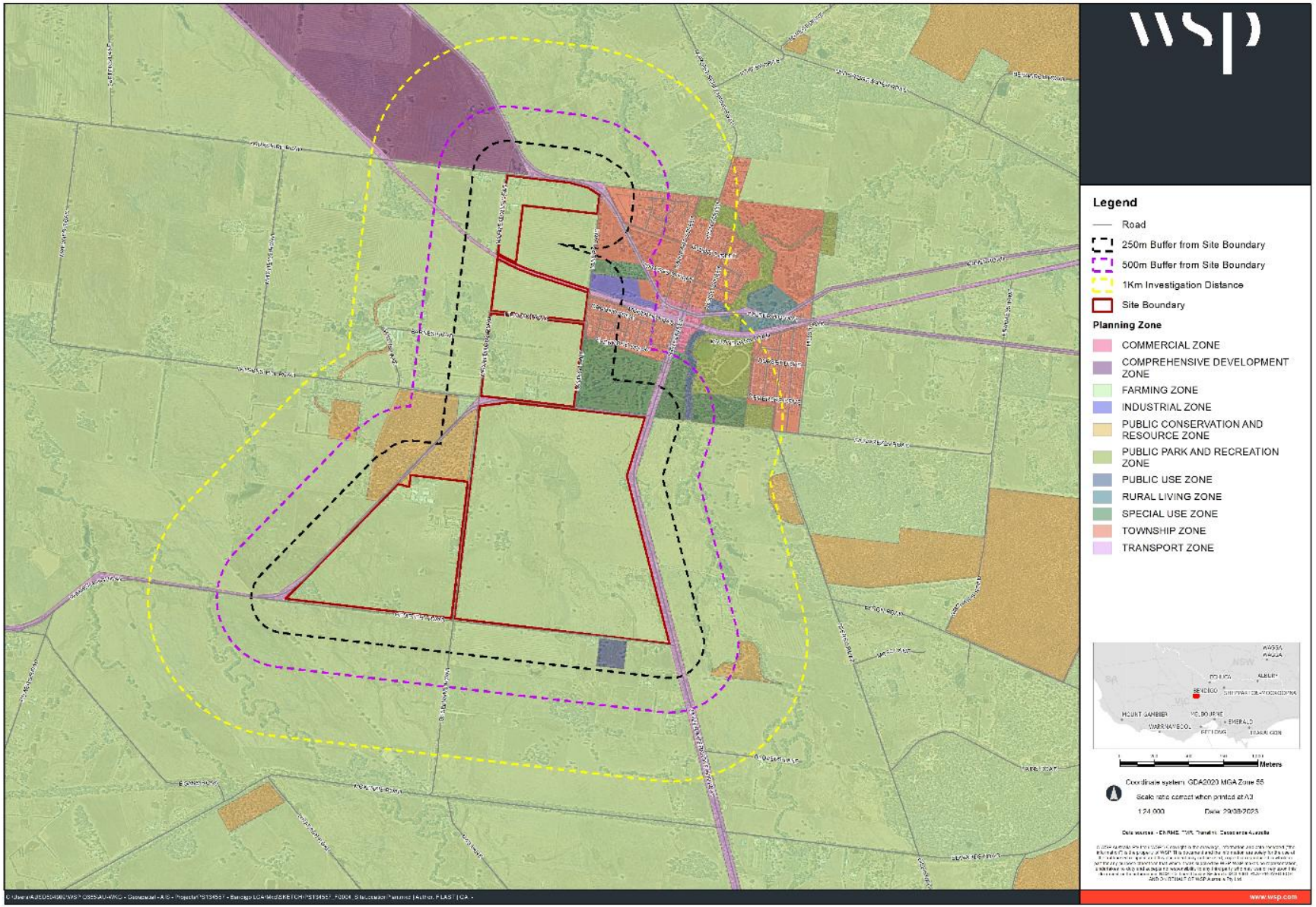


Figure 8.1 Investigation buffers and current zoning

8.2.1 EPA Permissioned Activities

Sites requiring an EPA permission have a higher potential for amenity related impacts and the need to maintain associated buffers. As a screening exercise to inform this review and to target premises to consider during the site inspection, WSP undertook a desktop review of the EPA register of EPA Permissioned sites.

40 premises were identified from a search of the surrounding area based on the suburb of Marong, Bendigo and surrounding suburbs. One premises was identified within the Site, with all other identified operations beyond 5 km from the Site boundary as shown in Figure 8.2.

Details of the premises located within the Site currently operating under an EPA Registration are provided below:

Registration holder: Water Supplies Pty Ltd

Registration number R000303859

Issued: 28 June 2022

Expiry: 28 June 2027

Address: 211 Wimmera Hwy Marong Victoria 3515

Prescribed permission activities : A13c (Waste and resource recovery – small). This registration holder is permitted to store 15,000 Kg of T325 Wastes, comprising end-of-life vehicles from different means of transport and wastes from dismantling of end-of life vehicles and vehicle maintenance.

There are no air discharge points or water discharge points for this registration.

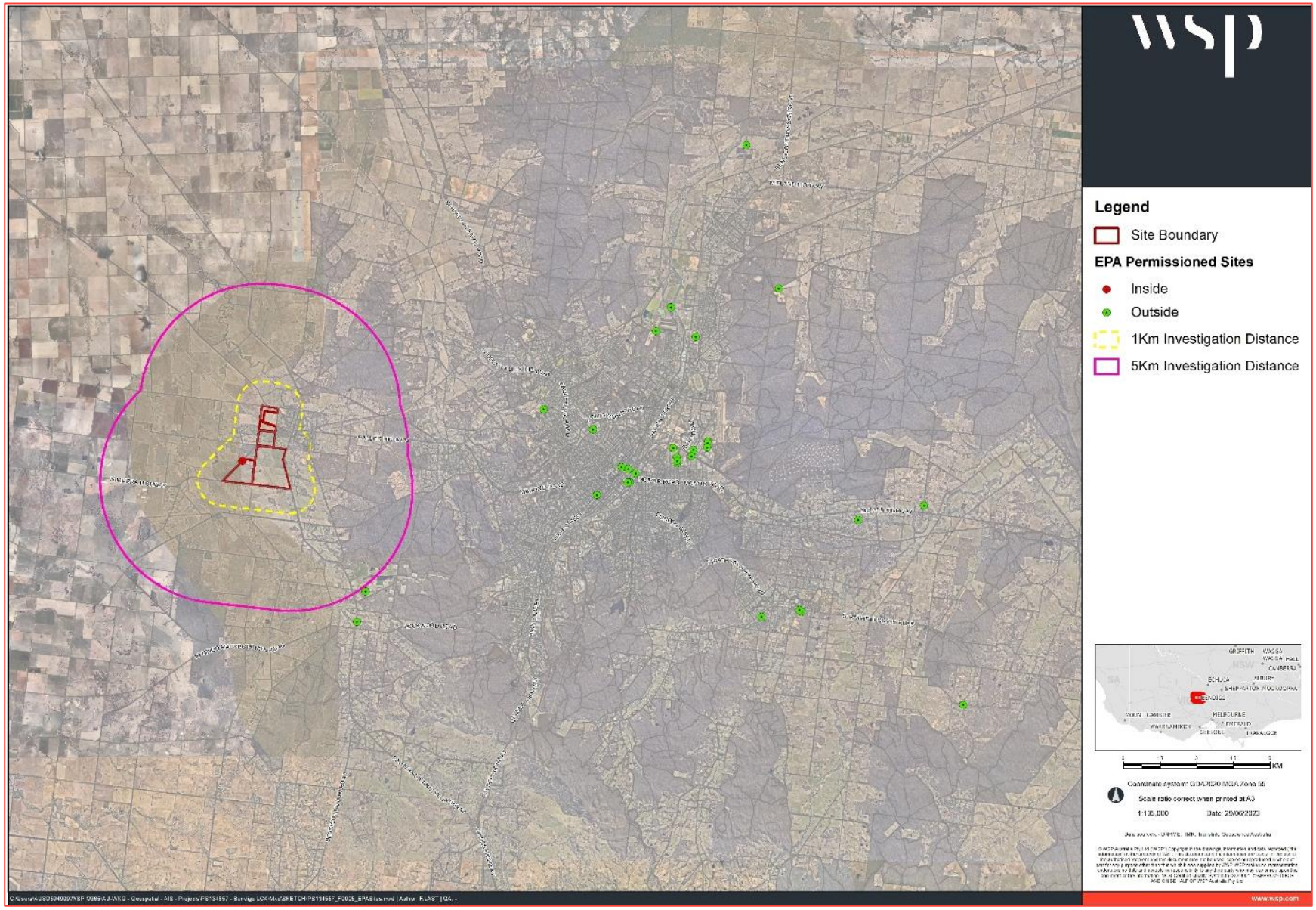


Figure 8.2 EPA Permissioned sites

8.2.2 *Activities with Potential Buffer Impacts*

The activities within and in close proximity to the Site with potentially amenity impacting effects are described in Table 8.2. Where an activity is identified in EPA Publication 1518, or has an identified Threshold Distance in the LPP, this is also provided. These premises, along with the location of identified rural premises within the Site are detailed in Figure 8.3.

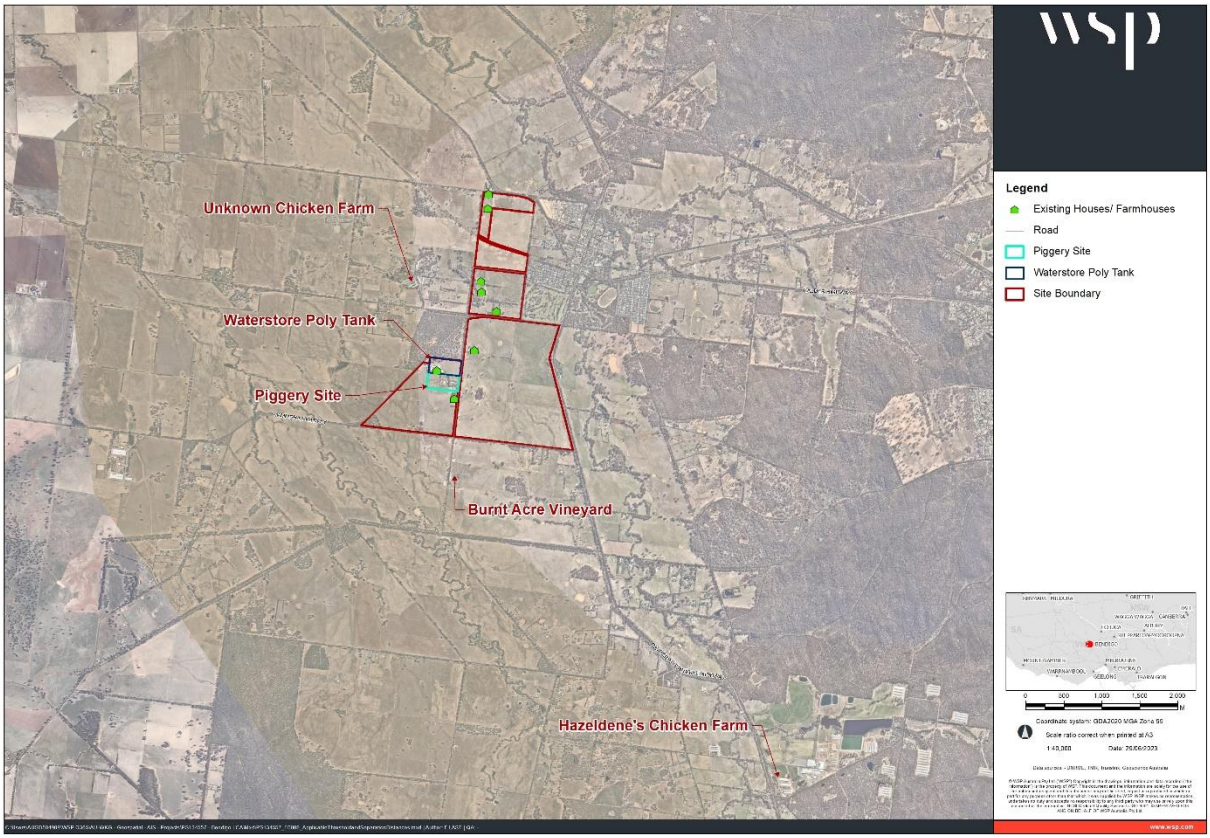


Figure 8.3 Activities with potential buffer impacts

Calculation of applicable separation distances for the premises outside the site boundary would require further investigation of production capacity as noted in Table 8.2. Further information for the purposes of this preliminary assessment is provided for the two premises within the Site.

Table 8.2 Activities with potential buffer impacts

Premises considered	Distance from Site Boundary	Nature and known description	Council Threshold distance Clause 53.10-1	EPA Threshold distance (1518)	Draft EPA Threshold distance (1949)	Notes
WaterStore Poly Tanks Water Supplies Pty Limited	Within site 7A~5/PP3068	Commercial rainwater tank supplier. EPA Registration for Waste and resource recovery.	Vehicle recycling or disposal 500m	Materials recovery and recycling facility Case by case basis	500m	
Piggery	Within site 6A~5\PP3068		None specified * Note Clause 53.16 provides minimum set backs from buildings with sensitive land uses and residential zones for new and expanded facilities (up to 400m)	See further guidelines: Code of Practice Piggeries DPI 1992	Piggery (Indoors) See further guidelines: National Environmental Guidelines for Indoor Piggeries (2018) (NEGIP 2018)	See initial separation distance screening discussion below.
Burnt Acre Vineyard	~425m to the south	Production capacity unknown however appears to be a small operation	500m if production is >5,000 L/day	None specified	<2,000L/ day production – none specified. >2,000 L/day – 250m.	Further investigation required.

Premises considered	Distance from Site Boundary	Nature and known description	Council Threshold distance Clause 53.10-1	EPA Threshold distance (1518)	Draft EPA Threshold distance (1949)	Notes
Hazeldenes Chicken Farm	4.8 km SE		None specified. * Note Clause 53.09 provides minimum set backs from buildings with sensitive land uses and residential zones for new and expanded facilities (up to 400m)	Poultry (for meat) See further guidelines: Victorian Code for Broiler Farms, Department of Primary Industries, 2009	Poultry (for meat) See further guidelines: Planning and Environmental Guideline for establishing meat and chicken farms. (Guide 1 – Assessment guide) (2021)	Farm capacity and category dependent. Further investigation required.
Assumed Poultry Farm (Gallus Lane and Barnes Road)	700m NW		None specified * Note Clause 53.09 provides minimum set backs from buildings with sensitive land uses and residential zones for new and expanded facilities (up to 400m)	Poultry (for meat) See further guidelines: Victorian Code for Broiler Farms, Department of Primary Industries, 2009	Poultry (for meat) See further guidelines: Planning and Environmental Guideline for establishing meat and chicken farms. (Guide 1 – Assessment guide) (2021)	Farm capacity and category dependent. Further investigation required.

8.2.2.1 Piggery

Optimum separation distances between the piggery complex and receptors depend on a number of factors, including the size of the piggery (number of standard pig units (SPU)), the topographical features, vegetation and surface roughness between the piggery and receptors, and the operating and management procedures at the piggery. Separation distances specified in these guidelines are divided into site-specific and minimum distances. Site-specific separation distances from piggeries to receptors are based on the number of SPUs, receptor type, topography, vegetation (surface roughness), wind frequency and piggery design and operation. Minimum separation distances provide appropriate distances between the piggery complex and relevant features. Separation distances are measured from the edge of the piggery complex, not the centre.

Given direction to further guidelines within the current and draft revised EPA Separation Distance Guideline, WSP has considered both the Code of Practice Piggeries DPI 1992 and the Level 1 Assessment set out in National Environmental Guidelines for Indoor Piggeries (2018) (NEGIP 2018) as a first screen for community amenity protection for consideration of transitional arrangements.

Table 8.3 below outlines Fixed Buffer Zones (Dimensions) for a Piggery (DPI 1992) to the following features:

Table 8.3 Fixed piggery buffer zones

Feature	Fixed Buffer Zone Distance (m)
Public Road -sealed	200
Public road - unsealed	200
Major water supply storage within its catchment area	800
Major watercourse and domestic water supply channel	200
Other watercourse	100
Residence on the property	100
Dairy	100
Slaughterhouse	100
Property boundary	20
Neighbouring piggery	3000

Table 8.4 outlines the minimum separation distances from a piggery complex to sensitive land uses as outlined in the NEGIP (2018). WSP notes that the minimum fixed distances are included largely to account for inaccuracies with predicting odour impact at close distances, and the required assessment requires both the site-specific and minimum separation distance to receptors (each relevant receptor class) to be calculated, with the greater distance of the two applied for each receptor.

Table 8.4 Separation distances from piggery complex to sensitive land uses (Table A.8 NEGIP (2018)

Feature	Distance (m)
Town	750
Rural Residential area	500
Legal house	250

Figure 8.4 below illustrates these distances from the existing cadastral boundary of the piggery including the identified residential dwellings in close proximity.

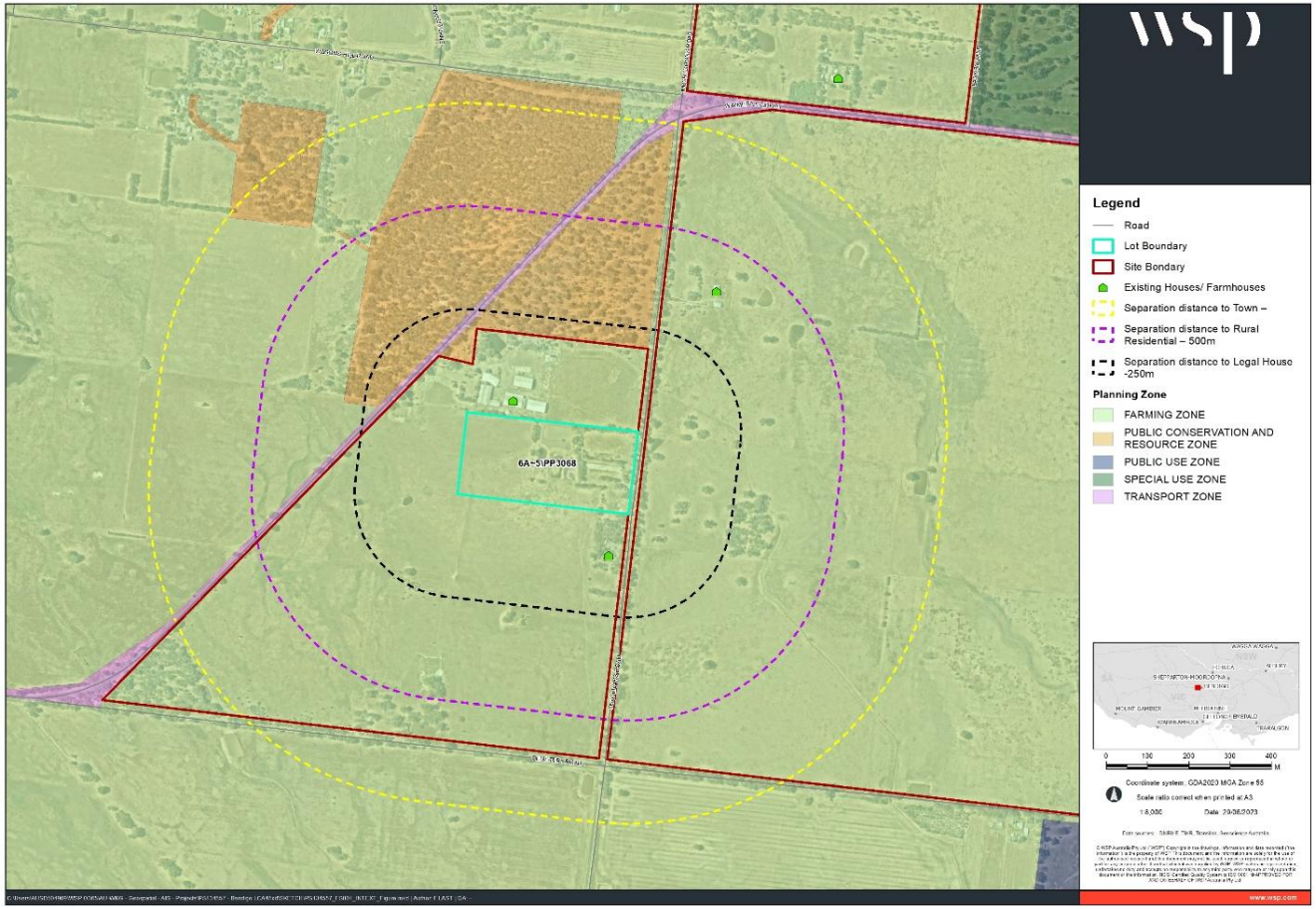


Figure 8.4 Piggery Separation Distances

8.2.2.2 WaterStore Poly Tanks Premises

A 500m Council Clause 53.10-1 Threshold Distance and a 500m (Draft) EPA Threshold Distance applies to this site given the materials recovery and recycling of end-of-life vehicles permitted to be carried out on site.

Figure 8.5 illustrates the extent of the applicable separation distances from the piggery and water tank site in relation to the wider site boundary and surrounding area.

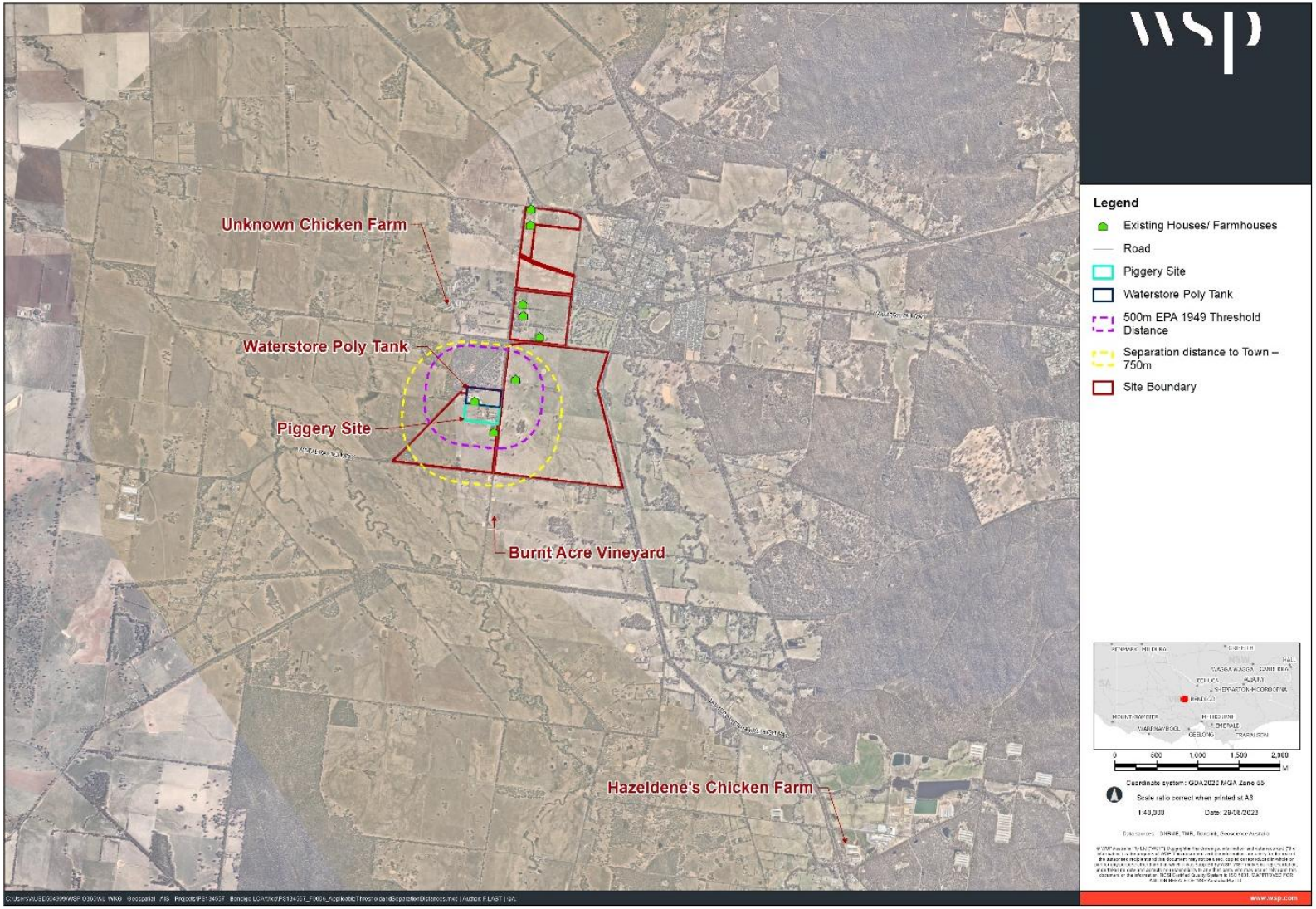


Figure 8.5 WaterStore Poly Tanks Premises buffer

8.3 Adverse Amenity Land Use Conclusions

WSP has identified the location of existing rural residential dwelling located within the Site, and considered surrounding sensitive land uses through consideration of existing land use zoning. This review has identified one EPA Permissioned Premises within the site with the potential for amenity related impacts and the need to maintain associated buffers. A search of the surrounding suburbs did not identify other such premises within a 5 km distance to the site boundary, so it is unlikely that applicable separation thresholds arising from EPA Permissions would present potential constraints to future land uses of the Site for commercial/ industrial land uses. Further investigation is recommended as VPA/ Council confirm transitional arrangements for the Site.

Four (4) additional premises were considered for screening in relation to activities to which a Council Clause 53.10-1 or EPA Threshold Separation Distance may apply: the on-site Piggery; two chicken farms assumed to be Poultry for meat operations, and a vineyard (Figure 8.5). Given further assessment required based on the specifics of production, technology and a range of other site specific factors, this screening exercise does not confirm the buffers applicable to the chicken farms or the vineyard. While further investigation is required for the piggery, WSP has provided general advice about fixed buffer zones and threshold distances to a number of features including a 750m buffer required from the piggery complex to a town. Figure 5 illustrates the extent of the two buffer distances identified which should inform future land use planning for the site. The EPA Separation Distance Guideline outlines that it should be the responsibility of the 'agent of change' to provide evidence to the planning authorities, or other responsible authorities, that a variation from the recommended separation distances is appropriate. WSP notes that the review of applicable EPA Threshold Separation Distances should be revisited once Publication 1949 is released as a final guideline replacing EPA 1518.

This preliminary work has been prepared to support a future Buffer Area Overlay as the mechanism to identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses. A BAO could be applied in the Bendigo Planning scheme to ensure that use and development within buffer areas around the BREP is compatible with future potential off-site impacts.

9 Development Constraints Assessment

9.1 General Environmental Development Constraints

Based on a review of the site environmental setting and the preliminary geotechnical hazard assessment, WSP has identified the following general environmental development constraints that may apply to one or more assessment zones and could affect redevelopment of the site for future land uses.

- **Shallow groundwater:** Depth to the groundwater across the site may vary however a review of available groundwater resource reports found groundwater at the site is expected to be generally shallow across the site (less than 5 m below ground level). *Shallow groundwater may generally exacerbate localised flooding and impact deeper excavations for building foundations or underground utilities e.g., stormwater drainage or sewerage systems.*

  Further to above, the presence of complex alluvial deposits beneath the BREP often contribute to potentially highly variable hydrogeological conditions. *As such, it is important when implementing planning controls to ensure effective hydrogeological condition characterisation risk identification and mitigation.*

- **Drainage and flooding:** The site is not located within a 0.5% AEP flood extent. Flooding is considered to be limited to the areas adjacent to Bullock Creek and not expected to move onto the site. The active waterbody onsite is the Wilsons Hill Channel (irrigation channel) which may result in minor, localised flooding in very select circumstances. *Flooding may limit the developable areas of the site or require sustainable urban drainage systems to reduce flooding potential.*

- **Acid sulfate soils:** A low probability of the occurrence for ASS across the entire site area. ASS is considered unlikely to affect any excavation or development (e.g., stormwater drainage networks). *ASS may affect any excavations if development is required in areas of high potential ASS.*

- **Sodic/Dispersive Soils:** Mapped data indicated the presence of Sodic soils. Further site specific characterisation will be required to characterise sodic and dispersive soil and risk mitigation measures required.

- **Geotechnical:** Based on the desk top study, and subject to further investigation and appropriate risk management and geotechnical design, no geotechnical characteristics were identified that would prevent or significantly constrain the proposed development. Targeted intrusive geotechnical investigations, in situ testing and geotechnical laboratory testing will be required to inform future development.

- **Ecology:** No portions within the site are considered to contain vulnerable ecosystems or species. The Wilsons Hill Conservation Reserve (immediately adjacent to the northwest of BREP) is understood to contain mixed Box Ironbark forests and/or dry/low fertility woodlands and low slope woodlands. Threatened species in the Reserve include Emu and Little Eagle (fauna) and Cane Spear-grass and Short-bristle Wallaby-grass. *Ecosystems may constrain or prevent development where protected species exist that require conservation or possibly relocation or ecological offsetting.*

- **Bushland / forest area**: No known native bushland / forest areas are identified onsite. The existence of native bushland / forest areas in the Wilsons Hill Bushland Reserve (offsite that also include vulnerable ecosystems as highlighted above. *Bushland / forest areas while being ecologically important may also fall under the control of DELWP's forest management plans, monitoring programs and forest audits, adding additional constraints to development of these areas.*

- **Cultural heritage:** WSP is not presently aware of a site-specific Cultural Heritage Management Plan or other Cultural Heritage assessment reports. Areas of Cultural Heritage Sensitivity were identified in the west of Zone A, along a buffer of Dry Creek (10\TP381572 and 7\TP381572). Areas of Cultural Heritage Sensitivity are identified beyond the site boundary to the south-west of Zone A, in a buffer around Spring Creek, and beyond the eastern boundary in a buffer around Bullock Creek. The registered aboriginal party for the entire site is the Djaara (Dja Dja Wurrung) Clans Aboriginal Corporation. *These limited areas of cultural heritage may constrain or prevent commercial / industrial development where features of indigenous importance require preservation / protection.*
- **Historical mining and current shafts:** Historical mining has been reported to be conducted across portions of the site and an old mining shaft was reported to be located at the southern portion of the site. Specialist input would be required in relation to decommissioning of the shaft opening and managing underground voids.
- **Historical heritage:** Areas of historical heritage (Victorian Heritage Inventory, VHI) were identified in the southern portion of the BREP. VHI describes the site as:

  "… *Gold Mining Landscape, Cemetery Road Marong, which encompasses two discontinuous areas of land spanning several agricultural properties located north of Cemetery Road and west of the Wimmera Highway. The nominated site. The nominated site extent encompasses a high number of landscape and archaeological features that are associated with a significant period of alluvial and potentially deep lead gold mining activity in the Marong region during the nineteenth and early twentieth centuries."*
- **Adverse Amenity impact and applicable separation distances:** WSP has identified two applicable recommended separation distances to be maintained from current activities on site to prevent adverse amenity impacts to future sensitive land uses. These apply to the piggery operation and the WaterStore Poly Tanks premises (Zone A).
- Figure 9.1 Location of VHI, Gold Mining Landscape (gsv.vic.gov.au)

These areas are purportedly of historical and archaeological significance at a local level. *These areas of historical heritage may constrain or prevent commercial / industrial development where features of historical and/or archaeological significance require preservation / protection.*

9.2 Subzone Contamination Development Constraints

Based on a review of the site environmental setting, site history and extrapolation of the findings of the site walkover inspection undertaken, WSP has identified the following contamination development constraints, based on observed land uses and activities. Potential contamination within each subzone could constrain redevelopment of the site by affecting suitability for a proposed end use (current context is non-sensitive commercial and industrial), or through requiring further environmental assessments or remediation. Development constraints and subzones, as summarised in Section 3.2 and presented in **Figure 9.2 below**, have therefore been designated for further consideration within this LCA as summarised in Table 9.1 below.

Figure 9.2 Subzone Boundaries

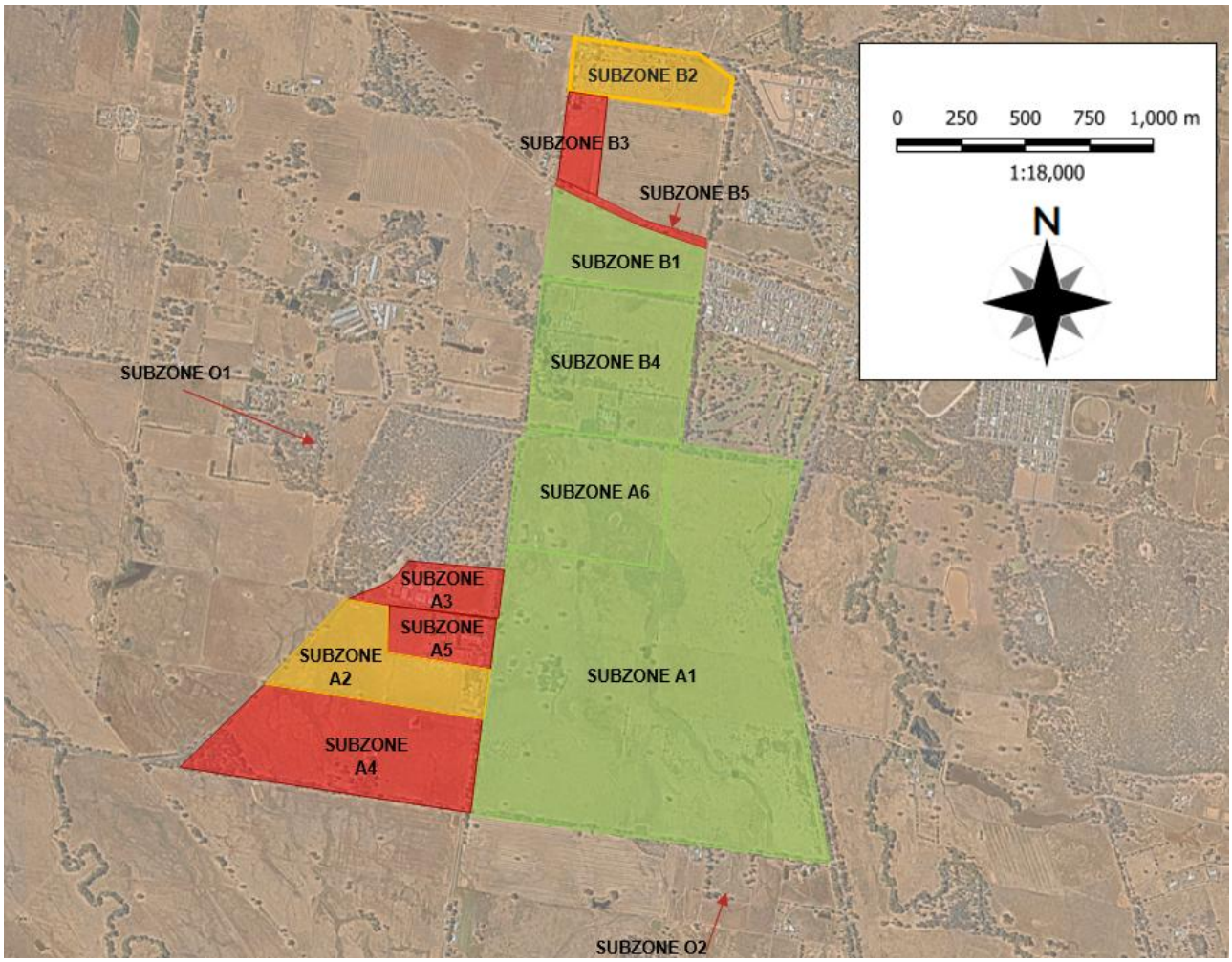


Table 9.1 Summary of Contamination Development Constraints

RISK LEVEL	POTENTIAL FOR CONTAMINATION	APPLICABLE LAND USES AT THE SITE	APPLICABLE ACTIVITIES AT SITE	SUBZONES AT THE SITE	CONTAMINATION DEVELOPMENT CONSTRAINTS
High risk	**High risk** of significant contamination being present; situation more likely relevant to **point sources** within assessment subzones.	**Commercial (contracting)**	Farm sheds / infrastructure with the potential for the storage and use of variable quantities of fuels, lubricants, oils, herbicides, insecticides, fertilisers. Also, nearby storage / lay down of vehicles, farm wastes, hard rubbish, stockpiles (solid inert waste and soil) and burnt rubbish piles.	Subzone A3	Potential point source contamination is **likely** to require further investigation to determine the suitability for a commercial / industrial end use. Further environmental assessments e.g., site-specific preliminary site investigation (PSI) or detailed site investigation (DSI) including intrusive sampling are **likely** to be required. Site remediation may also be needed.
		Extractive Areas (mining)	Historical use of cyanide and arsenic during extractive land uses. Stockpiles of mine tailings, alluvial sludge, inert waste stockpiles and scattered solid inert waste.	Subzone A4	
		Farming (piggery)	Farm sheds / infrastructure with the potential for the storage and use of variable quantities of fuels, lubricants, oils, herbicides, insecticides, fertilisers, and livestock feed. Potential livestock burial pits.	Subzone A5	
		Commercial (produce)	Farm sheds / infrastructure with the potential for the storage and use of variable quantities of fuels, lubricants, oils, herbicides, insecticides, fertilisers, and livestock feed. Also, nearby storage / lay down of vehicles, farm wastes, hard rubbish, stockpiles (solid inert waste and soil) and burnt rubbish piles.	Subzone B3	
		Railway Corridor	Historical soil importation during the construction of the railway. Application of herbicides, insecticides, fertiliser in railway corridor. Spills, leaks or leaching of oils, fuels or chemicals associated with the current and/or historic use or railway.	Subzone B5	
		Extractive Areas (mining – offsite)	Historical use of cyanide and arsenic during extractive land uses. Stockpiles of mine tailings including alluvial sludge, solid inert waste stockpiles and scattered solid inert waste. In-situ concrete cyanide vats.	Subzone O1	
		Cemetery (offsite)	Historical soil importation during the construction and site levelling. Burial pits, uncontrolled fill soils	Subzone O2	
Medium risk	**Medium risk** of significant contamination; situation more likely relevant to localised **diffuse sources**.	**Agriculture (infrastructure)**	Farm sheds / infrastructure with the potential for the storage and use of minor quantities of fuels, lubricants, oils, herbicides, insecticides, fertilisers. Also, nearby storage / lay down of farm wastes, hard rubbish, stockpiles and burnt rubbish piles.	Subzone A2, Subzone B2	May include diffuse source contamination, but more localised impacts, **unlikely** to render the subzone unsuitable for a commercial / industrial end use. Responsible Authority to document consideration of potential for contamination.
Low risk	**Low risk** of significant contamination being present.	**Agriculture (grazing)**	Grazing of livestock within pastures, such as for sheep, dairy and cattle. Possibly broad application of fertilisers or herbicides.	Subzone A1, Subzone B1	
		Residential (dwellings)	Numerous residential properties / farmhouses with the potential for septic systems (faecal coliforms) and asbestos in building fabric.	Subzone A6, Subzone B4	

Notes:
1. Possible activities with the potential for unidentified contamination for high-risk land uses is discussed in Section 9.3.

9.3 Potentially Unidentified Contamination

As noted previously in **Section 6**, site inspections could be undertaken for seven properties only i.e. those where owners gave their approval to access the property via requests from Council. Access to MWFC was not provided during the site inspections. Given that not all properties within the BREP site were granted accessed for a detailed inspection to be undertaken, there is the potential for the further 'unknown' subzones to exist at the site – presenting areas of elevated contamination.

While it is noted that during the drive-by survey and property inspections, WSP did not observe any evidence of additional contamination subzones to exist, these potential contamination sources should be considered during future development planning (e.g. statutory planning approval process) and implementation (e.g. whilst discharging relevant environmental Duties).

10 Conclusions & Recommendations

10.1 Summary Conclusions

WSP was engaged by VPA to conduct a soil contamination assessment and adverse amenity investigation in the form of a LCA, in relation to the BREP located southwest of the town of Marong. The BREP (the site, includes the Marong West Freight Corridor) consists of multiple individually or group owned properties within a large parcel of land, which is located approximately 800 south-west of the Marong and 13.5 km west of the Bendigo town centre. The site is intended for future redevelopment for a predominately commercial and industrial employment precinct with the northern portion proposed for a freight corridor adjoining the employment precinct to the Calder Alternative Highway (to the north of the site).

10.1.1 Site Zoning

The site is zoned under the Farming Zone (FZ) and Schedule to the Farming Zone (FZ). Surrounding land uses were generally vacant/agricultural land with low-density residential structures attached. Historical mining activities were reported to the west of the site, while an active chicken farm is to the north-west. The town of Marong is located northeast of the site.

Areas of Cultural Heritage Sensitivity as specified in Division 3 of Part 2 in the Victorian Aboriginal Heritage Regulations 2018 were identified in the west of Zone A, along a buffer of Dry Creek (10\TP381572 and 7\TP381572).

The entire site is located within a designated bushfire prone area however, there is no records to indicate any fire history at the site.

The site is not included within the 1 in 100-year flood extent boundary. The nearest area within the 1 in 100-year flood extent is immediately beyond the eastern site boundary, in the vicinity of Bullock Creek.

10.1.2 Environmental Setting

The site is generally underlain by Quaternary Holocene; Fluvial alluvium, flood plain deposits, gravel sand, silt, clay, and Ordovician Castlemaine group; Marine sandstone, siltstone, shale, chert (Lancefieldian and Bendigonian). A review of publicly available borehole logs in the area shows that the site is more specifically underlain by clays (red, where described) from depths varying between 0 and 12 m. There is a low potential for occurrence of ASS to exist across the site (Bn(p4)).

The Zone A contains the Wilsons Hill Channel, understood to be an irrigation channel supplying water to offsite land uses, which enters the Zone A from the central southern boundary and exits through the north-west boundary, into the Wilsons Creek Bushland Reserve. Several small, natural creeks run parallel to the south (Spring and Dry Creek), while the main flood risk is provided by Bullock Creek to the east of Zone A. Surface water runoff is generally considered to flow to the north, north-east also localised variability is expected. The site is not considered to fall within a 0.5% AEP flood zone and thus, it is considered unlikely floodwater would intercept the site boundary.

Based on VVG data, depth to groundwater across the site is expected to be less than 5 m below ground level i.e. very shallow groundwater. Based on the expected depth to groundwater and the topography of the site, regional groundwater flow is anticipated to flow in a northerly to north-easterly direction towards Bullock Creek.

Based on visual inspections and a review of available planning data, there are no known areas of public conservation or environmental significance. However, it is noted that scattered portions of the site had a SBV of greater than 80. The site is also understood to border the Wilsons Hill Bushland Reserve (north-west). Given the reported presence of threatened flora and flora within the bushland, it is expected that vulnerable ecosystems are present immediately beyond the site boundary and may encroach the north-west portion of Zone A.

10.1.3 Site History Review

The review of all available historical information sources indicated that the majority of the site appears to have been occupied by agricultural land uses (inferred grazing or cropping), with associated residential dwellings, for the entire recorded history of the site. Industrial/commercial infrastructure has been present on the western portion of the site since 2005 (aerial image) and is evident through 2022 (aerial image).

The majority of residential dwellings were constructed adjacent to the main roads i.e. Wimmera Highway, O'Sullivans Road (Zone A) and McCreddons Road (Zone B) between 1970 and 2006. The surrounding site appears to have similarly been agricultural land uses. Commercial / livestock farming practices reported at the site, west of O'Sullivans Road (Zone A), from at least 1985.

No plots or properties within the site boundary (or within a 1 km radius of the site) were listed on EPA Victoria's Priority Sites Register, Environmental Overlay, GQRUZs, Landfill Registers or Licenced Activities/Sites. There were no historical land use business listings identified at the site. Historically adjacent land use (within the Marong township boundary) included (but was not limited to) bootmakers, blacksmiths and farriers, motor depots and garages, and carriers and cartage contractors. One historical mining shaft was reported at the site and given the proximity to known extractive land use areas (Wilson's Hill), it is anticipated areas of the site were likely to have been exposed to extractive land use including alluvial sluicing and cyanide processes.

Given the proximity of the site to known historical extractive sites it is possible that extractive land uses were undertaken at or surrounding the site, possibly including some not documented in the Historical Mining Activity dataset. One mine shaft was reported to be located on site. A Historical Mining licence (MN4273, reported to be surrendered in 2008) was reported to encompass the Wilsons Hill area and also extend into the north-western portion of the site.

Some soil testing results were provided by the client (Geotechnical Testing Services, August 2021) which showed concentrations of contaminants of potential concern within the HIL range for the future commercial/industrial use of the site (HIL D). However there is insufficient information to be able to confirm how representative the results are of the conditions across the site, particularly the areas thought to be impacted by mining.

10.1.4 Site Inspection

The drive-by survey confirmed that the site was generally occupied by agricultural land uses (grazing land), particularly in the eastern and southern portions of Zone A and south of the railway corridor in Zone B. Agricultural land uses were generally coupled with low-density residential land uses, agricultural infrastructure (farmyards/sheds) and fenced paddock areas. Commercial land uses were reported in both Zone A (water tank manufacturer) and Zone B (livestock feed producer) and comprised sheds/warehouses, vehicle laydown areas, hardstands, and artificial dams. An active piggery was reported (central Zone A). Areas of suspected extractive land uses (mining) were observed in the southwest portion of Zone A and generally comprised heavily cleared, eroded surfaces of white, fine grained quartz and quartz cobble tailings. No evidence of solid structures was observed on the site surface (i.e., in-situ cyanide vats). The Swan Hill railway corridor (central Zone B) comprised a single, raised railway. No evidence of overhead powerlines or secondary power sources (i.e., power boxes) were reported.

The site inspections for a representative sample set of properties indicated that potential sources of contamination across the site may be expected to comprise livestock pastural land (broad application of herbicides), active piggery (disposal of waste products, faecal matter and nutrients), farm yards and commercial land uses (storage and use of fuels, vehicle laydown, fill soil importation, use of oils, herbicides, fertiliser and surfactants), commercial land uses (residential homes and farmhouses (septic tanks for sanitary waste and asbestos in older building fabric), former extractive land uses (application and use of cyanide and arsenic).

10.1.5 Geotechnical Assessment

Based on the desk top study, and subject to further investigation and appropriate risk management and geotechnical design no geotechnical characteristics were identified that would prevent or significantly constrain the proposed development. Targeted intrusive geotechnical investigations, in situ testing and geotechnical laboratory testing will be required to inform future development with future investigation focusing on:

- Improving understanding of the extent and depth of underground voids (if any) derived from historical gold mining, through geophysical investigation.
- Improving understanding of the soil reactivity and its implications for foundation and pavement design.
- Mapped data indicated the presence of Sodic soils. Further site specific characterisation will be required to characterise sodic and dispersive soil and risk mitigation measures required. Improving understanding of the soil sodicity/dispersivity and potential implications for erosion management and drainage design.
- Improving understanding of hydrogeological characteristics associated with the complex alluvial deposits (including variably consolidated *Shepparton Formation* comprising stream deposits and alluvium of shoestring channel sand deposits and fine-grained sandy clay, levee bank deposits). Key to this element will be characterising potential risk to the proposed land use, risk to groundwater (and protected Environmental Values) and risk mitigation measures – both through planning decisions and construction controls.

Overall, based on the desk top study, and subject to further investigation and appropriate risk management and geotechnical design no geotechnical characteristics were identified that would prevent or significantly constrain the proposed development.

10.1.6 Adverse Amenity Investigation findings

This work was carried out to support a future Buffer Area Overlay as the mechanism to identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses. A BAO could be applied in the Bendigo Planning scheme to ensure that use and development within buffer areas around the BREP is compatible with future potential off-site impacts.

WSP has identified the location of existing rural residential dwelling located within the Site, and considered surrounding sensitive land uses through consideration of existing land use zoning. This review has identified one EPA Permissioned Premises within the site with the potential for amenity related impacts and the need to maintain associated buffers. A search of the surrounding suburbs did not identify other such premises within a 5 km distance to the site boundary, so it is unlikely that applicable separation thresholds arising from EPA Permissions would present potential constraints to future land uses of the Site for commercial/ industrial land uses. Further investigation is recommended as VPA/ Council confirm transitional arrangements for the Site.

Four (4) additional premises were considered for screening in relation to activities to which a Council Clause 53.10-1 or EPA Threshold Separation Distance may apply: the on-site Piggery; two chicken farms assumed to be Poultry for meat operations, and a vineyard. Given further assessment required based on the specifics of production, technology and a range of other site specific factors, this screening exercise does not confirm the buffers applicable to the chicken farms or the vineyard. While further investigation is required for the piggery, WSP has provided general advice about fixed buffer zones and threshold distances to a number of features as provided for in the guidelines. The ‘agent of change’ is responsible for providing evidence that a variation from the recommended separation distances is appropriate. WSP notes that the review of applicable EPA Threshold Separation Distances should be revisited once Publication 1949 is released as a final guideline replacing EPA 1518.

10.2 Potential Development Constraints

WSP has identified the following sitewide development constraints that may apply to one or more assessment zones, and should be considered further within future development plans:

- **Shallow groundwater:** Depth to the groundwater across the site may vary however a review of available groundwater resource reports found groundwater at the site is expected to be generally shallow across the site (less than 5 m below ground level).

  Further to above, the presence of complex alluvial deposits beneath the BREP often contribute to potentially highly variable hydrogeological conditions. *As such, it is important when implementing planning controls to ensure effective hydrogeological condition characterisation risk identification and mitigation.*

- **Drainage and flooding:** The site is not located within a 0.5% AEP flood extent. Flooding is considered to be limited to the areas adjacent to Bullock Creek and not expected to move onto the site. The active waterbody onsite is the Wilsons Hill Channel (irrigation channel) which may result in minor, localised flooding in very select circumstances.

- **Acid sulfate soils:** A low probability of the occurrence for ASS across the entire site area. ASS is considered unlikely to affect any excavation or development (e.g., stormwater drainage networks).

- **Sodic/Dispersive Soils:** Mapped data indicated the presence of Sodic soils. Further site specific characterisation will be required to characterise sodic and dispersive soil and risk mitigation measures required.

- **Geotechnical:** Based on the desk top study, and subject to further investigation and appropriate risk management and geotechnical design, no geotechnical characteristics were identified that would prevent or significantly constrain the proposed development. Targeted intrusive geotechnical investigations, in situ testing and geotechnical laboratory testing will be required to inform future development.

- **Ecology:** No portions within the site are considered to contain vulnerable ecosystems or species. The Wilsons Hill Conservation Reserve (immediately adjacent to the northwest of BREP) is understood to contain mixed Box Ironbark forests and/or dry/low fertility woodlands and low slope woodlands. Threatened species in the Reserve include Emu and Little Eagle (fauna) and Cane Spear-grass and Short-bristle Wallaby-grass.

- **Adverse Amenity impact and applicable separation distances:** WSP has identified two applicable recommended separation distances to be maintained from current activities on site to prevent adverse amenity impacts to future sensitive land uses. These apply to the piggery operation and the WaterStore Poly Tanks premises (Zone A). Separation distances could be controlled through the implementation of a Buffer Area Overlay as the mechanism to identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other existing uses. A BAO could be applied in the Bendigo Planning scheme to ensure that use and development within buffer areas around the BREP is compatible with existing future potential off-site impacts. Equally the BAO could be applied to the future BREP to reduce sensitive land use conflicts in the future.

- **Bushland / forest area:** No known native bushland / forest areas are identified onsite. The existence of native bushland / forest areas in the Wilsons Hill Bushland Reserve (offsite that also include vulnerable ecosystems as highlighted above.

- **Cultural heritage:** WSP is not presently aware of a site-specific Cultural Heritage Management Plan or other Cultural Heritage assessment reports. Areas of Cultural Heritage Sensitivity were identified in the west of Zone A, along a buffer of Dry Creek (10\TP381572 and 7\TP381572). Areas of Cultural Heritage Sensitivity are identified beyond the site boundary to the south-west of Zone A, in a buffer around Spring Creek, and beyond the eastern boundary in a buffer around Bullock Creek. The registered aboriginal party for the entire site is the Djaara (Dja Dja Wurrung) Clans Aboriginal Corporation.

- **Historical heritage**: Areas of historical heritage (Victorian Heritage Inventory) were identified in the southern portion of the BREP. These areas are purportedly of historical and archaeological significance at a local level.

- **Historical mining and current shafts:** Historical mining has been reported to be conducted across portions of the site and an old mining shaft was reported to be located at the southern portion of the site. Specialist input would be required in relation to decommissioning of the shaft opening and managing underground voids.

WSP has identified the following contamination development constraints based on observed land uses and activities at and surrounding the site (as described in PPN30), and where potential contamination within each subzone could constrain redevelopment of the site by affecting suitability for a commercial (non-sensitive) / industrial end use, or through requiring remediation:

- **High potential for contamination** land uses, which have a high risk of significant contamination being present, in a situation more likely relevant to point sources within assessment subzones; potential point source contamination may render any subzones unsuitable for a non-sensitive commercial and industrial end use; further environmental assessments e.g. a site specific PSI or Detailed Site Investigation (DSI) is very likely to be required, which may result in recommendations for an environmental audit and/or soil remediation.

  Five (5) onsite and two (2) offsite subzones or land uses identified with a high potential for contamination under the PPN30 based.

  Onsite subzones or land uses include: commercial (contracting) activities comprising water tank construction, chemical and fuel storage, vehicle laydown areas, waste stockpiling and sheds/buildings; commercial (contracting) activities comprising livestock feed producing activities, chemical and fuel storage, vehicle laydown areas, waste stockpiling and sheds/buildings; extractive (mining) areas comprising quartz tailings and cyanide/alluvial sluicing residues; farming (piggery) area comprising livestock, farmyards and buildings; railway corridor comprising historical fill soil importation, railway tracks and train use. Further onsite potential contamination sources such as slurry pits, slurry lagoons or cess pits, agricultural landfills or sheep dips should be considered during future development planning and implementation e.g., as unexpected finds during earthworks.

  Offsite high potential for contamination include: extractive (mining) areas comprising quartz tailings, cyanide/alluvial sluicing residues and in-situ concrete cyanide vats; and a cemetery comprising burial pits and uncontrolled fill soils.

  Medium potential for contamination land uses, which have a medium risk of significant contamination being present, in a situation more likely relevant to localised diffuse sources across assessment subzones; potential diffuse source contamination may present conditions that would preclude a non-sensitive commercial and industrial end use; further environmental assessments may be warranted to demonstrate the absence of potentially contaminated land and characterise potential risk management requirements.

  Two (2) subzones identified for agriculture (infrastructure) activities comprising farm yards and buildings, farm waste storage areas, solid inert waste and soil stockpiles, and burn piles.

- **Low potential for contamination** land uses, which have a low risk of significant contamination being present, within a situation more likely relevant to regional dispersed sources across assessment subzones; potential dispersed source contamination is unlikely to render the subzone unsuitable for a non-sensitive commercial and industrial end use; further environmental assessments other than Planning Authority consideration are very unlikely to be required; site remediation is unlikely to be needed:

  Four (4) subzones identified for agriculture (grazing) comprising livestock pastures (e.g., sheep, dairy cattle and/or poultry); and residential (dwellings) comprising buildings, garages, septic systems.

- **Very low potential for contamination** land uses, which have a negligible risk of significant contamination being present, within a situation more likely relevant to absence of sources across assessment subzones; potential presence of any contamination is highly unlikely to render the subzone unsuitable for a non-sensitive commercial and industrial end use; further environmental assessments other than Planning Authority consideration are very unlikely to be required; site remediation is very unlikely needed:

  Zero (0) subzones or land uses identified with a very low land use risk. Such areas may include native forests which, while unlikely to require further contamination assessment, may be more significantly associated with development constraints concerning ecology, such as vulnerable and endangered ecosystems.

While noting that only an EPA-accredited Environmental Auditor can make a determination of site suitability for a proposed future land use, it is generally considered that the BREP site will likely be suitable for a non-sensitive commercial/industrial end use, noting that further consideration will be potentially be required for medium and high risk land uses. Further discussion concerning planning considerations is provided in **Section 10.4**, while discussion of possible assessment work is provided in **Section 10.6.**

10.3 Contaminated Land Duties

10.3.1 Duty to Notify Contamination

Given the conclusions of the LCA summarised above, possible triggers for the Duty to Notify (DtN) confirmed prescribed soil contamination have been considered in relation to the site. To support making this assessment, WSP has referred to *EPA Publication 2008.2 Guide to the duty to notify of contaminated land (October 2022)*. The DtN relates principally to the duty of persons in management or control of land to notify EPA as soon as practicable, if contamination at their site may pose a significant risk to human health or the environment. However, if a trigger of DtN was identified through the course of this LCA or subsequent environmental assessment work, Council would be required to inform the applicable property owner or operator.

As stated with Regulations 8 through 13 of the EP Act, there are a range of environmental media, contamination scenarios and manifestations that may equate to prescribed notifiable contamination. The applicability of the circumstances and conditions required for notification in relation to the findings of the LCA are summarised in **Table 10.1**:

Table 10.1 Possible Duty to Notify assessment

REGULATION	DTN TRIGGER SCENARIOS	POTENTIAL APPLICABILITY TO THE SITE
REGULATION 8: Soil Contamination	**Onsite or offsite (actual or foreseeable):** Is the presence of a contaminant in or on soil, which is prescribed notifiable contamination, likely to be applicable to the site or land adjacent to the site?	— **Low to moderate potential:** Soil contamination likely limited to medium risk land uses such as farmyards, cropping, livestock burying, commercial contracting (including onsite stockpiling), but from diffuse sources and likely at low concentrations given the relative intensity of activities.

REGULATION	DTN TRIGGER SCENARIOS	POTENTIAL APPLICABILITY TO THE SITE
REGULATION 9: Asbestos in Soil	**Friable asbestos:** Is the presence of friable asbestos, which is prescribed notifiable contamination, likely to be applicable to the site?	— **Low to moderate potential:** Friable asbestos unlikely to be present in soil given limited demolition of residential infrastructure. No obvious areas of buried waste or imported fill were observed with the exception of the Commercial (contracting) and Livestock (piggery) land use properties, where stockpiles of imported concrete, brick and soil were observed.
REGULATION 10 (1): Groundwater Contamination	**Groundwater entry:** Is the entry or likely entry of a contaminant into groundwater, which is prescribed notifiable contamination, likely to be applicable to the site?	— **Low to moderate potential:** Groundwater contamination likely limited to diffuse regional contamination from agricultural land uses e.g., cropping as supported by aerial images for properties close to the site of similar land use i.e., agriculture. Historical extractive land use (including the use of arsenic and cyanide) may have historically occurred however no present sources of such contaminants were observed onsite. In-situ concrete cyanide vats were reported down-hydraulic gradient however, there is potential for impacts to be found in groundwater at the site.
REGULATION 10 (2): Surface Water Contamination	**Surface water entry:** Is the entry or likely entry of a contaminant into surface water, which is prescribed notifiable contamination, likely to be applicable to the site?	— **Low potential:** Surface water contamination likely limited to rainfall runoff from cropping / livestock areas and pastures into the drainage channels / ditches network and low concentrations of herbicides and fertilisers e.g., nitrate and nitrites.
REGULATION 10 (3): Non-aqueous phase liquids (NAPL)	**NAPL:** Is the presence of any non-aqueous phase liquid, which is prescribed notifiable contamination, likely to be applicable to the site?	— **Low potential:** Due to the absence of bulk fuel (not within a self-contained portable unit) and oil storage e.g., at farmyards (diesel) or residential dwellings (heating oil) and particularly the apparent absence of underground storage tanks (USTs).
REGULATION 11: Vapour Inhalation Pathway	**Soil vapour:** Is the presence of soil vapour, which is prescribed notifiable contamination, likely to be applicable to the site?	— **Low potential:** Unlikely groundwater beneath the site is impacted from on-site sources i.e., leaks of fuel from bulk storage that may represent a potential source of soil vapour.
REGULATION 12: Onsite Retention of contaminated Soil	**Soil repositories:** Is the on-site retention of soil (other than fill material), which is prescribed notifiable contamination, likely to be applicable to the site?	— **Low potential:** No on-site retention of soil (contaminated soil repositories) has been identified as present at the site. Topography of the site appears to be reasonably natural (no major undulations). Surface may have historically been impacted by alluvial mining sludge however little to no evidence of vegetation stress reported.
REGULATION 13: Prescribed Exempt Notifiable Contamination	**Exemptions:** Are there any exemptions to prescribed notifiable contamination that are likely to be applicable to the site?	— **Not applicable:** No wastes are stockpiled as part of permitted waste management; no previous regulatory notices or statutory environmental audits apply to site (limited to forest audit).

Based on the assessment provided in **Table 10.1**, it is considered that there is an overall low potential for any trigger of DtN prescribed notifiable contamination, to currently be applicable to the site. Several medium and high potential for contamination risk land uses exist at the site however, considering the proposed end use, these are unlikely to scenarios for triggering any DtN based on the current site evidence available. With respect to the stockpiles of solid inert wastes, soil and rock (which may plausibly contain asbestos or other contaminants), it is noted that the contractors within the site boundary are not licenced to receive, treat or transfer hazardous wastes. Assuming the contractor/s have environmental management measures and procedures in place to ensure the contractor/s are not handling hazardous materials, this is also an unlikely scenario for triggering any DtN. Similarly, the storage of fuel and/or chemicals on properties at the site are considered to be managed under contractor environmental management measures and procedures and thus, considered unlikely to trigger any DtN. Furthermore, it is noted that the contractor has obligations under the under the new DtM contamination risk (as discussed below), which would also require careful materials management.

10.3.2 Duty to Manage Contamination

Although a low potential for any trigger of DtN confirmed prescribed notifiable contamination has currently been identified, it is noted that property owners across the site still have ongoing obligations under the new DtM contamination risk. The DtM requires persons in management or control of land to minimise the risks of harm to human health and the environment from potential or confirmed contamination. Noting that this LCA has been commissioned and completed, it is considered that Council (on behalf of property owners at the site) has already in part helped to meet obligations under the DtM. It would however be prudent for property owners to further satisfy themselves that they continue to meet their obligations under the DtM, per the guidance set out in *EPA Publication 1977.1 – Guide to the duty to manage contaminated land (October, 2022).*

10.4 Planning Considerations for Contaminated Land

As discussed in detail in **Section 2.2**, PPN30 was published in July 2021 and provides updated guidance regarding the role of the planning system in helping to assess the potential for contamination at a site, and advice concerning the level of environmental assessment work that may be required. A planning or responsible authority must ensure that the effects of the environment on a planning proposal are considered, and that potentially contaminated land is suitable for its proposed use. Given the proposed end use for the site is commercial (non-sensitive) / industrial land uses, the site would be classified under *Other land use* (open space, agriculture, retail or office, industry or warehouse) and thus, the potential for contamination risk has been adopted for the *Other land use* setting.

A detailed PSI, which in some cases would warrant inclusion of an intrusive assessment program, will assist in better defining the presence of Potentially Contaminated Land (PCL). Where a more detailed dataset is available, the level of conservatism that is applied when assessing the extent to which PCL is present can often be reduced. This will improve confidence in decision making relating to the need for an Environmental Audit, a PRSA or an alternative assessment/management measure. Given the variability in land use across the BREP, it may be beneficial where uncertainty exists in relation to the presence of PCL, to request greater detail through a PSI as noted above. Further, for specific areas of the BREP, it may be warranted that PCL provisions are managed through Statutory Planning Approvals to accommodate greater granularity and reduce conservatism in the control mechanisms applied by the Planning Authority.

The recommended approach to assessing potentially contaminated land is presented in context of the BREP only including non-sensitive commercial and industrial land uses. Where more sensitive land uses are proposed (e.g. childcare facility) further consideration of Planning Controls as outlined in PPN30 (DELP, 2021) will be required (e.g. requirement for an Audit or PRSA, depending on the land use risk category observed).

Given the conclusions of the LCA summarised above, the following register of planning considerations summarised in **Table 10.2** may be provided for the various site subzones, their land uses and activities, and associated contaminants of concern.

Table 10.2 Summary of Planning Considerations – Contaminated Land

ZONE / SUBZONE	RISK LEVEL	CONFIRMED LAND USES / ACTIVITIES	CONTAMINANTS OF CONCERN[1]	PPN30 CONTEXT
ZONE A				
Subzone A1	**Low**	**Agriculture (grazing)** Livestock pastures e.g., sheep, dairy cattle, poultry	Fertilisers (nitrate, nitrite) and possibly herbicides, OCPs and OPPs	Responsible authority to document consideration of potential for contamination to impact proposal
Subzone A2	**Medium**	**Agriculture (infrastructure)** Farmyards and buildings, farm waste storage areas, stockpiles, burn piles	TPH, CHC, PAH, herbicides, fertilisers (nitrate, nitrite).	Responsible authority to document consideration of potential for contamination to impact proposal
Subzone A3	**High**	**Commercial (contracting)** Chemical storage, vehicle laydown areas, fuel storage, stockpiles, sheds and buildings	TPH, CHC, PAH, ACM	PSI to inform need for audit is recommended
Subzone A4	**High**	**Extractive Areas (mining)** Cyanide and arsenic, alluvial sludge	Arsenic, cyanide, explosives	PSI to inform need for audit is recommended
Subzone A5	**High**	**Farming (piggery)** Livestock farming, farmyards, and buildings,	Fertilisers (nitrate, nitrite), faecal coliforms (*E. coli, enterococci)* and possibly herbicides, ACM.	PSI to inform need for audit is recommended
Subzone A6	**Low**	**Residential (dwellings)** Buildings, garages, septic systems	Nitrate, faecal coliforms (*E. coli)*, ACM.	Responsible authority to document consideration of potential for contamination to impact proposal
ZONE B				
Subzone B1	**Low**	**Agriculture (grazing)** Livestock pastures e.g., sheep, dairy cattle, poultry	Fertilisers (nitrate, nitrite) and possibly herbicides.	Responsible authority to document consideration of potential for contamination to impact proposal
Subzone B2	**Medium**	**Agriculture (infrastructure)** Farmyards and buildings, farm waste storage areas, stockpiles, burn piles	TPH, CHC, PAH, herbicides, fertilisers (nitrate, nitrite).	Responsible authority to document consideration of potential for contamination to impact proposal
Subzone B3	**High**	**Commercial (produce)** Livestock feed, chemical storage, vehicle laydown areas, fuel storage, stockpiles, farmyards and buildings	TPH, CHC, PAH, herbicides, fertilisers (nitrate, nitrite), ACM	PSI to inform need for audit is recommended
Subzone B4	**Low**	**Residential (dwellings)** Buildings, garages, septic systems, vehicle/horse tracks	Nitrate, faecal coliforms (*E. coli)*, ACM.	Responsible authority to document consideration of potential for contamination to impact proposal
Subzone B5	**High**	**Railway Corridor** Historical soil importation, railway, trains	TPH, CHC, PAH, heavy metals, herbicides, fertilisers (nitrate, nitrite)	PSI to inform need for audit is recommended
OFFSITE				
Subzone O1	**High**	**Extractive Areas (Mining)** Cyanide and arsenic, alluvial sludge, concrete cyanide vats	Arsenic, cyanide, explosives	PSI to inform need for audit is recommended
Subzone O2	**High**	**Cemetery** Burial pits, uncontrolled fill soils	TPH/TRH, PAH, heavy metals, herbicides, organic matter (nitrate, nitrite), ACM, formaldehyde	PSI to inform need for audit is recommended

Notes:
1. ACM is asbestos containing material, TPH/TRH is total petroleum/recoverable hydrocarbons, CHC is chlorinated hydrocarbons, PAH is polycyclic aromatic hydrocarbons, OCP is organochlorine pesticides, OPP is organophosphorus pesticides. This list is not necessarily exhaustive and should be informed by site specific data where warranted.
2. Nitrates and nitrites associated with the use of fertilisers.

10.5 Planning Considerations for Adverse Amenity

The control of land uses within Victoria is addressed through the Victorian Planning Schemes through zone and overlay controls. The proposed BREP is currently located within Farming Zone and partially affected by a Bushfire Management Overlay. The current zone and overlay controls restrict development of more intensive land uses associated with employment precincts. In order to support employment land uses, re-zoning and or the introduction of new overlays through a planning scheme amendment would be required. The sections below detail potential zone and overlay types that could be introduced to facilitate the BREP site, subject to the desired employment type.

Certain industries are intrinsically incompatible and should not be co-located. This is often the case when industrial uses are near commercial or business uses. These situations are best addressed early at the planning phase to avoid land use conflict later in the development stages. The reason for incompatibility is often quite particular and should be addressed on a case-by case basis to ensure that appropriate planning solutions are reached. Planning authorities should ensure that their strategic land use plans, policies and controls are appropriately framed for managing incompatible inter-industry uses. Designation of sub precincts that are dedicated to certain industrial activities, within a larger industrial precinct, is an effective way to prevent and manage incompatible industries.

10.5.1 Planning Instruments to Address Adverse Impacts

10.5.1.1 Zones

Industrial Zone

Industrial zones facilitate the use of land for manufacturing, storage and distribution of goods and limited retail activities. Categories of industrial zoning can be applied to guide the level of 'industry' to protect safety and amenity of local communities.

Commercial Zone

Commercial zones facilitate the use of land for retail, office, business, entertainment, community, manufacturing and industries and bulky goods retailing activities. Categories of commercial zoning can be applied to guide the level of 'commercial centres' to protect safety and amenity of local communities.

Comprehensive Development Zone

Comprehensive development zones provide for a range of land uses in accordance with a comprehensive development plan which is developed specifically for a site and incorporated into the planning scheme, through an incorporated document.

10.5.1.2 Overlays

Environmental Audit Overlay

Environmental audit overlays signify to council that land is potentially or has had previous contamination. The overlay allows Council to request appropriate contamination risk screening assessments, when a planning permit is triggered, to ensure proposed land use and developments within the overlay are appropriate, given the potential for contamination.

Buffer Area Overlay

Buffer area overlays are implemented where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses. Buffer overlays are utilised to protect the introduction of sensitive developments into areas where existing off-site impacts may occur.

10.5.1.3 Particular and General Provisions

Particular provisions are specific planning requirements for a range of identified uses and developments. They apply consistently across the State and are common to all planning schemes. The general provisions also apply in addition to the requirements of a zone or overlay. Those relevant to the project are outlined below.

Clause 53.09

Purpose: To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.

Relevance: Cl 53.16 outlines the specific planning requirements for the development of poultry farms. Relevant to the Project is the setback distances to sensitive receivers (50m for farms less or equal to 1,000 chickens; 100m for farms greater than 1000 chickens) and residential zones (200m for farms less than or equal to 1,000 chickens; 400m to farms greater than 1000 chickens).

Clause 53.10

Purpose: To identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.

Relevance: Cl 53.10 outlines threshold distances for specific activities. Relevant to the Project is the Waste, recycling and resource recovery (waste, recycling and resource recovery) threshold distance of 500m.

Clause 53.16

Purpose: To facilitate the establishment and expansion of pig farms in a manner that is consistent with orderly and proper planning and the protection of the environment.

Relevance: Cl 53.16 outlines the specific planning requirements for the development of pig farms. Relevant to the Project is the setback distances to sensitive receivers (100m) and residential zones (400m).

10.6 Further Assessment Work

The following provides a summary of key considerations relating to assessment work that may be warranted to support future planning decisions in context of contamination, adverse amenity and geotechnical elements. The summary presented is not intended to be exhaustive and the Planning Authority will need to consider factors external to those addressed in this document.

10.6.1 Contamination

Based on the planning considerations provided in **Section 10.4**, it is anticipated that further assessment work is unlikely to be required for any land uses other than high risk subzones at the site i.e. the LCA should provide sufficient information to the planning authority for medium-, low- and very low-risk land uses. For the high-risk subzones identified, a PSI to determine the need for audit is recommended. A site-specific PSI could be needed for identified subzones, including commercial (contracting) and commercial (production), extractive areas (mining), farming (piggery) and the railway corridor.

Future Planning Approvals may warrant the undertaken of a PRSA dependent on land uses and conditions that are encountered on a more granular level. It is currently assumed that the PRSAs may be commissioned by property developers as required by the planning authority. To support the completion of the recommended PSIs at the high-risk subzones, it may be prudent to undertake a limited soil investigation program (sampling). This could take the form of the collection and analysis of surface / shallow soil samples targeted on higher risk areas within these diffuse source areas e.g., chemical stores within farmyards, extractive mine tailings, presumed fill areas or on a wide grid basis across cropping land e.g., in areas of expected fertiliser application. This sampling could inform the need for any further soil, groundwater, surface water, sediment, or soil vapour investigations to demonstrate the presence of Potentially Contaminated Land or the need for a PRSA. Further, the intrusive sampling could help to inform whether any remediation might be required to render these subzones suitable for a commercial / industrial end use, or if these land uses are to be continued, that these areas do not represent an unacceptable risk to future occupants of neighbouring properties.

With respect to the potential future requirement for remediation at the site, it is anticipated that this may be limited to farmyards, farm building areas and contractors' yards that are to be redeveloped, and where more intensive activities have been carried out (e.g., extractive land uses). In these places, localised areas of diffuse contamination may exist in surface / shallow soils, which may require removal prior to commercial / industrial development.

10.6.2 Adverse Amenity Land Uses

This LCA provides a preliminary assessment of potential Adverse Amenity Land Use within and surrounding the Site to support a future Buffer Area Overlay (BAO) as the mechanism to identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses. A BAO could be applied in the Bendigo Planning scheme to ensure that use and development within buffer areas around the BREP is compatible with future potential off-site impacts. Further, site specific assessment would be required in due course as transitionary arrangements are developed and Planning Scheme amendments are confirmed.

10.6.3 Geotechnical

Future investigations of the site should focus on further characterising and understanding the surface and sub-surface materials across the site and their geotechnical characteristics. Very limited information is currently available from intrusive geotechnical investigations at this site and with no data available to inform geotechnical or geomechanical properties of the geological units at a site scale. Targeted intrusive geotechnical investigations, in situ testing and geotechnical laboratory testing will be required to inform future development with future investigation focusing on:

- Improving understanding of the extent and depth of underground voids (if any) derived from historical gold mining, through geophysical investigation.
- Improving understanding of the soil reactivity and its implications for foundation and pavement design.
- Mapped data indicated the presence of Sodic soils. Further site specific characterisation will be required to characterise sodic and dispersive soil, and risk mitigation measures required. Improving understanding of the soil sodicity/dispersivity and potential implications for erosion management and drainage design.
- Improving understanding of hydrogeological characteristics associated with the complex alluvial deposits (including variably consolidated *Shepparton Formation* comprising stream deposits and alluvium of shoestring channel sand deposits and fine-grained sandy clay, levee bank deposits). Key to this element will be characterising potential risk to the proposed land use, risk to groundwater (and protected Environmental Values) and risk mitigation measures – both through planning decisions and construction controls.

This report must be considered with Limitations presented in Section 11.

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Appendix A

Figures

Figure 1: Site Location Plan, Land Capability Desktop Assessment: Bendigo Regional Employment Precint, Bendigo VIC 3550

Legend

Investigation Areas

- Bendigo Regional Employment Precinct Boundary
- Marong Western Freight Corridor Investigation Area

0 250 500 750 1,000 m

1:18,000

N

Coordinate System: GDA 2020 MGA Zone 55
Basemap Source: Google Satellite 2023
Information Source: Greencap 2023, State Government of Victoria 2023

Client:	Victoria Planning Authority		
Project:	LCA		
Job No:	J179908		
Client No:	C101134		
Version No:	1.0		
Date:	18/01/2023		
Drawn:	JSS		
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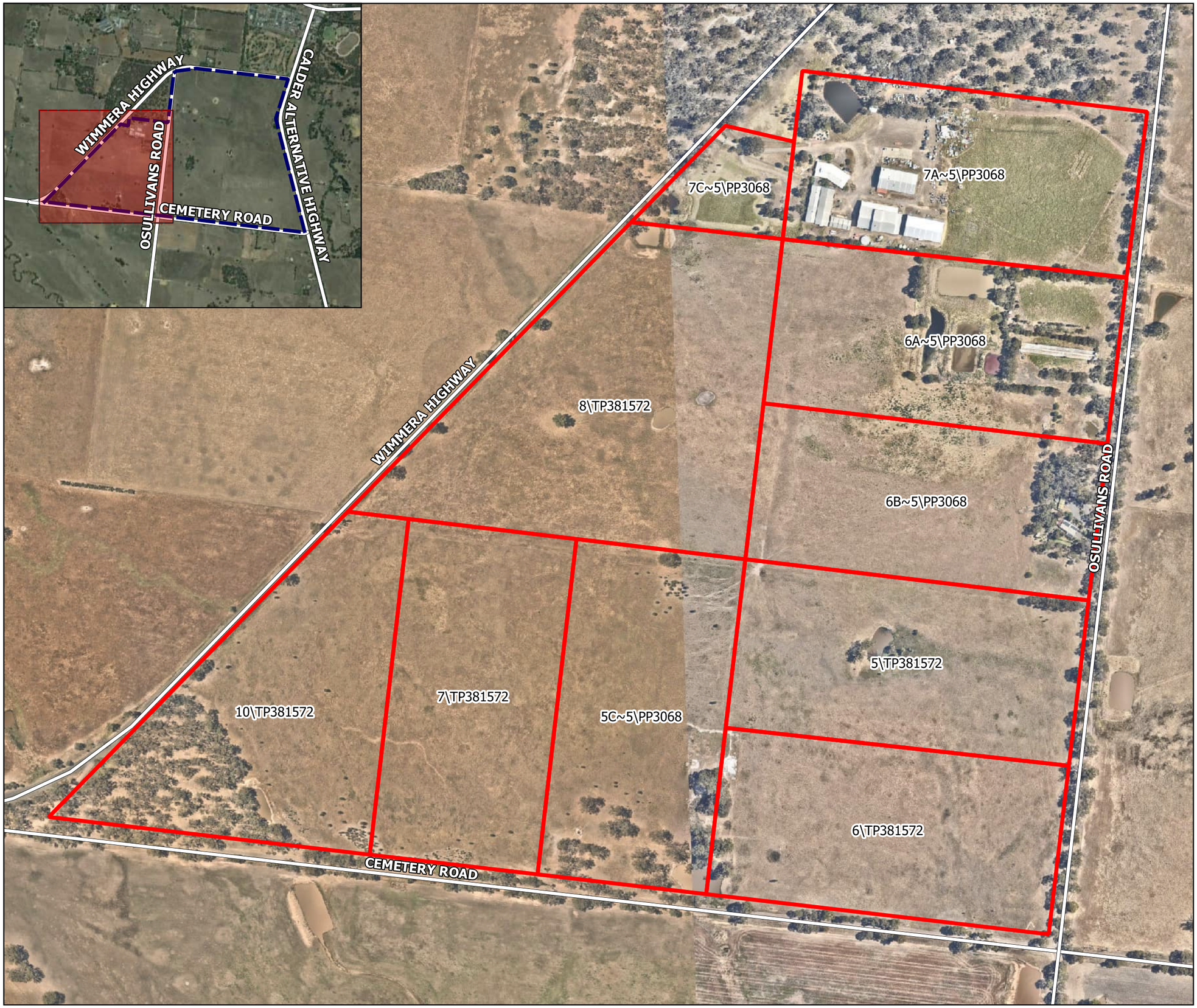
Further, the map requires regular updates and therefore may not reflect the most current information. Data may or may not be exact and is subject to survey.

Figure 2a: Lot Boundaries (West), Land Capability Desktop Assessment: Bendigo Regional Employment Precint, Bendigo VIC 3550



Legend

Site Boundary

- Bendigo Regional Employment Precinct Boundary
- Lot Boundaries & Titles

0 50 100 150 200 m

1:4,500

N

Coordinate System: GDA 2020 MGA Zone 55
Basemap Source: Google Satellite 2023
Information Source: Greencap 2023, State Government of Victoria 2023

Client:	Victoria Planning Authority		
Project:	LCA		
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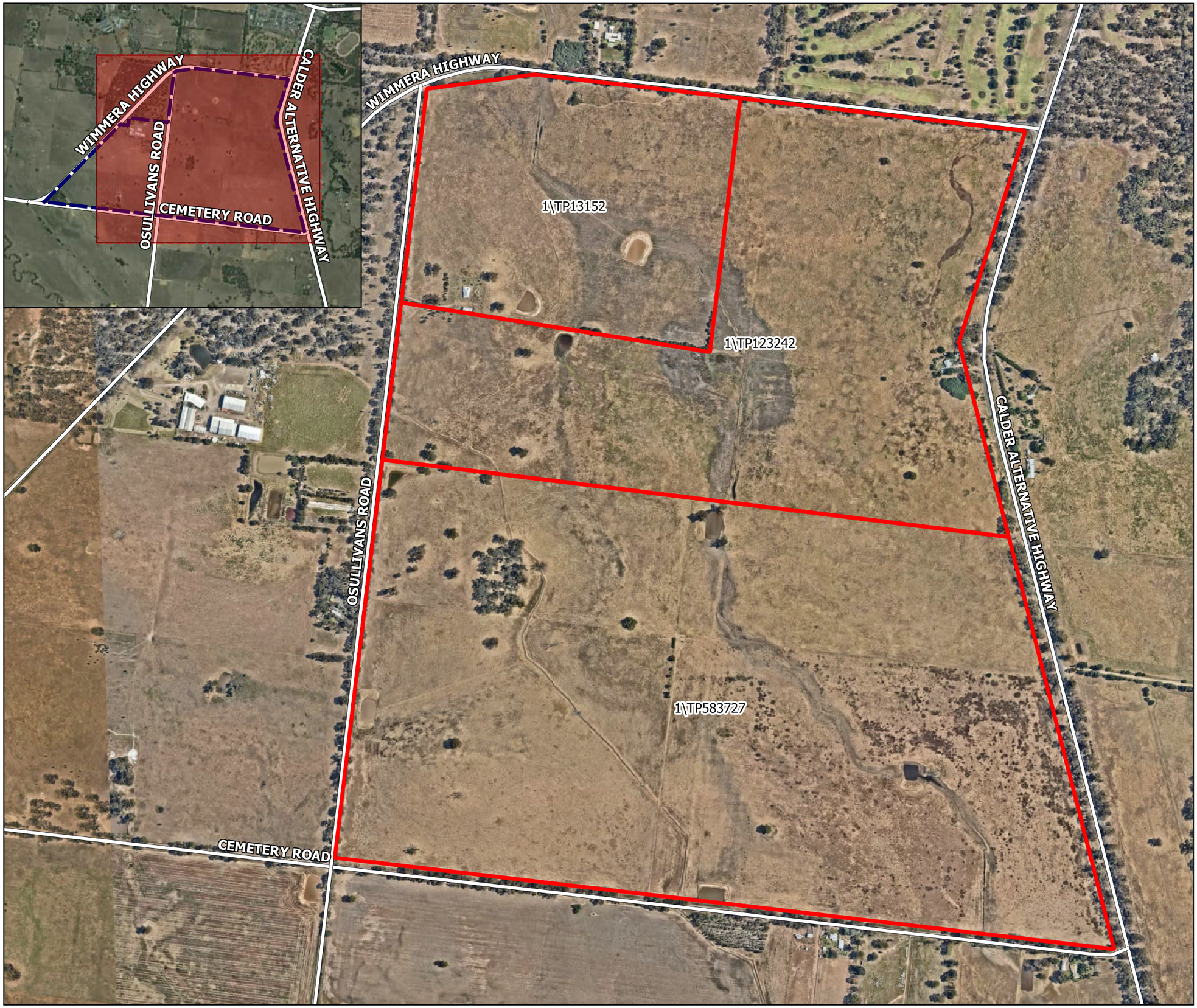
Figure 2b: Lot Boundaries (East), Land Capability Desktop Assessment: Bendigo Regional Employment Precint, Bendigo VIC 3550



Legend

Site Boundary

- Bendigo Regional Employment Precinct Boundary
- Lot Boundaries & Titles

0 100 200 300 400 m

1:7,500

N

Coordinate System: GDA 2020 MGA Zone 55
Basemap Source: Google Satellite 2023
Information Source: Greencap 2023, State Government of Victoria 2023

Client:	Victoria Planning Authority		
Project:	LCA		
Job No:	J179908		
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Version No:	1.0		
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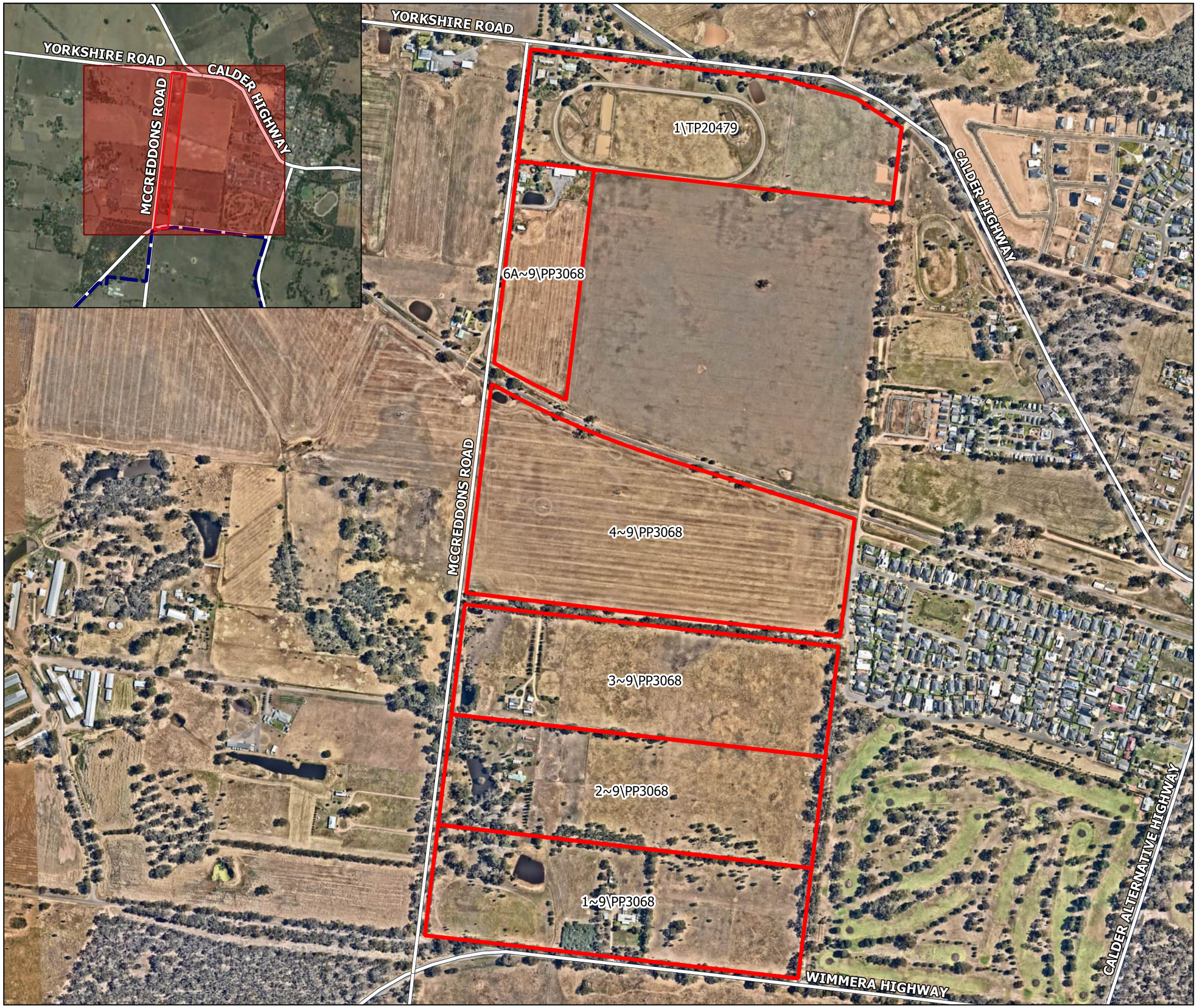
Further, the map requires regular updates and therefore may not reflect the most current information. Data may or may not be exact and is subject to survey.

Figure 2c: Lot Boundaries (North), Land Capability Desktop Assessment: Bendigo Regional Employment Precint, Bendigo VIC 3550



Legend

Site Boundary

- Bendigo Regional Employment Precinct Boundary
- Marong West Freight Corridor Boundary
- Lot Boundaries & Titles

0 100 200 300 400 m

1:6,755

N

Coordinate System: GDA 2020 MGA Zone 55
Basemap Source: Google Satellite 2023
Information Source: Greencap 2023, State Government of Victoria 2023

Client:	Victoria Planning Authority		
Project:	LCA		
Job No:	J179908		
Client No:	C101134		
Version No:	1.0		
Date:	18/01/2023		
Drawn:	JSS		
Verified:	KWK	**PM:**	SJS

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Appendix B

Property Planning Reports

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:04 PM

PROPERTY DETAILS

Crown Description:	**Allot. 5C Sec. 5 PARISH OF MARONG**
Address:	**OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**5C~5\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**248670 (Part)**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C6**

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

FZ - Farming

PCRZ - Public Conservation and Resource

TRZ2 - Principal Road Network

Water area

Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

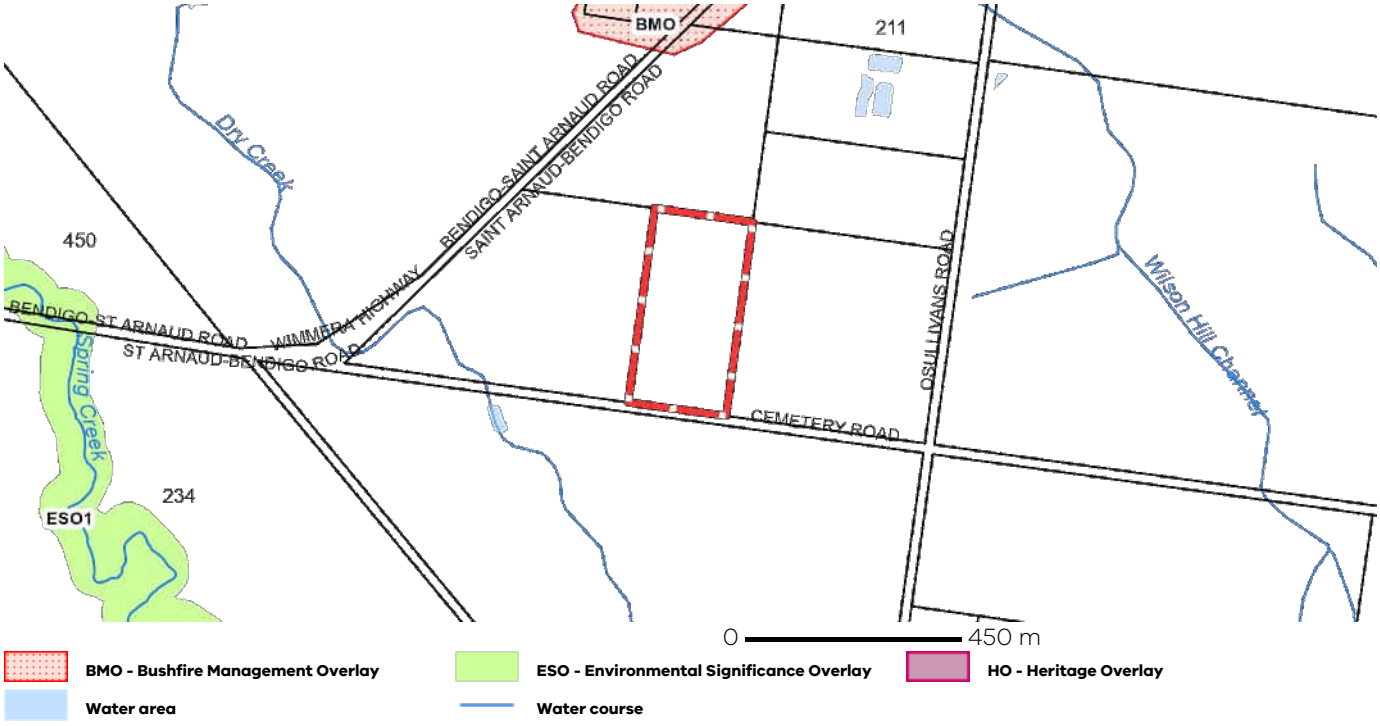
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 24 January 2023.

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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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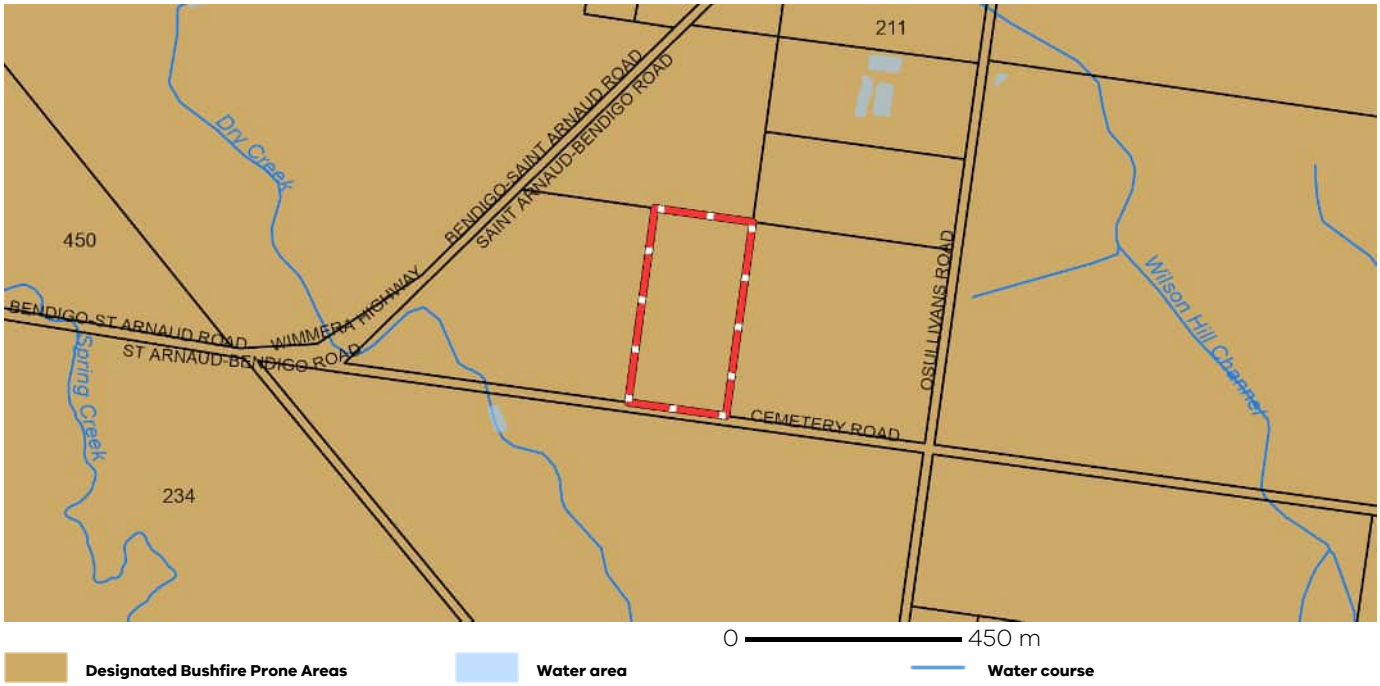

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:07 PM

PROPERTY DETAILS

Crown Description:	**Allot. 6A Sec. 5 PARISH OF MARONG**
Address:	**OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**6A~5\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**250741**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

FZ - Farming
PCRZ - Public Conservation and Resource
TRZ2 - Principal Road Network
Water area
Water course

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

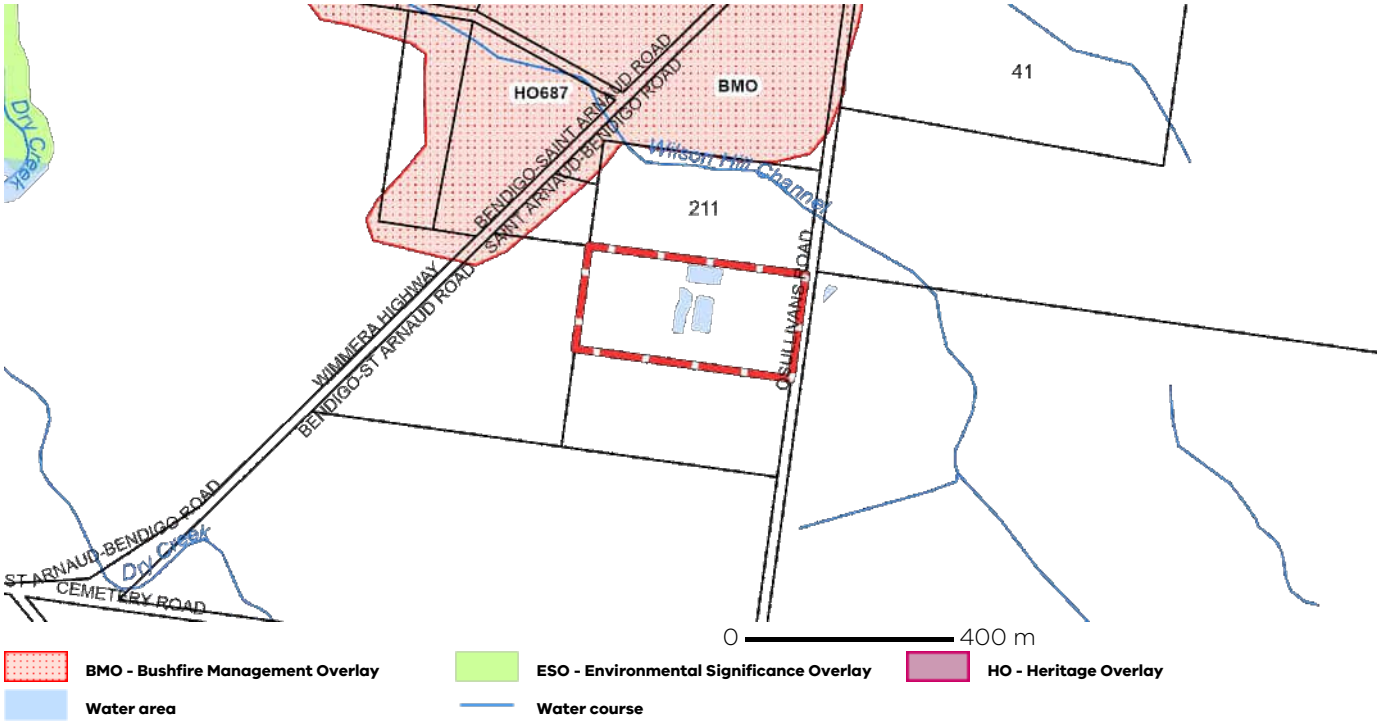
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)



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Further Planning Information

Planning scheme data last updated on 24 January 2023.

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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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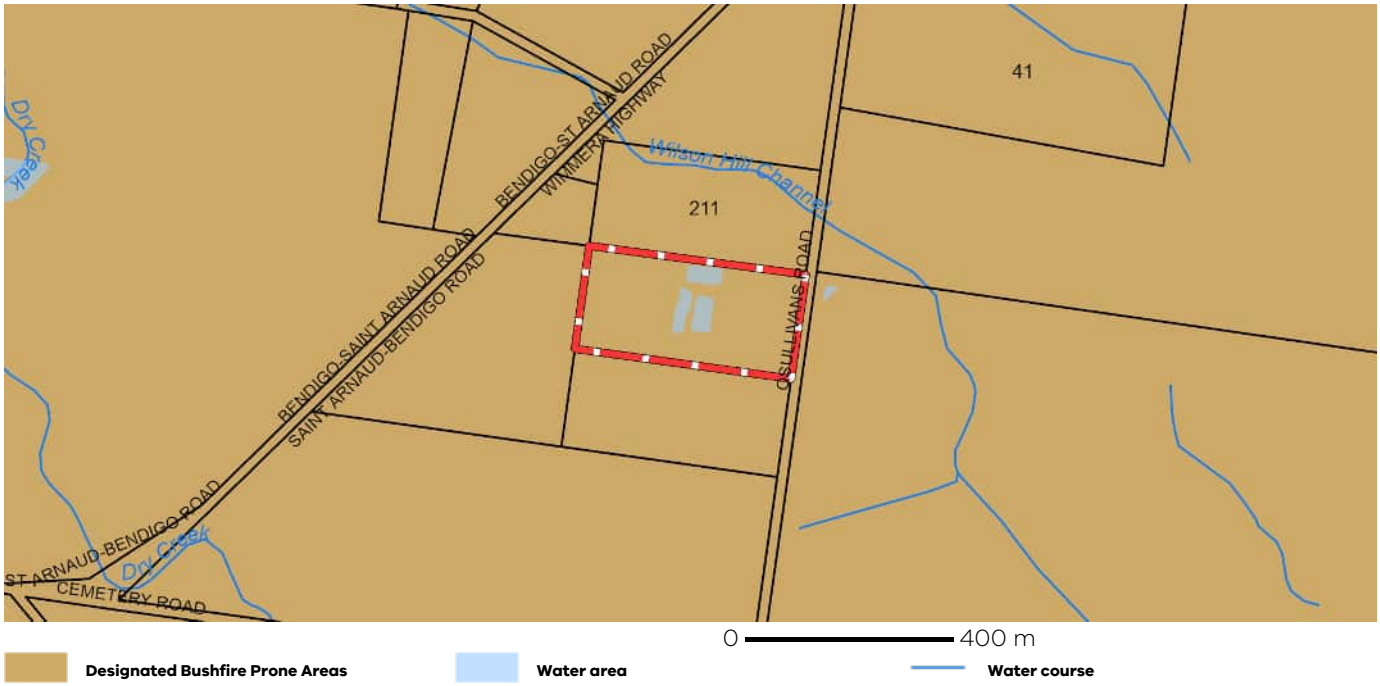

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:06 PM

PROPERTY DETAILS

Crown Description:	**Allot. 6B Sec. 5 PARISH OF MARONG**
Address:	**OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**6B~5\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**None**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C6**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

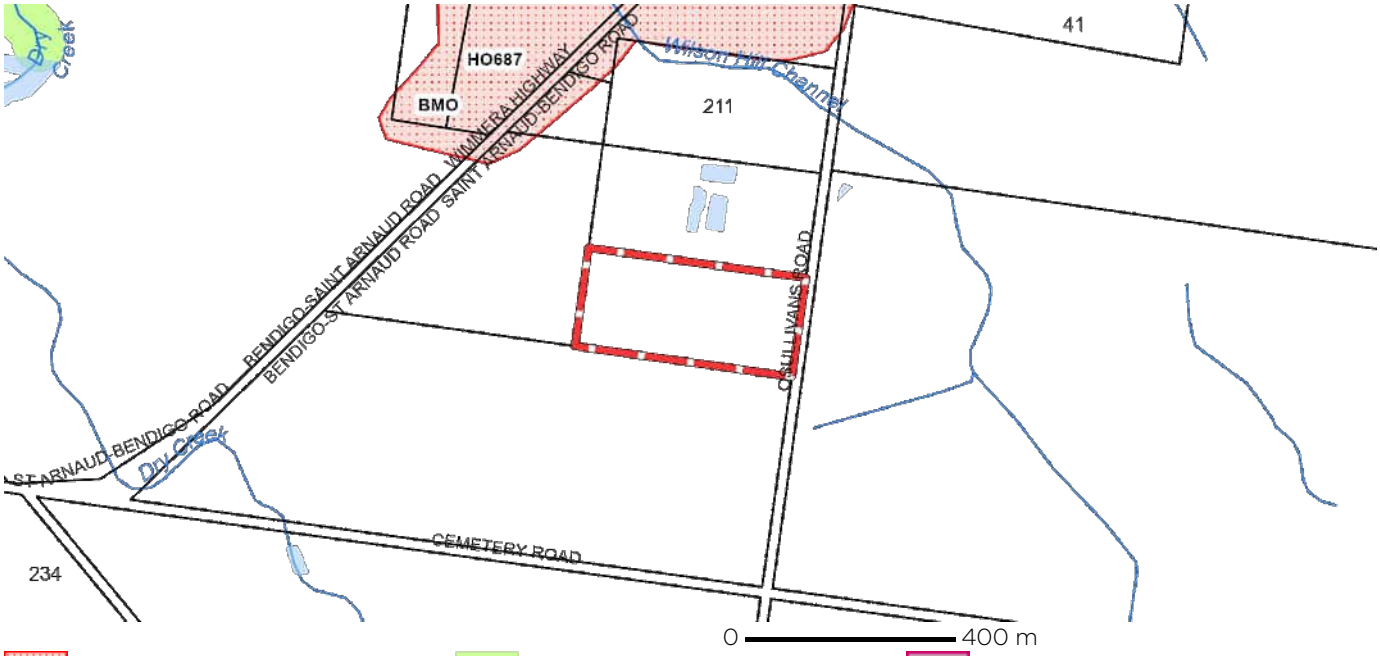
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)



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Further Planning Information

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PLANNING PROPERTY REPORT

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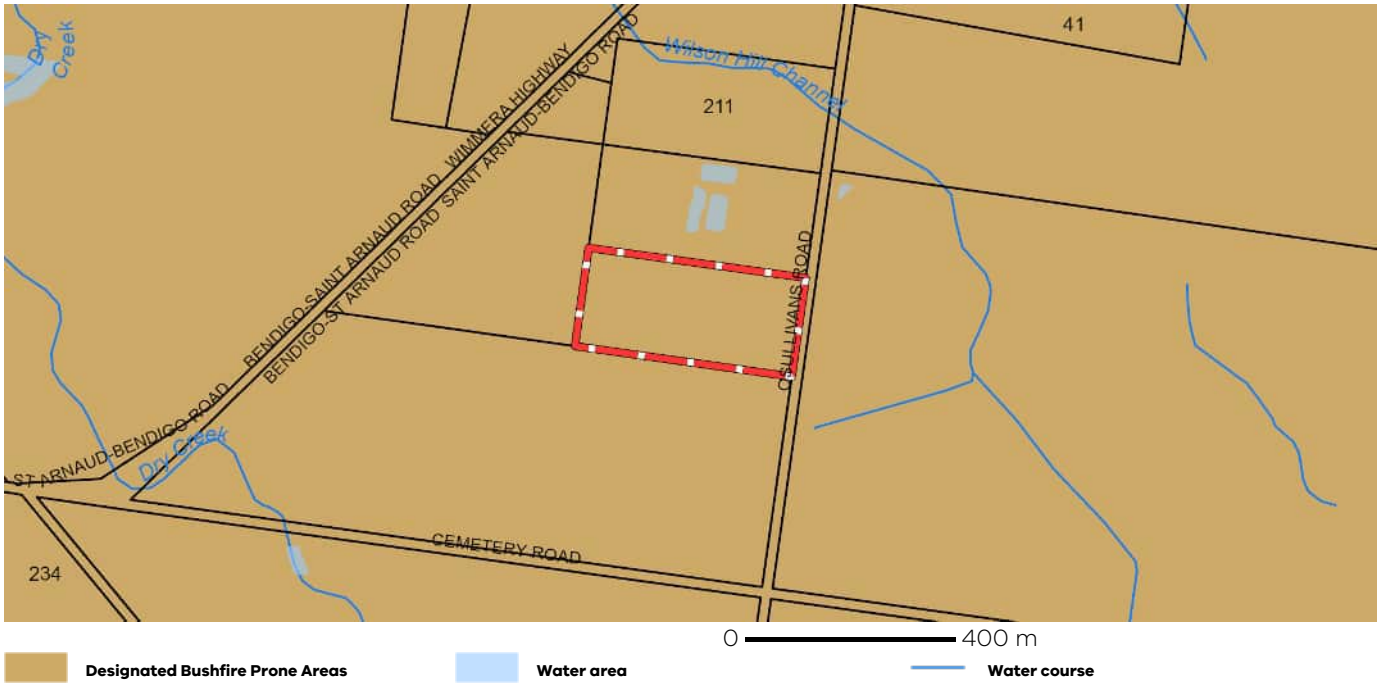

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:09 PM

PROPERTY DETAILS

Crown Description:	**Allot. 7A Sec. 5 PARISH OF MARONG**
Address:	**211 BENDIGO-ST ARNAUD ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**7A~5\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**198515**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

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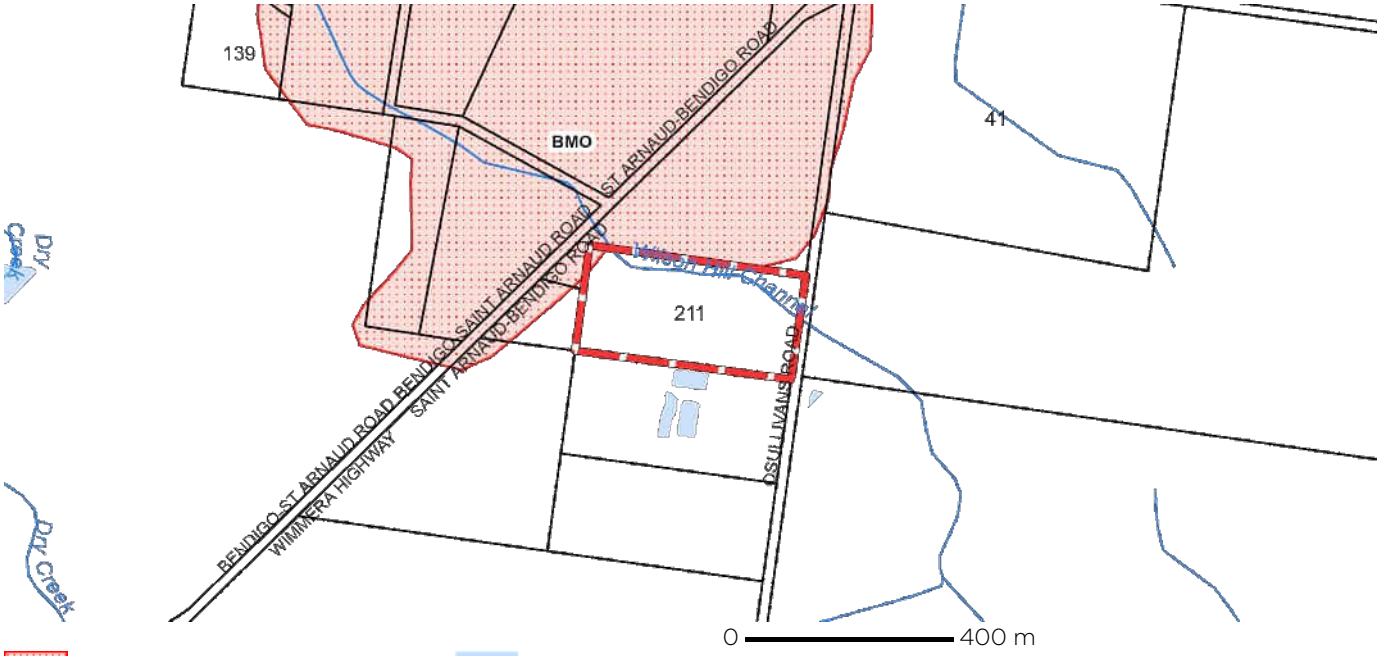
PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay **Water area** **Water course**

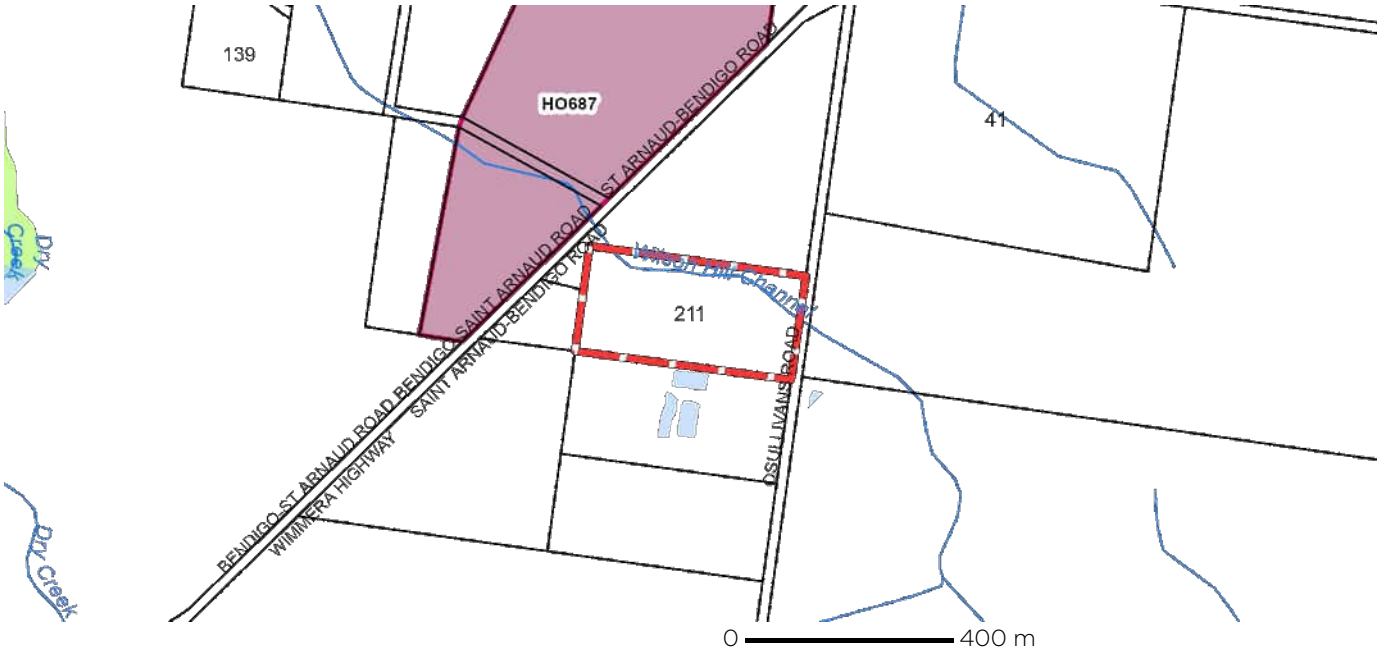
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)



ESO - Environmental Significance Overlay **HO - Heritage Overlay** **Water area**

Water course

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PLANNING PROPERTY REPORT

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PLANNING PROPERTY REPORT

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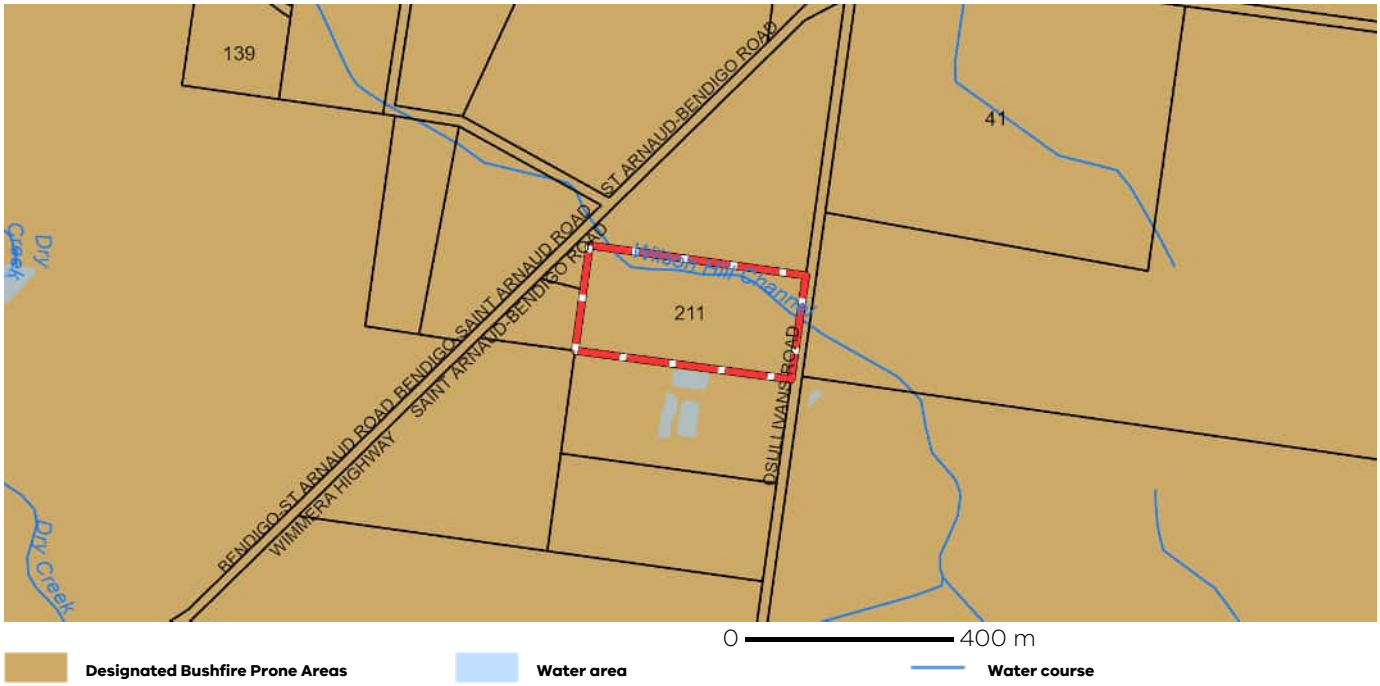

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:08 PM

PROPERTY DETAILS

Crown Description:	**Allot. 7C Sec. 5 PARISH OF MARONG**
Address:	**BENDIGO-ST ARNAUD ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**7C~5\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**191241**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
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Power Distributor:	**POWERCOR**

STATE ELECTORATES

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Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

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FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

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TRZ2 - Principal Road Network
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Water course

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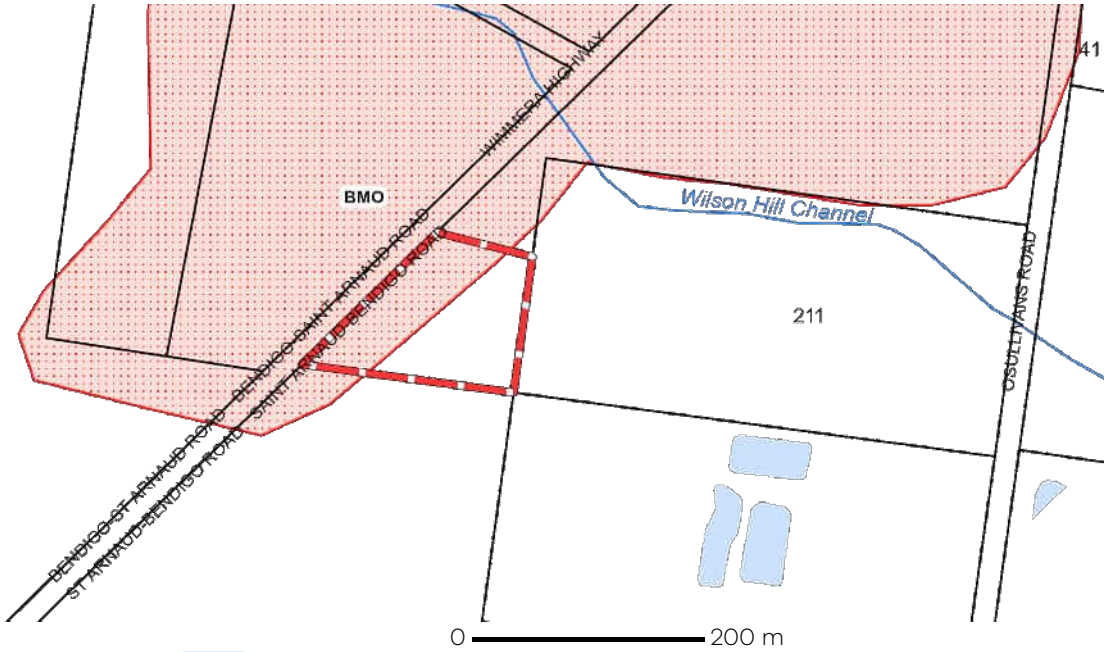
PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



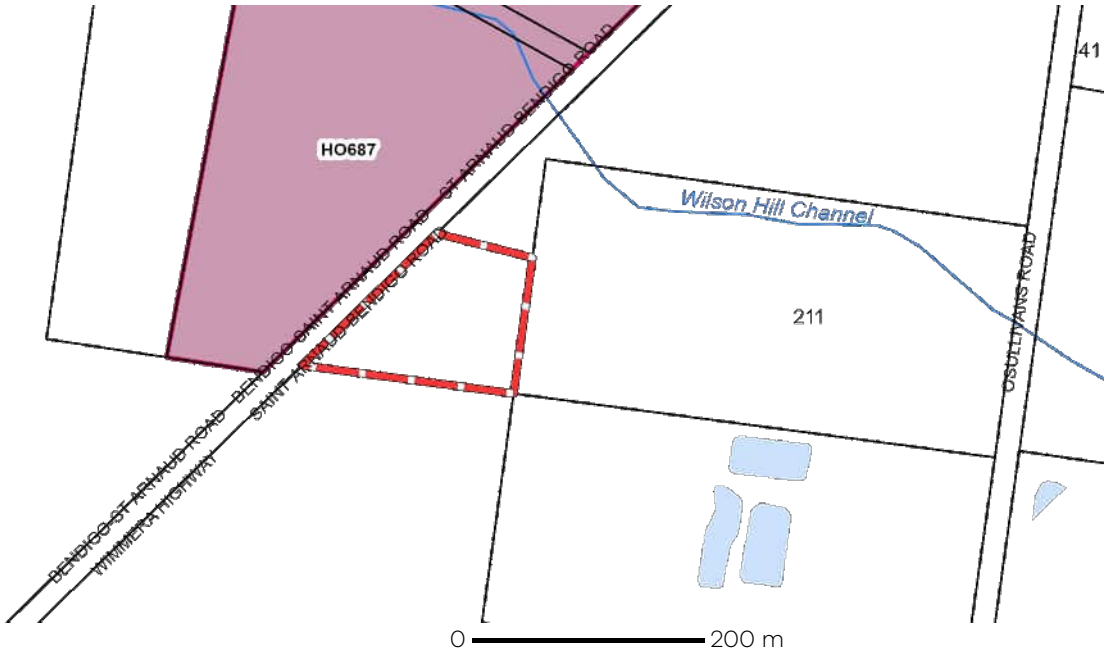
BMO - Bushfire Management Overlay **Water area** **Water course**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage Overlay **Water area** **Water course**

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PLANNING PROPERTY REPORT

Further Planning Information

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PLANNING PROPERTY REPORT

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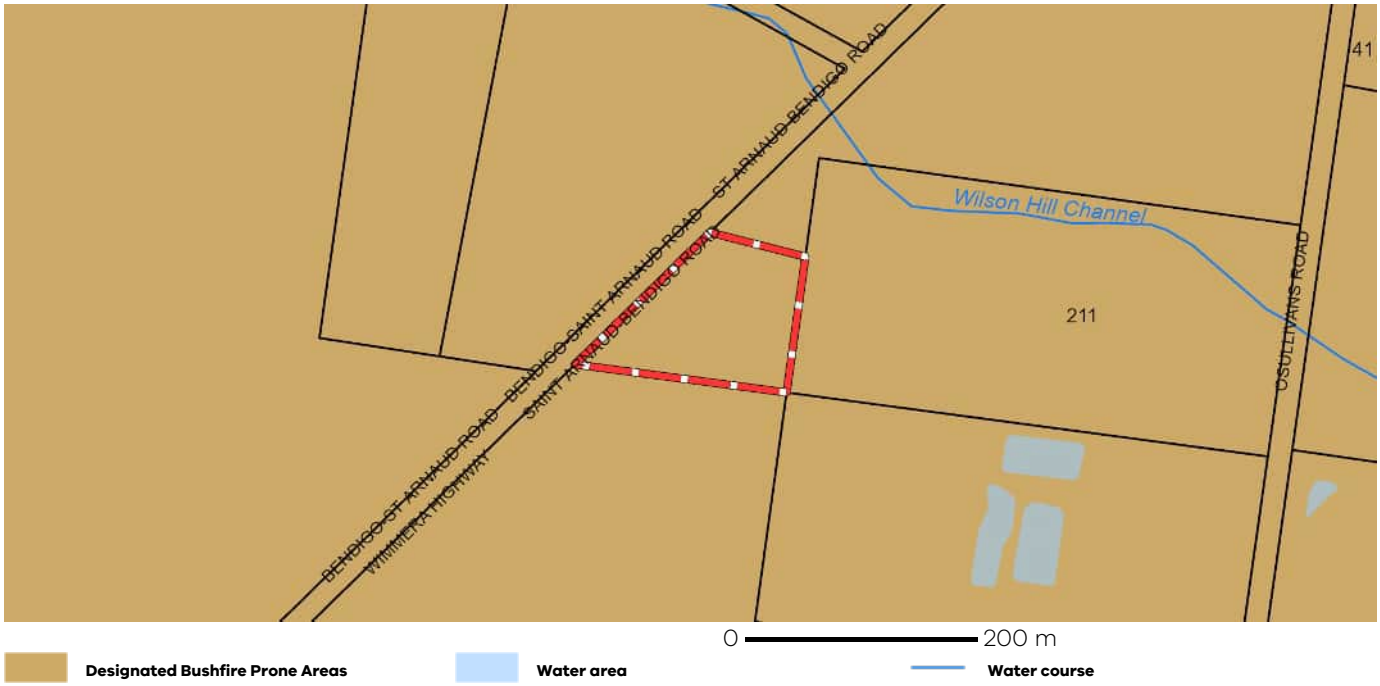

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:10 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 TP13152**
Address:	**41 OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**1\TP13152**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**198513**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

C1Z - Commercial 1	C2Z - Commercial 2	FZ - Farming
IN3Z - Industrial 3	PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation
PUZ2 - Public Use-Education	PUZ6 - Public Use-Local Government	RLZ - Rural Living
SUZ - Special Use	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	TZ - Township	Railway station
Water area	Water course	

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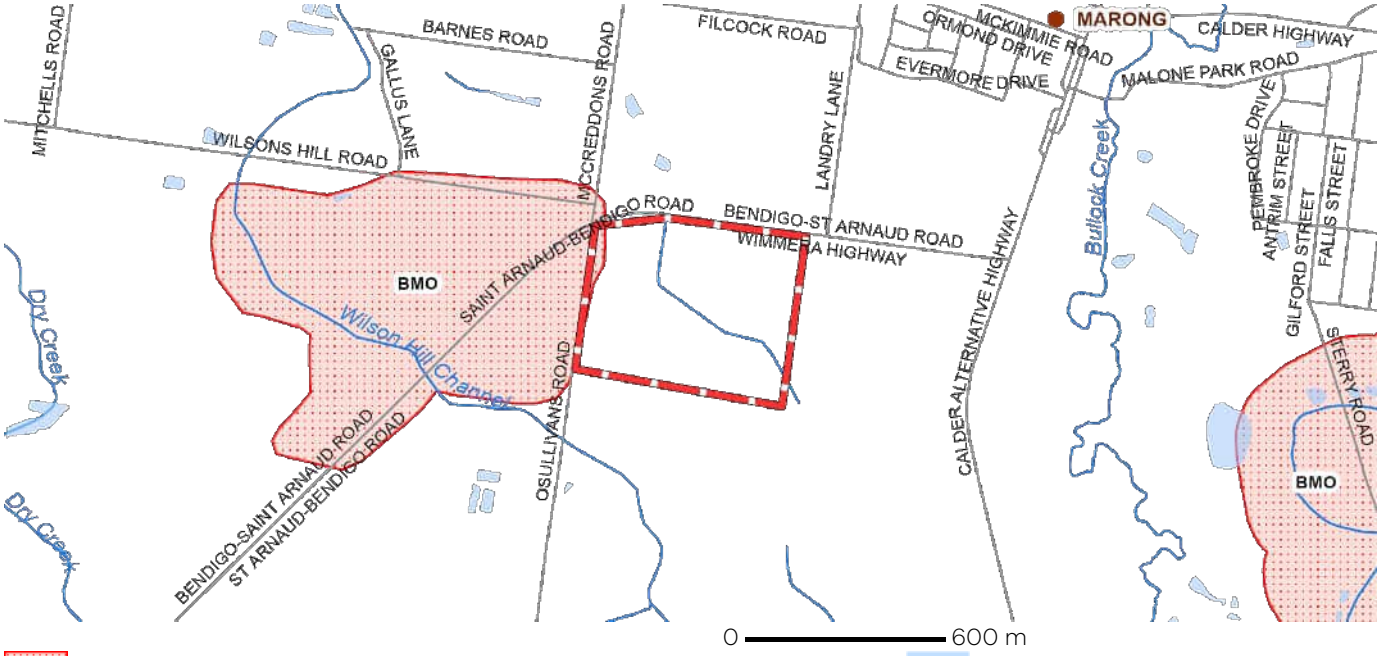
PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay

Railway station

Water area

Water course

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PLANNING PROPERTY REPORT

OTHER OVERLAYS

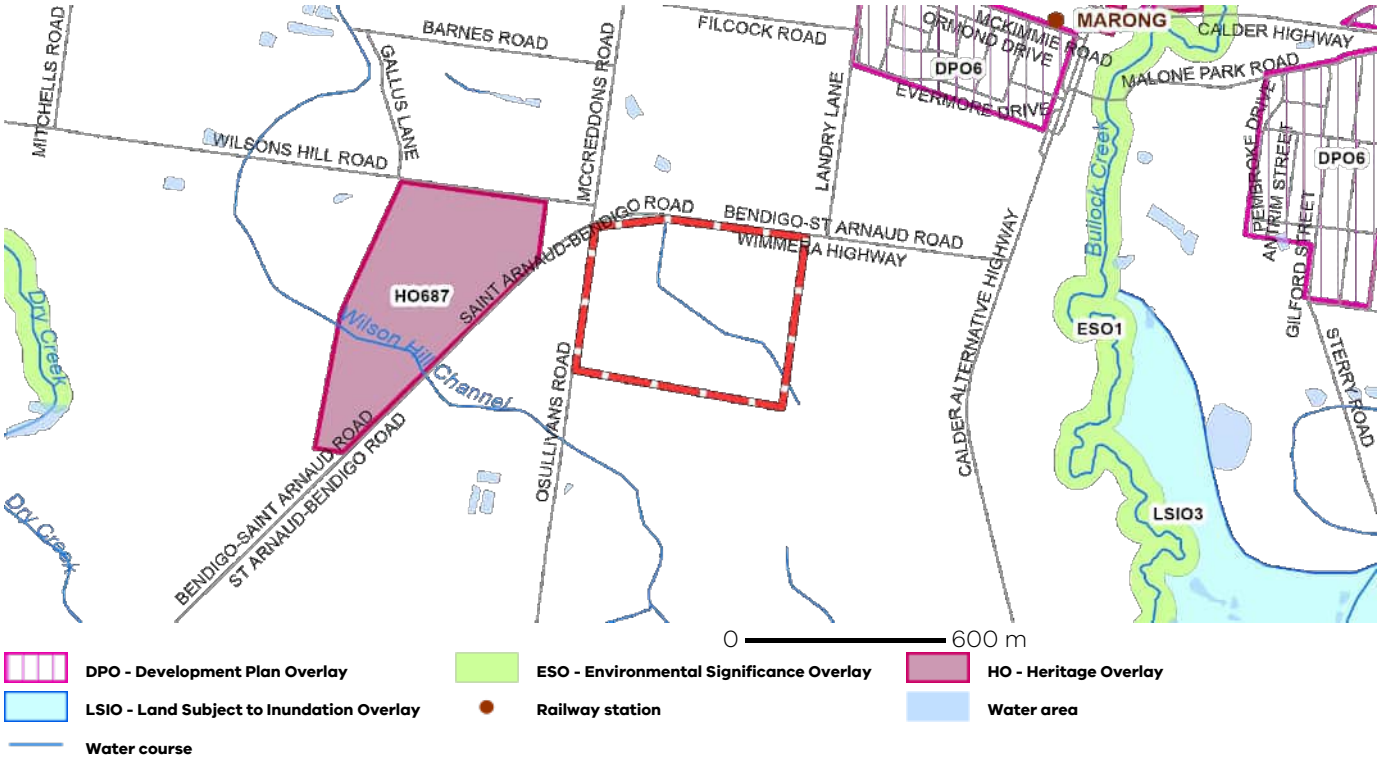
Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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Further Planning Information

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PLANNING PROPERTY REPORT

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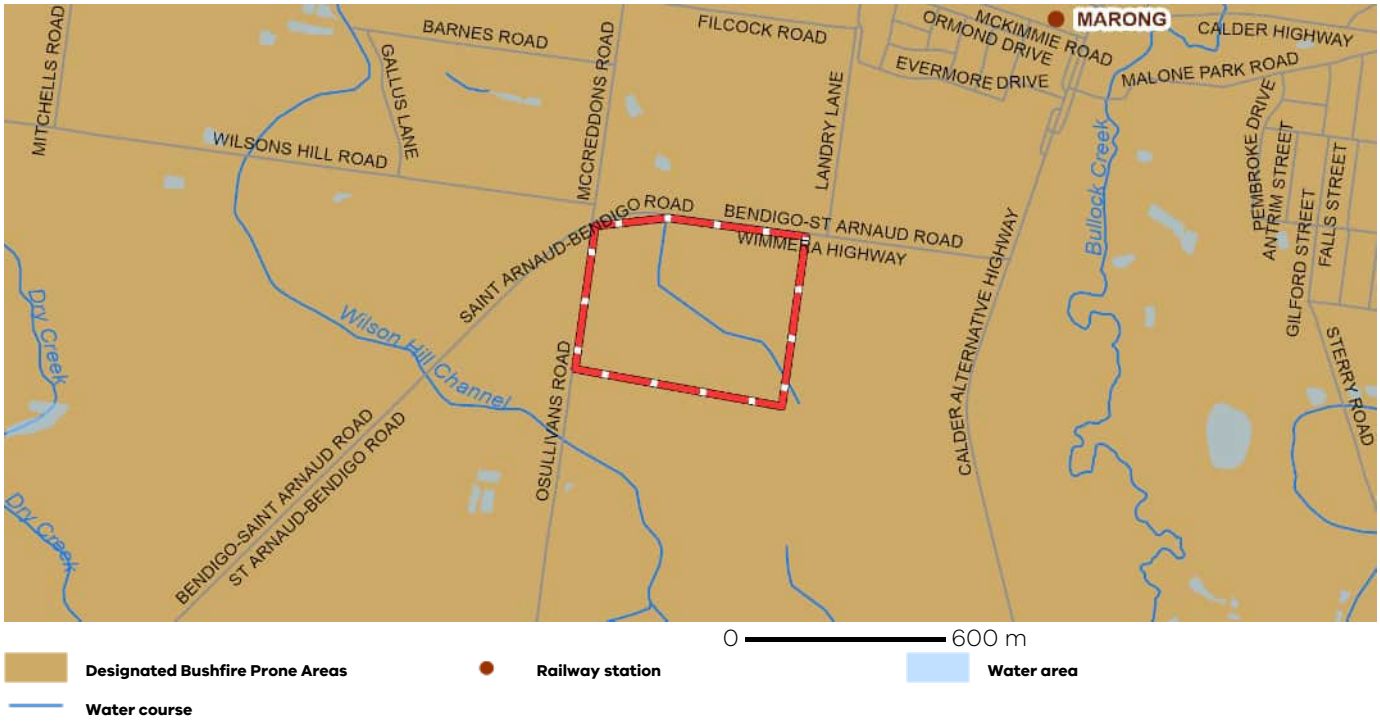

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Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 30 January 2023 10:58 AM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 TP123242**
Address:	**1880 CALDER ALTERNATIVE HIGHWAY MARONG 3515**
Standard Parcel Identifier (SPI):	**1\TP123242**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**215787 (Part)**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 D5**

This parcel is one of 11 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

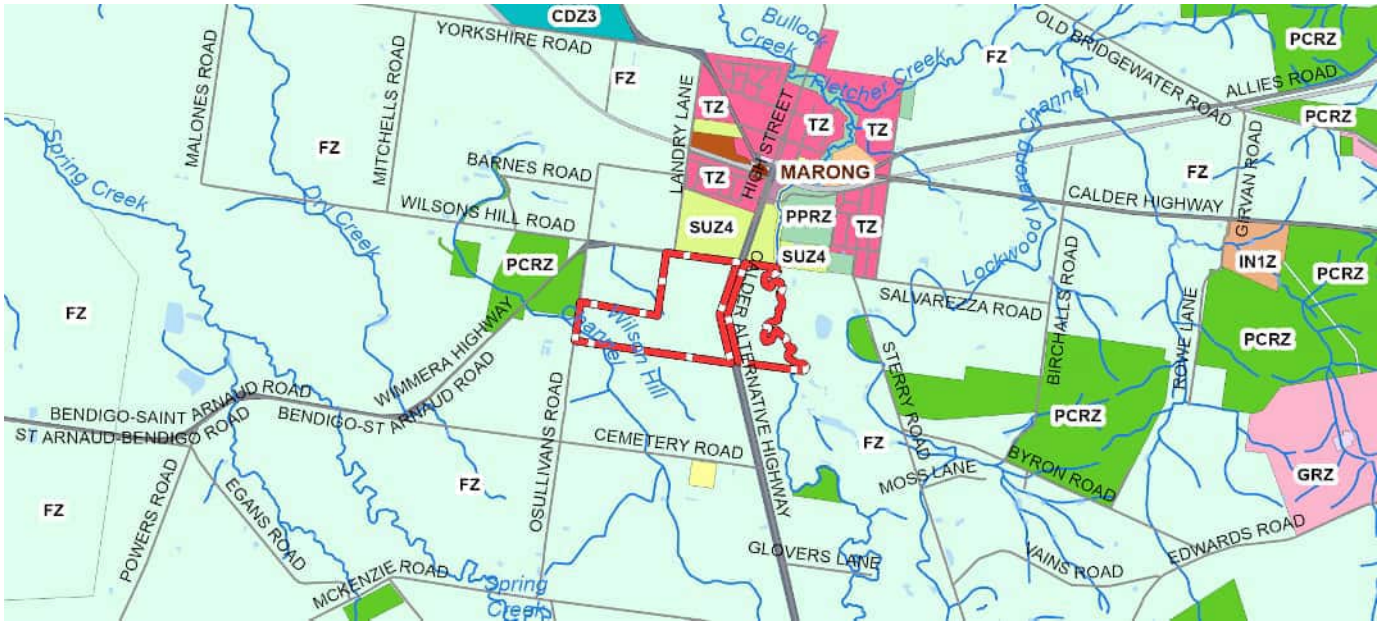
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



C1Z - Commercial 1	C2Z - Commercial 2	CDZ - Comprehensive Development
FZ - Farming	GRZ - General Residential	IN1Z - Industrial 1
IN3Z - Industrial 3	PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation
PUZ2 - Public Use-Education	PUZ5 - Public Use-Cemetery/Crematorium	PUZ6 - Public Use-Local Government
RLZ - Rural Living	SUZ - Special Use	TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network	TRZ3 - Significant Municipal Road	TZ - Township
Railway station	Water area	Water course

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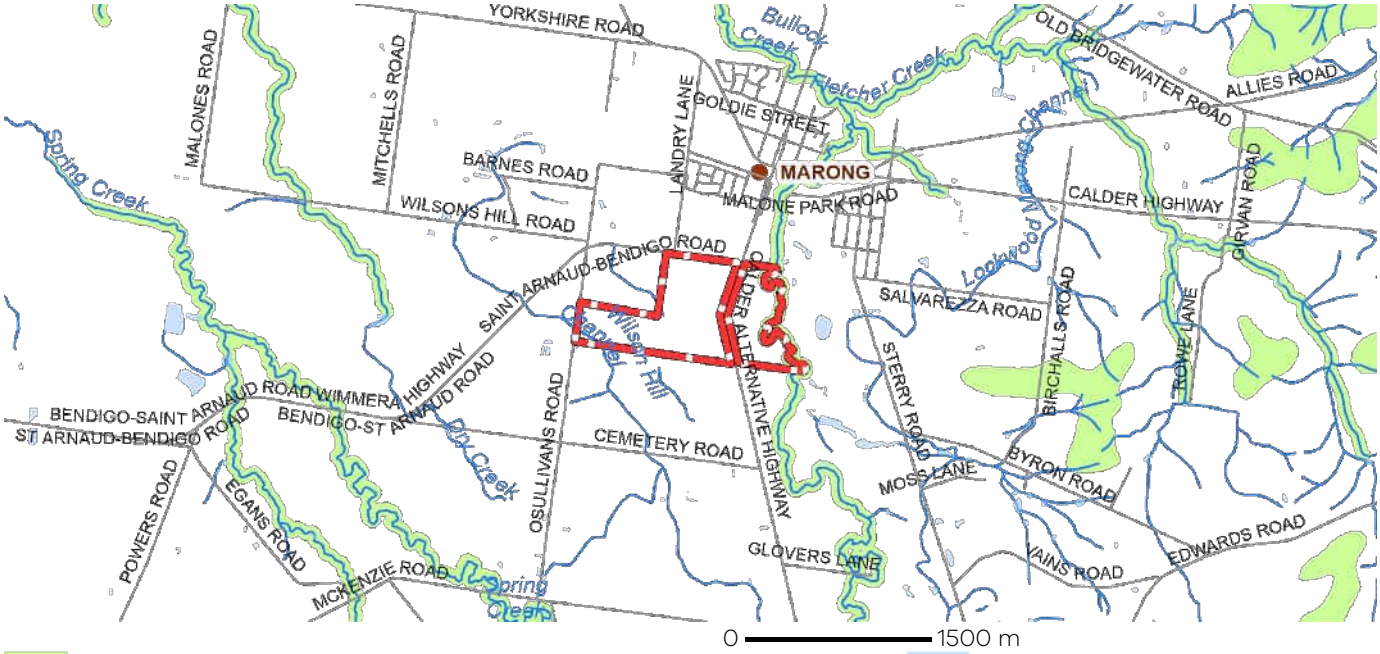
PLANNING PROPERTY REPORT

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



ESO - Environmental Significance Overlay **Railway station** **Water area**

Water course

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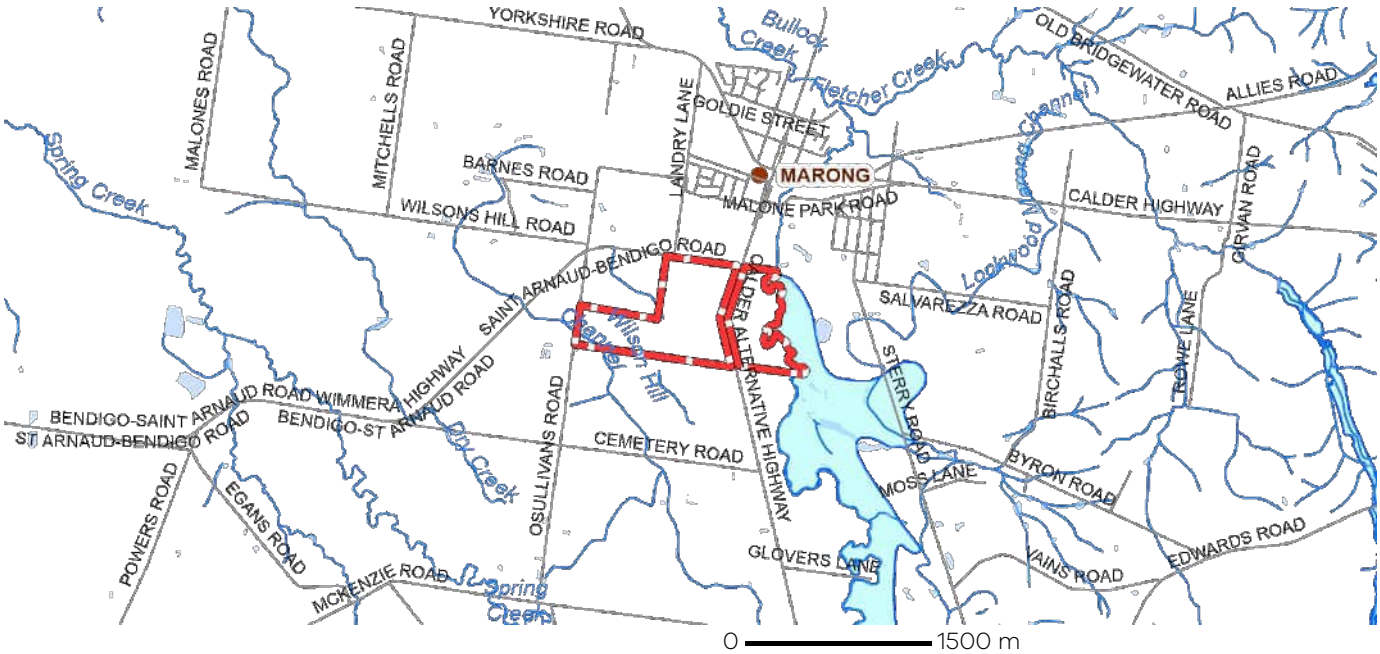
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 3 (LSIO3)



LSIO - Land Subject to Inundation Overlay **Railway station** **Water area**

Water course

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PLANNING PROPERTY REPORT

Planning Overlays

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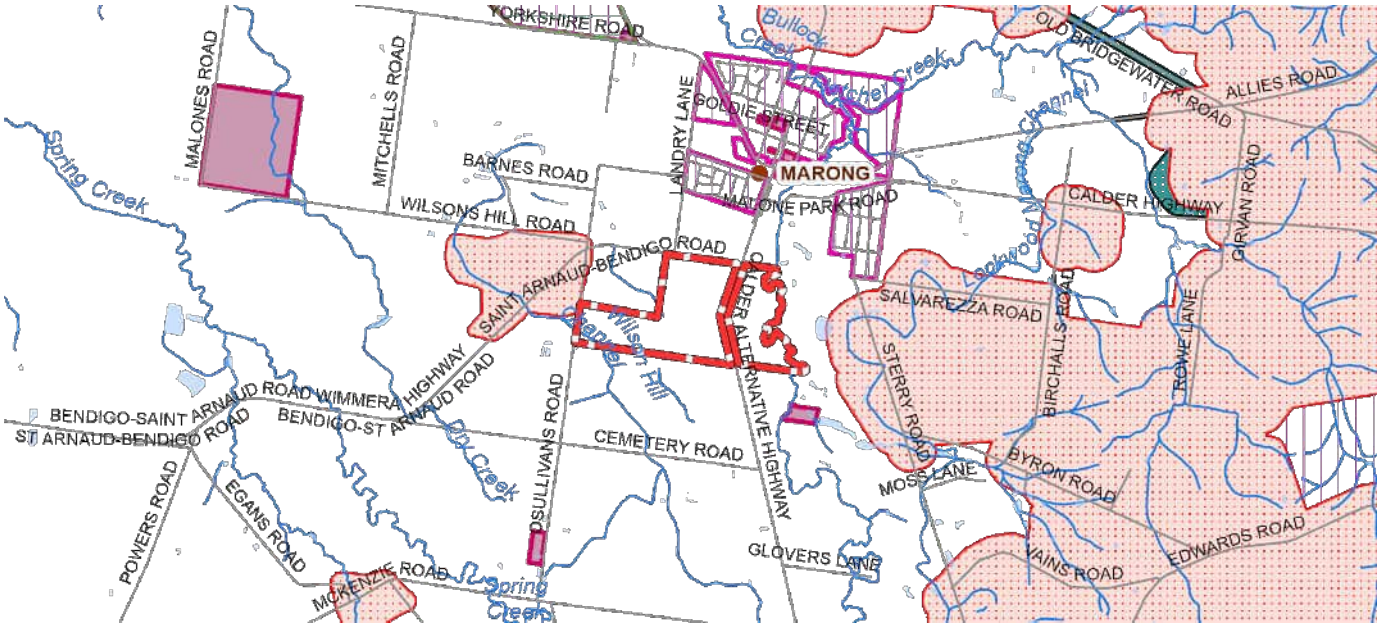
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DEVELOPMENT PLAN OVERLAY (DPO)
HERITAGE OVERLAY (HO)
VEGETATION PROTECTION OVERLAY (VPO)



BMO - Bushfire Management Overlay

DCPO - Development Contributions Plan Overlay

DDO - Design and Development Overlay

DPO - Development Plan Overlay

HO - Heritage Overlay

VPO - Vegetation Protection Overlay

Railway station

Water area

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

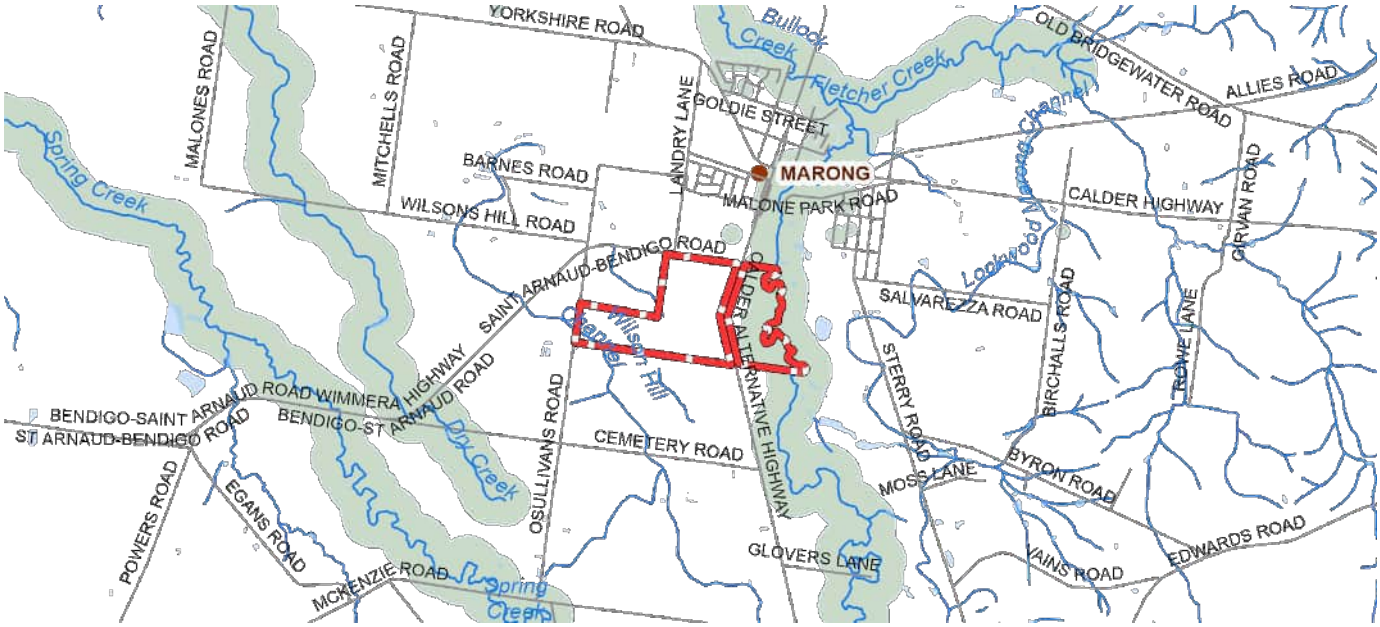
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to
http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation



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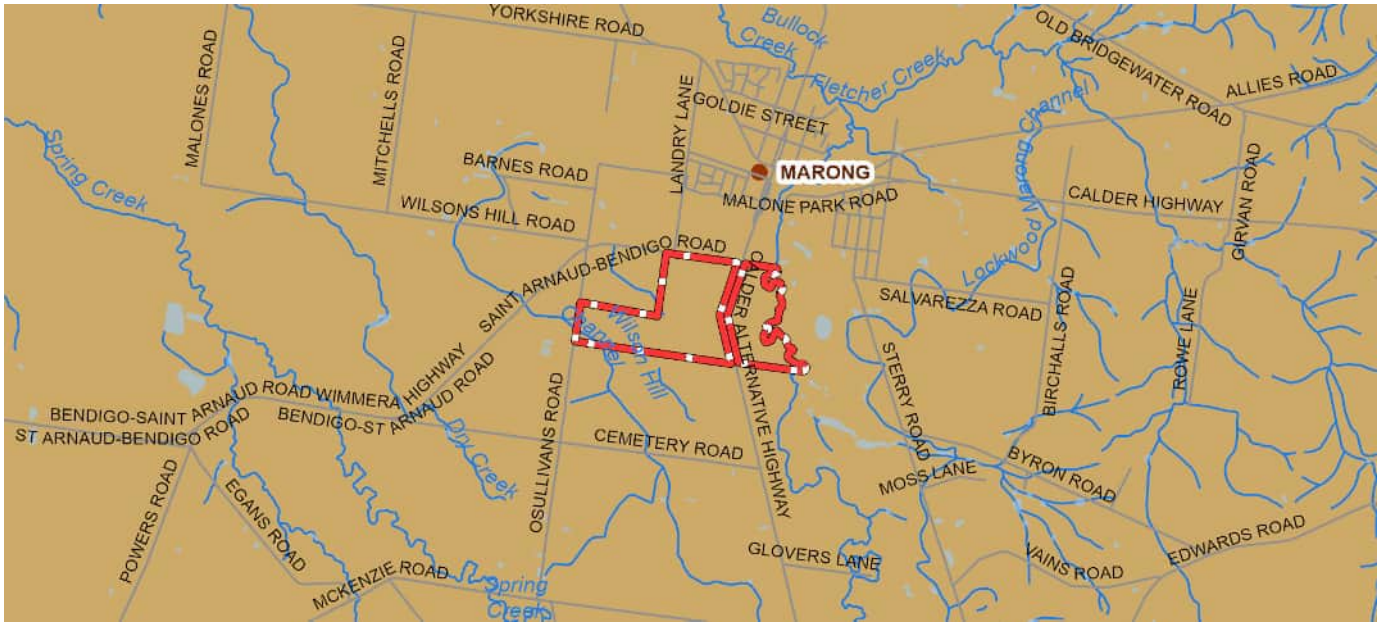

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:12 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 TP583727**
Address:	**CALDER ALTERNATIVE HIGHWAY MARONG 3515**
Standard Parcel Identifier (SPI):	**1\TP583727**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**216791**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 D6**

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Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

C1Z - Commercial 1	C2Z - Commercial 2	FZ - Farming
IN1Z - Industrial 1	IN3Z - Industrial 3	PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation	PUZ2 - Public Use-Education	PUZ5 - Public Use-Cemetery/Crematorium
PUZ6 - Public Use-Local Government	RLZ - Rural Living	SUZ - Special Use
TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network	TRZ3 - Significant Municipal Road
TZ - Township	Railway station	Water area
Water course		

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT

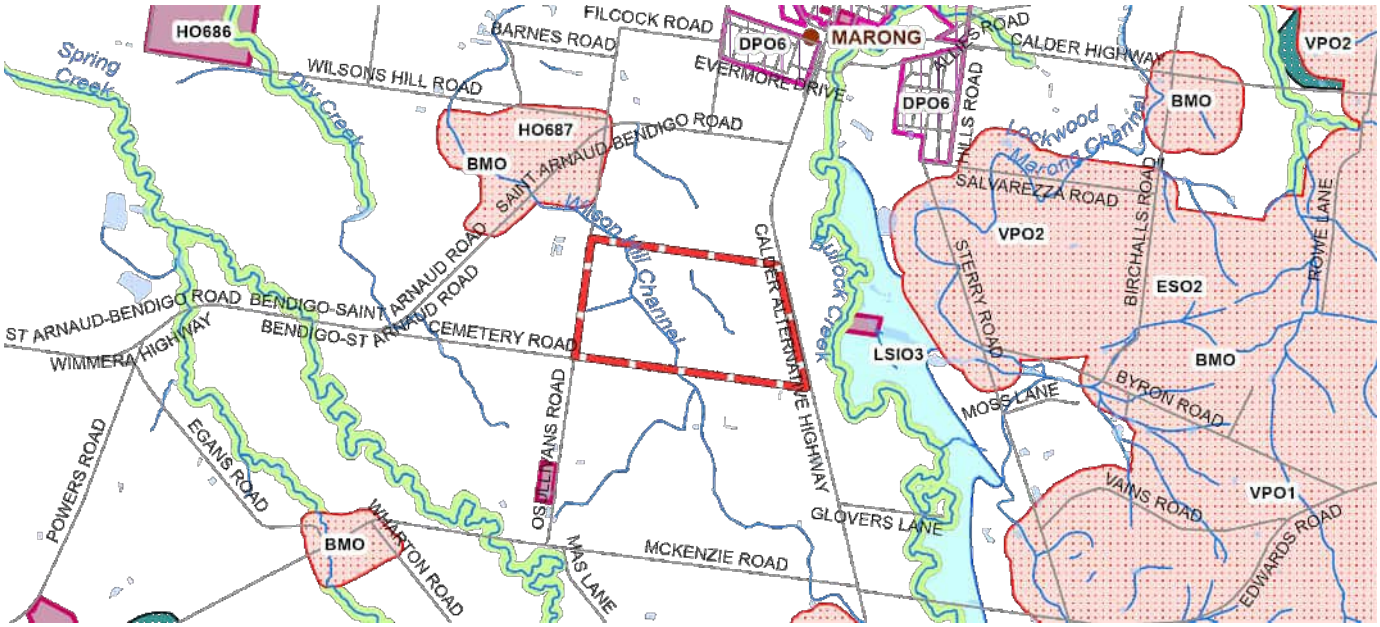
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
VEGETATION PROTECTION OVERLAY (VPO)



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Further Planning Information

Planning scheme data last updated on 24 January 2023.

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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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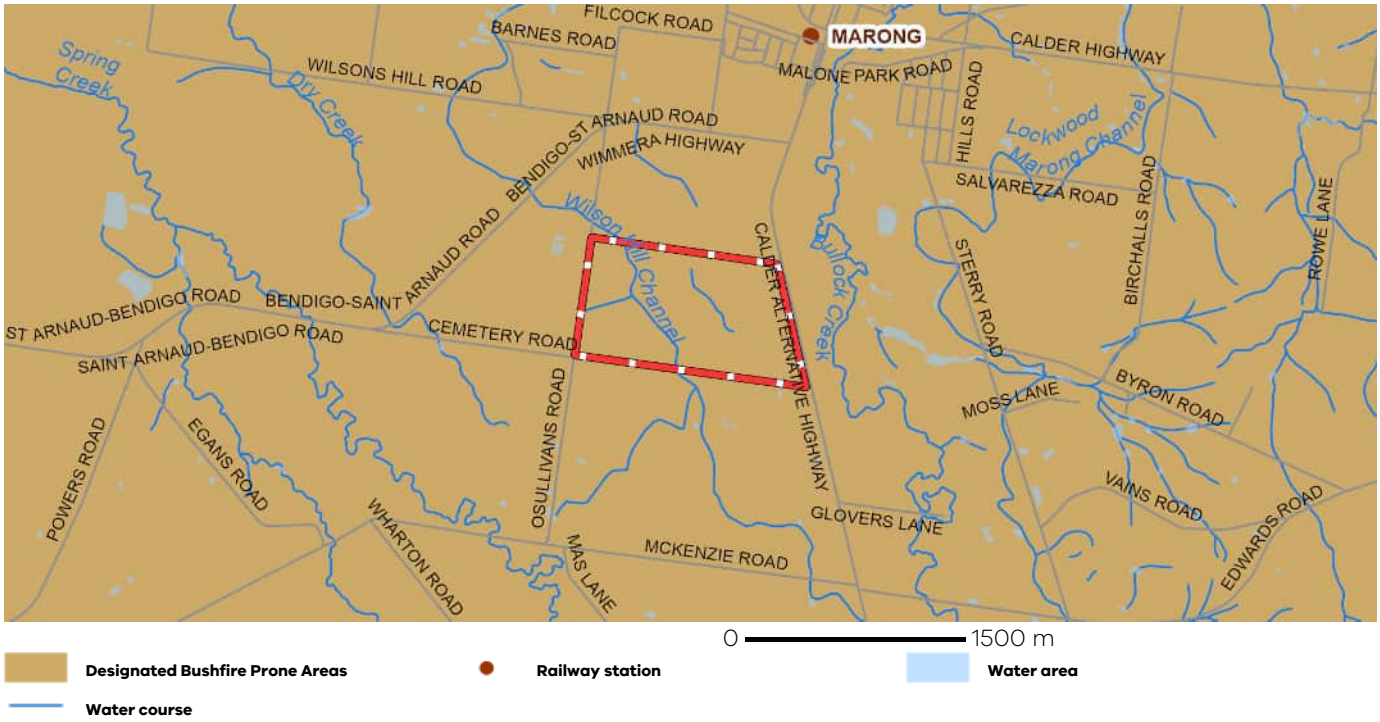

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Native Vegetation

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:06 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 5 TP381572**
Address:	**OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**5\TP381572**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**248670 (Part)**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C6**

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

FZ - Farming
PCRZ - Public Conservation and Resource
PUZ5 - Public Use-Cemetery/Crematorium
TRZ2 - Principal Road Network
Water area
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

HERITAGE OVERLAY (HO)

BMO - Bushfire Management Overlay **HO - Heritage Overlay** **Water area**

Water course

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Further Planning Information

Planning scheme data last updated on 24 January 2023.

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PLANNING PROPERTY REPORT

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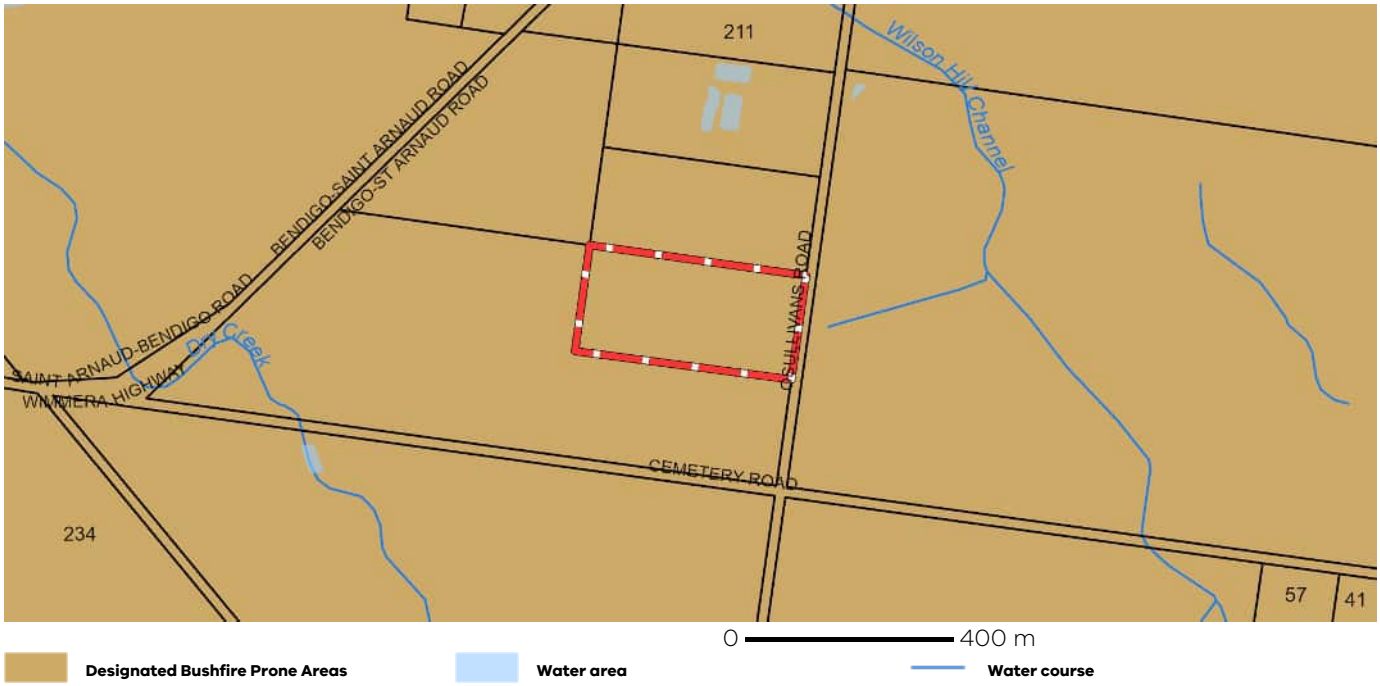

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:05 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 6 TP381572**
Address:	**OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**6\TP381572**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**248670 (Part)**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C6**

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

FZ - Farming

PUZ5 - Public Use-Cemetery/Crematorium

TRZ2 - Principal Road Network

Water area

Water course

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

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Further Planning Information

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PLANNING PROPERTY REPORT

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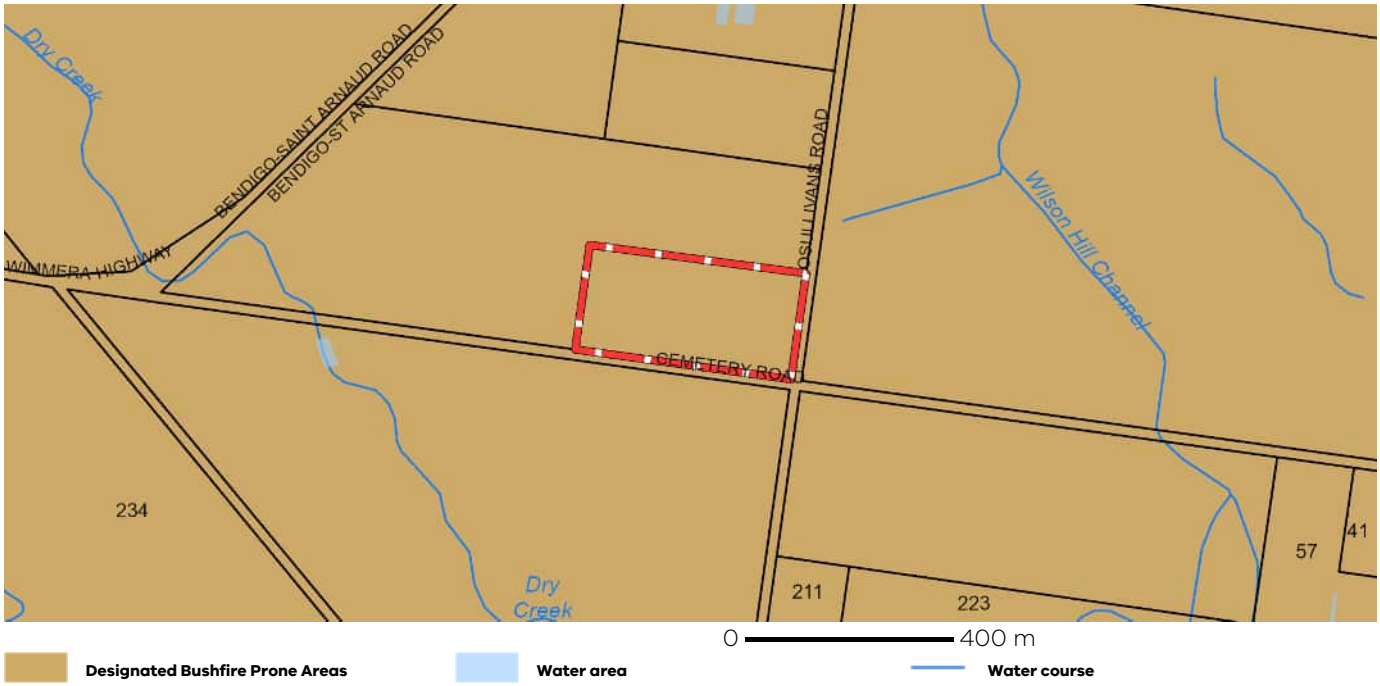

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:03 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 7 TP381572**
Address:	**OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**7\TP381572**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**248670 (Part)**
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Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

FZ - Farming

PCRZ - Public Conservation and Resource

TRZ2 - Principal Road Network

Water area

Water course

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PLANNING PROPERTY REPORT

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Other overlays in the vicinity not directly affecting this land

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

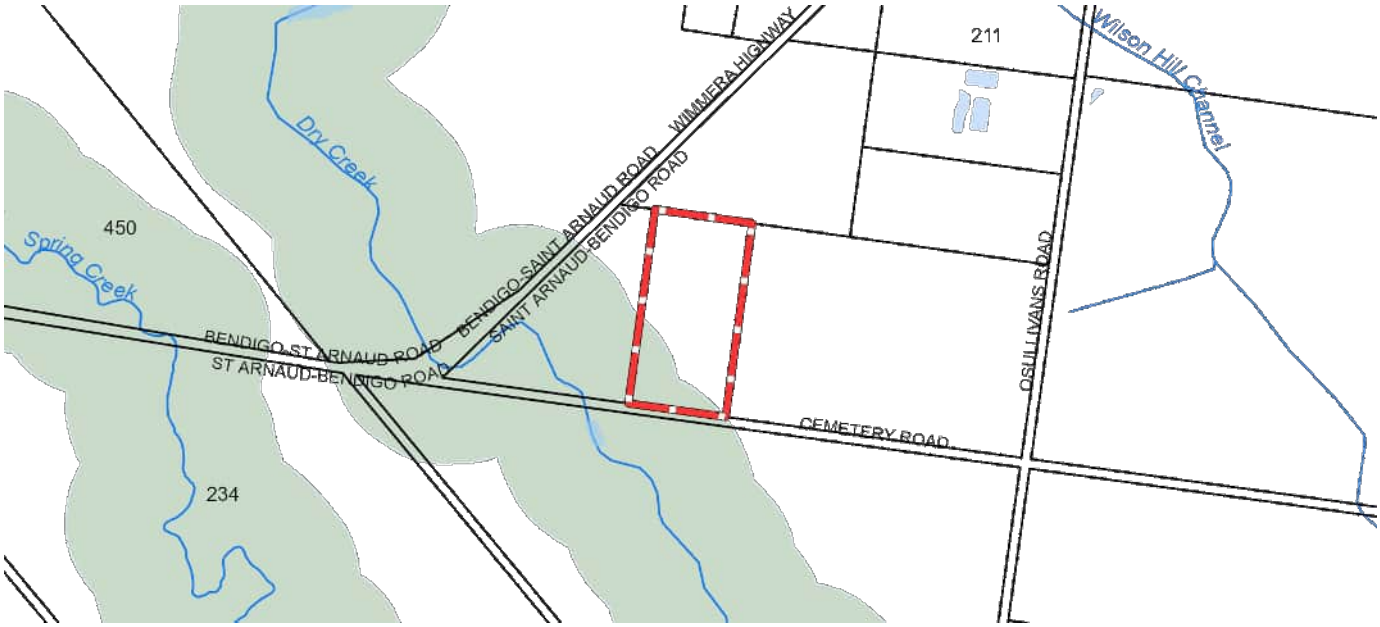
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to
http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation



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PLANNING PROPERTY REPORT

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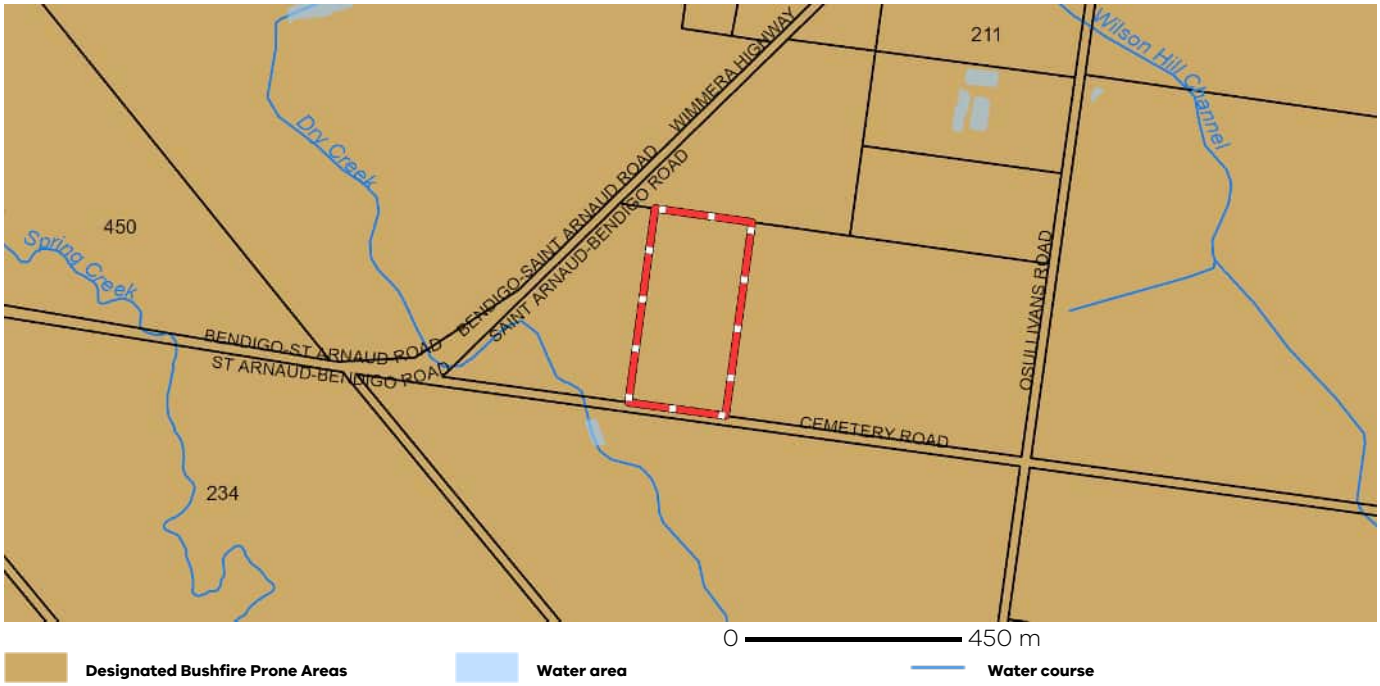

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:07 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 8 TP381572**
Address:	**BENDIGO-ST ARNAUD ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**8\TP381572**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**253424**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

FZ - Farming
PCRZ - Public Conservation and Resource
TRZ2 - Principal Road Network
Water area
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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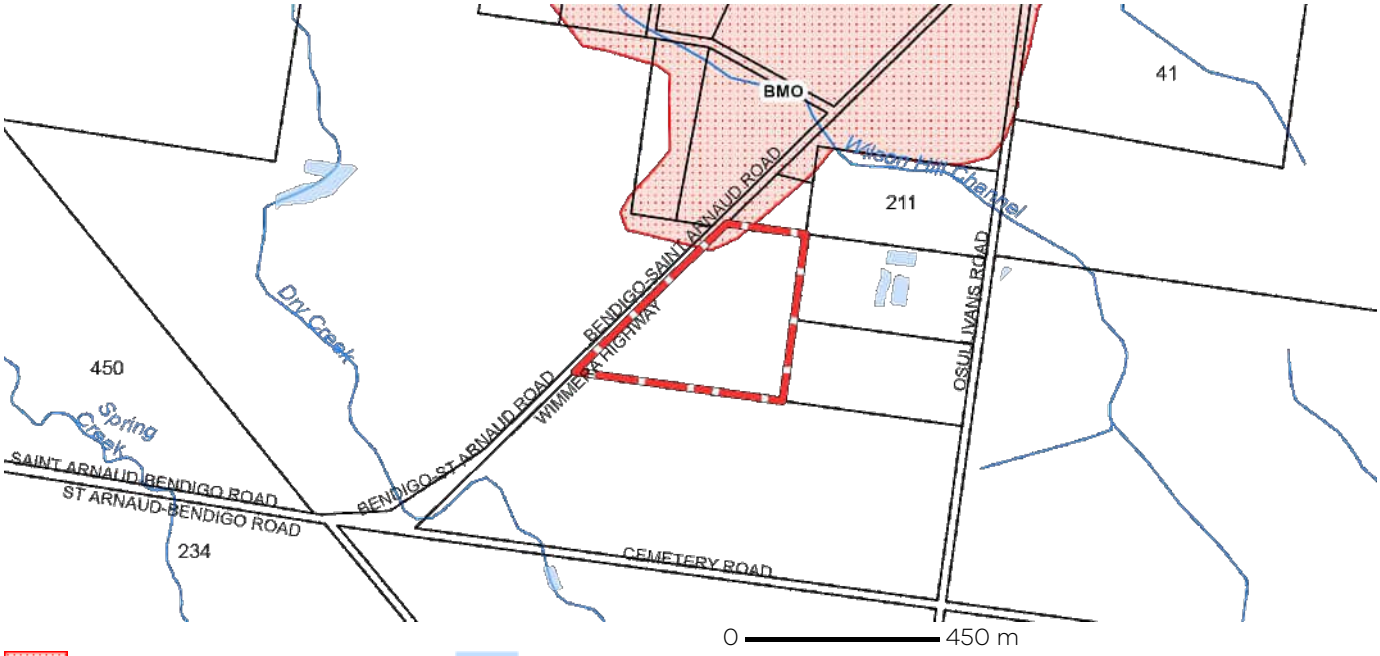
PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay **Water area** **Water course**

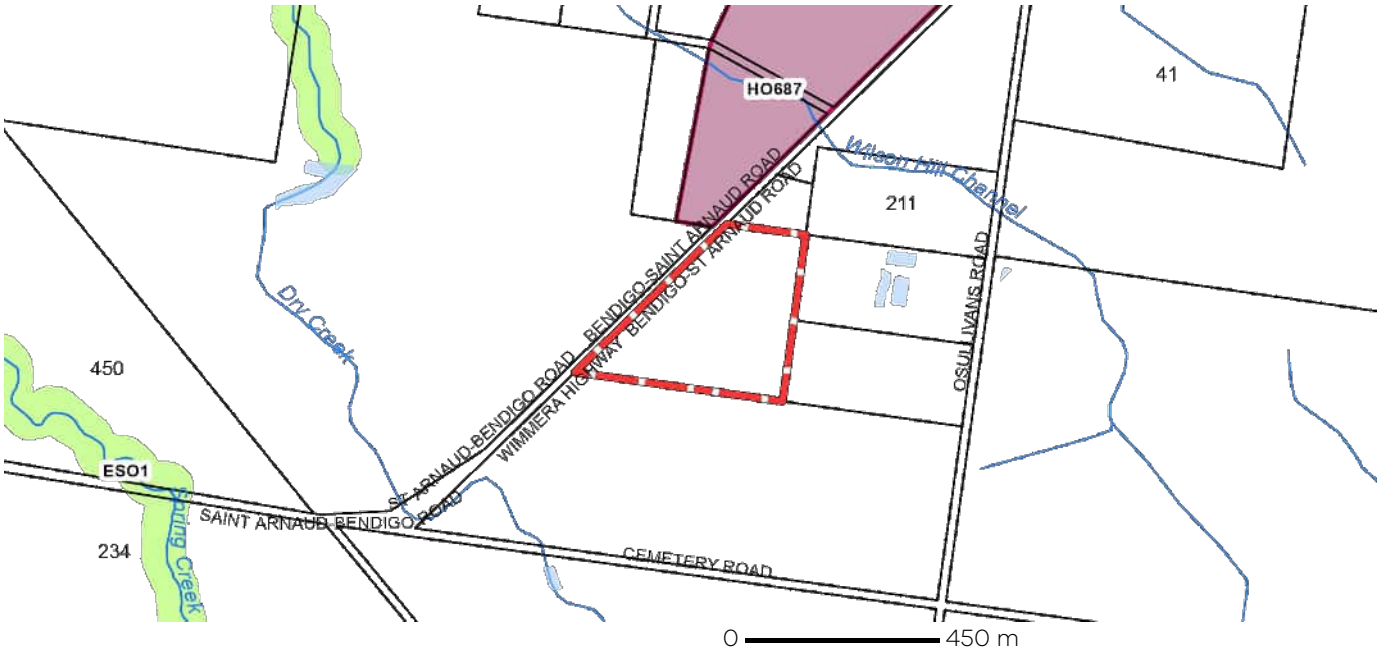
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)



ESO - Environmental Significance Overlay **HO - Heritage Overlay** **Water area**

Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Further Planning Information

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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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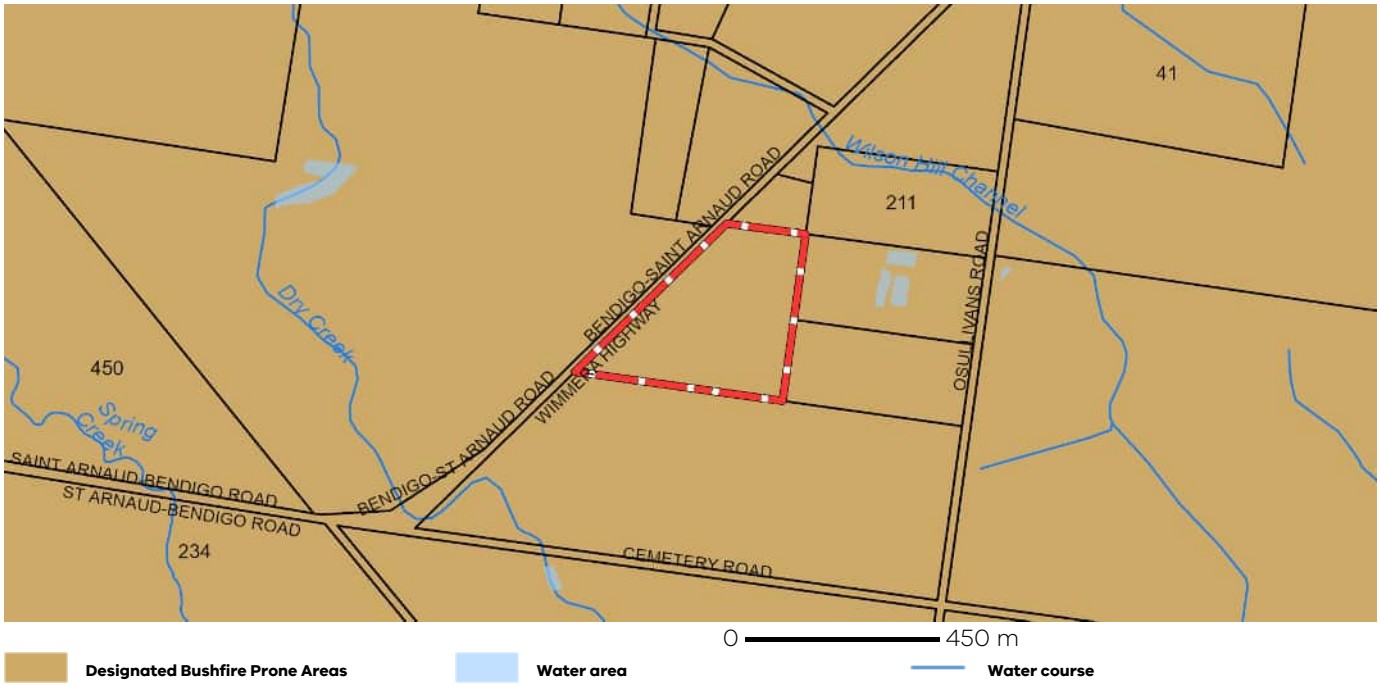
Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:03 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 10 TP381572**
Address:	**OSULLIVANS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**10\TP381572**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**248670 (Part)**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C6**

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

0 400 m

FZ - Farming

PCRZ - Public Conservation and Resource

TRZ2 - Principal Road Network

Water area

Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

BMO - Bushfire Management Overlay | **ESO - Environmental Significance Overlay** | **HO - Heritage Overlay**

Water area | **Water course**

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

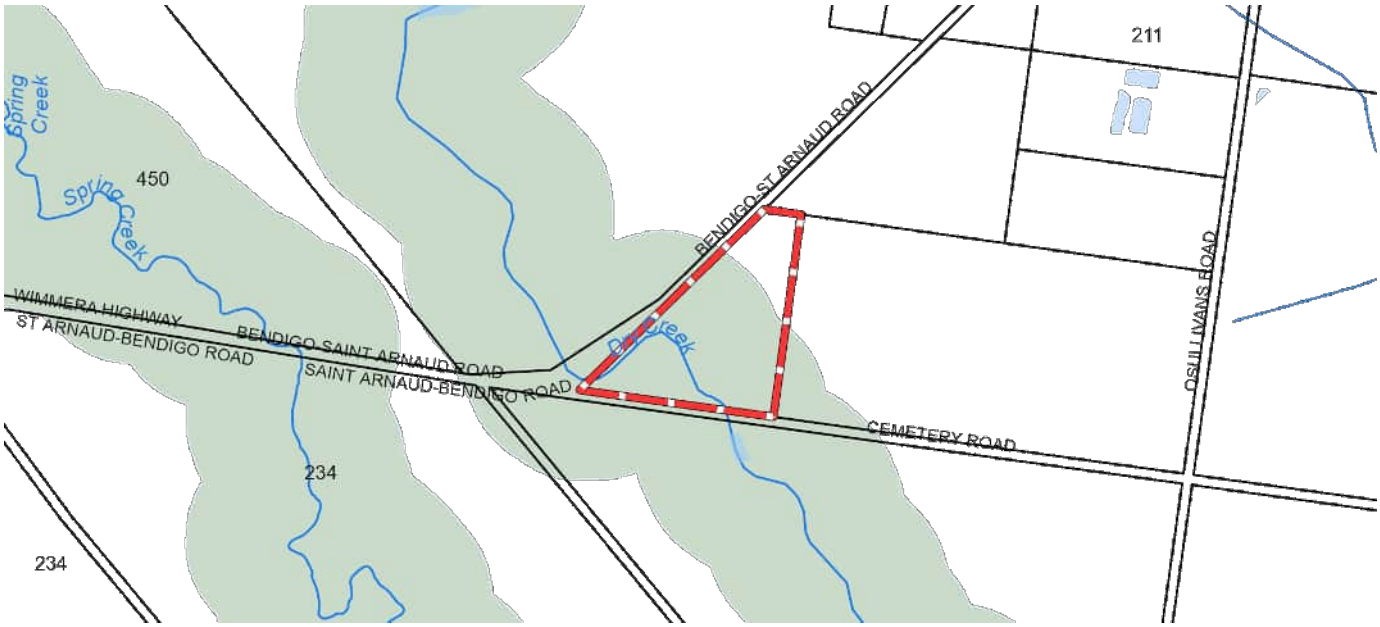
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation



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PLANNING PROPERTY REPORT

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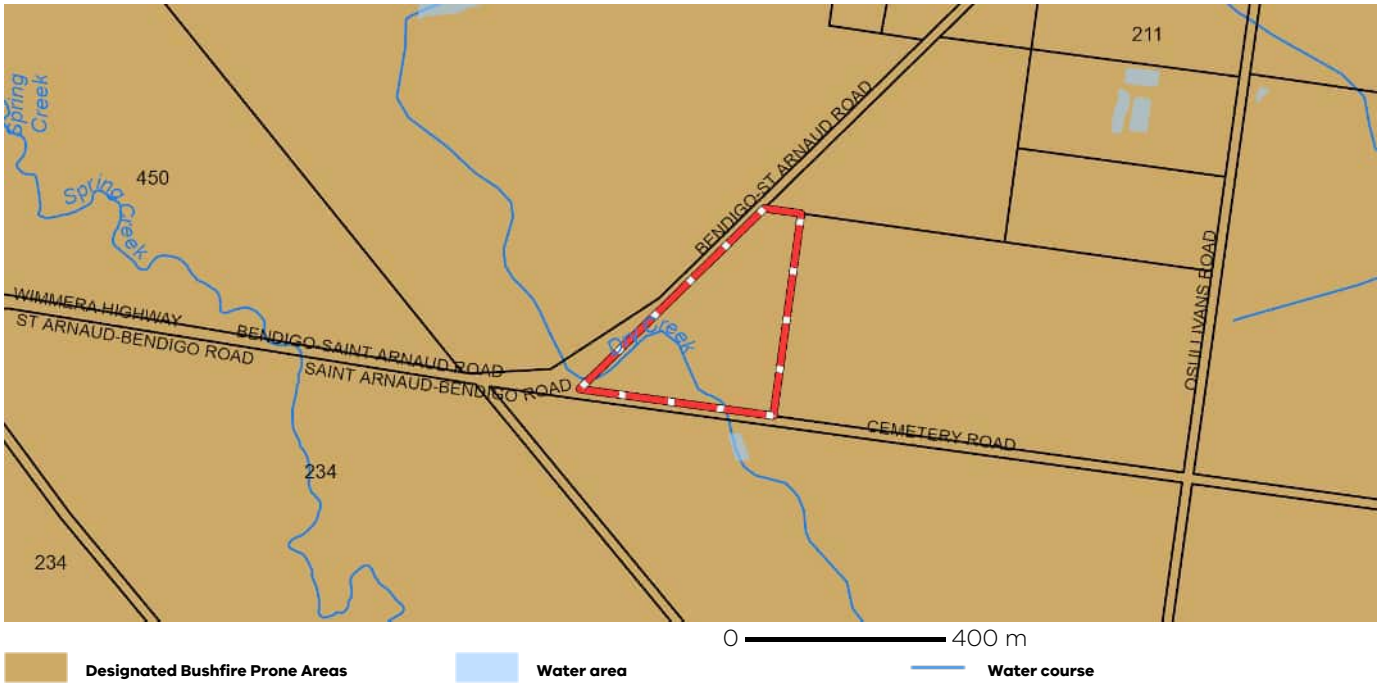

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:13 PM

PROPERTY DETAILS

Crown Description:	**Allot. 1 Sec. 9 PARISH OF MARONG**
Address:	**90 BENDIGO-ST ARNAUD ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**1~9\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**198514**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

C1Z - Commercial 1	C2Z - Commercial 2	FZ - Farming
IN3Z - Industrial 3	PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation
PUZ2 - Public Use-Education	PUZ6 - Public Use-Local Government	RLZ - Rural Living
SUZ - Special Use	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	TZ - Township	Railway station
Water area	Water course	

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PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BMO - Bushfire Management Overlay

Railway station

Water area

Water course

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PLANNING PROPERTY REPORT

OTHER OVERLAYS

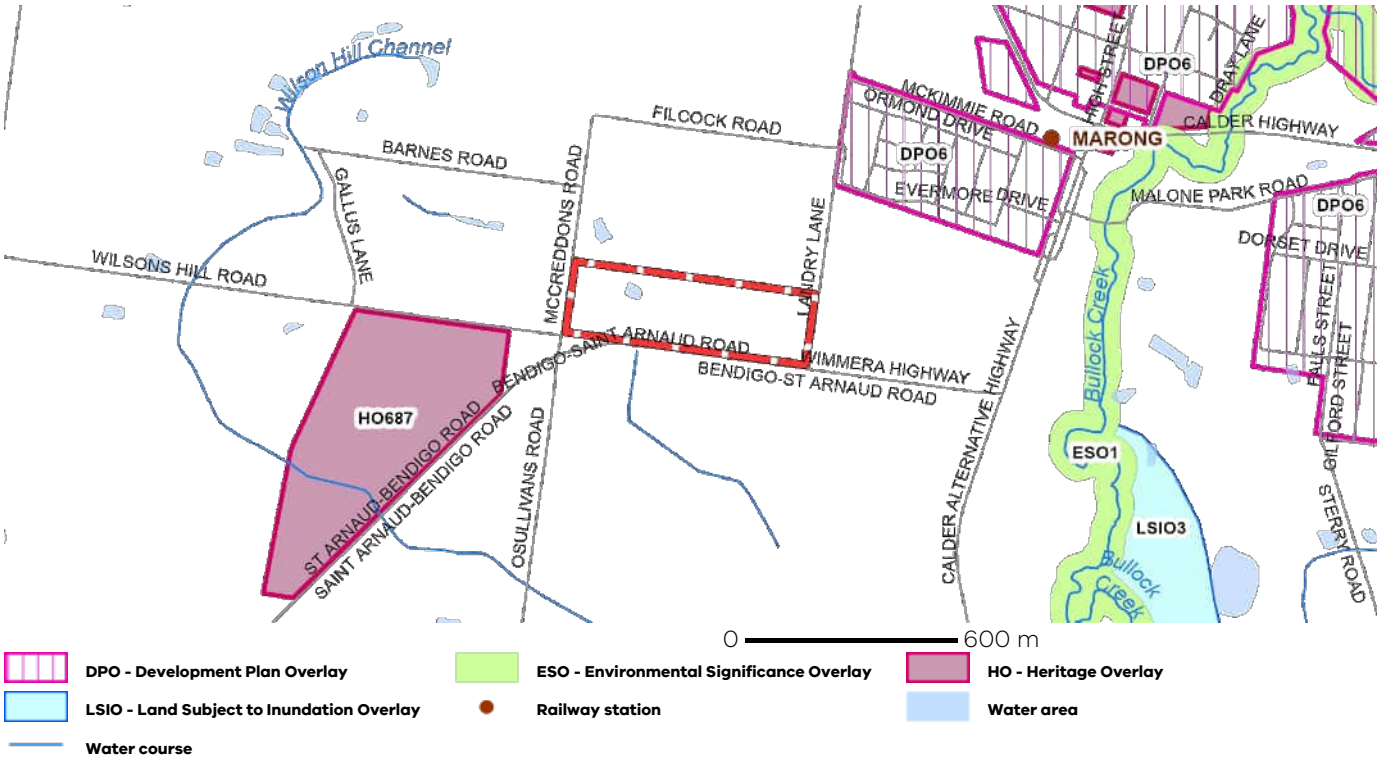
Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:20 PM

PROPERTY DETAILS

Crown Description:	**Allot. 2 Sec. 9 PARISH OF MARONG**
Address:	**28 MCCREDDONS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**2~9\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**202264**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
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Legislative Council:	**NORTHERN VICTORIA**
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FARMING ZONE (FZ)
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PLANNING PROPERTY REPORT

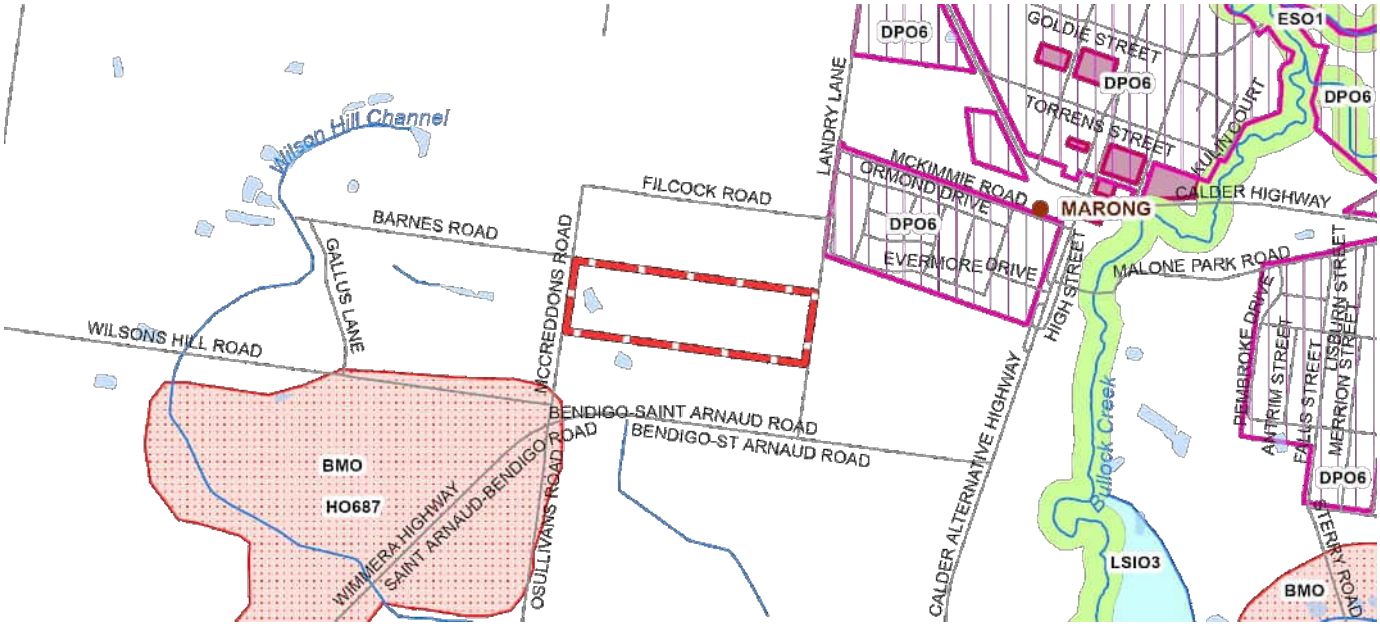
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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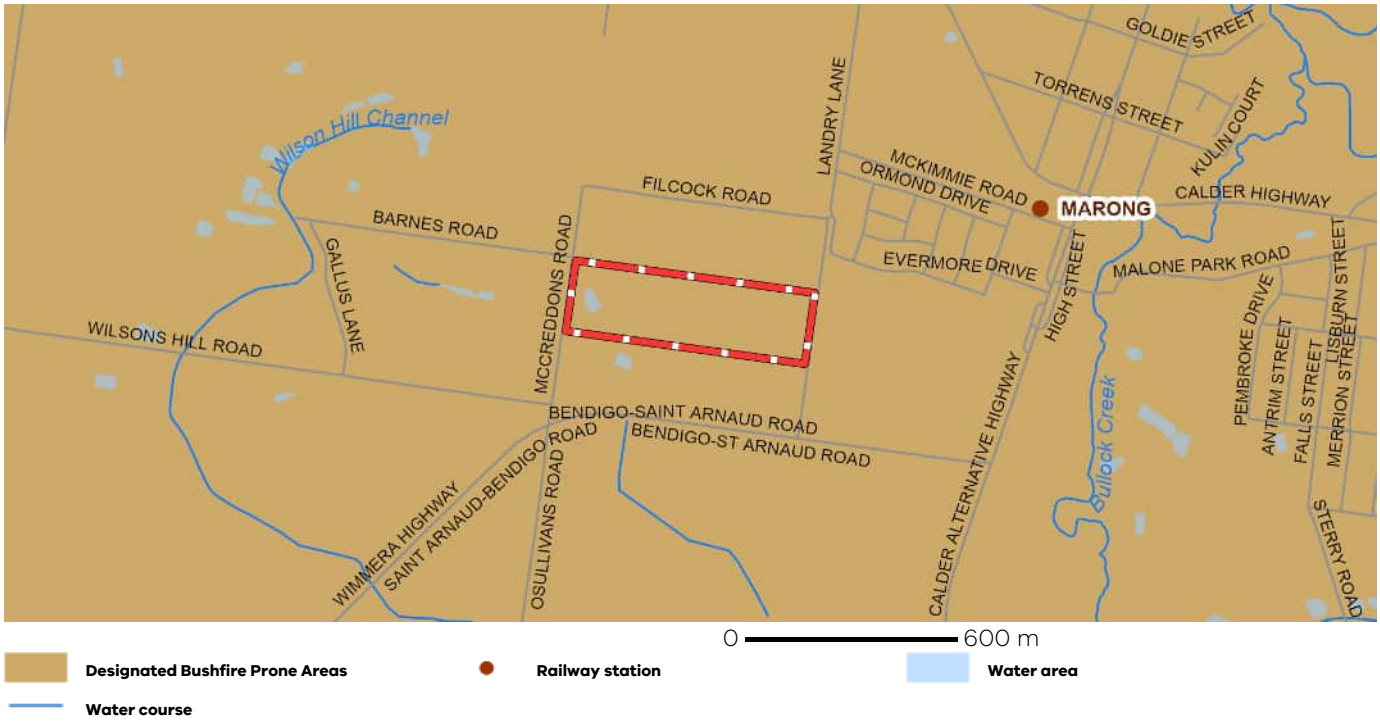
Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



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Native Vegetation

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:20 PM

PROPERTY DETAILS

Crown Description:	**Allot. 3 Sec. 9 PARISH OF MARONG**
Address:	**53 FILCOCK ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**3~9\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**202265**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

C1Z - Commercial 1	C2Z - Commercial 2	FZ - Farming
IN3Z - Industrial 3	PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation
PUZ2 - Public Use-Education	PUZ6 - Public Use-Local Government	RLZ - Rural Living
SUZ - Special Use	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	TZ - Township	Railway station
Water area	Water course	

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PLANNING PROPERTY REPORT

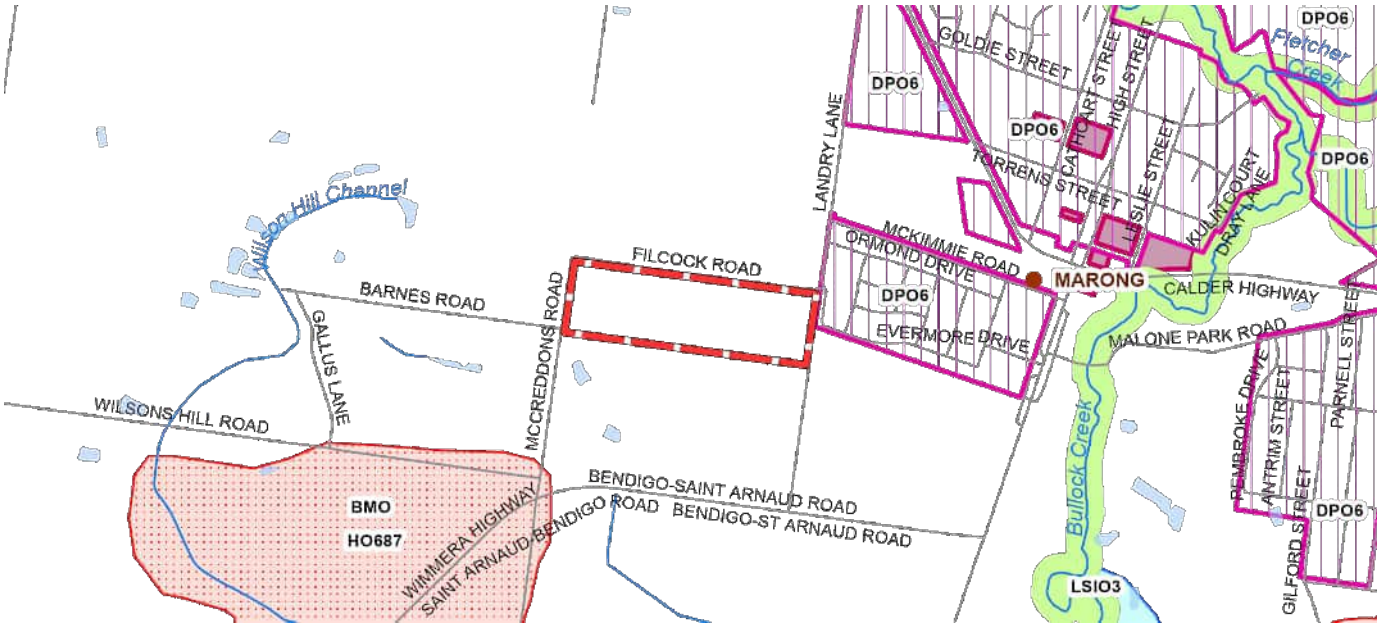
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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Further Planning Information

Planning scheme data last updated on 24 January 2023.

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PLANNING PROPERTY REPORT

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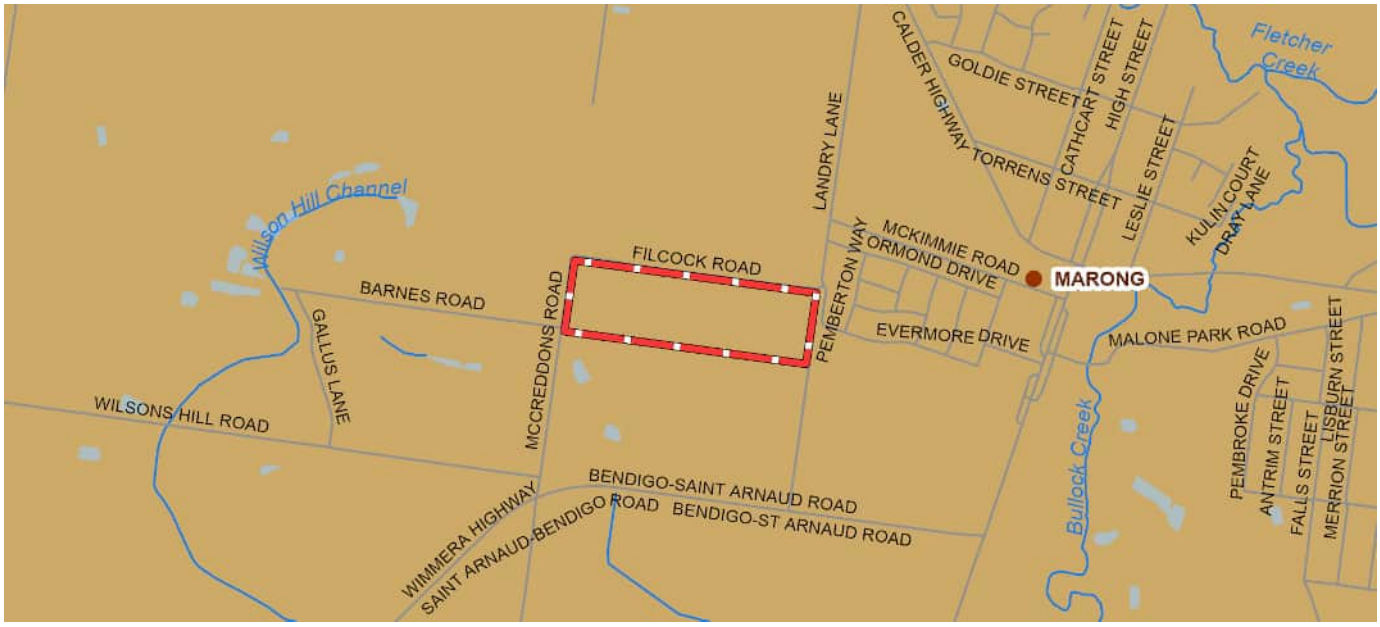

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:21 PM

PROPERTY DETAILS

Crown Description:	**Allot. 4 Sec. 9 PARISH OF MARONG**
Address:	**104 CARTERS LANE MARONG 3515**
Standard Parcel Identifier (SPI):	**4~9\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**198775 (Part)**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 626 A10**

This parcel is one of 26 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

C1Z - Commercial 1	C2Z - Commercial 2	CDZ - Comprehensive Development
FZ - Farming	IN3Z - Industrial 3	PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation	PUZ2 - Public Use-Education	PUZ6 - Public Use-Local Government
RLZ - Rural Living	SUZ - Special Use	TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network	TRZ3 - Significant Municipal Road	TZ - Township
Railway station	Water area	Water course

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PLANNING PROPERTY REPORT

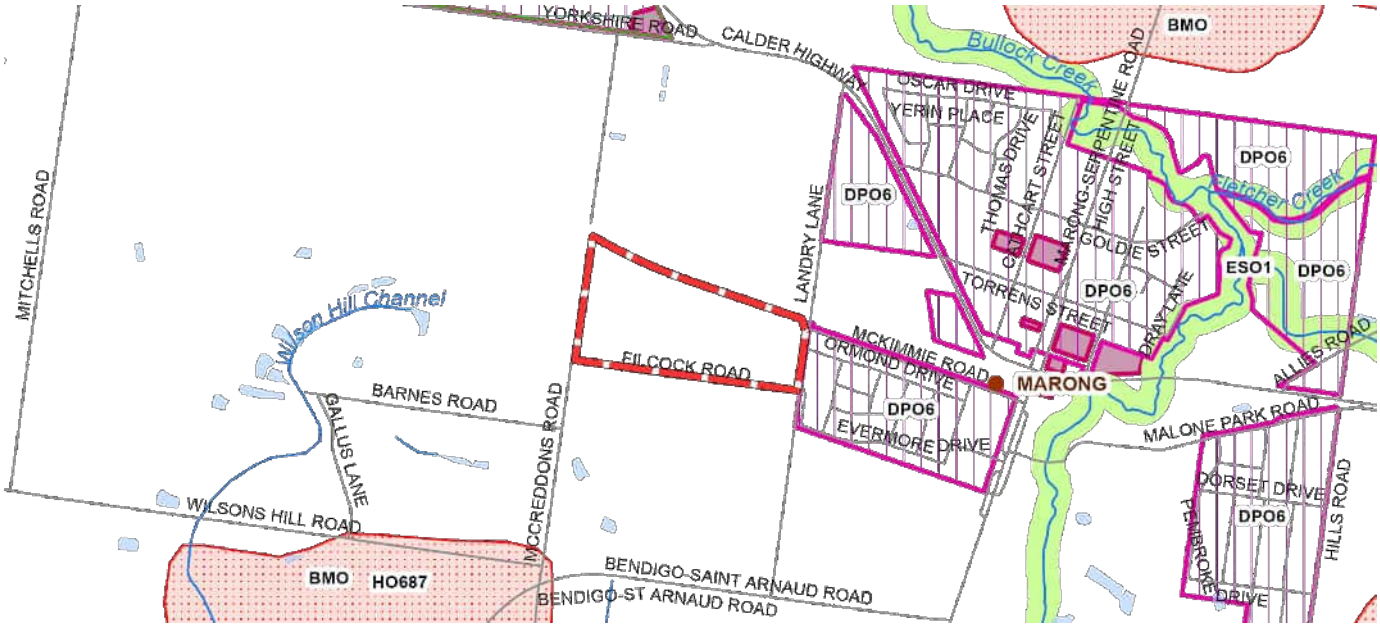
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)



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Further Planning Information

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PLANNING PROPERTY REPORT

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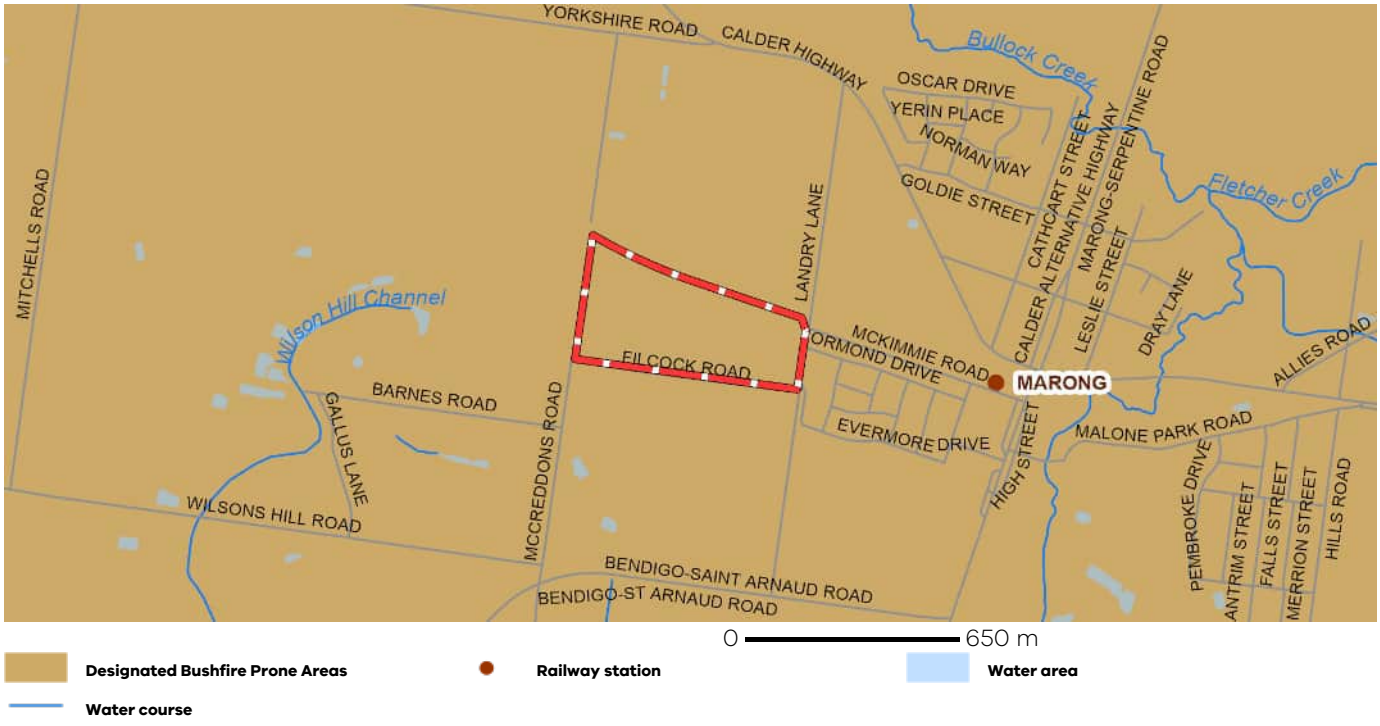

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 30 January 2023 03:21 PM

PROPERTY DETAILS

Crown Description:	**Allot. 6A Sec. 9 PARISH OF MARONG**
Address:	**138 MCCREDDONS ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**6A~9\PP3068**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**220898**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

0 450 m

C1Z - Commercial 1	CDZ - Comprehensive Development	FZ - Farming
IN3Z - Industrial 3	PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation
PUZ2 - Public Use-Education	SUZ - Special Use	TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network	TZ - Township	Railway station
Water area	Water course	

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)

BMO - Bushfire Management Overlay
DCPO - Development Contributions Plan Overlay
DPO - Development Plan Overlay
ESO - Environmental Significance Overlay
HO - Heritage Overlay
Railway station
Water area
Water course

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Further Planning Information

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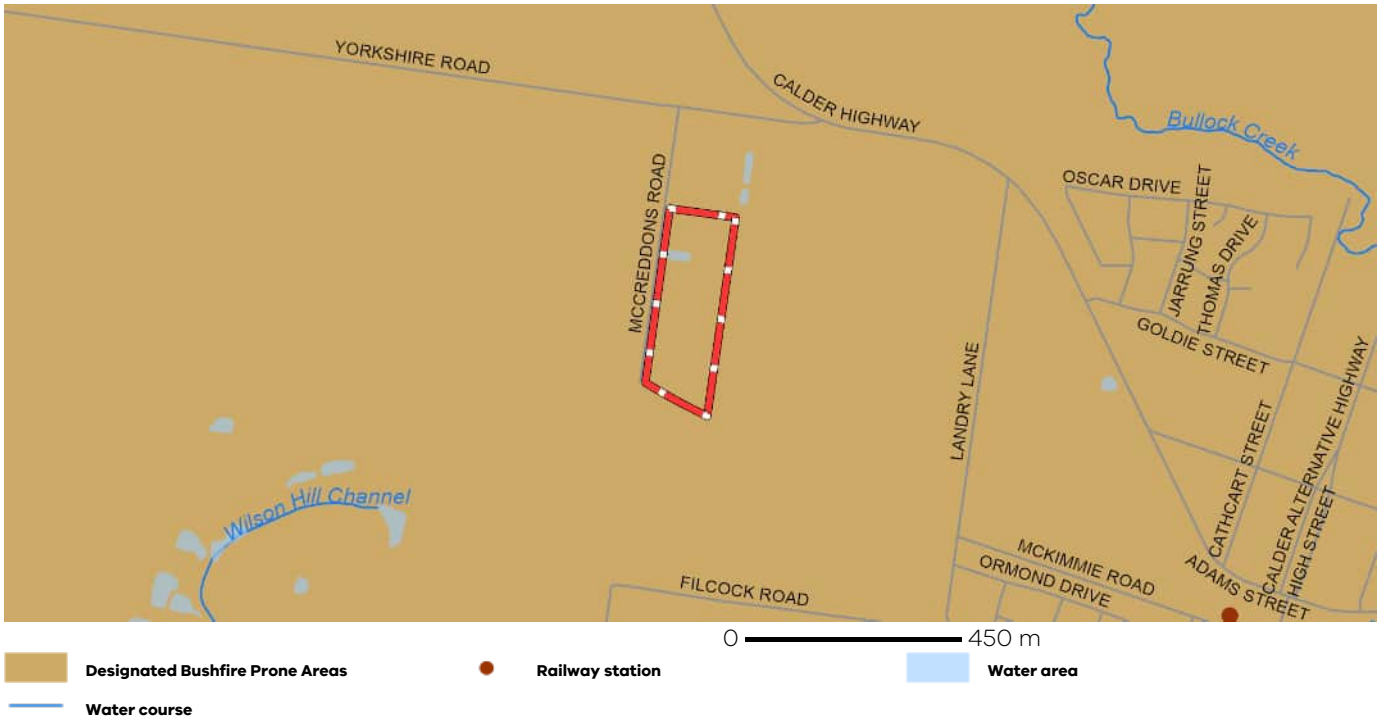

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 January 2023 03:21 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 TP20479**
Address:	**27 YORKSHIRE ROAD MARONG 3515**
Standard Parcel Identifier (SPI):	**1\TP20479**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**199824**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 44 C5**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
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Power Distributor:	**POWERCOR**

STATE ELECTORATES

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OTHER

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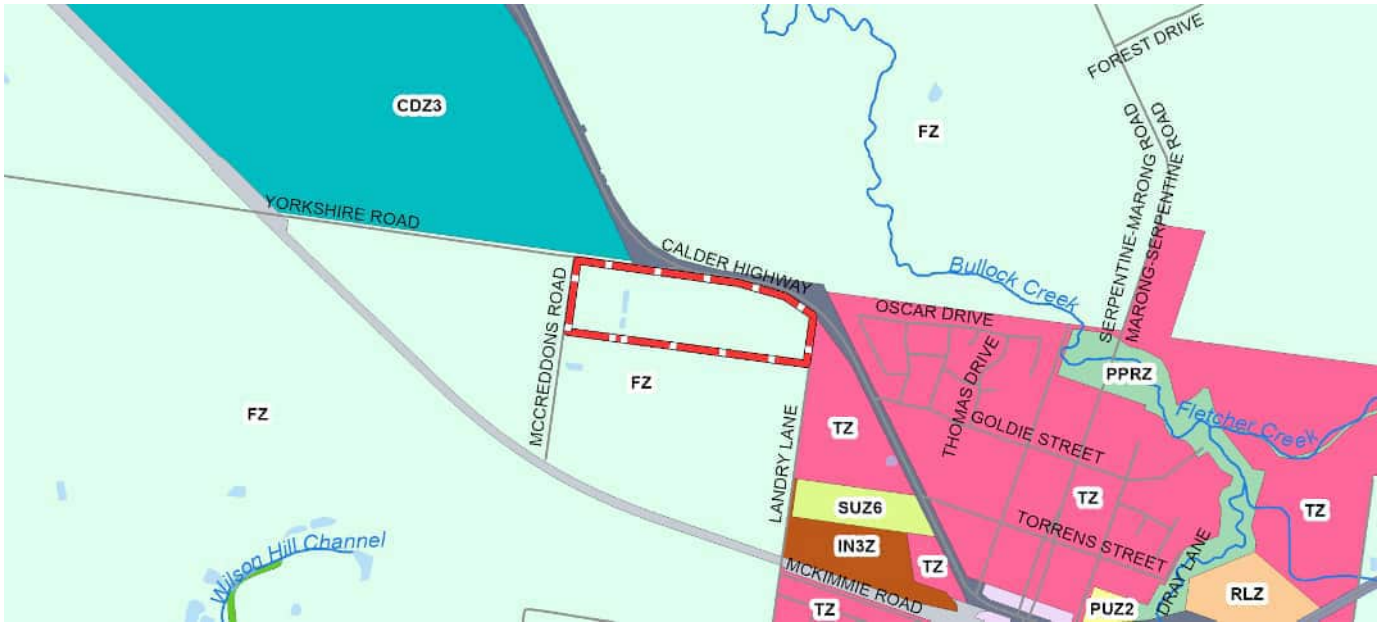
Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



C1Z - Commercial 1	CDZ - Comprehensive Development	FZ - Farming
IN3Z - Industrial 3	PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation
PUZ2 - Public Use-Education	RLZ - Rural Living	SUZ - Special Use
TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network	TRZ3 - Significant Municipal Road
TZ - Township	Water area	Water course

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
VEGETATION PROTECTION OVERLAY (VPO)

BMO - Bushfire Management Overlay
DCPO - Development Contributions Plan Overlay
DPO - Development Plan Overlay
ESO - Environmental Significance Overlay
HO - Heritage Overlay
VPO - Vegetation Protection Overlay
Water area
Water course

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It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

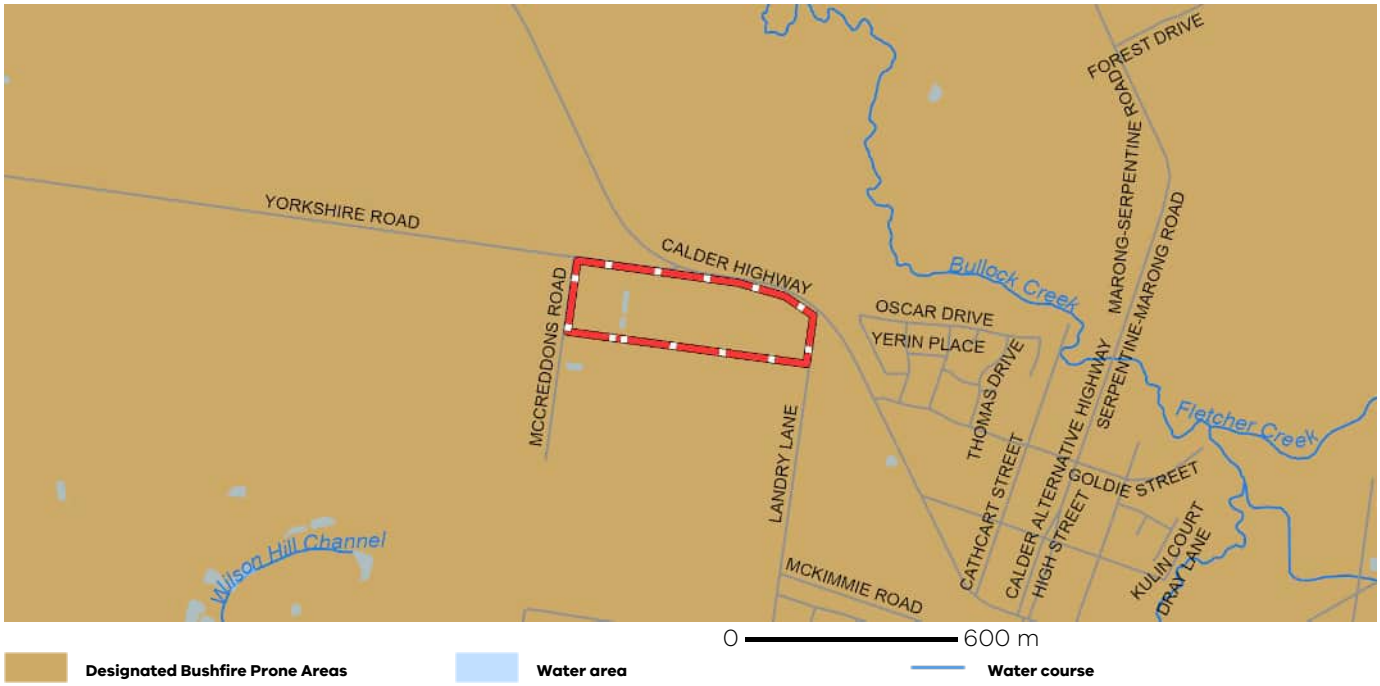
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Appendix C

Photographs

Site Photographs

Photograph 1 – Overview of southern portion of BREP, visible from Cemetery Road, facing north west.

Photograph 2 – Dam observed in the southern portion of site (central)

Photograph 3 – Noted soil disturbance (evidence of historic mining) in the south-central portion of the site.

Photograph 4 – Surface covering (evidence of historic mining) in the south central portion of the site.

Photograph 5 – Former shed adjacent to current residential property, along the eastern boundary of BREP.

Photograph 6 – Active piggery along the eastern boundary of BREP, north of residential property.

Site Photographs

Photograph 7 – Waterway observed within BREP boundaries, along Osullivans Road

Photograph 8 – Overview of south western corner of BREP (Cemetery Road and Wimmera Highway intersection)

Photograph 9 – Overgrown soil stockpile observed in a property within the northern portion of the BREP, east of Osullivans Road

Photograph 10 –Storge noted at the WaterTank Store, north west of BREP boundaries

Photograph 11 – Storge noted at the WaterTank Store, north west of BREP boundaries

Photograph 12 – Storage noted at the WaterTank Store, north west of BREP boundaries

Appendix D

Geological Maps

Department of Natural Resources and Environment

ENERGY AND MINERALS DIVISION
Geological Survey of Victoria

1:50 000 Geological Map Series

LOCKWOOD

7724-3 ZONE 55
Edition 1

Mines and Prospects

	Map no.	VicMine No.	Mines and Prospects	Easting	Northing	Principal Commodity
Primary	1	373286	Albert Quartz Mining Co.	242600	5901300	Gold
	2	373297	Alexander Reef	243900	5920960	Gold
	3	367370	Alliance Co.	239460	5901900	Gold
	4	367378	Alpha Co.	239340	5901270	Gold
	5	373422	Armstrong Mine	239410	5902070	Gold
	6	367360	Beehive Shaft	239240	5901400	Gold
	7	367361	Beehive Reef	239260	5901500	Gold
	8	373446	Bells	240450	5903990	Gold
	9	373308	Big Hill Co.	253900	5918640	Gold
	10	373310	'Break O' Day'	251070	5922490	Gold
	11	373314	Butterys Reward	251670	5919780	Gold
	12	367377	Camp Reef Co.	238700	5901400	Gold
	13	373423	Central Mine	239360	5902530	Gold
	14	367375	Church Hill Quartz Mining Co.	239100	5901800	Gold
	15	373424	Day Dawn Mine	239108	5902986	Gold
	16	373322	Dingfelder Reef	240600	5918510	Gold
	17	373425	Duke Mine	239300	5902900	Gold
	18	373323	Eclipse	251110	5922200	Gold
	19	373426	Jubilee Mine	238800	5903150	Gold
	20	373347	Mechosk	240270	5921800	Gold
	21	373427	North Day Dawn Mine	238790	5903400	Gold
	22	367628	Nuggety Reef	239450	5904740	Gold
	23	373428	United Mine	239390	5902180	Gold
	24	373403	Wrights Reef	238370	5919620	Gold
Alluvial/Placer	25	373369	Tunnel	237899	5901238	Gold
Residual	26	367355	Approximate Site of Mines Department Battery	239760	5901830	Gold
Unknown	27	367364	Patterson	239070	5901440	Gold

Details of each of these sites can be obtained from the corporate VicMine database.
Mine and prospect symbols without labels have gold as the principal commodity.

LOCATION DIAGRAM

ADJOINING 1:50 000 SHEETS

INGLEWOOD 7624-1	RAYWOOD 7724-4	HUNTLY 7724-1
LAANECOORIE 7624-2	LOCKWOOD 7724-3	BENDIGO 7724-2
CAMPBELLTOWN 7623-1	CASTLEMAINE 7723-4	MALMSBURY 7723-1

RESPONSIBILITIES AND ACKNOWLEDGEMENTS

Geological mapping used in the compilation of this map:
Bendigo and part of Mitiamo 1:100 000 (1969-1992): H.E Wilkinson (1969-1991) and D.P. Cherry (1991-1992) with contributions from R.L. King, M.P. Malone, C.E. Willman, D.R. Byrne, W. Baragwanath, W. Kingston, A.F. Chambers and G.J. Medwell
Bendigo goldfield-Spring Gully 1:10 000 (1992): C.E. Willman (1985-1987)
Bendigo goldfield-Eaglehawk 1:10 000 (1992): C.E. Willman (1989-1991)
Bendigo goldfield-Golden Square 1:10 000 (1992): D.R. Bryne, H.E. Wilkinson, C.E. Willman and A.H.M. VandenBerg (1989-1991)
Parish mapping and goldfield reports: R.A.F. Murray (1873), H. Herman (1923), R.A. Moon (1897), W.H. Cundy and H.S. Whitelaw (1899-1936)

Biostratigraphic zonation: D.P. Cherry, H.E. Wilkinson, C.E. Willman, A.H.M. VandenBerg and M.J. Garratt
Borehole data compilation: C.K. Marson (1997)
Location and identification of mine shafts: H.E. Wilkinson, G.F. Adams, K.W. Landry and Bendigo Mining NL
Geology compiled: M.A. Parenzan, J. Edwards (1997)
Geophysical interpretation: K.R. Slater (1997)

Manager, Geological Mapping: P. J. O'Shea
Manager, Geological Survey: P. S. Roberts

Cartography: D. V. Higgins (LICS RLI) project cartographer, publishing process and data capture
T. M. Beer, cartography and publishing process

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Refer to this map as:

PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Lockwood 1:50 000 geological map.
Geological Survey of Victoria.

Associated products:

PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Huntly and part of Kamarooka 1:50 000 geological map.
Geological Survey of Victoria.

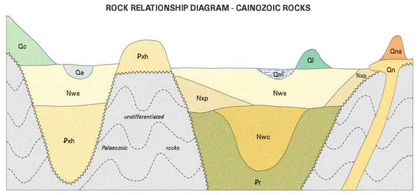
PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Bendigo 1:50 000 geological map.
Geological Survey of Victoria.

PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Raywood and part of Dingee 1:50 000 geological map.
Geological Survey of Victoria.

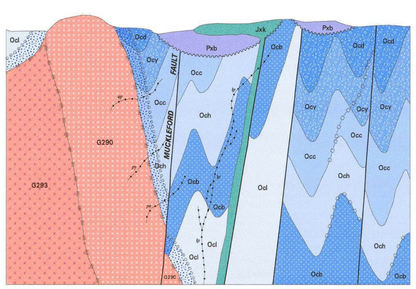
SLATER, K.R., 2001.
Bendigo and part of Mitiamo 1:100 000 geological interpretation of the geophysical features.
Geological Survey of Victoria.

EDWARDS, J., SLATER, K.R. & PARENZAN, M.A., 1998.
Bendigo and part of Mitiamo 1:100 000 map area geological report.
Victorian Initiative for Minerals and Petroleum Report 58.
Department of Natural Resources and Environment.

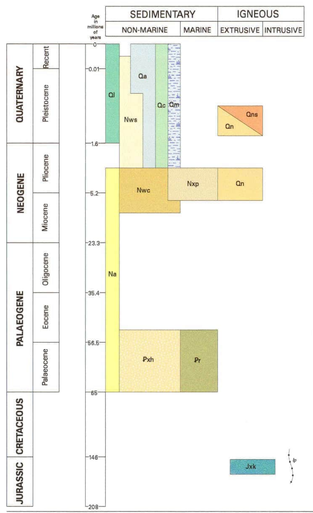
ROCK RELATIONSHIP DIAGRAM - CAINOZOIC ROCKS



ROCK RELATIONSHIP DIAGRAM - PALAEOZOIC ROCKS



STRATIGRAPHIC LEGEND



Qm — *Swamp and lake deposits: clay, silt, sand, humic sand, minor peat; moderately sorted; variably consolidated*

Coonambidgal Formation — Qa — *Alluvium: clay, silt, fine- to coarse- grained sand, gravel; moderately sorted; variably consolidated*

Qc — *Colluvium and gully alluvium: clay, silt, sand, gravel, rubble; poorly sorted; variably consolidated*

Shepparton Formation — Ql * — *Aeolian: lunette deposits; sand, silt, clay, variably consolidated*

Nws — *Prior stream deposits and minor alluvium: sheestring channel sand deposits, fine-grained sandy clay; levee bank deposits; clay, silt. Fine- to coarse-grained sand/sandstone of quartz, mica, feldspar, and ironstone; quartz gravel/conglomerate; well to poorly sorted, variably consolidated*

NEWER VOLCANIC GROUP — Qne — *Extrusive: basaltic scoria*

Qn — *Lava flows; olivine basalt; olivine phenocrysts variably replaced by iddingsite in matrix of plagioclase, pyroxene and opaques; fine-grained, moderately vesicular; younger flows in Woodstock area, older flows in Colliban River and Axedale areas*

Parilla Sand — Nxp * — *Peralic to fluvial deposits: quartz sandstone, pebbly sandstone, minor mudstone; poor to moderate sorting and rounding, open framework, weakly cemented; minor burrows*

Calivil Formation — Nwc * — *Deep lead river deposits: mudstone interbedded with sand/sandstone and gravel/conglomerate; sand and gravel components subangular to subrounded, fine- to coarse-grained poorly sorted, variably consolidated*

RENMARK GROUP — Pr * — *Fluvio-lacustrine deposits: gravel, quartz sand, silt and clay; pyritic, ferruginised, variably consolidated (subsurface only)*

Na — *Undifferentiated alluvial and colluvial deposits: conglomerate, sandstone, mudstone; variably ferruginised, includes laterite*

White Hills Gravel — Pxh — *River valley deposits and colluvium: gravel/conglomerate and rubble with subrounded pebbles and cobbles of reef quartz and metasedimentary rocks, minor granite; coarse-grained sandstone, mudstone; commonly kaolinised and/or ferruginised; open framework, poorly sorted, variably consolidated*

Dykes: Lamprophyre, including monochiquite, kersantite and camptonite compositions; up to 2 m thick, subvertical, often branching, mostly intrude anticlinal axes (rock relationship diagram only)

Kangaroo Gully Volcanic Breccia — Jxk — *Volcaniclastic breccia: clasts are from Castlemaine Group, Wild Duck Formation and lamprophyre rock in a fine-grained volcanic (lamprophyre) matrix; crudely stratified*

Period of non-deposition

Bacchus Marsh Formation — Pxb — *Glacial and fluvioglacial deposits: tillite; silty diamictite, diffusely stratified, variably consolidated; interbedded fluvioglacial conglomerate*

Major disconformity

Baringhup Granodiorite — G293 — *Biotite granodiorite: fine- to medium- grained; composed of orthoclase, plagioclase, quartz and biotite; occasionally porphyritic; magnetic, I-type*

Harcourt Granodiorite — G290 — *Biotite granodiorite: medium-grained, equigranular to porphyritic; composed of orthoclase, andesine and/or labradorite, quartz and biotite; nonmagnetic, I-type*

Yarraberb Pluton — G344a * — *Highly magnetic (subsurface only)*

G344b * — *Nonmagnetic (subsurface only)*

Major deformation

CASTLEMAINE GROUP — Oc * — *Deep-marine turbidites and hemipelagic sediments*

Ocd — *Deep-marine turbidites and hemipelagic sediments: sandstone, mudstone, black shale, minor granule quartz conglomerate; sandstone mostly thick-bedded, coarse- to fine- grained, often graded, diffusely stratified to cross-laminated, moderately to well sorted; black shale richly fossiliferous with graptolites and phyllocarids*

Ocy

Occ

Och

Ocb

Ocl

Units not appearing on this map have been marked with an asterisk (*)
Common rock relationship diagram, stratigraphic and symbols legends appear on each of; Bendigo, Lockwood, Raywood and part of Dingee and Huntly and part of Kamarooka.

"G" numbers of granites follow the standard numbering system for Victorian granites given in VandenBerg, A. H. M., Willman, C. E., Maher, S., Simons, B. A., Cayley, R. A., Taylor, D. H., Morand, V. J., Moore, D. H. and Radojkovic, A., 2000. The Tasman Fold Belt System in Victoria. *Geological Survey of Victoria Special Publication.*
Ages of Period and Epoch boundaries are given in the same publication.

SYMBOL LEGEND

Geology

- *Geological boundary, position accurate/approximate* [1]
- *Unconformity (rock relationship diagram only)*
- *Intrusive contact, position accurate; long ticks denote intruding unit*
- *Intrusive contact, position at surface/concealed, interpreted from geophysics*
- *Limit of contact metamorphism, approximate ; zone of hornfels*
- *Prior stream, position accurate*
- *Fault, position accurate/approximate/inferred*
- *Fault, reverse/normal* (U / D)
- *Fault showing relative displacement: up, down*
- *Fault, position at surface/concealed, interpreted from geophysics*
- *Shear zone*
- *Anticline, syncline: position accurate/with plunge*
- *Bedding strike with measured dip/unmeasured dip*/vertical dip*
- *Bedding form surface, approximate, in cross-section*
- *Joints; strike with dip direction/in granite*
- *Mineral lineation*
- *Younging direction*
- *Lava eruption point/flow boundary, ticks on lower side*
- *Dyke; aplite/pegmatite/porphyry*
- *Alluvial workings: shallow, minor, deep leads*
- *Quartz vein, Worked auriferous quartz vein/named with reference number*
- *Shaft; unnamed/named with reference number&dirt*
- *Bendigo goldfield 1:10 000 mapsheets area*
- *Quarry; working/pit outline*
- *Extracted commodity; building stone/gravel/sand/clay*
- *Mineral occurrence; wolfram/magnesite/feldspar/bismuth/wollastonite*
- *Puddling sites/treatment plant/mullock heap*
- *Fossil locality; shelly/pollen/burrow/graptolite*
- *Radiometric age (K/Ar) in millions of years*
- *Groundwater bore*
- *Cross-section line* A — B

Ba Or Sd Cy

W Mg Fe Bi Vb

388 ± 2

Pompeyan 1

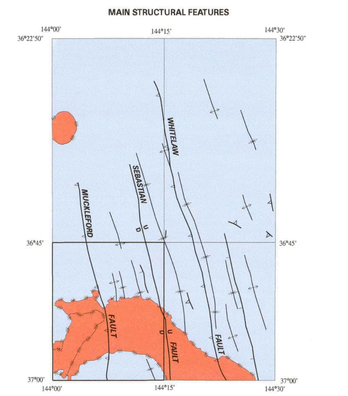
Topography

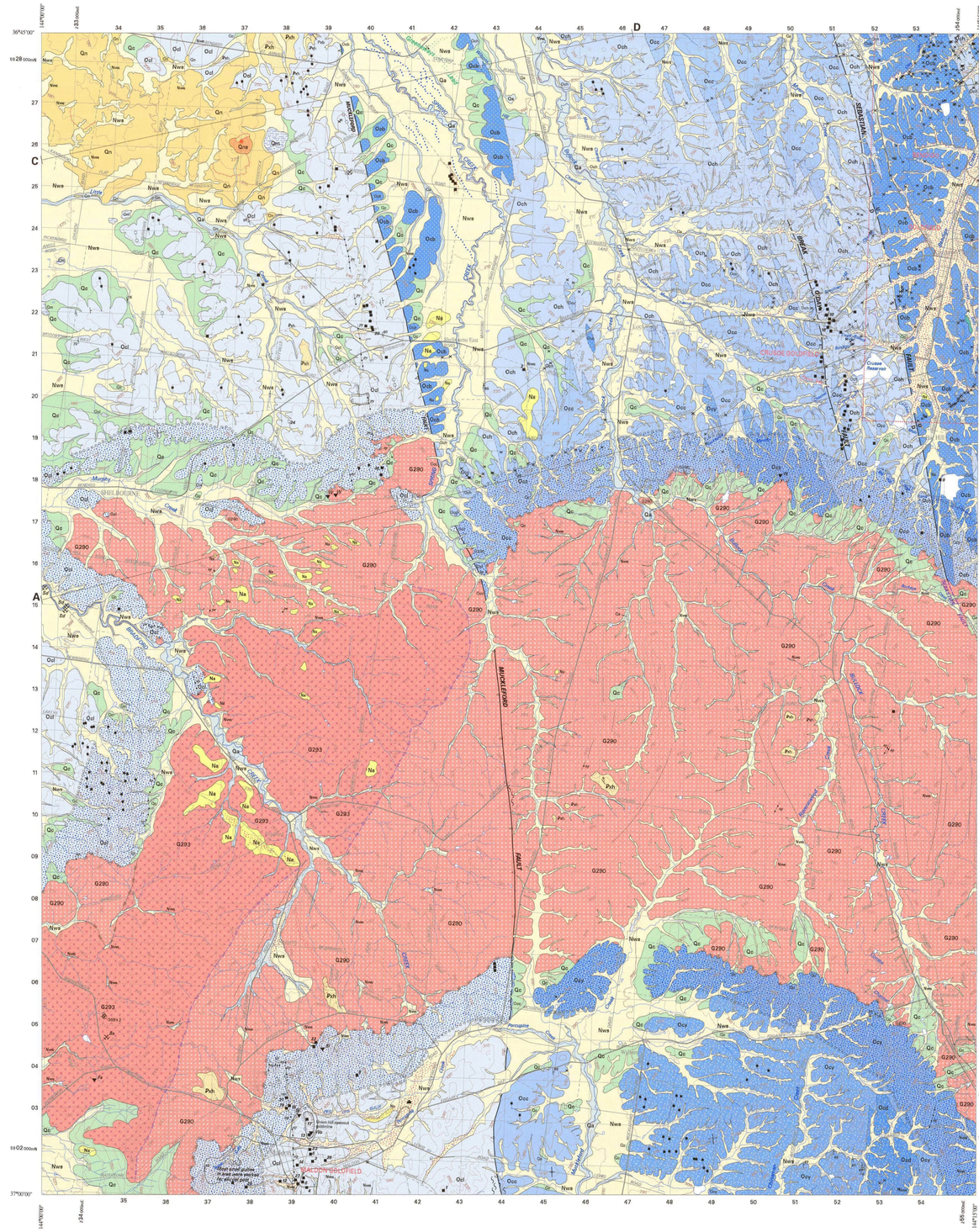
- *Main road*
- *Other road*
- *Track*
- *Railway track; operating, dismantled*
- *Watercourse*
- *Channel, drain*
- *Contours (10 metre Interval)*

[1] *approximate geological boundaries within the Ordovician sequence represent a biostratigraphic subdivision, and are therefore not lithological boundaries*

* *from Parish plans*

MAIN STRUCTURAL FEATURES





SCALE 1:50 000

metres 1000 500 0 1 2 3 4 5 kilometres

TN
GN
MN

Magnetic North is 10 ° 57' 00" east of Grid North at the centre of this map. Magnetic North is correct for 2001 and increases annually at a rate of approximately 00 ° 01' 00" east of Grid North.

Grid convergence is 01 ° 43' 34" at the centre of this map.

Transverse Mercator Projection: Australian Map Grid - Zone 55
Grid interval: 1000 metres

Vertical datum: Australian Height Datum (1971)
Horizontal datum: Australian Geodetic Datum (1966)

WARNING! Incorrect description or usage of datums can cause errors. This affects the use of maps, map coordinates and spatial data. What you should do:

Always check carefully and specify explicitly the datums of all data, maps and map references that you use, supply and / or receive.

If you are unsure or unaware about datums then immediately seek and use expert assistance.

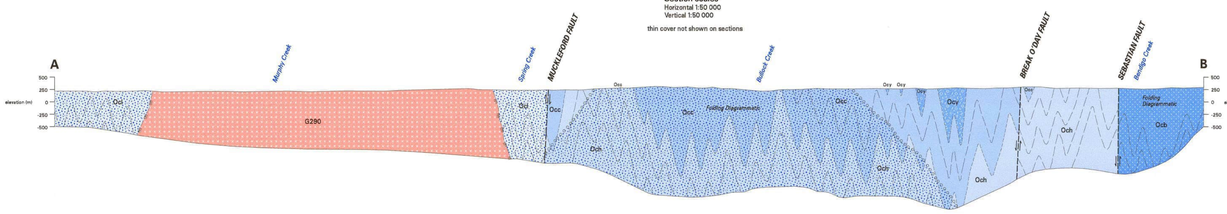
Note in particular that wrong use of GDA94 and AGD66 datums can in Victoria displace positions by about 200 m to the NE or SW.

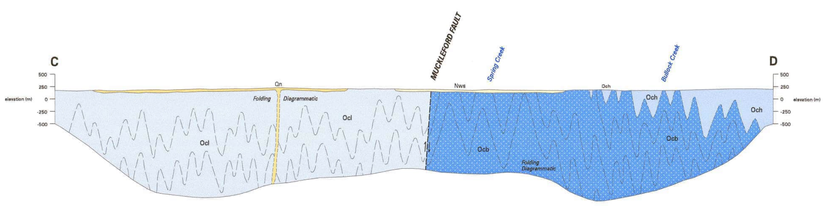
Further information:
http://anzlicc.org.au/geodesy/datums/datums.htm

Section scales

Horizontal 1:50 000
Vertical 1:50 000

thin cover not shown on sections





Victoria
The Place To Be

GSV CAT. No. 29423

1:50 000 Geological Map Series

LOCKWOOD
7724-3 ZONE 55
Edition 1
December 2001

Department of Natural Resources and Environment

ENERGY AND MINERALS DIVISION
Geological Survey of Victoria

1:50 000 Geological Map Series

RAYWOOD
7724-4 ZONE 55

and part of

DINGEE
7725-3 ZONE 55

Edition 1

Mines and Prospects

	Map no.	VicMine No.	Mines and Prospects	Easting	Northing	Principal Commodity
Primary	1	373283	Adelaide New Moon	252390	5937410	Gold
	2	373286	Amalgamated South Frederick the Great Co.	248526	5945189	Gold
	3	373303	Barkly Reef Gold Mining Co.	253740	5948240	Gold
	4	373304	Bassett and Co.	251191	5941005	Gold
	5	373305	Bates	250115	5953640	Gold
	6	373307	Bendigo New Moon	252220	5937820	Gold
	7	373309	Booth and Co.	251783	5938865	Gold
	8	373313	Bruhns Tribute	248440	5945500	Gold
	9	373315	Buxton Co.	250380	5953300	Gold
	10	373317	Central Moon	252480	5938220	Gold
	11	373318	Christmas Reef No. 3	250580	5952830	Gold
	12	373319	Crystal Reef	253670	5945000	Gold
	13	373320	Cuthries	237690	5935990	Gold
	14	373321	Dhim and Co.	251800	5939220	Gold
	15	373327	Eureka Reef	248200	5944465	Gold
	16	373328	Frederick the Great Co.	248372	5945780	Gold
	17	373330	Full Moon Co.	252163	5938212	Gold
	18	373331	General Gordon Co.	247653	5946417	Gold
	19	373340	Lethlean Reef	252550	5951250	Gold
	20	373341	Little Frederick the Great Reef	248360	5944400	Gold
	21	373342	Lockett Reef (Dukes Flat Reef)	244700	5934650	Gold
	22	373352	New Moon Consolidated North	252950	5936100	Gold
	23	373353	New Moon Consolidated South	252970	5935700	Gold
	24	373354	New Moon East	252750	5936450	Gold
	25	373355	Nil Reef	249940	5952750	Gold
	26	373356	Nil Undaunted	250130	5952710	Gold
	27	373357	Number 2 Co.	252480	5940010	Gold
	28	373358	North Frederick the Great	248220	5944490	Gold
	29	373363	Rising Moon	251680	5939220	Gold
	30	373366	South Undaunted	250130	5952680	Gold
	31	373370	Virginia Consolidated	253500	5935110	Gold
	32	373374	Wilson Hill	241820	5939770	Gold
	33	373381	Burnt Gully Reef	245820	5933400	Gold
	34	373382	Buxton Reef	250310	5953450	Gold
	35	373383	Christmas Reef	250450	5953020	Gold
	36	373384	Cockatoo Hill	252250	5946010	Gold
	37	373393	Perseverance Reef	250100	5953930	Gold
	38	373394	Slate Reef	241800	5929840	Gold
	39	373395	Sunday Morning Reef	244440	5933600	Gold
	40	373398	Uncle Sam Reef	251580	5949080	Gold
	*41	373207	Belmont Tribute Co.	253822	5932102	Gold
	*42	373208	Catherine Reef United	253615	5932844	Gold
	*43	373209	Catherine United	253612	5932830	Gold
	*44	373211	Clarence United Co.	253895	5933612	Gold
	*45	373216	Constellation	264301	5932143	Gold
	*46	373218	Eagle Co.	253967	5933128	Gold
	*47	373227	Golden Pyke	264181	5931982	Gold
	*48	373231	Great Northern	254116	5932303	Gold
	*49	373242	Lady Barkly Co.	253840	5931819	Gold
	*50	373252	New Argus	253896	5933540	Gold
	*51	373268	New Moon Co.	253883	5934328	Gold
	*52	373259	New Prince of Wales Co.	252550	5932517	Gold
	*53	373268	Pearl Co.	264388	5930260	Gold
	*54	373271	Sadowa Co.	253774	5931983	Gold
	*55	373274	South Devonshire Co.	254040	5931264	Gold
	*56	373275	South New Moon Co.	253704	5934162	Gold
	*57	373276	South St. Mungo Co.	253907	5931689	Gold
	*58	373277	Specimen Hill United Co.	253915	5933473	Gold
	*59	373278	St Mungo Co.	253963	5931938	Gold
	*60	373279	Suffolk United Co NL	253385	5934733	Gold
	*61	373281	United Devonshire Co.	253987	5931413	Gold
	*62	373289	Virginia	254013	5932143	Gold
Alluvial/Placer	63	373337	Hooper and Co.	252625	5951020	Gold
	64	373339	Leichardt Co.	242920	5931300	Gold
	65	373343	Lyons Freehold Co.	242120	5932970	Gold
	66	373344	Marong Alluvial Co.	240560	5928940	Gold
	67	373345	Marong Deep Lead Co.	238440	5931050	Gold
	68	373346	Maynards	240270	5930470	Gold
	69	373350	Monshead and Co.	252510	5951600	Gold
	70	373351	Munro and Co.	253830	5948860	Gold
Unknown	71	373325	Elysian Flat Quartz Mining Co.	253700	5949460	Gold
	72	373361	Nuggetty Cooperative	253520	5949150	Gold
	73	373365	Snowball Gully Co.	252870	5938900	Gold

Details of each of these sites can be obtained from the corporate VicMine database.
Mine and prospect symbols without labels have gold as the principal commodity.
Only gold mines with production greater than 30 000 oz are shown within the Bendigo goldfield 1:10 000 mapsheets area.
These mines are marked with an asterisk in the table.

RESPONSIBILITIES AND ACKNOWLEDGEMENTS

Geological mapping used in the compilation of this map:
Bendigo and part of Mitiamo 1:100 000 (1989-1992): H.E.Wilkinson (1989-1991) and D.P.Cherry (1991-1992) with contributions from R.L. King, M.P. Malone, C.E. Willman, D.R. Byrne, W. Baragwanath, W. Kingston, A.F. Chambers and G.J. Medwell
Bendigo goldfield-Spring Gully 1:10 000 (1992): C.E. Willman (1985-1987)
Bendigo goldfield-Eaglehawk 1:10 000 (1992): C.E. Willman (1989-1991)
Bendigo goldfield-Golden Square 1:10 000 (1992): D.R. Byrne, H.E. Wilkinson, C.E. Willman and A.H.M. VandenBerg (1989-1991)
Parish mapping and goldfield reports: R.A.F. Murray (1873), H. Herman (1923), R.A. Moon (1897), W.H. Cundy and H.S. Whitelaw (1899-1936)

Biostratigraphic zonation: D.P. Cherry, H.E. Wilkinson, C.E. Willman, A.H.M. VandenBerg and M.J. Garratt
Borehole data compilation: C.K. Marson (1997)
Location and identification of mine shafts: H.E. Wilkinson, G.F. Adams, K.W. Landry and Bendigo Mining NL
Geology compiled: M.A. Parenzan, J. Edwards (1997)
Geophysical interpretation: K.R. Slater (1997)

Manager, Geological Mapping: P. J. O'Shea
Manager, Geological Survey: R. S. Roberts

Cartography: D. V. Higgins (LICS Pty) project cartographer, publishing process and data capture
T. M. Beer, cartography and publishing process

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Refer to this map as:

PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Raywood and part of Dingee 1:50 000 geological map.
Geological Survey of Victoria.

Associated products:

PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Huntly and part of Kamarooka 1:50 000 geological map.
Geological Survey of Victoria.

PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Bendigo 1:50 000 geological map.
Geological Survey of Victoria.

PARENZAN, M.A., EDWARDS, J., & SLATER, K.R. (compilers), 2001.
Lockwood 1:50 000 geological map.
Geological Survey of Victoria.

SLATER, K.R., 2001.
Bendigo and part of Mitiamo 1:100 000 geological interpretation of the geophysical features.
Geological Survey of Victoria.

EDWARDS, J., SLATER, K.R. & PARENZAN, M.A., 1998.
Bendigo and part of Mitiamo 1:100 000 map area geological report.
Victorian Initiative for Minerals and Petroleum Report 58.
Department of Natural Resources and Environment.

1:50 000 Geological Map Series

RAYWOOD
7724-4 ZONE 55
and part of
DINGEE
7725-3 ZONE 55

Edition 1
December 2001

SYMBOL LEGEND

Geology

- Geological boundary, position accurate/approximate
- Unconformity (rock relationship diagram only)
- Intrusive contact, position accurate; long ticks denote intruding unit
- Intrusive contact, position at surface/concealed, interpreted from geophysics
- Limit of contact metamorphism, approximate; zone of hornfels
- Prior stream, position accurate
- Fault, position accurate/approximate/inferred
- Fault, reverse/normal
- Fault showing relative displacement; up, down
- Fault, position at surface/concealed, interpreted from geophysics
- Shear zone
- Anticline, syncline; position accurate/with plunge
- Bedding strike with measured dip/unmeasured dip*/vertical dip
- Bedding form surface, approximate, in cross-section
- Joints; strike with dip direction/in granite
- Mineral lineation
- Younging direction
- Lava eruption point/flow boundary, ticks on lower side
- Dyke; aplite/pegmatite/porphyry
- Alluvial workings: shallow, minor, deep leads
- Quartz vein, Worked auriferous quartz vein/named with reference number
- Shaft; unnamed/named with reference number/adit
- Bendigo goldfield 1:10 000 mapsheets area
- Quarry; working/pit outline
- Extracted commodity; building stone/gravel/sand/clay
- Mineral occurrence; wolfram/magnesite/feldspar/bismuth/wollastonite
- Puddling silos/treatment plant/mullock heap
- Fossil locality; shell/pollen/burrow/graptolite
- Radiometric age (K/Ar) in millions of years
- Groundwater bore
- Cross-section line

Topography

- Main road
- Other road
- Track
- Railway track; operating, dismantled
- Watercourse
- Channel, drain
- Contours (10 metre interval)

Ba Gr Bst Cy — W Mg Fk Bi Wo — 388 ± 2 — Pompapiel 1

A — B

* approximate geological boundaries within the Ordovician sequence represent a biostratigraphic subdivision, and are therefore not lithological boundaries
* from Parish plans

SCALE 1:50 000

metres 1000 500 0 1 2 3 4 5 kilometres

Transverse Mercator Projection: Australian Map Grid - Zone 55
Grid interval: 1000 metres

Vertical datum: Australian Height Datum (1971)
Horizontal datum: Australian Geodetic Datum (1966)

TN GN MN

Magnetic North is 10 ° 52' 00" east of Grid North at the centre of this map. Magnetic North is correct for 2001 and increases annually at a rate of approximately 00 ° 01' 00" east of Grid North.

Grid convergence is 01 ° 42' 57" at the centre of this map.

WARNING! Incorrect description or usage of datums can cause errors. This affects the use of maps, map coordinates and spatial data. What you should do:

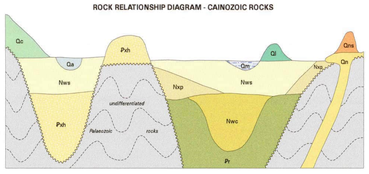
Always check carefully and specify explicitly the datums of all data, maps and map references that you use, supply and / or receive.

If you are unsure or unaware about datums then immediately seek and use expert assistance.

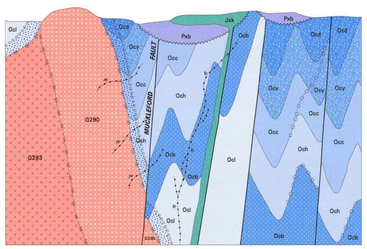
Note in particular that wrong use of GDA94 and AGD66 datums can in Victoria displace positions by about 200 m to the NE or SW.

Further information:
http://anzlicsrg.auligeodesy/datums/datums.htm

ROCK RELATIONSHIP DIAGRAM - CAINOZOIC ROCKS



ROCK RELATIONSHIP DIAGRAM - PALAEOZOIC ROCKS



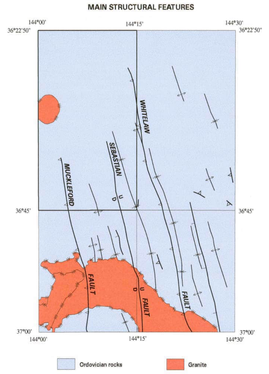
STRATIGRAPHIC LEGEND

Age (Ma)	Era	Period	Epoch	Stratigraphic Unit	Symbol	Description
				SEDIMENTARY — NON-MARINE		
	CAINOZOIC	QUATERNARY	Recent	Coonambidgal Formation	Qm	*Swamp and lake deposits: clay, silt, sand, humic sand, minor peat; moderately sorted; variably consolidated*
					Qa	*Alluvium: clay, silt, fine- to coarse- grained sand, gravel; moderately sorted; variably consolidated*
					Qc	*Colluvium and gully alluvium: clay, silt, sand, gravel, rubble; poorly sorted; variably consolidated*
					Ql	*Aeolian: lunette deposits; sand, silt, clay, variably consolidated*
0			Pleistocene	Shepparton Formation	Nws	*Prior stream deposits and minor alluvium: aboxstring channel sand deposits, fine-grained sandy clay; levee bank deposits: clay, silt. Fine- to coarse-grained sandbanstone of quartz, mica, feldspar, and ironstone; quartz gravel/conglomerate; well to poorly sorted, variably consolidated*
		NEOGENE	Pliocene	NEWER VOLCANIC GROUP	Qns *	*Extrusive: basaltic scoria*
-1.0					Qn	*Lava flows: olivine basalt; olivine phenocrysts variably replaced by iddingsite in matrix of plagioclase, pyroxene and opaques; fine-grained, moderately vesicular; younger flows in Woodstock area, older flows in Coliban River and Axedale areas*
-1.8			Miocene	Parilla Sand	Nxp	*Peralic to fluvial deposits: quartz sandstone, pebbly sandstone, minor mudstone; poor to moderate sorting and rounding, open framework, weakly cemented; minor burrows*
-5.2				Calivil Formation	Nwc *	*Deep lead river deposits: mudstone interbedded with sand/ sandstone and gravel/conglomerate; sand and gravel components subangular to subrounded, fine- to coarse-grained; poorly sorted, variably consolidated*
-23.3		PALAEOGENE	Oligocene	RENMARK GROUP	Pr *	*Fluvio-lacustrine deposits; gravel, quartz sand, silt and clay; pyritic, ferruginised, variably consolidated (subsurface only)*
-35.4			Eocene		Na	*Undifferentiated alluvial and colluvial deposits: conglomerate, sandstone, mudstone; variably ferruginised, includes laterite*
-56.5			Palaeocene	White Hills Gravel	Pxh	*River valley deposits and colluvium: gravel/conglomerate and rubble with subrounded pebbles and cobbles of reef quartz and metasedimentary rocks, minor granite; coarse-grained sandstone, mudstone; commonly kaolinised and/or ferruginised; open framework, poorly sorted; variably consolidated*
-65		CRETACEOUS				*Dykes: Lamprophyre, including monochiquite, kersantite and camptonite compositions; up to 2 m thick, subvertical, often branching, mostly intrude anticlinal axes (rock relationship diagram only)*
-146		JURASSIC		Kangaroo Gully Volcanic Breccia	Jxk *	*Volcaniclastic breccia: clasts are from Castlemaine Group, Wild Duck Formation and lamprophyre rock in a fine-grained volcanic (lamprophyric) matrix; crudely stratified*
-208						*Period of non-deposition*
-251		PERMIAN		Bacchus Marsh Formation	Pxb	*Glacial and fluvioglacial deposits: tillite; silty diamictite, diffusely stratified; variably consolidated; interbedded fluvioglacial conglomerate*
-299						*Major disconformity*
-354		DEVONIAN	Late	Baringhup Grandiorite	G293 *	*Biotite granodiorite: fine- to medium- grained; composed of orthoclase, plagioclase, quartz and biotite; occasionally porphyritic; magnetic, I-type*
				Harcourt Granodiorite	G290 *	*Biotite granodiorite: medium grained, equigranular to porphyritic; composed of orthoclase, andesine and/or labradorite, quartz and biotite; nonmagnetic, I-type*
				Yarraberb Pluton	G344a *	*Highly magnetic (subsurface only)*
-370					G344b	*Nonmagnetic (subsurface only)*
						Major deformation
-480		ORDOVICIAN	Darriwilian	CASTLEMAINE GROUP	Oc *	*Deep-marine turbidites and hemipelagic sediments*
			Yapeenian		Ocd	
			Castlemanian		Ocy	
			Chewtonian		Occ	*Deep-marine turbidites and hemipelagic sediments: sandstone, mudstone, black shale, minor granule quartz conglomerate; sandstone mostly thick-bedded, coarse- to fine- grained, often graded, diffusely stratified to cross-laminated, moderately to well sorted; black shale richly fossiliferous with graptolites and phyllobranchs*
			Bendigonian		Och	
			Lancefieldian		Ocb	
-490					Ocl	

Units not appearing on this map have been marked with an asterisk (*).
Common rock relationship diagram, stratigraphic and symbols legends appear on each of: Bendigo, Lockwood, Raywood and part of Dingee and Huntly and part of Kamarooka.

"G" numbers of granites follow the standard numbering system for Victorian granites given in VandenBerg, A. H. M., Willman, C. E., Maher, S., Simons, B. A., Cayley, R. A., Taylor, D. H., Morand, V. J., Moore, D. H. and Radojkovic, A., 2000. The Tasman Fold Belt System in Victoria. *Geological Survey of Victoria Special Publication.*
Ages of Period and Epoch boundaries are given in the same publication.

MAIN STRUCTURAL FEATURES



ADJOINING 1:50 000 SHEETS

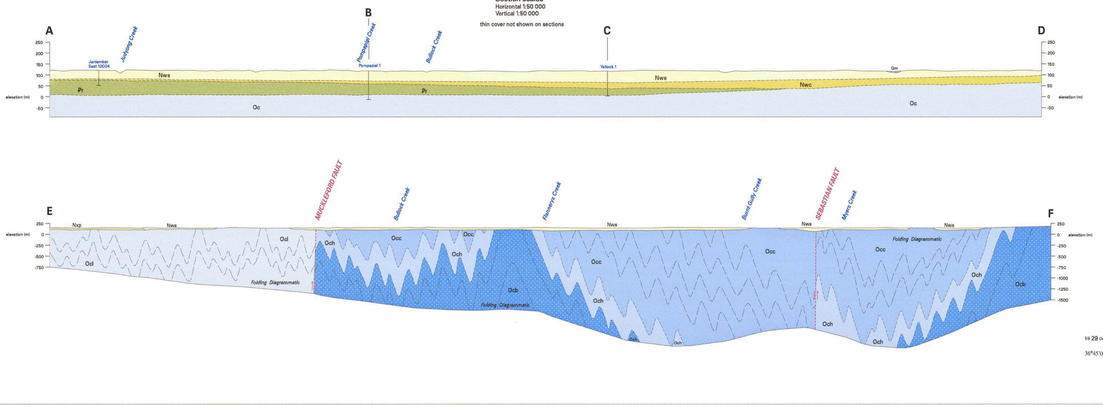
KNYMANA 7825-2	DINGEE 7725-3	KAMAROOKA 7725-2
INGLEWOOD 7824-1	RAYWOOD 7724-4	HUNTLY 7724-1
LANGEDORE 7824-2	LOCKWOOD 7724-3	BENDIGO 7724-2

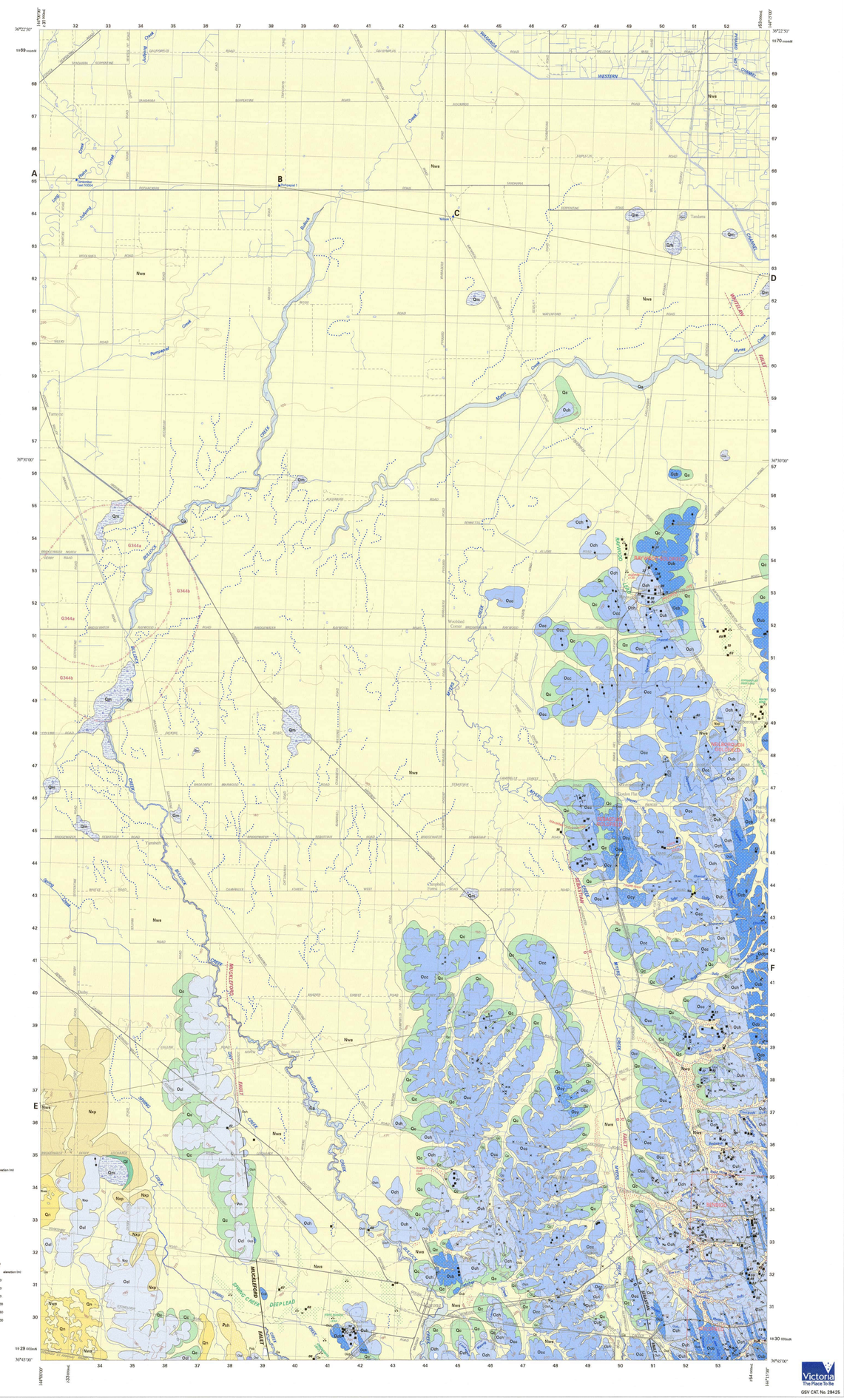
LOCATION DIAGRAM

Section scales

Horizontal 1:50 000
Vertical 1:50 000

thin cover not shown on sections



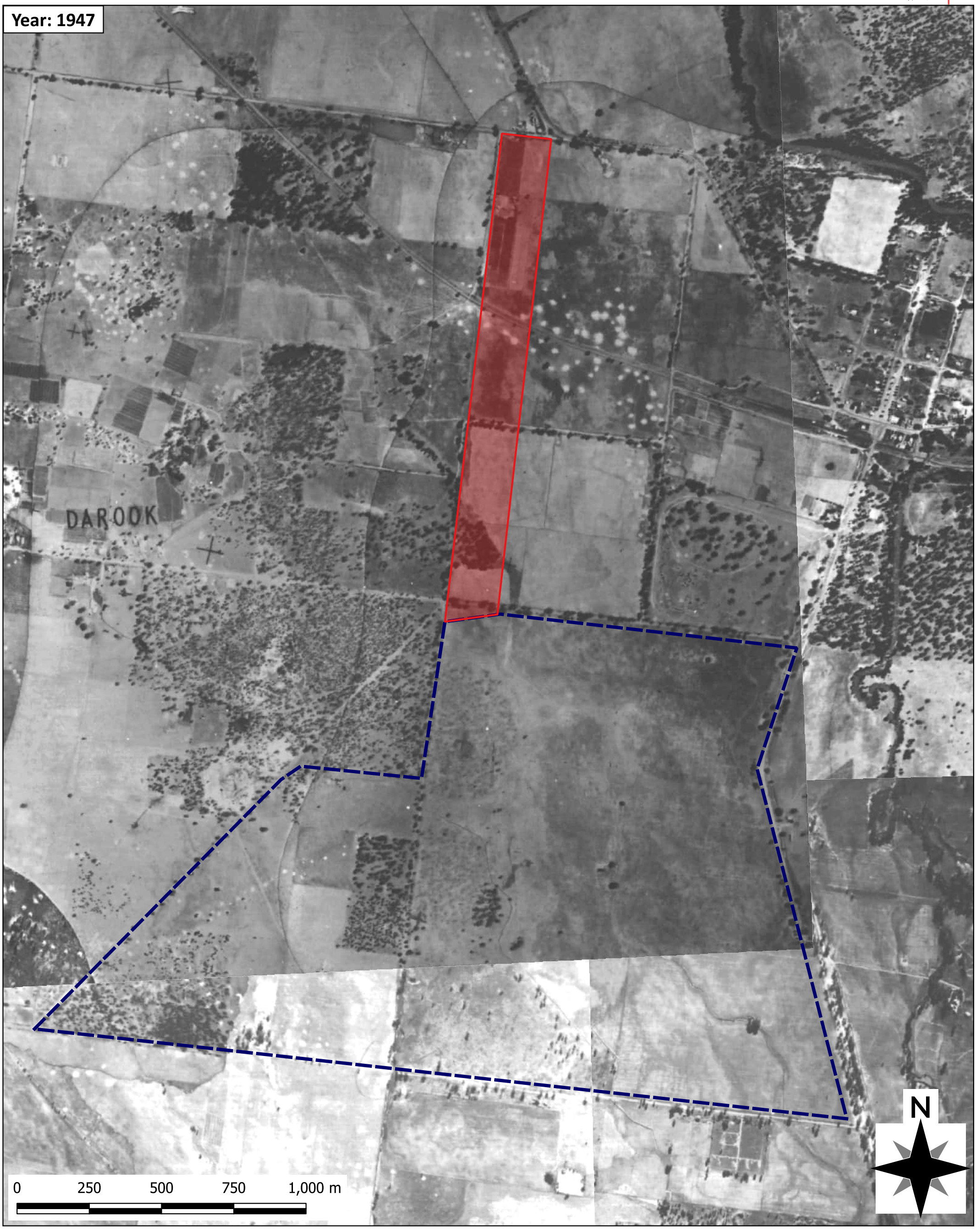


GSV CAT. No. 284.25

Appendix E

Historic Aerial Photographs

Historical Aerials, Bendigo Regional Employment Precinct, Bendigo VIC



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Legend

Site Boundary

- Bendigo Regional Employment Precinct
- Marong West Freight Corridor

Coordinate System: GDA 2020 MGA Zone 55
Basemap Source: Nearmap 2023, ,
Information Source: Greencap 2020, State Government of Victoria - Landata 2023, Victorian Department of Environment, Land, Water and Planning - MapShare 2023

Client:	Victorian Planning Authority		
Project:	Land Capability Assessment		
Job No:	J179908		
Client No:	C101134		
Date:	15/01/2023		
Drawn:	JSS		
Verified:	KWK	**PM:**	SJS

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Australia
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Historical Aerials, Bendigo Regional Employment Precinct, Bendigo VIC

Year: 1970

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Year: 1985

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Coordinate System: GDA 2020 MGA Zone 55
Basemap Source: Nearmap 2023, ,
Information Source: Greencap 2020, State Government of Victoria - Landata 2023, Victorian Department of Environment, Land, Water and Planning - MapShare 2023

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Project:	Land Capability Assessment		
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Client No:	C101134		
Date:	15/01/2023		
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Job No:	J179908		
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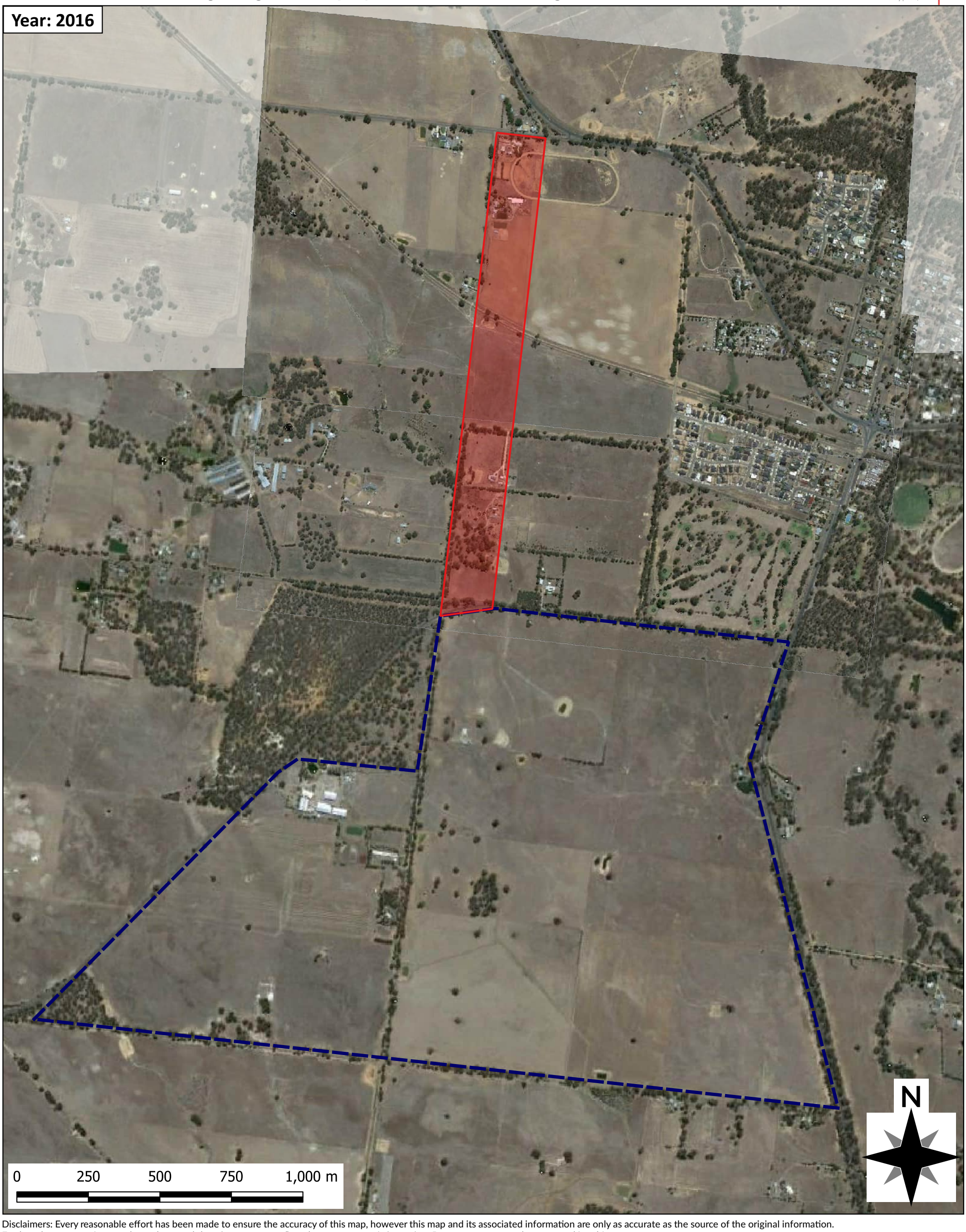
Year: 2016



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Client:	Victorian Planning Authority		
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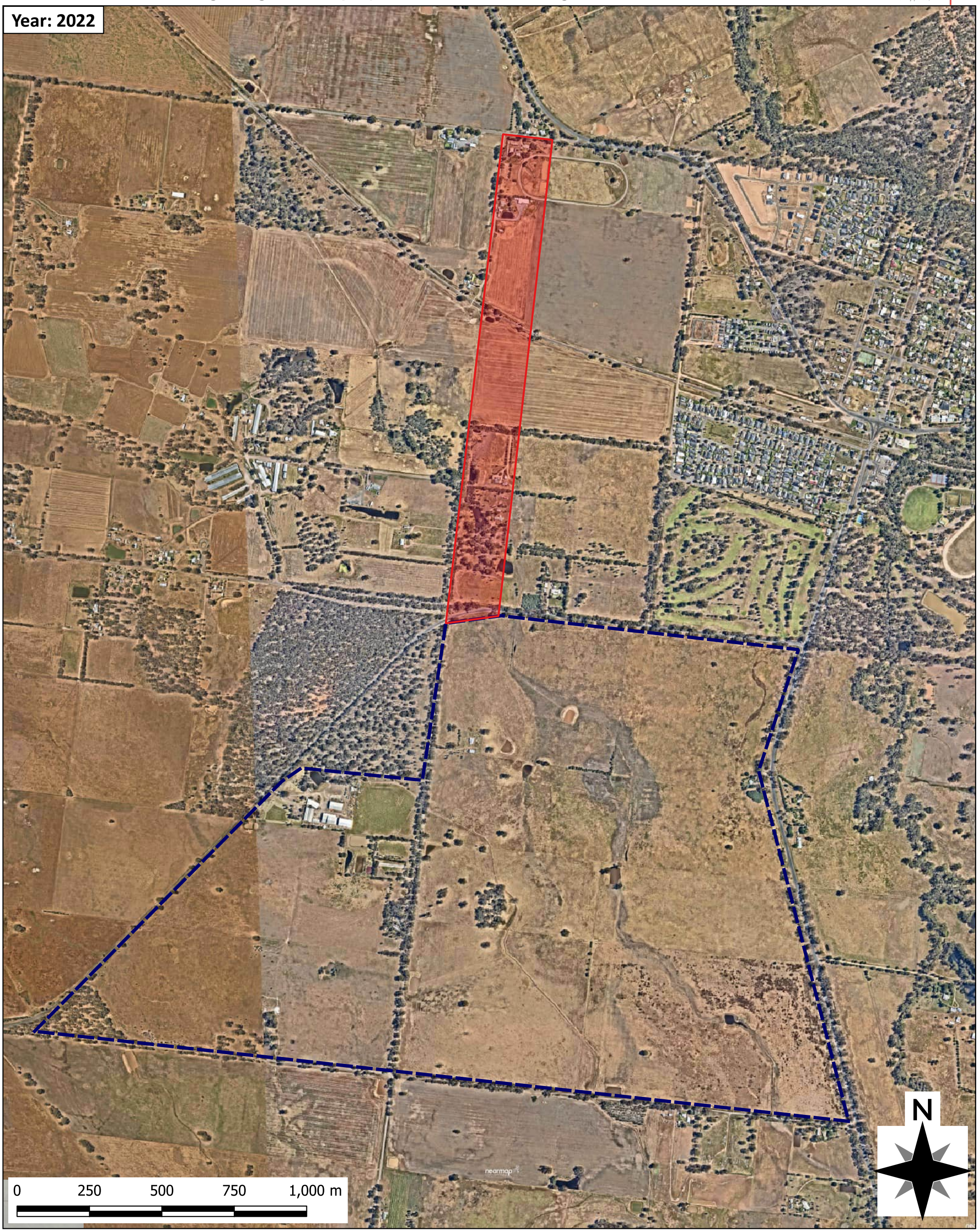
Year: 2022



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Appendix F

Historical Title Information

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP321976X**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**15/12/2022 17:29**

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TITLE PLAN		EDITION 1	TP 321976X

Location of Land

Parish: MARONG
Township:
Section: 5
Crown Allotment: 7A
Crown Portion:

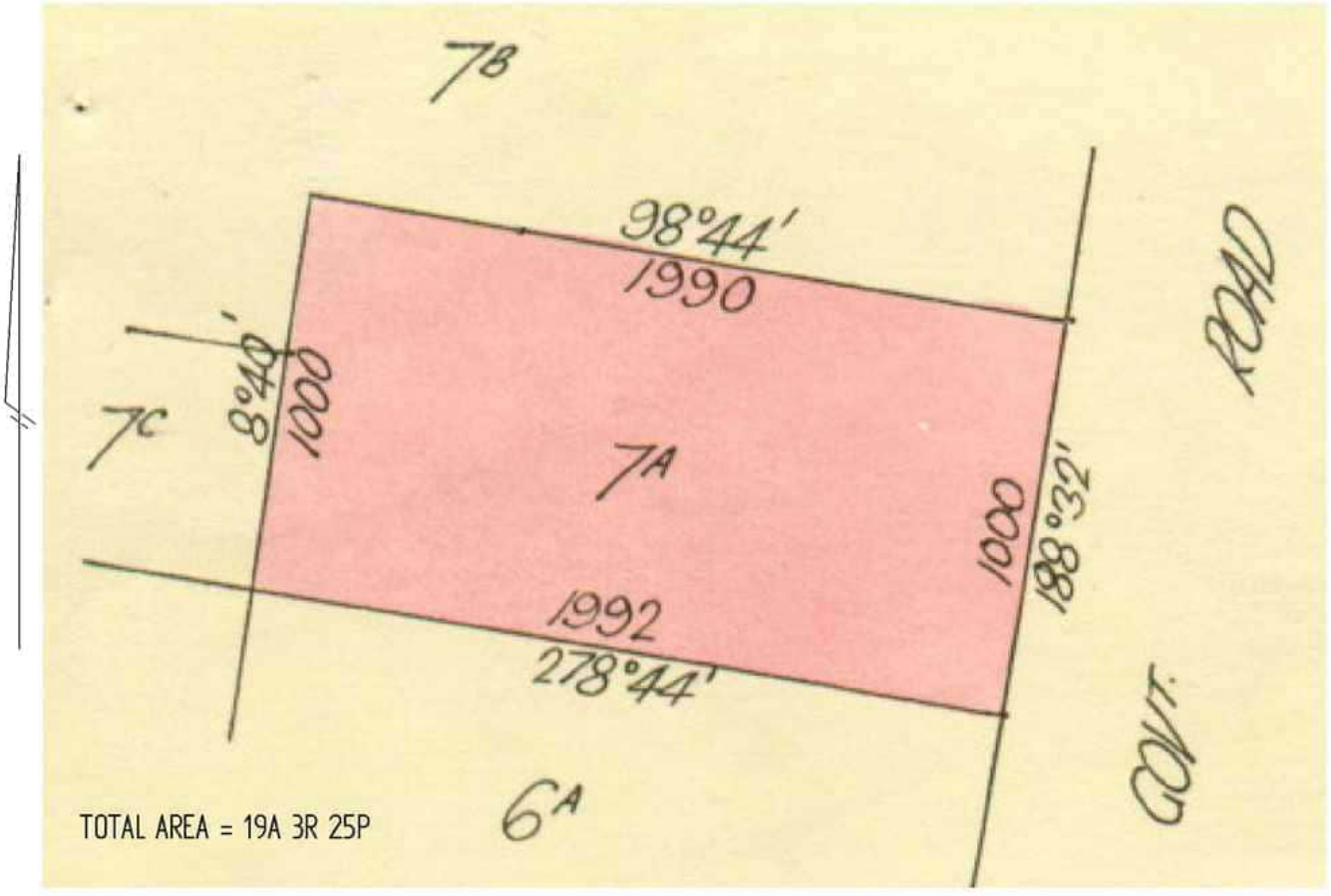
Last Plan Reference:
Derived From: VOL 8411 FOL 114
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 18/02/2000
VERIFIED: AD



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

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

VOLUME 10809 FOLIO 250

Security no : 124102724559Y
Produced 15/12/2022 05:16 PM

LAND DESCRIPTION

Crown Allotment 7A Section 5 Parish of Marong.
PARENT TITLE Volume 08411 Folio 114
Created by instrument AC925403F 17/06/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WATER-STORE TANKS PTY LTD of WHOSE ADDRESS IS AT THE OFFICE OF PHILIP J. EDDY & PARTNERS PTY LTD OF CNR CHURCH & HIGH STREETS EAGLEHAWK
AC925403F 17/06/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD022054F 03/08/2004
SUNCORP-METWAY LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP321976X 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: 211 BENDIGO-ST ARNAUD ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 16548H SUNCORP
Effective from 23/02/2018

DOCUMENT END

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Volume 8411 Folio 114
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 01908 Folio 557

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 05/09/2002 05:01:26 AM

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
17/06/2004	18/06/2004	AC925403F	Y

Cancelled by AC925403F

STATEMENT END

VOTS Snapshot

Volume 08411 Folio 114
124010692816B
Produced 18/06/2004 02:58 pm

LAND DESCRIPTION

Crown Allotment 7A Section 5 Parish of Marong.
PARENT TITLE Volume 01908 Folio 557
Created by instrument B637434 17/04/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WATER-STORE PRODUCTS PTY. LTD. of WHOSE ADDRESS IS AT THE OFFICES OF PHILIP J. EDDY & PARTNERS PTY. LTD. OF CNR CHURCH & HIGH STS EAGLEHAWK
P637195L 31/01/1990

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V814237J 23/12/1998
STATE BANK OF NEW SOUTH WALES LTD

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For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP321976X FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8411/114 - Version 0, Date 10/12/1999

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ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK

VOL. 8411 FOL. 114

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8411 FOL. 114

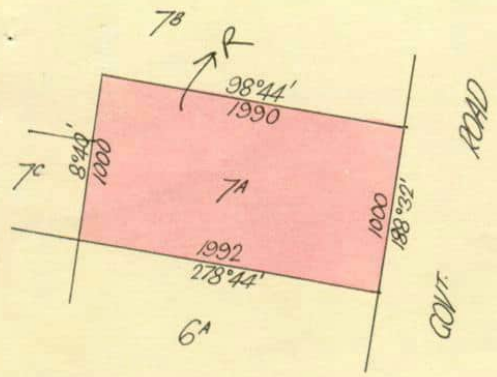
NEIL ROBERT VAINS of 90 Moore Street Bendigo Farmer is now the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in--

ALL THAT piece of land delineated and coloured red on the map in the margin -- containing Nineteen acres Three roods and Twenty five perches or thereabouts - being Crown Allotment 7A Section 5 Parish of Marong - - - - - - - - - - - - - -

DATED the 17th day of April 1963

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN LINKS

Derived from Vol.1908 Fol.557

B637434

Delivered by LANDATA®, timestamp 16/12/2022 16:10 Page 2 of 2

VOL.	FOL.	INSTRUMENT	APPLICATION

MORTGAGE TO COMMONWEALTH TRADING BANK OF AUSTRALIA

Discharged upon Withdrawal of Caveat No. A 311118 29 AUG 1977

Registered 30 AUG 1977

OFFICE OF TITLES R. E. S. VICTORIA

SHANE WILLIAM ELLIS of 30 Diana Drive Blackburn Student is now the proprietor

Registered 29th August 1977

No.G764869

OFFICE OF TITLES I.M.V. VICTORIA

CAVEAT NO. M527766H LODGED 19 DEC 1985

CAVEAT WILL LAPSE ON REGISTRATION OF N539596B 11 NOV 1988

OFFICE OF TITLES R.E. VICTORIA

OFFICE OF TITLES P. W. VICTORIA

JOINT PROPRIETORS

RAYMOND GEORGE WILKINSON & MAREE ANNETTE WILKINSON OF CALDER HWY. MARONG

REGISTERED 27/6/88

N539596B

OFFICE OF TITLES D.J.H. VICTORIA

PROPRIETOR

WATER-STORE PRODUCTS PTY. LTD. WHOSE ADDRESS IS AT THE OFFICES OF PHILIP J. EDDY & PARTNERS PTY. LTD. OF CNR. CHURCH & HIGH STS. EAGLEHAWK

REGISTERED 31/1/90

P637195L

OFFICE OF TITLES R.I.B. VICTORIA

OFFICE OF TITLES G.R.B. VICTORIA

MORTGAGE TO STATE BANK OF VICTORIA

DISCHARGED V814237J 23 DEC 1998

Registered 08 MAR 1990

No. P696198M

OFFICE OF TITLES J.R.W. VICTORIA

MORTGAGE

STATE BANK OF NEW SOUTH WALES LIMITED

V814237J 23/12/98

OFFICE OF TITLES G.R.B. VICTORIA

T08411-114-1-8

V.8411 F.114

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Produced 16/12/2022 05:11 PM

Volume 1908 Folio 557
Folio Creation: Details Unknown

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

1908/557 - Version 1, Date 12/05/2000

Sandhurst

7/97

5514
149 Sec 1869

CANCELLED

Entered in the Register Book,
Vol. 1908 Folio 381557

Assistant Registrar of Titles.

Victoria

by the Grace of God of the United Kingdom of Great Britain and Ireland QUEEN Defender of the Faith to all to whom these presents shall come GREETING

WHEREAS in conformity with the laws relating to the sale and occupation of Crown Lands in our Colony of Victoria the person hereinafter named has in consideration of the sum of Twenty pounds which sum has been duly paid to us become entitled to a grant in fee-simple of the land hereinafter described NOW KNOW YE that in consideration of the sum so paid and in pursuance of *The Land Act 1869* WE DO HEREBY GRANT unto

Joseph Moran of Marong Farmer

his heirs and assigns ALL THAT PIECE OF LAND in the said Colony containing nineteen acres three roods and twenty five perches more or less being Allotment seven A of Section five in the Parish of Marong County of Bendigo

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow TO HOLD unto the said Joseph Moran

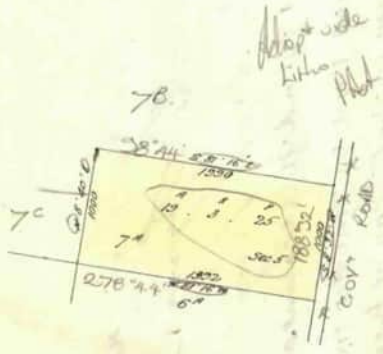
his heirs and assigns for ever EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said Joseph Moran

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

DATED the twenty fifth day of February in the year of our Lord One thousand eight hundred and eighty seven being the day the person herein named became entitled to this grant.

IN TESTIMONY WHEREOF we have caused this our grant to be sealed at Melbourne with the Seal of the said Colony WITNESS our trusty and well-beloved SIR HENRY BROUGHAM LOCH Knight Commander of the Most Honorable Order of the Bath Governor and Commander-in-Chief in and over the said Colony of Victoria and its Dependencies.

Henry Loch



Stop side Litho Plot 30 4 '62

NOTE.—*The bearings and measurements are approximately given in this plan. The measurements are in links.*

M 32 (2)

P.D.—170.

T01908-557-1-1

ORIGINAL CROWN GRANT.
Not to be dealt with outside the Titles Office.

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Delivered by LANDATA®, timestamp 16/12/2022 17:11 Page 2 of 4

MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
Mortgage	The 26th day of April 188 4 at 11.56 o'clock in the fore noon.	Joseph Moran to James Henry Curnow	156639

DISCHARGED. Asst. Regr. of Titles. 17th November 1894

E.M. James Henry Curnow of Wills Street Bendigo accountant is now the Proprietor of the within-described Estate and Land, by Transfer from the within named Joseph Moran, registered on the 17th day of November 1894, at 11.30 o'clock in the fore noon, and Numbered 353186.

A. M. Farland.
Assistant-Registrar of Titles.

E.M. Ellen Holland wife of James Holland of Marong Miner is now the Proprietor of the within-described Estate and Land by Transfer from the above named James Henry Curnow, registered on the 5th day of May 1897, at 11.15 o'clock in the fore noon, and Numbered 381885.

J. M. Byrne
Assistant-Registrar of Titles.

Memo 436682

J.H. James Holland of Wilsons Hill Marong Miner is registered as proprietor of the within described Land as Administrator to whom Administration of the estate of Ellen Holland who died on the 8th December 1899 was granted on the 29th August 1903 Dated the 26th May 1906

H. Wheatley
ASST. REGR. OF TITLES

DISCHARGED
M. Cahill
Asst. Regr. of Titles.
11th June 1908

Neigh 11th June 1906 at 3 pm

James Holland to Jane O'Connor 243559

H. Wheatley
ASST. REGR. OF TITLES

For continuation of Endorsements see annexed sheet marked "A"
M. Cahill
ASST. REGR. OF TITLES.

J.H. Patrick Jordan of Marong Farmer is now the Proprietor of the within-described Estate and Land by Transfer from the above-named James Holland — registered 11th June 1908 at 3 o'clock in the after-noon, and Numbered 573397

11-6-08

M. Cahill
Assistant-Registrar of Titles.

By Authority: John Ferres Government Printer, Melbourne.

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Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		T01908-557-2-9 *Assistant Registrar of Titles.*	
		Assistant Registrar of Titles.	

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This is the Sheet marked "A" referred to in the ~~Certificate of Title~~ Crown Grant entered in the Register Book Vol. 1908 Fol. 381557.

Assistant Registrar of Titles.

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
DISCHARGED Asst. Regr. of Titles 12th March 1913	The 19th November 1908 at 3 P.M.	Patrick Jordan to Edmund Wilmer Kirby	266872
		Assistant Registrar of Titles.	
Red Ink No. 266103. On the 29th day of September 1911 Letters of administration of his estate has been granted to Mary Jordan of Marong Widow ------ Dated the 6th day of July 20. 13 8 20		Patrick Jordan ----- dec'd Assistant Registrar of Titles.	
TRANSFER UNDER ACT No. 6299 CANCELLED Not offered on Duplicate pursuant to Section 376 Act 6299	No. B637434 registered 17 April 1963 See Vol. 8411 Fol. 114	Assistant Registrar of Titles.	
CANCELLED		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP321977V**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**15/12/2022 17:45**

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TITLE PLAN		EDITION 1	TP 321977V

Location of Land

Parish: MARONG
Township:
Section: 5
Crown Allotment: 7C
Crown Portion:

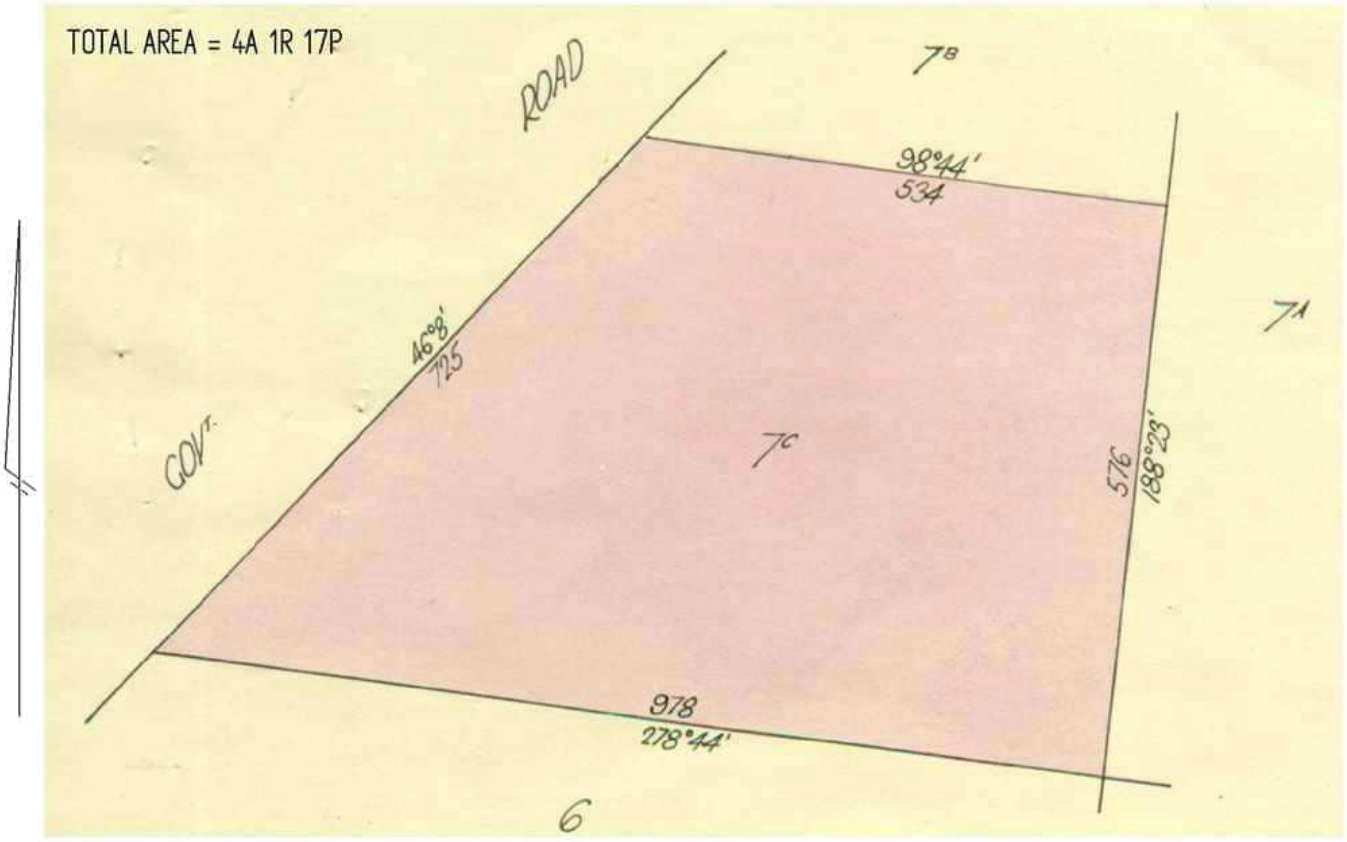
Last Plan Reference:
Derived From: VOL 8411 FOL 115
Depth Limitation: 50 FEET

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 18/02/2000
VERIFIED: AD



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

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

VOLUME 08411 FOLIO 115

Security no : 124102725180Y
Produced 15/12/2022 05:44 PM

LAND DESCRIPTION

Crown Allotment 7C Section 5 Parish of Marong.
PARENT TITLE Volume 04157 Folio 209
Created by instrument B637434 17/04/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ALAN BRUCE SULLIVAN
ADRIENNE ELIZABETH SULLIVAN
KATI SULLIVAN all of 2 GRAVES STREET NARRAWONG VIC 3285
AJ709370P 06/06/2012

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP321977V 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: BENDIGO-ST ARNAUD ROAD MARONG VIC 3515

DOCUMENT END

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Volume 8411 Folio 115
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 04157 Folio 209

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 05/09/2002 05:01:26 AM

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
06/06/2012	06/06/2012	AJ709370P	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
ADRIENNE ELIZABETH SULLIVAN
TO:
ALAN BRUCE SULLIVAN
ADRIENNE ELIZABETH SULLIVAN
KATI SULLIVAN

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
ALAN BRUCE SULLIVAN
ADRIENNE ELIZABETH SULLIVAN
KATI SULLIVAN all of 2 GRAVES STREET NARRAWONG VIC 3285
AJ709370P 06/06/2012

06/06/2012	06/06/2012	AJ709373H	Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE V814239C

STATEMENT END

VOTS Snapshot

VOLUME 08411 FOLIO 115
124042051512N
Produced 06/06/2012 09:25 am

LAND DESCRIPTION

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Crown Allotment 7C Section 5 Parish of Marong.
PARENT TITLE Volume 04157 Folio 209
Created by instrument B637434 17/04/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ADRIENNE ELIZABETH SULLIVAN of NEWBRIDGE RD MARONG 3515
T615203Q 27/03/1995

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V814239C 23/12/1998
STATE BANK OF NEW SOUTH WALES LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP321977V FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8411/115 - Version 0, Date 10/12/1999

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ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK

VOL. 8411 FOL. 115

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8411 FOL. 115

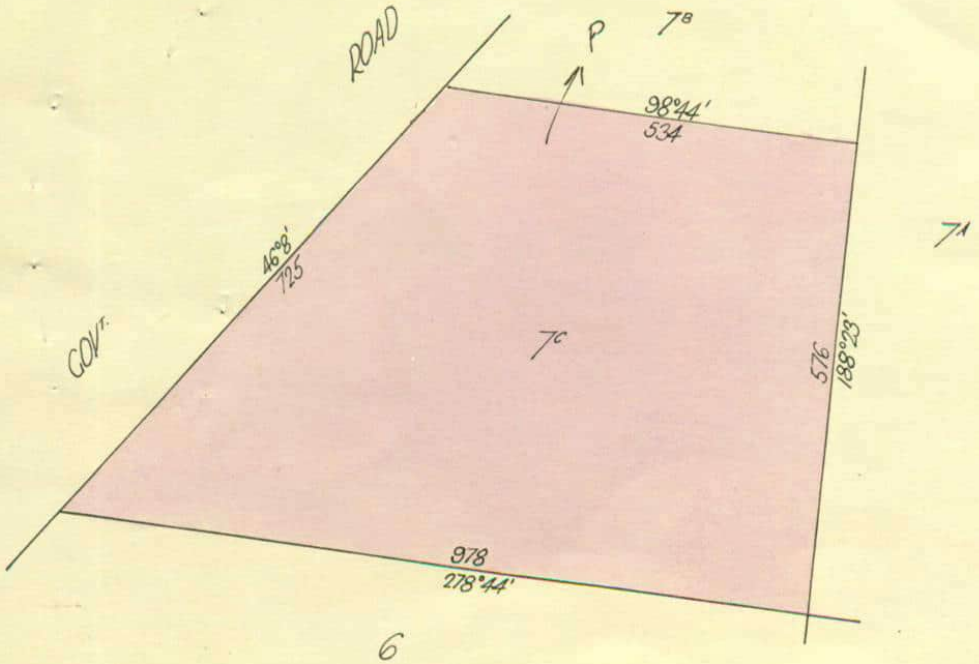
NEIL ROBERT VAINS of 90 Moore Street Bendigo Farmer is now the - - - - proprietor of an estate in fee simple subject to the encumbrances notified- hereunder in so much as lies above the depth of fifty feet below the - - -- surface of ALL THAT piece of land delineated and coloured purple on the --- map in the margin containing Four acres One rood and Seventeen perches or - thereabouts being Crown Allotment 7^{C} Section 5 Parish of Marong - - - - --

DATED the 17th day of April 1963

M. Dunbar

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN LINKS

Derived from Vol.4157 Fol.209

B637434

Delivered by LANDATA®, timestamp 16/12/2022 16:20 Page 2 of 2

VOL.	FOL.	INSTRUMENT	APPLICATION

MORTGAGE TO COMMONWEALTH TRADING BANK OF AUSTRALIA

Discharged 30 Nov 1977 being the whole

Registered 29 AUG 1977 No. 2 2 F 211118

SHANE WILLIAM ELLIS of 30 Diana Drive Blackburn Student is now the proprietor Registered 29th August 1977 No.G764869

CAVEAT No. M52776 H LODGED 19 DEC 1985

CAVEAT WILL LAPSE ON REGISTRATION OF N539596 B 11 NOV 1988

JOINT PROPRIETORS
RAYMOND GEORGE WILKINSON & MAREE ANNETTE WILKINSON OF CALDER HWY. MARONG
REGISTERED 27/6/88
N539596B

PROPRIETOR
WATER-STORE PRODUCTS PTY. LTD. WHOSE ADDRESS IS AT THE OFFICES OF PHILIP J. EDDY & PARTNERS PTY. LTD. OF CNR. CHURCH & HIGH STS. EAGLEHAWK
REGISTERED 31/1/90
P637195L

MORTGAGE TO STATE BANK OF VICTORIA

Registered 08 MAR 1990 No. P696498M

DISCHARGED 27 MAR 1998

PROPRIETOR
ADRIENNE ELIZABETH SULLIVAN
NEWBRIDGE RD. MARONG 3515
T615203Q 27/3/95

MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA
T615204M 27/3/95

DISCHARGED V814238F 2 1998

MORTGAGE
STATE BANK OF NEW SOUTH WALES LIMITED
V814239C 23/12/98

T08411-115-1-4

V.8411 F.115

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Produced 16/12/2022 05:15 PM

Volume 4157 Folio 209
Folio Creation: Details Unknown

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

4157/209 - Version 0, Date 20/11/1999

0383

47-38-43

Land Act 1901 (amended)

CANCELLED

Entered in the Register Book, Vol. 4157 Fol. 831209

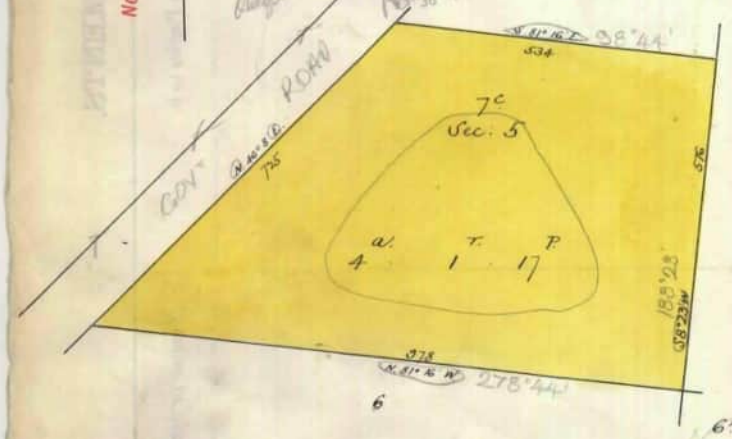
C. Strahan
Assistant Registrar of Titles.

George V.,

by the Grace of God of the United Kingdom of Great Britain and Ireland and of the British Dominions beyond the Seas KING Defender of the Faith EMPEROR of India To all to whom these presents shall come GREETING Whereas in conformity with the laws relating to the Sale and Occupation of Crown Lands in our State of Victoria the person hereinafter named has in consideration of the sum of five pounds which sum has been duly paid become entitled to a grant in fee simple of the surface and down to the depth of fifty feet below the surface of the land hereinafter described Now know ye that in consideration of the sum so paid and in pursuance of the law Us enabling in that behalf WE DO HEREBY GRANT unto Mary Jordan of Marong Widow as Administratrix to the Estate of Patrick Jordan late of Marong Farmer deceased intestate

her heirs and assigns so much and such parts as lie above the depth of fifty feet below the surface of All THAT PIECE OF LAND in the said State containing four acres one rood and seventeen perches more or less being Allotment seven c of Section five in the Parish of Marong County of Bendigo delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted To hold unto the said Mary Jordan as such Administratrix as aforesaid

her heirs and assigns for ever PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1915 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED FURTHER and this Grant is upon this express condition that neither the grantee nor any one claiming from through or under ~~him~~ her shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein or thereon within the meaning of the *Mines Act* 1915 or of any Acts for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Acts or for any purpose authorized by the said Acts.



NOTE.—*The bearings and measurements are approximately given on this plan.*
The measurements are in links.

Dated the first day of January in the year of our Lord One thousand nine hundred and eighteen being the day the person herein named became entitled to this Grant.

In testimony whereof we have caused this our Grant to be sealed at Melbourne with the Seal of the said State.

Witness our trusty and well-beloved The Honorable Sir ARTHUR LYULPH STANLEY, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Governor in and over the said State of Victoria and its Dependencies in the Commonwealth of Australia.

T04157-209-1-6

L.S.

2102. M (3)

ORIGINAL CROWN GRANT.
Not to be dealt with outside the Titles Office.

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Delivered by LANDATA®, timestamp 16/12/2022 17:15 Page 2 of 2

MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
TRANSFER UNDER ACT No 6299 CANCELLED	No. B637434 registered 17 April 1963 See Vol. 8411 Fol. 115		

Not entered on Duplicate pursuant to Section 37 Act 6299

OFFICE OF TITLES L.D. VICTORIA

CANCELLED

By Authority: ALBERT J. MULLETT, Government Printer, Melbourne.

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Document Type	**Plan**
Document Identification	**TP381572K**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**16/12/2022 13:45**

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TITLE PLAN		EDITION 3	TP 381572K

Location of Land

Parish: MARONG
Township:
Section: 5
Crown Allotment: 1 (PT), 2, 3, 3B, 4 (PT), 5A, 5B, 5D & 6
Crown Portion:

Last Plan Reference:
Derived From: VOL 8539 FOL 338
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to the land coloured blue -
THE EASEMENT to the Board of Land and Works created by Instrument 503319 -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 03/04/2000
VERIFIED: AC

SEE SHEET 2 FOR DIAGRAM

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

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TITLE PLAN		TP 381572K

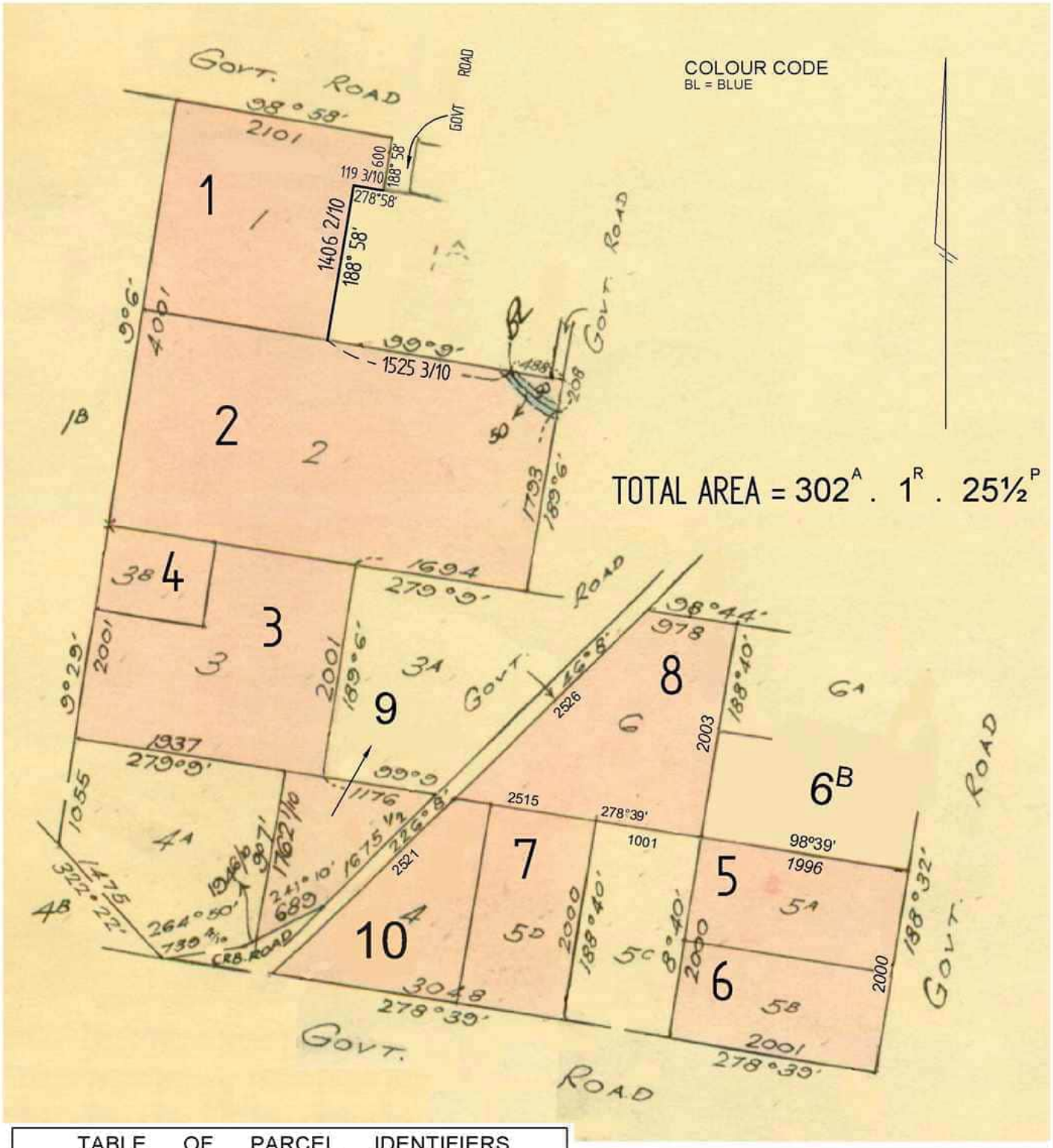

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 1 (PT)
PARCEL 2 = CA 2
PARCEL 3 = CA 3
PARCEL 4 = CA 3B
PARCEL 5 = CA 5A
PARCEL 6 = CA 5B
PARCEL 7 = CA 5D
PARCEL 8 = CA 6
PARCEL 9 = CA 4 (PT)
PARCEL 10 = CA 4 (PT)

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

Delivered by LANDATA®, timestamp 16/12/2022 13:45 Page 3 of 3

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP381572K

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

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 8	-	SEPARATE DIMENSIONS	AH172186M	20/4/10	2	S.B.
LOT 9	LOT 10	RESTRUCTURE	PS817308R	02/03/18	3	H.T

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

VOLUME 11200 FOLIO 094

Security no : 124102744637A
Produced 16/12/2022 01:43 PM

LAND DESCRIPTION

Lot 8 on Title Plan 381572K.
PARENT TITLE Volume 08539 Folio 338
Created by instrument AH172186M 20/04/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MATTHEW STEVEN GRUNDY of 106 O'SULLIVANS ROAD MARONG VIC 3515
AT905513N 23/12/2020

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 TP381572K 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: BENDIGO-ST ARNAUD ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 20549G ELLINGHAUS WEILL
Effective from 23/12/2020

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP020819T**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**16/12/2022 14:06**

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TITLE PLAN		EDITION 1	TP20819T

Location of Land

Parish: Marong
Township: --
Section: 5
Crown Allotment: 6B
Crown Portion: --

LTO Base Record: DCMB (Rural)
Last Plan Reference: --
Title References: Vol. 8539 Fol. 338
Depth Limitation: nil

Notations

Easement Information

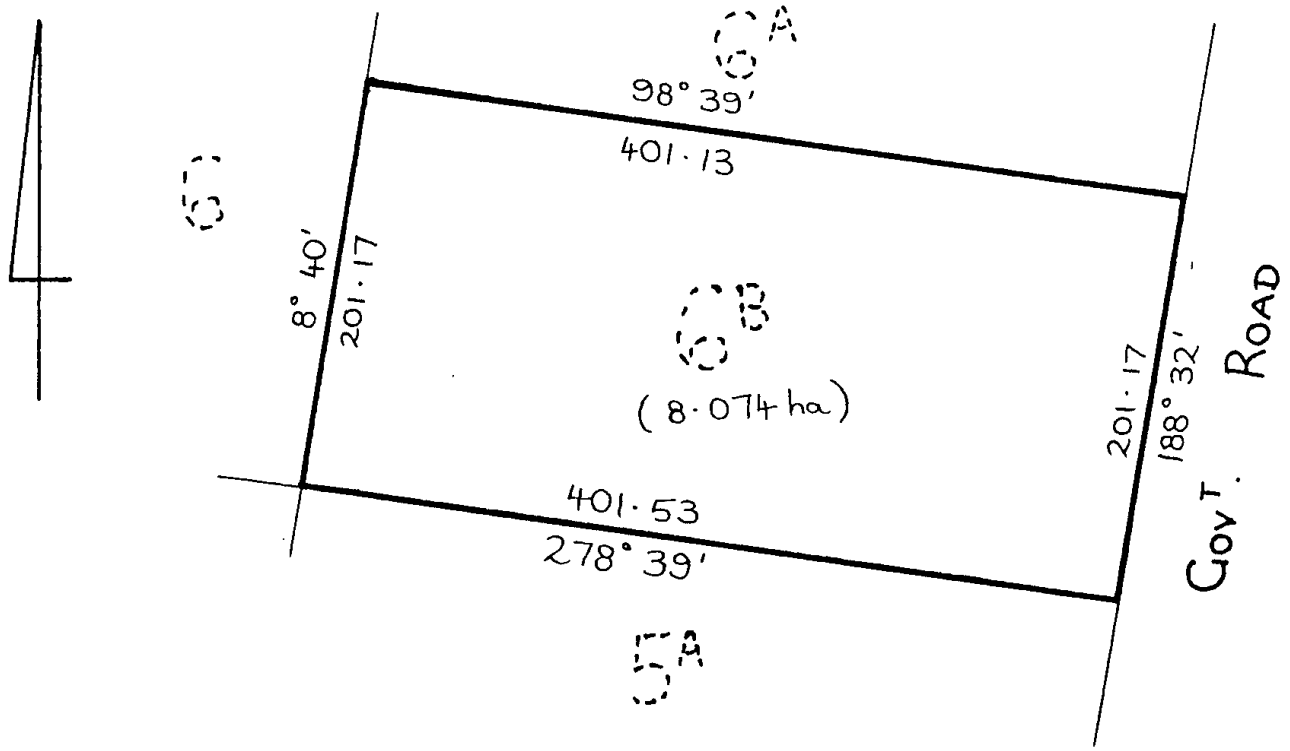
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by .....

Date 14 / 5 / 01

Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: X415962H

LAND VICTORIA 283 Queen Street Melbourne	Drawn By: B. Greenland	DEALING CODE:	Sheet 1 of 1

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

VOLUME 10581 FOLIO 436

Security no : 124102745706N
Produced 16/12/2022 02:05 PM

LAND DESCRIPTION

Crown Allotment 6B Section 5 Parish of Marong.
PARENT TITLE Volume 08539 Folio 338
Created by instrument X415962H 11/04/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MATTHEW STEVEN GRUNDY of 106 OSULLIVANS ROAD MARONG VIC 3515
AT361965D 23/06/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT361966B 23/06/2020
WESTPAC BANKING CORPORATION

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP020819T 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: OSULLIVANS ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 07/07/2020

DOCUMENT END

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Volume 8539 Folio 338
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 04750 Folio 928

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 02/12/2006 08:02:14 AM

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
20/04/2010	05/05/2010	AH172186M	Y

Cancelled by AH172186M

STATEMENT END

VOTS Snapshot

VOLUME 08539 FOLIO 338
124033601464X
Produced 05/05/2010 02:16 pm

LAND DESCRIPTION

Lots 1,2,3,4,5,6,7,8 and 9 on Title Plan 381572K (formerly known as part of Crown Allotment 1 Section 5, Crown Allotments 2,3 and 3B Section 5, part of Crown Allotment 4 Section 5, Crown Allotments 5A,5B,5D and 6 Section 5 Parish of Marong).
PARENT TITLE Volume 04750 Folio 928
Created by instrument C139651 03/02/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GORDON HAMILTON MALONE of MARONG
C139651 03/02/1965

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP381572K FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8539/338 - Version 1, Date 25/05/2001

Delivered by LANDATA®, timestamp 16/12/2022 16:24 Page 1 of 4

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK

VOL. 8539 FOL. 338

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

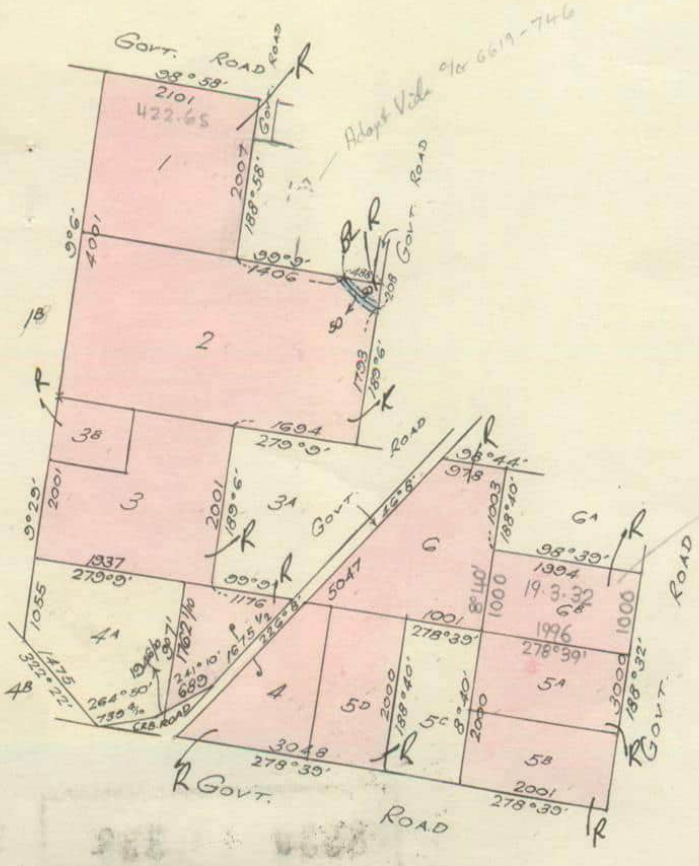
VOL. 8539 FOL. 338

GORDON HAMILTON MALONE of Marong 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 and blue on the map in the margin - containing Three hundred and twenty-four acres and Six perches or thereabouts being Crown Allotments One, 2, 3, 3^B, 5^A, 5^B, 5^D, 6 and ~~6B~~ and part of Crown - Allotment 4 Section 5 Parish of Marong County of Bendigo - - - - - - - - - -- DATED the 3rd day of February 1965.

M. Dunbar

Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA



MEASUREMENTS ARE IN Links.

ENCUMBRANCES REFERRED TO

As to the land coloured blue -

THE EASEMENT to the Board of Land and Works created by Instrument 503319 -

Derived from Vol.4750 Fol.928
C139651

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MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Registered 17 AUG 1983

Discharged as to part being the within Mortgage 29 MAY 1989

M507611

OFFICE OF TITLES M.A.F. VICTORIA

OFFICE OF TITLES K.A.G. VICTORIA

MORTGAGE

RURAL FINANCE COMMISSION

DISCHARGED - 8 DEC 1988

Registered 14th October 1983

No. K588005

OFFICE OF TITLES B.G.F. VICTORIA

OFFICE OF TITLES A.S. VICTORIA

TRANSFER AS TO PART No. R41867T

Registered 11 OCT 1990

CANCELLED AS TO PART

See Vol. 9985 Fol. 733

OFFICE OF TITLES M.W. VICTORIA

TRANSFER AS TO PART

CANCELLED AS TO PART

SEE VOL. 10581 FOL. 436 : BEING CA 68

X415962H 11/4/01

OFFICE OF TITLES W.C.H. VICTORIA

T08539-338-1-0

V.8539 F.338

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SCALE 1:8000

Volume 8539 Folio 338

799(F1)

7085339-338-2-8

Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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Produced 16/12/2022 05:17 PM

Volume 4750 Folio 928
Folio Creation: Details Unknown

Parent titles :
Volume 02284 Folio 760 Volume 02536 Folio 136 Volume 02941 Folio 179

Volume 02944 Folio 637 to Volume 02944 Folio 638

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

4750/928 - Version 0, Date 19/12/1999

Delivered by LANDATA®, timestamp 16/12/2022 17:17 Page 1 of 4

Entered in the Register Book CANCELLED

Vol. 4750 Fol. 949928

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

John Benjamin Goulden, George David Goulden and Arthur William Goulden Farmers and Lucy Jane Goulden, Elizabeth Jane Goulden, Annie Harriet Goulden, Eva Maud --- Goulden, Florence Maria Goulden and Charlotte Lily Goulden Spinsters all of Marong are now the proprietors as tenants in common in equal shares - - - - - - - - - - - - -

Whereas the proprietors of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and coloured red and blue on the map in the margin containing Three hundred and twenty-four - - acres Three roods and Fifteen perches or thereabouts being Crown Allotments One, Two Three, Three^{B}, Four, Five^{A}, Five^{B}, Five^{D}, Six and Six^{B} Section Five Parish of - - Marong County of Bendigo -

Dated the Thirtieth day of August One thousand nine hundred and twenty-three.

Alfred Comyns

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

As to the land coloured blue ---
THE EASEMENT created by Instrument No.- - -
503319 in the Register Book - - - - - - - - -

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

C.040090
S.B.6104

C.040090
S.B.6335

50 Links each side of E 503319.

T04750-928-1-3

DUPLICATE AMENDED
R McCulchan
12-2-65

NO DEALING TO BE REGISTERED UNTIL PLAN 18 AMENDED ON DUPLICATE
SEE S.B.6104 & S.B.6335

The Measurements are in L.K.

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2284 Vol. 2536 2941 2944 Fol. 456769 607136 588179 588637/8 Transfer. 1123585 Application

Nature of Instrument.	Time of its Production for Registration.	To whom given.	Number or Symbol thereon.

Fed. Ink No. 2426901.

Elizabeth Jane Goulden died on 1st September 1923 Letters of Administration have been granted to John Benjamin Goulden of Wilsons Hill Marong Farmer.

DATED 4th November 1923. Assistant Registrar of Titles.

John Benjamin Goulden of Marong Farmer is now the proprietor of the within described estate by transfer registered on 4th June 1929 and numbered 1416218 John S. Jeanes

10-7-29

Assistant Registrar of Titles

MORTGAGE to George Sunderland registered on 6th August 1948 numbered 621488 John S. Jeanes

Assistant Registrar of Titles

DISCHARGED as to part

DISCHARGED FEES PAID

MORTGAGE to George David Goulden registered on 21st June 1929 numbered 621489 John S. Jeanes

Assistant Registrar of Titles

TRANSFER AS TO PART to COUNTRY ROADS BOARD registered on 5th August 1948 numbered 2156310

CANCELLED AS TO PART See Certificate of Title Vol. 7183 Fol. 1436404

Assistant Registrar of Titles

TRANSFER AS TO BALANCE No. C 139651 registered 3rd February 1965

CANCELLED See Vol. 8539 Fol. 338

CANCELLED

CANCELLED DUP. WITH

OFFICE OF TITLES B.D.D. VICTORIA

29 MAR 1965

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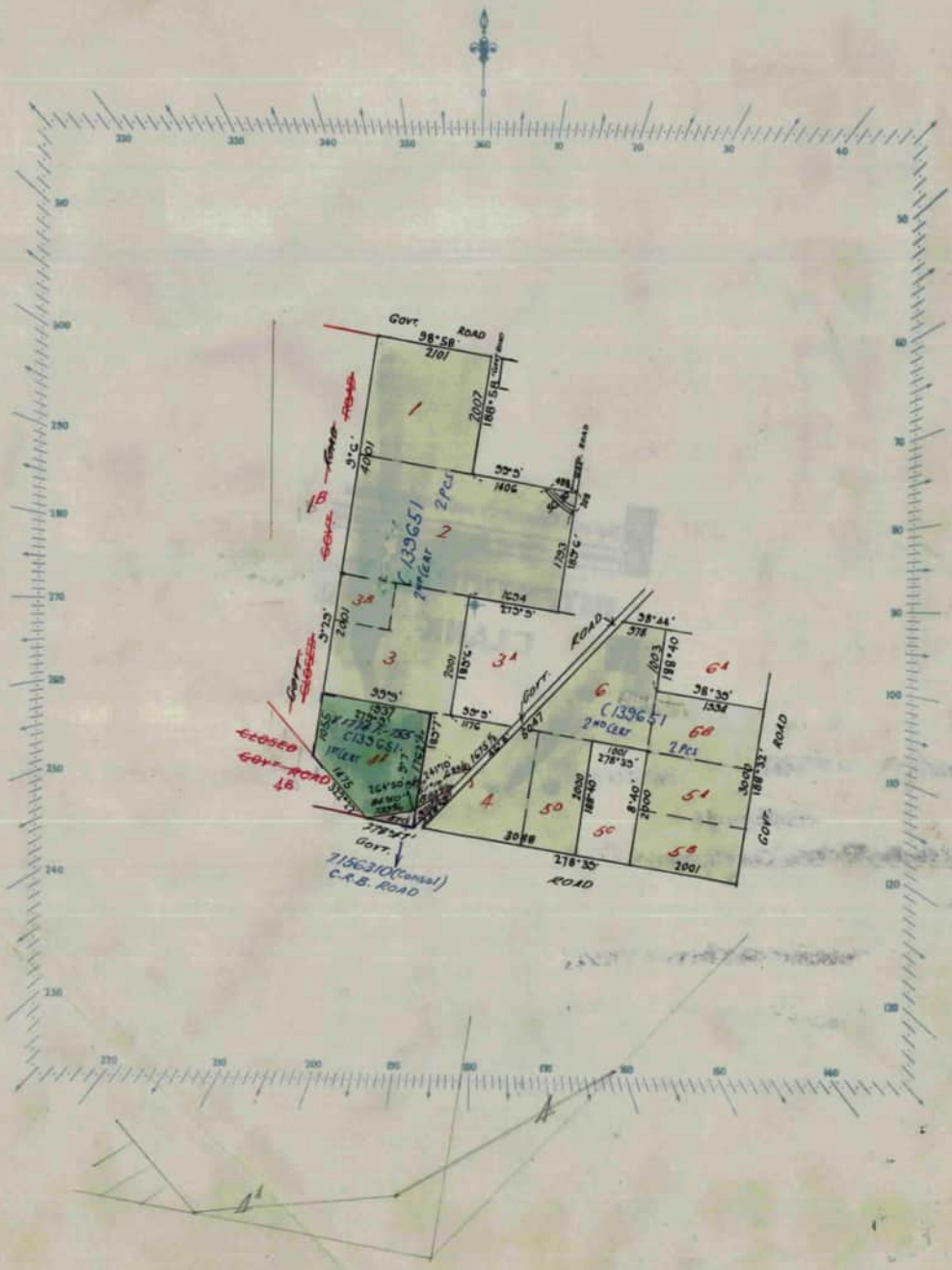
SCALE: 20 Chains to one inch.

Vol. 4750 fol. -928
1774 - 755

T84750-928-2-1



2578
902.5
1774 - 755

2053
296.3
1762.1

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Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT
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Document Type	**Plan**
Document Identification	**TP543989Y**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**16/12/2022 13:52**

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TITLE PLAN		EDITION 1	TP 543989Y

Location of Land

Parish: MARONG
Township:
Section: 5
Crown Allotment: 6A
Crown Portion:

Last Plan Reference:
Derived From: VOL 2190 FOL 850
Depth Limitation: 150 FEET

Notations

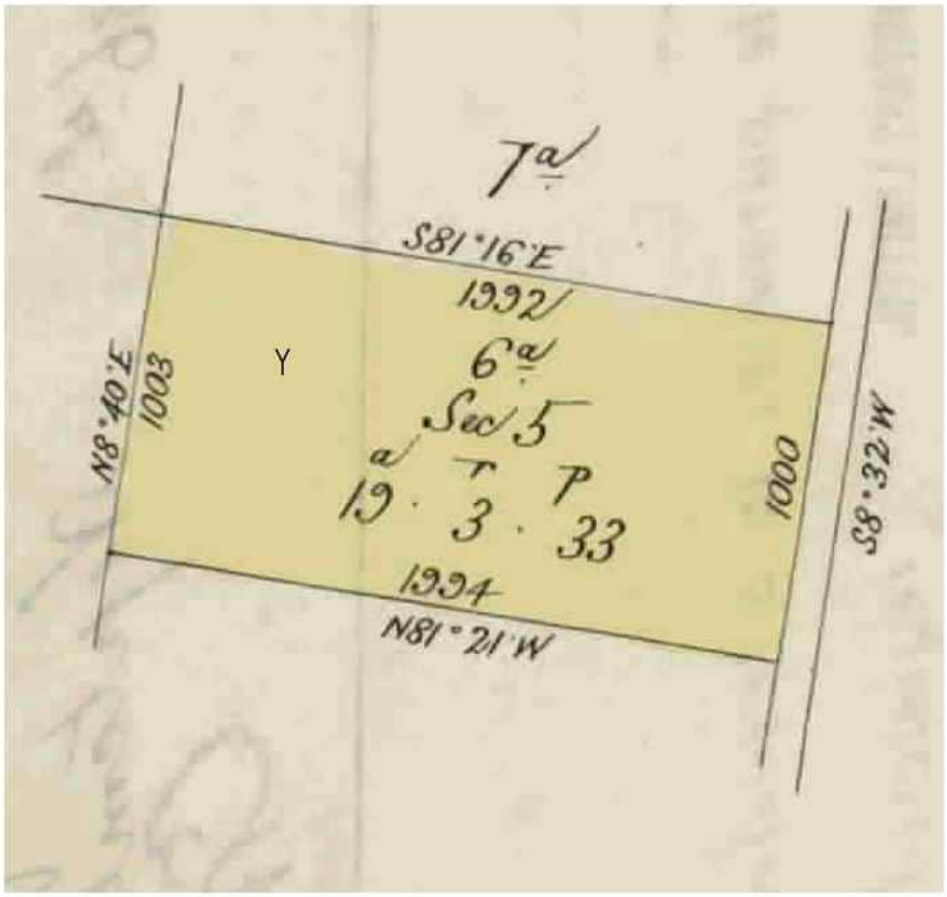
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2190 FOL. 850 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 28/06/2000
VERIFIED: MP

COLOUR CODE
Y=YELLOW



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

Delivered by LANDATA®, timestamp 16/12/2022 13:52 Page 2 of 2

TITLE PLAN		TP 543989Y

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

all that Piece of Land in the said Colony containing *nineteen acres three roods and thirty three perches more or less being Allotment six A of Section five in the Parish of Marong County of Bendigo*

delineated with the admeasurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow

EXCEPTING however unto us our heirs and successors all gold and silver and their ores and all auriferous earth and stone in the said land AND ALSO excepting and reserving to us our heirs and successors assigns and licensees and our and their agents and servants (without giving any compensation except for damage if any done to the surface of the said land the amount thereof to be settled and ascertained by the Board of Land and Works of the said Colony) full liberty and authority at any time or times hereafter to enter into and upon the said land and to search and mine therein for gold and silver and the ores thereof and to dig win and carry away extract and remove therefrom any gold silver and the ores thereof and any auriferous earth and stone and to search for and work dispose of and carry away the mines metals and minerals in the land lying under the land hereby granted and for the purposes aforesaid to do anything which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold and silver and their ores and any such auriferous earth and stone and the said mines metals and minerals in the land lying under the land hereby granted AND ALSO subject to resumption under 99th section of *The Land Act 1869* under the provisions of which Act the said piece of land has been alienated.

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

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

VOLUME 02190 FOLIO 850

Security no : 124102744905J
Produced 16/12/2022 01:49 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 6A Section 5 Parish of Marong.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
YANI WITTNER TAYLOR
MATTHEW STEVEN GRUNDY both of 16 WINBOURNE ROAD HAZELBROOK NSW 2779
AS256574Q 14/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT340513K 16/06/2020
NATIONAL AUSTRALIA BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP543989Y 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: OSULLIVANS ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 16/06/2020

DOCUMENT END

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Produced 16/12/2022 03:29 PM

Volume 2190 Folio 850
Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/05/2006 05:08:58 AM

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
04/06/2019	04/06/2019	AS225937E (E)	N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
LC Id: 3912924
Removed by Dealing AS256574Q

14/06/2019	14/06/2019	AS256574Q (E)	N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
PETER WILLIAM MALONE
TO:
YANI WITTNER TAYLOR
MATTHEW STEVEN GRUNDY
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
YANI WITTNER TAYLOR
MATTHEW STEVEN GRUNDY both of 16 WINBOURNE ROAD HAZELBROOK NSW 2779
AS256574Q 14/06/2019

15/06/2020	15/06/2020	AT334053D (E)	N

TRANSFER CONTROL OF AN ELECTRONIC CERTIFICATE OF TITLE

16/06/2020	16/06/2020	AT340495J (E)	N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT
ELF Id: 204762187
Removed by Dealing AT340513K

16/06/2020	16/06/2020	AT340513K (E)	N

MORTGAGE OF LAND
MORTGAGE AT340513K 16/06/2020
NATIONAL AUSTRALIA BANK LTD

STATEMENT END

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VOTS Snapshot

VOLUME 02190 FOLIO 850
124077768671P
Produced 04/06/2019 10:32 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 6A Section 5 Parish of Marong.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PETER WILLIAM MALONE of 106 O'SULLIVANS ROAD MARONG 3515
X415962H 11/04/2001

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP543989Y FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

2190/850 - Version 1, Date 29/05/2001

681
49 Sec 1869

Entered in the Register Book,
Vol. 2190 Fol. 437850

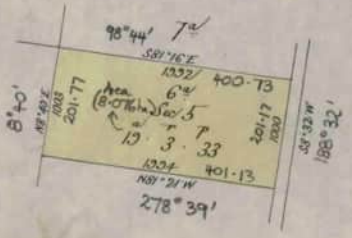
Assistant Registrar of Titles.

Victoria

by the Grace of God of the United Kingdom of Great Britain and Ireland QUEEN Defender of the Faith to all to whom these presents shall come GREETING **Whereas** in conformity with the laws relating to the sale and occupation of Crown Lands in our Colony of Victoria the person hereinafter named has in consideration of the sum of *Twenty pounds* which sum has been duly paid to us become entitled to a grant in fee-simple of the land hereinafter described **Now know ye** that in consideration of the sum so paid and in pursuance of *The Land Act 1869* WE DO HEREBY GRANT unto *Joseph Bray Greenway* of *Marong Laborer*

his heirs and assigns so much and such part as lies above the depth of *one hundred and fifty* feet below the surface of all that Piece of Land in the said Colony containing *nineteen acres three roods and thirty three perches more or less being Allotment six A of Section five in the Parish of Marong County of Bendigo*

delineated with the admeasurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow To HOLD unto the said *Joseph Bray Greenway* his heirs and assigns for ever EXCEPTING however unto us our heirs and successors all gold and silver and their ores and all auriferous earth and stone in the said land AND ALSO excepting and reserving to us our heirs and successors assigns and licensees and our and their agents and servants (without giving any compensation except for damage if any done to the surface of the said land the amount thereof to be settled and ascertained by the Board of Land and Works of the said Colony) full liberty and authority at any time or times hereafter to enter into and upon the said land and to search and mine therein for gold and silver and the ores thereof and to dig win and carry away extract and remove therefrom any gold silver and the ores thereof and any auriferous earth and stone and to search for and work dispose of and carry away the mines metals and minerals in the land lying under the land hereby granted and for the purposes aforesaid to do anything which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold and silver and their ores and any such auriferous earth and stone and the said mines metals and minerals in the land lying under the land hereby granted AND ALSO subject to resumption under 99th section of *The Land Act 1869* under the provisions of which Act the said piece of land has been alienated.



Dated the *twenty fourth* day of *April* in the year of our Lord One thousand eight hundred and eighty *nine* being the day the person herein named became entitled to this grant.

In testimony whereof we have caused this our grant to be sealed at Melbourne with the Seal of the said Colony **Witness** our trusty and well-beloved SIR WILLIAM CLEAVER FRANCIS ROBINSON Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George Administrator of the Government of the said Colony of Victoria and its Dependencies.

Hugh Robinson

ORIGINAL CROWN GRANT.
Not to be dealt with outside the Titles Office.

T02190-850-1-4

NOTE.—*The bearings and measurements are approximately given on this plan.*
The measurements are in links.

P.D.—

Delivered by LANDATA®, timestamp 16/12/2022 15:29 Page 1 of 2

Delivered by LANDATA®, timestamp 16/12/2022 15:29 Page 2 of 2

MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.

The day of 18 , at o'clock in the Bendigo noon. Red Ink No. 184712 Joseph Bray Greenway died on the 15th day of March 1894. Letters of administration of his estate have been granted to SANDHURST AND NORTHERN DISTRICT TRUSTEES EXECUTORS AND AGENCY COMPANY LIMITED of View Street Dated the 26th day of September 1917.

5/10/17

E Watson
Assistant Registrar of Titles.

Hallowel Fletcher of Mologa. Farmer-
is now the proprietor of the within-described estate pursuant to a transfer from SANDHURST AND NORTHERN DISTRICT TRUSTEES EXECUTORS AND AGENCY COMPANY LIMITED. registered on the 31st day of May 1919 and numbered 888789

E Watson
Assistant Registrar of Titles.

16.6.19

HALLOWEL FLETCHER died on 26th June 1943 Probate of his Will has been granted to SANDHURST AND NORTHERN DISTRICT TRUSTEES EXECUTORS AND AGENCY COMPANY LIMITED of View Street Bendigo (with ETHEL JANE LAURINA FLETCHER now deceased)
Registered 17th April 1969
No.D365651

OFFICE OF TITLES W.M.S. VICTORIA

PROPRIETOR

PETER WILLIAM MALONE OF 106 O'SULLIVANS ROAD MARONG 3515

X415962H 11/4/01

OFFICE OF TITLES W.C.H. VICTORIA

GORDON HAMILTON MALONE of "Dee-Wy" Marong
Farmer is now the proprietor
Registered 8th July 1969
No. D439831

OFFICE OF TITLES R. L. VICTORIA

MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Registered 17 AUG 1983
No. K507614

DISCHARGED 4 MAR 1996

OFFICE OF TITLES K.A.G. VICTORIA

MORTGAGE TO RURAL FINANCE COMMISSION
Registered 14th October 1983
No.K588005

DISCHARGED 18 DEC 1988

OFFICE OF TITLES R.G.F. VICTORIA

A.I.

By Authority: Robt. S. Brain, Government Printer, Melbourne.

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP381572K**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**16/12/2022 13:45**

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The document is invalid if this cover sheet is removed or altered.

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TITLE PLAN		EDITION 3	TP 381572K

Location of Land

Parish: MARONG
Township:
Section: 5
Crown Allotment: 1 (PT), 2, 3, 3B, 4 (PT), 5A, 5B, 5D & 6
Crown Portion:

Last Plan Reference:
Derived From: VOL 8539 FOL 338
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to the land coloured blue -
THE EASEMENT to the Board of Land and Works created by Instrument 503319 -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 03/04/2000
VERIFIED: AC

SEE SHEET 2 FOR DIAGRAM

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

Delivered by LANDATA®, timestamp 16/12/2022 13:45 Page 2 of 3

TITLE PLAN		TP 381572K

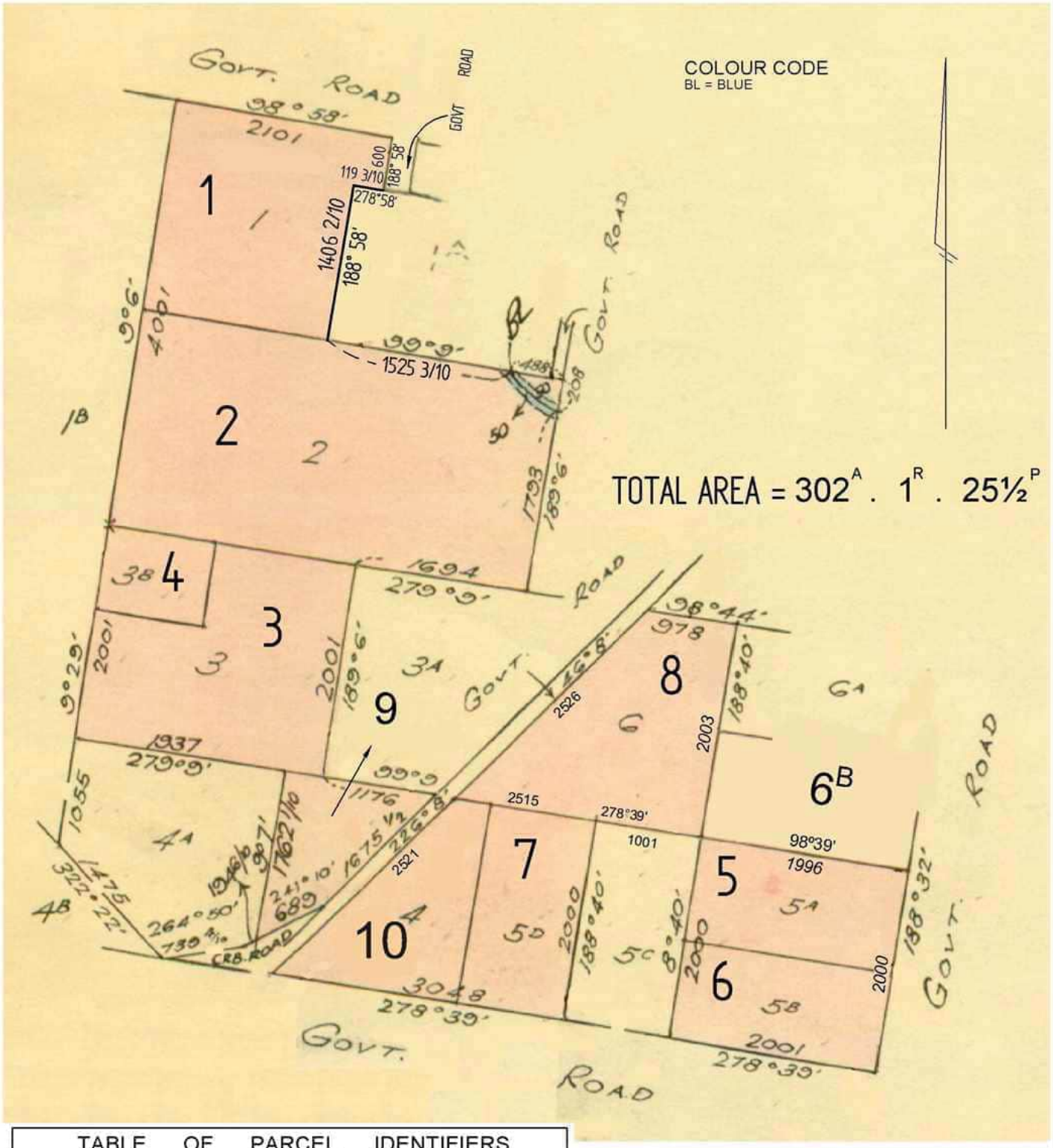

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 1 (PT)
PARCEL 2 = CA 2
PARCEL 3 = CA 3
PARCEL 4 = CA 3B
PARCEL 5 = CA 5A
PARCEL 6 = CA 5B
PARCEL 7 = CA 5D
PARCEL 8 = CA 6
PARCEL 9 = CA 4 (PT)
PARCEL 10 = CA 4 (PT)

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

Delivered by LANDATA®, timestamp 16/12/2022 13:45 Page 3 of 3

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP381572K

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

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 8	-	SEPARATE DIMENSIONS	AH172186M	20/4/10	2	S.B.
LOT 9	LOT 10	RESTRUCTURE	PS817308R	02/03/18	3	H.T

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

VOLUME 11995 FOLIO 731

Security no : 124102746341X
Produced 16/12/2022 02:13 PM

LAND DESCRIPTION

Lots 5,6,7 and 10 on Title Plan 381572K.
PARENT TITLE Volume 11960 Folio 724
Created by instrument AR075390S 30/05/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER BENDIGO CITY COUNCIL of 15 HOPETOUN STREET BENDIGO VIC 3550
AU674180N 10/08/2021

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 TP381572K 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 10/08/2021

DOCUMENT END

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Produced 16/12/2022 04:29 PM

Volume 11960 Folio 724
Folio Creation: Created as Paper Folio continued as Computer folio
Parent title Volume 11200 Folio 095

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
30/05/2018	28/06/2018	AR075382R	N
Cancelled by AR075382R			
30/05/2018	28/06/2018	AR075390S	N
Cancelled by AR075390S			

STATEMENT END

VOTS Snapshot

VOLUME 11960 FOLIO 724
124070633776K
Produced 02/03/2018 11:12 am

LAND DESCRIPTION

Lots 1,2,3,4,5,6 and 7 on Title Plan 381572K, Lot 10 on Title Plan 381572K.
PARENT TITLE Volume 11200 Folio 095
Created by instrument PS817308R 02/03/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALEXANDA GRAEME MALONE of 139 WILSONS HILL ROAD MARONG VIC 3515 Legal Personal Representative(s) of GORDON HAMILTON MALONE deceased
AM823313N 01/06/2016

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Produced 16/12/2022 04:32 PM

Volume 11200 Folio 095
Folio Creation: Created as Paper Folio continued as Computer folio
Parent title Volume 08539 Folio 338

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
01/06/2016	01/06/2016	AM823313N	Y

TRANSMISSION APPLICATION
FROM:
GORDON HAMILTON MALONE
TO:
ALEXANDRA GRAEME MALONE

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
ALEXANDRA GRAEME MALONE of 139 WILSONS HILL ROAD MARONG VIC 3515 Legal Personal Representative(s) of GORDON HAMILTON MALONE deceased AM823313N 01/06/2016

29/06/2016	29/06/2016	AM895100A	N

RECTIFICATION-PROPRIETOR NAME/ADDRESS

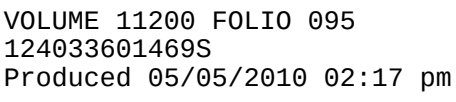
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
ALEXANDA GRAEME MALONE of 139 WILSONS HILL ROAD MARONG VIC 3515 Legal Personal Representative(s) of GORDON HAMILTON MALONE deceased AM823313N 01/06/2016

20/02/2018	02/03/2018	PS817308R (S)	Y

PLAN OF SUBDIVISION, SUBDIVISION ACT 1988
Cancelled by PS817308R

STATEMENT END

VOTS Snapshot



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LAND DESCRIPTION

Lots 1,2,3,4,5,6,7 and 9 on Title Plan 381572K (formerly known as part of Crown Allotment 1 Section 5, Crown Allotments 2,3 and 3B Section 5, part of Crown Allotment 4 Section 5, Crown Allotments 5A,5B and 5D Section 5 Parish of Marong).
PARENT TITLE Volume 08539 Folio 338
Created by instrument AH172186M 20/04/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GORDON HAMILTON MALONE of MARONG
C139651 03/02/1965

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 TP381572K FOR FURTHER DETAILS AND BOUNDARIES

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Volume 8539 Folio 338
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 04750 Folio 928

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 02/12/2006 08:02:14 AM

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
20/04/2010	05/05/2010	AH172186M	Y

Cancelled by AH172186M

STATEMENT END

VOTS Snapshot

VOLUME 08539 FOLIO 338
124033601464X
Produced 05/05/2010 02:16 pm

LAND DESCRIPTION

Lots 1,2,3,4,5,6,7,8 and 9 on Title Plan 381572K (formerly known as part of Crown Allotment 1 Section 5, Crown Allotments 2,3 and 3B Section 5, part of Crown Allotment 4 Section 5, Crown Allotments 5A,5B,5D and 6 Section 5 Parish of Marong).
PARENT TITLE Volume 04750 Folio 928
Created by instrument C139651 03/02/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GORDON HAMILTON MALONE of MARONG
C139651 03/02/1965

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP381572K FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8539/338 - Version 1, Date 25/05/2001

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ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK

VOL. 8539 FOL. 338

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

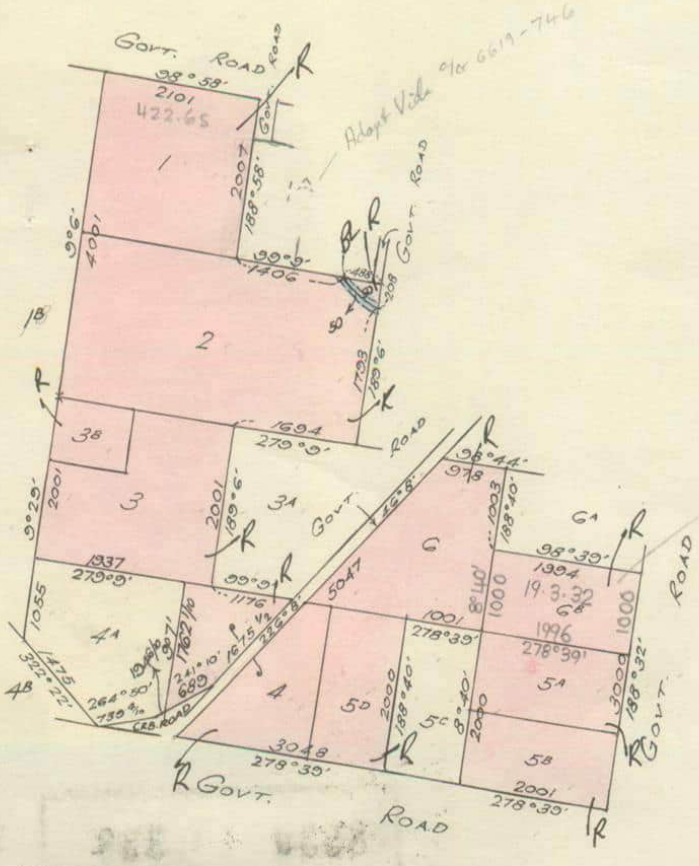
VOL. 8539 FOL. 338

GORDON HAMILTON MALONE of Marong 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 and blue on the map in the margin - containing Three hundred and twenty-four acres and Six perches or thereabouts being Crown Allotments One, 2, 3, 3^B, 5^A, 5^B, 5^D, 6 and ~~6B~~ and part of Crown - Allotment 4 Section 5 Parish of Marong County of Bendigo - - - - - - - - - -- DATED the 3rd day of February 1965.

M. Dunbar

Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA



MEASUREMENTS ARE IN Links.

ENCUMBRANCES REFERRED TO

As to the land coloured blue -

THE EASEMENT to the Board of Land and Works created by Instrument 503319 -

Derived from Vol.4750 Fol.928
C139651

Delivered by LANDATA®. timestamp 16/12/2022 16:24 Page 2 of 4

MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Registered 17 AUG 1983

Discharged as to part being the within Mortgage 29 MAY 1989

M507611

OFFICE OF TITLES M.A.F. VICTORIA

OFFICE OF TITLES K.A.G. VICTORIA

MORTGAGE

RURAL FINANCE COMMISSION

DISCHARGED - 8 DEC 1988

Registered 14th October 1983

No. K588005

OFFICE OF TITLES B.G.F. VICTORIA

OFFICE OF TITLES A.S. VICTORIA

TRANSFER AS TO PART No. R41867T

Registered 11 OCT 1990

CANCELLED AS TO PART

See Vol. 9985 Fol. 733

OFFICE OF TITLES M.W. VICTORIA

TRANSFER AS TO PART

CANCELLED AS TO PART

SEE VOL. 10581 FOL. 436 : BEING CA 68

X415962H 11/4/01

OFFICE OF TITLES W.C.H. VICTORIA

T08539-338-1-0

V.8539 F.338

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SCALE 1:8000

Volume 8539 Folio 338

799(F1)

7085339-338-2-8

Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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Produced 16/12/2022 05:17 PM

Volume 4750 Folio 928
Folio Creation: Details Unknown

Parent titles :
Volume 02284 Folio 760 Volume 02536 Folio 136 Volume 02941 Folio 179

Volume 02944 Folio 637 to Volume 02944 Folio 638

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

4750/928 - Version 0, Date 19/12/1999

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Entered in the Register Book CANCELLED

Vol. 4750 Fol. 949928

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

John Benjamin Goulden, George David Goulden and Arthur William Goulden Farmers and Lucy Jane Goulden, Elizabeth Jane Goulden, Annie Harriet Goulden, Eva Maud --- Goulden, Florence Maria Goulden and Charlotte Lily Goulden Spinsters all of Marong are now the proprietors as tenants in common in equal shares - - - - - - - - - - - - -

Whereas the proprietors of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and coloured red and blue on the map in the margin containing Three hundred and twenty-four - - acres Three roods and Fifteen perches or thereabouts being Crown Allotments One, Two Three, Three^{B}, Four, Five^{A}, Five^{B}, Five^{D}, Six and Six^{B} Section Five Parish of - - Marong County of Bendigo -

Dated the Thirtieth day of August One thousand nine hundred and twenty-three.

Alfred Comyns

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

As to the land coloured blue ---
THE EASEMENT created by Instrument No.- - -
503319 in the Register Book - - - - - - - - -

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

C.040090
S.B.6104

C.040090
S.B.6335

50 Links each side of E 503319.

T04750-928-1-3

DUPLICATE AMENDED
R McCulchan
12-2-65

NO DEALING TO BE REGISTERED UNTIL PLAN 18 AMENDED ON DUPLICATE
SEE S.B.6104 & S.B.6335

The Measurements are in L.K.

Delivered by LANDATA®, timestamp 16/12/2022 17:17 Page 2 of 4

2284 Vol. 2536 2941 2944 Fol. 456769 607136 588179 588637/8 Transfer. 1123585 Application

Nature of Instrument.	Time of its Production for Registration.	To whom given.	Number or Symbol thereon.

Fed. Ink No. 2426901.

Elizabeth Jane Goulden died on 1st September 1923 Letters of Administration have been granted to John Benjamin Goulden of Wilsons Hill Marong Farmer.

DATED 4th November 1923. Assistant Registrar of Titles.

John Benjamin Goulden of Marong Farmer is now the proprietor of the within described estate by transfer registered on 4th June 1929 and numbered 1416218 John S. Jeanes

10-7-29

Assistant Registrar of Titles

MORTGAGE to George Sunderland registered on 6th August 1948 numbered 621488 John S. Jeanes

Assistant Registrar of Titles

DISCHARGED as to part

DISCHARGED FEES PAID

MORTGAGE to George David Goulden registered on 21st June 1929 numbered 621489 John S. Jeanes

Assistant Registrar of Titles

TRANSFER AS TO PART to COUNTRY ROADS BOARD registered on 5th August 1948 numbered 2156310

CANCELLED AS TO PART See Certificate of Title Vol. 7183 Fol. 1436404

Assistant Registrar of Titles

TRANSFER AS TO BALANCE No. C 139651 registered 3rd February 1965

CANCELLED See Vol. 8539 Fol. 338

CANCELLED

CANCELLED DUP. WITH

OFFICE OF TITLES B.D.D. VICTORIA

29 MAR 1965

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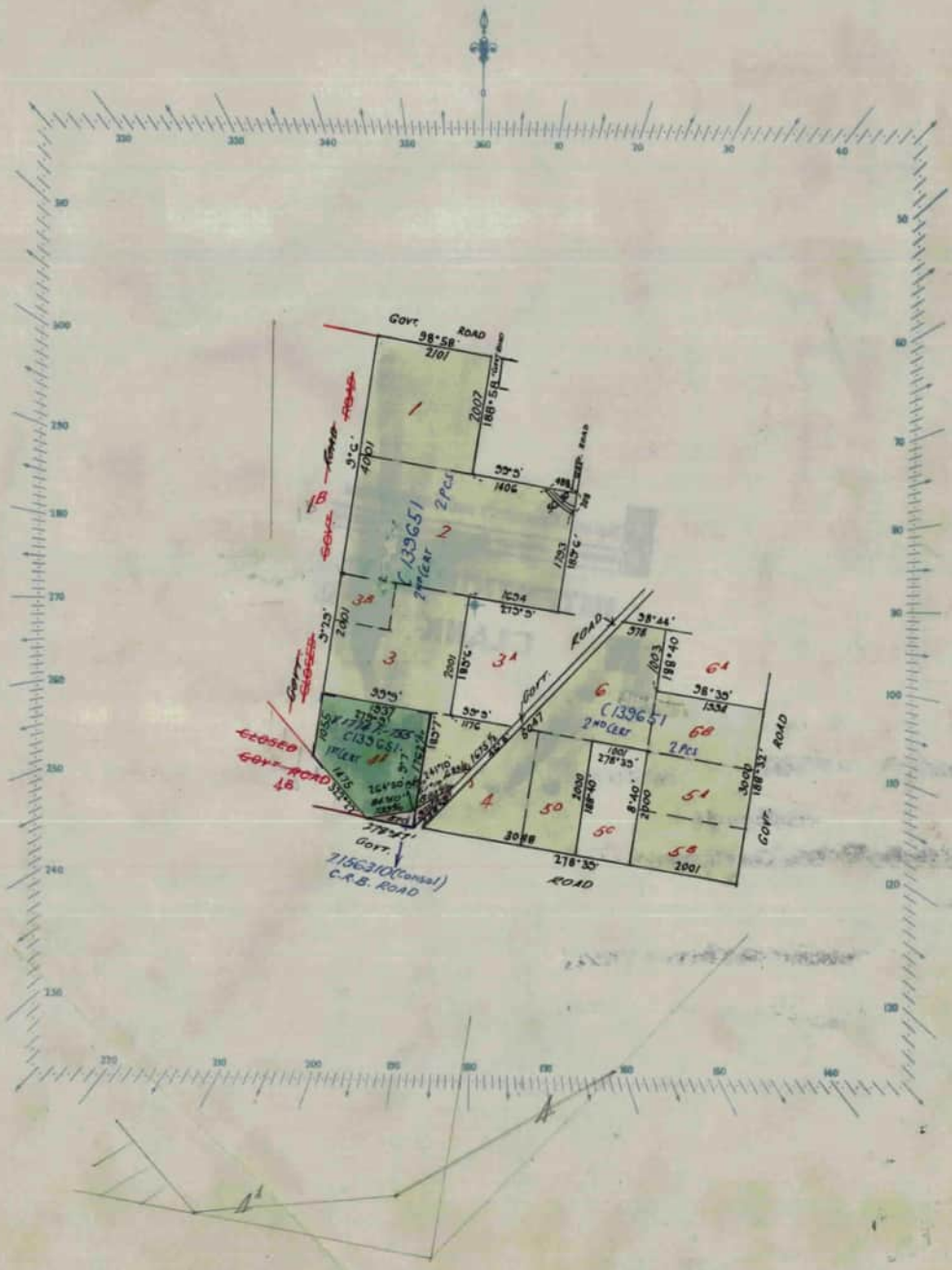
SCALE: 20 Chains to one inch.

Vol. 4750 fol. -928
1774 - 755

T84750-928-2-1



2578
902.5
1774 - 755

2053
296.3
1762.1

Delivered by LANDATA®, timestamp 16/12/2022 17:17 Page 4 of 4

Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT
INTENTIONALLY
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Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP441006P**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**16/12/2022 14:15**

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TITLE PLAN		EDITION 1	TP 441006P

Location of Land

Parish: MARONG
Township:
Section: 5
Crown Allotment: 5C
Crown Portion:

Last Plan Reference:
Derived From: VOL 2327 FOL 254
Depth Limitation: 100 FEET

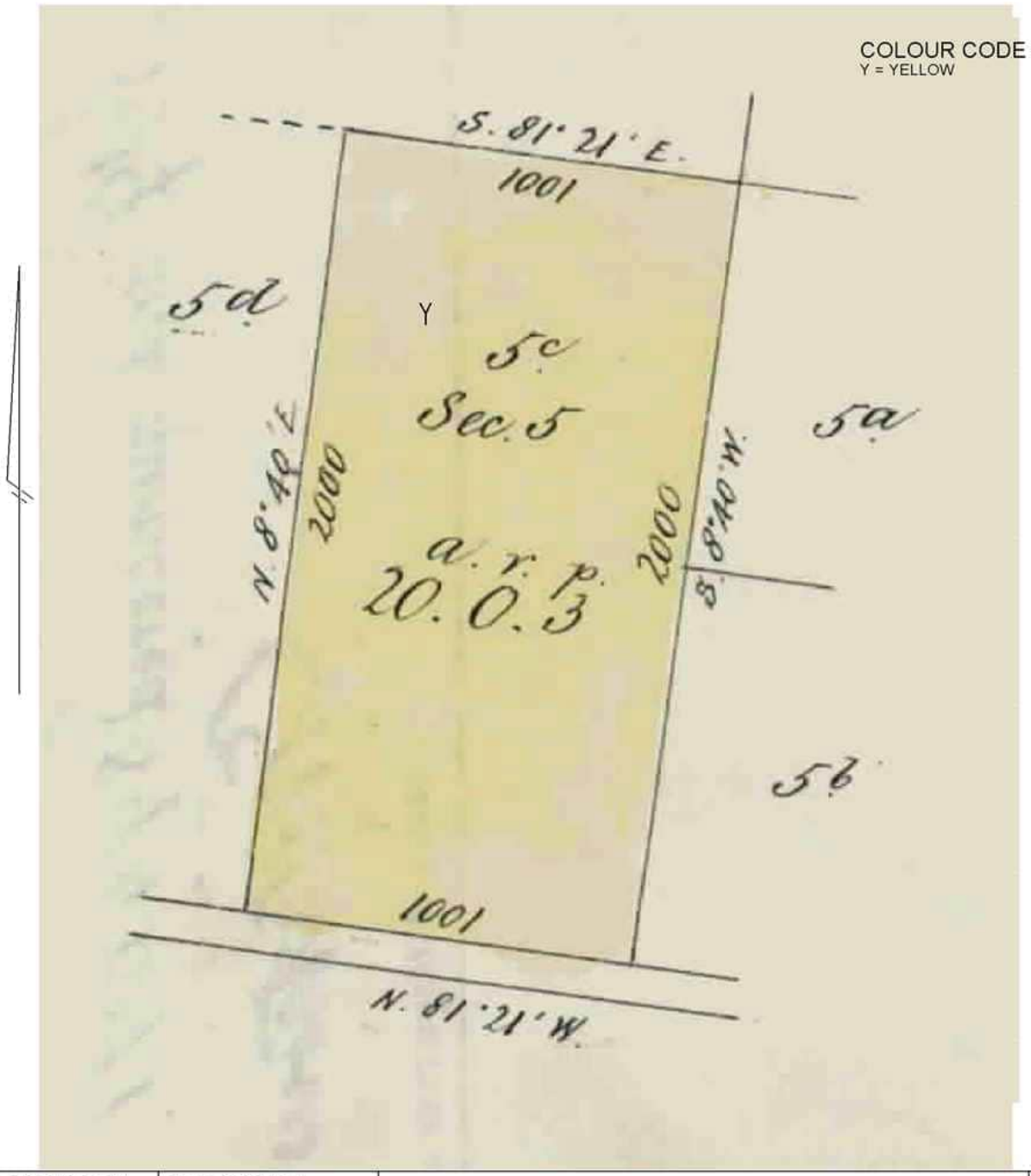
Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2327 FOL. 254 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 17/05/2000
VERIFIED: M.P



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

Delivered by LANDATA®, timestamp 16/12/2022 14:15 Page 2 of 2

TITLE PLAN		TP 441006P

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

all

that Piece of Land in the said Colony containing twenty acres and three perches more or less being Allotment five C of Section five in the Parish of Marong County of Bendigo

delineated with the admeasurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow

EXCEPTING however unto us our heirs and successors all gold and silver and their ores and all auriferous earth and stone in the said land AND ALSO excepting and reserving to us our heirs and successors assigns and licensees and our and their agents and servants (without giving any compensation except for damage if any done to the surface of the said land the amount thereof to be settled and ascertained by the Board of Land and Works of the said Colony) full liberty and authority at any time or times hereafter to enter into and upon the said land and to search and mine therein for gold and silver and the ores thereof and to dig win and carry away extract and remove therefrom any gold silver and the ores thereof and any auriferous earth and stone and to search for and work dispose of and carry away the mines metals and minerals in the land lying under the land hereby granted and for the purposes aforesaid to do anything which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold and silver and their ores and any such auriferous earth and stone and the said mines metals and minerals in the land lying under the land hereby granted AND ALSO subject to resumption under 99th section of *The Land Act 1869* under the provisions of which Act the said piece of land has been alienated.

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

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

VOLUME 11995 FOLIO 730

Security no : 124102746344U
Produced 16/12/2022 02:13 PM

LAND DESCRIPTION

Crown Allotment 5C Section 5 Parish of Marong.
PARENT TITLE Volume 02327 Folio 254
Created by instrument AR075390S 30/05/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER BENDIGO CITY COUNCIL of 15 HOPETOUN STREET BENDIGO VIC 3550
AU674180N 10/08/2021

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP441006P 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: OSULLIVANS ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 10/08/2021

DOCUMENT END

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Produced 16/12/2022 04:44 PM

Volume 2327 Folio 254
Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 21/09/2002 05:01:28 AM

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
01/06/2016	01/06/2016	AM823313N	Y

TRANSMISSION APPLICATION
FROM:
GORDON HAMILTON MALONE
TO:
ALEXANDRA GRAEME MALONE

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
ALEXANDRA GRAEME MALONE of 139 WILSONS HILL ROAD MARONG VIC 3515 Legal Personal Representative(s) of GORDON HAMILTON MALONE deceased AM823313N 01/06/2016

29/06/2016	29/06/2016	AM895100A	N

RECTIFICATION-PROPRIETOR NAME/ADDRESS

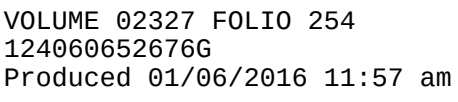
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
ALEXANDA GRAEME MALONE of 139 WILSONS HILL ROAD MARONG VIC 3515 Legal Personal Representative(s) of GORDON HAMILTON MALONE deceased AM823313N 01/06/2016

30/05/2018	28/06/2018	AR075390S	N

Cancelled by AR075390S

STATEMENT END

VOTS Snapshot



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CROWN GRANT

LAND DESCRIPTION

Crown Allotment 5C Section 5 Parish of Marong.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GORDON HAMILTON MALONE of "DEE-WY" MARONG
D439831 08/07/1969

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP441006P FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

2327/254 - Version 0, Date 05/03/2000

Entered in the Register Book,
Vol 2327 Fol 465254

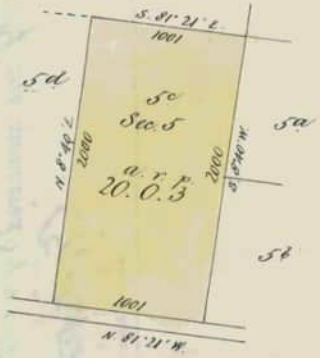
Jas Davidson
Assistant Registrar of Titles.

Victoria

by the Grace of God of the United Kingdom of Great Britain and Ireland QUEEN Defender of the Faith to all to whom these presents shall come GREETING **Whereas** in conformity with the laws relating to the sale and occupation of Crown Lands in our Colony of Victoria the person hereinafter named has in consideration of the sum of Twenty One pounds which sum has been duly paid to us become entitled to a grant in fee-simple of the land hereinafter described **Now know ye** that in consideration of the sum so paid and in pursuance of *The Land Act 1869* WE DO HEREBY GRANT unto Effie Kennedy of Derby

her heirs and assigns so much and such part as lies above the depth of One hundred feet below the surface of all that Piece of Land in the said Colony containing twenty acres and three perches more or less being Allotment five C of Section five in the Parish of Marong County of Bendigo

delineated with the admeasurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow To HOLD unto the said Effie Kennedy her heirs and assigns for ever EXCEPTING however unto us our heirs and successors all gold and silver and their ores and all auriferous earth and stone in the said land AND ALSO excepting and reserving to us our heirs and successors assigns and licensees and our and their agents and servants (without giving any compensation except for damage if any done to the surface of the said land the amount thereof to be settled and ascertained by the Board of Land and Works of the said Colony) full liberty and authority at any time or times hereafter to enter into and upon the said land and to search and mine therein for gold and silver and the ores thereof and to dig win and carry away extract and remove therefrom any gold silver and the ores thereof and any auriferous earth and stone and to search for and work dispose of and carry away the mines metals and minerals in the land lying under the land hereby granted and for the purposes aforesaid to do anything which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold and silver and their ores and any such auriferous earth and stone and the said mines metals and minerals in the land lying under the land hereby granted AND ALSO subject to resumption under 99th section of *The Land Act 1869* under the provisions of which Act the said piece of land has been alienated.



Dated the eighth day of February in the year of our Lord One thousand eight hundred and ninety being the day the person herein named became entitled to this grant.

In testimony whereof we have caused this our grant to be sealed at Melbourne with the Seal of the said Colony **Witness** our trusty and well-beloved The Right Honorable John Adrian Louis Earl of Hopetoun Viscount Aithrie and Baron Hope in the Peerage of Scotland Baron Hopetoun of Hopetoun and Baron Niddry of Niddry Castle in the Peerage of the United Kingdom Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George Governor and Commander-in-Chief in and over the said Colony of Victoria and

J Hopetoun

T02327-254-1-1

NOTE.—*The bearings and measurements are approximately given on this plan.*
The measurements are in links.

ORIGINAL CROWN GRANT.
Not to be dealt with outside the Titles Office.

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MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.

Hallowel Fletcher of Mologa Farmer is now the proprietor of the within-described estate pursuant to a transfer from Effie Bassett (formerly Kennedy) registered on the 16th day of July 1919 and numbered 894071.

The ... day of ... 18... at ... o'clock in the ... noon.

28/7/19

C Watson

Assistant Registrar of Titles.

HALLOWEL FLETCHER died on 26th June 1943 Probate of his Will has been granted to SANDHURST AND NORTHERN DISTRICT TRUSTEES EXECUTORS AND AGENCY COMPANY LIMITED of View Street Bendigo (with ETHEL JANE LAURINA FLETCHER now deceased)
Registered 17th April 1969
No.D365651

OFFICE OF TITLES W.M.S. VICTORIA

GORDON HAMILTON MALONE of "Dee-Wy" Marong
Farmer is now the proprietor
Registered 8th July 1969
No. D439831

OFFICE OF TITLES R. L. VICTORIA

MORTGAGE to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Registered 17 AUG 1983
Discharged as to part and being the within
29 MAY 1989
I 507611

OFFICE OF TITLES M.A.F. VICTORIA

OFFICE OF TITLES K.A.G. VICTORIA

MORTGAGE to RURAL FINANCE COMMISSION
Registered 14th October 1983
No.K588005
DISCHARGED 9 DEC 1988

OFFICE OF TITLES D.C.F. VICTORIA

OFFICE OF TITLES A.S. VICTORIA

By Authority: Robt. S. Brain, Government Printer, Melbourne.

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP583727F**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**16/12/2022 14:45**

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TITLE PLAN		EDITION 1	TP 583727F

Location of Land

Parish: MARONG
Township:
Crown Section: 6 (PT)
Crown Allotment:
Crown Portion:

Last Plan Reference:
Derived From: VOL 8059 FOL 628
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 27/07/2000
VERIFIED: HG

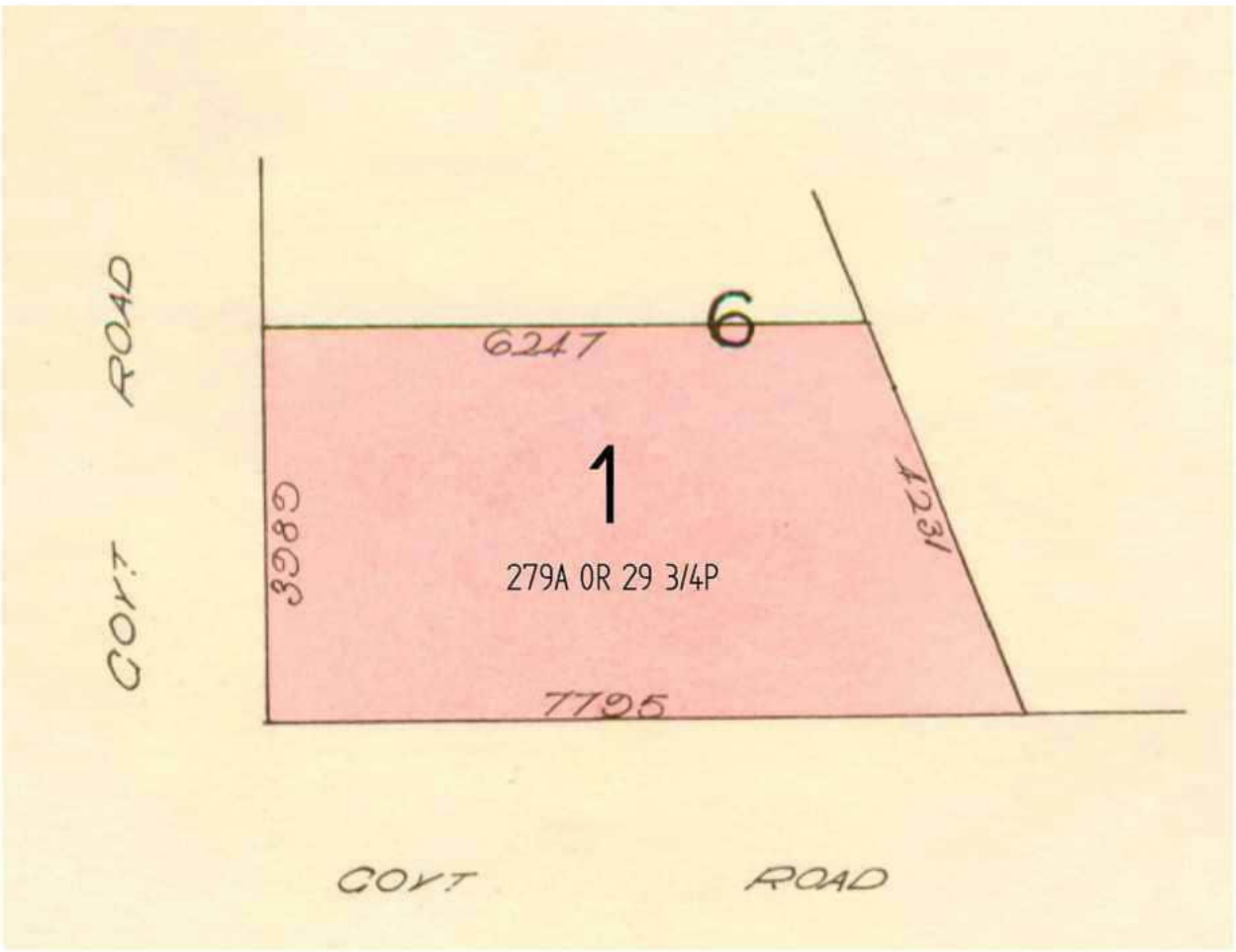

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CROWN SECTION 6 (PT)

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

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

VOLUME 08059 FOLIO 628

Security no : 124102748190N
Produced 16/12/2022 02:44 PM

LAND DESCRIPTION

Lot 1 on Title Plan 583727F.
PARENT TITLES :
Volume 06289 Folio 644 Volume 08059 Folio 627
Created by instrument 2664817 05/05/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER BENDIGO CITY COUNCIL of 15 HOPETOUN STREET BENDIGO VIC 3550
AU884520T 06/10/2021

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 TP583727F 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: CALDER ALTERNATIVE HIGHWAY MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 06/10/2021

DOCUMENT END

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Produced 16/12/2022 04:49 PM

Volume 8059 Folio 628
Folio Creation: Created as paper folio continued as computer folio

Parent titles :
Volume 06289 Folio 644 Volume 08059 Folio 627

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 11/09/2002 05:01:26 AM

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
06/10/2021	06/10/2021	AU882450Y (E)	N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
LC Id: 256762403
Removed by Dealing AU884520T

06/10/2021	06/10/2021	AU884520T (E)	N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
DONALD WILLIAM MCKINNON
MARJORIE JOAN MCKINNON
TO:
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
GREATER BENDIGO CITY COUNCIL of 15 HOPETOUN STREET BENDIGO VIC 3550
AU884520T 06/10/2021

STATEMENT END

VOTS Snapshot

VOLUME 08059 FOLIO 628
124092896915V
Produced 06/10/2021 09:50 AM

LAND DESCRIPTION

Lot 1 on Title Plan 583727F (formerly known as part of Section 6 Parish of Marong).

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PARENT TITLES :
Volume 06289 Folio 644 Volume 08059 Folio 627
Created by instrument 2664817 05/05/1954

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
DONALD WILLIAM MCKINNON of 11 MCLACHLAN ST KANGAROO FLAT 3555
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
MARJORIE JOAN MCKINNON of 11 MCLACHLAN ST KANGAROO FLAT 3555
W456153A 09/12/1999

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 TP583727F FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8059/628 - Version 1, Date 07/01/2000

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ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE OF TITLES

VICTORIA

Entered in the Register Book

Vol. 8059 *Fol.* 628

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1928"

22.3.55.

Ernest George Vains of 70 Olinda Street Bendigo Stock and Station Agent and - - -
Sidney David Vains of 31 Hamlet Street Bendigo Auctioner are - - - - - - - - - -
now the proprietor s as tenants in common in equal shares - - - - - - - - - - - -
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in - -

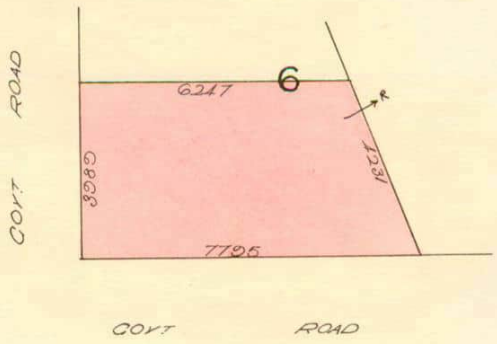
All *th* at *piece of Land, delineated and coloured* red on the map in the - - - - -
margin containing Two hundred and seventy-nine acres Twenty-nine perches and three-fourths
of a perch or thereabouts being part of Crown Section 6 Parish of Marong County of - -
Bendigo -

Dated the Fifth *day of* May
thousand nine hundred and fifty-four.

OFFICE OF TITLES VICTORIA

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



THE MEASUREMENTS ARE IN Links.

Delivered by LANDATA®, timestamp 16/12/2022 16:49 Page 2 of 2

Vols 6289 8059 Fols 644 627 Transfer 2664817 Application

MORTGAGE TO THE COMMERCIAL BANK OF AUSTRALIA LIMITED

Registered 7 MAR 1987

No. G548444

DISCHARGED 18 MAR 1987

B.M.F. OFFICE OF TITLES VICTORIA

L.K.B. OFFICE OF TITLES VICTORIA

CAVEAT No. M830305W LODGED 8.5.87

CAVEAT WILL LAPSE ON 10 APR 1990

REGISTRATION OF P658468B

R.J.F. OFFICE OF TITLES VICTORIA

M.McK. OFFICE OF TITLES VICTORIA

50.

AS TO THE INTEREST OF ERNEST GEORGE VAINS WHO DIED ON 6/6/85 PROBATE OF HIS WILL HAS BEEN GRANTED TO SIDNEY DAVID VAINS, NEIL ROBERT VAINS & SHANE WILLIAM ELLIS
REGISTERED 31/8/88
N677533L

A.B. OFFICE OF TITLES VICTORIA

SIDNEY DAVID VAINS OF 90 MOORE ST. BENDIGO AS TO THREE EQUAL UNDIVIDED SIXTH PARTS OR SHARES SHANE WILLIAM ELLIS OF MARONG AS TO TWO EQUAL UNDIVIDED SIXTH PARTS OR SHARES & NEIL ROBERT VAINS OF WOODSTOCK WEST AS TO ONE EQUAL UNDIVIDED SIXTH PART OR SHARE ARE NOW PROPRIETORS AS TENANTS IN COMMON
REGISTERED 31/8/88
N677535E

A.B. OFFICE OF TITLES VICTORIA

TRANSFER AS TO BALANCE

PROPRIETOR
SIDNEY DAVID VAINS OF SPRING GULLY
REGISTERED 23/3/89
P95121Y

H.J.S. OFFICE OF TITLES VICTORIA

TRANSFER AS TO BALANCE

PROPRIETOR
SIDNEY ROLAND VAINS OF 378 HARGREAVES ST. BENDIGO
REGISTERED 13/2/90
P658468B

C. V. OFFICE OF TITLES VICTORIA

TRANSFER AS TO BALANCE

PROPRIETORS
TENANTS IN COMMON - EQUAL SHARES

DONALD WILLIAM MCKINNON &
MARJORIE JOAN MCKINNON
11 MCLACHLAN ST.
KANGAROO FLAT 3555

W456153A 09/12/99

J.R.W. OFFICE OF TITLES VICTORIA

T08059-628-1-1

V.8059 F.628

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Volume 8059 Folio 627
Folio Creation: Details Unknown
Parent title Volume 06289 Folio 644

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

8059/627 - Version 0, Date 14/10/1999

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ORIGINAL
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VICTORIA

Entered in the Register Book
CANCELLED
Vol. 8059 *Fol.* 627

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1928"

Pct.
22.3.55.

Ivan Stanley Vains of 27 Pyke Street Bendigo Grazier is - - - - - - - - - - -

now the proprietor -

of an Estate in Fee-simple subject to the Encumbrances notified hereunder in one equal undivided fourth part or share and in the surface and down to the depth of Fifty feet below the surface of ----------

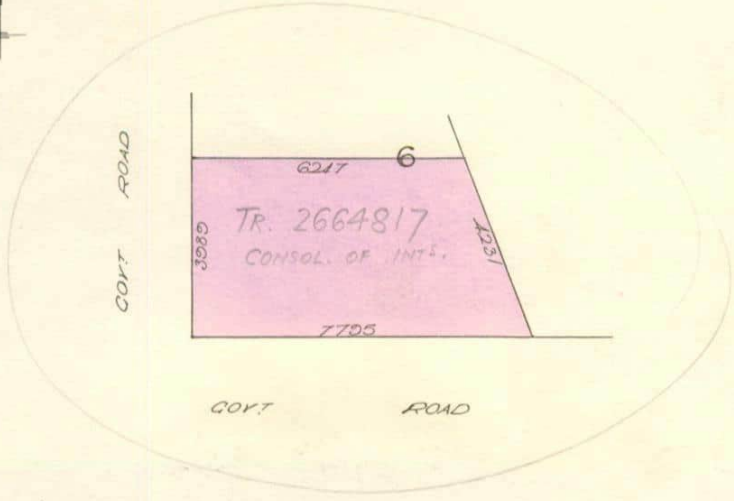
All *that piece of Land, delineated and coloured* purple on the map in the -- margin containing Two hundred and seventy-nine acres Twenty-nine perches and ------ three-quarters of a perch or thereabouts being part of Crown Section 6 Parish of -- Marong County of Bendigo -

Dated the Fifth *day of* May *One thousand nine hundred and* fifty-four.

L Kennedy
Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA

ENCUMBRANCES REFERRED TO



THE MEASUREMENTS ARE IN Links

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Vol. 6289 Fol. 644 Transfer 2664816 Application

TRANSFER TO Ernest George Vains and Sidney David Vains registered
on 5 MAY 1954 numbered 2664817
CANCELLED See Certificate of Title
Vol. 8059 Fol. 628
L Kennedy.
Assistant Registrar of Titles

DUP. WIT.

29 MAR 1955

CANCELLED

T08059-627-1-4

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Volume 6289 Folio 644
Folio Creation: Details Unknown
Parent title Volume 05842 Folio 258

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

6289/644 - Version 1, Date 31/07/1999

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VICTORIA.

Entered in the Register Book CANCELLED Vol. 6289 Fol. 125644

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Ernest Morton Vains and Ivan Stanley Vains both of "Argyle Farm" Marong Graziers are now the proprietors as tenants in common in equal shares - - - - - - - - - - - ~~now the proprietor~~ of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured red on the map in the margin containing Two hundred and seventy-nine acres ------ Twenty-nine perches and three-quarters of a perch or thereabouts being part of -- Crown Section Six Parish of Marong County of Bendigo - - - - - - - - - - - - - -

Dated the Tenth day of May One thousand nine hundred and thirty-nine.

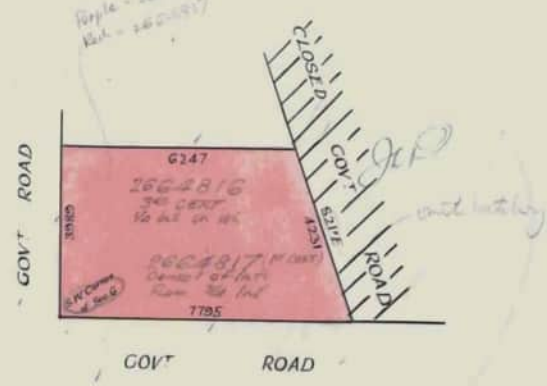
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO

OFFICE OF TITLES VICTORIA

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

C040090 S.B. 6136



T06289-644-1-0

DUPLICATE AMENDED.
15-10-53
NO DEALING TO BE REGISTERED UNTIL PLAN IS AMENDED ON DUPLICATE
SEE S.B. 6136

The Measurements are in links

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Vol. 5842 Fol. 1168258. Transfer. 1730775. Application.

DISCHARGED

MORTGAGE to Elizabeth Neill and Evelyn Adrienne Neill registered on 2nd February 1939 numbered 775007

Assistant Registrar of Titles

Red Ink No. 5440200 As to the Interest of

Ernest Morton Vains who died on 7th August 1951 Probate of his Will has been granted to FARMERS AND CITIZENS TRUSTEES COMPANY BENDIGO LIMITED of Charing Cross, Bendigo and Ivan Stanley Vains of 27 Pyke Street Bendigo Grazier Dated 31 Aug 1953

Assistant Registrar of Titles

TRANSFER as to one undivided half part of the interest formerly held by Ernest Morton Vains to Ivan Stanley Vains registered on -5 MAY 1954 and numbered 2664816.

CANCELLED as to one undivided half part of the said interest See Certificate of Title Vol. 8059 Fol. 627

Assistant Registrar of Titles

TRANSFER AS TO BALANCE to Ernest George Vains and Sidney David Vains registered on -5 MAY 1954 numbered 2664817.

CANCELLED See Certificate of Title Vol. 8059 Fol. 628

Assistant Registrar of Titles

DUP. WITH

22 MAR 1955

CANCELLED

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP123242B**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**16/12/2022 14:56**

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TITLE PLAN		EDITION 1	TP 123242B

Location of Land

Parish: MARONG
Township:
Section: 6(PT)
Crown Allotment:
Crown Portion:

Last Plan Reference:
Derived From: VOL 9936 FOL 791
Depth Limitation: NIL

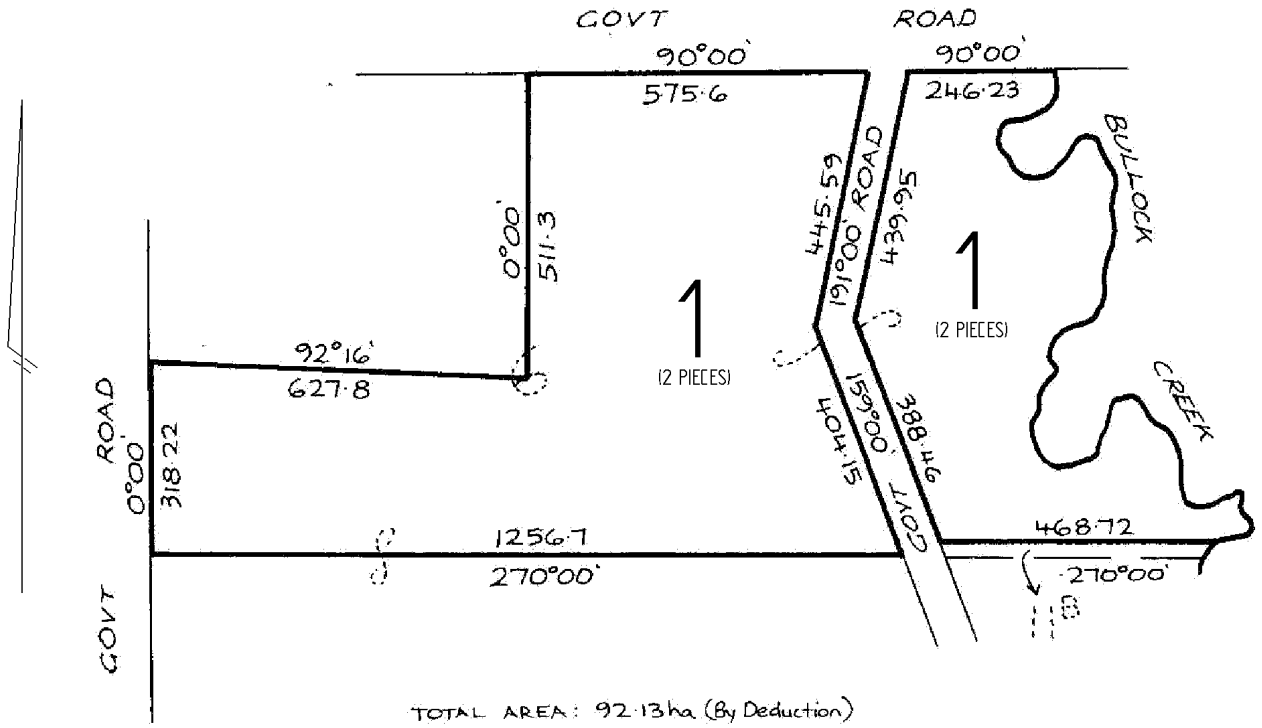
Notations

Warning as to Dimensions
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 26/08/1999
VERIFIED: PB



TOTAL AREA: 92·13ha (By Deduction)

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 = SEC 6 (PTS)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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

VOLUME 09936 FOLIO 791

Security no : 124102748625Q
Produced 16/12/2022 02:54 PM

LAND DESCRIPTION

Lot 1 on Title Plan 123242B (formerly known as part of Section 6 Parish of Marong).
Created by Application No. 066837T 26/02/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SIDNEY ROLAND VAINS of 378 HARGREAVES STREET BENDIGO
Application No. 066837T 26/02/1990

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE P989103E 06/09/1990
WESTPAC BANKING CORPORATION

CAVEAT AV349032L 18/02/2022
Caveator
MARONG LAND NO 1 PTY LTD ACN: 630328273
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
14/02/2022
Estate or Interest
INTEREST AS CHARGEE
Prohibition
ABSOLUTELY
Lodged by
BECK LEGAL
Notices to
MARK DONALDSON of 177 VIEW STREET BENDIGO VIC 3550

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 TP123242B 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)

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NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

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Volume 9936 Folio 791
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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
26/03/2021	26/03/2021	AU181820A	N
RECTIFICATION USER ENTERED NOTATION			
18/02/2022	18/02/2022	AV349032L (E)	N

CAVEAT
CAVEAT AV349032L 18/02/2022
Caveator
MARONG LAND NO 1 PTY LTD
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
14/02/2022
Estate or Interest
INTEREST AS CHARGEE
Prohibition
ABSOLUTELY
Lodged by
BECK LEGAL
Notices to
MARK DONALDSON of 177 VIEW STREET BENDIGO VIC 3550

STATEMENT END

VOTS Snapshot

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124088940522X
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LAND DESCRIPTION

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Lot 1 on Title Plan 123242B (formerly known as part of Section 6 Parish of Marong).
Created by Application No. 066837T 26/02/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SIDNEY ROLAND VAINS of 378 HARGREAVES STREET BENDIGO
Application No. 066837T 26/02/1990

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE P989103E 06/09/1990
WESTPAC BANKING CORPORATION

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

Warning as to Dimensions
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP123242B FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9936/791 - Version 0, Date 12/04/1999

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ORIGINAL

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REGISTER BOOK

VOL. 9936 FOL. 791

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

VOL.

SIDNEY ROLAND VAINS of 378 Hargreaves Street Bendigo is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Marong being part of Section 6 which land is shown enclosed by continuous lines on the map on the sheet annexed hereto- -

Dated 26/2/1990

DERIVED FROM APPLICATION 66837T

ENCUMBRANCES

OFFICE OF TITLES VICTORIA

Assistant Registrar of Titles

Warning as to Dimensions
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T09936-791-1-2

MEASUREMENTS ARE IN METRES

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VOL. 9936 FOL. 791

MORTGAGE TO WESTPAC BANKING CORPORATION

Registered 6 SEP 1990

No. P989103E

OFFICE OF TITLES M.C.S. VICTORIA

1846(F4)

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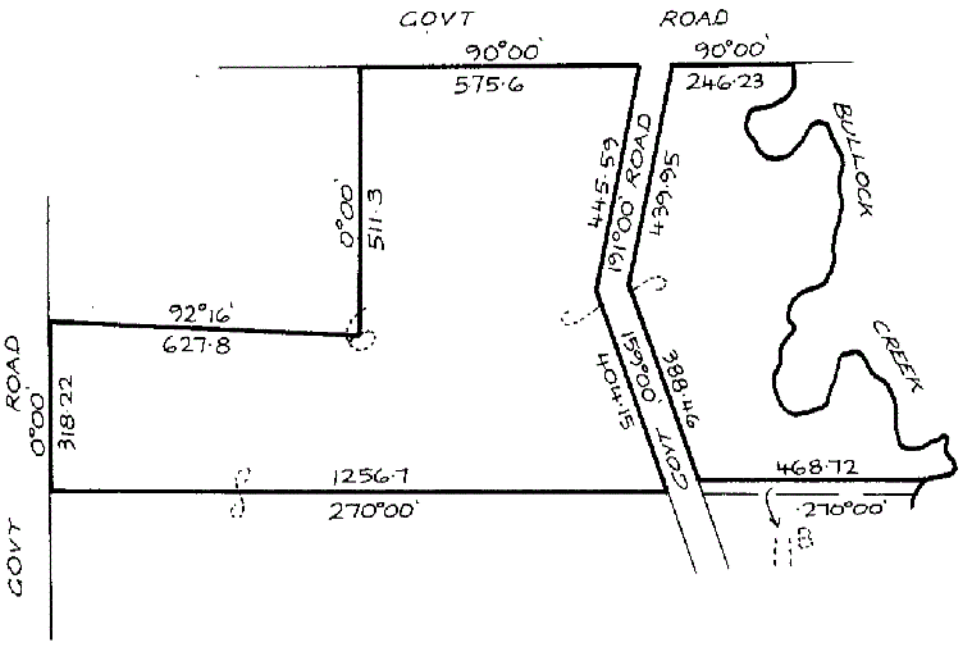
ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 9936 FOL. 791

ASSISTANT REGISTRAR OF TITLES



T09936-791-2-1

TOTAL AREA: 92·13ha (By Deduction)

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Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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Volume 10440 Folio 373
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
23/06/1999	28/06/1999	W117793A	Y	TRANSFER HEARD, RHONDA ELLEN

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
01/05/2012	01/05/2012	AJ632565Y (O)	Y

MORTGAGE OF LAND
MORTGAGE AJ632565Y 01/05/2012
WESTPAC BANKING CORPORATION

14/04/2021	14/04/2021	AU236292W	N

RECTIFICATION USER ENTERED NOTATION

STATEMENT END

VOTS Snapshot

VOLUME 10440 FOLIO 373
124041631636A
Produced 01/05/2012 01:16 pm

LAND DESCRIPTION

Lot 1 on Title Plan 013152R.
Created by Application No. 089266H 18/03/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RHONDA ELLEN HEARD of 21 CALDER HY. BIG HILL 3555
W117793A 23/06/1999

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Warning as to Dimensions
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DIAGRAM LOCATION

SEE TP013152R FOR FURTHER DETAILS AND BOUNDARIES

HISTORICAL REPRINT(S)

Volume 10440 Folio 373

01170661675H Page 1
Produced 27/04/1999 09:54 am

LAND

LOT 1 on Title Plan 013152R.
Created by Application No. 89266H 18/03/1999

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
SOLE PROPRIETOR
VAINS, NEIL ROBERT; WOODSTOCK WEST 3463
Application No. 89266H 18/03/1999

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SEE TP013152R FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10440 Folio 373

01790721831B Page 1
Produced 28/06/1999 11:35 am

LAND

LOT 1 on Title Plan 013152R.
Created by Application No. 89266H 18/03/1999

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
SOLE PROPRIETOR
HEARD, RHONDA ELLEN; 21 CALDER HY. BIG HILL 3555
W117793A 23/06/1999

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988.
Any other encumbrances shown or entered on the plan.

Warning as to Dimensions
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SEE TP013152R FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

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Document Type	**Plan**
Document Identification	**TP013152R**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**16/12/2022 15:11**

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TITLE PLAN

EDITION 1

TP13152R

LOCATION OF LAND

PARISH : MARONG
TOWNSHIP :
SECTION : 6 (PART)
BULLOCK CREEK STATION P.R.

LTO BASE RECORD : SDMB-C (RURAL)
LAST PLAN REFERENCE :
TITLE REFERENCE :

DEPTH LIMITATION : NIL

NOTATIONS

Warning as to dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

EASEMENT INFORMATION

Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / in favour of
NIL				

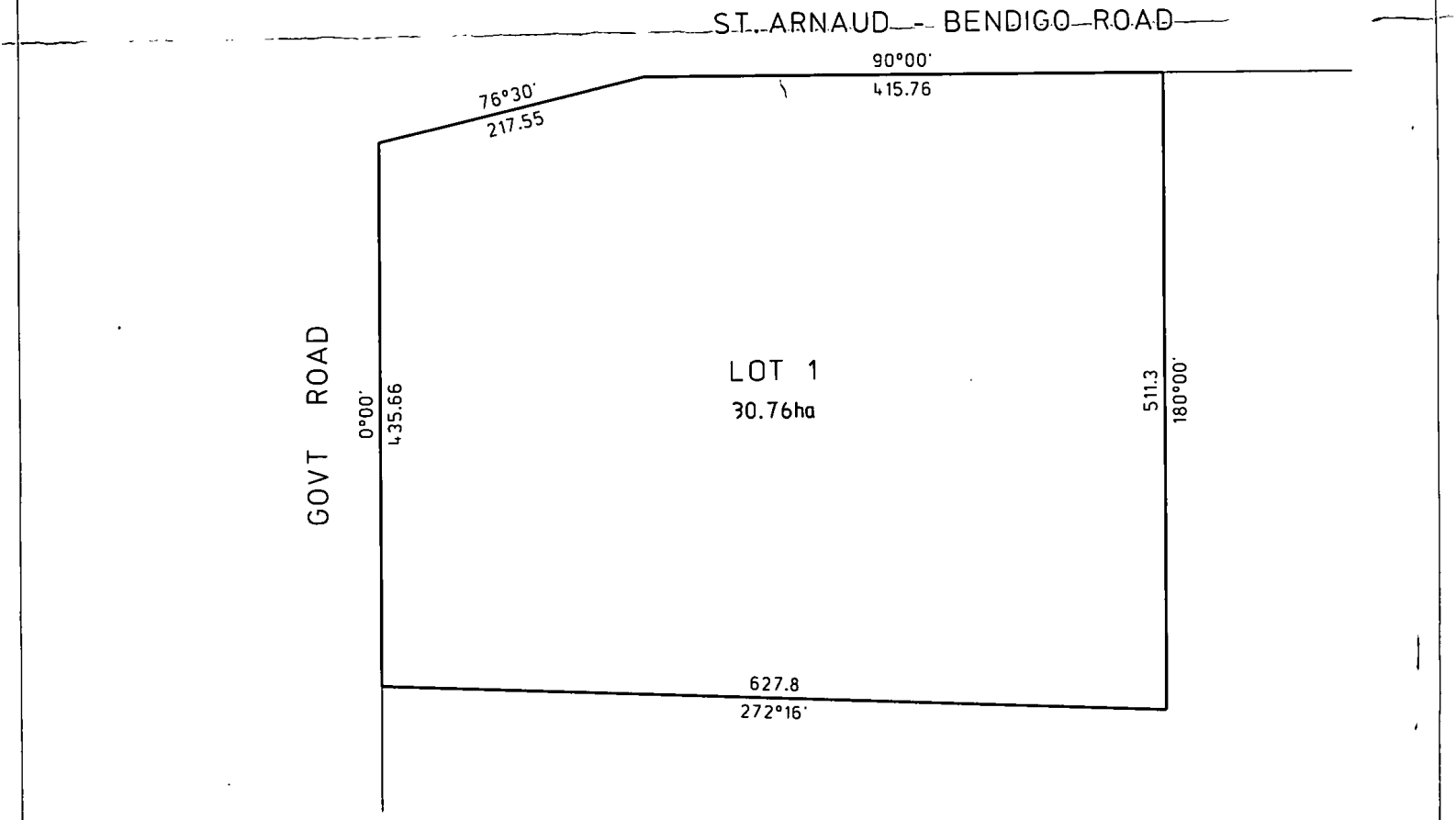
Legend : A - Appurtenant E : Encumbering Easement R : Encumbering Easement (Road)

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by

Date 27 APR 1999

Assistant Registrar of Titles



Sheet 1 of 1 sheets

40 0 40 80 200 400
LENGTHS ARE IN METRES

SHEET SIZE A3

APPLICATION No. :

DEALING CODE No. : 14

AP89266H

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

VOLUME 10440 FOLIO 373

Security no : 124102749377X
Produced 16/12/2022 03:09 PM

LAND DESCRIPTION

Lot 1 on Title Plan 013152R.
Created by Application No. 089266H 18/03/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RHONDA ELLEN HEARD of 21 CALDER HY. BIG HILL 3555
W117793A 23/06/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ632565Y 01/05/2012
WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE TP013152R 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: 41 OSULLIVANS ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP066327H**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**31/01/2023 12:51**

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Delivered by LANDATA®, timestamp 31/01/2023 12:50 Page 1 of 1

TITLE PLAN		EDITION 1	TP 66327H

Location of Land

Parish: MARONG
Township:
Section: 9
Crown Allotment: 1
Crown Portion:

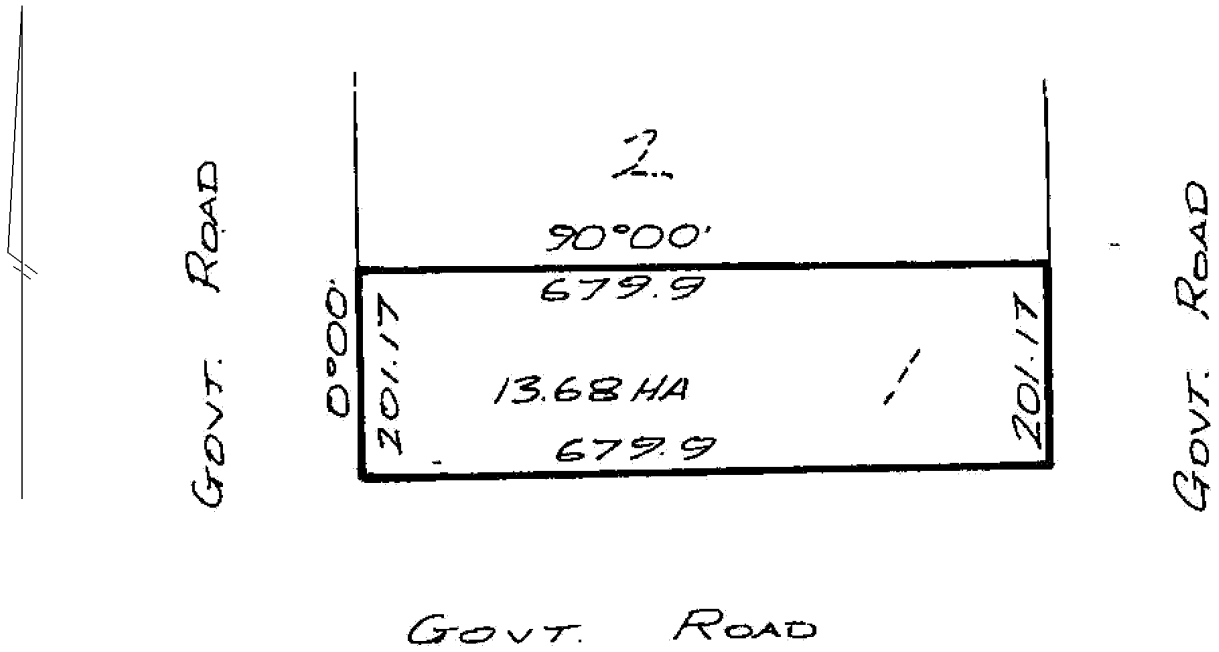
Last Plan Reference:
Derived From: VOL 10082 FOL 435
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 05/07/1999
VERIFIED: MP



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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

VOLUME 10082 FOLIO 435

Security no : 124103565914H
Produced 31/01/2023 12:48 PM

LAND DESCRIPTION

Crown Allotment 1 Section 9 Parish of Marong.
PARENT TITLE Volume 08059 Folio 625
Created by instrument R808335F 05/03/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LANDRY LANE DEVELOPMENT PTY LTD of 90 BENDIGO/ST ARNAUD ROAD MARONG VIC 3515
AT906630D 23/12/2020

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP066327H 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: 90 BENDIGO-ST ARNAUD ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 22999M BAM CONVEYANCING PTY LTD
Effective from 23/12/2020

DOCUMENT END

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Produced 31/01/2023 12:54 PM

Volume 10082 Folio 435
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 08059 Folio 625

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 24/08/2002 05:01:25 AM

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
15/07/2008	15/07/2008	AF968686V	Y
DISCHARGE OF MORTGAGE MORTGAGE(S) REMOVED T649845K			
15/07/2008	15/07/2008	AF968687T	Y
MORTGAGE OF LAND MORTGAGE AF968687T 15/07/2008 BENDIGO AND ADELAIDE BANK LTD			
10/10/2012	10/10/2012	AJ961096W (O)	Y
DISCHARGE OF MORTGAGE AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S) MORTGAGE AF968687T			
10/10/2012	10/10/2012	AJ961097U (O)	Y
MORTGAGE OF LAND MORTGAGE AJ961097U 10/10/2012 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD			
12/06/2013	12/06/2013	AK395616S	Y
DISCHARGE OF MORTGAGE AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S) MORTGAGE AJ961097U			
12/06/2013	12/06/2013	AK395617Q	Y
TRANSFER OF LAND BY ENDORSEMENT FROM: GRANT WALTER LANGLEY TO: ADAM JAMES HARRISON NAOMI JANE HARRISON			

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RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
ADAM JAMES HARRISON
NAOMI JANE HARRISON both of 38 GLENELG DRIVE MAIDEN GULLY VIC 3551
AK395617Q 12/06/2013

12/06/2013 12/06/2013 AK395618N Y

MORTGAGE OF LAND
MORTGAGE AK395618N 12/06/2013
BENDIGO AND ADELAIDE BANK LTD

23/12/2020 23/12/2020 AT906629M (E) N

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AK395618N

23/12/2020 23/12/2020 AT906630D (E) N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
ADAM JAMES HARRISON
NAOMI JANE HARRISON
TO:
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
LANDRY LANE DEVELOPMENT PTY LTD of 90 BENDIGO/ST ARNAUD ROAD MARONG VIC 3515
AT906630D 23/12/2020

STATEMENT END

VOTS Snapshot

Volume 10082 Folio 435
124026656631E
Produced 15/07/2008 09:26 am

LAND DESCRIPTION

Crown Allotment 1 Section 9 Parish of Marong.
PARENT TITLE Volume 08059 Folio 625
Created by instrument R808335F 05/03/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GRANT WALTER LANGLEY of 6 THOMAS STREET KANGAROO FLAT
R808335F 05/03/1992

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T649845K 21/04/1995
BENDIGO SANDHURST MUTUAL PERMANENT LAND AND BUILDING SOCIETY LTD

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DIAGRAM LOCATION

SEE TP066327H FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

10082/435 - Version 0, Date 16/04/1999

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R808335F

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK

VOL. 10082 FOL. 435

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

GRANT WALTER LANGLEY OF 6 THOMAS STREET KANGAROO FLAT IS THE PROPRIETOR OF AN ESTATE IN FEE SIMPLE SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER IN ALL THAT PIECE OF LAND IN THE PARISH OF MARONG BEING CROWN ALLOTMENT ONE SECTION 9 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON -

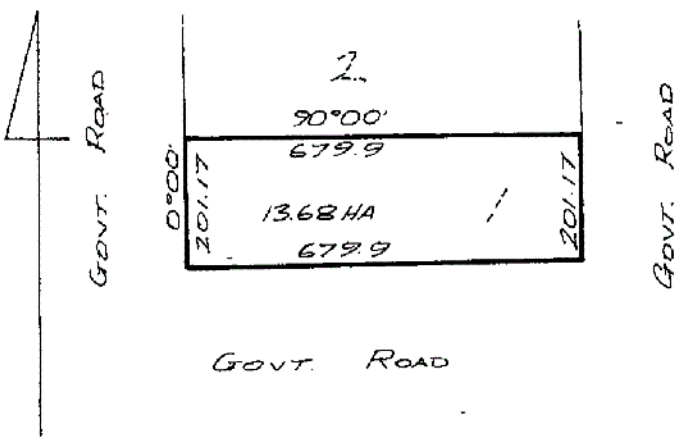
VOL.

DATE: 5/3/92
DERIVED FROM VOL.8059 FOL.625 R808335F

Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA

ENCUMBRANCES REFERRED TO



T10082-435-1-3

MEASUREMENTS ARE IN METRES

Delivered by LANDATA®, timestamp 31/01/2023 12:54 Page 2 of 2

VOL. 10082 FOL. 435

MORTGAGE

AUSTRALIA AND NEW ZEALAND SAVINGS BANK LIMITED
REGISTERED 3/4/95
R808336C

DISCHARGED 21 APR 1995

OFFICE OF TITLES F.P. VICTORIA

OFFICE OF TITLES P.E. VICTORIA

MORTGAGE

BENDIGO SANDHURST MUTUAL PERMANENT LAND AND BUILDING SOCIETY LTD.
T649845K 21/4/95

OFFICE OF TITLES F.P. VICTORIA

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP554374C**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**31/01/2023 13:44**

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TITLE PLAN		EDITION 1	TP 554374C

Location of Land

Parish: MARONG
Township:
Section: 9
Crown Allotment: 2
Crown Portion:

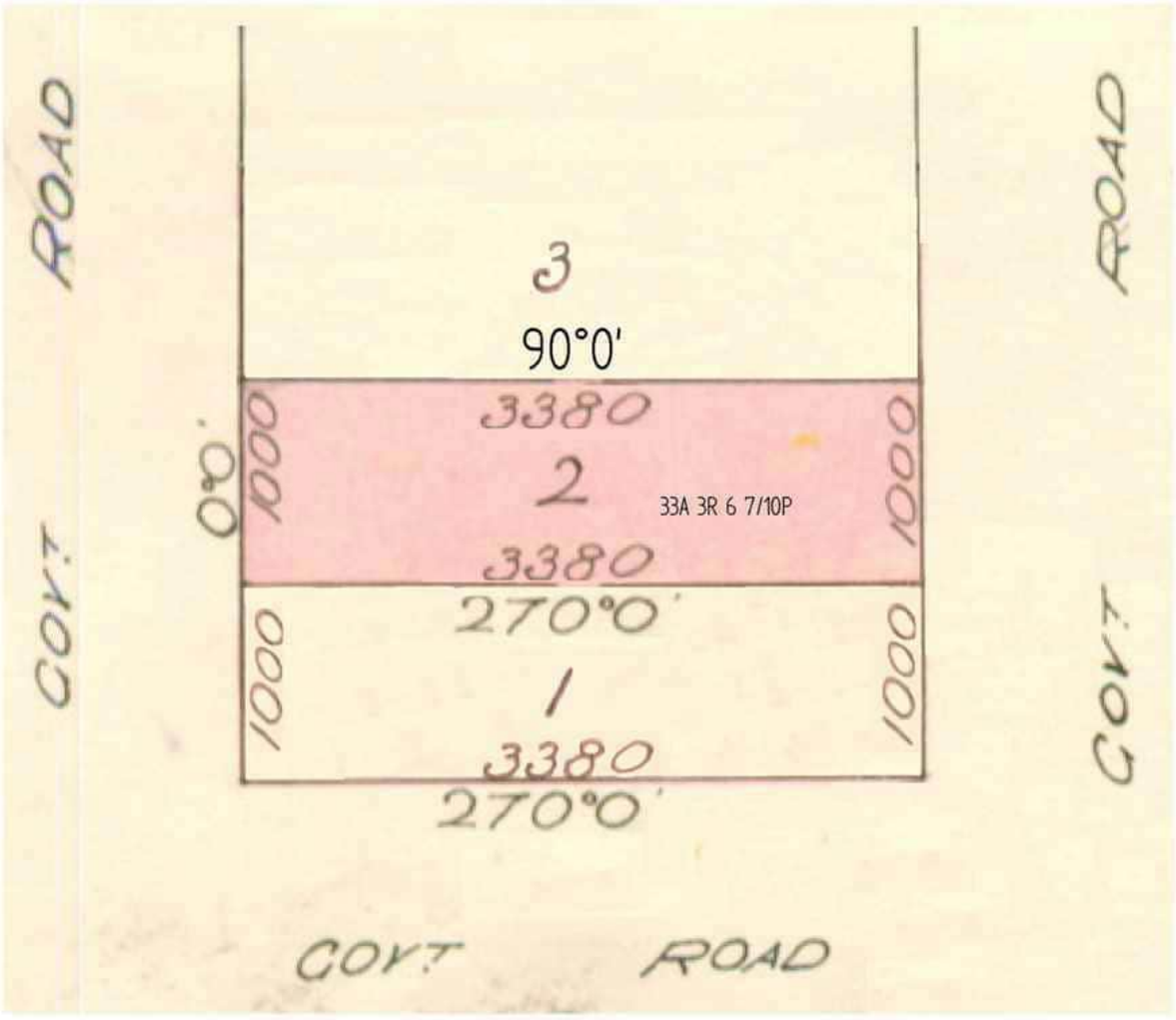
Last Plan Reference:
Derived From: VOL 8059 FOL 625
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 05/07/2000
VERIFIED: GB



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

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

VOLUME 08059 FOLIO 625

Security no : 124103567987E
Produced 31/01/2023 01:41 PM

LAND DESCRIPTION

Crown Allotment 2 Section 9 Parish of Marong.
PARENT TITLE Volume 07163 Folio 576
Created by instrument 2664816 05/05/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DRUMBANE ESTATE PTY LTD of 20 DUGGANS ROAD BRIDGEWATER VIC 3516
AK012996U 08/11/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK012997S 08/11/2012
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP554374C 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: 28 MCCREDDONS ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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Document Type	**Plan**
Document Identification	**TP067264A**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**31/01/2023 13:53**

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TITLE PLAN		EDITION 1	TP 67264A

Location of Land

Parish: MARONG
Township:
Section: 9
Crown Allotment: 3
Crown Portion:

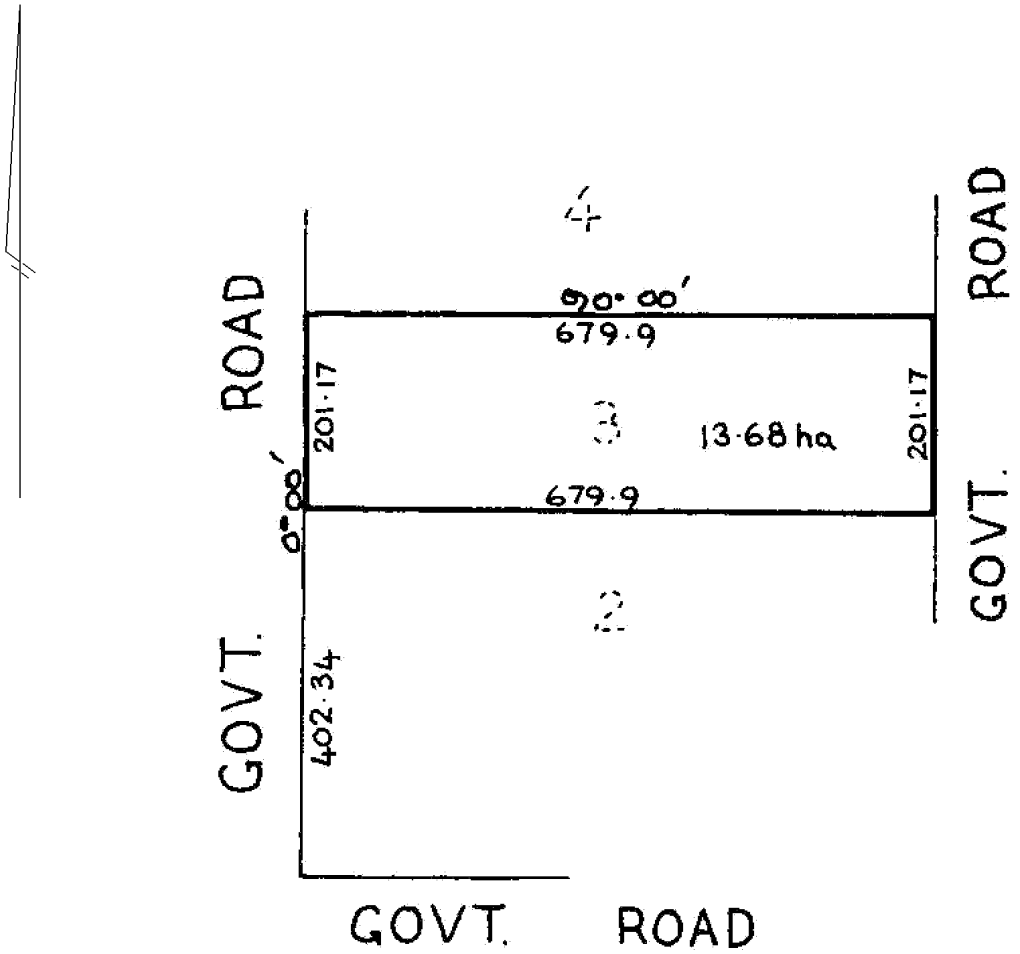
Last Plan Reference:
Derived From: VOL 10116 FOL 205
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 09/07/1999
VERIFIED: BH



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

VOLUME 10116 FOLIO 205

Security no : 124103568374J
Produced 31/01/2023 01:50 PM

LAND DESCRIPTION

Crown Allotment 3 Section 9 Parish of Marong.
PARENT TITLE Volume 08059 Folio 625
Created by instrument S340350T 04/02/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANDREW ALLAN WHATLEY
JACQUELYN WHATLEY both of 53 FILCOCK ROAD MARONG VIC 3515
AK892279M 11/02/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL041825B 28/04/2014
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP067264A 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: 53 FILCOCK ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 28/04/2014

DOCUMENT END

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Volume 10116 Folio 205
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 08059 Folio 625

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 24/08/2002 05:01:25 AM

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
22/04/2002	22/04/2002	AB230900X	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
JAMES RICHARD BLANDTHORN
TO:
ASHLEY FRANCIS MURPHY

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
ASHLEY FRANCIS MURPHY of 4 ELLIOTT STREET GOLDEN SQUARE VIC 3555
AB230900X 22/04/2002

22/04/2002	22/04/2002	AB230901V	Y

MORTGAGE OF LAND
MORTGAGE AB230901V 22/04/2002
BENDIGO BANK LTD

11/09/2007	11/09/2007	AF329385C	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AB230901V

11/09/2007	11/09/2007	AF329386A	Y

MORTGAGE OF LAND
MORTGAGE AF329386A 11/09/2007
WESTPAC BANKING CORPORATION

07/01/2014	07/01/2014	AK828014P	Y

CAVEAT
CAVEAT AK828014P 07/01/2014
Caveator
ANDREW ALLAN WHATLEY
JACQUELYN WHATLEY

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Capacity PURCHASER/FEE SIMPLE
Lodged by
ROBERTSON HYETTS
Notices to
ROBERTSON HYETTS of 157 BARKER STREET CASTLEMAINE VIC 3450

11/02/2014 11/02/2014 AK892278P Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AF329386A

11/02/2014 11/02/2014 AK892279M Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
ASHLEY FRANCIS MURPHY
TO:
ANDREW ALLAN WHATLEY
JACQUELYN WHATLEY

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
ANDREW ALLAN WHATLEY
JACQUELYN WHATLEY both of 53 FILCOCK ROAD MARONG VIC 3515
AK892279M 11/02/2014
AND LAPSING OF CAVEAT AK828014P

28/04/2014 28/04/2014 AL041792P (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
LC Id: 6881
Removed by Dealing AL041825B

28/04/2014 28/04/2014 AL041825B (E) N

MORTGAGE OF LAND
MORTGAGE AL041825B 28/04/2014
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

VOTS Snapshot

Volume 10116 Folio 205
124001276327R
Produced 22/04/2002 08:51 am

LAND DESCRIPTION

Crown Allotment 3 Section 9 Parish of Marong.
PARENT TITLE Volume 08059 Folio 625
Created by instrument S340350T 04/02/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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JAMES RICHARD BLANDTHORN of PIANGIL 3597
W393066P 08/11/1999

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 10116 FOLIO 205 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

10116/205 - Version 1, Date 27/11/1999

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S340350T

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK

VOL. 10116 FOL. 205

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

JOHN ROBERT FAURE OF CHELLEWS ROAD HARCOURT NORTH IS THE PROPRIETOR OF AN ESTATE IN FEE SIMPLE SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER IN ALL THAT PIECE OF LAND IN THE PARISH OF MARONG BEING CROWN ALLOTMENT 3 SECTION 9 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON -

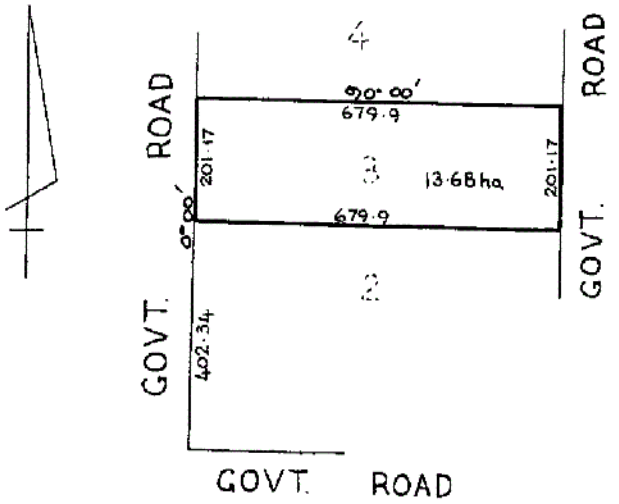
VOL.

DATE: 4/2/93
DERIVED FROM VOL.8059 FOL.625 S340350T

P L Matthews
Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA

ENCUMBRANCES REFERRED TO



T10116-205-1-6

MEASUREMENTS ARE IN METRES

Delivered by LANDATA®, timestamp 31/01/2023 13:58 Page 2 of 2

VOL 10116 FOL 205

JOINT PROPRIETORS

PETER GORDON NUNN & FIONA JANINE

KIDMAN

WARNE ST. BERRIWILLOCK 3531

T909817Y 13/10/95

OFFICE OF TITLES D.M.L. VICTORIA

MORTGAGE

DISCHARGED W393065S -8 NOV 1999

COMMONWEALTH BANK OF AUSTRALIA

T909818S 13/10/95

OFFICE OF TITLES J.R.W. VICTORIA

OFFICE OF TITLES D.M.L. VICTORIA

PROPRIETOR

JAMES RICHARD BLANDTHORN
PIANGIL 3597

W393066P 08/11/99

OFFICE OF TITLES J.R.W. VICTORIA

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Volume 8059 Folio 625
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 07163 Folio 576

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 09/05/2003 05:11:18 AM

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
15/05/2002	15/05/2002	AB281134B	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
DAMIEN GERARD SAUNDERS
SHARON MARGARET SAUNDERS
TO:
GEORGE JOHN KUDLIMAN
KYLIE JANE GOODSELL

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
GEORGE JOHN KUDLIMAN
KYLIE JANE GOODSELL both of 2 MCCREDDONS ROAD MARONG VIC 3515
AB281134B 15/05/2002

15/05/2002	15/05/2002	AB281135Y	Y

MORTGAGE OF LAND
MORTGAGE AB281135Y 15/05/2002
BENDIGO BANK LTD

08/11/2004	08/11/2004	AD222906N	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AB281135Y

08/11/2004	08/11/2004	AD222907L	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
GEORGE JOHN KUDLIMAN
KYLIE JANE GOODSELL
TO:
WAYNE DESMOND HARRINGTON
SHONA HARRINGTON

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RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
WAYNE DESMOND HARRINGTON
SHONA HARRINGTON both of RMB 3065 CAMP ROAD WOODVALE VIC 3556
AD222907L 08/11/2004

08/11/2004 08/11/2004 AD222908J Y

MORTGAGE OF LAND
MORTGAGE AD222908J 08/11/2004
COMMONWEALTH BANK OF AUSTRALIA

30/06/2005 30/06/2005 AD719940T Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AD222908J

30/06/2005 30/06/2005 AD719941R Y

MORTGAGE OF LAND
MORTGAGE AD719941R 30/06/2005
COMMONWEALTH BANK OF AUSTRALIA

08/11/2012 08/11/2012 AK012995W (O) Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AD719941R

08/11/2012 08/11/2012 AK012996U (O) Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
WAYNE DESMOND HARRINGTON
SHONA HARRINGTON
TO:
DRUMBANE ESTATE PTY LTD 159985663

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
DRUMBANE ESTATE PTY LTD of 20 DUGGANS ROAD BRIDGEWATER VIC 3516
AK012996U 08/11/2012

08/11/2012 08/11/2012 AK012997S (O) Y

MORTGAGE OF LAND
MORTGAGE AK012997S 08/11/2012
NATIONAL AUSTRALIA BANK LTD

STATEMENT END

VOTS Snapshot

Volume 08059 Folio 625
124001588250U
Produced 15/05/2002 05:34 pm

LAND DESCRIPTION

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Crown Allotment 2 Section 9 Parish of Marong.
PARENT TITLE Volume 07163 Folio 576
Created by instrument 2664816 05/05/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DAMIEN GERARD SAUNDERS
SHARON MARGARET SAUNDERS both of FRANKELS LA MARONG
S354709F 15/02/1993

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 8059 FOLIO 625 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8059/625 - Version 0, Date 14/10/1999

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ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE OF TITLES

VICTORIA

Entered in the Register Book

Vol. 8059 *Fol.* 625

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1928"

22.3.55.

Ivan Stanley Vains of 27 Pyke Street Bendigo Grazier is - - - - - - - - - - - - - -

now the proprietor -

of an Estate in Fee-simple subject to the Encumbrances notified hereunder in--

All *th* at *piece of Land, delineated and coloured* red on the map in the -----

margin containing One hundred and one acres One rood and Twenty-four perches or - - --

thereabouts being Crown Allotments One, 2 and 3 Section 9 Parish of Marong County--

of Bendigo -

Dated the Fifth *day of* May *One thousand nine hundred and* fifty-four.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

S 360350T
Pt
Area 13.68ha.

R 608225F
(Pt)
Area: 13.68 HA

THE MEASUREMENTS ARE IN Links

Delivered by LANDATA®, timestamp 31/01/2023 12:58 Page 2 of 2

Vol. 7163 Fol. 576 Transfer 2664816 ~~Reb Inv. No.5556517~~ Application

So.

IVAN STANLEY VAINS died on 3rd February 1966
Probate of his Will has been granted to NATIONAL TRUSTEES EXECUTORS AND AGENCY COMPANY OF AUSTRALASIA LIMITED of 95 Queen Street Melbourne and ERNEST GEORGE VAINS of 380 Hargreaves Street Bendigo Stock and Station Agent
Dated 24th May 1967
No. C785168

OFFICE OF TITLES B.M. VICTORIA

ERNEST GEORGE VAINS of 380 Hargreaves Street Bendigo and SIDNEY DAVID VAINS of Moore Street Bendigo Stock and Station Agents are now proprietors as TENANTS IN COMMON IN EQUAL SHARES
Registered 24th May 1967
No. C785170

OFFICE OF TITLES B.M. VICTORIA

CAVEAT No.H544895 LODGED 4 JUN 1979

CAVEAT WITHDRAWN BEFORE ENTRY
2 AUG 1979

OFFICE OF TITLES V.W. VICTORIA

CAVEAT No.M830205W LODGED 8-5-87

CAVEAT WILL LAPSE ON REGISTRATION OF P095120C entered 23 JUL 1992

OFFICE OF TITLES D. McK. VICTORIA

OFFICE OF TITLES C.A.T. VICTORIA

So.

AS TO THE INTEREST OF ERNEST GEORGE VAINS WHO DIED ON 6/6/85 PROBATE OF HIS WILL HAS BEEN GRANTED TO SIDNEY DAVID VAINS NEIL ROBERT VAINS & SHANE WILLIAM ELLIS
REGISTERED 31/8/88
N677533L

OFFICE OF TITLES A.B. VICTORIA

SIDNEY DAVID VAINS OF 90 MOORE ST. BENDIGO AS TO THREE EQUAL UNDIVIDED SIXTH PARTS OR SHARES SHANE WILLIAM ELLIS OF MARONG AS TO TWO EQUAL UNDIVIDED SIXTH PARTS OR SHARES & NEIL ROBERT VAINS OF WOODSTOCK WEST AS TO ONE EQUAL UNDIVIDED SIXTH PART OR SHARE ARE NOW PROPRIETORS AS TENANTS IN COMMON
REGISTERED 31/8/88
N677535E

OFFICE OF TITLES A.B. VICTORIA

PROPRIETOR
NEIL ROBERT VAINS OF WOODSTOCK WEST FARMER
REGISTERED 23/3/89
P095120C

OFFICE OF TITLES J.R.W. VICTORIA

TRANSFER AS TO PART No. R808335F
registered 5-3-92
CANCELLED AS TO PART
See Vol 10082 Fol. 435
C/A ONE AREA 13.68 HA

OFFICE OF TITLES P.E. VICTORIA

TRANSFER AS TO PART No. S340350T
registered 4/2/93
CANCELLED AS TO PART
See Vol. 10116 Fol. 205
C.A. 3.

OFFICE OF TITLES C.R.E. VICTORIA

TRANSFER AS TO BALANCE

JOINT PROPRIETORS
DAMIEN GERARD SAUNDERS & SHARON MARGARET SAUNDERS
FRANKELS LA. MARONG
S354709F 15/2/93

OFFICE OF TITLES S.T. VICTORIA

T08059-625-1-1

V.8059 F.625

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Produced 31/01/2023 01:02 PM

Volume 7163 Folio 576
Folio Creation: Details Unknown
Parent title Volume 04160 Folio 942

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

7163/576 - Version 1, Date 08/06/1999

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VICTORIA.

Entered in the Register Book CANCELLED

Vol. 7163 Fol. 1432576

15-12-48

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

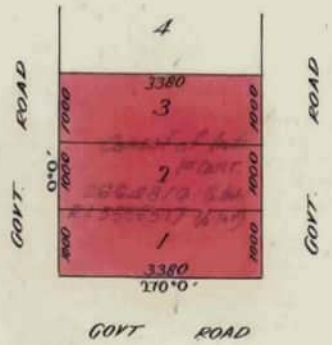
Ernest Morton Vains and Ivan Stanley Vains both of Marong Graziers are now the proprietors as tenants in common in equal shares - - - - - - - - - - now ~~the proprietor~~ of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured red on the map in the margin containing One hundred and one acres One rood and --- Twenty-four perches or thereabouts being Crown Allotments One, Two and Three ---- Section Nine Parish of Marong County of Bendigo - - - - - - - - - - - - - - - - -

Dated the Eighth day of September One thousand nine hundred and forty-eight.

K.P. Fitzgerald.
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

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



T07163-576-1-0

The Measurements are in links.

Delivered by LANDATA®, timestamp 31/01/2023 13:02 Page 2 of 2

Vol. 4160 Fol. 831942 Transfer. 2163607 Application.

Red Ink. No. 5440200 As to the Interest of

Ernest Morton Vains who died on 7th August 1953 Probate of his Will has been granted to FARMERS AND CITIZENS TRUSTEES COMPANY BENDIGO LIMITED of Charing Cross Bendigo and Ivan Stanley Vains of 37 Pyke Street Bendigo Grazier

Dated 31 Aug 1953 52 SH. C.W. Mitchell Assistant Registrar of Titles

TRANSFER AS TO the interest of FARMERS AND CITIZENS TRUSTEES COMPANY BENDIGO LIMITED and Ivan Stanley Vains as executors to Ivan Stanley Vains registered on - 5 MAY 1954 and numbered

CANCELLED

See Certificate of Title Vol. 8059 Fol. 625

D. Kennedy. Assistant Registrar of Titles

DUP. WITH

CANCELLED 22 MAR 1955

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP064409R**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**31/01/2023 14:14**

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TITLE PLAN		EDITION 1	TP 64409R

Location of Land

Parish: MARONG
Township:
Section: 9
Crown Allotment: 6A
Crown Portion:

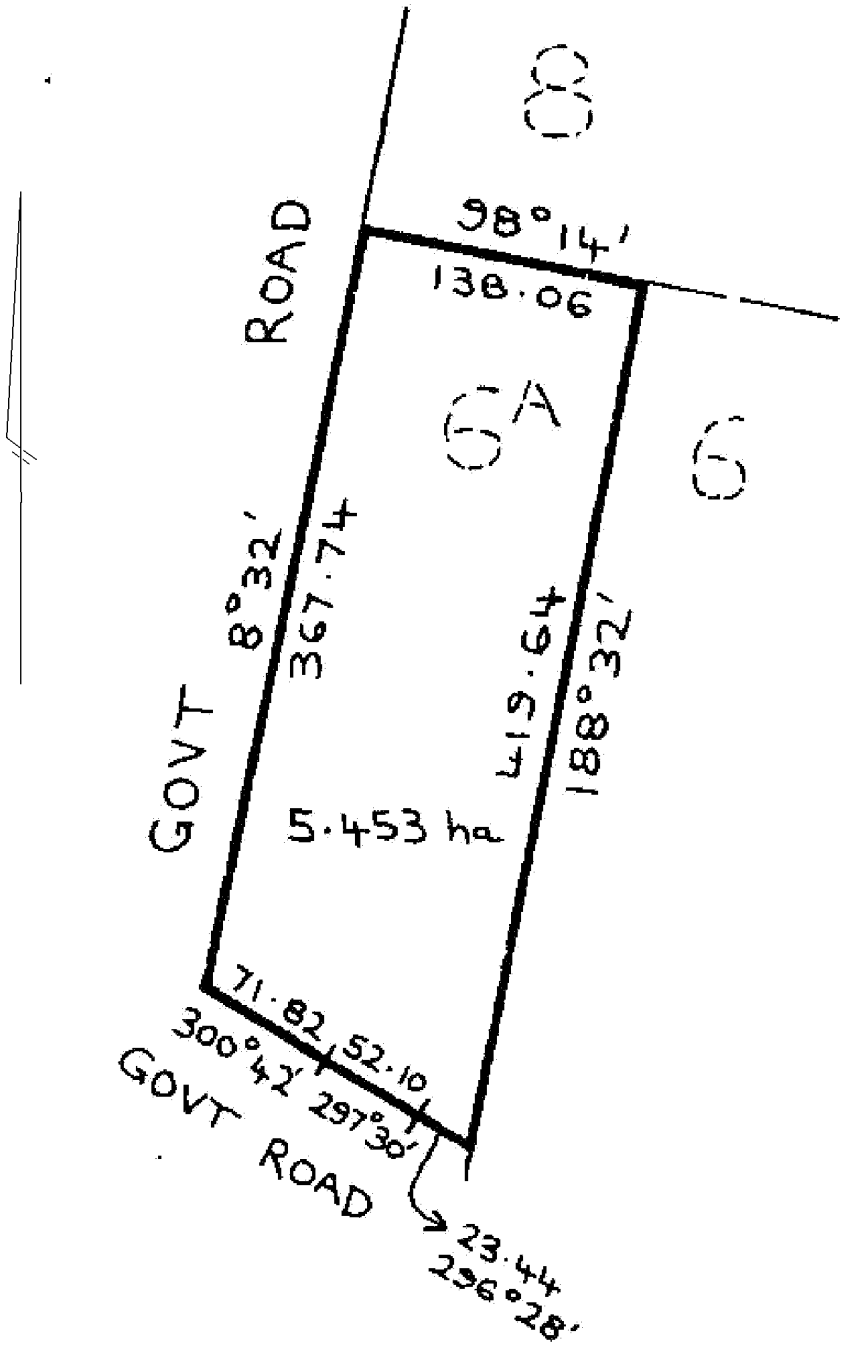
Last Plan Reference:
Derived From: VOL 10027 FOL 523
Depth Limitation: 15.24 m

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 29/06/1999
VERIFIED: BC



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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

VOLUME 10027 FOLIO 523

Security no : 124103569592K
Produced 31/01/2023 02:11 PM

LAND DESCRIPTION

Crown Allotment 6A Section 9 Parish of Marong.
PARENT TITLE Volume 08113 Folio 968
Created by instrument R187600A 24/01/1991

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
NICHOLAS SAMUEL FARLEY
TAMRIE ELIZABETH CARTER both of 138-138A MCCREDDONS ROAD MARONG VIC 3515
AV873507N 20/07/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV873508L 20/07/2022
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP064409R 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 20/07/2022

DOCUMENT END

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Volume 10027 Folio 523
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 08113 Folio 968

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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
24/06/2009	24/06/2009	AG580960E	Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE V799918R
MORTGAGE W614666K

24/06/2009	24/06/2009	AG580961C	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
NOEL HENRY RIDGE
HEATHER MAREE RIDGE
TO:
TRENTON JOHN TAYLOR

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
TRENTON JOHN TAYLOR of 138 MCCREDDONS ROAD MARONG VIC 3515
AG580961C 24/06/2009

24/06/2009	24/06/2009	AG580962A	Y

MORTGAGE OF LAND
MORTGAGE AG580962A 24/06/2009
NATIONAL AUSTRALIA BANK LTD

20/07/2022	20/07/2022	AV873506Q (E)	N

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AG580962A

20/07/2022	20/07/2022	AV873507N (E)	N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
TRENTON JOHN TAYLOR

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TO:
NICHOLAS SAMUEL FARLEY
TAMRIE ELIZABETH CARTER
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
NICHOLAS SAMUEL FARLEY
TAMRIE ELIZABETH CARTER both of 138-138A MCCREDDONS ROAD MARONG VIC 3515
AV873507N 20/07/2022

20/07/2022 20/07/2022 AV873508L (E) N

MORTGAGE OF LAND
MORTGAGE AV873508L 20/07/2022
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

VOTS Snapshot

VOLUME 10027 FOLIO 523
124030170294F
Produced 24/06/2009 07:24 am

LAND DESCRIPTION

Crown Allotment 6A Section 9 Parish of Marong.
PARENT TITLE Volume 08113 Folio 968
Created by instrument R187600A 24/01/1991

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
NOEL HENRY RIDGE
HEATHER MAREE RIDGE both of YORKSHIRE ROAD MARONG
R187600A 24/01/1991

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V799918R 16/12/1998
BENDIGO BANK LTD

MORTGAGE W614666K 22/02/2000
BENDIGO BANK LTD

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DIAGRAM LOCATION

SEE TP064409R FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

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10027/523 - Version 1, Date 16/03/2000

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R187600A

ORIGINAL

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REGISTER BOOK

VOL. 10027 FOL. 523

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

NOEL HENRY RIDGE AND HEATHER MAREE RIDGE BOTH OF YORKSHIRE ROAD MARONG ARE JOINT PROPRIETORS OF AN ESTATE IN FEE SIMPLE SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER IN ALL THAT PIECE OF LAND IN THE PARISH OF MARONG BEING CROWN ALLOTMENT 6A SECTION 9 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON THE SAID LAND BEING LIMITED TO SO MUCH AS LIES ABOVE THE DEPTH OF "15.24 METRES" BELOW THE SURFACE - - -

Delivered by LANDATA®, timestamp 31/01/2023 14:25 Page 2 of 2

MORTGAGE

BENDIGO SANDHURST MUTUAL PERMANENT LAND AND BUILDING SOCIETY

REGISTERED 9/9/2

S112056S

DISCHARGED -4 MAY 1999

OFFICE OF TITLES C.R.P. VICTORIA

OFFICE OF TITLES S.T. VICTORIA

MORTGAGE

BENDIGO BANK LIMITED

V799918R 16/12/98

OFFICE OF TITLES B.J. VICTORIA

MORTGAGE

BENDIGO BANK LIMITED

W614666K 22/02/00

OFFICE OF TITLES W.C.H. VICTORIA

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Volume 8113 Folio 968
Folio Creation: Created as paper folio continued as computer folio

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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
02/05/2002	02/05/2002	AB253384K	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
T923845N

02/05/2002	02/05/2002	AB253385H	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
PETER HERBERT HAZELDENE
MAREE ELIZABETH HAZELDENE
TO:
ANTHONY GERARD GRAHAM
DEBRA LEE-ANNE GRAHAM

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
ANTHONY GERARD GRAHAM
DEBRA LEE-ANNE GRAHAM both of RSD 113 MCCREDDONS ROAD MARONG 3515
AB253385H 02/05/2002

02/05/2002	02/05/2002	AB253386F	Y

MORTGAGE OF LAND
MORTGAGE AB253386F 02/05/2002
NATIONAL AUSTRALIA BANK LIMITED

14/11/2006	14/11/2006	AE727164J	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AB253386F

14/11/2006	14/11/2006	AE727165G	Y

MORTGAGE OF LAND
MORTGAGE AE727165G 14/11/2006
POLICE ASSOCIATION CREDIT CO-OPERATIVE LTD

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07/11/2019 07/11/2019 AS685835T (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
LC Id: 203865120
Removed by Dealing AS687472T

07/11/2019 07/11/2019 AS687472T (E) N

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AE727165G

07/11/2019 07/11/2019 AS687473R (E) N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
ANTHONY GERARD GRAHAM
DEBRA LEE-ANNE GRAHAM
TO:
ANTHONY GERARD GRAHAM
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
ANTHONY GERARD GRAHAM of 113 MCCREDDONS ROAD WILSONS HILL VIC 3515
AS687473R 07/11/2019

07/11/2019 07/11/2019 AS687474P (E) N

MORTGAGE OF LAND
MORTGAGE AS687474P 07/11/2019
POLICE FINANCIAL SERVICES LTD

20/04/2022 20/04/2022 AV544068A (E) N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT
ELF Id: 452092313
Removed by Dealing AV548370E

20/04/2022 20/04/2022 AV548370E (E) N

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AS687474P

20/04/2022 20/04/2022 AV548371C (E) N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
ANTHONY GERARD GRAHAM
TO:
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
BIANCA JAIDE DONALDSON
MICHAEL BENJAMIN DONALDSON both of 113 MCCREDDONS ROAD WILSONS HILL VIC 3515
AV548371C 20/04/2022

20/04/2022 20/04/2022 AV548372A (E) N

MORTGAGE OF LAND
MORTGAGE AV548372A 20/04/2022
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

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VOTS Snapshot

Volume 08113 Folio 968
124001418816M
Produced 02/05/2002 01:32 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 1A Section 10 Parish of Marong.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER HERBERT HAZELDENE
MAREE ELIZABETH HAZELDENE both of MARONG RD LOCKWOOD 3551
T923844R 23/10/1995

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T923845N 23/10/1995
NATIONAL AUSTRALIA BANK LIMITED

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 8113 FOLIO 968 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8113/968 - Version 0, Date 25/10/1999

Delivered by LANDATA®, timestamp 31/01/2023 14:18 Page 1 of 4

H828580

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

Entered in the Register Book.
Vol. 8113 Fol. 968
Assistant Registrar of Titles

Elizabeth II., by the Grace of God of Great Britain Ireland and the British Dominions beyond the Seas QUEEN Defender of the Faith

11.6.57.

TO all to whom these presents shall come GREETING **Whereas** in conformity with the laws relating to the sale and occupation of Crown lands in Our State of Victoria the person hereinafter named has in consideration of the sum of **Six hundred and fifty-three pounds** which sum has been duly paid become entitled to a grant in fee simple of the surface and down to the depth of **FIFTY** feet below the surface of the land hereinafter described **Now know ye** that in consideration of the sum so paid and in pursuance of the law Us in that behalf enabling WE DO HEREBY GRANT unto **VIOLET MAY MAYNARD of Marong Widow**

so much and such parts as lie above the depth of **FIFTY** feet below the surface of **All** THAT PIECE OF LAND in the said State containing **twenty acres more or less being Allotment six[A] of Section nine and Allotment one[A] of Section ten in the Parish of Marong County of Bendigo**

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

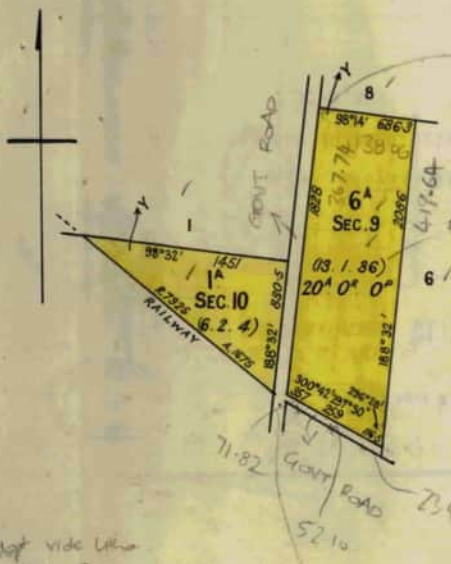
(i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
(ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
(iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

TO hold unto the said **Violet May Maynard**

in fee simple.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said **Violet May Maynard**



her executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

In accordance with the provisions of the Land Acts

Dated the **first** day of **August** in the year of our Lord One thousand nine hundred and **fifty** being the day the person herein named became entitled to this Grant.

on this twenty-eighth day of May 1957

In testimony whereof We have caused this Our Grant to be sealed at Melbourne with the Seal of the said State.

LIEUTENANT-GENERAL THE HONORABLE SIR EDMUND FRANCIS HERRING, K.C.M.G., K.B.E., D.S.O., M.C., E.D.

Witness Our trusty and well-beloved ~~General SIR REGINALD ALEXANDER DALLAS BROOKS, Knight Commander of the Most Honourable Order of the Bath, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Knight Commander of the Royal Victorian Order, Companion of the Distinguished Service Order,~~ Governor of the said State of Victoria and its Dependencies in the Commonwealth of Australia.

S. F. Herring

L.S.

T08113-968-1-4

M32(5)

NOTE.—*The bearings and measurements are approximately given in this plan. The measurements are in links.*

1948/55

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CAVEAT No. A423863 LODGED 24 OCT 1957

CAVEAT LAPSED 5 AUG 1963

PEARL ELEANOR HOLT of Marong Widow is now the proprietor
Registered 25th June 1963
No.B687038

COLIN GEOFFREY COOPER of Axe Creek Storeman is now the proprietor
Registered 25th June 1963
No.B687039

~~MORTGAGE~~ to BENDIGO MUTUAL PERMANENT LAND AND BUILDING SOCIETY
Registered 5th March 1968
No. B18957
DISCHARGED 1 OCT 1975

~~MORTGAGE~~ to BENDIGO MUTUAL PERMANENT LAND AND BUILDING SOCIETY
Registered 7th April 1972
No.E352066
DISCHARGED 30 OCT 1975

JAMES ALEXANDER BRANSGROVE Butcher and WILLIAM CHARLES BRANSGROVE Bricklayer both of 408 High Street Golden Square are now proprietors as TENANTS IN COMMON IN EQUAL SHARES
Registered 13th October 1975
No.F890730

~~MORTGAGE~~ to BENDIGO MUTUAL PERMANENT LAND AND BUILDING SOCIETY
Registered 13th October 1975
No.F890731
DISCHARGED 12 MAY 1984

CAVEAT No. 136115 LODGED 30 JUN 1978

CAVEAT WITHDRAWN 10 JAN 1980

WILLIAM CHARLES BRANSGROVE of Marong is now the proprietor
Registered 31st January 1984
No.K734381

~~MORTGAGE~~ to BENDIGO SANDHURST MUTUAL PERMANENT LAND AND BUILDING SOCIETY
Registered 31st January 1984
No.K734382
DISCHARGED 5 FEB 1988

MORTGAGE TO THE COMMISSIONERS OF THE STATE BANK OF VICTORIA
Registered 30 MAR 1988
No. N377645V
DISCHARGED 24 JAN 1991

TRANSFER AS TO PART No. R757600A registered 24 JAN 1991
CANCELLED AS TO PART
See Vol. 10027 Fol. 523
AREA: 5.453ha.

MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA
REGISTERED 8/5/91
R328739Y
DISCHARGED 12 MAY 1994

MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
Registered 29 MAY 1992
No. R936656J
DISCHARGED 12 MAY 1994

V.8113 F.968

ENDORSEMENTS CONTINUE ON ANNEXED SHEET MARKED 'A' COMMENCING WITH T923844R

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This is the Sheet marked A *referred to in the Certificate of Title entered in the Register Book Vol.* 8113 *Fol.* 968

Assistant Registrar

ORIGINAL

TRANSFER AS TO BALANCE

JOINT PROPRIETORS

PETER HERBERT HAZELDENE & MAREE ELIZABETH HAZELDENE

MARONG RD. LOCKWOOD 3551

T923844R 23/10/95

MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

T923845N 23/10/95

T08113-968-2-2

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VOL.8113 FOL.968

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP020479R**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**31/01/2023 14:33**

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The document is invalid if this cover sheet is removed or altered.

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TITLE PLAN		EDITION 1	TP20479R

Location of Land

Parish: MARONG
Township: --
Section: 9
Crown Allotment: 8 (PART)
Crown Portion: --

LTO Base Record: DCMB
Last Plan Reference: --
Title References: VOL. 9864 FOL. 804
VOL. 10017 FOL. 575
Depth Limitation: NIL

Notations

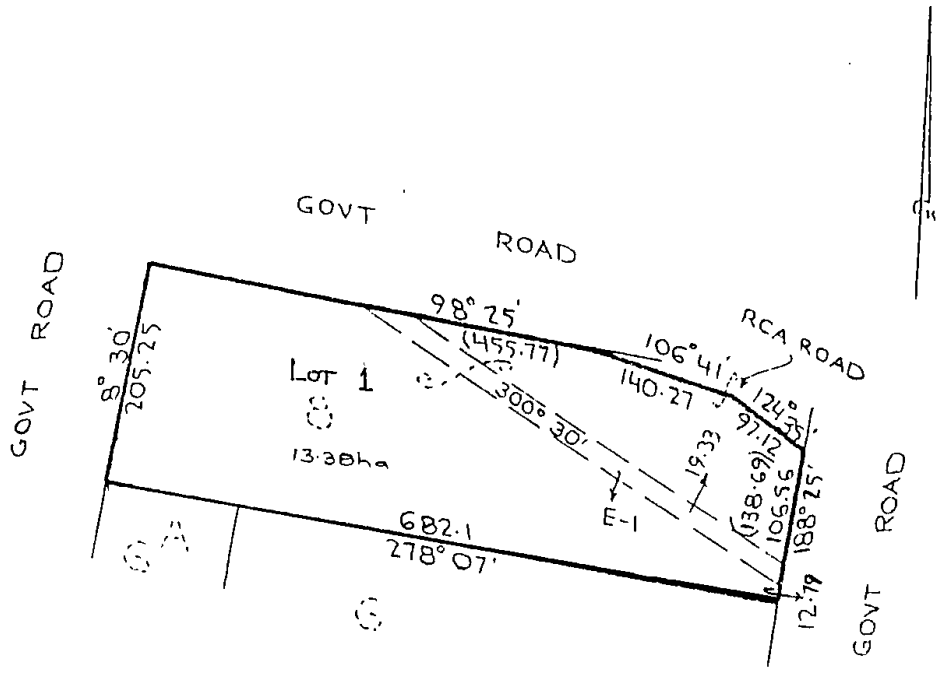
Easement Information

Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E – 1	TRANSMISSION OF ELECTRICITY	19.33	A321412	S.E.C.V

THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by .....

Date 12 / 01 / 01
Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: X196677M

LAND VICTORIA 283 Queen Street Melbourne	Drawn By: B.GREENLAND	DEALING CODE:	Sheet 1 of 1

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

VOLUME 10562 FOLIO 541

Security no : 124103570811K
Produced 31/01/2023 02:31 PM

LAND DESCRIPTION

Lot 1 on Title Plan 020479R.
PARENT TITLES :
Volume 09864 Folio 804 Volume 10017 Folio 575
Created by instrument X196677M 07/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JACINTA GWENDOLINE ALLAN-GANGE
TERRY KEITH GANGE both of 27 YORKSHIRE ROAD MARONG VIC 3515
AU321441H 10/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU321442F 10/05/2021
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE TP020479R 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: 27 YORKSHIRE ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 10/05/2021

DOCUMENT END

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Produced 31/01/2023 02:46 PM

Volume 10562 Folio 541
Folio Creation: Created as a computer folio

Parent titles :
Volume 10017 Folio 575 Volume 09864 Folio 804

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
12/02/2004	12/02/2004	AC666084L	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
X196678J

12/02/2004	12/02/2004	AC666085J	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
PAUL ANTHONY CAMPBELL
TO:
DENNIS JOHN BICE
BRENDA LYNNE BICE

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
DENNIS JOHN BICE
BRENDA LYNNE BICE both of 27 YORKSHIRE ROAD MARONG VIC 3515
AC666085J 12/02/2004

12/02/2004	12/02/2004	AC666086G	Y

MORTGAGE OF LAND
MORTGAGE AC666086G 12/02/2004
BENDIGO BANK LTD

13/01/2010	13/01/2010	AG970052T	Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AC666086G

13/01/2010	13/01/2010	AG970053R	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
DENNIS JOHN BICE

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BRENDA LYNNE BICE
TO:
DANIEL KEVIN CURRAN
JENNIFER JEAN CURRAN

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
DANIEL KEVIN CURRAN
JENNIFER JEAN CURRAN both of 9 HAMMILL STREET KANGAROO FLAT VIC 3555
AG970053R 13/01/2010

07/05/2021 07/05/2021 AU314538G (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
LC Id: 206270762
Removed by Dealing AU321441H

10/05/2021 10/05/2021 AU321441H (E) N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
DANIEL KEVIN CURRAN
JENNIFER JEAN CURRAN
TO:
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
JACINTA GWENDOLINE ALLAN-GANGE
TERRY KEITH GANGE both of 27 YORKSHIRE ROAD MARONG VIC 3515
AU321441H 10/05/2021

10/05/2021 10/05/2021 AU321442F (E) N

MORTGAGE OF LAND
MORTGAGE AU321442F 10/05/2021
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

VOTS Snapshot

Volume 10562 Folio 541
124009180116R
Produced 12/02/2004 05:25 pm

LAND DESCRIPTION

Lot 1 on Title Plan 020479R.
PARENT TITLES :
Volume 09864 Folio 804 Volume 10017 Folio 575
Created by instrument X196677M 07/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PAUL ANTHONY CAMPBELL of 27 YORKSHIRE ROAD MARONG 3515

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X196677M 07/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X196678J 07/12/2000
BENDIGO BANK LTD

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DIAGRAM LOCATION

SEE TP020479R FOR FURTHER DETAILS AND BOUNDARIES

HISTORICAL REPRINT(S)

Volume 10562 Folio 541

120120473053U Page 1
Produced 12/01/2001 11:44 am

LAND

LOT 1 on Title Plan 020479R.
PARENT TITLE(s):
Volume 09864 Folio 804 Volume 10017 Folio 575
Created by instrument X196677M 07/12/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
SOLE PROPRIETOR
CAMPBELL, PAUL ANTHONY; 27 YORKSHIRE ROAD MARONG 3515
X196677M 07/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING
1 X196678J 07/12/2000 MORTGAGE
BENDIGO BANK LTD

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Any other encumbrances shown or entered on the plan.

SEE TP020479R FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

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Produced 31/01/2023 02:37 PM

Volume 9864 Folio 804
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 08666 Folio 536

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
07/12/2000	12/01/2001	TP020479R	Y	Cancelled by X196677M

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

9864/804 - Version 1, Date 25/01/2001

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N851068V
IN LAND

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

CANCELLED
REGISTER BOOK

VOL. 9864 FOL. 804

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

GARRY THOMAS MITCHELL AND JENNIFER MITCHELL BOTH OF MARONG ARE JOINT PROPRIETORS OF AN ESTATE IN FEE SIMPLE SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER - - - IN ALL THAT PIECE OF LAND IN THE PARISH OF MARONG BEING PART OF CROWN - - - - - ALLOTMENT 8 SECTION 9 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON -

FOL.

VOL.

DATE: 21/11/88
DERIVED FROM VOL.8666 FOL.536
N851068V

ENCUMBRANCES

MORTGAGE L283973U TO AUSTRALIAN MUTUAL PROVIDENT SOCIETY REGISTERED 28/9/84 -

AS TO THE LAND SHOWN MARKED E-1 THE EASEMENT TO STATE ELECTRICITY COMMISSION OF VICTORIA CREATED BY INSTRUMENT A321412 -

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

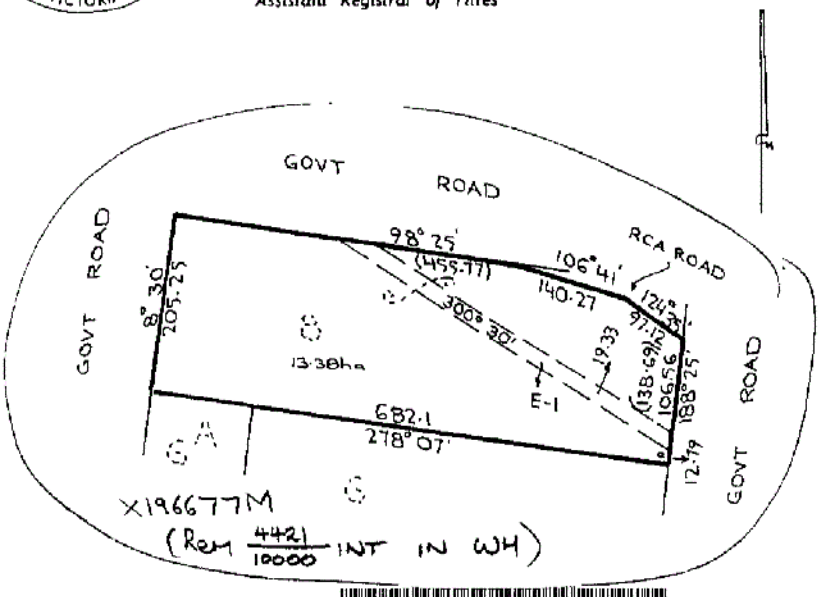
29 MAR 1989

OFFICE OF TITLES A.C. VICTORIA

OFFICE OF TITLES VICTORIA

M. W. Goodwin
Assistant Registrar of Titles

PLAN TP204798R AFFECTS LAND HEREIN



T09864-804-1-6

MEASUREMENTS ARE IN METRES

Delivered by LANDATA®, timestamp 31/01/2023 14:37 Page 2 of 2

PETER ANTHONY LANE & FAYE CAMPBELL OF HIGH ST. MARONG AS JOINT PROPRIETORS AS TO ONE EQUAL UNDIVIDED HALF PART OR SHARE & WALLY HARLACZ & JO-ANNE JEANNE HARLACZ OF 31 WILKINSON ST. HOPPERS CROSSING AS JOINT PROPRIETORS AS TO THE OTHER ONE EQUAL UNDIVIDED HALF PART OR SHARE ARE NOW PROPRIETORS AS TENANTS IN COMMON

REGISTERED 11/4/89

P121190S

OFFICE OF TITLES A.C. VICTORIA

DISCHARGED 31 JAN 1991

MORTGAGE

STATE BANK OF VICTORIA

REGISTERED 11/4/89

P121191P

OFFICE OF TITLES A.C. VICTORIA

OFFICE OF TITLES T.P. VICTORIA

JOINT PROPRIETORS Remaining 4421/10000 INT

PETER ANTHONY LANE & FAYE CAMPBELL OF YORKSHIRE RD. MARONG

REGISTERED 31/1/91

R195365E

OFFICE OF TITLES T.P. VICTORIA

DISCHARGED 3 APR 1991

MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

REGISTERED 31/1/91

R195366B - Discharged

OFFICE OF TITLES T.P. VICTORIA

OFFICE OF TITLES M.I.P. VICTORIA

~~MORTGAGE~~

~~HOME OPPORTUNITY LOANS LTD.~~

~~REGISTERED 3/4/91~~

~~R280630Y~~

Endorsement Made in Error

Assistant Registrar of Titles

13-5-91

TRANSFER as to 5579 equal undivided 10,000th parts or shares

No. R280629Y registered - 3 APR 1991

CANCELLED AS TO THE SAID PART

See Vol. 10017 Fol. 575

OFFICE OF TITLES M.I.P. VICTORIA

DISCHARGED V107146C 24 NOV 1997

MORTGAGE

HOME OPPORTUNITY LOANS LTD.

REGISTERED 3/4/91

R280630Y

OFFICE OF TITLES M.T. VICTORIA

OFFICE OF TITLES M.I.P. VICTORIA

DISCHARGED V107949J 24 NOV 1997

MORTGAGE

DIRECTOR OF HOUSING

T581172A 2/3/95

OFFICE OF TITLES M.T. VICTORIA

OFFICE OF TITLES A.K.A. VICTORIA

DISCHARGED X196760 7 DEC 2000

MORTGAGE

COMMONWEALTH BANK OF AUSTRALIA

V107950J 24/11/97

OFFICE OF TITLES W.C.H. VICTORIA

OFFICE OF TITLES M.T. VICTORIA

TRANSFER

CANCELLED

SEE VOL. 10562 FOL. 541

X196677M 7/12/00

OFFICE OF TITLES W.C.H. VICTORIA

CANCELLED

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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STATEMENT END

VOTS Snapshot

NIL

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ORIGINAL

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CANCELLED

REGISTER BOOK VOL. 8666 FOL. 536

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8666 FOL. 536

LESLIE HOPETOUN MITCHELL Farmer and BETTIE JOAN MITCHELL Married Woman both- of Marong are now the joint proprietors of an estate in fee simple subject to - the encumbrances notified hereunder in ALL THOSE pieces of land delineated and - coloured red and blue on the map on the sheet annexed hereto containing One - -- hundred and Eighty-nine acres Three roods Thirty-five perches and Eight-tenths - of a perch or thereabouts being part of Crown Allotment 8 Section 9 and parts- of Crown Allotments One and 8 Section 10 Parish of Marong County of Bendigo --

DATED the 7th day of March 1967

K K Connors
Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA

ENCUMBRANCES REFERRED TO

As to the land coloured blue -

THE EASEMENT to State - - - - -- Electricity Commission of - -- Victoria created by - - - - - Instrument A321412 - - - - - -

1901187

MEASUREMENTS ARE IN

Derived from Vol.7300 Fol.818
C720453

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MORTGAGE to THE COMMERCIAL BANK OF AUSTRALIA LIMITED
Registered 8th August 1968
No.D155085

DISCHARGED 17 NOV 1983 K 634

OFFICE OF TITLES VICTORIA W.R.L.

OFFICE OF TITLES R. L. VICTORIA

MORTGAGE to THE COMMERCIAL BANK OF AUSTRALIA LIMITED
Registered 8th August 1968
No.D155007

DISCHARGED 28 SEP 1984

OFFICE OF TITLES VICTORIA D.G.W.

OFFICE OF TITLES R. L. VICTORIA

LESLIE HOPETOUN MITCHELL Farmer and BETTIE JOAN MITCHELL Married Woman both of Marong are now proprietors as TENANTS IN COMMON IN EQUAL SHARES
Registered 18th November 1975
No.F932263

OFFICE OF TITLES A. S. VICTORIA

GARRY THOMAS MITCHELL and JENNIFER MITCHELL both of Marong are now JOINT PROPRIETORS
Registered 28th September 1984
No.L283968H

OFFICE OF TITLES D. G. W. VICTORIA

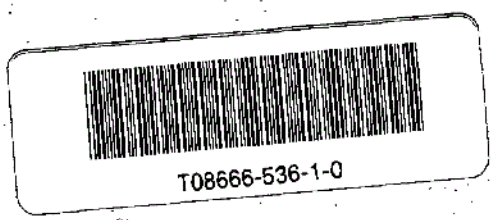
MORTGAGE to AUSTRALIAN MUTUAL PROVIDENT SOCIETY
Registered 28th September 1984
No.L283973U

OFFICE OF TITLES D. G. W. VICTORIA

CANCELLED
APPLICATION No. N851068V
Registered 21/11/88
See Vol. 9864 Fol. 804
to 9864 806

OFFICE OF TITLES P.M.C. VICTORIA

CANCELLED



V.8666 F.536

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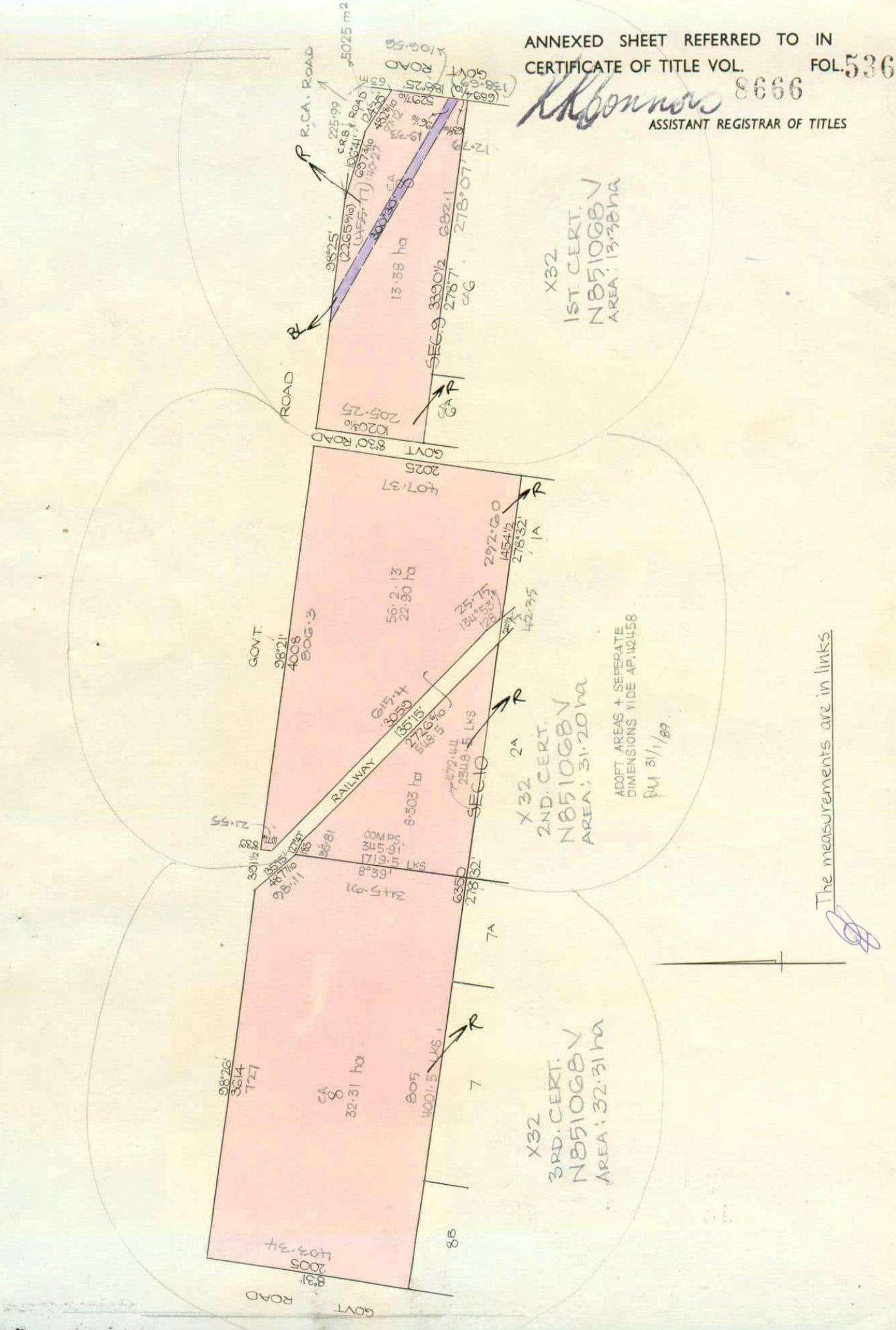
ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 8666 FOL. 536
K Bonnor
ASSISTANT REGISTRAR OF TITLES



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Natural Resources and Environment
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Appendix G

EPA Priority Sites Register

OFFICIAL

PRIORITY SITES REGISTER

Information as at 31 Aug 2023

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.

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) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970.
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017

These remedial notices are issued on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

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 all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

DISCLAIMER

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. 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 Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)
www.epa.vic.gov.au
contact@epa.vic.gov.au

Municipality	Suburb	Address	Issue	Notice Number
Brimbank City	Keilor	100a Green Gully Road, Keilor, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001325-4

Municipality	Suburb	Address	Issue	Notice Number
Central Goldfields Shire	Carisbrook	Crown Allotment 38D Section 3 Parish of Carisbrook, 129 Williams Road, Carisbrook, Victoria, 3464, Australia	Former Landfill. Requires ongoing management	SMO-00004473
Greater Geelong City	Corio	1500-1580 Biddlecombe Avenue Corio 3214	Former Landfill. Requires ongoing management	SMO-00003496-1
Kingston City	Moorabbin	422-424 South Road Moorabbin 3189	Current Service Station. Requires assessment and/or clean up	EAN-00004609-1
Maribyrnong City	Yarraville	325 Whitehall Street Yarraville 3013	Former Industrial Site. Requires assessment and/or clean up	EAN-00003733-1
Boroondara City	Hawthorn East	Fritsch Holzer Park, Hawthorn East, VIC, 3123, Australia	Former Landfill. Requires ongoing management	EAN-00002514-1
Bayside City	Brighton	90 Outer Crescent Brighton 3186	Former Industrial Site. Requires assessment and/or clean up	EAN-00003536
Whittlesea City	Epping	480 Cooper Street, 335 O'Herns Road and 38 Companion Place, Epping, Victoria, 3076, Australia	Former Landfill. Requires ongoing management	EAN-00004806
Latrobe City	Traralgon	23-29 Shakespeare Street, Traralgon, Victoria, 3844, Australia	Current Service Station. Requires ongoing management	EAN-00004886
Greater Geelong City	Moolap	132 - 140 Hays Rd Moolap VIC 3224 AU	Current industrial site. Requires ongoing management	EAN-00005307
Yarra Ranges Shire	Warburton	3375 Warburton Highway Warburton 3799	Former petroleum storage site. Requires assessment and/or clean up	IMPN-00001080-5
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002229
Brimbank City	Keilor	110a Rowan Drive, Keilor, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001327-3
Mildura Rural City	Irymple	Lots 1, 2, 4, 5, 6, 7, 690 TWENTIETH STREET, Irymple, Victoria, 3498, Australia	Former Landfill. Requires ongoing management	SMO-00004368-1
Monash City	Glen Waverley	310-336 Springvale Rd Glen Waverley VIC 3150 AU	Current industrial site. Requires assessment and/or clean up	EAN-00002468-5
East Gippsland Shire	Bairnsdale	68 Giles St Bairnsdale VIC 3875 AU	Former Landfill. Requires ongoing management	SMO-00003613
Whittlesea City	South Morang	994-1044 Plenty Road South Morang 3752	Former Landfill. Requires ongoing management	EAN-00004975
Latrobe City	Traralgon	180 Argyle Street Traralgon 3844	Former petroleum storage site. Requires assessment and/or clean up	EAN-00004570
Maroondah City	Bayswater North	2-18 Canterbury Road Bayswater North 3153	Former Industrial Site. Requires assessment and/or clean up	EAN-00002325-3
Hume City	Bulla	80 Blackwells Lane Bulla 3428	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003655
Casey City	Cranbourne	16-32i Cyril Beechey Lane Cranbourne 3977	Former Landfill. Requires ongoing management	SMO-00003374-1
Macedon Ranges Shire	Lancefield	137 Golf House Lane Lancefield 3435	Former Landfill. Requires ongoing management	SMO-00004331-1
Glen Eira City	Bentleigh	58 Patterson Road Bentleigh 3204	Former Service Station. Requires ongoing management	EAN-00004112
Mildura Rural City	Irymple	2090 Fifteenth Street Irymple 3498	Current Service Station. Requires assessment and/or clean up	EAN-00003492
Whittlesea City	Whittlesea	125 Holts Road Whittlesea 3757	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003262-1
Hobsons Bay City	Altona	351 - 381 Millers Rd Altona VIC 3018 AU	Current petroleum storage site. Requires assessment and/or clean up	EAN-00004527
Wellington Shire	Sale	2-14 Mcmillan Street, Sale, Victoria, 3850, Australia	Former Industrial Site. Requires assessment and/or clean up	EAN-00001803-4
Moorabool Shire	Fiskville	4549 Geelong-ballan Road Fiskville 3342	Accidental spill/leak (non-industrial site). Requires ongoing management	EAN-00001088-1
Hobsons Bay City	Altona	471 - 513 Kororoit Creek Rd Altona VIC 3018 AU	Current industrial site. Requires assessment and/or clean up	EAN-00002159
Greater Geelong City	Geelong West	34-38 Gordon Avenue Geelong West 3218	Former Industrial Site. Requires ongoing management	EAN-00003327-1
Bass Coast Shire	Rhyll	309 Cowes-rhyll Road Rhyll 3923	Former Landfill. Requires ongoing management	SMO-00004489
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002232
Latrobe City	Newborough	Haunted Hills Road Newborough 3825	Former Landfill. Requires ongoing management	SMO-00004520
Whittlesea City	Whittlesea	125 Holts Road Whittlesea 3757	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004083-1

Municipality	Suburb	Address	Issue	Notice Number
Melton City	Cobblebank	Cobblebank, Victoria, Australia	Former Landfill. Requires ongoing management	SMO-00004294
Brimbank City	Kealba	22 Sunshine Avenue Kealba 3021	Former Landfill. Requires assessment and/or clean up	EAN-00003927
Moorabool Shire	Bacchus Marsh	Bacchus Marsh, Victoria, Australia	Former Landfill. Requires ongoing management	EAN-00004488
Nillumbik Shire	Plenty	103 Goldsworthy Lane, Plenty, Victoria, 3090, Australia	Former Landfill. Requires ongoing management	EAN-00004619
Hume City	Melbourne Airport	206-300 Western Avenue, Melbourne Airport, Victoria, 3045, Australia	Former Landfill. Requires ongoing management	SMO-00004909
Maribyrnong City	Footscray	200 Whitehall Street Footscray 3011	Current industrial site. Requires assessment and/or clean up	EAN-00003098-1
Brimbank City	Sunshine North	47 Mcintyre Road Sunshine North 3020	Former Industrial Site. Requires ongoing management	SMO-00004108
Swan Hill Rural City	Swan Hill	5-7 Hastings Street Swan Hill 3585	Former Service Station. Requires assessment and/or clean up	EAN-00002716
Maribyrnong City	Yarraville	2a Francis Street Yarraville 3013	Former chemical storage facility. Requires assessment and/or clean up	EAN-00003503
Hume City		Crown Allotment 2001 Parish of Will-will-rook [standard parcel identifier: 2001\PP3831], Victoria, 3049, Australia	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004342
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003296-2
Whitehorse City	Box Hill	14 Federation Street, Box Hill, Victoria, 3128, Australia	Former Landfill. Requires ongoing management	SMO-00004940
Knox City	Ferntree Gully	47 Forest Road Ferntree Gully 3156	Current petroleum storage site. Requires ongoing management	EAN-00003074-1
Kingston City	Oakleigh South	19-71 Carroll Rd Oakleigh South VIC 3167 AU	Former Landfill. Requires ongoing management	EAN-00004461
Latrobe City	Traralgon	115 Princes Street, Traralgon, Victoria, 3844, Australia	Current Service Station. Requires assessment and/or clean up	EAN-00001444
Hobsons Bay City	Newport	438 Melbourne Road Newport 3015	Current Service Station. Requires assessment and/or clean up	EAN-00002977
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00002298-2
Whittlesea City	Epping	480 Cooper Street, 335 O'Herns Road and 38 Companion Place, Epping, Victoria, 3076, Australia	Former Landfill. Requires ongoing management	EAN-00004819
Greater Geelong City	Corio	83b Purnell Road Corio 3214	Current Service Station. Requires ongoing management	EAN-00002529
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002234
Strathbogie Shire	Violet Town	190 Mcdiarmids Road Violet Town 3669	Former Landfill. Requires ongoing management	EAN-00004366-1
Macedon Ranges Shire	KYNETON	2 Piper Street, KYNETON, Victoria, 3444, Australia	Former Service Station. Requires assessment and/or clean up	EAN-00002360
Hobsons Bay City	Altona Meadows	306-316 Queen Street, Altona Meadows, Victoria, 3028, Australia	Current Service Station. Requires ongoing management	EAN-00002117
Moorabool Shire	Bacchus Marsh	Bacchus Marsh, Victoria, Australia	Former Landfill. Requires ongoing management	EAN-00004562
Hume City		3061, Australia	Former Landfill. Requires ongoing management	EAN-00004431
Yarra Ranges Shire	Kilsyth	13 Jeanette Maree Court Kilsyth 3137	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00005214
Mitchell Shire	Seymour	Hume and Hovell Rd Seymour VIC 3660 AU	Former Landfill. Requires ongoing management	SMO-00004490
Hume City	Somerton	70 Cliffords Road Somerton 3062	Former Industrial Site. Requires assessment and/or clean up	EAN-00003588-3
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003294-2
Latrobe City	Morwell	145-147 Princes Drive Morwell 3840	Former Service Station. Requires assessment and/or clean up	EAN-00004460
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002228
Greater Dandenong City	Dandenong South	161 Portlink Drive Dandenong South 3175	Former Landfill. Requires ongoing management	EAN-00004843
Maribyrnong City	Yarraville	1-3 High St, Yarraville, Melbourne, Victoria, 3013	Former Industrial Site. Requires ongoing management	SMO-00004598

Municipality	Suburb	Address	Issue	Notice Number
	Collingwood	65-69 Keele Street Collingwood 3066	Current Service Station. Requires assessment and/or clean up	EAN-00003956
Hobsons Bay City	Spotswood	144-150 Hall Street Spotswood 3015	Former Industrial Site. Requires assessment and/or clean up	EAN-00003390
Moira Shire	Yarrawonga	81 Channel Road, Yarrawonga, Victoria, 3730, Australia	Former Landfill. Requires ongoing management	SMO-00004074-1
Brimbank City	Sunshine North	323a St Albans Road Sunshine North 3020	Former Industrial Site. Requires ongoing management	SMO-00004576
Moreland City	Brunswick	225 Barkly St, Brunswick, Melbourne, Victoria, 3056, Australia	Former Industrial Site. Requires ongoing management	EAN-00004275
Surf Coast Shire	Anglesea	205 Coalmine Road Anglesea 3230	Former Industrial Site. Requires assessment and/or clean up	EAN-00003349
Cardinia Shire	Pakenham	775 Five Mile Road Pakenham 3810	Former Landfill. Requires ongoing management	EAN-00004667
Greater Geelong City	Corio	232-244 Princes Highway Corio 3214	Former petroleum storage site. Requires ongoing management	EAN-00002724
Ballarat City	Ballarat	Ballarat Airport, Mitchell Park, Ballarat, Victoria, 3355, Australia	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003633-1
Manningham City	Park Orchards	39-49 Stintons Road Park Orchards 3114	Former Landfill. Requires ongoing management	EAN-00005056
Greater Dandenong City	Springvale South	168 - 222 Clarke Rd Springvale South VIC 3172 AU	Former Landfill. Requires ongoing management	EAN-00004563
Hepburn Shire	Creswick	Crown Allotment 45A, Section 48A Township of Creswick, 32 Anne Street, Creswick, Victoria, 3363, Australia	Former Landfill. Requires ongoing management	EAN-00004681
Greater Shepparton City	Cosgrove	205 Cosgrove-Iemnos Road Cosgrove 3631	Former Landfill. Requires ongoing management	SMO-00003387-1
Kingston City	Heatherton	16 Ball Road, Heatherton, Victoria, 3202, Australia	Former Landfill. Requires assessment and/or clean up	EAN-00004367
Brimbank City	Keilor	Brimbank Park, Horseshoe Bend Rd, Keilor, Melbourne, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001328-3
Hobsons Bay City	Altona Meadows	Bay Trail, Altona Meadows, Melbourne, Victoria, 3028, Australia	Former Landfill. Requires ongoing management	SMO-00004257
Brimbank City	BROOKLYN	84-92 Jones Road, 124 Jones Rd, 159 Bunting Road,, BROOKLYN, Victoria, 3012, AU	Current landfill. Requires assessment and/or clean up	EAN-00001233
Yarra Ranges Shire	Upwey	84 Main Street Upwey 3158	Former Service Station. Requires assessment and/or clean up	EAN-00004387-1
Melbourne City	Carlton	46-78 Bouverie Street, 185-195 Queensberry Street, Carlton, Victoria, 3053, Australia	Former chemical storage facility. Requires assessment and/or clean up	EAN-00001920
Melbourne City	Port Melbourne	224 - 260 Lorimer St Port Melbourne VIC 3207 AU	Current industrial site. Requires assessment and/or clean up	EAN-00001634
Monash City	Oakleigh South	1221-1249 Centre Road Oakleigh South 3167	Former Landfill. Requires ongoing management	EAN-00002879
Manningham City	Doncaster	330 Manningham Road, Doncaster, Victoria, 3108, Australia	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004640-1
Moyne Shire	Allansford	5331 Great Ocean Rd Allansford VIC 3277 AU	Current industrial site. Requires ongoing management	EAN-00003332
Kingston City	Dingley Village	370-440 Old Dandenong Road Dingley Village 3172	Former Landfill. Requires ongoing management	EAN-00004325
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002233
Moreland City	Brunswick	106 Dawson St, Brunswick, Melbourne, Victoria, 3056	Former Industrial Site. Requires assessment and/or clean up	EAN-00004399
Whittlesea City	Epping	215 Cooper St Epping VIC 3076 AU	Former Landfill. Requires ongoing management	SMO-00003563
Brimbank City	BROOKLYN	84-92 Jones Road, 124 Jones Road, 159 Bunting Road, BROOKLYN, Victoria, 3012, Australia	Current landfill. Requires assessment and/or clean up	EAN-00001607
Hume City	Campbellfield	1735-1739 Sydney Road Campbellfield 3061	Current industrial site. Requires assessment and/or clean up	EAN-00004125
	Spotswood	18 Drake St, Spotswood, Melbourne, Victoria, 3015	Former petroleum storage site. Requires assessment and/or clean up	EAN-00004155

Municipality	Suburb	Address	Issue	Notice Number
Greater Dandenong City	Dandenong South	21-23 Elliott Road Dandenong South 3175	Current industrial site. Requires assessment and/or clean up	EAN-00004917
Yarra City	Richmond	3-21 Kent St Richmond VIC 3121 AU	Former Industrial Site. Requires ongoing management	EAN-00001064
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002231
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003253-2
Greater Shepparton City	Shepparton North	280 Daldy Road Shepparton North 3631	Current industrial site. Requires assessment and/or clean up	EAN-00002482
Bayside City	Brighton	322 New Street Brighton 3186	Former Industrial Site. Requires ongoing management	EAN-00003924
Manningham City	Doncaster East	1100 Doncaster Road Doncaster East 3109	Current Service Station. Requires assessment and/or clean up	EAN-00002043-2
			Former Industrial Site. Requires assessment and/or clean up	EAN-00004434
Darebin City	Preston	62 Albert Street Preston 3072	Former Industrial Site. Requires ongoing management	EAN-00004820
Latrobe City	Morwell	412 Commercial Road Morwell 3840	Former Industrial Site. Requires assessment and/or clean up	EAN-00004968
Buloke Shire	Donald	Lot 41 - 45, 22 Napier Street, Donald, Victoria, 3480, Australia	Former petroleum storage site. Requires ongoing management	EAN-00002318-1
	Bullengarook	531 Hobbs Road Bullengarook 3437	Former Landfill. Requires ongoing management	SMO-00004256-1
Wellington Shire	Sale	127-141 Foster Street Sale 3850	Current Service Station. Requires assessment and/or clean up	EAN-00001241
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002227
Latrobe City	Morwell	Morwell-Maryvale Rd, Maryvale, Morwell, Victoria, 3840, Australia	Former Landfill. Requires ongoing management	SMO-00004632-1
Mildura Rural City	Mildura	Lots 1-3 and Lots 10-14, 211 Etiwanda Avenue, Mildura, Victoria, 3500, Australia	Former Landfill. Requires ongoing management	IMPN-00002782
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002230
	Craigieburn	61-151 CRAIGIEBURN ROAD, Craigieburn, Victoria, 3064, Australia	Former Landfill. Requires ongoing management	EAN-00004279
Colac Otway Shire	Colac	2-34 Bruce Street Colac 3250	Former Landfill. Requires ongoing management	SMO-00003495-1
Mornington Peninsula Shire	Mount Eliza	254 Moorooduc Highway Mount Eliza 3930	Former Landfill. Requires ongoing management	EAN-00004790-1
Frankston City	Frankston North	300n Centenary Park Drive Frankston North 3200	Former Landfill. Requires ongoing management	EAN-00005294
Whittlesea City	Wollert	240w Bindts Rd, Wollert, Victoria, 3750	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00005031
Knox City	Bayswater	836 Mountain Hwy, Bayswater, Melbourne, Victoria, 3153	Former Industrial Site. Requires ongoing management	EAN-00002217
Hume City	Campbellfield	34 Merri Concourse Campbellfield 3061	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003646
Kingston City	Clayton South	Cnr Deals Rd, Heatherton Rd, Clayton South, Victoria, 3169, Australia	Former Landfill. Requires ongoing management	EAN-00004377-1
Brimbank City	BROOKLYN	84-92 Jones Road, 124 Jones Road, 159 Bunting Road, BROOKLYN, Victoria, 3012, Australia	Current landfill. Requires assessment and/or clean up	EAN-00002856
Greater Geelong City	Manifold Heights	35-37 Shannon Avenue, Manifold Heights, Victoria, 3218, Australia	Former Service Station. Requires ongoing management	EAN-00004017
Nillumbik Shire	Kangaroo Ground	105 Graham Road Kangaroo Ground 3097	Former Landfill. Requires ongoing management	EAN-00004433
Baw Baw Shire	Longwarry	31 Mackey St Longwarry VIC 3816 AU	Current industrial site. Requires ongoing management	IMPN-00001913-2
Hume City	Campbellfield	1-71 Bolinda Road Campbellfield 3061	Former Landfill. Requires ongoing management	EAN-00004453
South Gippsland Shire	Agnes	614 Barry Road Agnes 3962	Former chemical storage facility. Requires assessment and/or clean up	EAN-00004776
Surf Coast Shire	Mount Duneed	1170 Surf Coast Hwy Mount Duneed VIC 3217 AU	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up	EAN-00002891-2
Yarra Ranges Shire	Coldstream	70 Station Street Coldstream 3770	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003610-1

Municipality	Suburb	Address	Issue	Notice Number
Kingston City	Aspendale	105 Nepean Highway Aspendale 3195	Former Service Station. Requires ongoing management	EAN-00001717-1
Ballarat City	Ballarat	3350, Australia	Former Landfill. Requires ongoing management	EAN-00003859
Yarra Ranges Shire	Lilydale	1/200 Leonard Road Lilydale 3140	Former Landfill. Requires ongoing management	EAN-00005070
Moreland City	Fawkner	1126 Sydney Road Fawkner 3060	Current industrial site. Requires assessment and/or clean up	EAN-00001070-3
Monash City	Clayton	1555-1615 Centre Road Clayton 3168	Current industrial site. Requires assessment and/or clean up	EAN-00002378
Hobsons Bay City	Newport	5/92-100 Champion Road, Newport, Victoria, 3015, Australia	Current petroleum storage site. Requires assessment and/or clean up	EAN-00004462
Brimbank City	Brooklyn	52-60 Market Road Brooklyn 3012	Former Landfill. Requires ongoing management	EAN-00001309-4
Hobsons Bay City	Altona North	40/42 McArthurs Road, Altona North, Victoria, 3025, Australia	Former Industrial Site. Requires assessment and/or clean up	EAN-00002226
Kingston City	Clayton South	Fraser Rd Closed Landfill, Fraser Rd, Clayton South, Victoria, 3169, Australia	Former Landfill. Requires ongoing management	EAN-00004457-1
Darebin City	Preston	73 Gower Street Preston 3072	Illegal dumping. Requires assessment and/or clean up	EAN-00003114
Hepburn Shire	Hepburn	Hepburn Regional Park, Bald Hill Rd, Hepburn, Victoria, 3461, Australia	Historical deposit of mine tailings. Requires assessment and/or clean up	EAN-00003192
		Fritsch Holzer Park	Former Landfill. Requires ongoing management	EAN-00003277-1
Wyndham City	Truganina	716 Dohertys Road Truganina 3029	Former Industrial Site. Requires assessment and/or clean up	EAN-00005073-1
Brimbank City	Keilor	94a Green Gully Road, Keilor, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001326-3
Hume City	Mickleham	20 Farleigh Court Mickleham 3064	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004653-1
Greater Dandenong City	Springvale South	81-143 Clarke Road Springvale South 3172	Former Landfill. Requires ongoing management	EAN-00004446-1
Greater Shepparton City	Cosgrove	200 Cosgrove-Lemnos Rd Cosgrove VIC 3631 AU	Former Landfill. Requires ongoing management	SMO-00004449
Darebin City	Northcote	56 Brickworks Lane Northcote 3070	Former Landfill. Requires ongoing management	EAN-00005000
Moorabool Shire	Bacchus Marsh	Bacchus Marsh, Victoria, Australia	Former Landfill. Requires ongoing management	IMPN-00004584
Kingston City	Clayton South	618 Clayton Road Clayton South 3169	Former Landfill. Requires ongoing management	EAN-00004352
Bayside City	Brighton	133 Esplanade, Brighton, Melbourne, Victoria, 3186, Australia	Contaminated soil is retained and managed onsite. Requires ongoing management	EAN-00004258

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