

# Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)

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## Victoria's environmental audit system

The Environment Protection Act 2017 (EP Act) creates a system of preliminary risk screen assessments (PRSAs) and environmental audits to protect human health and the environment. These processes are used for planning, approvals, regulation and management of contaminated land or activities. The EP Act enables EPA to appoint environmental auditors to conduct, prepare reports and issue statements for environmental audits and PRSAs.

The purpose of a PRSA is to:

- assess the likelihood of the presence of contaminated land
- determine if an environmental audit is required, and
- if an environmental audit is required, recommend the scope for the environmental audit.

The purpose of an environmental audit is to:

- assess the nature and extent of the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- recommend measures to manage the risk of harm to human health or the environment from contaminated land, waste, pollution, or any activity
- make recommendations to manage any contaminated land, waste, pollution or activity.

EPA administers the environmental audit system and ensures an acceptable quality of environmental auditing is maintained. This is achieved by assessing environmental auditor applications and conducting a quality assurance program. These measures ensure that PRSAs and environmental audits are completed in accordance with the EP Act and guidelines issued by EPA or other government agencies.

## File structures

EPA stores digital statements and reports from PRSAs and environmental audits in three parts:

- Part A, the PRSA or environmental audit statement and report
- Part B, report appendices
- Part C, the PRSA statement and executive summary or environmental audit statement and executive summary.

Report executive summaries, findings and recommendations should be read and relied upon only in the context of the whole document. This includes any appendices, and the PRSA statement or environmental audit statement.

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Environment Protection Authority Victoria  
GPO Box 4395, Melbourne VIC 3001  
1300 372 842

## PDF searchability and printing

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## Currency of PRSAs and environmental audits

PRSAs and environmental audits address the conditions encountered and information reviewed at the time of preparation. They cannot anticipate changes that may occur beyond the issue date. It is also not possible, not specifically required, for the PRSA or environmental audit report to present all data that could be of interest to all readers. The inclusion of data and other considerations is informed by the purpose and scope for which the PRSA or audit was originally commissioned.

An environmental auditor may amend or withdraw the PRSA or environmental audit statement and/or reports when:

- Information about the site changes from what was available at the time the PRSA or environmental audit was completed, or
- An administrative error is identified.

Anyone accessing a PRSA or environmental audit statement is advised to check [EPA's website](#) to check if there has been an amendment or withdrawal.

## General environmental duty and Duty to manage contaminated land

The environment protection laws include a general environmental duty (GED) and a duty to manage contaminated land (DtM). The GED requires a person who is engaging in an activity to minimise the risks of harm to human health or the environment from pollution and waste, so far as reasonably practicable.

The DtM means that a person in management or control of contaminated land must minimise the risks of harm to human health and the environment from contaminated land so far as is reasonably practicable.

The GED and DtM remain applicable even if a PRSA or environmental audit has been completed on a site. The findings of a PRSA or environmental audit may indicate ongoing management of a site is necessary to minimise risks of harm to human health and the environment in line with the GED and DtM. The information in a PRSA and environmental audit form part of the body of knowledge of risks of harm and how to minimise them associated with a site.

*All recommendations made by an environmental auditor are important and a critical part of the audit report or PRSA. Recommendations are provided to protect the environment and users from contamination that may be present at that site.*

*EPA expects a person who owns, leases or is engaging in an activity at the site to read the auditor's recommendations to determine what actions they need to take to manage the risks from the contamination.*

## Further information

For more information on Victoria's environmental audit system and the environmental duties, visit EPA's website or contact EPA's Environmental Audit Unit.

Web: [www.epa.vic.gov.au](http://www.epa.vic.gov.au)

e-mail: [environmental.audit@epa.vic.gov.au](mailto:environmental.audit@epa.vic.gov.au)



# Preliminary Risk Screen Assessment Report

85, 95 and 105 Devon Road, Devon Meadows,  
Victoria, 3977



# Document Production Record

## Preliminary Risk Screen Assessment

85, 95 and 105 Devon Road, Devon Meadows

### Prepared by:

Maple Auditing Pty Ltd

PO Box 7095, Upper Ferntree Gully, VIC 3156

ABN 39624505086

### Prepared for:

Department of Transport and Planning

GPO Box 2392

Melbourne VIC 3001

### Maple Report Reference No.

MA232.R01

### Report Completion Date

24 March 2026



**Meredith Aimee Burgon**

Environmental Auditor

Appointed Pursuant to the Environment Protection Act 2017

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Abbreviations	
ACM	Asbestos Containing Material
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment and Conservation Council
BTEX	Benzene, Toluene, Ethyl benzene and Xylenes
COPC	Contaminant of Potential Concern
DSI	Detailed Site Investigation
DTP	Department of Transport and Planning
EIL	Ecological Investigation Level
EPA	Environment Protection Authority
ESL	Ecological Screening Level
ERS	Environment Reference Standard
HIL	Health Investigation Level
HSL	Health Screening Level
LCA	Land Capability Assessment
MAH	Monocyclic aromatic hydrocarbon
µg/L	micrograms per litre
Maple	Maple Auditing Pty Ltd
m bgl	metres below ground level
mg/kg	milligrams per kilogram
mg/L	milligrams per litre
NATA	National Association of Testing Authorities
NEPM	National Environment Protection Measure
NHMRC	National Health and Medical Research Council
OCP	Organochlorine Pesticide
OPP	Organophosphorus Pesticide
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PFAS	Per- and polyfluoroalkyl substances
PID	Photoionisation Detector
PPN30	Planning Practice Note 30
PRSA	Preliminary Risk Screen Assessment
PSI	Preliminary Site Investigation
PSP	Precinct Structure Plan



QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SMEC	SMEC Australia Pty Limited
TDS	Total Dissolved Solids
TRH	Total Recoverable Hydrocarbon
VPA	Victorian Planning Authority
VOC	Volatile Organic Compound
VVG	Visualising Victoria's Groundwater



## Executive Summary

Ms Meredith Burgon of Maple Auditing Pty Ltd (Maple) is an Environmental Auditor (Contaminated Land) appointed under Division 1 under Part 8.3 of the Environment Protection Act 2017. Ms Burgon was requested to complete a Preliminary Risk Site Assessment (PRSA) for the properties at 85, 95 and 105 Devon Road, Devon Meadows (the site) by Mr Peter Cooper of the Department of Transport and Planning (DTP) on 25 September 2025.

The site is located within the Devon Meadows Precinct and is currently proposed for future use as a high school/secondary school. To assist with the Precinct Structure Plan (PSP) for the Devon Meadows Precinct, a land capability assessment (LCA) was undertaken in 2024 which identified the site as having a medium risk of contamination (as per Department of Environment, Land, Water and Planning, Planning Practice Note 30 (PPN30)) and it was recommended that a PRSA be completed for the site. As per PPN30, a PRSA or environmental audit is required for the site given that the site is proposed for sensitive land use (secondary school) and has been identified to have a medium potential for contamination.

This PRSA has been prepared as per the recommendation of the LCA and requirements of the PPN30.

Further details pertaining to the site are provided in Executive Table 1 below.

**Executive Table 1: Summary of PRSA Information**

Auditor	Meredith Aimee Burgon
Auditor account number	EXT001447
Name of person requesting PRSA	Mr Peter Cooper (Department of Transport and Planning)
Relationship of person requesting PRSA	Department of Transport and Planning is a government body who are involved in the consideration of the feasibility of Department of Education acquiring the site for use as a government secondary school.
Name of site owner	85 Devon Road, Devon Meadows – Devon Land Pty Ltd 95 Devon Road, Devon Meadows – Fidrim Halit 105 Devon Road, Devon Meadows – SIG Development Devon Meadows Pty Ltd
Date of auditor engagement	25 / 09 / 2025
Completion date of the PRSA	24 / 03 / 2026
Reason for PRSA	To assess potential site contamination and identify the potential for any further required investigations, remediation, or management measures, in order to inform decision-making regarding site acquisition and the feasibility of its development and use as a secondary school.
Elements of the environment assessed	Land and Water (surface water and groundwater)
Planning permit number or requirement detail if applicable	N/A
EPA Region	Southern Metro
Municipality	City of Casey



Dominant - Lot on plan	Lot 1 on Title Plan 337102A
Additional - Lot on plan(s)	Lot 1 on Plan of Subdivision 613683A Lot 20 on Plan of Subdivision 007829
Site/premises name	Not Applicable
Building/complex sub-unit No.	Not Applicable
Street/Lot – Lower No.	85
Street/Lot – Upper No.	105
Street Name	Devon
Street type (For example, road, court)	Road
Street suffix (For example, North, South)	Not Applicable
Suburb	Devon Meadows
Postcode	3977
Site area (in square metres)	130,944
Plan of site/premises/location showing the PRSA site boundary attached	Yes – refer to the Figure in Section 2.1 of this PRSA report
Members and categories of support team utilised	Mr Tim Russell (Contaminated Land) Ms Rebecca Fynnaart's support was used in the preparation of this report.
Further works or requirements	An environmental audit is required for the site (refer to PRSA Statement in Appendix A).
Nature and extent of continuing risk of harm	The site has the potential for contamination to be present and an Environmental Audit is required.
Outcome of the PRSA	An environmental audit is required for the site (refer to PRSA Statement in Appendix A).

**Executive Table 2: Physical Site Information**

Historical land use	Flower nursery/market gardens, poultry farming
Current land use	Flower growing operations and residential
Proposed land use	Secondary school
Current land use zoning	Farming Zone
Proposed land use zoning	Urban Growth Zone/General Residential Zone
Surrounding land use – north (if applicable)	Rural residential and quarry products wholesaler.
Surrounding land use – south (if applicable)	Rural residential and poultry farm.
Surrounding land use – east (if applicable)	Devon Road with free range egg farm and rural residential/market gardens beyond.
Surrounding land use – west (if applicable)	Sand quarry, rural residential and horse paddocks.



Has EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i> ?	No
Nearest surface water receptor – name	Clyde Creek and Western Outfall Drain
Nearest surface water receptor – direction	East and northeast
Site aquifer formation	Quaternary Aquifer
Groundwater segment	Inferred to be A2



# 1 Introduction

## 1.1 Background

This preliminary risk screen assessment (PRSA) report has been prepared by Ms Meredith Aimee Burgon of Maple Auditing Pty Ltd (Maple), an Environmental Auditor (Contaminated Land) appointed under Division 1 under Part 8.3 of the Environment Protection Act 2017.

The PRSA was undertaken for the properties at 85, 95 and 105 Devon Road, Devon Meadows (the site), which are located within the Devon Meadows Precinct and are currently proposed for future use as a high school/secondary school. The Victorian Planning Authority (VPA), with the City of Casey, state government organisations, and service authorities, are preparing a Precinct Structure Plan (PSP) for the Devon Meadows Precinct. To assist with the PSP, a land capability assessment (LCA) was undertaken by SMEC Australia Pty Limited (SMEC) in 2024 which identified the site as having a medium risk of contamination (as per Department of Environment, Land, Water and Planning, Planning Practice Note 30) due to the sites having historically (and currently) being used as flower growing and rural residential, as well as 95 Devon Road also historically having been used as a poultry farm. The LCA recommended that a PRSA be completed for the sites.

As per PPN30, a PRSA or environmental audit is required for the site given that the site is proposed for sensitive land use (secondary school) and has been identified to have a medium potential for contamination.

This PRSA has been prepared as per the recommendation of the LCA and requirements of PPN30.

## 1.1 Purpose and Scope of the PRSA

As required under Section 204, Subsection 2 of the Environment Protection Act 2017, the purpose of a PRSA, and therefore the purpose of the PRSA for this site, is to:

- assess the likelihood of the presence of contaminated land;
- determine if an environmental audit is required; and
- if an environmental audit is required, to recommend a scope for the environmental audit.

As stated above, this PRSA has been prepared as per the recommendation of the LCA undertaken by SMEC and to assist the VPA, with the City of Casey, state government organisations, and service authorities, in preparing a PSP for the Devon Meadows Precinct.

It is also understood that purpose of the PRSA was assess the site's potential contamination status and identify the potential for any further required investigations, remediation, or management measures, in order to inform decision-making regarding site acquisition and the feasibility of its development and use as a government secondary school. Based on this, the PRSA has focussed on the proposed future use as a secondary school only and has not specifically considered current uses.

The PRSA scope and associated relevant information is summarised in the following table.



Table 1.1: PRSA Scope

Item	Details
Existing Land Use	Flower growing operations and rural residential across each property.
Proposed Land use	Secondary School
The elements of the environment to be assessed.	Land, Water (surface water and groundwater)
Standards and reference documents considered	Environment Protection Act 2017 Environment Reference Standard 2021 Environment Protection Regulations 2021 National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022) Guidelines for conducting preliminary risk screen assessments (EPA Publication 2021) Standards Australia (2009). Piling - Design and Installation AS 21592009. Australian Standard, November 2009 Other relevant guidelines issued by the Authority under Section 203 of the EP Act 2017
Assumptions made by the Auditor during the PRSA, or any limitations	This PRSA has been prepared based on the site’s proposed redevelopment as a secondary school. No other proposed use has been considered in the preparation of this PRSA. It is however noted that no proposed development plans were available during the preparation of the PRSA. No proposed plan of consolidation or proposed plans of subdivision were provided for consideration.  Refer to Limitations defined in Section 10 of the Preliminary Risk Screen Assessment Report and assumptions and qualifications described within the Preliminary Risk Screen Assessment Report.
Exclusions from the PRSA	Ambient air and ambient sound were excluded as they were not considered relevant to the assessment of land for the potential presence of contamination for this site.

## 1.2 PRSA Methodology

The scope of works for the PRSA is in accordance with the methodology outlined in EPA Guideline 2021. In conducting this PRSA, the Environmental Auditor undertook the following activities:

- Conducted a site visit on 27 October 2025 to inspect each of the sites and the surrounding area and record observations relevant to the potential for contaminated land to be present.
- Conducted discussions with site owner/operators during the site inspection, where available and relevant, to obtain further information associated with the site.
- Reviewed and commented on the site history information and soil investigation as presented in the preliminary site investigation (PSI) report completed by SMEC.
- Reviewed and evaluated the adequacy of the PSI report prepared by SMEC.
- Conducted supplementary site history review (as required) such as reviews of Victoria Unearthed database and Visualising Victoria’s Groundwater online portal for nearby registered bores.
- Developed a conceptual site model to inform the outcomes of the PRSA and formed an opinion on the likelihood of the presence of contaminated land.



- Completed this PRSA Report and PRSA Statement.

### 1.3 Reports Reviewed

In conducting this PRSA, the Environmental Auditor has reviewed and relied upon the report provided by SMEC titled *Preliminary Site Investigation, 85, 95 and 105 Devon Road, Devon Meadows*, dated 18 March 2026 and referred to as SMEC (2026).

The PSI report included a desktop site history investigation, details of site inspections, as well as limited soil sampling undertaken at the site.

The Auditor has conducted a review of SMEC (2026) and has considered it suitable for the purposes of the PRSA. Where the Auditor obtained additional information, and/or has specific comment on the information provided by SMEC, these comments and further information are provided in each of the sections below.

A copy of SMEC (2026) is provided within Appendix C of this report.

To the Auditor's knowledge, no other environmental site investigation works have been undertaken at the site.

### 1.4 Auditor's Support Team

The Auditor obtained input for the PRSA from the following professionals:

- Mr Tim Russell of Maple Auditing Pty Ltd is an expert in contaminated land (and also a Victorian EPA appointed environmental auditor). Mr Russell was consulted during scoping, assisted with the site inspection and undertook drafting and review of some elements of the PRSA.
- Ms Rebekah Fynnaart of Mako Environmental Support Services is a qualified environmental scientist who was involved in reviewing historical site information gathered by the assessment consultant and drafting of the PRSA.



## 2 Site Setting

### 2.1 PRSA Site Area and Current Site Use

The PRSA was undertaken for the site located at 85, 95 and 105 Devon Road, Devon Meadows, Victoria 3977. The site is located approximately 50 km southeast of the Melbourne central business district and is situated in an area predominantly characterised by rural residential, farmland/agricultural and rural lifestyle acreage.

As noted in Section 1.1 above, the site comprises three separate properties (i.e. 85, 95 and 105 Devon Road, Devon Meadows) which have been collectively referred to as 'the site' for the purposes of the PRSA. Where necessary, the properties have been referred to individually for clarity. Each site has predominantly historically been used for flower growing as well as rural residential purposes and continues to be used for these purposes at the time of writing this PRSA (other than 85 Devon Road which ceased flower growing operations approximately 10 years ago and has been used as rural residential since that time). More information on the historical uses of each site is provided in Section 3 below. Specifically, the site comprises the following parcels of land.

Table 2.1: Site Details

Address	Area (m <sup>2</sup> )	Certificate of Title	Current Site Use
85 Devon Road	39,599	Lot 1 on Title Plan 337102A (Volume 09739, Folio 192)	Rural residential (recent former flower growing).
95 Devon Road	51,752	Lot 1 on Plan of Subdivision 613683A (Volume 11080, Folio 495)	Flower growing operations, rural residential and vacant bushland.
105 Devon Road	39,593	Lot 20 on Plan of Subdivision 007829 (Volume 06979, Folio 775)	Flower growing operations and rural residential.

The site is zoned Farming Zone. All three properties have a 'designated bushfire prone area' overlay and are within an area of cultural heritage sensitivity. 105 Devon Road also has a 'Land subject to inundation' overlay that coincides with a shallow drain/water course that runs through part of the site.

Details on the site are provided in Section 5.1 of SMEC (2026). The Auditor has reviewed this information and considers it to be generally suitable for use as part of the PRSA. The Auditor notes that SMEC stated that the total site area was 130,830m<sup>2</sup>. Based on the Auditor's review of the planning property reports the site area was calculated at 130,944m<sup>2</sup>. The Auditor acknowledges that there are minor differences between the certificates of title and the planning property reports which appear to be associated with the number of decimal places and therefore rounding of numbers associated with the site areas. The Auditor has used the most accurate number from the planning property reports for the PRSA.

A copy of the current Certificates of Title and Planning Property Reports are presented in Appendix B. The figure below (over page) presents the site layout (Source: Figure 1 – 'Site Boundary' from SMEC (2026)).





<b>FIGURE NUMBER</b>	1	<b>REVISION</b>	07-11-2025
<b>FIGURE TITLE</b>	Site boundary	<b>ADDRESS</b>	85, 95, 105 Devon Road
<b>PROJECT NUMBER</b>	30043775	<b>CRS</b>	EPSG:7855

0 50 100 150 m		<b>PAGE SIZE</b>	A3
<b>CREATED BY</b>	SS16388	<b>SOURCES</b>	1. Base Map - Metromap 2. Roads Vic Open Data

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## 2.2 Geology and Hydrogeology

Details on the geology and hydrogeology are provided in Section 5.4, 5.7 and 7.2 of SMEC (2026). The Auditor has reviewed this information and considers it to be generally suitable for use as part of the PRSA. Where the Auditor obtained additional information, and/or has commented on the information provided by SMEC, these comments and further information are provided in each of the sections below.

### 2.2.1 Topography

The site is elevated at approximately 30-40 mAHD and slopes down towards the south. The surrounding topography slopes down to the east southeast.

### 2.2.2 Hydrology

Dams are present onsite at each property (i.e. 85, 95 and 105 Devon Road) and were historically constructed for use as part of site operations. Broadly, the dams appear to have been constructed during the 1970s.

A single unnamed drainage channel was present at 105 Devon Road. The drainage channel entered the western side of 105 Devon Road and ran along the boundary between 95 and 105 Devon Road before turning and running south through the middle of 105 Devon Road (exiting on the southern boundary). The drainage channel broadly coincides with existing topographical drainage lines, however, the drainage channel at the site was realigned on at least two occasions and is therefore considered to represent an artificial constructed drainage channel. Further, the drainage channel appears to be ephemeral (i.e. likely only containing water following rain events). No other surface water bodies were present at the site.

The site is surrounded by numerous artificial water bodies (i.e. most properties have one or more constructed dams and a constructed wetlands is present to the west). The site is also surrounded by numerous natural unnamed drainage channels following general topographical contours to the east and southeast. The unnamed drainage channels are also considered likely to be largely ephemeral.

According to the Groundwater Resource Report for the site (discussed further in hydrogeology below) groundwater beneath the site is likely to be present at less than 5.0 meters below ground level (mbgl).

Two of the onsite dams appear to have been constructed above the site surface level (i.e. the walls of the dams comprised earthen bunding approximately 2.0 m above the site surface level). The third dam at 85 Devon Road, had been constructed at surface level. Subsequently, the dams at 95 and 105 Devon Road have the potential to interact with groundwater via recharge and are not considered to be in contact with, or to have intersected, groundwater. However, the dam at 85 Devon Road was constructed at surface level and has the potential to be in direct contact with groundwater (although noting that the Auditor could not confirm the depths of any of the dams and the depth to groundwater was not determined as part of the PRSA). The drainage channel present at 105 Devon Road was approximately 1.0 mbgl and therefore, while considered unlikely to be a discharge point for groundwater, is considered to represent a potential point from which groundwater recharge may occur.

Surrounding the site, the other unnamed drainage channels are considered similar to the one present on site and are therefore also considered unlikely to represent specific points where groundwater would discharge, although, would be expected to act as points where groundwater recharge would occur.

The nearest natural surface water body to the site that is likely to receive groundwater is considered to be Clyde Creek, located approximately 5.3 km northeast of the site which meets the Western Outfall Drain located approximately 5.2 km east of the site.



### 2.2.3 Acid Sulphate Soils

The Commonwealth Scientific and Industrial Research Organisation Atlas of Australian Acid Sulphate Soils indicates that there is extremely low probability of occurrence of acid sulphate soil at the site and in the surrounding the area.

### 2.2.4 Regional Geology

The 1:63,360 'Cranbourne Map' of the Geological Survey of Victoria indicates that part of the site (in the immediate surrounds of the shallow drain/watercourse) is underlain by Quaternary (recent) peaty clay, and clay (mainly swamp deposits). The remainder of the site, as well as the Quaternary (recent) deposits, are underlain by Quaternary (Pleistocene) aged siliceous sand dune and sheets including Cranbourne Sand.

While not specifically mentioned in SMEC's description of the geology, the Cranbourne Map indicates the presence of a sand pit immediately to the northwest and further to the northeast of the site. The presence of these sand pits has however been considered by SMEC in Section 5.9.1 of SMEC (2026) as part of their review of the landfill register and their discussion of historic mine use in the area. Details with regard to these sand pits are discussed in Section 4.2.2 below.

### 2.2.5 Site Specific Geology

The site-specific geology encountered by SMEC during their soil sampling was limited to the top 0.1 m of soil, which was generally described as brown, fine-grained sandy silt/clayey silt with some silty clay and silty sand. SMEC did not provide specific comment on whether the soil encountered during sampling was fill material or natural soil.

Based on the Auditor's inspection of the site, the Auditor considers that some of the soil samples may have been representative of natural soil, however, given the highly disturbed nature of surface soils across the site associated with historical uses (i.e. flower growing and/or poultry farming) the samples could be representative of fill material, however, without further intrusive works, it would not be possible to confirm with certainty that the samples were representative of fill or natural soils.

### 2.2.6 Regional Hydrogeology

According to the Groundwater Resource Report for the site, the site is located in the Westernport groundwater catchment and groundwater beneath the site is likely to be less than 5.0 mbgl. The aquifer at the site is expected to be the Quaternary Aquifer consisting of sand, gravels, clay, silts and have a TDS of between 1,001 and 3,500 mg/L, classifying groundwater as Segment A2 (TDS between 601 and 1,200 mg/L mg/L), Segment B (TDS between 1,201 and 3,100 mg/L) or Segment C (TDS between 3,101 and 5,400 mg/L) as defined by the Environment Reference Standard (ERS). Conservatively, the Auditor considers the site would most likely be classified as Segment A2.

As noted above, dams are present onsite at each site (i.e. 85, 95 and 105 Devon Road). Many unnamed drainage channels are present in the surrounding area, with one of the drainage channels (artificially realigned) running through 105 Devon Road. These drainage channels are considered likely to be as a result of natural drainage associated with the topography and appear to generally follow the surrounding topography to the east and southeast. The nearest natural surface water body to the site that is expected to receive groundwater is Clyde Creek, located approximately 5.3 km northeast of the site which meets the Western Outfall Drain located approximately 5.2 km east of the site. Western Port Bay is located approximately 10 km south of the site. As noted above, groundwater is anticipated to flow towards the east or southeast, however given the expected shallow depth to water, localised flow is expected to be influenced by natural drainage channels and artificial dams constructed onsite and on surrounding properties.



A search of the Visualising Victoria’s Groundwater (VVG) online portal for nearby registered bores was completed by SMEC as part of SMEC (2026). The search identified 13 registered bores within a 500 m radius of the site, three of which were located onsite (one on each property). The bores were listed for irrigation use (bore WRK041654 at 85 Devon Road) and domestic use (bore 91529 at 95 Devon Road and bore 91530 at 105 Devon Road). The bores had been drilled to depths between 8.2 mbgl and 27.4 mbgl. SMEC confirmed, through anecdotal information, that the bores were not being used and that the most recent use of the bore on 95 Devon Road having occurred at least 20 years ago. The remaining identified bores were registered for domestic and stock use, domestic use, observation use, and some bores having no listed use. The nearest offsite bore (WRK091248) was located approximately 25 m east of the site and was registered for domestic and stock use.

The Auditor conducted a further review of the VVG online portal to verify SMEC’s findings and to increase the search radius to 2 km. The search identified 129 bores within a 2 km radius of the site, of which 42 were registered for investigation or observation use, 40 were registered for domestic use, 13 were registered for domestic and stock use, 21 were registered for stock use, 4 were registered for irrigation use, 1 was registered for irrigation, domestic and stock use, and the remaining bores having no listed use. As identified by SMEC, three bores were confirmed to be present onsite. The Auditor further identified that bores had been drilled in 1963 (91530) and 1970 (WRK041654 and 91529) 1970 at a total depth of 27.4 mbgl.

The nearest off-site bore (bore ID WRK091248) was identified approximately 25 m east of the site and was registered for domestic and stock use (consistent with SMEC’s findings). The bore was installed in 2016 with a total depth of 33 mbgl and a screened interval from 16 to 33 mbgl. The lithology was logged as ‘topsoil’ to 0.3 m underlain by sandy clay and clay to 12 m and mudstone to 33 m.

Information for the registered groundwater bores identified within a 2 km radius of the site by the Auditor is presented in Appendix D of this report.

Table 2.2 below summarises the uses of the listed bores identified within 2 km of the site as identified by the Auditor.

**Table 2.2: Summary of Registered Bore Uses within 2 km radius of the Site**

Use	Number of Bores	Distance Range from the Site (km)
Observation / Investigation	42	0.1 – 1.8
Domestic	40	0.0 – 1.1
Domestic and Stock	13	0.025 – 1.7
Stock	21	0.4 – 2.0
Irrigation	4	0.0 – 1.7
Irrigation, domestic and stock	1	1.9
Unknown	8	0.3 – 1.8

### 2.2.7 Site Specific Hydrogeology

No groundwater investigation has been undertaken at the site.

Based on the regional hydrogeological information, groundwater at the site is expected to occur in Quaternary sands, gravels, clay, silts at a depth of less than 5.0 mbgl. TDS is expected to be in the range 1,001-3,500 mg/L, and therefore, using the lower end of the range, the groundwater segment would be inferred to be A2.



As discussed above, one of the onsite dams was considered likely to have the potential to interact with groundwater via recharge and therefore has the potential to influence local groundwater flow directions. Further, an artificially realigned drainage channel ran through 105 Devon Road and was also considered likely to represent a potential point from which groundwater is recharged.

Surrounding the site, the other unnamed drainage channels are considered similar to the one present on site and are therefore also considered likely to be ephemeral and have the potential to locally influence groundwater flow direction.

The nearest natural surface water body to the site that is likely to receive groundwater is considered to be Clyde Creek, located approximately 5.3 km northeast of the site which meets the Western Outfall Drain located approximately 5.2 km east of the site.

Subsequently, the Auditor notes that groundwater flow is expected to be influenced by the presence of both natural and artificial water bodies in the area. However, given the topography, and with consideration of groundwater flow reported at nearby audit sites, regional groundwater is anticipated to flow to the east or southeast.



## 3 Environmental Values

### 3.1 Environmental Values of Land

Environmental values (and the land use categories to which they apply) are defined in the Part 4 ‘Land’ of the Environment Reference Standard (May 2021). Table 3.1 below identifies the environmental values of land.

Based on the proposed site use for a secondary school, the applicable land use category is Sensitive Use – other (lower-density). The applicable environmental values are highlighted in the table below.

Table 3.1: Environmental Values and Land Use Categories <sup>(1,2)</sup>

Environmental Value	Land Use Category						
	Parks and Reserves	Agricultural	Sensitive use		Recreation/ Open space	Commercial	Industrial
			High-density	Other (lower density)			
Land Dependent Ecosystems and Species							
<ul style="list-style-type: none"> <li>Natural ecosystems</li> </ul>	✓						
<ul style="list-style-type: none"> <li>Modified ecosystems</li> </ul>	✓	✓		✓	✓		
<ul style="list-style-type: none"> <li>Highly modified ecosystems</li> </ul>		✓	✓	✓	✓	✓	✓
Human health	✓	✓	✓	✓	✓	✓	✓
Buildings and structures	✓	✓	✓	✓	✓	✓	✓
Aesthetics	✓		✓	✓	✓	✓	
Production of food, flora and fibre	✓	✓		✓			

1. The above table is a reproduction of Table 4.2 from the ERS (2021).

2. Shading denotes the applicable Environmental Values for the proposed site use.

Based on the above table and with specific consideration to the ERS, the following environmental values would apply to the proposed site use:

- Land dependent ecosystems and species – modified and highly modified ecosystems.
- Human health.
- Buildings and structures.
- Aesthetics.
- Production of food, flora and fibre.



## 3.2 Environmental Values of Groundwater

Environmental values (and the groundwater segments to which they apply) are defined in Part 5 ‘Water’ of the Environment Reference Standard (May 2021). Table 3.2 below identifies the environmental values of groundwater. The different segments of groundwater are set out in Table 5.2 of the ERS (2021) and are defined by the background water quality level of TDS in the groundwater.

Based on the anticipated TDS reported at the site, groundwater has conservatively been classified within Segment A2. The environmental values to be protected under Segment A2 are summarised in the table below.

Table 3.2: Environmental Values and Groundwater Segments <sup>(1,2)</sup>

Environmental Value	Segments (mg/L) TDS						
	A1	A2	B	C	D	E	F
	0 - 600	601 - 1200	1201 - 3100	3101 - 5400	5401 - 7100	7101 - 10000	>10000
Water dependent ecosystems and species	✓	✓	✓	✓	✓	✓	✓
Potable water supply (desirable)	✓						
Potable water supply (acceptable)		✓					
Potable mineral water supply	✓	✓	✓	✓			
Agriculture and irrigation (irrigation)	✓	✓	✓				
Agriculture and irrigation (stock watering)	✓	✓	✓	✓	✓	✓	
Industrial and commercial	✓	✓	✓	✓	✓		
Water-based recreation (primary contact recreation)	✓	✓	✓	✓	✓	✓	✓
Traditional Owner cultural values	✓	✓	✓	✓	✓	✓	✓
Buildings and structures	✓	✓	✓	✓	✓	✓	✓
Geothermal properties	✓	✓	✓	✓	✓	✓	✓

1. The above table is a reproduction of Table 5.3 from the ERS (2021).

2. Shading denotes the applicable Environmental Values based on TDS at the site.

Based on the above table, and with specific consideration to the ERS, the following environmental values apply to the segment (i.e. TDS) inferred at the site:

- Water dependent ecosystems and species;
- Potable water supply (acceptable);
- Potable mineral water supply. However, it is noted that Potable Mineral Water is not relevant as the site is not located in a mineral springs area;
- Agriculture and irrigation (irrigation);
- Agriculture and irrigation (stock watering);
- Industrial and commercial;
- Water-based recreation (primary contact recreation);



- Traditional Owner cultural values;
- Buildings and Structures; and
- Geothermal properties. However, it is noted that geothermal properties are not relevant as the site is not considered to be within designated geothermal area.

### 3.3 Environmental Values of Surface Water

As discussed above, three onsite dams and one artificial drainage channel were present on the site. In accordance with the ERS, 2021, environmental values of surface water do not apply at off-stream private dams and/or constructed irrigation channels or drains. Further, the artificial drainage channel is not considered to be a permanent natural surface water feature. The nearest surface water receptor likely to receive groundwater is considered to be Clyde Creek, located approximately 5.3 km northeast of the site which meets the Western Outfall Drain located approximately 5.2 km east of the site.

Subsequently, the environmental values of surface water are not considered relevant on the site.



## 4 Current and Historical Site and Surrounding Site Uses

Information pertaining to the site's history was gathered by SMEC and is discussed in Section 5 of SMEC (2026). The Auditor obtained additional information (where required) as discussed in the above sections. The site history report completed by SMEC was undertaken for the entire site incorporating each of 85, 95 and 105 Devon Road.

The site history investigation included the review of the following sources of site history information:

- Documentation relating to site ownership including historical certificates of title.
- Council zoning and planning information.
- Historical aerial photographs.
- Topographical, soil, geological, acid sulphate soil and hydrogeological data (from maps and online databases).
- Australia Soil Resource Information System (ASRIS) for acid sulphate soils.
- Groundwater database search.
- Victorian Heritage Register and Heritage Inventory conducted via VicPlan
- A search for heritage overlays was conducted via Victoria Unearthed
- Historical society records (from Royal Historical Society of Victoria archives).
- WorkSafe Victoria dangerous goods records (if available).
- Search of historical/current landfills surrounding the site. EPA Works Approvals and Licensed Activities.
- EPA Victoria records (Victorian Landfill Register, Licensed Facilities and Priority Sites Register); and
- Audits and PRSA's completed in the vicinity of the site.

This PRSA report relies upon the site investigation works conducted by the assessment consultant (i.e. SMEC). As part of the PRSA, the work completed by SMEC was reviewed by the Auditor in the context of its completeness in accordance with relevant Regulations and Guidelines.

The Auditor has reviewed the completeness of the site history review undertaken by SMEC and has concluded from an overall perspective it provides a reliable understanding of potential for site contamination. It is therefore considered that the information provided by SMEC provides an appropriate basis for use for the PRSA.

### 4.1 Current and Historical Site Use

SMEC conducted a site inspection on 27 October 2025. SMEC's observations from the site inspection are provided in Section 7.1 and photographs are provided in Appendix E of SMEC (2026). The Auditor (and her representative) completed the site walkover with SMEC on 27 October 2025 to observe the site condition and surrounding site area.

The following Sections 4.1 to 4.3 provides the Auditors summary of the site history, observations made by the Auditor during her site inspection with any additional information from the site history review included (where relevant). Photos from the Auditor's site inspection are included in Appendix E.

#### 4.1.1 85 Devon Road

The site was owned by various individuals (including an accountant, estate agent, army officer, and taxi driver) from 1916 to 1968, throughout which time the site remained undeveloped and was largely vegetated bushland. In 1968, market gardeners took ownership of the site, and it was then used for agricultural/farming purposes (although no specific information on the type of agricultural use was available). It was at this time that a dam was



constructed on the southern boundary which was still present at the time of the October 2025 site inspection. The site changed ownership in the 1970s and again in the 1980s, however throughout that time, the site use continued to be agricultural. By the early 2000s, a plant/flower nursery had been developed in the eastern portion of the site and operations expanded across to the western portion of the site over time.

Anecdotal information provided by the site tenant indicated that the site was used for flower growing operations and rural residential until approximately 2015. Since 2015, the site has only been used for rural residential purposes.

At the time of the inspection, the site included a residence, small office, storage sheds and garage in the eastern area of the site. The garage, sheds and office were all empty. Disused flower nursery structures (consisting of aluminium framework, irrigation piping with plastic covering) were present across the southern and central eastern portions of the site, consistent with their locations on the aerial photographs. Some of the nursery structures were in a poor condition (i.e. ripped, torn or extremely weathered). The remainder of the western portion of the site comprised disused exposed soil growing fields. Irrigation piping was observed throughout the fields.

A dam was present onsite on the southern boundary and SMEC noted (and the Auditor agrees) that no evidence of contamination such as a sheen or discolouration was noted on the dam. An empty shed was situated next to the dam.

During an inspection of the interior of the office, it was noted that suspected non-friable asbestos-containing material (ACM) was present in the fibre cement sheet ceiling and walls.

The tenant advised SMEC that an underground septic tank was present at the property, however the location of the septic tank and/or absorption field were not known and were not identified during the site walkover.

Whilst not observed during the site inspection, aerial photographs of the site as presented within the SMEC PSI show evidence of pattern of use and practices/operations at 85 Devon Road to be historically similar to those observed at 95 and 105 Devon Road.

The Auditor considers that the site inspection identified a pattern of use, and associated structures that were consistent with historical information.

#### 4.1.2 95 Devon Road

The site was owned by farmers, then by various individuals (including a fishmonger, painter, and business proprietor) from 1923 until 1960. During this time, the site comprised undeveloped, vegetated bushland, until some land clearing of the site and development of onsite sheds in the eastern portion of the site was undertaken by 1960, with some larger buildings/structures and two dams (a small dam in the eastern portion and a larger dam in the southwestern portion of the site) constructed throughout the 1960s and 1970s. The dam in the eastern portion of the site appeared to have been filled by the 1980s. By the early 2000s, the site was being used for a plant/flower growing with operations expanding across to the western portion of the site over time.

Anecdotal information provided by the site occupier indicated that the site had been used for poultry farming approximately 20 years ago (i.e. approximately 2005), noting a number of large chicken sheds were present at the eastern end of the site.

At the time of the inspection, the site included a residence, warehouse, and machinery shed in the eastern portion of the site, and flower nursery structures (consisting of aluminium framework, irrigation pipework with plastic covering) across much of the remainder of the site. Some of the nursery structures were in a poor condition (i.e. ripped, torn or extremely weathered). The western most portion of the site was undeveloped and comprised vegetated bushland. Anecdotal evidence from the site owner indicated that the undeveloped bushland had not been used for the flower growing operations and that the land remained largely untouched. The site layout was consistent with aerial photos and site history information.



A dam was present in the southwestern portion of the site. A shed containing an irrigation system pump unit was located next to the dam. The shed also contained packets of water soluble fertiliser for irrigation (calcium nitrate fertiliser).

The flower nurseries were in use with rows of plant beds and irrigation systems visible.

Stockpiles of chicken manure were observed in the eastern area of the site. The current occupier advised that the chicken manure was used as fertiliser on flower nursery beds and that the chicken manure was sourced from the neighbouring poultry farm across Devon Road to the east. The occupier also indicated that the practice of obtaining chicken manure from the local poultry farmers to use as fertiliser was common in the area and on the neighbouring properties.

SMEC and the Auditor observed algae growth in onsite drainage and puddles, indicating the potential presence of nutrient overload.

One underground septic tank was identified in the southeastern area of the site near the residence. The specific location of the absorption field was not known and was not identified during the site walkover, however, was expected to be in close proximity to the septic system.

A sheen (considered potentially associated with petroleum hydrocarbons) was noted on pooled water in the eastern area of the site (near the stockpiles). The direct source was not identified, however it is noted that farm vehicles were parked in the area at the time of the inspection.

The site occupier advised that pesticides, insecticides, herbicides and fungicides were stored in a dedicated storage container in the central eastern portion of the site. SMEC recorded a list of specific pesticides/insecticides/herbicides/fungicides observed and this is provided in Section 7.1 of SMEC (2026). The Auditor notes that in addition to the storage container, one of the sheds also contained herbicides (i.e. Ronstar – Oxadiazon), fertiliser (potassium nitrate) and 20L fuel containers.

Piles of rubbish, comprising, corrugated iron, household items, concrete, plastic sheets, tires, metal fencing, plastic piping and wooden and plastic pallets were present around buildings at the eastern end of the site and in a small number of areas across the remainder of the site.

A disused above ground tank was present in the eastern portion of the site. The tank was very rusty and did not appear to have been in use for some time. No identifying information was available and the vegetation beneath the above ground tank was healthy.

The Auditor considers that the site inspection identified a pattern of use, and associated structures that were consistent with historical information.

#### 4.1.3 105 Devon Road

The site was owned by various individuals (including an accountant, estate agent, farmer, police constable, council employee, mill hand) from 1916 to 1968, throughout which time the site remained undeveloped and was largely vegetated bushland. In 1968, market gardeners took ownership of the site, and it was then used for agricultural/farming purposes with land clearing taking place and sheds developed in the eastern portion of the site as well as a dam in the western portion. The site changed ownership in the 1980s, however throughout that time, the site use continued to be agricultural (although no information was available on the specific type of agricultural use). By the early 2000s, a plant/flower nursery had been developed in the eastern portion of the site and operations expanded across to the western portion of the site over time. A drainage channel was present at the site, entering the site from the western boundary and exiting the site through the southern boundary. The drainage channel was realigned when the dam was constructed in the early 1970s and again realigned in 2009 to allow for the construction of flower nursery structures at the western end of the site.



Anecdotal information obtained by SMEC from the site owner indicated that the site has been occupied by the same tenant for over 20 years and has been used for flower growing operations.

At the time of the inspection, the site included a residence, storage shed and garage in the eastern portion of the site, and flower nursery structures (consisting of aluminium framework, irrigation piping with plastic covering) and growing fields over the majority of the remainder of the site. Some of the nursery structures were in a poor condition (i.e. ripped, torn or extremely weathered).

A dam was present onsite in the central southern portion. A small pond was present on the eastern side of the dam that appeared to be associated with the drainage channel that runs through the site. The drainage channel entered the central western portion of the site (from offsite), ran parallel along the northern boundary before turning and running perpendicular across the centre of the site and exiting on the southern boundary. The flower nursery was in operation with rows of plant beds and irrigation system visible. SMEC noted that several sections of the nursery showed signs of vegetation stress which they considered potentially due to chemical application. While the Auditor considers this to be a potential, it is also considered equally possible the plant 'die off' was associated with lack of watering as crops are rotated.

An inspection of the interior of the storage shed (central eastern portion) identified various paint tins, car chemicals, oil containers, power tools and gasoline containers. A compressor unit was surrounded by dark staining with a hydrocarbon odour (considered likely to be oil staining associated with the compressor). A diesel powered tractor and suspected ACM (fibre cement sheet panels) were also identified. An electric car hoist was located outside on the western side of the shed.

Piles of rubbish, comprising, wood, household items, plastic sheets, tires, metal fencing, plastic piping and wooden and plastic pallets were present around the flower nursery structures across the site.

An outhouse was observed to the west of the residence which was noted to contain suspected ACM in the exterior and interior.

SMEC and the Auditor noted algae growth in onsite drainage and puddles, indicating the potential presence of nutrient overload.

The current tenant advised SMEC that an underground septic tank was present at the property, however the location of the septic tank and/or absorption field were not known and were not identified during the site walkover.

One aboveground storage tank (AST) was identified in the northeastern portion of the site which was understood to have historically been used for fuel storage. The tank was old and rusted and comprised a volume of approximately 1,000L. The tank had 'Caltex' stencilled on the end of the tank with a 'Super Petrol' sticker underneath the stencil. Vegetation beneath the tank had died, however it was not clear whether that was associated with the use of the tank or associated with weed spraying. Due to the presence of vegetation, it was not possible to clearly identify whether there were observations of staining.

The figure below (over page) presents the site features at the time of the site inspection (Source: Figure 2 – 'Site Features' from SMEC (2026)).





FIGURE NUMBER	2	REVISION	09-11-2025
FIGURE TITLE	Site features	ADDRESS	85, 95, 105 Devon Road
PROJECT NUMBER	30043775	CRS	EPSG:7855

0 50 100 m		PAGE SIZE	A3
CREATED BY	SS16388	SOURCES	1. Base Map - Metromap 2. Roads Vic Open Data

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## 4.2 Current and Historical Surrounding Site Uses

### 4.2.1 Current Surrounding Land Uses

Current land uses directly adjacent to the site are summarised in Table 4.1 below.

Table 4.1: Surrounding Land Uses

Direction	Surrounding Land Uses
North	Rural residential, quarry products wholesaler (approximately 250 m northeast).
East	Devon Road with free range egg farm and rural residential/market gardens.
South	Rural residential to the immediate south with poultry farm approximately 100 m south and rural residential further beyond.
West	Sand quarry approximately 200 m northwest, rural residential, horse paddocks (southwest) and Acacia Wetlands beyond

### 4.2.2 Historical Surrounding Land Uses

Details of historical surrounding land uses are provided in Sections 5.1 and 5.8 of SMEC (2026). The Auditor has reviewed this information and considers it to be suitable for use as part of the PRSA.

The site investigation indicated that the area of Devon Meadows was historically an rural residential and agricultural region, primarily used for grazing, farming (dairy, pig, and poultry), and market gardens which appears to have remained consistent for many decades.

Review of the EPA Victorian Landfill Register indicates no registered current or closed landfills within a 1 km radius of the site, however, sand mining was identified to have been undertaken in the area, in particular at the Cranbourne sand pits, now the location of the Cranbourne Racecourse and the Royal Botanic Gardens, located approximately 1.5 to 2.8 km northwest of the site. Aerial photographs also suggest that sand mining activities were undertaken directly northwest of the site.

### 4.2.3 Quarries and/or Landfills

As noted above, aerial photographs suggest that sand mining activities were undertaken directly northwest of the site from the 1960s which grew significantly in the 1980s. By the 2000s, much of this land to the northwest appears to have been reclaimed, with a portion of the quarry water filled, and a small quarry continuing to operate today, approximately 200 m northwest of the site (with the wholesale and transport operations situated approximately 250 m northeast of the site).

Many of the former sand quarries in the area were water filled, while others are noted to have been infilled and the land reclaimed. SMEC have noted that the nature of any infilling is unknown and as such may present a potential for contamination (for example ground gas and/or groundwater contamination) to the site.

### 4.2.4 Environmental Audits and PRSAs at Nearby Sites

SMEC completed a review of surrounding audits and PRSA's in Section 5.9.4 and 5.9.5 of SMEC (2026). The Victoria Unearthed online map indicates there have been two environmental audits and two Preliminary Risk Screen Assessments (PRSAs) completed within 2 km of the site. SMEC identified one audit and two PRSA's for review. The Auditor identified an additional audit from which additional information was obtained. The Auditor conducted a review of these audits and PRSAs and provided a summary of findings in Appendix F of this PRSA.



In summary, from the audits and PRSAs reviewed, the following is noted:

- Historical land use in the area was predominantly agricultural/farming, and rural residential. Septic tanks were present on rural residential properties.
- Soil encountered consisted of sand/silty sand/clayey sand considered to be Quaternary inland dune deposits.
- Soil assessments in the area reported localised instances of elevated chromium, zinc, E.coli, TRH >C<sub>16</sub>-C<sub>34</sub>. Elevated chromium and slightly acidic soil conditions may be representative of natural soil in the area.
- Groundwater in the area occurs in the Quaternary Aquifer, and groundwater was found to be at depths between 0.3 and 4.0 mbgl.
- TDS in groundwater was reported between 20 mg/L and 5,760 mg/L.
- Groundwater flow was considered to be to the east towards Clyde Creek or south/southeast towards Western Port Bay. Flow was determined at one audit site where a sufficient number of groundwater monitoring wells were installed and was determined to be southeasterly towards Western Port Bay. It was however noted that groundwater flow in the shallow groundwater is influenced by local topography and rainfall recharge in elevated areas and groundwater discharge occurring along drainage lines, creeks, rivers or localised topographic depressions.
- Elevated concentrations of metals including aluminium, chromium, copper, lead, nickel and zinc were reported in groundwater and considered to be representative of natural background conditions. Acidic pH levels in groundwater were also considered to be naturally occurring.
- Elevated concentrations of nitrogen, phosphorus, E.coli and faecal coliforms in groundwater at 1591 South Gippsland Highway, Cranbourne East, approximately 2.0 km north-northwest of the site, were considered to be regionally occurring/from an offsite up-hydraulic gradient source. Based on this, the site was designated as a groundwater quality restricted use zone.
- The eastern portion of 65 Devon Road, located approximately 100 m north of the site, was considered a potential source of nitrate, total nitrogen and phosphorus groundwater contamination.



## 5 Potential Sources of Contamination

Based on information provided in SMEC (2026), Appendix J of Australian Standard AS4482.1 (2005), the above sections, and the Auditor's own experience, the following main potential sources of contamination (based on the historical use of the site, and surrounding sites) were identified:

Table 5.1: Potential Contaminants of Concern (On-site and Off-site)

Land Use/Area	Potential Contaminants of Concern
<b>On-Site</b>	
Market gardens/flower nursery operations (85, 95 and 105 Devon Road)	Organochlorine pesticides (OCPs), organophosphate pesticides, (OPPs), herbicides, insecticides, fungicides, nitrogen compounds (nitrate, nitrite, ammonia, nitrogen), phosphate.  For more specific information on the chemicals identified onsite please refer to Section 7.1 of SMEC (2026)
Poultry farming/chicken manure stockpiles (95 Devon Road)	Nitrogen compounds (nitrate, nitrite, ammonia, nitrogen), E.Coli, coliform bacteria, heavy metals
AST fuel storage (95 and 105 Devon Road)	MAHs, TRH, volatile organic compounds (VOCs)
Compressor unit (105 Devon Road)	MAHs, TRH, PAHs
Garages/storage sheds (85, 95 and 105 Devon Road)	Organochlorine pesticides (OCPs), organophosphate pesticides, (OPPs), herbicides, insecticides, fungicides, BTEX, TRH, VOCs, heavy metals
Residences/sheds/outhouses with fibre cement sheet ceiling and walls (85, 95 and 105 Devon Road)	Asbestos containing material (ACM)
Septic systems and absorbent fields (85, 95 and 105 Devon Road)	Nitrogen compounds (nitrate, nitrite, ammonia, nitrogen), phosphate, E.Coli, coliform bacteria and heavy metals
Imported Fill (where applicable) (85, 95 and 105 Devon Road)	Heavy Metals, PAHs
<b>Off-Site</b>	
Grazing/agricultural/farming (dairy, pig, poultry)	OCPs, OPPs, herbicides, insecticides, fungicides, nitrogen compounds, E.Coli, coliform bacteria, nitrogen compounds (nitrate, nitrite, ammonia, nitrogen), phosphate, heavy metals
Septic systems (associated with rural residential properties)	Nitrogen compounds (nitrate, nitrite, ammonia, nitrogen), phosphate, E.Coli, coliform bacteria and heavy metals
Historical sand mine infilling	BTEX, TRH, PAH, heavy metals
Land Use/Area	Potential Contaminants of Concern



## 6 Soil Assessment

### 6.1 Soil Assessment Works

As discussed in Section 4, the Auditor (and her representative) completed the site walkover with SMEC on 27 October 2025 to observe the site condition and surrounding site area. Following the Auditor’s departure, SMEC completed limited soil sampling. The Auditor was not involved in the decision to complete a limited soil sampling program, nor was she involved in the scoping of the program. It is understood that SMEC opted to complete the soil sampling program to provide the client with some additional information with regards to potential soil contamination at the site. However, as the sample results were provided as part of SMEC (2026), the Auditor has evaluated the information as part of the PRSA.

SMEC conducted limited soil sampling at the site comprising the collection of nine soil samples from targeted locations based on observations made during the site inspection. Samples were collected from near surface (approximately 0.1 mbgl) with a hand trowel.

A summary of the target samples collected is provided in Table 6.1 below.

Table 6.1: Soil Sample Summary

Soil Sample	Location and Description	
SS01	105 Devon Road	In storage shed. Sandy silt. Petroleum odour noted.
SS02		Near AST. Sandy silt.
SS03		In western flower nursery. Clayey silt.
SS04		In eastern flower nursery. Sandy silt.
SS05	95 Devon Road	Near underground septic tank. Sandy silt.
SS06		Near chicken manure stockpiles. Sandy silt. Odorous.
SS07		Near sheen (potential hydrocarbon). Silty clay. Petroleum odour.
SS08		In flower nursery. Sandy silt.
SS09	85 Devon Road	In flower nursery. Silty sand.

Samples were analysed for a range of analytes including heavy metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethyl benzene and xylenes (BTEX), Polycyclic Aromatic Hydrocarbon (PAHs), Organochlorine Pesticide (OCPs), Organophosphorus Pesticide (OPPs), acid herbicides, Polychlorinated Biphenyl (PCBs), Per- and polyfluoroalkyl substances (PFAS), and phenols.

The figure below (over page) presents the soil sampling locations (Source: Figure 3 – ‘Soil Sample Locations’ from SMEC (2026)).





**Legend**

-  Soil Surface Samples
-  Site Boundary
-  Roads

FIGURE NUMBER	3	REVISION	06-02-2026
FIGURE TITLE	Soil sample locations	ADDRESS	85, 95, 105 Devon Road
PROJECT NUMBER	30043775	CRS	EPSG:7855

0 50 100 m

SCALE BAR

PAGE SIZE A3

CREATED BY DK17066 SOURCES 1. Base Map - Metromap  
2. Roads Vic Open Data

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## 6.2 Auditor Evaluation of Soil Assessment Works

The Auditor completed a review of the fieldwork and analysis undertaken as part of the site assessment works completed by SMEC. The Auditor also considered the quality assurance/quality control (QA/QC) programs implemented by SMEC to ensure the reliability and traceability of samples collected. The Auditor 's evaluation of SMEC's works is provided in the table below.

Table 6.2: Auditor Evaluation of Site Assessment Works

<b>Identification of potential contaminants of concern</b>	The site history review by SMEC enabled a list of potential contaminants to be identified as summarised in Section 8.2 of SMEC (2026). The list of COPC identified by SMEC were considered to be appropriate based on the site's history.
<b>Sampling program</b>	<p>Details of the soil sampling and analysis works undertaken by SMEC are provided in Sections 7.2 and 7.3 of SMEC (2026).</p> <p>Sampling procedures were undertaken using the guidance of AS4482.1-2005, AS4482.2-1999, Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, IWRG 702 – Soil Sampling and NEPM guidelines. SMEC collected soil samples using a trowel from selected target locations.</p> <p>While the number of test locations was insufficient for site characterisation as per Australian Standard AS4482.1-2005, given that the purpose of the limited soil sampling program, as indicated in Section 6.1 above, it was considered sufficient.</p>
<b>Analytical program adopted</b>	The analysis program is summarised in Section 4.3 of SMEC (2026) and focused on the potential contaminants identified during the site history review undertaken by SMEC as presented in Section 8.2 of SMEC (2026). The analytical suite identified by SMEC was considered sufficient to provide a general understanding of contamination, however it was not sufficiently comprehensive to have included all chemicals identified during the site walkover (i.e. being used on site). In addition, analysis of selected soil samples encompassed a broad range of contaminants with consideration given to the analytes detailed in the NEPM (2013), AS4482.1-2005 and AS4482.2-1999.
<b>Analytical detection limits</b>	<p>Standard laboratory detection limits were adopted for all analytes for soil sample analysis and were lower than the adopted assessment criteria with the exception of chromium VI, dieldrin, phenol, PFOS, PFOA and PFHxS.</p> <p>The Auditor considers that the limits of reporting for these contaminants are not of material relevance for the conclusions of the PRSA, however it is recommended that sufficiently low detections limits are requested during any further assessment works.</p>
<b>Laboratory accreditation</b>	<p>SMEC used Eurofins as their analysing laboratory for soil analysis.</p> <p>Eurofins carries NATA accreditation for the analyses undertaken, and all laboratory reports were NATA endorsed. Therefore, the Auditor considered this to be acceptable.</p>
<b>Quality assurance/Quality Control</b>	<p>Section 7.4 of SMEC (2026) notes that QC (i.e. rinsate, field or trip blanks) samples were not collected/analysed as part of the assessment as the sampling was judgemental and preliminary in nature. It was further noted that field decontamination procedures were implemented with soil samples collected from near surface using fresh nitrile gloves and a hand trowel which was decontaminated between sampling using Liquinox and rinsed with tap water and deionised water. The Auditor did not observe the sampling undertaken by SMEC, however, considers the decontamination procedures, as described by SMEC, to be appropriate for preventing cross contamination of samples in the field.</p> <p>The Auditor completed an independent assessment of the SMEC documentation and notes the following:</p> <ul style="list-style-type: none"> <li>No duplicate samples were collected as part of the limited soil sampling. While the Auditor acknowledges this is not ideal and in keeping with usual standards and practices, given the nature of sampling undertaken (targeted locations from near surface) and the preliminary nature of the sampling, it is not considered that the lack</li> </ul>



of QC samples affects the overall suitability and acceptability of the data for the purposes of this PRSA.

- Samples were collected in clean vessels provided by the assessor's primary analytical laboratory and unique sample identification (and other information relevant to the sample) was recorded on sample jars prior to them being placed in insulated containers for transport to the laboratory. Review of laboratory reports indicated that appropriate sample containers (preserved where applicable) were used, and the samples were received by the laboratory appropriately chilled.
- Chain of custody sheets were used to track transport and analysis of the samples collected.
- Appropriate sample containers were used and sample containers for volatile analysis were received with minimal headspace.
- Samples were correctly preserved and attempt to chill was evident and soil sample analysis was completed within holding times.
- One laboratory internal QC sample outlier (laboratory duplicate for TRH C6-C10) was reported. It was noted that the RPD reported passes Eurofins QC acceptance criteria. No other laboratory internal QC outliers were reported.

Overall, the Auditor considers that the quality assurance and quality control measures employed by SMEC to be suitable.

### 6.3 Results of Soil Assessment Works

The Auditor's adopted assessment criteria are presented in Table A (attached).

Analytical results (where detected) were below the Auditor's adopted assessment criteria, with the exception of the following:

- Copper, manganese, nickel and zinc exceeding the EIL in SS01 (in storage shed at 105 Devon Road).
- Manganese exceeding the EIL in SS06 (near the chicken manure stockpiles on 95 Devon Road).
- TRH F2 exceeding the ESL and HSL A&B (vapour intrusion) in SS02 (near the AST at 105 Devon Road).
- TRH F3 exceeding the ESL and HSL A&B (vapour intrusion and direct contact) in SS01 (in storage shed at 105 Devon Road) and SS02 (near the AST at 105 Devon Road).
- TRH F4 exceeding the ESL and HSL A&B (vapour intrusion and direct contact) in SS01 (in storage shed at 105 Devon Road).
- The pH in SS02 (near the AST at 105 Devon Road) and SS05 (near septic tank at 85 Devon Road) was lower than the acceptable range (ecosystems and human health), and pH in SS02 also lower than the acceptable pH for Buildings and Structures as per AS2159-2009 (i.e. pH >5.5).

The soil sampling and analysis undertaken indicated potential risks to the environmental values of land due to concentrations of metals, TRH and pH. The elevated TRH concentrations were reported in the shed and near the UST at 105 Devon Road and further investigation is required to assess the extent of this contamination which is likely to be sourced from historical/current uses of the site. Further investigation of the metals is also required in order to determine the extent of these elevated concentrations and whether some, or all, of the reported concentrations may be from historical/current site uses. While it is noted that slightly acidic soil conditions were reported in the area and may be naturally occurring, only three samples were analysed for pH. Further analysis of pH is required to provide assurance of pH conditions across the site outside the targeted areas of potential contamination. In addition, suspected ACM was observed in building structures at the site during the site inspection, however it is noted that no ACM was observed on site surface or in soil at any sample location.



Impacts to the applicable environmental values of land which have been identified during the site inspection and limited soil sampling are summarised in Table 6.2 below.

**Table 6.3: Impacts to Applicable Environmental Values of Land**

Environmental Value	Impacts Onsite	Potentially Threatened?
Land dependent ecosystems and species – modified and highly modified ecosystems	Copper, manganese, nickel, zinc, TRH F2, TRH F3, and TRH F4 were reported exceeding the EILs/ESLs in soil at 95 Devon Road and 105 Devon Road.  pH was reported lower than the acceptable range in soil at 85 Devon Road and 105 Devon Road, however it is noted that slightly acidic soil conditions are considered naturally occurring in the area.	Yes
Human health	TRH F2, TRH F3 and TRH F4 were reported in soil exceeding the HSL A&B at 105 Devon Road.  pH was reported lower than the acceptable range in soil at 85 Devon Road and 105 Devon Road, however it is noted that slightly acidic soil conditions are considered naturally occurring in the area.	Yes
Buildings and structures	pH was reported lower than the acceptable pH for Buildings and Structures as per AS2159-2009 (i.e. pH >5.5) at 105 Devon Road. However, low pH was identified in soil on surrounding sites and was concluded to be naturally acidic soils. Subsequently, these results are considered to be consistent with regional conditions and not specifically sourced from onsite activities.	No
Aesthetics	Field observations observed Odours and staining observed in certain surface soils.	Yes
Production of food, flora and fibre	Copper, manganese, nickel, zinc, TRH F2, TRH F3, and TRH F4 were reported exceeding the EILs/ESLs in soil at 95 Devon Road and 105 Devon Road.  pH was reported lower than the acceptable range in soil at 85 Devon Road and 105 Devon Road, however it is noted that slightly acidic soil conditions are considered naturally occurring in the area.	Yes

The limited nature of the soil sampling was such that comprehensive site wide conclusions with regards to potential risks to environmental values cannot be drawn. However, given the observations across the site (i.e. several areas representing areas of potential contamination), it was not considered appropriate in the context of the PRSA to conduct further soil sampling to draw more specific conclusions.



## 7 Preliminary Conceptual Site Model Summary

Section 8 of SMEC (2026) provides their consideration of the preliminary conceptual site model (CSM). SMEC's CSM presents their consideration of contamination sources, migration pathways and receptors, in line with the NEPM (2013). In accordance with Schedules B2 and B4 of the NEPM (2013), *the development of a CSM is an essential part of all site assessments and provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future.*

The CSM should be viewed as dynamic and continuously evolving as further information is obtained for the site. The below provides a summary of the Auditor's preliminary CSM based on consideration of SMEC's CSM and the level of information collected during the PRSA process.

### 7.1 Contamination Sources and Potential Contaminants of Concern

Based on the site history review completed by SMEC and as reviewed and commented on by the Auditor within this PRSA report, and as per Section 6 above, potential on and off-site sources of contamination and associated COPCs have been identified to be predominantly associated with flower growing operations, rural residential and ancillary uses. Surrounding offsite COPCs are associated with agricultural farming and rural residential. Accordingly, specific COPCs have been identified to be associated with both on and offsite sources and are listed as pesticides, fungicides, herbicides, insecticides, phosphate, nitrogen compounds, E.coli, heavy metals, TRH, BTEX, VOCs, MAHs, PAHs and ACM.

### 7.2 Potential Contaminant Transport Pathways and Mechanisms

The following potential contaminant transport pathways and mechanisms have been identified for mobile contaminants that may be present at the site:

- Surface drainage channels - have the potential to transmit contaminants to other parts of the site or groundwater given that they are usually open earthen channels where surface run off can enter. They also have the potential to transport contamination to the site from off-site.
- Underground services - have the potential to transmit contaminants given that they are usually backfilled with gravel which has a higher permeability than the surrounding aquifer lithology.
- Surface Runoff – there is the potential for chemicals used at surface (or where contamination is present) to be transported across the site by rainfall/irrigation.
- Unsaturated zone – solute transport of contaminants could occur vertically through the unsaturated zone and via rainfall/irrigation resulting in contaminant movement to groundwater.
- Groundwater – has the potential to transport contamination across the site and/or off-site. Groundwater also has the potential to transport contamination to the site from off-site.
- Vapour – Where volatile contamination is present, vapour has the potential to transmit contaminants into enclosed spaces.

### 7.3 Potential Exposure Pathways

Based on the background information obtained, it is anticipated that exposure to potential contaminants from site soils or groundwater may occur through the following potential pathways (for sensitive site use):

- Direct contact, including ingestion, of soil by site users (commercial workers, students and visitors).
- Vapour impact (indoor) to site users by volatilisation from site soils.



- Vapour impact (indoor) to site users by volatilisation from groundwater beneath the site.
- Vapour impact to users of adjacent sites (indoor and outdoor) by volatilisation from site groundwater.
- Plant uptake through garden cultivation in surficial and sub-surface soils and subsequent ingestion through consumption of the garden produce and/or animals (e.g. poultry and eggs).
- Direct contact, including incidental ingestion, with surficial and sub-surface soils by site workers (short-term construction and long-term maintenance activity).
- Inhalation of airborne dusts by site workers (short-term construction or maintenance activity) with surficial and sub-surface soils.
- Inhalation of vapours by volatilisation from site soils and/or groundwater by site workers (short-term construction or maintenance activity) within shallow or deep trenches
- Off-site impact through dust inhalation resulting from on-site construction activity/disturbance of surficial soils.
- Ingestions or direct contact with extracted groundwater (on or off-site)
- Off-site ecosystems, where groundwater may discharge.

## 7.4 Potential Receptors

### 7.4.1 Environmental values of land

As indicated in Section 3, the environmental values of land applicable for the proposed use of the site as a secondary school are:

- Land dependent ecosystems and species – modified and highly modified ecosystems.
- Human health.
- Buildings and structures.
- Aesthetics.
- Production of food, flora and fibre.

### 7.4.2 Environmental values of water

In accordance with Section 3 above, the following environmental values apply to the inferred groundwater Segment of A2 at the site:

- Water dependent ecosystems and species;
- Potable water supply (acceptable);
- Potable mineral water supply. However, it is noted that Potable Mineral Water is not relevant as the site is not located in a mineral springs area;
- Agriculture and irrigation (irrigation);
- Agriculture and irrigation (stock watering);
- Industrial and commercial;
- Water-based recreation (primary contact recreation);
- Traditional Owner cultural values;



- Buildings and Structures; and
- Geothermal properties. However, it is noted that geothermal properties are not relevant as the site is not considered to be within designated geothermal area.

As no surface water bodies are present on site, other than man-made dams and shallow drainage channels (as per Section 2.2.2), the environmental values of surface water are not considered relevant on the site.

### 7.4.3 Potential Future Site Specific Receptors

With consideration of the relevant environmental values of land and water, and the proposed site use as a secondary school (although noting that no specific site developments plans are available), potential future human health and ecological receptors are listed as follows:

- Students and teachers attending the school
- Visitors to the school
- Intrusive maintenance workers at the school
- Construction workers for the development of the school
- Ecological receptors (i.e. plants/animals) in recreational/open spaces of the school
- Ecological receptors (i.e. plants/animals) in garden/landscaped areas of the school
- Off-site ecological receptors in close proximity to the site
- Users of groundwater on and/or off-site
- Off-site ecosystems, where groundwater may discharge.

## 7.5 Summary of CSM

Based on the above information, and the information provided within SMEC (2026), the preliminary CSM for the site is summarised as follows.

### 7.5.1 Physical and Environmental Setting

The site is located within a predominantly agricultural and rural residential area. The site comprises three separate properties, with historical site uses comprising commercial flower growers and rural residential use. One of the three properties was also historically used a poultry farm. Surrounding site uses have included similar types of uses (i.e. poultry farms, rural residential, market gardens). They have also included quarrying activities, with the status of infilled quarries unknown.

The site is proposed to potentially be redeveloped as a secondary school.

Regional geology and hydrogeological maps suggest the site is underlain by Quaternary-aged siliceous sand dune and sheets including Cranbourne Sand. The upper aquifer at the site is expected to be the Quaternary Aquifer consisting of sand, gravels, clay, silts which is anticipated to be approximately less than 5.0 mbgl, with a TDS conservatively classifying groundwater at the site as Segment A2.

### 7.5.2 Potential Sources of Contamination

Use of each of the three properties has been associated with intensive flower growing operations for between approximately 20 to 50 years. Each property has confirmed use of herbicides/pesticides/fungicides and fertilisers, including spreading of chicken manure imported from surrounding off-site poultry farms. Flower growing operations were still current at the time of the site inspection at the properties at 105 and 95 Devon Road and



had recently ceased in 2015 at 85 Devon Road. Accordingly, equipment, wastes and chemicals associated with daily operations were present across the footprint of each property. The site at 95 Devon Road included an area of bushland at the rear (west) of the site. It is understood that this bushland has not been used for flower growing operations and has largely remained untouched. Man-made dams and drainage channels are present on each of the sites. Residential houses and associated septic systems are present on each of the three sites. Evidence of potential asbestos in buildings was also reported.

In addition to the likely broadscale use of agricultural chemicals at each property, each of the properties exhibited individual features with the potential for contamination as follows:

#### **85 Devon Road**

- Site was largely vacant, with flower growing operations having ceased 10 years earlier.
- Primary flower growing operational infrastructure remaining (i.e. evidence of former cropping, greenhouses, shade covering, etc.). All other evidence of former operations removed (i.e. no chemical storage, no stockpiles, wastes, evidence to demonstrate daily operations and/or housekeeping practices).

#### **95 Devon Road:**

- Storage sheds with containers of pesticides, herbicides, fertilisers, fuels and oils
- Historical onsite poultry farming operations (including chicken sheds)
- One old disused AST
- Sheen in puddles on-site
- Stockpiles reportedly containing chicken manure acquired from neighbouring property. Soil sampling reported elevated metals exceeding EIL criteria.
- Algae growth in onsite drainage and puddles
- One infilled dam (backfill quality unknown)
- Inert wastes indicating some poor housekeeping practices

#### **105 Devon Road:**

- One AST. Soil sampling reported elevated concentrations of TRH exceeding EIL and HIL/HSL A and B criteria.
- Storage shed showing evidence of hydrocarbon 'spill' surrounding a compressor. Soil sampling reported elevated TRH exceeding HIL criteria.
- Electric car hoist
- Storage shed also containing fuels, oils, paint cans and car chemicals
- Storage shed with water soluble fertiliser for irrigation (calcium nitrate fertiliser)
- Algae growth in onsite drainage and puddles
- Inert wastes indicating some poor housekeeping practices

Based on the above, the primary contaminants of concern for all three sites are associated with OPP, OCP, herbicides, fungicides, insecticides, nutrients/fertilisers (nitrogen compounds (nitrate, nitrite, ammonia, nitrogen), phosphate, coliforms), TRH, MAHs, PAHs, metals and asbestos.

COPCs associated with off-site surrounding site uses include many of the same contaminants associated with the current and historical agricultural use of the area, with specific consideration of nutrients, coliforms, metals and pesticides associated with off-site poultry farms, septic systems and market gardens. Further, backfilling of former



sand quarries to the north of the site (with unknown contents) also suggests the potential for ground gas to be a relevant consideration.

### 7.5.3 Migration / Exposure Pathways and Receptors

Based on the above listed contamination sources and the existing site setting, it is considered that widespread low level soil contamination may be present across the site. Point source locations of higher concentrations are also considered likely to be present. Some limited soil sampling was conducted at the site. Results from this soil sampling confirmed elevated concentrations of certain contaminants within some targeted point source areas (e.g. TRH in areas where visible hydrocarbon impact was noted on the site surface and metals in chicken manure stockpiles).

Based on the proposed use of the site as a secondary school, future on-site human health receptors that have the potential to be exposed to soil contamination include commercial workers at the school (i.e. teachers, administration staff, maintenance crew, etc.), students attending the school and visitors to the school such as parents. Further, subsurface maintenance workers, gardeners/landscapers and construction workers may also be exposed to soil contamination. Exposure to these receptors may be through dermal contact, ingestion/incidental ingestion, dust inhalation. Widespread soil contamination sources across the site are primarily associated with non-volatile chemical. However, localised areas of TRH impact do present a potential risk from volatile chemicals, thus presenting a potential inhalation risk to receptors in an indoor air scenario. Potential inhalation risks may be more widespread where volatile TRH compounds have migrated to groundwater.

Potential on-site ecological receptors include plants, soil fauna, insects, birds, small mammals with access to garden beds/landscaped areas and/or recreation/open spaces.

Potential risks to off-site receptors from soil contamination is considered to be low given the low mobility of COPCs identified, however theoretically could occur and should be considered further where soil contamination is identified adjacent to site boundaries.

No developmental plans are available for the site and as such specific conclusions in relation to potential exposure scenarios for on-site receptors cannot be determined.

Given the presence of surface drainage channels and the likely shallow depth to groundwater, transport of soil contamination through both surface runoff and vertical migration to the water table below may be potentially occurring. It is further noted that man-made dams across the site may potentially be deep enough to be in contact with groundwater, thus increasing the potential connectivity and interaction with groundwater.

Potential receptors of groundwater include users of extracted groundwater and ecological receptors at the point of discharge. Given the depth to groundwater is not currently known, but is anticipated to be shallower than 5 mbgl, direct contact with groundwater may also be a potential consideration for on and off-site receptors.

Off-site receptors using extracted groundwater have been identified within the area. Further, three on-site groundwater extraction bores are present at the site. Use of these bores has anecdotally not occurred for years, however the existence of these bores indicates that use of groundwater on-site is a potential. Under the proposed secondary school scenario, it is considered unlikely that groundwater would be used for potable water purposes, however it is considered plausible that water extraction could be undertaken for use such as irrigation of playing fields.

Although not considered to be of notable concern based on the information obtained through this PRSA process, the presence of historical and current quarries in the area (i.e. within 500m of the site) was noted. Whilst no evidence suggesting that any quarries in the area were backfilled with putrescible material was obtained, the potential for this to have occurred cannot be ruled out based on the presented information. As such, there also exists the potential for ground gas influence to the site (albeit this potential may be relatively low).



Currently, on-site surface water bodies comprise man-made features (i.e. dams and drainage channels). Under the proposed secondary school scenario, it would be assumed that these features would no longer exist in their current form. As such, potential risks from surface water is not considered to be relevant for consideration in the proposed future development scenario.



## 8 Preliminary Risk Screen Assessment Outcomes

### 8.1 Likelihood of Contamination

Based on the PRSA undertaken of the site, including a site history review, site inspection, and limited soil sampling conducted across the site, according to Planning Practice Note 30 (DELWP, 2021), the site has a medium potential for contamination due to:

- Intensive flower growing operations for at least 20 years, with confirmed use and storage of agricultural chemicals (i.e. pesticides, herbicides, fungicides and fertilisers) across 85, 95 and 105 Devon Road.
- An AST present onsite at both 95 and 105 Devon Road understood to be used for fuel storage (ancillary to the primary site activities).
- Visual evidence of potential contamination across the site (i.e. minor hydrocarbon spills, algae growth indicating nutrient overloads, sheen in puddles, chicken manure stockpiles, and general inert waste indicting poor housekeeping practices across the sites).
- Limited soil sampling identified elevated concentrations of TRH and metals exceeding EIL and/or HIL/HSL A and B criteria at potential point source locations targeted.

Whilst not specifically indicative of a medium potential for contamination, the following potential on-site contamination sources are also noted:

- Septic tanks present onsite at 85, 95 and 105 Devon Road servicing the residences.
- Potential ACM present in onsite buildings at 85, 95 and 105 Devon Road.
- Farm machinery (current and poor condition) which appeared to be potentially serviced on-site.

Given the above, the Auditor is of the opinion that it is likely that contaminated land is present at the site.

Based on the site history information presented, the area of bushland in the western portion of 95 Devon Road does not appear to have been used for any potentially contaminating activities and would be classified as having a low potential for contamination. Accordingly, this area could theoretically be excluded from any further investigations. However, given the current property title boundaries and lack of available information with regards to future title boundaries, it is considered appropriate under the PRSA process to include this area within conclusions drawn for the broader site area.

### 8.2 Potential Impact to Environmental Values

Based on the conclusions of the PRSA undertaken, the Auditor's assessment of possible impacts on the environmental values associated with the proposed use of the site as a secondary school are presented within the Tables 8.1 (Environmental Values of Land) and 8.2 (Environmental Values of Groundwater) below. As noted in Section 3.3, surface water is not considered to be a relevant environmental value at the site.



Table 8.1: Auditor’s consideration of Environmental Values of Land

Environmental Value of Land	Auditor’s Consideration
Land dependent ecosystems and species	<p>This environmental value is considered to be potentially threatened. This is based on:</p> <ul style="list-style-type: none"> <li>• The identified historical uses of the site and the observations during the site inspection, as documented in Section 4.1.</li> <li>• Results from the limited soil sampling identifying exceedances of EIL/ESL criteria. While the identified exceedances appear to be specific to point source areas of contamination, the Auditor considers that site observations of potential contamination across the site were sufficient to indicate that this environmental value may be being threatened more broadly across the site.</li> </ul>
Human Health	<p>This environmental value is considered to be potentially threatened. This is based on:</p> <ul style="list-style-type: none"> <li>• The identified historical uses of the site and the observations during the site inspection, as documented in Section 4.1.</li> <li>• Results from the limited soil sampling identifying exceedances of HIL/HSL A and B criteria. While the identified exceedances appear to be specific to point source areas of contamination, the Auditor considers that site observations of potential contamination across the site were sufficient to indicate that this environmental value may be being threatened more broadly across the site.</li> </ul>
Buildings and Structures	<p>Limited soil sampling has identified low pH (i.e. &lt;5.5) however the site history information does not suggest the site to be a source of the low pH. Further, surrounding environmental audits have concluded the low pH to be naturally occurring.</p> <p>The site is not located in an area of potential acid sulphate soils.</p> <p>This environmental value is considered unlikely to be threatened based on the site history information presented.</p>
Aesthetics	<p>This environmental value is considered to be potentially threatened. This is based on:</p> <ul style="list-style-type: none"> <li>• The identified historical uses of the site and the observations during the site inspection, as documented in Section 4.1.</li> <li>• Odours and staining observed in certain surface soils.</li> </ul> <p>It is noted that only surface sampling was conducted in support of the PRSA. As such this conclusion is based on limited information from the soil profile.</p>
Production of food, flora and fibre	<p>This environmental value is considered to be potentially threatened. This is based on:</p> <ul style="list-style-type: none"> <li>• The identified historical uses of the site and the observations during the site inspection, as documented in Section 4.1.</li> <li>• Results from the limited soil sampling identifying exceedances of EIL/ESL criteria. While the identified exceedances appear to be specific to point source areas of contamination, the Auditor considers that site observations of potential contamination across the site were sufficient to indicate that this environmental value may be being threatened more broadly across the site.</li> </ul>



Table 8.2: Auditor’s consideration of Environmental Values of Groundwater

Environmental Value of Groundwater	Auditor’s Consideration
Water Dependent Ecosystems and Species	<p>The nearest surface water discharge point is inferred to be Clyde Creek, located 5.3km from the site. Based on the distance from the site, this environmental value is considered unlikely to be threatened.</p> <p>Where groundwater is found to discharge in closer proximity to the site, consideration of this environmental value may need to change.</p>
Potable water supply (acceptable)	Based on the shallow nature of groundwater and the potential for site sourced soil contamination to have migrated vertically to groundwater, this environmental value is considered to have the potential to be threatened.
Potable mineral water supply	N/A
Agriculture and irrigation (irrigation)	Based on the shallow nature of groundwater and the potential for site sourced soil contamination to have migrated vertically to groundwater, this environmental value is considered to have the potential to be threatened.
Agriculture and irrigation (stock watering)	Based on the shallow nature of groundwater and the potential for site sourced soil contamination to have migrated vertically to groundwater, this environmental value is considered to have the potential to be threatened.
Industrial and commercial use	Based on the shallow nature of groundwater and the potential for site sourced soil contamination to have migrated vertically to groundwater, this environmental value is considered to have the potential to be threatened.
Water based recreation (primary contact recreation)	Based on the shallow nature of groundwater and the potential for site sourced soil contamination to have migrated vertically to groundwater, this environmental value is considered to have the potential to be threatened.
Traditional Owner cultural values	<p>The nearest surface water discharge point is inferred to be Clyde Creek, located 5.3km from the site. Based on the distance from the site, this environmental value is considered unlikely to be threatened.</p> <p>Where groundwater is found to discharge in closer proximity to the site, consideration of this environmental value may need to change.</p> <p>With regards to relevance of this environmental value at the site, given the site’s location within an 'Area of Cultural Heritage Sensitivity', it is considered that this environmental value may be threatened.</p>
Buildings and structures	Based on the shallow nature of groundwater and the potential for site sourced soil contamination to have migrated vertically to groundwater, this environmental value is considered to have the potential to be threatened.
Geothermal properties	N/A



### 8.3 Determination of an Environmental Audit

Based on the results of the PRSA and the supporting information as provided within SMEC (2026), attached as Appendix C to this report, the Auditor is of the opinion that an environmental audit, to be conducted in accordance with Section 208 of the Environment Protection Act 2017, is required for the proposed development of the site as a secondary school.

This conclusion is based on the site's historical/current uses, which have included flower growing operations, where the known use of agricultural chemicals has been identified, as well as the identification of numerous ancillary uses/areas of potential concern (as identified throughout this PRSA report). Further, limited soil sampling has identified the presence of some elevated soil concentrations exceeding ecological and human health criteria.

### 8.4 Relevant Exclusions and Assumptions

This PRSA has been prepared based on the site's proposed redevelopment as a secondary school. No other proposed use has been considered in the preparation of this PRSA. It is however noted that no proposed development plans were available during the preparation of the PRSA. No proposed plan of consolidation or proposed plans of subdivision were provided for consideration.

Ambient air and ambient sound were excluded as they were not considered relevant to the assessment of land for the potential presence of contamination for this site.

Reference should be made to Limitations defined in Section 10 of this PRSA Report and assumptions and qualifications described within this PRSA report.

Accordingly the Auditor considers the PRSA to be sufficient to inform the decision of the need for an environmental audit.

### 8.5 PRSA Statement

A PRSA Statement detailing the findings and conclusion of the PRSA has been prepared and is provided as Appendix A of this report.

Based on the Auditor's conclusion that an environmental audit is required for the site, a scope for an environmental audit has been prepared and included as Appendix A of the PRSA Statement.

To support completion of the environmental audit, a detailed site investigation (DSI) in compliance with the NEPM (ASC) should be undertaken and should include a soil investigation (including gridded and targeting soil sampling) and an intrusive groundwater investigation (given the contamination identified, the presence of septic tanks, and the anticipated shallow depth to groundwater). Sample analysis should include the contaminants of potential concern identified in this PRSA. A soil vapour investigation may be necessary where volatile contaminants are identified in soil or groundwater. Further, given the potential for ground gas to be present associated with nearby backfilled quarries, consideration should be given to the potential need for an assessment of ground gas. Please note that the above listed works provide an indication of the works to support an audit, but should be interpreted to be comprehensive in scope for completion of the audit. Please refer to the scope provided in Appendix A of the PRSA Statement.

Given the identified potential ACM in the onsite buildings, a Division 6 Asbestos Assessment should be undertaken by a suitably qualified occupational hygienist prior to demolition.

The Auditor notes that Section 11, Table 11-1, of SMEC (2026) summarises SMEC's consideration of potential future scoping to assist in planning redevelopment of the site (understood to have been provided to VPA by SMEC



for their internal use). The proposed works outlined by SMEC should not be considered by the reader as an Auditor endorsed scope.



## 9 References

Australian and New Zealand Environment and Conservation Council/National Health and Medical Research Council (1992), *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*.

Department of Environment, Land, Water & Planning, Groundwater Resource Reports online, <https://www.water.vic.gov.au/groundwater/groundwater-resource-reports>

Department of Environment, Land, Water & Planning (July 2021), Potentially Contaminated Land, Planning Practice Note 30.

Environment Protection Act 2017

Environment Protection Regulations 2021 S.R. No. 47/2021.

Environment Reference Standard 2021 No. S245.

EPA Victoria (July 2021) - Publication No. 2009, "*Information sheet for environmental audits and preliminary risk screen assessments (PRSAs)*".

EPA Victoria (June 2021) - Publication No. 1992, "*Guide to the Environment Reference Standard*".

EPA Victoria (August 2021) - Publication No. 2022, "*Environmental Auditor Guidelines - Provision of Statements and Reports for Environmental Audits and Preliminary Risk Screen Assessments*".

Geological Survey of Victoria 1:63,360 Cranbourne Geological Map Sheet

National Environment Protection Council (*Assessment of Site Contamination*) Amendment Measure 2013 (No.1) (NEPM 2013).

Shineldoeker, C. (1992), *Handbook of Environmental Contaminants: A Guide for Site Assessment*.

Standards Australia (2005), *Guide to the Sampling and Investigation of Potentially Contaminated Soil Part 1: Non-volatile and Semi-volatile Compounds. Australian Standard AS 4482.1-2005*.

Standards Australia (1999), *Guide to the Sampling and Investigation of Potentially Contaminated Soil Part 2: Volatile Substances. Australian Standard AS 4482.2-1999*.

Standards Australia (2009), *Piling Design and Installation. Australian Standard AS2159-2009*.

### Site Specific References

SMEC Australia Pty Limited, *Preliminary Site Investigation 85, 95 and 105 Devon Road, Devon Meadows*, 18 March 2026.



## 10 Limitations

A PRSA is not an Environmental Audit in accordance with Section 208 of the Act, accordingly this report should not be considered as such. A PRSA, as defined by the EPA Guidelines and the Environment Protection Act (2017), makes conclusions on the potential for contamination to be present at the site, and not the suitability of the site for the intended use.

This report was prepared in March 2026 and is based on the conditions encountered during the site inspection on 27 October 2025 and information reviewed at the time of preparation. Maple Auditing disclaims responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.

In forming an opinion of the site, the Auditor has assessed the data and information supplied by the consultant which was considered relevant at the time of receipt. The Auditor also undertook of a number of independent verification activities. The Auditor has accepted that the information supplied represents a fair and reasonable assessment of site conditions, taking into account the limitations inherent to all site assessment processes.

This report has been prepared specifically for use by EPA Victoria, Department of Transport and Planning and Casey City Council. Should another party rely on the information and conclusions presented in this report, they do so at their own risk.



# Tables

85, 95 and 105 Devon Road, Devon Meadows



Table A Adopted Soil Assessment Criteria (mg/kg)

Analyte	Residential A (low density) <sup>1</sup>		Residential B (high density) <sup>2</sup>		Recreational/Open space C <sup>3</sup>		Commercial/Industrial D <sup>4</sup>		Intrusive Maint Worker <sup>5</sup>	Mgt. Limits <sup>6</sup>
	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	Human Health – HILs/HSLs	
pH	6-8 <sup>15</sup>	6-8 <sup>15</sup>	6-8 <sup>15</sup>	6-8 <sup>15</sup>	6-8 <sup>15</sup>	6-8 <sup>15</sup>	6-8 <sup>15</sup>	6-8 <sup>15</sup>	NE	NE
Aluminium	NE	77,000	NE	77,000	NE	77,000	NE	1,100,000	NE	N/A
Arsenic	100	100	100	500	100	300	160	3,000	3,000	N/A
Barium	500 <sup>12</sup>	15,000 <sup>10</sup>	500 <sup>12</sup>	15,000 <sup>10</sup>	500 <sup>12</sup>	15,000 <sup>10</sup>	2,000 <sup>12</sup>	220,000 <sup>11</sup>	220,000 <sup>11</sup>	N/A
Beryllium	4 <sup>14</sup>	60	4 <sup>14</sup>	90	4 <sup>14</sup>	90	4 <sup>14</sup>	500	500	N/A
Boron	NE	4,500	NE	40,000	NE	20,000	NE	300,000	300,000	N/A
Cadmium	10 <sup>12</sup>	20	10 <sup>12</sup>	150	10 <sup>12</sup>	90	22 <sup>15</sup>	900	900	N/A
Chromium VI	0.4 <sup>12</sup>	100	0.4 <sup>12</sup>	500	0.4 <sup>12</sup>	300	1.4 <sup>12</sup>	3,600	3,600	N/A
Chromium III	280 <sup>16</sup>	NE	280 <sup>16</sup>	NE	280 <sup>16</sup>	NE	450 <sup>16</sup>	NE	NE	N/A
Cobalt	50 <sup>12</sup>	100	50 <sup>12</sup>	600	50 <sup>12</sup>	300	300 <sup>12</sup>	4,000	4,000	N/A
Copper	120 <sup>16</sup>	6,000	120 <sup>16</sup>	30,000	120 <sup>16</sup>	17,000	180 <sup>16</sup>	240,000	240,000	N/A
Iron	-	55,000 <sup>10</sup>	-	55,000 <sup>10</sup>	-	55,000 <sup>10</sup>	-	820,000	820,000	N/A
Lead	1,100	300	1,100	1,200	1,100	600	1,800	1,500	1,500	N/A
Manganese	220 <sup>17</sup>	3,800	220 <sup>17</sup>	14,000	220 <sup>17</sup>	19,000	NE	60,000	60,000	N/A
Molybdenum	10 <sup>12</sup>	390 <sup>10</sup>	10 <sup>12</sup>	390 <sup>10</sup>	10 <sup>12</sup>	390 <sup>10</sup>	40 <sup>12</sup>	5,800 <sup>11</sup>	5,800 <sup>11</sup>	N/A
Mercury (inorganic)	6.6 <sup>12</sup>	40	6.6 <sup>12</sup>	120	6.6 <sup>12</sup>	80	24 <sup>12</sup>	730	730	N/A

Analyte	Residential A (low density) <sup>1</sup>		Residential B (high density) <sup>2</sup>		Recreational/Open space C <sup>3</sup>		Commercial/Industrial D <sup>4</sup>		Intrusive Maint Worker <sup>5</sup>	Mgt. Limits <sup>6</sup>
	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	Human Health – HILs/HSLs	
Nickel	100 <sup>16</sup>	400	100 <sup>16</sup>	1,200	100 <sup>16</sup>	1,200	160 <sup>16</sup>	6,000	6,000	N/A
Selenium	10	200	10	1,400	10	700	NE	10,000	10,000	N/A
Silver	20 <sup>12</sup>	390 <sup>10</sup>	20 <sup>12</sup>	390 <sup>10</sup>	20 <sup>12</sup>	390 <sup>10</sup>	40 <sup>12</sup>	5,800 <sup>11</sup>	5,800 <sup>11</sup>	N/A
Tin	50 <sup>12</sup>	47,000 <sup>10</sup>	50 <sup>12</sup>	47,000 <sup>10</sup>	50 <sup>12</sup>	47,000 <sup>10</sup>	300 <sup>12</sup>	700,000 <sup>11</sup>	700,000 <sup>11</sup>	N/A
Vanadium	130 <sup>12</sup>	390 <sup>10</sup>	130 <sup>12</sup>	390 <sup>10</sup>	130 <sup>12</sup>	390 <sup>10</sup>	130 <sup>12</sup>	5,800 <sup>11</sup>	5,800 <sup>11</sup>	N/A
Zinc	240 <sup>16</sup>	7,400	240 <sup>16</sup>	60,000	240 <sup>16</sup>	30,000	360 <sup>16</sup>	400,000	400,000	N/A
Cyanide (free)	0.9 <sup>12</sup>	250	0.9 <sup>12</sup>	300	0.9 <sup>12</sup>	240	8 <sup>12</sup>	1,500	1,500	N/A
Sulfate	2,000 <sup>14</sup>	NE	2,000 <sup>14</sup>	NE	2,000 <sup>14</sup>	NE	NE	NE	NE	N/A
Nitrate	NE	130,000 <sup>10</sup>	NE	130,000 <sup>10</sup>	NE	130,000 <sup>10</sup>	NE	1,900,000 <sup>11</sup>	1,900,000 <sup>11</sup>	N/A
Fluoride	400 <sup>12</sup>	3,100 <sup>10</sup>	400 <sup>12</sup>	3,100 <sup>10</sup>	400 <sup>12</sup>	3,100 <sup>10</sup>	NE	47,000 <sup>11</sup>	47,000 <sup>11</sup>	N/A
Benzene	50	0.5/100	50	0.5/140	50	NL/120	75	3/430	77/1,100	NE
Toluene	85	160/14,000	85	160/21,000	85	NL/18,000	135	NL/99,000	NL/120,000	NE
Ethylbenzene	70	55/4,500	70	55/5,900	70	NL/5,300	165	NL/27,000	NL/85,000	NE
Total Xylenes	105	40/12,000	105	40/17,000	105	NL/15,000	180	230/81,000	NL/130,000	NE
Styrene	8.6 <sup>14</sup>	6,000 <sup>14</sup>	8.6 <sup>14</sup>	6,000 <sup>14</sup>	8.6 <sup>14</sup>	6,000 <sup>14</sup>	8.6 <sup>14</sup>	6,000 <sup>11</sup>	NE	NE
1,2,4-Trimethylbenzene	NE	300 <sup>14</sup>	NE	300 <sup>14</sup>	NE	300 <sup>14</sup>	NE	1,800 <sup>11</sup>	NE	NE

Analyte	Residential A (low density) <sup>1</sup>		Residential B (high density) <sup>2</sup>		Recreational/Open space C <sup>3</sup>		Commercial/Industrial D <sup>4</sup>		Intrusive Maint Worker <sup>5</sup>	Mgt. Limits <sup>6</sup>
	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	Human Health – HILs/HSLs	
TRH C <sub>6</sub> -C <sub>10</sub> minus BTEX (F1) <sup>6</sup>	180	45/4,400	180	45/5,600	180	NL/5,100	215	260/26,000	NL/82,000	700
TRH >C <sub>10</sub> -C <sub>16</sub> minus naphthalene (F2) <sup>6,8</sup>	120	110/3,300	120	110/4,200	120	NL/3,800	170	NL/20,000	NL/62,000	1,000
TRH >C <sub>16</sub> -C <sub>34</sub> (F3)	300	-/4,500	300	-/5,800	300	-/5,300	1,700	-/27,000	-/85,000	3,500
TRH>C <sub>34</sub> -C <sub>40</sub> (F4)	2,800	-/6,300	2,800	-/8,100	2,800	-/7,400	3,300	-/38,000	-/120,000	10,000
Naphthalene	170	3/1,400	170	3/2,200	170	NL/1,900	370	NL/11,000	NL/29,000	NE
Cumene	NE	1,900	NE	1,900	NE	1,900	NE	1,900	NE	NE
Benzo(a)pyrene <sup>9</sup>	0.7	3	0.7	4	0.7	3	1.4	40	40	N/A
Total PAH	40 <sup>14</sup>	300	40 <sup>14</sup>	400	40 <sup>14</sup>	300	NE	4,000	4,000	N/A
Phenol	0.05 <sup>14</sup>	3,000	0.05 <sup>14</sup>	45,000	0.05 <sup>14</sup>	40,000	NE	240,000	240,000	N/A
Pentachloro-phenol	7.6 <sup>15</sup>	100	7.6 <sup>15</sup>	130	7.6 <sup>15</sup>	120	7.6 <sup>15</sup>	660	660	N/A
Trichloroethene	0.01 <sup>12</sup>	0.94 <sup>10</sup>	0.01 <sup>12</sup>	0.94 <sup>10</sup>	0.01 <sup>12</sup>	0.94 <sup>10</sup>	0.01 <sup>12</sup>	6 <sup>11</sup>	6 <sup>12</sup>	N/A
1,2 DCA	5 <sup>12</sup>	0.46 <sup>10</sup>	5 <sup>12</sup>	0.46 <sup>10</sup>	5 <sup>12</sup>	0.46 <sup>10</sup>	50 <sup>12</sup>	2 <sup>11</sup>	2 <sup>12</sup>	N/A
Cresols	NE	400	NE	4,700	NE	4,000	NE	25,000	25,000	N/A
PCBs	1.3 <sup>15</sup>	1	33 <sup>15</sup>	1	1.3 <sup>15</sup>	1	33 <sup>15</sup>	7	7	N/A
Aldrin + Dieldrin	NE	6	NE	10	NE	10	NE	45	45	NE
Dieldrin	0.00238 <sup>18</sup>	6	0.00238 <sup>18</sup>	10	0.00238 <sup>18</sup>	10	0.00238 <sup>18</sup>	45	0.00238 <sup>18</sup>	NE

Analyte	Residential A (low density) <sup>1</sup>		Residential B (high density) <sup>2</sup>		Recreational/Open space C <sup>3</sup>		Commercial/Industrial D <sup>4</sup>		Intrusive Maint Worker <sup>5</sup>	Mgt. Limits <sup>6</sup>
	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	EILs/ESLs	Human Health – HILs/HSLs	Human Health – HILs/HSLs	
DDT <sup>7</sup>	180	240	180	600	180	400	640	3,600	3,600	N/A
PFOS	1 <sup>18</sup>	0.003 <sup>19</sup>	1 <sup>18</sup>	2 <sup>19</sup>	1 <sup>18</sup>	1 <sup>19</sup>	1 <sup>18</sup>	20 <sup>19</sup>	20 <sup>19</sup>	N/A
PFHxS	NE	0.003 <sup>19</sup>	NE	2 <sup>19</sup>	NE	1 <sup>19</sup>	NE	20 <sup>19</sup>	20 <sup>19</sup>	N/A
PFOS + PFHxS	NE	0.003 <sup>19</sup>	NE	2 <sup>19</sup>	NE	1 <sup>19</sup>	NE	20 <sup>19</sup>	20 <sup>19</sup>	N/A
PFOA	10 <sup>18</sup>	0.06 <sup>19</sup>	10 <sup>18</sup>	20 <sup>19</sup>	10 <sup>18</sup>	10 <sup>19</sup>	10 <sup>18</sup>	50 <sup>19</sup>	50 <sup>19</sup>	N/A

Notes:

- 1: NEPM Schedule B(1) (NEPC 2013) EIL/ESL for urban residential/public open space. HIL/HSL for residential with garden/accessible soil (A)– Unless otherwise specified.
- 2: NEPM Schedule B(1) (NEPC 2013) EIL/ESL for urban residential/public open space. HIL/HSL for residential with minimal opportunities for soil access (B)– Unless otherwise specified.
- 3: NEPM Schedule B(1) (NEPC 2013) EIL/ESL recreational/open space. HIL/HSL for recreational/open space (C) – Unless otherwise specified.
- 4: NEPM Schedule B(1) (NEPC 2013) EIL/ESL commercial/industrial. HIL/HSL for commercial/industrial (D)– Unless otherwise specified.
- 5: NEPM Schedule B(1) (NEPC 2013) and Friebel and Nadebaum (2011) HIL for commercial/industrial (D) and HSL for intrusive maintenance worker– Unless otherwise specified.
- 6: NEPM Schedule B(1) (NEPC 2013). Do not subtract BTEX or naphthalene prior to comparison of TRH C6-C10 or >C10-C16 results with management limits.
- 7: HIL for DDT+DDD+DDE
- 8: Do not subtract naphthalene prior to comparison of TRH >C10-C16 results with ESL.
- 9: HILs are for BaP TEQ.
- 10: US EPA Regional Screening Levels November 2024 (Residential Use). For direct contact exposure pathways only.
- 11: US EPA Regional Screening Levels November 2024 (Industrial Use). For direct contact exposure pathways only.
- 12: CCME (2007) Canadian Soil Quality Guidelines for the Protection of Environmental and Human Health
- 13: NSW EPA (1994) Guidelines for Assessing Service Station Sites. Threshold Concentrations for Sensitive Land Use (criteria for the protection of terrestrial organism adopted in the absence of NEPM EILs and criteria for the protection of human health adopted in the absence of NEPM HILs).
- 14: Dutch 2009 (Target value) adopted in the absence of NEPM EIL and ANZECC B levels.
- 15: ANZECC B levels.
- 16: Site-specific EIL derived in accordance with NEPC (2013) by SMEC (2026).
- 17: US EPA Eco-Tox SSL (June 2017).

18: PFAS National Environmental Management Plan 3.0 (HEPA 2025), Table 6 Ecological guideline values for soil.

19: PFAS National Environmental Management Plan 3.0 (HEPA 2025), Table 5 Human health investigation levels for soil.

HIL: Health Investigation Level

HSL: Health Screening Level. HSL for vapour intrusion quoted first followed by HSL for direct contact, “-” indicates analyte is not volatile, vapour intrusion HSL for 0m - <1m in sand adopted for HSL-A, HSL-B and HSL-D, HSL for 0m - <2m in sand adopted for HSL-intrusive maintenance worker.

EIL: Ecological Investigation Level

ESL: Ecological Screening Level, ESL for coarse grained soil adopted.

NE: Not Established

N/A: Not applicable (not a petroleum hydrocarbon)

NL: Not Limiting. Denotes that a soil vapour source concentration for a petroleum mixture could not exceed a level that would result in the maximum allowable vapour risk for the given scenario.

All values in mg/kg unless otherwise specified.

Table B Soil Results (2025)

	Organic				Inorganics										Metals			
	Total Organic Carbon	Conductivity (1:5 aqueous extract)	Cation Exchange Capacity	Cyanide (Free)	Moisture Content (dried @ 103°C)	Iron (%)	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium (hexavalent)	Chromium (II+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	
	%	µS/cm	meq/100g	mg/kg	%	%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	MG/KG	
EQI	0.1	10	0.5	5	1	0.01	2	10	2	10	0.4	1	5	5	5	5	20	
CRC Care HSL-A Residential (Low Density)																		
NEPM 2013 Table 1A(1) HILs Res A Soil				250			100		60	4,500	20	100			100	6,000		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt																		
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space							100						280		120			
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																		
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																		
PFAS NEMP 2025 Ecological indirect exposure - all land uses																		
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)																		

Field ID	Date	Lab Report Number																	
SS01	27 Oct 2025	1287403	-	-	-	-	2.5	-	7.4	70	<2	30	0.8	<1	240	240	7.7	120	-
SS02	27 Oct 2025	1287403	4.5	25	6.3	<5	25	0.40	<2	-	<2	<10	<0.4	<1	<5	-	<5	13	4,000
SS03	27 Oct 2025	1287403	-	-	-	-	8.2	-	5.0	71	<2	<10	<0.4	<1	19	19	6.2	18	-
SS04	27 Oct 2025	1287403	-	-	-	-	20	-	<2	22	<2	<10	<0.4	<1	<5	<5	<5	24	-
SS05	27 Oct 2025	1287403	2.9	830	7.8	<5	26	0.43	<2	-	<2	<10	<0.4	<1	<5	-	<5	11	4,300
SS06	27 Oct 2025	1287403	-	-	-	-	26	-	2.4	31	<2	21	<0.4	<1	5.0	5.0	<5	33	-
SS07	27 Oct 2025	1287403	-	-	-	-	24	-	3.1	26	<2	<10	<0.4	<1	7.3	7.3	<5	29	-
SS08	27 Oct 2025	1287403	-	-	-	-	14	-	2.1	15	<2	<10	<0.4	<1	11	11	<5	13	-
SS09	27 Oct 2025	1287403	1.5	910	8.9	<5	1.2	0.08	<2	-	<2	<10	<0.4	<1	<5	-	<5	7.3	760

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	Lead	Manganese	Mercury	Nickel	Selenium	Vanadium	Zinc	Acid Sulphate Soils pH (CaCl2)	TRH						
									C6-C10 Fraction (F1)	C6-C10 (F1 minus BTEX)	>C10-C16 Fraction (F2)	>C10-C16 Fraction (F2 minus Naphthalene)	>C16-C34 Fraction (F3)	>C34-C40 Fraction (F4)	>C10-C40 Fraction (Sum)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	-	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQI	5	5	0.1	5	2	10	5	0.1	20	20	50	50	100	100	100
CRC Care HSL-A Residential (Low Density)									4,400		3,300		4,500	6,300	
NEPM 2013 Table 1A(1) HILs Res A Soil	300	3,800	40	400	200		7,400								
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt									40   65   100   190			230   NL   NL   NL			
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space	1,100			100			240								
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil									180	120	120	1,300	5,600		
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil									800		1,000	3,500	10,000		
PFAS NEMP 2025 Ecological indirect exposure - all land uses															
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)															

Field ID	Date	Lab Report Number	Lead	Manganese	Mercury	Nickel	Selenium	Vanadium	Zinc	Acid Sulphate Soils pH (CaCl2)	C6-C10 Fraction (F1)	C6-C10 (F1 minus BTEX)	>C10-C16 Fraction (F2)	>C10-C16 Fraction (F2 minus Naphthalene)	>C16-C34 Fraction (F3)	>C34-C40 Fraction (F4)	>C10-C40 Fraction (Sum)
SS01	27 Oct 2025	1287403	31	500	<0.1	150	-	11	460	-	<20	<20	74	74	60,000	13,000	73,074
SS02	27 Oct 2025	1287403	19	38	<0.1	<5	<2	-	73	4.8	<20	<20	950	950	9,300	430	10,680
SS03	27 Oct 2025	1287403	14	110	<0.1	10.0	-	23	56	-	<20	<20	<50	<50	<100	<100	<100
SS04	27 Oct 2025	1287403	<5	150	<0.1	5.2	-	<10	98	-	<20	<20	<50	<50	<100	<100	<100
SS05	27 Oct 2025	1287403	15	62	<0.1	<5	<2	-	110	5.9	<20	<20	<50	<50	<100	<100	<100
SS06	27 Oct 2025	1287403	6.1	260	<0.1	5.1	-	<10	170	-	<20	<20	<50	<50	<100	<100	<100
SS07	27 Oct 2025	1287403	7.4	170	<0.1	7.2	-	11	120	-	<20	<20	<50	<50	<100	<100	<100
SS08	27 Oct 2025	1287403	<5	89	<0.1	<5	-	12	56	-	<20	<20	<50	<50	<100	<100	<100
SS09	27 Oct 2025	1287403	<5	61	<0.1	<5	<2	-	41	6.5	<20	<20	<50	<50	<100	<100	<100

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	TPH					BTEXN								Acenaphthene	Acenaphthylene
	C6-C9 Fraction	C10-C14 Fraction	C15-C28 Fraction	C29-C36 Fraction	C10-C36 Fraction (Sum)	Benzene	Toluene	Ethylbenzene	Naphthalene	Xylene (m & p)	Xylene (o)	Xylene Total	Naphthalene (VOC)		
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg		
EQI	20	20	50	50	50	0.1	0.1	0.1	0.5	0.2	0.1	0.3	0.5	0.5	0.5
CRC Care HSL-A Residential (Low Density)						100	14,000	4,500	1,400			12,000	1,400		
NEPM 2013 Table 1A(1) HILs Res A Soil															
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt						0.6   0.7   1   2	390   NL   NL   NL	NL   NL   NL   NL	4   NL   NL   NL			95   210   NL   NL	4   NL   NL   NL		
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space									170				170		
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil						65	105	125				45			
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil															
PFAS NEMP 2025 Ecological indirect exposure - all land uses															
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)															

Field ID	Date	Lab Report Number	C6-C9 Fraction	C10-C14 Fraction	C15-C28 Fraction	C29-C36 Fraction	C10-C36 Fraction (Sum)	Benzene	Toluene	Ethylbenzene	Naphthalene	Xylene (m & p)	Xylene (o)	Xylene Total	Naphthalene (VOC)	Acenaphthene	Acenaphthylene
SS01	27 Oct 2025	1287403	<20	30	30,000	38,000	68,030	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS02	27 Oct 2025	1287403	<20	170	9,400	830	10,400	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS03	27 Oct 2025	1287403	<20	<20	<50	50	50	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS04	27 Oct 2025	1287403	<20	<20	<50	<50	<50	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS05	27 Oct 2025	1287403	<20	<20	<50	<50	<50	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS06	27 Oct 2025	1287403	<20	<20	<50	100	100	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS07	27 Oct 2025	1287403	<20	<20	<50	<50	<50	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS08	27 Oct 2025	1287403	<20	<20	<50	<50	<50	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5
SS09	27 Oct 2025	1287403	<20	<20	<50	<50	<50	<0.1	<0.1	<0.1	<0.5	<0.2	<0.1	<0.3	<0.5	<0.5	<0.5

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	PAH																
	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b+j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Half)	Benzo(a)pyrene TEQ (LOR)	Benzo(a)pyrene TEQ calc (Zero)	PAHs (Sum of total)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
CRC Care HSL-A Residential (Low Density)																	
NEPM 2013 Table 1A(1) HILs Res A Soil														3	3	3	300
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt																	
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space																	
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil			0.7														
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																	
PFAS NEMP 2025 Ecological indirect exposure - all land uses																	
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)																	

Field ID	Date	Lab Report Number	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b+j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Half)	Benzo(a)pyrene TEQ (LOR)	Benzo(a)pyrene TEQ calc (Zero)	PAHs (Sum of total)
SS01	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5
SS02	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.1	0.6	1.2	<0.5	1.1
SS03	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5
SS04	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5
SS05	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5
SS06	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5
SS07	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5
SS08	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5
SS09	27 Oct 2025	1287403	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5	<0.5

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	Organophosphorous Pesticid																
	Tokuthion	Azinophos methyl	Bolstar (Sulprofos)	Chlorfenvinphos	Chlorpyrifos	Chlorpyrifos-methyl	Coumaphos	Demeton-O	Demeton-S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Ethoprop	Fenitrothion	Fensulfothion
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.2	0.2	0.2	0.2	0.2	0.2	2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
CRC Care HSL-A Residential (Low Density)																	
NEPM 2013 Table 1A(1) HILs Res A Soil					160												
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt																	
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space																	
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																	
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																	
PFAS NEMP 2025 Ecological indirect exposure - all land uses																	
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)																	

Field ID	Date	Lab Report Number	Tokuthion	Azinophos methyl	Bolstar (Sulprofos)	Chlorfenvinphos	Chlorpyrifos	Chlorpyrifos-methyl	Coumaphos	Demeton-O	Demeton-S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Ethoprop	Fenitrothion	Fensulfothion
SS01	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
SS02	27 Oct 2025	1287403	-	-	-	-	<0.2	-	-	-	-	-	-	-	-	-	-	-	-
SS03	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
SS04	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
SS05	27 Oct 2025	1287403	-	-	-	-	<0.2	-	-	-	-	-	-	-	-	-	-	-	-
SS06	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
SS07	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
SS08	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
SS09	27 Oct 2025	1287403	-	-	-	-	<0.2	-	-	-	-	-	-	-	-	-	-	-	-

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	es															Pesti	
	Fenthion	EPN	Malathion	Merphos	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Omethoate	Phorate	Pyrazophos	Ronnel	Terbufos	Trichloronate	Tetrachlorvinphos	Bifenthrin	Mirex
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.2	0.2	0.2	0.2	0.2	0.2	2	0.2	2	0.2	0.2	0.2	0.2	0.2	0.2	0.05	0.05
CRC Care HSL-A Residential (Low Density)																	
NEPM 2013 Table 1A(1) HILs Res A Soil																600	10
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt																	
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space																	
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																	
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																	
PFAS NEMP 2025 Ecological indirect exposure - all land uses																	
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)																	

Field ID	Date	Lab Report Number	Fenthion	EPN	Malathion	Merphos	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Omethoate	Phorate	Pyrazophos	Ronnel	Terbufos	Trichloronate	Tetrachlorvinphos	Bifenthrin	Mirex
SS01	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	-
SS02	27 Oct 2025	1287403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.05	<0.05
SS03	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	-
SS04	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	-
SS05	27 Oct 2025	1287403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.05	<0.05
SS06	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	-
SS07	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	-
SS08	27 Oct 2025	1287403	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	-
SS09	27 Oct 2025	1287403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.05	<0.05

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	Pesticides		Other	Particle Size	PFAS	Perfluoroalkane Carboxylic Acids	Perfluoroalkane Sulfonic Acids		Phenols					(n:2) Fluorotelomer Sulfonic Acids	Organochlorine pesticides EPAVic	Other organochlorine pesticides EPAVic
	Parathion	Pirimiphos-methyl	Actril (loxynil)	% Clay*	Sum of PFHxS and PFOS	Perfluorooctanoic acid (PFOA)	Perfluorohexane sulfonic acid (PFHxS)	Perfluorooctane sulfonic acid (PFOS)	3&4-Methylphenol (m&p-cresol)	2-Methylphenol	4,6-Dinitro-2-methylphenol	Pentachlorophenol	Phenol	6:2 Fluorotelomer sulfonic acid (6:2 FTS)		
	mg/kg	mg/kg	mg/kg	%	ug/kg	ug/kg	ug/kg	ug/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	ug/kg	mg/kg	mg/kg
EQL	0.2	0.2	0.5	2.5	5	5	5	5	0.4	0.2	0.5	1	0.5	10	0.1	0.1
CRC Care HSL-A Residential (Low Density)																
NEPM 2013 Table 1A(1) HILs Res A Soil												100	3,000			
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt																
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space																
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																
PFAS NEMP 2025 Ecological indirect exposure - all land uses								3								
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)					3	60	3	3								

Field ID	Date	Lab Report Number	Parathion	Pirimiphos-methyl	Actril (loxynil)	% Clay*	Sum of PFHxS and PFOS	Perfluorooctanoic acid (PFOA)	Perfluorohexane sulfonic acid (PFHxS)	Perfluorooctane sulfonic acid (PFOS)	3&4-Methylphenol (m&p-cresol)	2-Methylphenol	4,6-Dinitro-2-methylphenol	Pentachlorophenol	Phenol	6:2 Fluorotelomer sulfonic acid (6:2 FTS)	Organochlorine pesticides EPAVic	Other organochlorine pesticides EPAVic
SS01	27 Oct 2025	1287403	<0.2	<0.2	<0.5	-	<5	<5	<5	<5	-	-	<0.5	-	-	<10	<0.1	<0.1
SS02	27 Oct 2025	1287403	-	-	-	<2.5	<5	<5	<5	<5	<0.4	<0.2	-	<1	<0.5	<10	-	-
SS03	27 Oct 2025	1287403	<0.2	<0.2	<0.5	-	-	-	-	-	-	-	<0.5	-	-	-	<0.1	<0.1
SS04	27 Oct 2025	1287403	<0.2	<0.2	<0.5	-	-	-	-	-	-	-	<0.5	-	-	-	<0.1	<0.1
SS05	27 Oct 2025	1287403	-	-	-	<2.5	<5	<5	<5	<5	<0.4	<0.2	-	<1	<0.5	<10	-	-
SS06	27 Oct 2025	1287403	<0.2	<0.2	<0.5	-	-	-	-	-	-	-	<0.5	-	-	-	<0.1	<0.1
SS07	27 Oct 2025	1287403	<0.2	<0.2	<0.5	-	-	-	-	-	-	-	<0.5	-	-	-	<0.1	<0.1
SS08	27 Oct 2025	1287403	<0.2	<0.2	<0.5	-	<5	<5	<5	<5	-	-	<0.5	-	-	<10	<0.1	<0.1
SS09	27 Oct 2025	1287403	-	-	-	<2.5	-	-	-	-	<0.4	<0.2	-	<1	<0.5	-	-	-

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	Organochlorine Pesticides																
	4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQI	0.05	0.05	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
CRC Care HSL-A Residential (Low Density)																	
NEPM 2013 Table 1A(1) HILs Res A Soil				6		50				240						10	
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt																	
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space									180								
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																	
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																	
PFAS NEMP 2025 Ecological indirect exposure - all land uses																	
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)																	

Field ID	Date	Lab Report Number	4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone
SS01	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
SS02	27 Oct 2025	1287403	<0.05	-	<0.05	<0.05	-	<0.1	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	-
SS03	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
SS04	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
SS05	27 Oct 2025	1287403	<0.05	-	<0.05	<0.05	-	<0.1	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	-
SS06	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
SS07	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
SS08	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
SS09	27 Oct 2025	1287403	<0.05	-	<0.05	<0.05	-	<0.1	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	-

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

						Halogenated Benzenes	PCBs										
	γ-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Toxaphene	Hexachlorobenzene	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	2,4,5-Trichlorophenoxy Acetic Acid	2,4,5-TP (Silvex)	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
EQI	0.05	0.05	0.05	0.05	0.5	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.5	
CRC Care HSL-A Residential (Low Density)																	
NEPM 2013 Table 1A(1) HILs Res A Soil		6		300	20	10								1	600		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt																	
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space																	
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																	
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																	
PFAS NEMP 2025 Ecological indirect exposure - all land uses																	
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)																	

Field ID	Date	Lab Report Number	γ-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Toxaphene	Hexachlorobenzene	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	2,4,5-Trichlorophenoxy Acetic Acid	2,4,5-TP (Silvex)
SS01	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.5	<0.05	-	-	-	-	-	-	-	-	<0.5	<0.5
SS02	27 Oct 2025	1287403	-	<0.05	-	<0.05	<0.5	<0.05	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	-
SS03	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.5	<0.05	-	-	-	-	-	-	-	-	<0.5	<0.5
SS04	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.5	<0.05	-	-	-	-	-	-	-	-	<0.5	<0.5
SS05	27 Oct 2025	1287403	-	<0.05	-	<0.05	<0.5	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	-
SS06	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.5	<0.05	-	-	-	-	-	-	-	-	<0.5	<0.5
SS07	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.5	<0.05	-	-	-	-	-	-	-	-	<0.5	<0.5
SS08	27 Oct 2025	1287403	<0.05	<0.05	<0.05	<0.05	<0.5	<0.05	-	-	-	-	-	-	-	-	<0.5	<0.5
SS09	27 Oct 2025	1287403	-	<0.05	-	<0.05	<0.5	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	-

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

	Herbicides									
	Hedonal	2,4-Dichlorprop	4-(2,4-Dichlorophenoxy)butyric Acid (2,4-DB)	Atrazine	Dicamba	Picloram	Dinoseb	2-Methyl-4-chlorophenoxyacetic acid	2-Methyl-4-Chlorophenoxy Butanoic Acid	Mecoprop
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.5	0.5	0.5	0.2	0.5	0.5	0.5	0.5	0.5	0.5
CRC Care HSL-A Residential (Low Density)										
NEPM 2013 Table 1A(1) HILs Res A Soil	900			320		4,500		600	600	600
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt										
NEPM 2013 Table 1B(5) Site Specific EIL - Urban Res & Public Open Space										
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil										
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil										
PFAS NEMP 2025 Ecological indirect exposure - all land uses										
PFAS NEMP 2025 Residential with Garden/Accessible Soil (HIL A)										

Field ID	Date	Lab Report Number	Hedonal	2,4-Dichlorprop	4-(2,4-Dichlorophenoxy)butyric Acid (2,4-DB)	Atrazine	Dicamba	Picloram	Dinoseb	2-Methyl-4-chlorophenoxyacetic acid	2-Methyl-4-Chlorophenoxy Butanoic Acid	Mecoprop
SS01	27 Oct 2025	1287403	<0.5	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5
SS02	27 Oct 2025	1287403	<0.5	-	-	<0.2	-	<0.5	-	<0.5	<0.5	<0.5
SS03	27 Oct 2025	1287403	<0.5	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5
SS04	27 Oct 2025	1287403	<0.5	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5
SS05	27 Oct 2025	1287403	<0.5	-	-	<0.2	-	<0.5	-	<0.5	<0.5	<0.5
SS06	27 Oct 2025	1287403	<0.5	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5
SS07	27 Oct 2025	1287403	<0.5	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5
SS08	27 Oct 2025	1287403	<0.5	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5
SS09	27 Oct 2025	1287403	<0.5	-	-	<0.2	-	<0.5	-	<0.5	<0.5	<0.5

**Environmental Standards**

- DoE, 2000, CRC Care HSL-A Residential (Low Density)
- 2013, NEPM 2013 Table 1A(1) HILs Res A Soil
- 2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Silt
- 2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
- NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

# Appendix A

## Preliminary Risk Screen Assessment Statement

85, 95 and 105 Devon Road, Devon Meadows



# Preliminary risk screen assessment statement

Under Part 8.3 of the Environment Protection Act 2017

Publication F1031.3 published October 2023



The purpose of a preliminary risk screen assessment is:

- (a) to assess the likelihood of the presence of contaminated land; and
- (b) to determine if an environmental audit is required; and
- (c) if an environmental audit is required, to recommend a scope for the environmental audit.

It is important to note that a PRSA is not an environmental audit statement or an environmental audit report. It should not be misconstrued as an environmental audit conducted to assess the suitability of a site for a proposed land use, or as a statement by the auditor on the extent of contamination, if present.

Further details are provided in the preliminary risk screen assessment report that accompanies this statement.

## Section 1: Preliminary risk screen assessment overview

### Environmental auditor details

Name:	Meredith Aimee Burgon
Company:	Maple Auditing Pty Ltd
Address:	P.O Box 7095, Upper Ferntree Gully, Victoria, 3156
Phone:	0425 862 245
Email:	<a href="mailto:meredith@mapleauditing.com.au">meredith@mapleauditing.com.au</a>

### Site owner or occupant

Name:	Mr Peter Cooper
Company:	Department of Transport and Planning

### Environmental auditor engaged by

Name:	Mr Peter Cooper
Company:	Department of Transport and Planning
Relationship to site owner:	Department of Transport and Planning is a government body who are involved in the consideration of the feasibility of Department of Education acquiring the site for use as a government secondary school.

**Reason for preliminary risk screen assessment:**

Planning scheme: Precinct Structure Plan / rezoning of the land will be implemented through Draft Amendment C295case to the City of Casey Planning Scheme.

---

Permit details (if applicable):

---

Other:

---

Permit is attached (if applicable):

---

## Section 2: Assessment scope

### Site details:

Address:	85, 95 and 105 Devon Road, Devon Meadows
Title details:	Lot 1 Title Plan 337102A (Volume 09739, Folio 192), Lot 1 Plan of Subdivision 613683A (Volume 11080, Folio 495) and Lot 20 Plan of Subdivision 007829 (Volume 06979, Folio 775)
Area (m <sup>2</sup> ):	130,944
<input checked="" type="checkbox"/> a plan of the site is attached	

### Use or proposed use assessed:

The below section details which land uses (current and proposed) the PRSA has assessed.

### Land use categories

Note that sensitive land uses in the *Environment Reference Standard 2021* (ERS 2021) are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, children's playgrounds and secondary schools also trigger *Ministerial Direction No. 1* (MD No.1) and are therefore considered similarly to sensitive land uses.

### Sensitive:

- High density:                       Other (lower density):
- Residential land use
  - Child care centre
  - Pre-school
  - Primary school
  - Secondary school
- Children's playground (indoor)
- Children's playground (outdoor)

### Other:

- Recreation/open space
- Parks and reserves
- Agricultural
- Commercial
- Industrial
- Other land uses not captured by the above as described here:

**Environmental elements assessed:**

- Land
  - all environmental values that apply to the land use category were considered **OR**
  - all environmental values that apply to the land use category, other than the following, were considered:
  
- Water
  - Surface water
    - all environmental values that apply to the applicable segment were considered **OR**
    - all environmental values that apply to the applicable segment, other than the following, were considered:
  
  - Groundwater
    - all environmental values that apply to the applicable segment were considered **OR**
    - all environmental values that apply to the applicable segment, other than the following, were considered:

**Standards considered:**

Environment Protection Act 2017  
 Environment Reference Standard 2021  
 Environment Protection Regulations 2021  
 National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended  
 Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022)  
 Guidelines for conducting preliminary risk screen assessments (EPA Publication 2021)  
 Standards Australia (2009). Piling - Design and Installation AS 21592009. Australian Standard, November 2009  
 Other relevant guidelines issued by the Authority under Section 203 of the EP Act 2017

**Assumptions made during the assessment or any limitations:**

This PRSA has been prepared based on the site’s proposed redevelopment as a secondary school. No other proposed use has been considered in the preparation of this PRSA. No proposed development plans were available during the preparation of the PRSA. No proposed plan of consolidation or proposed plans of subdivision were provided for consideration.

---

Refer to Limitations defined in Section 10 of the Preliminary Risk Screen Assessment Report and assumptions and qualifications described within the Preliminary Risk Screen Assessment Report.

---

**Exclusions from the assessment and the rationale for these:**

Ambient air and ambient sound were excluded as they were not considered relevant to the assessment of land for the potential presence of contamination for this site.

---

**This statement is accompanied by the following preliminary risk screen assessment report:**

Title:	Preliminary Risk Screen Assessment Report, 85, 95 and 105 Devon Road, Devon Meadows, Victoria 3977
Report no:	MA232.R01
Date:	24 March 2026

---

### Section 3: Assessment outcome

**Environmental Audit Required**

**Environmental Audit Not Required**

Based on my assessment, I am of the opinion that an environmental audit is **required** for the following land uses, **including** the use or proposed use for which the site has been assessed.

#### Land use categories

Note that sensitive land uses in the ERS 2021 are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, children's playgrounds and secondary schools also trigger *Ministerial Direction No. 1* (MD No.1) and are therefore considered similarly to sensitive land uses.

#### Sensitive:

High density:       Other (lower density):

- Residential land use
- Child care centre
- Pre school
- Primary school
- Secondary school

- Children's playground (indoor)
- Children's playground (outdoor)

#### Other:

- Recreation/open space
- Parks and reserves
- Agricultural
- Commercial
- Industrial
- Other land uses not captured by the above as described here:

#### Other information:

None

#### Reason for environmental audit:

Based on the results of the PRSA, the Auditor is of the opinion that an environmental audit, to be conducted in accordance with Section 208 of the Environment Protection Act 2017, is required for the proposed development of the site as a secondary school.

This conclusion is based on the site's historical/current uses which have included flower growing operations, where the known use of agricultural chemicals has been identified, as well as the identification of numerous ancillary uses/areas of potential concern (as identified throughout this PRSA

report). Further, limited soil sampling has identified the presence of some elevated soil concentrations exceeding ecological and human health criteria.

### Proposed scope of environmental audit

<b>Site to be audited:</b>	
Site/premises name	N/A
Address	85, 95 and 105 Devon Road, Devon Meadows
Title details	Lot 1 Title Plan 337102A (Volume 09739, Folio 192), Lot 1 Plan of Subdivision 613683A (Volume 11080, Folio 495) and Lot 20 Plan of Subdivision 007829 (Volume 06979, Folio 775)
Area (m <sup>2</sup> )	130,944
<b>Use or proposed use of the site to be audited:</b>	<p><b>Sensitive uses:</b></p> <p><input type="checkbox"/> High density:      <input checked="" type="checkbox"/> Other (lower density):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Residential land use</li> <li><input type="checkbox"/> Child care centre</li> <li><input type="checkbox"/> Pre-school</li> <li><input type="checkbox"/> Primary school</li> <li><input checked="" type="checkbox"/> Secondary school</li> <li><input type="checkbox"/> Children's playground (indoor)</li> <li><input type="checkbox"/> Children's playground (outdoor)</li> </ul> <p><b>Other uses:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Recreation/open space</li> <li><input type="checkbox"/> Parks and reserves</li> <li><input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Commercial</li> <li><input type="checkbox"/> Industrial</li> <li><input type="checkbox"/> Other land uses not captured by the above as described here</li> </ul> <p>(if applicable):</p>
<b>Elements of the environment to be assessed in the environmental audit:</b>	<input checked="" type="checkbox"/> Land <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> all environmental values that apply to the land use category to be considered <b>OR</b></li> <li><input type="checkbox"/> all environmental values that apply to the land use category, other than the following, to be considered:</li> </ul>
	<input checked="" type="checkbox"/> Water <ul style="list-style-type: none"> <li>Surface water <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> all environmental values that apply to the segment to be considered <b>OR</b></li> <li><input type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered:</li> </ul> </li> </ul>

	<p>Groundwater</p> <p><input checked="" type="checkbox"/> all environmental values that apply to the segment to be considered <b>OR</b></p> <p><input type="checkbox"/> all environmental values that apply to the segment, other than the following, to be considered:</p>
<p><b>Standards and reference documents to be considered:</b></p>	<p>Environment Protection Act 2017  Environment Reference Standard 2021  Environment Protection Regulations 2021  National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended  Environmental Auditor Guidelines – Provision of statements and reports for environmental audits and preliminary risk screen assessments (EPA Publication 2022)  Guidelines for conducting environmental audits (EPA Publication 2041)  Standards Australia (2009). Piling - Design and Installation AS 21592009. Australian Standard, November 2009  Other relevant guidelines issued by the Authority under section 203 of the EP Act 2017</p>
<p><b>Exclusions from the environmental audit and rationale for these:</b></p>	<p>Surface water bodies present on the site are associated with man-made dams and artificial/re-aligned drainage channels. In accordance with the Environmental Reference Standard (Part 5, Division 1, Section 13) Environmental Values do not apply to these waters.</p> <p>Ambient air and ambient sound are excluded as they are not considered relevant to the assessment of land for the potential presence of contamination for this site. The auditor notes potential impacts to air from ground gas and soil vapour may be assessed as part of the land element of the environment.</p> <p>Land (Buildings or other structures permanently affixed to land) – It is not considered applicable in a contaminated land audit to assess the potential for the fabric of any building/structure to present a direct risk to current or future users/occupants of the building. Furthermore, the element of ‘Land’ as it relates to buildings or other structures permanently affixed to the land, is not considered to be a relevant consideration when conducting an environmental audit (contaminated land). Impact to the element of ‘Land’ as it relates to buildings or other structures permanently affixed to the land will only be considered through an assessment of the potential for any existing buildings/structures to impact on the soil.</p>
<p><b>Assumptions made or limitations on the environmental audit:</b></p>	<p>None</p>

Note: An assessment that an environmental audit is not required does not include any comment on as to whether responsibilities under section 39 of the *Environment Protection Act 2017* (duty to manage contaminated land) exist for the person in management or control of the land. Please refer to EPA publication 1977, *Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land* (<https://www.epa.vic.gov.au/about-epa/publications/1977>).

## Section 4: Environmental auditor's declaration

### I state that:

- I am appointed as an environmental auditor by the Environment Protection Authority Victoria under the *Environment Protection Act 2017*.
- The findings contained in this statement represents a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date: 24 March 2026

Signed:



Name: Meredith Aimee Burgon

Environmental Auditor



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If you need assistance because of a hearing or speech impairment, please visit [relayservice.gov.au](http://relayservice.gov.au)



<b>FIGURE NUMBER</b>	1	<b>REVISION</b>	07-11-2025
<b>FIGURE TITLE</b>	Site boundary	<b>ADDRESS</b>	85, 95, 105 Devon Road
<b>PROJECT NUMBER</b>	30043775	<b>CRS</b>	EPSG:7855

0 50 100 150 m		<b>PAGE SIZE</b>	A3
<b>CREATED BY</b>	SS16388	<b>SOURCES</b>	1. Base Map - Metromap 2. Roads Vic Open Data

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 Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, this map contains data from a number of sources - no warranty is given that the information contained on this is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of all information prior to using it. This map is not a design document.



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 ABN 47 065 475 149

# Appendix B

## Certificates of Title and Planning Property Reports

85, 95 and 105 Devon Road, Devon Meadows



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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.

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

VOLUME 09739 FOLIO 192

Security no : 124128297365V

Produced 22/09/2025 01:14 PM

LAND DESCRIPTION

Lot 1 on Title Plan 337102A (formerly known as Lot 18 on Plan of Subdivision 007829).

PARENT TITLES :

Volume 07024 Folio 657      Volume 09394 Folio 137      Volume 09545 Folio 331

Created by instrument M692389H 10/02/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

DEVON LAND PTY LTD of 4 MONTROSE WAY CRANBOURNE WEST VIC 3977

AZ473963F 11/08/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ473964D 11/08/2025

NATIONAL AUSTRALIA BANK LTD

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

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation

Levy) 2020

AT390552R 01/07/2020

DIAGRAM LOCATION

SEE TP337102A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ473961K (E)	WITHDRAWAL OF CAVEAT	Registered	11/08/2025
AZ473962H (E)	DISCHARGE OF MORTGAGE	Registered	11/08/2025
AZ473963F (E)	TRANSFER	Registered	11/08/2025
AZ473964D (E)	MORTGAGE	Registered	11/08/2025
AZ531277D (E)	AMEND ADDRESS ON FOLIO	Registered	29/08/2025
AZ487413Q (E)	AMEND ADDRESS ON FOLIO	Withdrawn	18/08/2025

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

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

Street Address: 85 DEVON ROAD DEVON MEADOWS VIC 3977

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD

Effective from 11/08/2025

DOCUMENT END

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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.

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

-----  
VOLUME 11080 FOLIO 495

Security no : 124128297367T

Produced 22/09/2025 01:14 PM

LAND DESCRIPTION  
-----

Lot 1 on Plan of Subdivision 613683A.

PARENT TITLES :

Volume 04745 Folio 922      Volume 06602 Folio 373

Created by instrument PS613683A 14/07/2008

REGISTERED PROPRIETOR  
-----

Estate Fee Simple

Sole Proprietor

FIDRIM HALIT of 95 DEVON ROAD DEVON MEADOWS VIC 3977

AF904069H 13/06/2008

ENCUMBRANCES, CAVEATS AND NOTICES  
-----

MORTGAGE AY579552W 08/11/2024

IPARTNERS NOMINEES PTY LTD

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

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation

Levy) 2020

AT390557F 01/07/2020

DIAGRAM LOCATION  
-----

SEE PS613683A 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: 95 DEVON ROAD DEVON MEADOWS VIC 3977

ADMINISTRATIVE NOTICES  
-----

NIL

eCT Control 19208S HWL EBSWORTH LAWYERS

Effective from 08/11/2024

DOCUMENT END

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

VOLUME 06979 FOLIO 775

Security no : 124128297366U

Produced 22/09/2025 01:14 PM

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 007829.  
PARENT TITLE Volume 06884 Folio 732  
Created by instrument 2023864 20/08/1946

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

SIG DEVELOPMENT DEVON MEADOWS PTY LTD of SUITE 4 LEVEL 18 567 COLLINS STREET  
MELBOURNE VIC 3000  
AX583872M 19/12/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX583873K 19/12/2023  
MCH AGENCY SERVICES PTY LTD

MORTGAGE AY609151E 19/11/2024  
ILP DEVON MEADOWS PTY LTD

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

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020  
AT390573H 01/07/2020

DIAGRAM LOCATION

SEE LP007829 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: 105 DEVON ROAD DEVON MEADOWS VIC 3977

ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON  
Effective from 19/11/2024

DOCUMENT END

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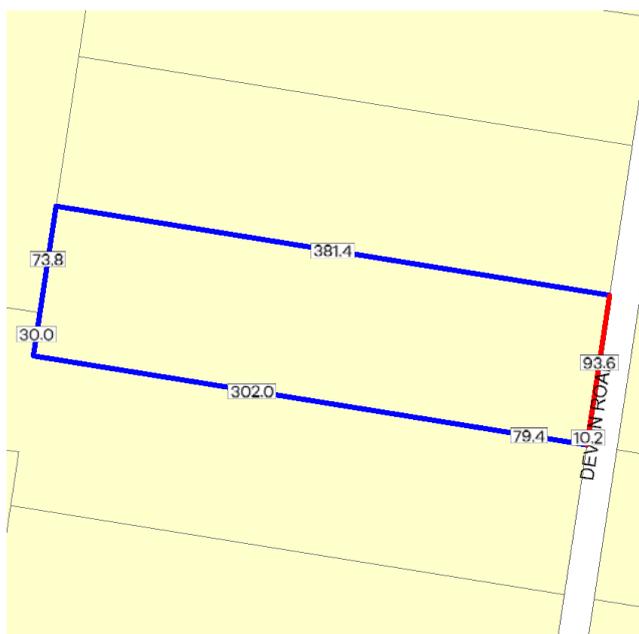
## PROPERTY DETAILS

Address: **85 DEVON ROAD DEVON MEADOWS 3977**  
Lot and Plan Number: **Lot 1 TP337102**  
Standard Parcel Identifier (SPI): **1\TP337102**  
Local Government Area (Council): **CASEY**  
Council Property Number: **59521**  
Directory Reference: **Melway 138 D3**

[www.casey.vic.gov.au](http://www.casey.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 39599 sq. m (3.96 ha)

**Perimeter:** 971 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **South East Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
Legislative Assembly: **CRANBOURNE**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

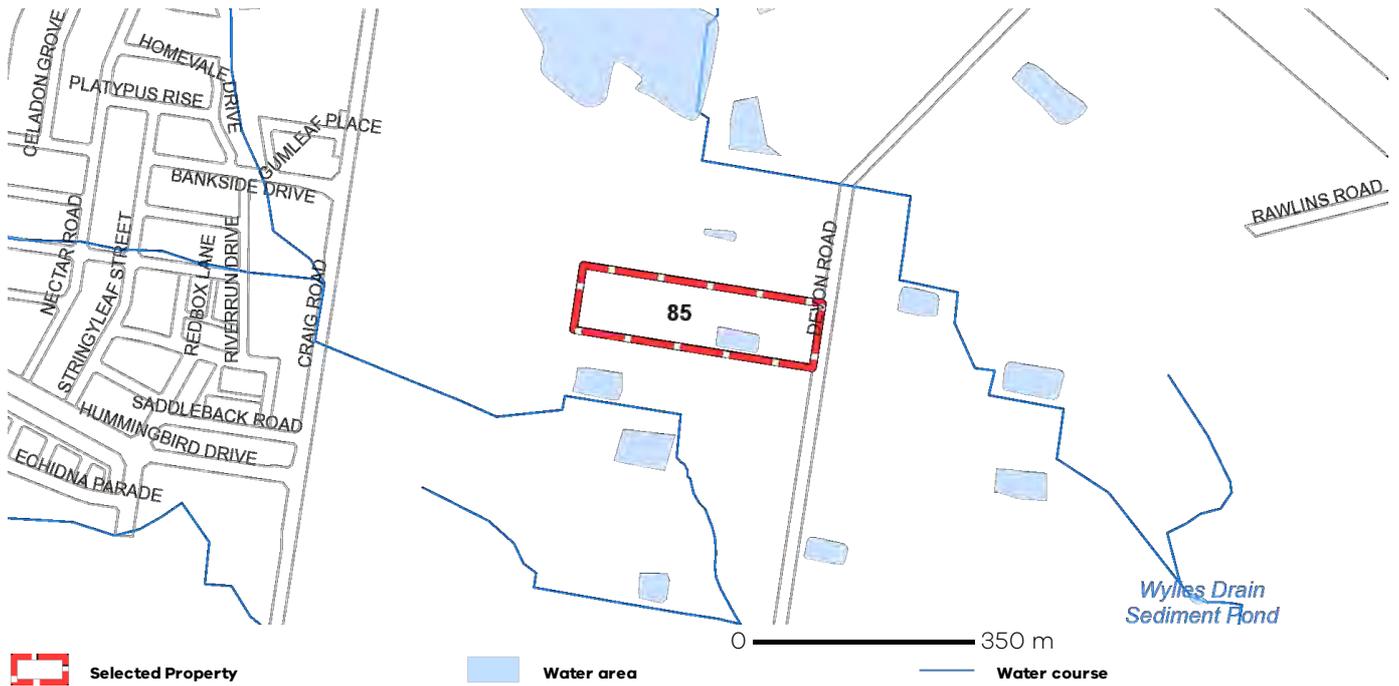
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 27 February 2026 12:59 PM

## PROPERTY DETAILS

Address: **85 DEVON ROAD DEVON MEADOWS 3977**

Lot and Plan Number: **Lot 1 TP337102**

Standard Parcel Identifier (SPI): **1\TP337102**

Local Government Area (Council): **CASEY** [www.casey.vic.gov.au](http://www.casey.vic.gov.au)

Council Property Number: **59521**

Planning Scheme: **Casey** [Planning Scheme - Casey](#)

Directory Reference: **Melway 138 D3**

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **CRANBOURNE**

Registered Aboriginal Party: **Bunurong Land Council  
Aboriginal Corporation**

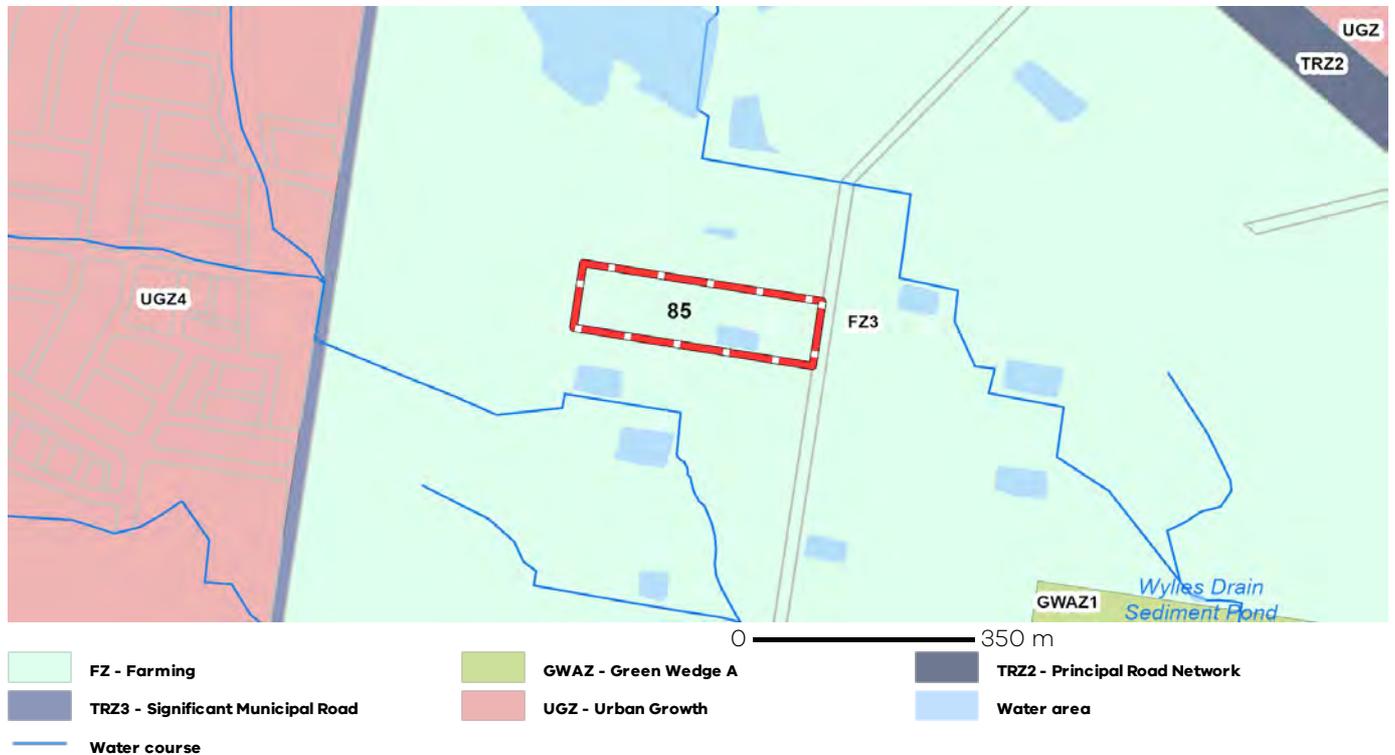
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 3 \(FZ3\)](#)



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

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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 Overlay

None affecting this land - there are overlays in the vicinity

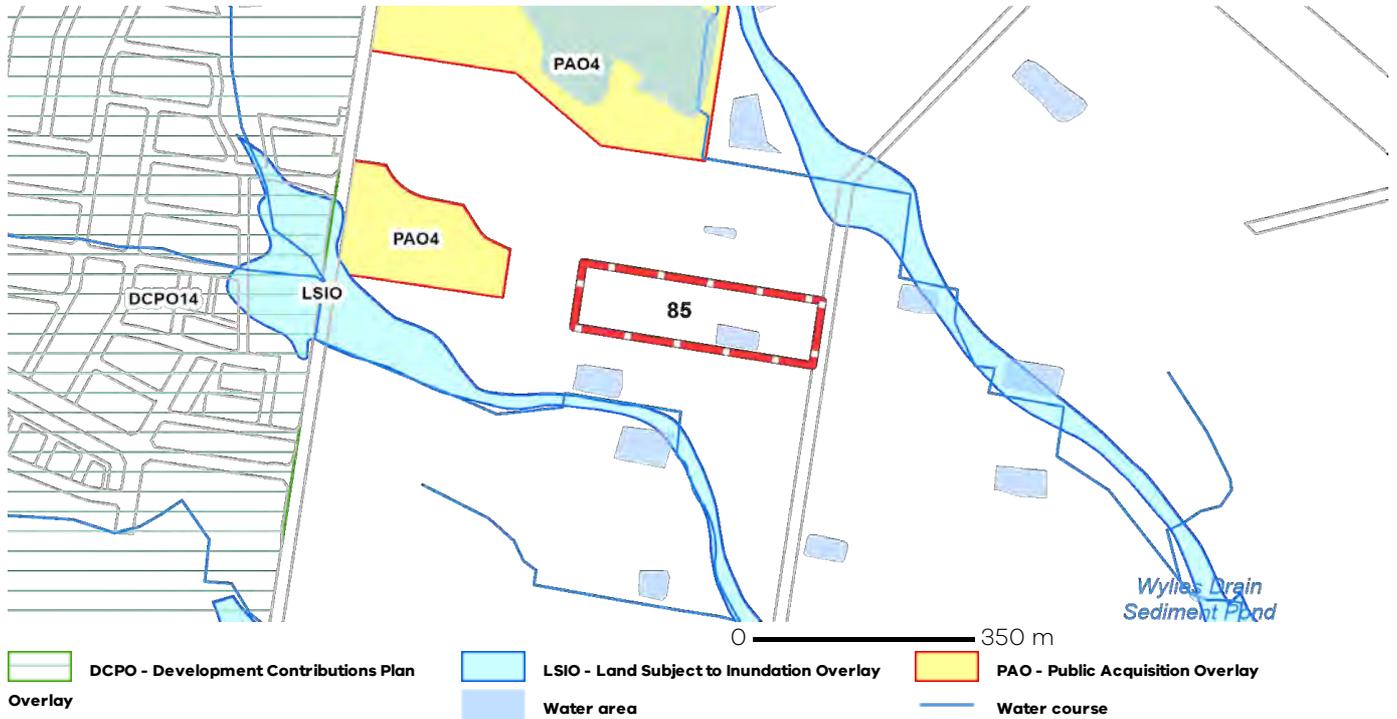
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

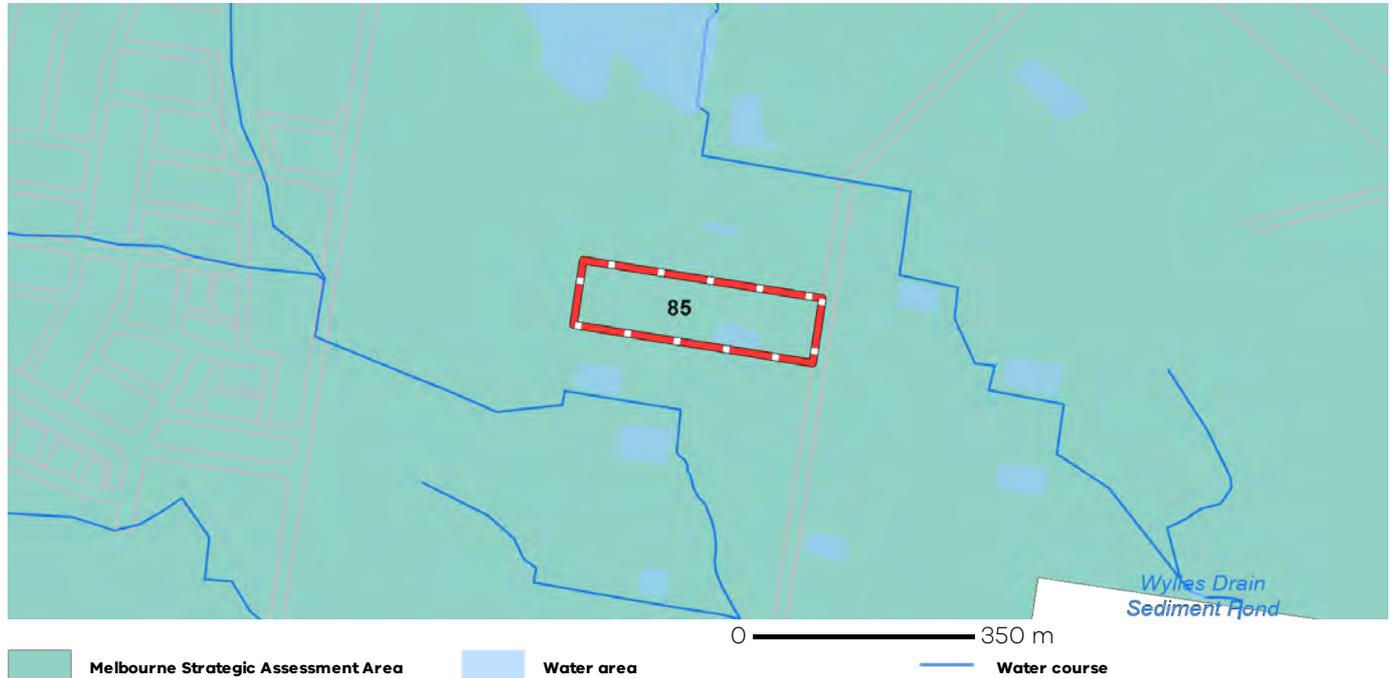
[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)



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

## Melbourne Strategic Assessment

This property is located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Follow the link for more details: <https://mapshare.vic.gov.au/msa/>



## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property 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 <https://heritage.achris.vic.gov.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 27 February 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect 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.vic.gov.au/vicplan/>

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

## Designated Bushfire Prone Areas

**This property 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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> 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 \(environment.vic.gov.au\)](#)

Created at 20 February 2026 02:34 PM

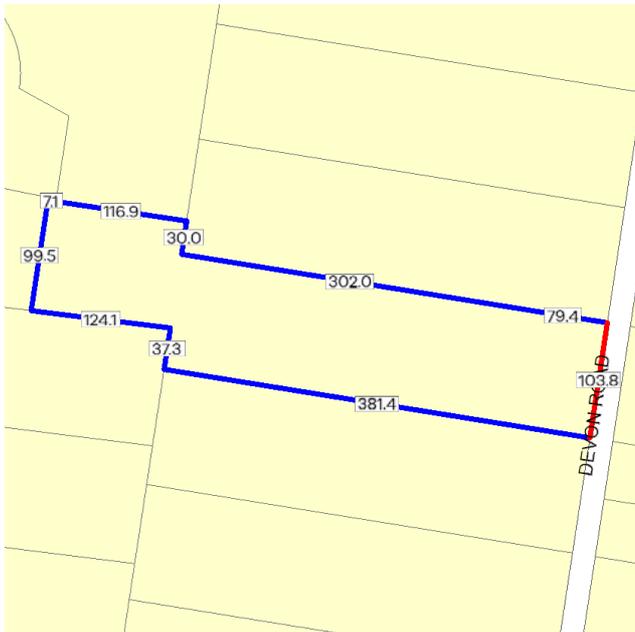
## PROPERTY DETAILS

Address: **95 DEVON ROAD DEVON MEADOWS 3977**  
Lot and Plan Number: **Lot 1 PS613683**  
Standard Parcel Identifier (SPI): **1\PS613683**  
Local Government Area (Council): **CASEY**  
Council Property Number: **102598**  
Directory Reference: **Melway 138 D3**

[www.casey.vic.gov.au](http://www.casey.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 51752 sq. m (5.18 ha)

**Perimeter:** 1282 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **South East Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
Legislative Assembly: **CRANBOURNE**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

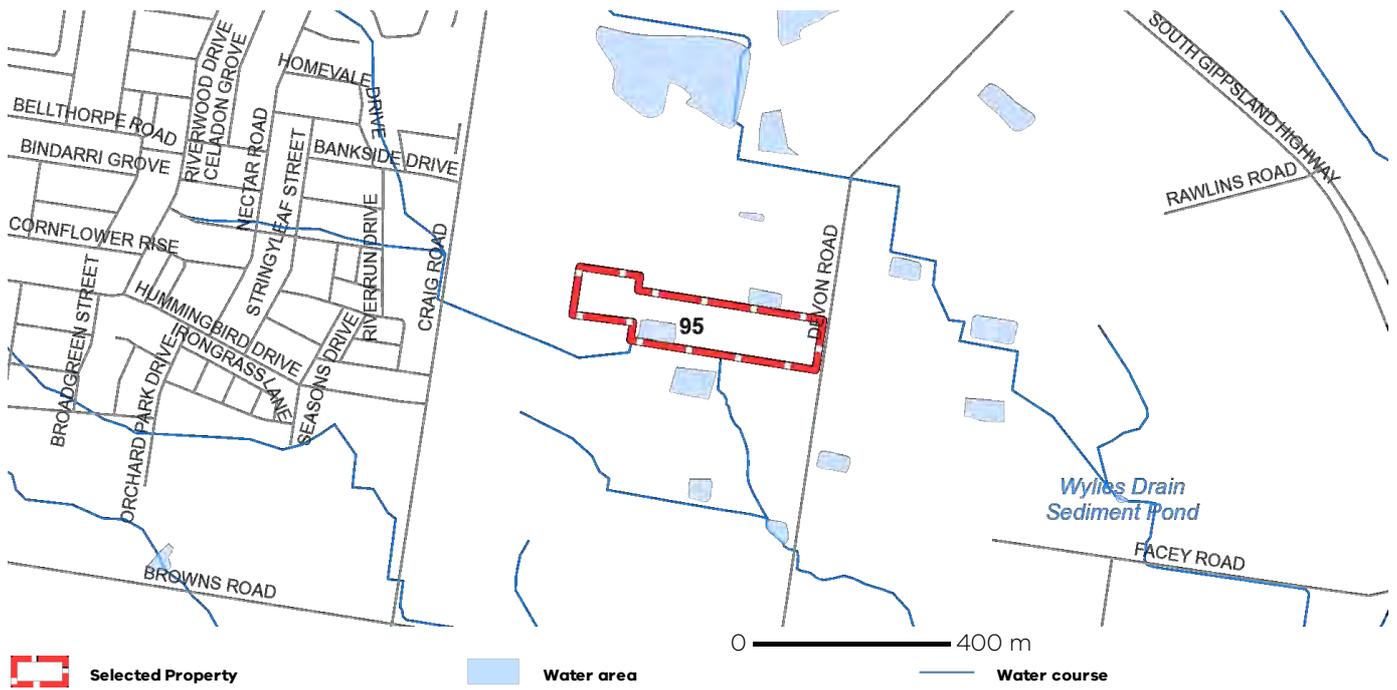
The Planning Property Report for this property can found here - [Planning Property Report](#)

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## Area Map



## PROPERTY DETAILS

Address: **95 DEVON ROAD DEVON MEADOWS 3977**  
 Lot and Plan Number: **Lot 1 PS613683**  
 Standard Parcel Identifier (SPI): **1\PS613683**  
 Local Government Area (Council): **CASEY**  
 Council Property Number: **102598**  
 Planning Scheme: **Casey**  
 Directory Reference: **Melway 138 D3**

[www.casey.vic.gov.au](http://www.casey.vic.gov.au)

[Planning Scheme - Casey](#)

## UTILITIES

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 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

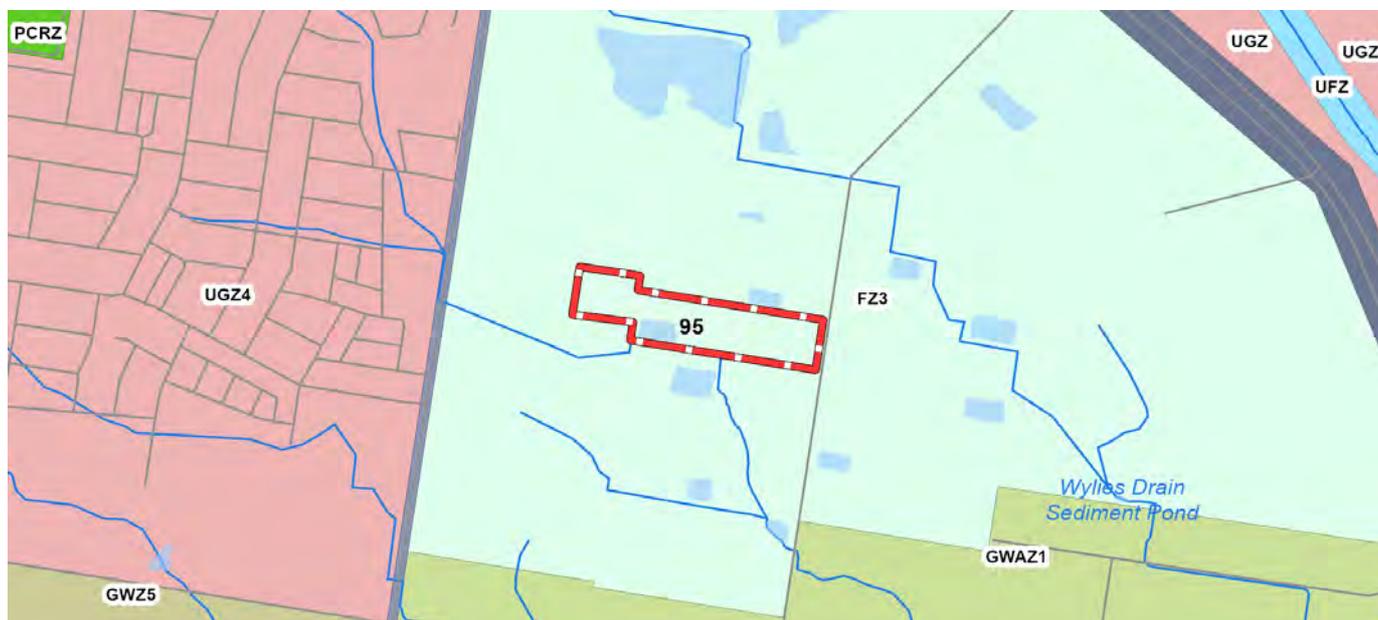
Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
 Legislative Assembly: **CRANBOURNE**  
**OTHER**  
 Registered Aboriginal Party: **Bunurong Land Council**  
**Aboriginal Corporation**  
**Country Fire Authority**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 3 \(FZ3\)](#)



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

## 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 \(BMO\)](#)

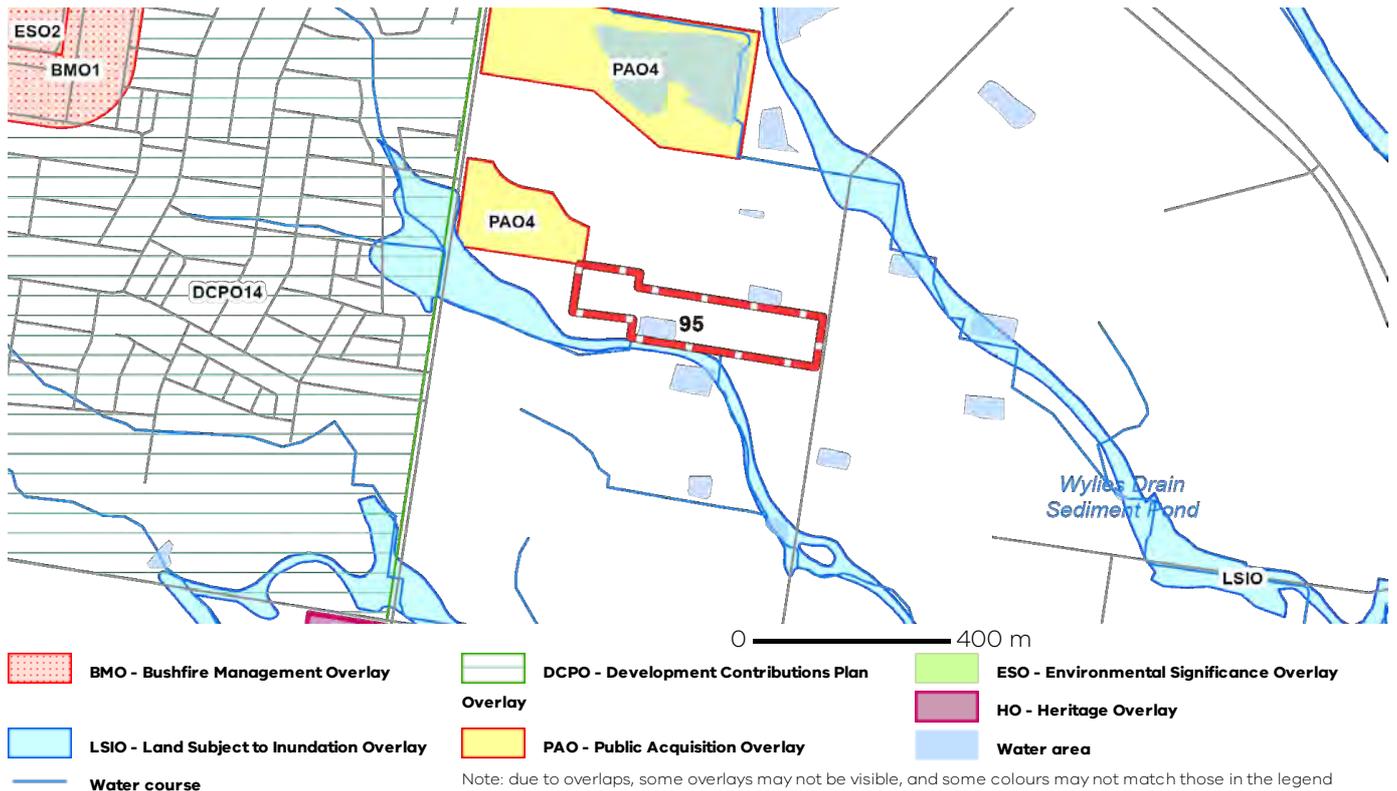
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

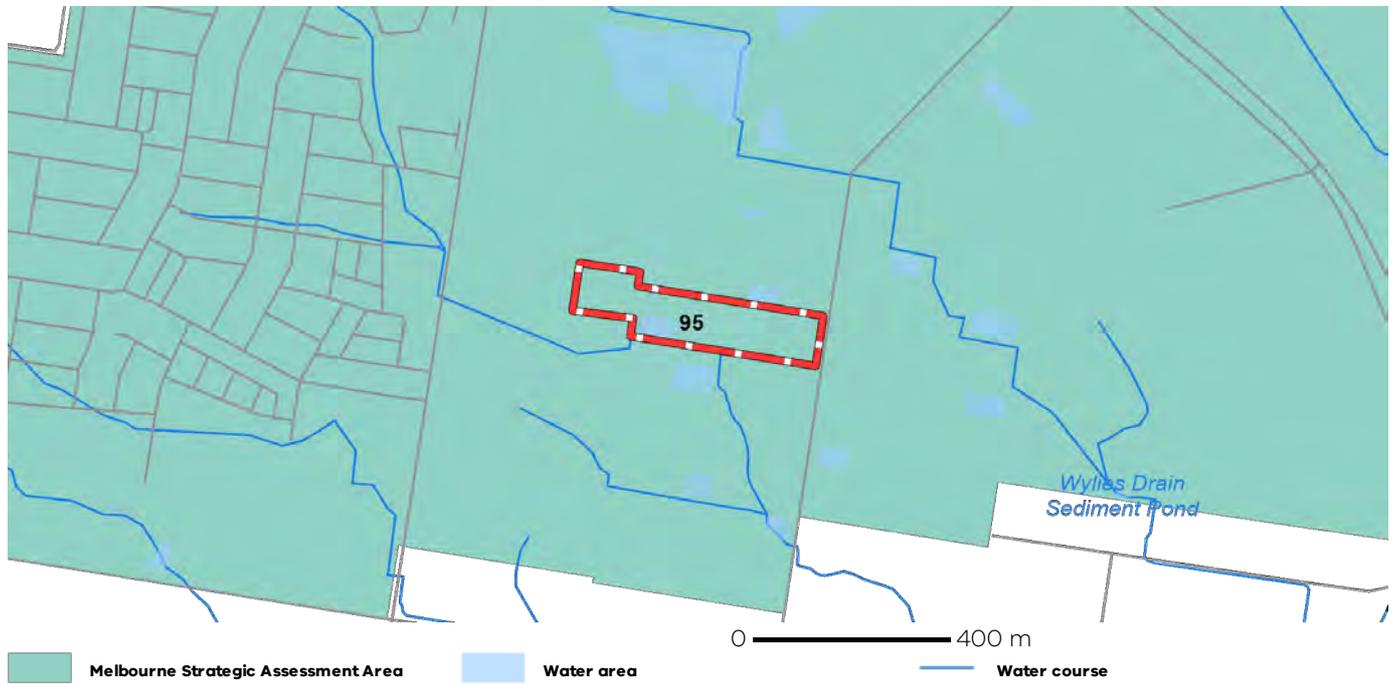
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)



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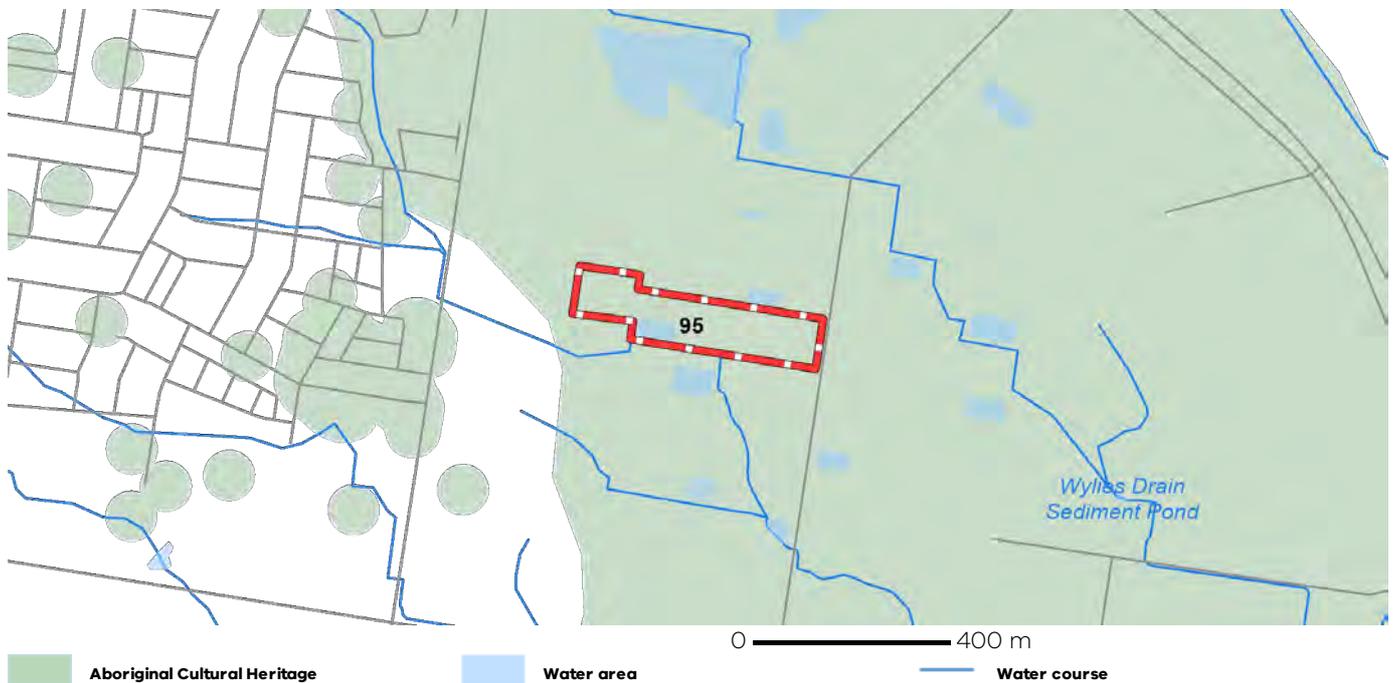
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## Further Planning Information

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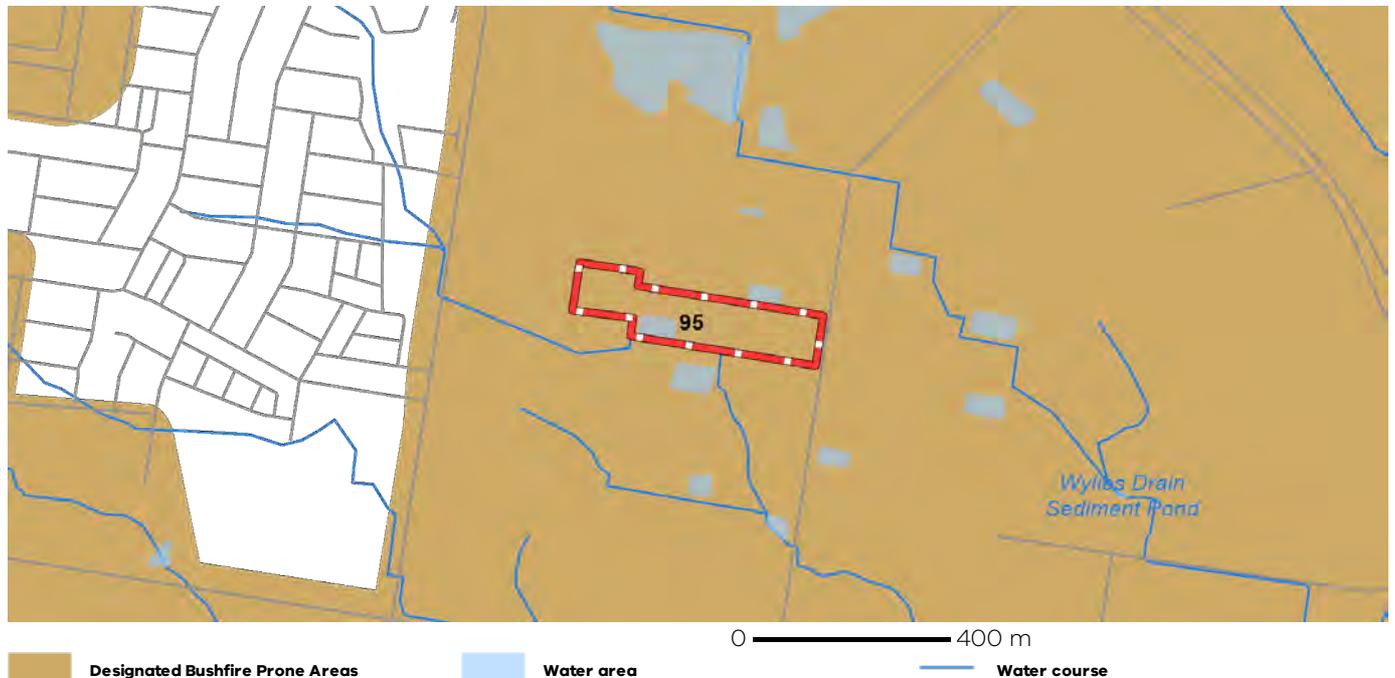
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Created at 20 February 2026 02:34 PM

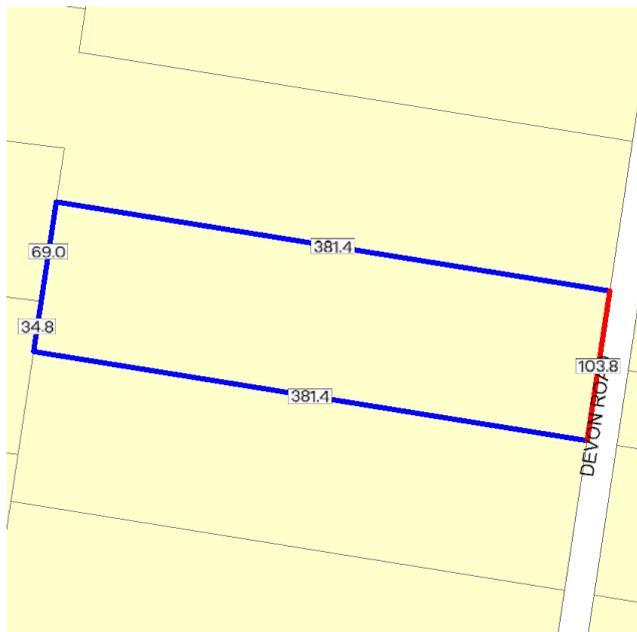
## PROPERTY DETAILS

Address: **105 DEVON ROAD DEVON MEADOWS 3977**  
Lot and Plan Number: **Lot 20 LP7829**  
Standard Parcel Identifier (SPI): **20\LP7829**  
Local Government Area (Council): **CASEY**  
Council Property Number: **59519**  
Directory Reference: **Melway 138 D4**

[www.casey.vic.gov.au](http://www.casey.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 39593 sq. m (3.96 ha)

**Perimeter:** 971 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **South East Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
Legislative Assembly: **CRANBOURNE**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

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**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map



## PROPERTY DETAILS

Address: **105 DEVON ROAD DEVON MEADOWS 3977**  
 Lot and Plan Number: **Lot 20 LP7829**  
 Standard Parcel Identifier (SPI): **20\LP7829**  
 Local Government Area (Council): **CASEY**  
 Council Property Number: **59519**  
 Planning Scheme: **Casey**  
 Directory Reference: **Melway 138 D4**

[www.casey.vic.gov.au](http://www.casey.vic.gov.au)

[Planning Scheme - Casey](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
 Legislative Assembly: **CRANBOURNE**  
**OTHER**  
 Registered Aboriginal Party: **Bunurong Land Council  
 Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 3 \(FZ3\)](#)

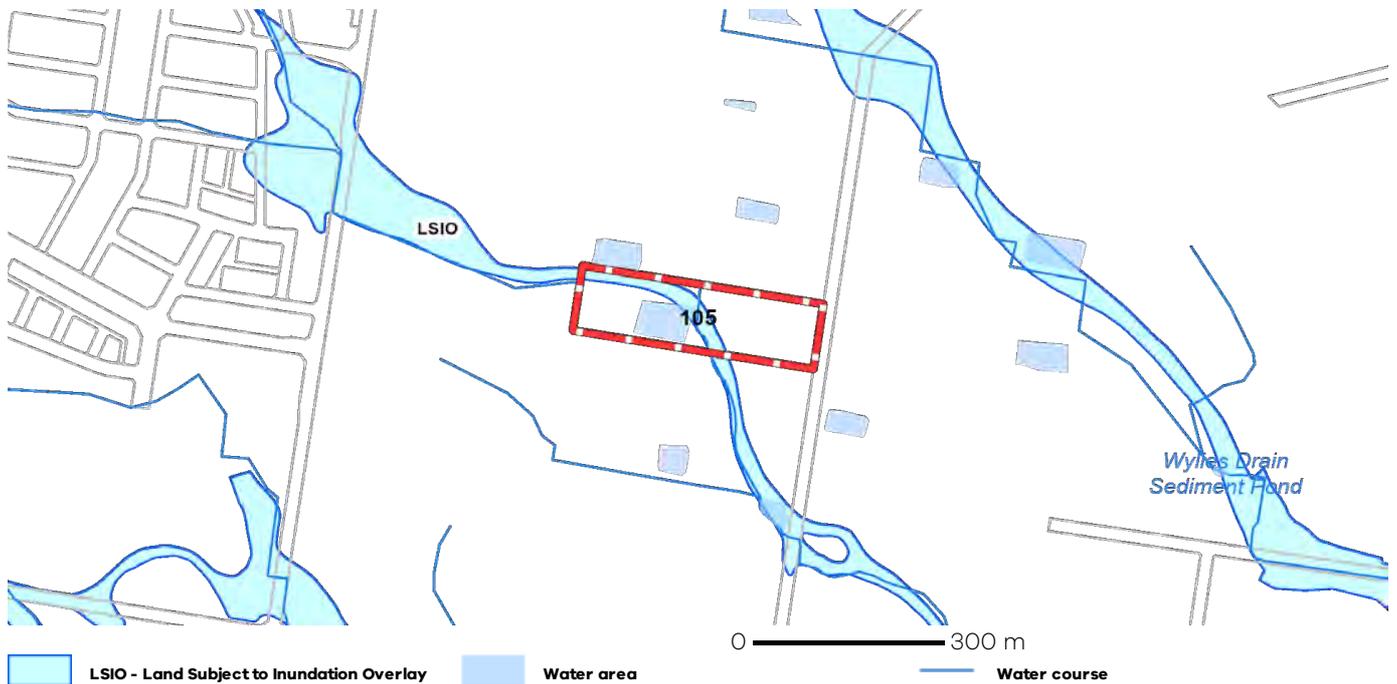


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

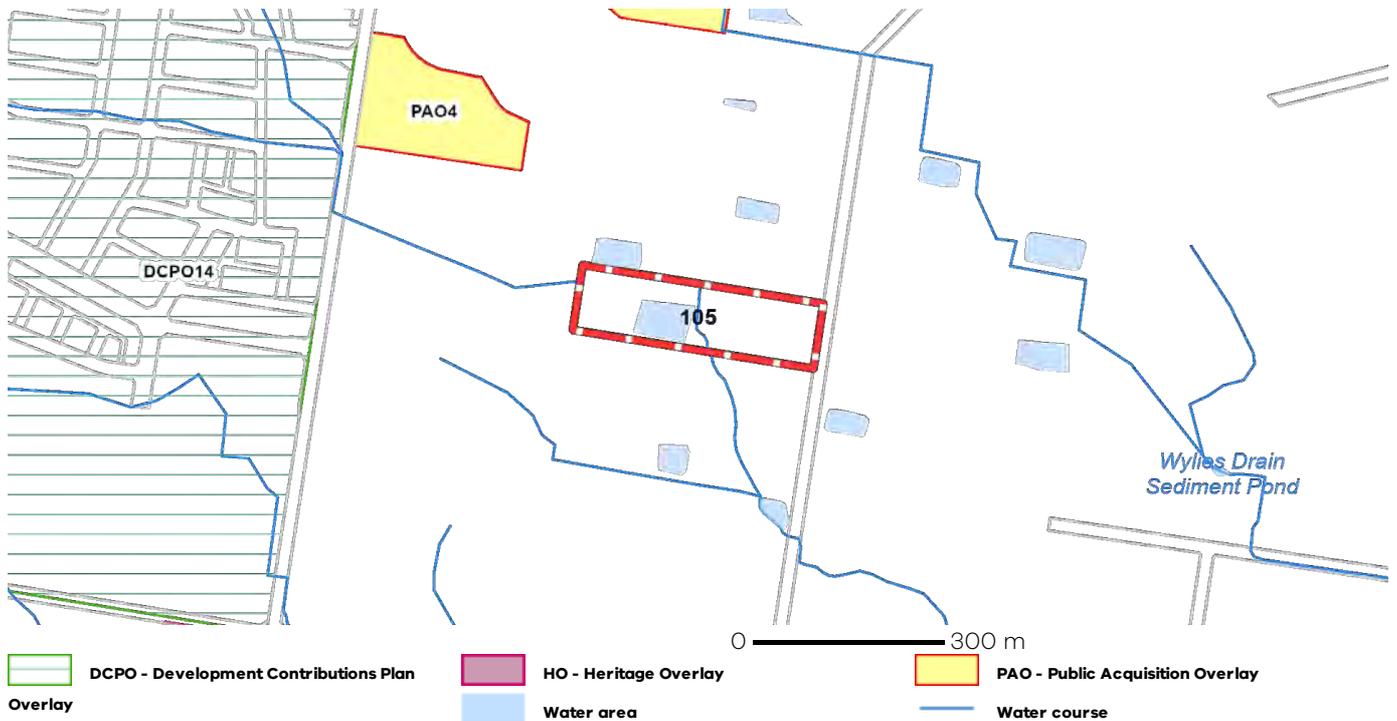
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

HERITAGE OVERLAY (HO)

PUBLIC ACQUISITION OVERLAY (PAO)



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

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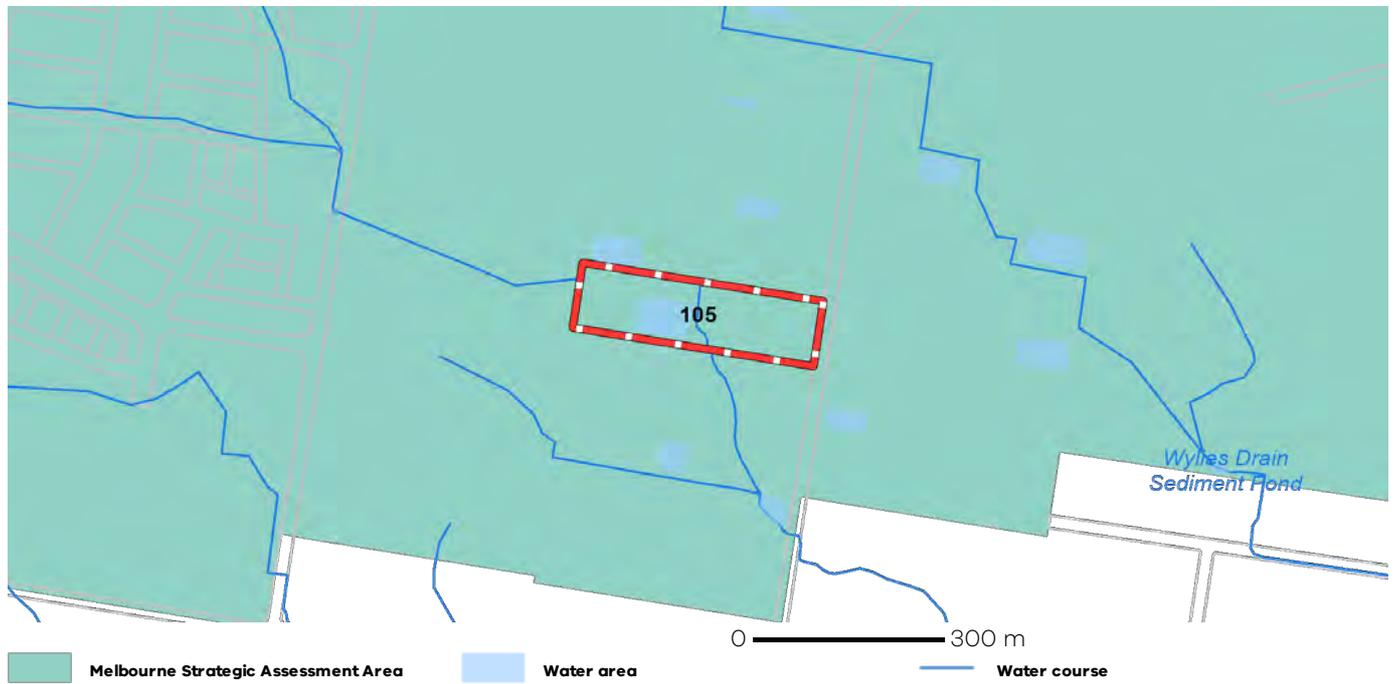
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Melbourne Strategic Assessment

This property is located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Follow the link for more details: <https://mapshare.vic.gov.au/msa/>



## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property 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 <https://heritage.achris.vic.gov.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 27 February 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect 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.vic.gov.au/vicplan/>

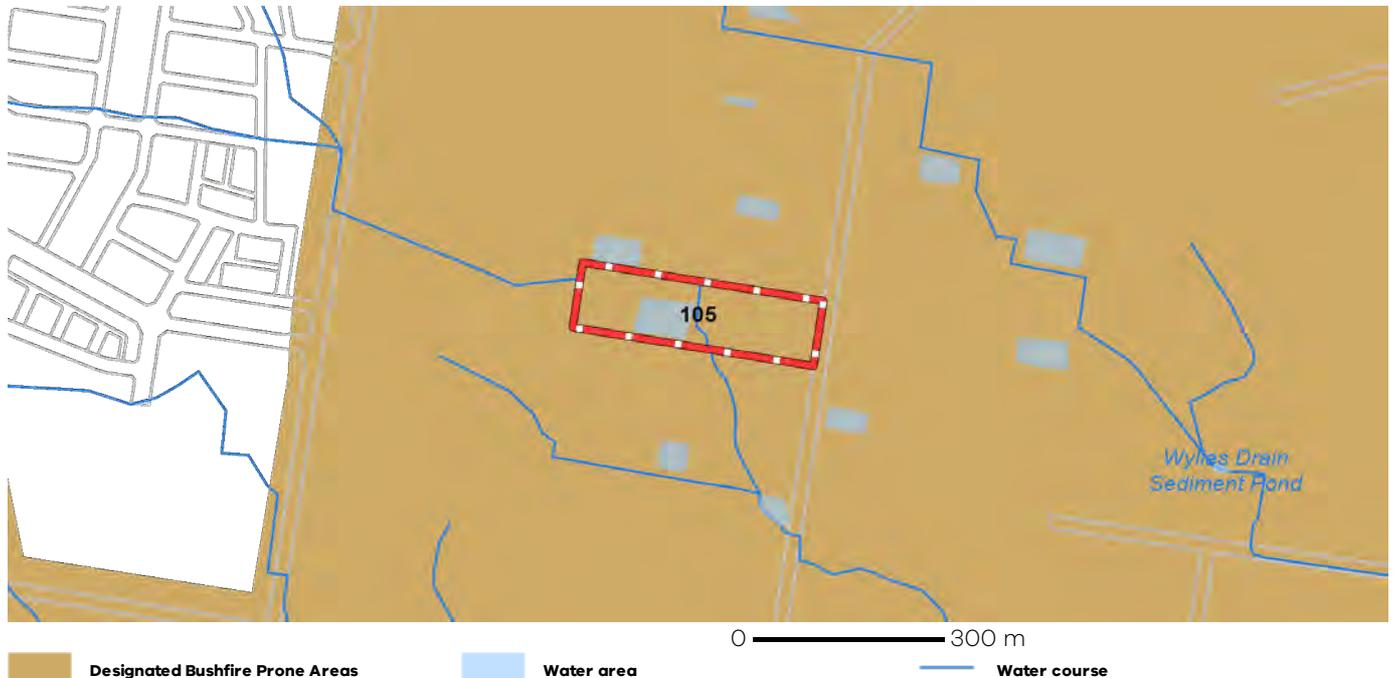
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This property 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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> 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 \(environment.vic.gov.au\)](#)

# Appendix C

## SMEC (2026) Preliminary Site Investigation, 85, 95 and 105 Devon Road, Devon Meadows

85, 95 and 105 Devon Road, Devon Meadows





Preliminary Site Investigation

# 85, 95 and 105 Devon Road, Devon Meadows

Prepared for: Victorian Planning Authority (VPA)

18 March 2026

Client Reference No. 8175



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## Document Control

<b>Document Type</b>	Preliminary Site Investigation
<b>Project Title</b>	85, 95 and 105 Devon Road, Devon Meadows
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## SMEC Company Details

<b>Approved by</b>	Jo Cuttler
<b>Address</b>	Collins Square, Tower 4, Level 20, 727 Collins St, Melbourne VIC 3008 Australia
<b>Website</b>	www.smec.com
<b>Signature</b>	

The information within this document is and shall remain the property of:  
Victorian Planning Authority (VPA)

## Important Notice

This report is confidential and is provided solely for the purposes of a preliminary site investigation at 85, 95 and 105 Devon Road, Deavon Meadows. This report is provided pursuant to a Consultancy Agreement between SMEC Australia Pty Limited (“SMEC”) and Victorian Planning Authority, under which SMEC undertook to perform a specific and limited task for Victorian Planning Authority. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

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The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters which might have a material effect on its contents, or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

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# 1. Introduction

SMEC Australia Pty Ltd (SMEC) was engaged by the Victorian Planning Authority (VPA) to undertake a Preliminary Site Investigation (PSI) for three adjacent properties located at 85, 95 and 105 Devon Road, Devon Meadows (hereafter denoted as ‘the site’). The location and site boundary are presented in Figure 1, Appendix A.

This report should be read in conjunction with the important notice detailed at the beginning of this report and the appendices attached to this report.

From 1 January 2025 the VPA became part of the Department of Transport and Planning (DTP). Throughout the report SMEC refers to the VPA, as agreed in the inception meeting on 5 September 2025.

## 1.1 Background

The VPA is currently in the precinct planning process for the Devon Meadows Precinct, which includes the site. The site is currently proposed for future use as a high school.

A land capability assessment (LCA) was undertaken by SMEC for the Casey Field South and Devon Meadows Precinct Structure Plan (PSP) in 2024 (SMEC 2024). The LCA identified the site as having a medium risk of contamination (as defined by Planning Practice Note 30), associated with the sites’ existing plant nursery/wholesale florist activities, with 95 Devon Road also noted as a former poultry farm (SMEC, 2024).

The Planning Practice Note 30 (PPN30) ‘Potentially Contaminated Land’ (Vic Gov, 2021) states that sites proposed for sensitive land use (i.e. secondary school) with a medium potential for contamination require either a Preliminary risk screen assessment (PRSA) or Environmental Audit. The LCA recommended that the site be subject to a PRSA.

To inform the planning decisions, the VPA requires a PRSA to be undertaken for the site. A PRSA is an assessment similar to a PSI, conducted with oversight by an EPA appointed environmental auditor, and provides a determination of whether an environmental audit is required. This PSI report will inform the PRSA. The VPA has engaged an independent environmental auditor, Meredith Burgon of Maple Auditing.

The *National Environment Protection (Assessment of Site Contamination Measure 1999)* (ASC NEPM) (updated 2013) establishes a PSI as the first stage of contaminated site investigations. However, where there is evidence to suggest a medium or high risk of potential for contamination, additional investigation, and potentially an environmental audit is required.

The purpose of this investigation is to investigate the potential for contamination of land and inform the VPA of potential further works and/or management requirements prior to development.

## 2. Objectives

The objectives of the Preliminary Site Investigation were to:

- Identify potential historical and current sources of contamination activities within the site.
- Inform the PRSA.
- Preliminary in-situ characterisation of the site to support the future development of the proposed land use (secondary school).

## 3. Scope of Works

To fulfill the above objectives, the following scope of works were carried out.

- Desktop review including:

- Topographical, soil, geological, acid sulfate and hydrogeological data (from maps and online databases).
  - Groundwater database search.
  - Australia Soil Resource Information System (ASRIS) for acid sulfate soils.
  - EPA Victoria records (including the Priority Sites Register, the list of completed and notified environmental audits and a review of nearby completed audits and/or PRSAs).
  - Historical aerial photography and satellite imagery.
  - Current and historical titles.
  - Historical society records (from Royal Historical Society of Victoria archives).
  - WorkSafe dangerous good reports (if available).
  - Search of historical/current landfills surrounding the site.
  - Preparation of a preliminary conceptual site model (CSM) assessing the potential sources of contamination, pathways and receptors, including two cross-section diagrams.
- Site Inspection with limited soil sampling.
  - PSI report.

## 4. Methodology

### 4.1 Desktop Review

A detailed desktop review of publicly available relevant information was undertaken. The following information was reviewed:

- Topographical, soil, geological, acid sulfate soil and hydrogeological data (from maps and online databases).
- Groundwater database search.
- Australia Soil Resource Information System (ASRIS) for acid sulphate soils.
- EPA Victoria records (including the Priority Sites Register, the list of completed and notified environmental audits and a review of nearby completed audits and/or PRSAs).
- Historical aerial photography and satellite imagery.
- Current and historical titles.
- Historical society records (from Royal Historical Society of Victoria archives).
- WorkSafe Victoria dangerous goods records (if available).
- Search of historical/current landfills surrounding the site.

### 4.2 Site Inspection with Limited Soil Sampling

A site walkover was undertaken by a SMEC environmental scientist on 27 November 2025. Observations were recorded during the walkover, including any visible signs of potential contamination.

Limited soil sampling was undertaken as follows:

- Nine sample locations were advanced with a trowel to a depth of 0.1 metres below ground level (mBGL).
- Disposable nitrile gloves were worn during sampling and changed between samples.

- A total of 9 primary soil samples were collected in glass jars. Four of the samples were also collected in jars for PFAS analysis.
- The coordinates of the sample locations were recorded.
- Soil descriptions and any potential contaminant indicators (including odours, black staining or other discolouration, presence of waste materials/ fill and asbestos containing material (ACM)) were noted.
- Soil samples were placed into the laboratory-provided jars and labelled, then transferred straight into the esky with ice.
- All re-usable equipment (i.e. augers, trowel – as required) was decontaminated before use and then between each sampling location using Liquinox® and de-ionised water.
- Sample locations were backfilled with cuttings in order of excavation and to match with current surface level.
- Samples were picked up by a courier and transferred to a National Association of Testing Authorities (NATA)-accredited laboratory (Eurofins) for analysis under a chain of custody (COC).

## 4.3 Laboratory Analysis

One sample from each sample location (a total of 9 samples) were analysed by a NATA-accredited laboratory for the following potential contaminants of concern:

- Acid herbicides – 9 samples.
- Organochlorine pesticides (OCP) – 9 samples.
- Organophosphorus pesticides (OPP) – 6 samples.
- Metals (As, Be, B, Cd, Co, Cr, Cu, Pb, Hg, Mn, Ni, Se, Zn) – 9 samples.
- Polycyclic Aromatic Hydrocarbons – 9 samples.
- Total recoverable hydrocarbons (TRH) – 9 samples.
- Benzene, toluene, ethylene, xylene, naphthalene (BTEXN) – 9 samples.
- PFAS, or per- and polyfluoroalkyl substances (PFAS) – 4 samples.
- Phenols – 3 samples.
- Other pesticides (Atrazine, Chlorpyrifos, Bifenthrin) – 3 samples.
- Polychlorinated biphenyls (PCBs) – 3 samples.
- Cr6+ – 3 samples.
- Cyanide (free) – 3 samples.
- NEPM screen for soil classification (% Fe, cation exchange capacity (CEC), pH (CaCl<sub>2</sub>), total organic carbon (TOC), % clay content) – 3 samples.

## 5. Desktop Assessment

### 5.1 Site Identification

General site identification is provided in Table 5–1. The site boundary and location are depicted in Figure 1, Appendix A.

Table 5–1: General Site Information (source VicPlan version 2.5.8)

Item	Details
Site Lot and Plan Number	85 Devon Road: Lot 1 TP337102 95 Devon Road: Lot 1 PS613683 105 Devon Road: Lot 20 LP7829
Site Address	85, 95 and 105 Devon Road, Devon Meadows.
Total Site Area (approximate)	85 Devon Road: 39,590 m <sup>2</sup> 95 Devon Road: 51,750 m <sup>2</sup> 105 Devon Road: 39,490 m <sup>2</sup> Total: 130,830 m <sup>2</sup> or 13 hectares
Current Zoning	Farming Zone (FZ) Farming Zone – Schedule 3 (FZ3)
Planning Overlays	Land Subject to Inundation Overlay (LSIO) Land Subject to Inundation Schedule (LSIO)
Current Site Use	Lot 95 and 105 Devon Road are currently used for a combination of flower growing operations and residential purposes. Lot 85 Devon Road is used exclusively for residential purposes.
Proposed Site Use	Secondary school.
Surrounding Site Use	North: Low density residential, wetlands (300m north) and sand quarry (250m northeast). East: Devon Road and then egg wholesale retailer and low density residential and then bushland further east (450m). South: Poultry farm approximately 100m south followed by low density residential. West: Bushland and excavation activities located 50m southwest of the site.
Municipality	City of Casey

### 5.2 Heritage Sites

A search for sites on the Victorian Heritage Register (VHR) and Heritage Inventory conducted via VicPlan (version 2.5.8) on 22/09/2025. No sites on the VHR were identified within 1.0km of the site.

A search for heritage overlays was conducted via Victoria Unearthed (version 2.6) on 24/09/2025. One area with a heritage overlay was identified within 1.0km of the site and is listed in Table 5-2.

Table 5–2: Areas with heritage overlays identified within 1.0km of the site. Source Victoria Unearthed 2.6

Heritage Place Name	Address	Distance from site	Significance	Heritage Zone Code
Menenia Park	71 Craig Road, Devon Meadows	Approx 800m southwest	Local. Historic and aesthetic significance to the City of Casey.	HO126

### 5.3 Cultural Sensitivity

The site is within an area of Aboriginal Cultural Heritage Sensitivity, as specified in Division 3 of Part 2 of the Victorian *Aboriginal Heritage Regulation* 2018, checked on 24/09/2025. The registered Aboriginal Party for the area is Bunurong Land Aboriginal Corporation.

### 5.4 Environmental Setting

The information detailed in Table 5–3 is sourced from the Visualising Victoria’s Groundwater (VVG) interactive map (Federation University CeRDI, 2025), Victoria Unearthed database (Victorian Government, 2025) and other online resourced as referenced, viewed on 29/07/2025.

Table 5–3: Site environmental details

Item	Details
Local topography and drainage <sup>1</sup>	The surface elevation ranges from 30 to 40m Australian Height Datum (mAHD) across the site.
Vegetation <sup>2</sup>	The site is densely vegetated to the west. The ecological class group for the individual lots is as follows: 85 Devon Road: - Heathy Woodlands, dry and/or better drained - Riparian Scrubs or Swampy Scrubs and Woodlands 95 Devon Road: - Heathy Woodlands, dry and/or better drained - Riparian Scrubs or Swampy Scrubs and Woodlands 105 Devon Road: - Riparian Scrubs or Swampy Scrubs and Woodland
Soils <sup>3,4</sup>	Soil across the site is recorded as podosols. These soils are dominated by compounds of organic matter, aluminium and/or iron. Podosols are typically found near the coast.
Acid sulfate soils <sup>3</sup>	The site is in an area of extremely low probability of occurrence (1-5%) of acid sulfate soils.
Groundwater salinity <sup>5</sup>	According to the Groundwater Resource Report, the aquifer directly underlying the site is a Quaternary aquifer (QA) located 0-6m below surface and the Upper Tertiary Aquifer (fluvial) (UTAF) 6-18 m below surface. The salinity of groundwater underlying the site is recorded as ranging from 1,001-3,500 mg/L for the QA aquifer and <500mg/L for the UTAF.
Expected depth to groundwater <sup>1</sup>	The expected depth to the groundwater (water table) is less than 5 metres below ground level across the site.
Groundwater Dependent Ecosystems (GDEs) <sup>1</sup>	Based upon the national assessment conducted by the Bureau of Meteorology, the site has a high potential for terrestrial GDEs, with no potential for aquatic GDEs and no data for subterranean GDEs.

Item	Details
Hydrogeology <sup>5</sup>	The Groundwater Resource Report for the site (Appendix I), indicates that the upper aquifer at the site (between 0 and 6 mBGL) is the Quaternary Aquifer comprising of sand, gravels, clay, and silts which is underlain by an Upper Tertiary Aquifer (fluvial), and then the Bedrock aquifer (22-222 mBGL). The bedrock aquifer is characterised as Mesozoic and Palaeozoic Bedrock comprised of sedimentary fractured rock (sandstone, siltstone, mudstone, shale) and igneous fractured rock comprised on volcanics, granites and granodiorites.
Geology <sup>6</sup>	According to the 2011 Geological Survey Map Series (1:63 000), the stratigraphic sequence of the site area is as follows: <ul style="list-style-type: none"> <li>• Quaternary aged (recent) peaty clay (mainly swamp deposits).</li> <li>• Underlain by Quaternary aged (Pleistocene) siliceous sand dunes and sheets (including Cranbourne Sand).</li> </ul> Refer to Figure 5-1.
Inferred Groundwater Flow	The direction of groundwater flow at this site is expected to be either eastward towards Clyde Creek which is located approximately 4.8 km to the northeast of the site at its closest point or regionally towards the southeast towards Western Port Bay, located about 15 km west of the site.
Closest Surface Water	Onsite water bodies (dams) – 95 Devon Road and 105 Devon Road. Closest offsite - Clyde Creek which is located approximately 4.8 km to the northeast of the site.

1. *Visualising Victoria’s Groundwater* (Federation University CeRDI, 2025).
2. *Victoria Unearthed* (DEECA, 2025).
3. *Soil Health Knowledgebase* (Corangamite CMA and FedUni CeRDI, 2025).
4. *The Australian Soil Classification Third Edition* (CSIRO, 2021).
5. *Groundwater Resource Report* (DELWP, 2019), viewed and printed 17 February 2026.
6. *Earth Resources – GeoVic* (State Government of Victoria, 2023).

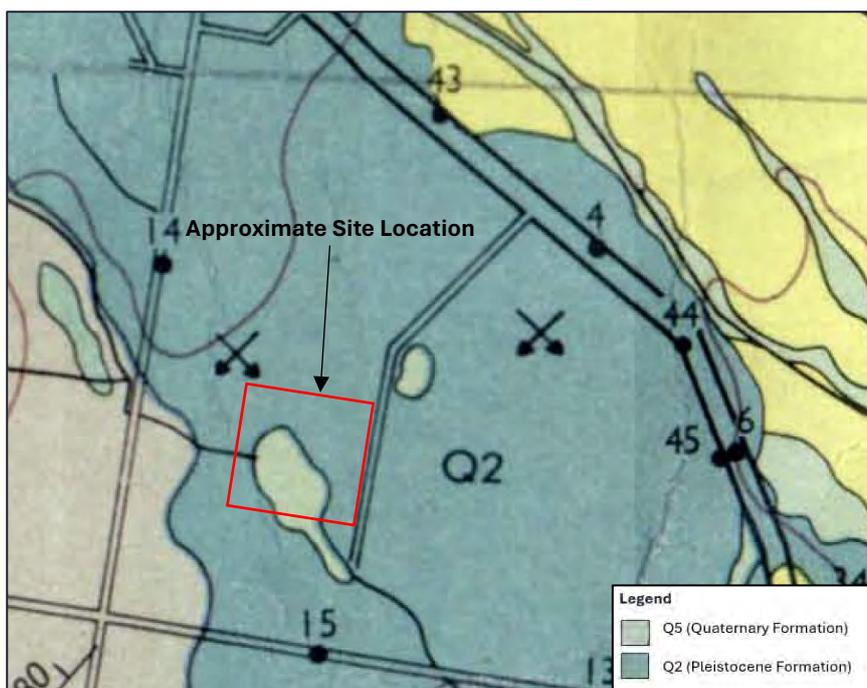


Figure 5–1: Approximate site location (red) on Cranbourne geological map 2011(1:63:000)

## 5.5 Environmental Values

### 5.5.1 Land

The Environmental Reference Standard (ERS) 2021 (Part 4) identifies specific land use categories and the applicable environmental values associated with these categories. The environmental values of land requiring protection are based on the proposed site use. The environmental values are described in the ERS and are relevant where soil remains onsite.

Based on the proposed future use as a secondary school, the applicable land use category is Urban Residential. Under this land use category, the following environmental values should be protected:

- Land-dependant ecosystems and species – highly modified ecosystems;
- Human health;
- Buildings and structures; and
- Aesthetics.

### 5.5.2 Groundwater

In accordance with the ERS 2021, background salinity (measured in total dissolved solids, TDS) is used to assess the segment of groundwater at the site, which informs the environmental values (previously referred to as protected beneficial uses) of groundwater. Based on the review of publicly available data for TDS, 1,001-3,500 mg/L (conservatively using the lowest TDS concentrations), the environmental values of groundwater applicable to Segment A2 are required to be protected for future potential use (refer to Table 5-4).

Table 5-4: Environmental values to be protected based on groundwater segment (ERS 2021)

Environmental Values	Segments (mg/L TDS)						
	A1	A2	B	C	D	E	F
	(0 – 600)	(601 – 1,200)	(1,201 – 3,100)	(3,101 – 5,400)	(5,401 – 7,100)	(7,101 – 10,000)	>10,001
Water-dependent ecosystems and species	✓	✓	✓	✓	✓	✓	✓
Potable water supply - desirable	✓						
Potable water supply – acceptable		✓					
Potable mineral water supply	✓	✓	✓	✓			
Agriculture and irrigation (irrigation)	✓	✓	✓				
Agriculture and irrigation (stock watering)	✓	✓	✓	✓	✓	✓	
Industrial and commercial	✓	✓	✓	✓	✓		
Water-based recreation (primary contact recreation)	✓	✓	✓	✓	✓	✓	✓
Traditional Owner cultural values	✓	✓	✓	✓	✓	✓	✓
Buildings and structures	✓	✓	✓	✓	✓		
Geothermal properties	✓	✓	✓	✓	✓	✓	✓

### 5.5.3 Surface Water

In accordance with the ERS (2021), surface water segments are divided into geographical regions. The site is located within the Central Foothills and Coastal Plains segment (Data Vic, 2020) (no applicable subsegment). As the site is below 200 metres AHD in altitude, the site would be generally considered in the coastal plains. Protected environmental values for the Central Foothills and Coastal Plains segment include:

- Water dependent ecosystems and species (slightly to moderately modified).
- Agriculture (stock watering).
- Human consumption of aquatic foods.
- Industrial and commercial.
- Water based recreation (primary contact, secondary contact, aesthetic enjoyment).
- Traditional Owner cultural values.

## 5.6 Nearby Sensitive Receptors

The following sensitive receptors have been identified either on or adjacent to the site associated with the proposed development:

- Human:
  - Current and future construction and maintenance workers.
  - Future students and teachers at the proposed secondary school.
  - Residents and visitors to the site and at surrounding nearby residential properties.
- Ecological:
  - Vegetation growing onsite and in surrounding areas.
  - Flora and fauna in bushland 50m southwest of the site.

## 5.7 Registered Groundwater Bore Search

A search on VVGs bore database was conducted and identified 13 bores within a 500 m radius of the site. Three of these bores are listed as being on site. The closest 10 bores are listed in Table 5-5. A list of the VVG wells identified for the site and surrounding area are shown in Appendix C.

Table 5-5: Registered Groundwater Bore Search

Bore ID	Depth (mBGL)	Likely Aquifer unit <sup>1</sup>	Distance and direction from the site	Registered Purpose	Anecdotal information
WRK041654	20	UTAF or BSE	Onsite (85 Devon Rd, Devon Meadows)	Irrigation	Tenant says bore has not been used and is unaware of the location of the bore.
91529	27.4	BSE	Onsite (95 Devon Rd, Devon Meadows)	Domestic	Tenant says it has not been used in 20 years.
91530	8.2	UTAF	Onsite (105 Devon Rd, Devon Meadows)	Domestic	Tenant is aware of bore on property however has not used it.

WRK091248	33	BSE	25m east	Domestic and stock	-
91523	33.5	BSE	70m east	Domestic and stock	-
91526	19.8	UTAF or BSE	75m east	Domestic and stock	-
WRK143476	7.5	UTAF	85m northeast	Observation	-
91346	18.2	UTAF or BSE	105m southeast	Domestic	-
WRK143474	7.5	UTAF	165m north	Observation	-
91312	36.4	BSE	165m southeast	Unknown	-

Note 1. As indicated by the groundwater Resource Report (accessed 17/02/2026). QA – Quaternary Aquifer; UTAf - Upper Tertiary Aquifer (fluvial); and BSE - Mesozoic and Paleozoic Bedrock (basement)

## 5.8 Site History

### 5.8.1 Historical Aerial Images

A review of historical aerial imagery of the site was undertaken. The historical images were sourced from Lotsearch report 'LS098482\_EA', presented in Appendix C. The key findings are summarised in Table 5–6 and observations are separated for the individual properties.

Table 5–6: Historical aerial image review

Year	Aerial source	Description	Description	Description
		85 Devon Road	95 Devon Road	105 Devon Road
1939 (Black and white (B&W))	Geoscience Australia	<p><b>Onsite:</b> The site appears densely vegetated by bushland. The eastern section of lot 85 Devon Road can be seen with lightly coloured ground disturbance.</p> <p><b>Offsite:</b> The surrounding area appears to be bushland. An area of unvegetated coverage can be observed just north of the Lot.</p>	<p><b>Onsite:</b> The site appears to be densely vegetated by bushland.</p> <p><b>Offsite:</b> The surrounding area appears to be bushland. An area of unvegetated coverage can be observed just north of the Lot.</p>	<p><b>Onsite:</b> The site appears to be densely vegetated by bushland.</p> <p><b>Offsite:</b> The surrounding area appears to be bushland. An area of unvegetated coverage can be observed just north of the Lot.</p>
1960 (B&W)	Department of Environment, Land, Water and Planning (DELWP)	<p><b>Onsite:</b> Partial vegetation removal has occurred on 85 Devon Road, towards the eastern section. The remainder of the lot appears to be bushland.</p> <p><b>Offsite:</b> Devon Road can be seen just east of the site area. Pockets of urban development can be observed east of Devon Road. Further vegetation removal can be observed in north, west and southern directions. Lightly coloured ground disturbance is visible to the northwest.</p>	<p><b>Onsite:</b> Vegetation removal appears to have occurred. Structures that appear to look like sheds have been observed in the eastern portion of the site. The remainder of the lot appears to be pasture.</p> <p><b>Offsite:</b> Devon Road can be seen just east of the Lot. Pockets of urban development can be observed east of Devon Road.</p>	<p><b>Onsite:</b> Vegetation removal appears to have occurred. Structures that appear to look like sheds have been observed in the eastern portion of the site. The remainder of the lot appears to be pasture.</p> <p><b>Offsite:</b> Devon Road can be seen just east of the Lot. Pockets of urban development can be observed east of Devon Road.</p>
1968 (B&W)	DELWP	<p><b>Onsite:</b> There are no significant changes to the Lot compared to the previous aerial image.</p>	<p><b>Onsite:</b> Additional structures that appear to look like commercial sheds have been observed in the eastern section of the site. There appears to be a small dam behind the northern most shed of the</p>	<p><b>Onsite:</b> There are no significant changes to the Lot compared to the previous aerial image.</p> <p><b>Offsite:</b> Further vegetation clearing and low-density urban development observed south of the Lot.</p>

Year	Aerial source	Description	Description	Description
		85 Devon Road	95 Devon Road	105 Devon Road
			property. The remainder of the lot appears to be pasture.	
1974 (B&W)	DELWP	<p><b>Onsite:</b> Vertical lines (potentially indicative of agricultural activities) can be observed throughout the Lot. One large surface water body can be observed on the Lot.</p> <p><b>Offsite:</b> Offsite land use appears to be largely agricultural. Large surface water bodies can be observed north, east and south of the Lot. The ground disturbance located northwest of the Lot appears to have increased in surface area.</p>	<p><b>Onsite:</b> There are no significant changes to the Lot compared to the previous aerial image.</p> <p><b>Offsite:</b> Offsite land use appears to be largely agricultural. Large surface water bodies can be observed north, east and south of the Lot.</p>	<p><b>Onsite:</b> Vertical lines (potentially indicative of agricultural activities) can be observed across the eastern section of Lot. One large surface water body can be observed on the Lot.</p> <p><b>Offsite:</b> Offsite land use appears to be largely agricultural. Large surface water bodies can be observed north, east and south of the Lot.</p>
1979 (Colour)	DELWP	<p><b>Onsite:</b> The resolution of the image is poor however there are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to the offsite land use identified.</p>	<p><b>Onsite:</b> The resolution of the image is poor however there are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to the offsite land use identified.</p>	<p><b>Onsite:</b> The resolution of the image is poor however there are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to the offsite land use identified.</p>
1985 (B&W)	DELWP	<p><b>Onsite:</b> There are no significant changes to the Lot compared to the previous aerial image.</p> <p><b>Offsite:</b> Ground disturbance historically observed northwest of the site, has increased in surface area and expanded further north.</p>	<p><b>Onsite:</b> There are no significant changes to the Lot compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to the offsite land use identified.</p>	<p><b>Onsite:</b> Vertical lines (potentially indicative of agricultural activities) can be observed.</p> <p><b>Offsite:</b> No significant changes to the offsite land use identified.</p>
1989 (Colour)	DELWP	<p><b>Onsite:</b> There are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> A large surface water body is visible just northwest of the site.</p>	<p><b>Onsite:</b> There are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to the offsite land use identified.</p>	<p><b>Onsite:</b> There are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to the offsite land use identified.</p>

Year	Aerial source	Description	Description	Description
		85 Devon Road	95 Devon Road	105 Devon Road
1991 (Colour)	DELWP	<p><b>Onsite:</b> No significant changes to onsite land use identified.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>	<p><b>Onsite:</b> There are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>	<p><b>Onsite:</b> There are no significant changes to the Site compared to the previous aerial image.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>
2005 (Colour)	Google Inc, used with permission	<p><b>Onsite:</b> Structures associated with potential plant nurseries can be identified across the site.</p> <p><b>Offsite:</b> Vegetation re-growth can be observed northwest of the site where there was extensive ground disturbance.</p>	<p><b>Onsite:</b> Structures associated with potential plant nurseries can be identified across the site.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>	<p><b>Onsite:</b> Structures associated with potential plant nurseries can be identified across the site.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>
2014 (Colour)	Google Inc, used with permission	<p><b>Onsite:</b> The structures associated with potential plant nursery operations appear to have expanded towards the western section of the Lot. across the site.</p> <p><b>Offsite:</b> The large surface water body located just northwest of the site appears to have been filled in.</p>	<p><b>Onsite:</b> The structures associated with potential plant nursery operations appear to have expanded towards the western section of the site, occupying a greater portion of the property compared to the previous aerial image.</p> <p><b>Offsite:</b> Structures associated with potential plant nurseries can be identified approximately 150m southeast of the site.</p>	<p><b>Onsite:</b> The structures associated with potential plant nursery operations appear to have expanded towards the western section of the site, occupying a greater portion of the property compared to the previous aerial image.</p> <p><b>Offsite:</b> Structures associated with potential plant nurseries can be identified approximately 150m southeast of the site.</p>
2025 (Colour)	Google Inc, used with permission	<p><b>Onsite:</b> No significant changes to onsite land use identified.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>	<p><b>Onsite:</b> No significant changes to onsite land use identified.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>	<p><b>Onsite:</b> The structures previously associated with plant nursery operations appear to have deteriorated, with shade structures showing signs of disuse and weathering.</p> <p><b>Offsite:</b> No significant changes to offsite land use identified.</p>

## 5.8.2 Historical Business Records

A review of available historical business records was conducted through Victoria Unearthed (version 2.6) on 29/10/2025. The following businesses are recorded within 2km of the site:

- 1,230m south – Five Ways, Devon Meadows
  - Banks (1955)
  - Builders and Contractors (1945)
  - Halls (1945, 1955, 1965)
  - Storekeepers (1945, 1955, 2965)
- 1,350m south – Moorbn., S.20, Worthing-Rd, (West) Apex-Av, Tucker-Rd
  - State school (1965)

## 5.8.3 Historical Title Search

A historical title search for the site was undertaken, with findings summarised below. The year listed is when the proprietor was registered.

### 85 Devon Road

- 1916: Benjamin Cox (Accountant)
- 1946: Allan John Harrison (Estate Agent)
- 1947: George Rawson (Army Officer)
- 1960: Public Trustee (Executor of the Will of George Rawson)
- 1961: Ronald Dawson (Taxi Driver)
- 1965: Thomas John McCarthy
- 1968: Hendrickus Josef Van Soest (Market Gardener), Leonardus Wilhelmus Maria Van Soest (Market Gardener), Petronella Theodora Maria Van Soest
- 1970: Giovanni Freni (Market Gardener), Giuseppa Freni (Married Woman), Giovanni Vaccario (Roof Tiler), Lavinia Vaccario
- 1971: Giovanni Vaccario (Roof Tiler), Lavinia Vaccario
- 1973: Antonia Villante, Angela Villante, Robert Villante
- 1980: Angela Villante, Robert Villante
- 1984: Robert Villante
- 1987: John Garfield Healey, Barbara Joy Healey
- 1997: James William Healey, Yolande Pamela Healey
- 2025: Devon Land Pty Ltd

### 95 Devon Road

- 1923: Charles Milton Smith (Farmer)
- 1947: George Robert Binding (Farmer)
- 1949: Frederick Vincent KcKenzie (Farmer)
- 1951: George Kalones (Fishmonger)
- 1973: Jules Merritt Mazou (Painter), Kathleen June Mazou
- 1982: Frank Vella (Business Proprietor), Judith Eveline Vella

- 1999: Robyn Denise Morgan, Clark James Morgan
- 2008: Fidram Halit

### 105 Devon Road

- 1916: Benjamin Cox (Accountant)
- 1946: Allan John Harrison (Estate Agent)
- 1946: Clement Burdett (Farmer)
- 1948: George Edward Gray (Police Constable), Margaret Mary Gray
- 1950: Stanley Francis Jones (Council Employee), Amy Eliza Jones (Married Woman)
- 1955: Tracey Boyd Andrews (Mill Hand), Lucy Flora Andrews
- 1963: Lucy Flora Andrews
- 1968: Walter Robert Whitehead (Market Gardener), Ian Laurence Whitehead (Market Gardener)
- 1970: Thomas Edgar Hansen (Market Gardener), Violet Mable Hansen
- 1980: Thomas Edgar Hansen (Market Gardener)
- 1985: The Perpetual Executors and Trustees Association of Australia Limited (Executor of the Will of Thomas Edgar Hansen)
- 1986: Donald Lawrence Hansen
- 1992: George Gabor Hatvani, Magda Hatvani
- 1994: Jashar Rustemi
- 2023: SIG Development Devon Meadows Pty Ltd

The summary of title search results and supporting documentation is presented in Appendix D.

## 5.9 EPA Victoria Records

Environment Protection Authority (EPA) records were reviewed as part of the desktop assessment to assess whether land contamination is likely to exist on or adjacent to the site. The following reviews were made:

- There are no current or former EPA licenced facilities located within a 1.0 km radius of the site.
- There are no EPA groundwater quality restricted use zones (GQRUZ) within a 1.0 km radius of the site.

### 5.9.1 Victorian Landfill Register

According to the EPA Victorian Landfill Register, there are no registered landfills located within a 1.0 km radius of the site. The closest properties and/or designated areas in relation to the site which was listed on the VLR was identified as 16-321 Cyril Beechey Lane, Cranbourne (Landfill Register No. 11078), located approximately 3.8km northwest of the site.

#### 5.9.1.1 Historic Mine Use

Cranbourne and Devon Meadows have historically been used for open cut sand quarries at locations that are now used as the Royal Botanic Gardens, Cranbourne and by Cartage Australia for the supply and transportation of quarry material. This type of mine use supports the evidence that quaternary sands are expected in this region and has resulted in localised areas of surface depression and large ponding (SMEC 2024).

Former quarries are typically backfilled, and generally there are no records of how or with what material these were filled. There is potential for waste to have been buried in some of the former quarries at Devon Meadows.

Table 5-7 presents a summary of former and current quarry and extractive processing sites in the vicinity of the subject site. Table 5-7 is an excerpt from the Casey Fields and Devon Meadows PSP Land Capability Assessment (SMEC 2024).

Table 5-7: Summary of former and current quarry and extractive processing sites

Business name and site location	Status of site and excavation	Distance from site
42 -48 Craig Road, Devon Meadows	Site has been backfilled and the nature of the fill material is unknown. Recent aerial photos show the site to be used for storage containers. It looks to be a laydown area.	150m west
Owned by Melbourne Water Corporation 48W Craig Road, Devon Meadows	A portion of the site has been backfilled, and the nature of the fill material is unknown. Potentially contaminated due to previous sand extraction (Frank Vella Sands Supply Site) and processing since the 1970's.	150m west
Cartage Australia 35 Devon Road, Devon Meadows	Site has been backfilled and the nature of the fill material is unknown.	350m north
Metro Industrial Sands 40 Devon Road, Devon Meadows	Site has been backfilled and the nature of the fill material is unknown	350m north
Independent Sands, 55 Devon Road, Devon Meadows	The Site appears to be an operating site. It has a water-filled quarry.	350m north
Metro Industrial Sands and TGS Industrial Sands 60 Devon Road, Devon Meadows	Site has been backfilled and the nature of the fill material is unknown.	350m north
40W Craig Road, Devon Meadows	Site has been backfilled and the nature of the fill material is unknown. Site is vacant. The Site has a water-filled quarry. Recent aerials show a large algal bloom in the quarry.	600m southwest

### 5.9.2 National Liquid Fuel Facilities

A review of the EPA National Liquid Facilities did not identify any operational petrol stations within a 1.0 km buffer of the site. The closest petrol station to the site is located 1.8km southeast of the site.

### 5.9.3 Priority Sites Register

A review of the EPA Priority Sites Register was conducted, and no sites were identified within a 1.0km radius of the site.

### 5.9.4 Environmental Audits

A review of completed EPA statutory environmental audits was undertaken for the site. An environmental audit site was identified at 1780 South Gippsland Highway, Devon Meadows. See Table 5-7 for further details.

Table 5–8: EPA Environmental Audit

Audit report	Year	Address	Distance and Direction	Observations
Coffey Geosciences Pty Ltd	2005	1780 South Gippsland Highway	800m northeast	<ul style="list-style-type: none"> <li>No contaminants in soil were detected above relevant assessment criteria (human or ecological health).</li> <li>The site was deemed suitable for all beneficial uses.</li> <li>A Certificate of Environmental Audit was issued.</li> </ul>

### 5.9.5 Preliminary Risk Screen Assessments (PRSA)

A review of completed EPA PRSAs was undertaken for the site. A PRSA site was identified at 28a Craig Road, Junction Village, Victoria. See Table 5-8 for further details.

Table 5–9: Preliminary Risk Screen Assessment (PRSA)

Audit report	Year	Address	Distance and Direction	Observations
Senversa Pty Ltd	2025	65 Devon Road Devon Meadows 3977	250 m north	<ul style="list-style-type: none"> <li>An environmental audit is not required for the western part of 65 Devon Road, identified in the report as Sub Area A and for the whole of 76-80 Devon Road.</li> </ul>
		76-80 Devon Road, Devon Meadows, 3977	30 m northeast	<ul style="list-style-type: none"> <li>An environment audit is required for the eastern part of 65 Devon Road, identified in this report as Sub Area B.</li> <li>76-80 Devon Road and Sub Area A, 65 Devon Road: The auditor considers there is low potential for contamination at the site and impacts to land and water (groundwater and surface water) environmental values are not likely.</li> <li>Sub Area B, 65 Devon Road: The auditor considers there is the potential for contamination due to the presence of dumped industrial waste along the eastern and southeastern wall of the farm dam in the eastern portion of 65 Devon Road (referred to as Sub Area B) and the unknown extent of these materials is considered to present a risk to human health or the environment.</li> </ul>
Senversa Pty Ltd	2016	28a Craig Road, Junction Village, Victoria	1.2km north west	<ul style="list-style-type: none"> <li>Based on the history of land use at and surrounding the site, observations made during the site inspection and confirmatory soil sampling, none of the activities that occurred at the site fall within the “medium” or “high” categories listed in Table 2 of Planning Practice Note 30 (DELWP 2021). That is, the site assessments have confirmed there is an absence of contamination via confirmatory soil sampling.</li> <li>The auditor has found that it is unlikely that contaminated land is present.</li> </ul>

## 5.9.6 EPA Prescribed Industrial Waste

A review of EPA prescribed industrial waste treaters, disposers and permitted transporters was conducted and no sites were identified within a 1.0km radius of the site.

## 6. Regulatory Framework

This report has been prepared with reference to the following legislation and publications:

- Environment Protection Act 2017 and amendments.
- Environment Reference Standard, Victorian Government Gazette No.S 245 (26 May 2021).
- EPA Publication 1915 Contaminated Land Policy.
- Ministerial Direction No. 1 Potentially Contaminated Land.
- National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013).
- National Environment Protection Council (NEPC), 2013.
- Planning Practice Note 30 Potentially Contaminated Land.

### 6.1 Site Characterisation

The legal framework for the protection and management of Victoria's land environment is provided in Part 4 of the Environment Reference Standard (ERS, 2021). The ERS identifies environmental values of land to be protected and provides indicators and objectives for the protection of environmental values of land.

The ERS endorses the National Environment Protection (Assessment of Contamination) Measure (NEPM) 1999 (amendment 2013), as the key guidance document in contamination assessment and the use of the NEPM ecological and human health investigation levels as the key objectives for the protection of the environmental values of land.

To assess the suitability of the site for its proposed use as a high school, the soil was assessed against the NEPM (NEPC, 2013) land use category Urban residential.

- National Environmental Protection (Assessment of Site Contamination) Measure (NEPM) – 1999 (NEPC, 2013): Ecological Investigation Levels (EILs)
  - Urban residential areas.
- NEPM 2013: Ecological Screening Levels (ESLs)
  - Urban residential areas.
- CRC CARE 2017: Ecological guideline for fresh B(a)P
  - Urban residential area.
- NEPM 2013: Health Investigation Levels (HILs)
  - HIL A Urban residential area.
- NEPM 2013: Health Screening Levels (HSLs)
  - HSL A Urban residential area.
- PFAS National Environmental Management Plan (NEMP) 3.0 Human health investigation level
  - HIL A Urban residential area.
- PFAS NEMP 3.0
  - Indirect exposure ecological soil guideline

#### 6.1.1 Soil-Specific Ecological Investigation Levels

The Ecological Investigation levels (EILs) provided within Schedule B1 of the NEPM, were adopted as the environmental quality objectives for the protection of ecosystems for soil.

## 7. Field Investigation

### 7.1 Site Inspection

A site inspection was conducted on 27<sup>th</sup> October 2025 by a SMEC environmental scientist. The inspection involved a walkover of the site to identify potential areas of concern and sources of contamination. Site features are presented in Figure 2, Appendix A. Photographs taken during the site inspection are presented in Appendix E and referenced in the inspection notes below.

During the inspection, the following key observations were noted:

#### 85 Devon Road

- The site was observed to be occupied by a residential building, storage sheds and garages (photograph 1), and disused flower nursery structures (photograph 2). No active commercial or horticultural operations were observed.
- The tenant advised that the house is serviced by an underground septic tank however the tank location is not known.
- Based on anecdotal information provided by the current tenant, the site was historically used for flower growing operations approximately 10 years ago. Since then, the property has been used exclusively for residential purposes.
- A visual inspection of the interior of the office building (photograph 3) identified the following suspected non-friable asbestos-containing material:
  - Fiber cement sheet ceiling panels.
  - Fiber cement sheet wall panels.
  - Fiber cement sheet ceiling strapping.
  - Fiber cement sheet infill panels.
- One surface water body was observed on-site. No visible evidence of surface contamination (e.g. sheen, discoloration) was noted.

#### 95 Devon Road

- The site was observed to be occupied by a residential building, warehouse, machinery shed and flowery nursery structures (photograph 7). One surface water body was observed on site (photograph 8).
- Based on anecdotal information provided by the current tenant, the property was historically used as a poultry farm (~approximately 20 years ago).
- An underground septic tank was identified on-site.
- Tenant advised that herbicide/fungicide chemicals are stored on-site in a dedicate storage container. Specific fungicides, herbicides and insecticides were observed and recorded during the site visit and these are listed below (and the active chemical constituents of each product is shown in brackets):
  - Rovral Aquaflo fungicide (Iprodione);
  - Grazon Extra herbicide (Triclopyr, Picloram, and Aminopyralid);
  - Ramrod herbicide (Propachlor);
  - Bipyridilium pesticide (Paraquat dichloride, Diquat dibromide);
  - Success Neo insecticide, (Spinetoram J & L, Propylene glycol);
  - Coragen insecticide (Chlorantraniliprole);
  - Nufarm Axe insecticide (Permethrin, Solvent naphtha (petroleum));

- Confide 350 SC insecticide (Imidacloprid) and,
- Terraclor fungicide (Pentachloronitrobenzene, Hexachlorobenzene).
- Chicken-manure stockpiles were observed on site (location in Figure 2, Appendix A). According to the tenant, chicken manure is used as a fertiliser across flower nursery beds.
- Evidence of minor hydrocarbon contamination was observed (location in Figure 2, Appendix A). A distinct sheen was visible on the surface of pooled water (photograph 9). The source could not be identified at the time of the inspection.
- Flower nurseries appeared to be in active operations use, with rows of cultivated beds observed across the site (photograph 10). Irrigation infrastructure (e.g. piping and drainage channels) was visible (photograph 11). Several sections of the nursery showed vegetation stress, which may be attributed to chemical application (e.g. herbicides). Presence of algae growth in adjacent drainage channels and puddles across the site may indicate nutrient enrichment (i.e. nitrogen/phosphorus runoff).
- A fertiliser storage and pump shed was observed adjacent to the surface water body (photograph 12). The shed contained packets of calcium nitrate fertilizer, labelled as ‘water soluble fertilizer for irrigation’. A pump unit was also observed inside the shed, which appears to be connected to the onsite irrigation system.

### 105 Devon Road:

- The site is occupied by a residential building, shed, garage and flower nursery structures. Two surface water bodies were also observed on site.
- Based on anecdotal information provided by the current tenant, the property has been occupied by the same tenant for over 20 years, with operations involving flower growing activities.
- The tenant advised that the house is serviced by an underground septic tank however the tank’s location is not known (house shown in photograph 13).
- The following items were noted in the storage shed:
  - Chemical storage including paint, ‘vinyl restore’ cans (for car interior), and oil containers.
  - Various power tools.
  - Suspected asbestos-containing fibre cement sheet panels.
  - Compressor unit present. Dark staining observed adjacent to the compressor and a strong hydrocarbon odour was noted (photograph 14).
  - Mobile plant (diesel powered tractor) (photograph 15).
  - Gasoline containers.
- An aboveground storage tank was observed, which historically appears to have been used for fuel storage. (photograph 16).
- A detached toilet cubicle was observed onsite (photograph 18). The following suspected non-friable asbestos-containing material were noted in the exterior and interior of the cubicle:
  - Fiber cement sheet ceiling panels.
  - Fiber cement sheet wall panels.
  - Fiber cement sheet ceiling strapping.
  - Fiber cement sheet infill panels
  - Fiber cement sheet packers in subfloor.
- Flower nurseries appeared to be in active use, with rows of cultivated beds observed across the site (photograph 18). Irrigation infrastructure (e.g. piping and drainage channels) was visible.
- Several sections of the nursery showed vegetation stress (or die off), which may be attributed to chemical application (photograph 19).

- Algae growth noted in adjacent drainage channels and puddles across the site may suggest nutrient enrichment (photograph 20).

## 7.2 Limited Soil Sampling

SMEC personnel undertook limited opportunistic soil sampling during the site inspection on 27<sup>th</sup> October 2025. A total of nine shallow soil sample locations were advanced across the site (refer to Figure 3 in Appendix A for soil sample locations). Sample locations were selected to target areas of potential contamination identified during the site inspection. The justification for sampling as well as soil observations are presented in Table 7–1.

Table 7–1: Soil Stratigraphy Summary

Sample ID	Location justification	Soil description	Contaminant indicators
<b>105 Devon Road</b>			
SS01	In storage shed	<b>Sandy SILT, black, fine grained, petroleum odour, moist</b>	Petroleum odour
SS02	Near aboveground storage tank	<b>Sandy SILT, dark brown, fine-grained, dry, organic rootlets</b>	None noted
SS03	In west flower nursery	<b>Clayey SILT, light brown, fine-grained, low plasticity, dry, poorly sorted</b>	None noted
SS04	In east flower nursery	<b>Sandy SILT, dark brown, strong organic odour, fine-grained</b>	None noted
<b>95 Devon Road</b>			
SS05	Near underground septic tank	<b>Sandy SILT, brown with streaks of light brown, organic odour, fine-coarse grained</b>	None noted
SS06	Near chicken manure stockpiles	<b>Sandy SILT with traces of coarse-grained sand, brown</b>	Manure present, pungent faecal odour
SS07	Near evidence of minor hydrocarbon contamination	<b>Silty CLAY, brown, wet.</b>	Subtle petroleum odour
SS08	In flower nursery	<b>Sandy SILT, dark brown, strong organic odour, fine-grained, moist</b>	None noted
<b>85 Devon Road</b>			
SS09	In flower nursery	<b>Silty SAND, light brown, loose, dry.</b>	None noted

## 7.3 Soil Analytical Results

A total of nine opportunistic soil samples were collected from near surface (0.2m) and submitted for laboratory chemical analysis and assessed against the criteria as outlined in Section 6.1. Samples were collected from near surface using a hand trowel with fresh nitrile gloves which was decontaminated between sampling using Liquinox and rinsed with tap water and deionised water. Tabulated results compared against relevant criteria are presented in Appendix F. Laboratory transcripts are included in Appendix H.

### 7.3.1 Site Characterisation

The results for the current soil assessment for this report were compared against the criteria outlined in Section 6.1 to provide a preliminary site characterisation of in-situ soils onsite. A summary of soil exceedances in

relation to HIL A and HSL A criteria for urban residential is provided in Table 7-2. All exceedances have been confined to Lot 105 Devon Road.

Table 7-2: Summary of Site Characterisation Exceedances

Analyte	Sample IDs in exceedance	Concentrations (mg/kg)	Exceeded Criteria (mg/kg)
Zinc	SS01	460	300 - NEPM 2013 Table 1B(5) Site Specific EIL – Urban Residential
Copper	SS01	120	120 – NEPM 2013 Table 1B(5) Site Specific EIL – Urban Residential
Nickel	SS01	150	100 - NEPM 2013 Table 1B(5) Site Specific EIL – Urban Residential
C10-C16 Fraction (F2)	SS02	950	230 – NEPM 2013 Table 1B(ESL) – Urban Residential
C10-C16 Fraction (F2 minus Naphthalene)	SS02	950	120 - NEPM 2013 Table 1B(ESL) – Urban Residential 230 – NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion
C16-C34 Fraction (F3)	SS01, SS02	9,300 – 60,000	1,300 - NEPM 2013 Table 1B(ESL) – Urban Residential 3,500 – NEPM 2013 Table 1B(7) Management Limits in Res/Parkland, Fine Soil 4,500 – CRC Care HSL – A Residential (Low Density)
C34-C40 Fraction (F4)	SS01	13,000	5,600 – NEPM 2013 Table 1B(ESL) – Urban Residential 6,300 – CRC Care HSL – A Residential (Low Density) 10,000 - NEPM 2013 Table 1B(7) Management Limits in Res/Parkland, Fine Soil

It is noted that high detections of Total Petroleum Hydrocarbons (TPH) were reported across four sample locations (SS01, SS02, SS03, SS06), which do not have corresponding criteria.

## 7.4 Quality Assurance and Quality Control

Opportunistic soil sampling undertaken for the purpose of this PSI was intended to provide a preliminary understanding of chemical properties at targeted locations. As the sampling event was judgemental and preliminary in nature at the time, blind and duplicate samples were not deemed necessary at this stage of the investigation. However, to minimise potential for cross-contamination, standard field decontamination procedures were implemented as per SMECs standard operating procedures (SOP). Samples were collected from near surface using a hand trowel with fresh nitrile gloves which was decontaminated between sampling using Liquinox and rinsed with tap water and deionised water. These measures were considered appropriate for maintaining quality control for preliminary interpretive purposes.

A review of the laboratory quality assurance and quality control (QAQC) results shows no method blank, matrix spike outliers, duplicate, laboratory control outliers, or surrogate recovery outliers occurred during analysis.

The laboratory transcripts are included in Appendix H.

## 8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a written representation of the complex relationship between sources, pathways, and receptors for potential environmental risks associated with the site for which a source is present and there is a potential or real pathway connecting the source to a receptor. As such, a risk is only present when the three components that constitute a risk are present: a contaminant source, a receptor, and a pathway to link the source to the receptor.

The CSM is used to identify risks to human health and the environment, as well as uncertainties or critical gaps in information that need to be addressed in subsequent investigation stages.

### 8.1 Potential Sources

The identified potential sources of contamination include:

- Septic tanks.
- Storage shed.
- Leaking fuel from compressor unit.
- Suspected hydrocarbon staining.
- Above ground fuel storage tank.
- Chicken manure stockpile.
- Detached toilet cubicle/office building.
- Flower nurseries.

### 8.2 Contaminants of Potential Concern

With reference to the lab analytical results, the following contaminants of potential concern (CoPC) were identified as associated with the potential sources of contamination:

- Benzene, Toluene, Ethylbenzene, Xylenes, and Naphthalene (BTEXN).
- Petroleum Hydrocarbons.
- Asbestos
- Nutrients (phosphorus, nitrogen)
- *E. coli* and coliforms.
- Nitrogen species (ammonia, nitrate, nitrogen).
- Heavy Metals.
- PFAS.
- Herbicide/fungicide.
- Organochlorines (OCC) and organophosphates (OPP).

### 8.3 Potential Receptors

The identified receptors of potential contamination include:

- Students, teachers and visitors to secondary school.
- Future construction and maintenance workers disturbing the soil.
- Vegetation growing onsite and in surrounding areas.
- Groundwater extractive users on/offsite.

## 8.4 Source-Pathway-Receptor Summary

Potential sources of contamination, CoPC pathways and receptors were identified with the linkages presented in Figure 8-1.

Preliminary Conceptual Site Model

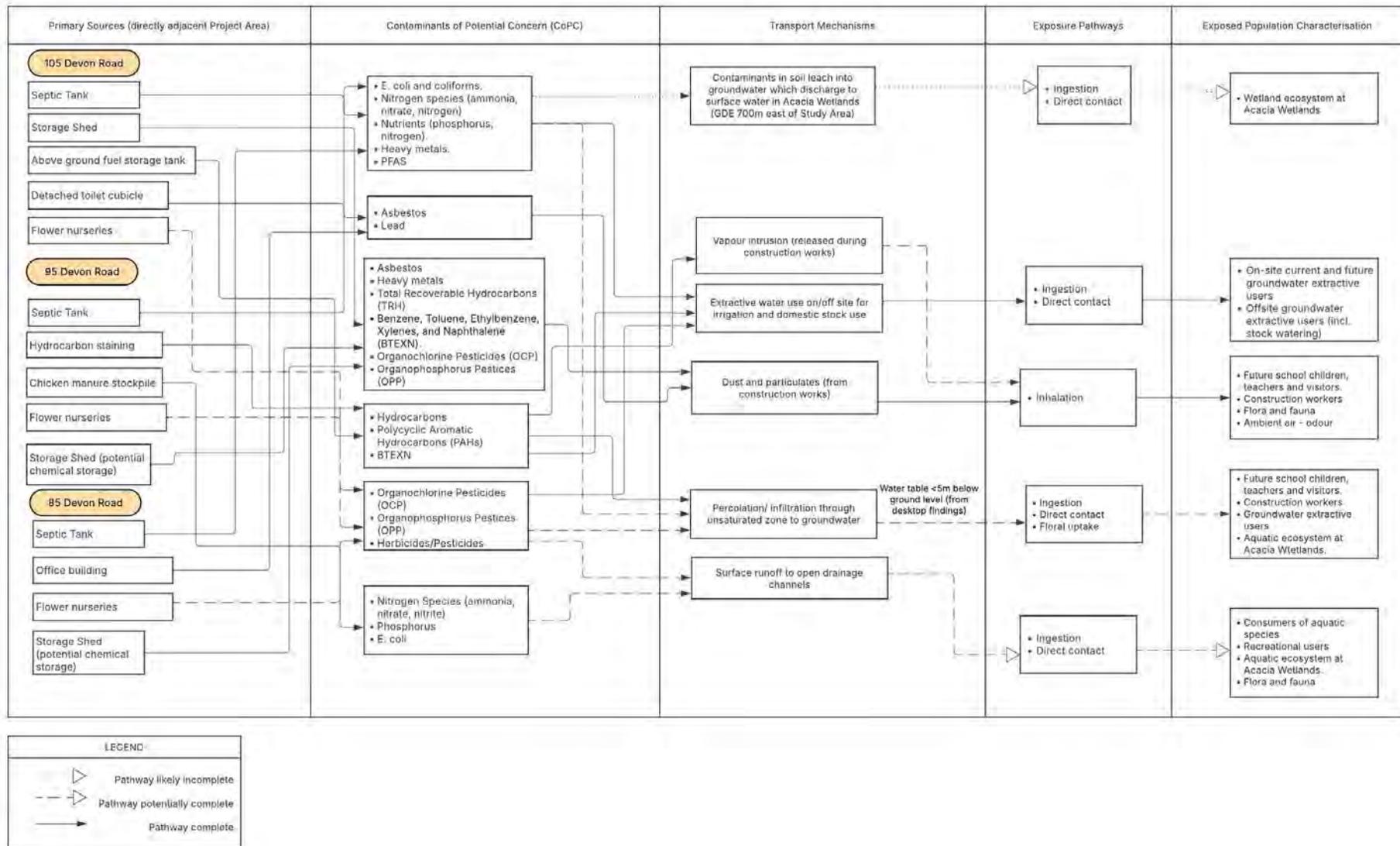


Figure 8-1: Preliminary Conceptual Site Model

## 8.5 Risk Summary

With reference to Figure 2 of the EPA Publication 1695.1 Assessing and Controlling Risk: A guide for business (EPA 2018), a summary of the likelihood and consequences of the environmental hazards are assessed in Table 8-1 below. Figure 8-2 has been extracted from Publication 1695.1 (2018), refer below for the risk categories.

Permanent or long-term serious environmental harm / life threatening or long-term harm to health and wellbeing. Serious environment harm / high-level harm to health and wellbeing. Medium level of harm to health and wellbeing over an extended period of time. Low environmental impact / low potential for health and wellbeing impacts. No or minimal environmental impact, or no health and wellbeing impacts.	Consequence	Severe	Medium	High	High	Extreme	Extreme	
		Major	Medium	Medium	High	High	Extreme	
		Moderate	Low	Medium	Medium	High	High	
		Minor	Low	Low	Medium	Medium	High	
		Low	Low	Low	Low	Medium	Medium	
		Rare	Unlikely	Possible	Likely	Certain		
		<b>Likelihood</b>						
		Could happen but probably never will	Not likely to happen in normal circumstances	May happen at some time	Expected to happen at some time	Expected to happen regularly under normal circumstances		

### Description of risk ratings

Risk level	Description
Extreme	Totally unacceptable level of risk. Stop work and/or take action immediately.
High	Unacceptable level of risk. Controls must be put in place to reduce to lower levels.
Medium	Can be acceptable if controls are in place. Attempt to reduce to <i>low</i> .
Low	Acceptable level or risk. Attempt to eliminate risk but higher risk levels take priority.

Figure 8-2: Risk matrix used to derive risk level. Source: EPA Publication 1695.1 (2018)

The risk summary identified for the Site, based on site conditions and characteristics observed during site inspection/soil sampling and laboratory analysis findings are summarised in Table 8-1.

Table 8–1: Risk Summary Table

Table 8–2: Hazard (onsite)	Likelihood	Consequence	Risk Rating	Rationale
<b>105 Devon Road</b>				
<p>On-site soil contamination caused by commercial activities, including:</p> <ul style="list-style-type: none"> <li>herbicide and pesticide use on site;</li> <li>fuel and chemical storage.</li> </ul>	Likely	Serious environmental harm/high level risk to human health	High	<p>Site history (i.e. flower growing activities, aboveground fuel storage tank, leaking fuel from compressor unit onto unsealed surfaces, commercial use of herbicides, fungicides) indicates high potential for soil contamination.</p> <p>Four samples were collected from shallow soils (0-0.1mBGL) and TRH concentrations were reported above HIL A and HSL A criteria for urban residential in samples SS01 and SS02.</p>
<p>On-site groundwater contamination based on historical activities, including:</p> <ul style="list-style-type: none"> <li>herbicide and pesticide use on site;</li> <li>fuel and chemical storage.</li> </ul>	Possible	Medium level of harm to human health and the environment	Medium	<p>Site history indicates a high potential for soil contamination (i.e. flower growing activities, septic tank use, aboveground fuel storage tank, storage shed, commercial use of herbicides, fungicides), which has the potential to impact groundwater quality at the site.</p> <p>Groundwater is likely present at between 0-5mBGL. There are registered groundwater users on- and offsite. Future site users may choose to use groundwater for irrigation and domestic uses.</p> <p>As such, the risk of potential groundwater contamination is considered to be medium.</p>
Septic tank	Rare	<p>Major – high level harm to health and wellbeing.</p> <p>Methane gas can cause explosion and presents asphyxiation hazards.</p> <p>Septic tanks can leak and pose a risk of contamination to soil and groundwater.</p>	Medium	The age and present status/integrity of the septic tank is unknown.
<b>95 Devon Road</b>				
On-site soil contamination caused by	Possible	Medium level of harm to human	Medium	Site history (i.e. flower growing activities, chicken manure stockpile, evidence of minor hydrocarbon

Table 8-2: Hazard (onsite)	Likelihood	Consequence	Risk Rating	Rationale
commercial activities, including: <ul style="list-style-type: none"> <li>herbicide and pesticide use on site;</li> <li>fuel and chemical storage.</li> </ul>		health and the environment		contamination, commercial use of herbicides, fungicides) indicate medium potential for contamination. Analytical results from soil samples were below the adopted HIL/HSL A criteria for urban residential. This was accompanied by visual indicators of potential hydrocarbon impact (i.e. petroleum odour and iridescent sheen). Microbiological contaminants (i.e. <i>E. coli</i> ) and aluminium were not analysed for and as such pose a potential knowledge gap. Note, Aluminium Sulfate (Alum) may have been applied to poultry litter to reduce ammonia and pathogen levels.
On-site groundwater contamination based on commercial activities, including: <ul style="list-style-type: none"> <li>herbicide and pesticide use on site;</li> <li>fuel and chemical storage.</li> </ul>	Possible	Medium level of harm to human health and the environment	Medium	Site history indicates a medium potential for soil contamination (i.e. flower growing activities, septic tank use, chicken manure stockpile, evidence of minor hydrocarbon contamination, commercial use of herbicides, fungicides), which has the potential to impact groundwater quality at the site. Groundwater is likely present at between 0-5mBGL. As such, the risk of potential groundwater contamination is considered to be medium.
Septic tank	Rare	Major – high level harm to health and wellbeing. Methane gas can cause explosion and presents asphyxiation hazards. Septic tanks can leak and pose a risk of contamination to soil and groundwater.	Medium	The age and present status/integrity of the septic tank is unknown.

Table 8-2: Hazard (onsite)	Likelihood	Consequence	Risk Rating	Rationale
<b>85 Devon Road</b>				
Septic tank	Rare	Major – high level harm to health and wellbeing. Methane gas can cause explosion and presents asphyxiation hazards. Septic tanks can leak and a pose a risk of contamination to soil and groundwater.	Medium	The age and present status/integrity of the septic tank is unknown.
On-site soil contamination caused by historical commercial activities <ul style="list-style-type: none"><li>herbicide and pesticide use on site;</li></ul>	Possible	Medium level of harm to human health and the environment	Medium	Site history (i.e. flower growing activities) indicate medium potential for contamination. Analytical results from soil samples were below the adopted HIL/HSL A criteria for urban residential.
On-site groundwater contamination based on historical commercial activities <ul style="list-style-type: none"><li>herbicide and pesticide use on site;</li></ul>	Possible	Medium level of harm to human health and the environment	Medium	Site history (i.e. flower growing activities), which has the potential to impact groundwater quality at the site. Groundwater is likely present at between 0-5mBGL. As such, the risk of potential groundwater contamination is considered to be medium.

### 8.5.1 Planning Considerations

Planning Practice Note – Potentially Contaminated Land (PPN30) (DELWP, 2021) provides guidance on the recommended approach to assessing potentially contaminated land. SMEC’s preliminary risk assessment outcomes align with PPN30, Table 2, which lists underground storage tanks/ above ground fuel storage and commercial use of herbicides/fungicides as land uses with high and medium potential for contamination, respectively. Furthermore, suspected asbestos containing material within building structures was observed during the site inspection

Table 3 of PPN30 summarises the recommended actions to be undertaken based the proposed land use and the identified potential for contamination. Land uses at the Site have been identified as having a medium to high potential for contaminated land. Where a future use includes ‘sensitive’ land use (such as a school) and the potential for contamination is ‘high’, a PRSA or Environmental Audit applies for a Planning Scheme Amendment or Planning Permit Application.

## 9. Further Investigation

Based on the findings presented herein, further investigation will be required to support the development of the site for sensitive purposes. The investigation should include the following components (as a minimum):

- Intrusive soil investigation:
  - Further assessment of potential contamination in soil is required to investigate the risks associated with potential sources including the potential fuel spills and leaks in the vicinity of the above ground fuel storage tank and compressor, septic tanks and chicken manure stockpiles.
  - Comprehensive sampling for contaminants of potential concern associated with the flower/market garden operations (e.g. herbicides, pesticides and fungicides).
- Assessment of potential asbestos containing materials across the site, including undertaking a Division 6 asbestos assessment prior to demolition activities.

Subject to the findings of the initial investigation, further assessment (such as groundwater investigation) may be required.

## 10. Conclusions and Recommendations

The Victorian Planning Authority (VPA) engaged SMEC to undertake a Preliminary Site Investigation for three adjacent properties located at 85, 95, 105 Devon Road, Devon Meadows (the site) to inform a PRSA or an Audit to be undertaken by an independent Environmental Auditor. SMEC understands that the site is being considered for future construction of and use as a high school.

Based on the investigation described herein, SMEC makes the following conclusions:

- Properties 95 and 105 Devon Road are currently being used for flower growing operations. Whereas property 85 Devon Road was historically used for flower growing operations up to approximately 10 years ago. Since then, the property has been used exclusively for residential purposes.
- Site history indicates the site has been used primarily for horticultural purposes (i.e. flower growing activities). Based on anecdotal information provided by the current tenant, lot 95 Devon Road was historically used as a poultry farm (~approximately 20 years ago).
- Contaminant indicators were observed during the site including the following key issues:

### 85 Devon Road:

- Underground septic tank
- Suspected asbestos-containing material.
- Storage shed (potential chemical storage).

### 95 Devon Road:

- Herbicide/pesticide application relevant to horticultural practices.
- Chicken manure stockpile.
- Underground septic tank.
- Storage shed (known chemical storage – fungicides, herbicides, and insecticides/pesticides).
- Hydrocarbon staining.

### 105 Devon Road:

- Leaking fuel associated with compressor unit in storage shed
- Above ground fuel storage tank.
- Herbicide/pesticide application relevant to horticultural practices.

- Suspected asbestos containing material.
- Underground septic tank
- Groundwater at the site is likely to be less than 5 metres below ground level. The groundwater flow direction has not been identified in this desktop assessment. Shallow groundwater (0-6 m below surface) salinity is indicated in Groundwater Resource Reports to range between 1,001-3,500 mg/L. Based on the lowest TDS concentration (1,001 mg/L), the environmental values of Segment A2 are applicable to on- and offsite groundwater.
- Limited soil sampling was undertaken during the site inspection to target areas of potential contamination. Nine shallow (0-0.1 mBGL) opportunistic soil samples were collected and submitted for laboratory chemical analysis. All laboratory soil results were below the adopted HIL/HSL A criteria for Urban Residential except for samples SS01 and SS02, which reported petroleum hydrocarbon fraction exceedances. HIL/HSL A exceedances were only reported in samples collected at Lot 105 Devon Road.
- Based on the former land uses identified in the desktop review and site inspection findings, the potential for contamination is considered to be **medium to high** across the three Lots.
- SMEC's preliminary risk assessment outcomes align with PPN30, Table 2, which lists underground storage tanks/ above ground fuel storage and commercial use of herbicides/fungicides as land uses with high and medium potential for contamination, respectively. With reference to PPN30 (DELWP, 2021), where the future use includes 'sensitive' land use (such as a school) and the potential for contamination is 'High' or 'Medium', a PRSA or Environmental Audit applies for a Planning Scheme Amendment or Planning Permit Application.

Based on the conclusions presented above, SMEC recommends the following to further inform the proposed planning scheme amendment:

- Further assessment of potential contamination in soil is required to investigate the risks associated with potential sources including the potential fuel spills and leaks in the vicinity of the above ground fuel storage tank and compressor, septic tanks and chicken manure stockpiles.
- Comprehensive sampling for contaminants of potential concern associated with the flower/market garden operations (e.g. herbicides, pesticides and fungicides).
- Prior to any demolition of site buildings, a Division 6 Asbestos Assessment should be undertaken by a suitably qualified occupational hygienist to identify asbestos. All waste, including excess soil generated during development, should be disposed of offsite in accordance with Chapter 4 (Waste) of the *Environment Protection Regulations 2021* and its subordinate instruments.

In summary, this PSI was completed in alignment with State and Commonwealth legislation and although no intrusive investigations were carried out, there will always be a potential for unexpected subsurface finds, consequently we recommend you make financial allowance for such an event. This report should be considered with the Important Notice (at the front of this report) and appendices.

# 11. Potential Pathway to Site Use

At the request of VPA on 20 January 2025, SMEC has provided high-level risk management commentary based on the preliminary risk assessment outcomes listed in Section 8.5. Table 11-1 summarises high level mitigation actions which may be required (but not limited to). The risk management commentary is provided without warranty that it is correct, sufficient, or complete. SMEC provides no reliance on this commentary for any decisions made by the VPA or third parties about the site suitability for the proposed future use or development of the site.

The purpose of a PSI is to identify potential for contamination and to determine the need for further investigation. A PSI does not provide sufficient information about the nature and the extents of contamination (in soil and groundwater) on or off a site, to assess the risks posed by site contamination. A PSI does not provide sufficient information to inform future management decisions.

Assessment of site contamination in accordance with the NEPM (ASC) 2013 and under an EPA Environmental Audit can involve multiple investigation and assessment stages, which take time. The development of a conceptual site model (CSM) is a dynamic process, and it is important that all the information and data from each stage of an assessment is reviewed in an integrated manner to refine the CSM and to inform subsequent decisions on whether further investigation or management is necessary. At the PSI stage there is limited information and data, significant data gaps and there is inherent uncertainty about the risks that site contamination may pose to future land users or the environment. Therefore, the risk management commentary provided is limited and inadequate to inform any investment or financial decisions by VPA or third parties.

Table 11-1: High level risk management commentary for identified hazards

Hazard	Location	Risk Status	Risk Management Commentary
Underground septic tanks	<b>85, 95 and 105 Devon Road.</b>	Medium	<p>Onsite underground septic tanks need to be decommissioned and removed with targeted validation soil sampling undertaken beneath and around the former tank to assess contaminants of potential concern (in particular PFAS, nutrients and microbiological indicators). Excavated soils should be sampled to determine waste classification prior to off-site disposal, in accordance with EPA Victoria IWRG 1828.3.</p> <p>The results of soil validation sampling would inform subsequent decisions on whether further investigation or management is necessary.</p>
Suspected asbestos-containing material (in the fabric and infrastructure of site buildings)	<b>85 and 105 Devon Road.</b>	Medium	<p>Prior to any demolition of site buildings, a Division 6 Asbestos Assessment should be undertaken by a suitably qualified occupational hygienist to identify asbestos. All waste, including excess soil generated during development, should be disposed of offsite in accordance with <i>Chapter 4 (Waste) of the Environment Protection Regulations 2021</i> and its subordinate instruments.</p> <p>Ensure a qualified and licensed asbestos removal contractor is engaged to undertake asbestos removal works. A clearance certificate issued by an occupational hygienist should be obtained following removal.</p>

Hazard	Location	Risk Status	Risk Management Commentary
Market gardens where herbicide/pesticide application has occurred.	<b>85, 95 and 105 Devon Road.</b>	Medium	<p>In accordance with the NEPM (2013), a comprehensive grid-based soil sampling should be undertaken across the Site to meet the sample densities provided in AS4482.2. Soil sampling should be designed and undertaken with reference to IWRG702.2.</p> <p>Depending on the findings, further targeted delineation sampling may be required to characterise the extent of contamination and remediation requirements.</p>
Above ground fuel storage tank.	<b>95 Devon Road.</b>	High	<p>As part of a NEPM Detailed Site Investigation (DSI), targeted sampling in the vicinity of the above-ground fuel storage tank to delineate the extent of hydrocarbon contamination should be undertaken.</p> <p>Where elevated hydrocarbon concentrations are identified in soil, and given the presence of shallow groundwater, a groundwater investigation may need to be undertaken.</p> <p>If petroleum hydrocarbon concentrations in soil and groundwater are above the NEPM Health Screening Levels (HSLs) or Ecological Screening Levels (ESLs), then a NEPM Tier 2 or 3 Human Health and Ecological risk assessment (HHERA) may be required to assess the risk of harm for future site users and environmental receptors. Further investigations may be required to inform the risk assessment. The HHERA will determine if remedial actions are required and inform decisions for site remediation.</p>
Leaking fuel associated with compressor unit in storage shed	<b>95 Devon Road.</b>	High	<p>As part of the DSI, targeted sampling in the vicinity of the leaking compressor unit to delineate the extent of hydrocarbon contamination would need to be undertaken.</p> <p>Where elevated hydrocarbon concentrations are identified in soil, and given the presence of shallow groundwater, a groundwater investigation may need to be undertaken.</p> <p>If petroleum hydrocarbon concentrations in soil and groundwater are above the NEPM HSLs or ESLs, then a NEPM Tier 2 or 3 HHERA may be required to assess the risk of harm for future site users and environmental receptors. Further investigations may be required to inform the risk assessment. The HHERA will determine if remedial actions are required and inform decisions for site remediation.</p>
Chicken manure stockpile	<b>95 Devon Road.</b>	Medium	<p>As part of the DSI, targeted soil sampling in and around the stockpile footprint should be undertaken to assess for nutrients (i.e. nitrogen and phosphorus), microbiological indicators (<i>E. coli</i>) and metals (incl. aluminium derived from Alum application on poultry litter).</p> <p>The results of this targeted soil sampling would inform subsequent decisions on whether further investigation or management is necessary.</p>

## 12. References

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- Standards Australia (2005) Australian Standard Guide to the sampling and investigation of potentially contaminated soil Part I: Non-volatile and semi-volatile compounds (AS 4482.1), Standards Australia, November 2005.
- SMEC (2024), 'Casey Fields South and Devon Meadows PSP Land Capability Assessment' V2.
- Victorian Government Gazette (2021), Environment Reference Standard, Victorian Government, May 2021.

Appendix A

# Figures



<b>FIGURE NUMBER</b>	1	<b>REVISION</b>	07-11-2025
<b>FIGURE TITLE</b>	Site boundary	<b>ADDRESS</b>	85, 95, 105 Devon Road
<b>PROJECT NUMBER</b>	30043775	<b>CRS</b>	EPSG:7855

0 50 100 150 m		<b>PAGE SIZE</b>	A3
<b>CREATED BY</b>	SS16388	<b>SOURCES</b>	1. Base Map - Metromap 2. Roads Vic Open Data

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FIGURE NUMBER	2	REVISION	09-11-2025
FIGURE TITLE	Site features	ADDRESS	85, 95, 105 Devon Road
PROJECT NUMBER	30043775	CRS	EPSG:7855

0 50 100 m		PAGE SIZE	A3
CREATED BY	SS16388	SOURCES	1. Base Map - Metromap 2. Roads Vic Open Data

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**Legend**

-  Soil Surface Samples
-  Site Boundary
-  Roads

FIGURE NUMBER	3	REVISION	06-02-2026
FIGURE TITLE	Soil sample locations	ADDRESS	85, 95, 105 Devon Road
PROJECT NUMBER	30043775	CRS	EPSG:7855

0 50 100 m

SCALE BAR

PAGE SIZE A3

CREATED BY DK17066 SOURCES 1. Base Map - Metromap  
2. Roads Vic Open Data

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Appendix B

# Groundwater Bore Search Result

Table 1 - Groundwater Bore Search Results

Bore ID	Parish	Longitude (GDA)	Latitude (GDA)	Easting (MGA)	Northing (MGA)	Map zone	Elevation (r	Constructed date	Constructe Bore type	Uses	Use 1	Driller	Drilling Method	Old Bore ID
91312	SHERWOOD	145.302407	-38.150708	351256.2	5776102.1	55	36.4	31/12/1968	18.2 Groundwater	NKN,		NOT KNOWN	NOT KNOWN	8235
91346	SHERWOOD	145.302129	-38.149929	351230.2	5776188.1	55	39.65	1/01/1970	18.2 Groundwater	DM,	Domestic	NOT KNOWN	NOT KNOWN	8269
91523	SHERWOOD	145.3021	-38.147683	351223.2	5776437.1	55	39.76	31/12/1970	33.5 Groundwater	DM, ST,		NOT KNOWN	NOT KNOWN	8446
91526	SHERWOOD	145.30196	-38.148853	351213.2	5776307.1	55	37.1	31/12/1965	19.81 Groundwater	DM, ST,		MCNEIL J	CABLE TOOL	8449
91529	SHERWOOD	145.300931	-38.147911	351121.2	5776410.1	55	37.14	31/12/1970	27.4 Groundwater	DM,	Domestic	NOT KNOWN	NOT KNOWN	8452
91530	SHERWOOD	145.30042	-38.149309	351079.2	5776254.1	55	35.84	31/12/1963	8.2 Groundwater	DM,	Domestic	NOT KNOWN	NOT KNOWN	8453
91693	SHERWOOD	145.295333	-38.14427	350623.2	5776805.1	55	44.84	9/03/1983	27.43 Groundwater	DM, ST,		JOHNSON F	CABLE TOOL	10109
WRK041654	SHERWOOD	145.299974	-38.146851	351035.2	5776526.1	55	40.6	1/01/1970	20 Groundwater	IR,	Irrigation	NOT KNOWN	NOT KNOWN	
WRK091248		145.301466	-38.148147	351168	5776370	55		10/01/2016	33 Groundwater	DS,	Domestic and Stock	GRAY R G	CABLE TOOL	
WRK135858		145.298012	-38.143606	350854	5776878	55		25/01/2023	6 Groundwater	Observation	Observation	Jeremy Ng	MECHANICAL AUGER	
WRK143474		145.301105	-38.145312	351127	5776695	55		4/04/2024	7.5 Groundwater	Observation	Observation	JASON DENIS BOYD	MECHANICAL AUGER	
WRK143475		145.298194	-38.145147	350873	5776707	55		4/04/2024	6 Groundwater	Observation	Observation	Rohan Harding	HAND AUGER	
WRK143476		145.302383	-38.146691	351241	5776542	55		1/01/1900	7.5 Groundwater	Observation	Observation	Rohan Harding	HAND AUGER	

Appendix C

# Historical Aerials



# LOTSEARCH

LOTSEARCH AERIALS

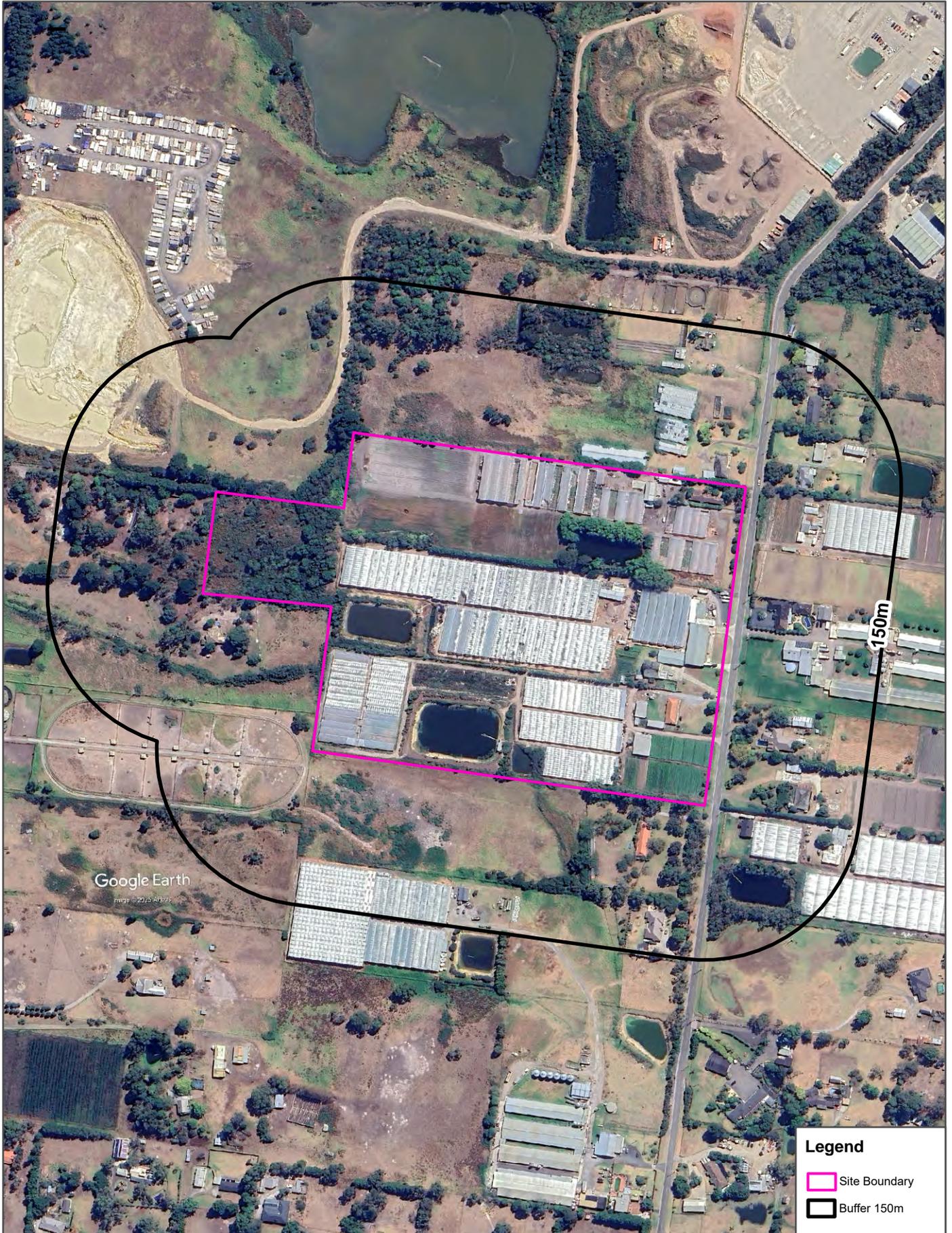
**Date: 15 Sept 2025**

**Reference: LS098482 EA**

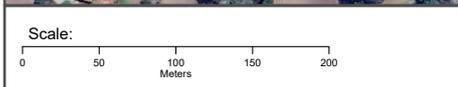
**Address: 85-105 Deavon Road, Deavon Meadow, VIC 3977**

# Aerial Imagery 2025

85-105 Deavon Road, Deavon Meadow, VIC 3977



Legend	
	Site Boundary
	Buffer 150m



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Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

# Aerial Imagery 2014

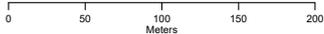
85-105 Deavon Road, Deavon Meadow, VIC 3977



### Legend

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-  Buffer 150m

Scale:



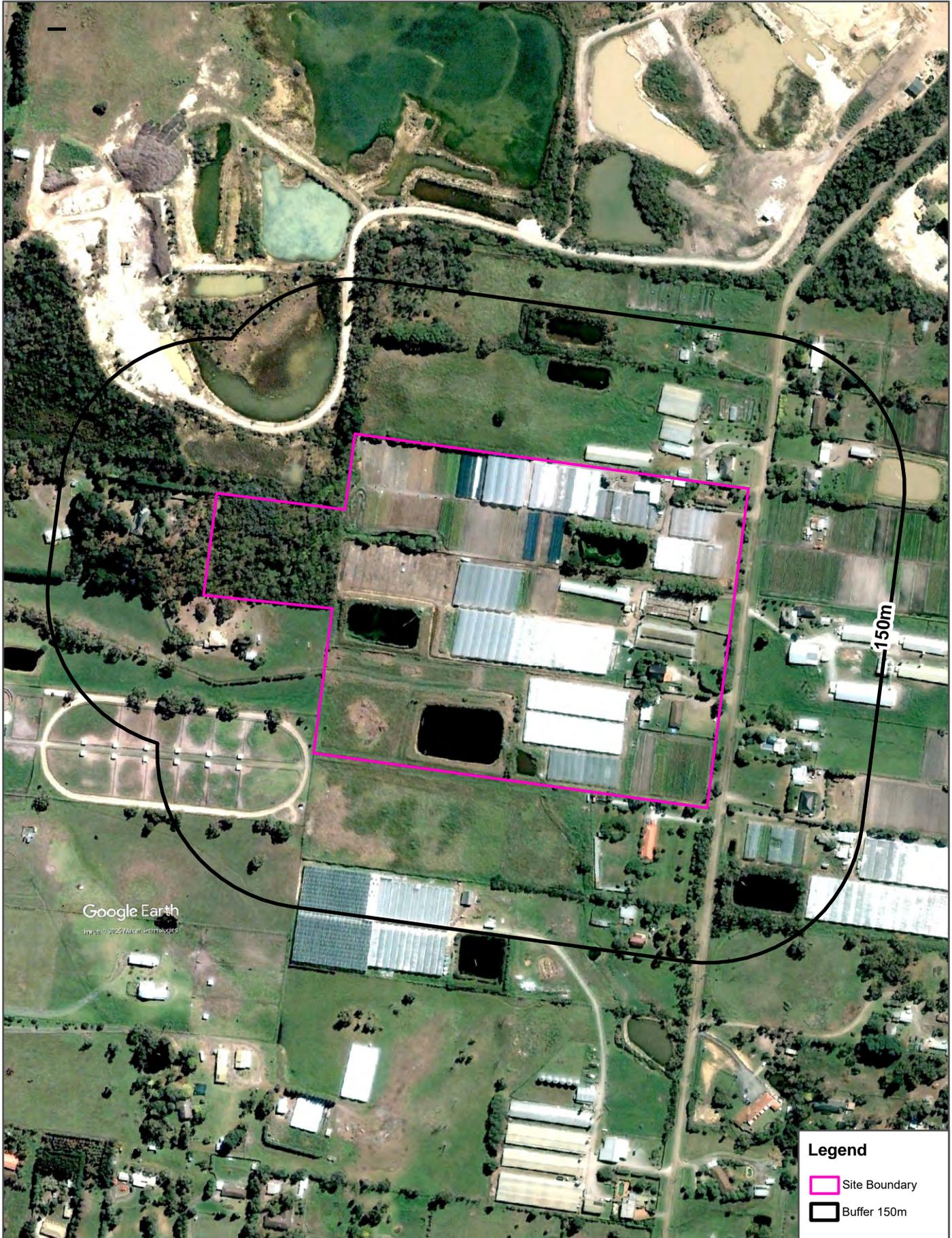
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Coordinate System:  
GDA 1994 MGA Zone 55

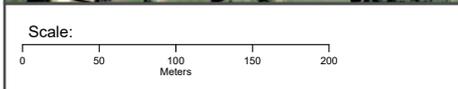
Date: 15 September 2025

# Aerial Imagery 2005

85-105 Deavon Road, Deavon Meadow, VIC 3977



Legend	
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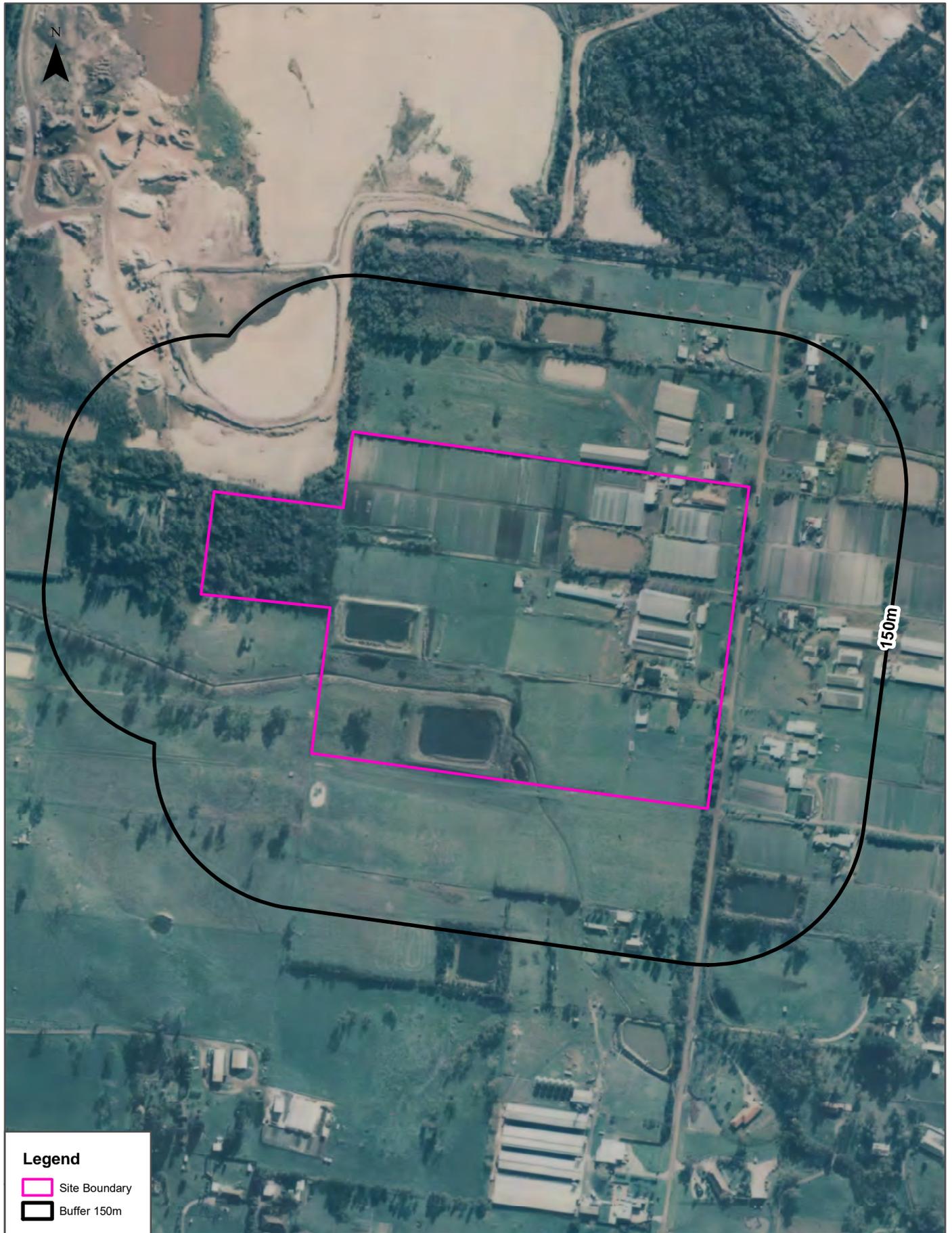
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Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

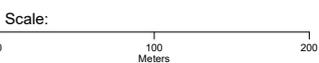
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85-105 Deavon Road, Deavon Meadow, VIC 3977



## Legend

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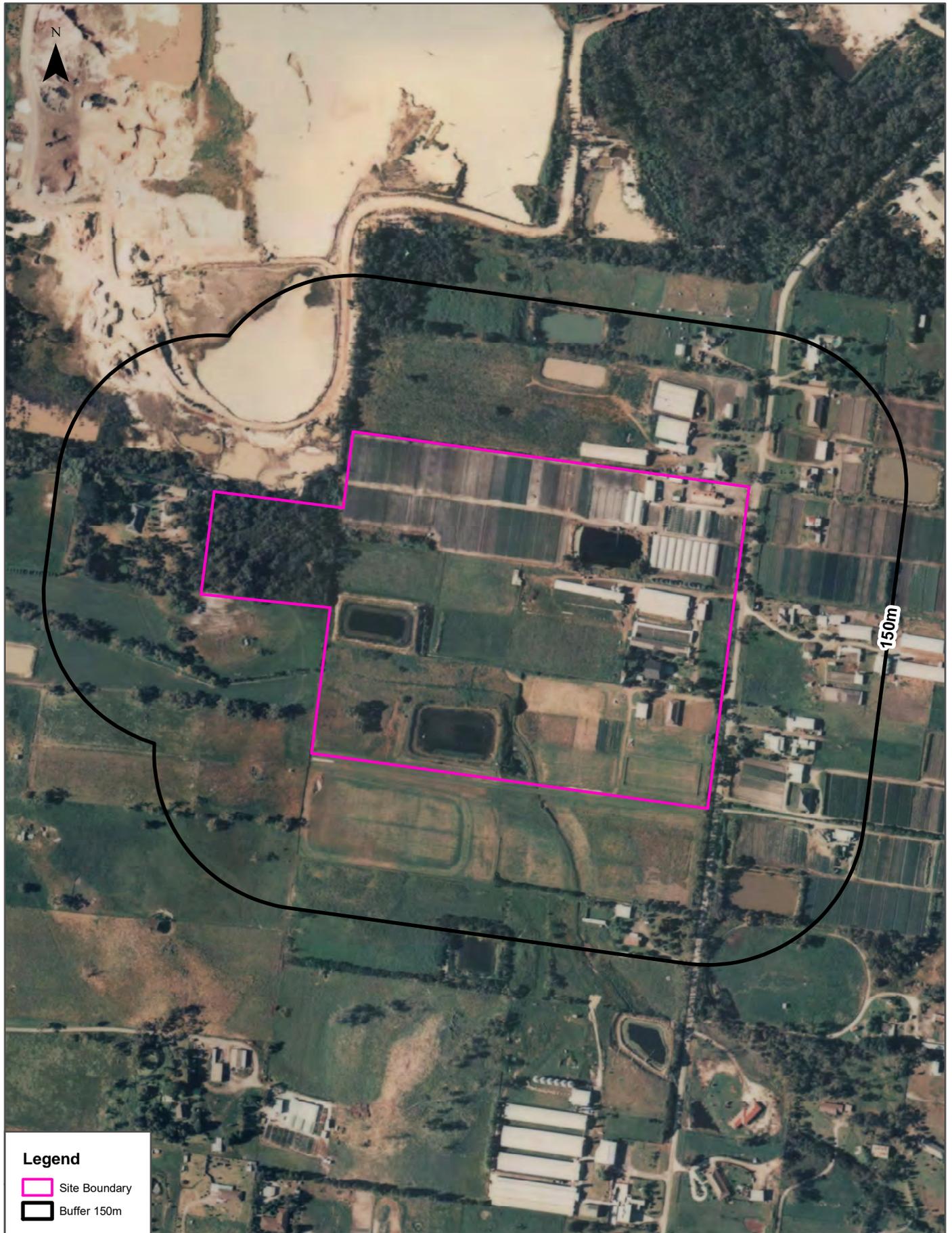
Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) and Photomapping Services

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

# Aerial Imagery 1989

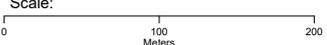
85-105 Deavon Road, Deavon Meadow, VIC 3977



**Legend**

-  Site Boundary
-  Buffer 150m

Scale:



0 100 200  
Meters

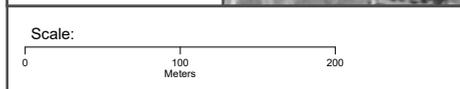
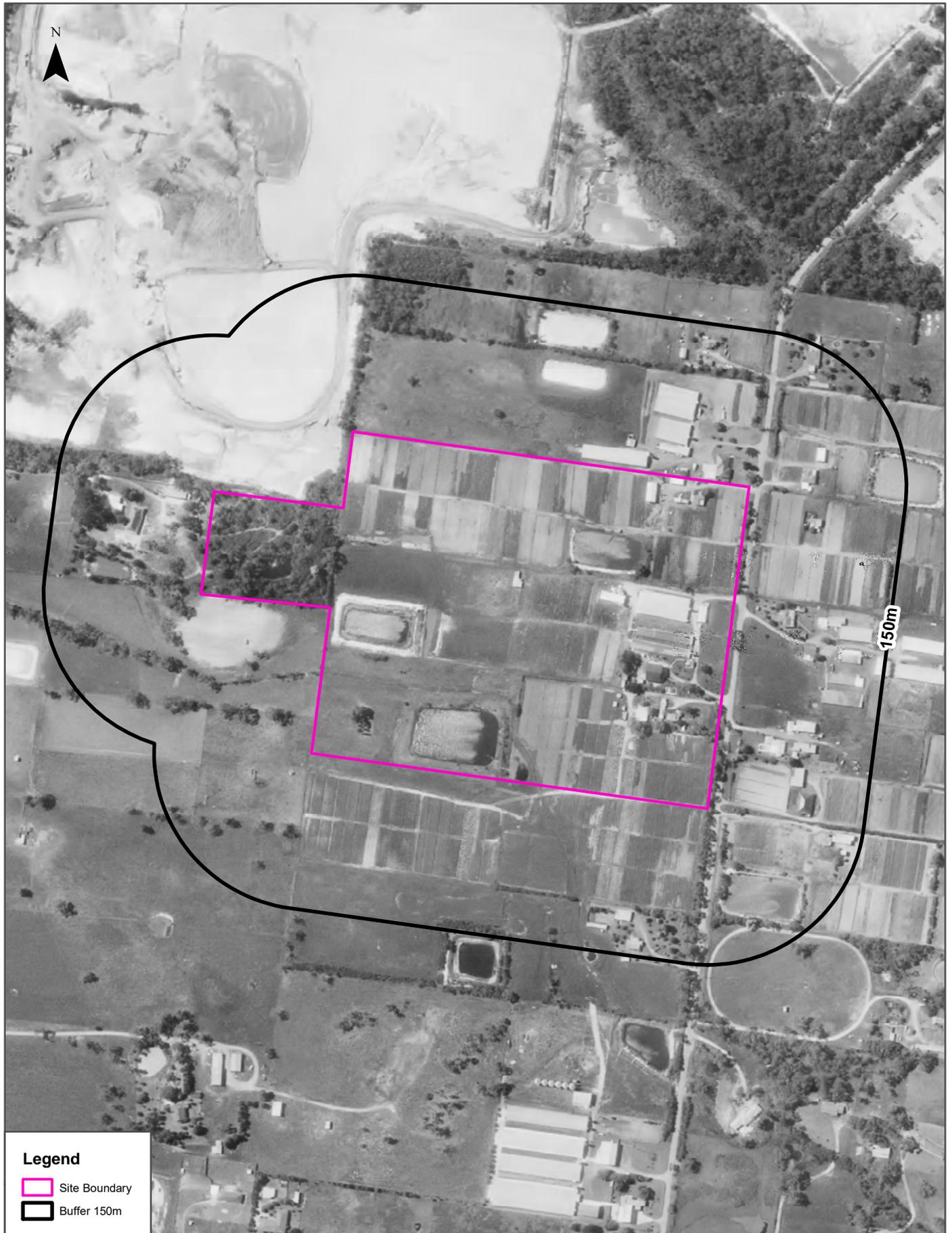
Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) and Photomapping Services

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

# Aerial Imagery 1985

85-105 Deavon Road, Deavon Meadow, VIC 3977



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Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

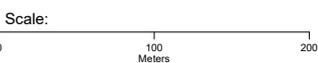
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85-105 Deavon Road, Deavon Meadow, VIC 3977



### Legend

-  Site Boundary
-  Buffer 150m



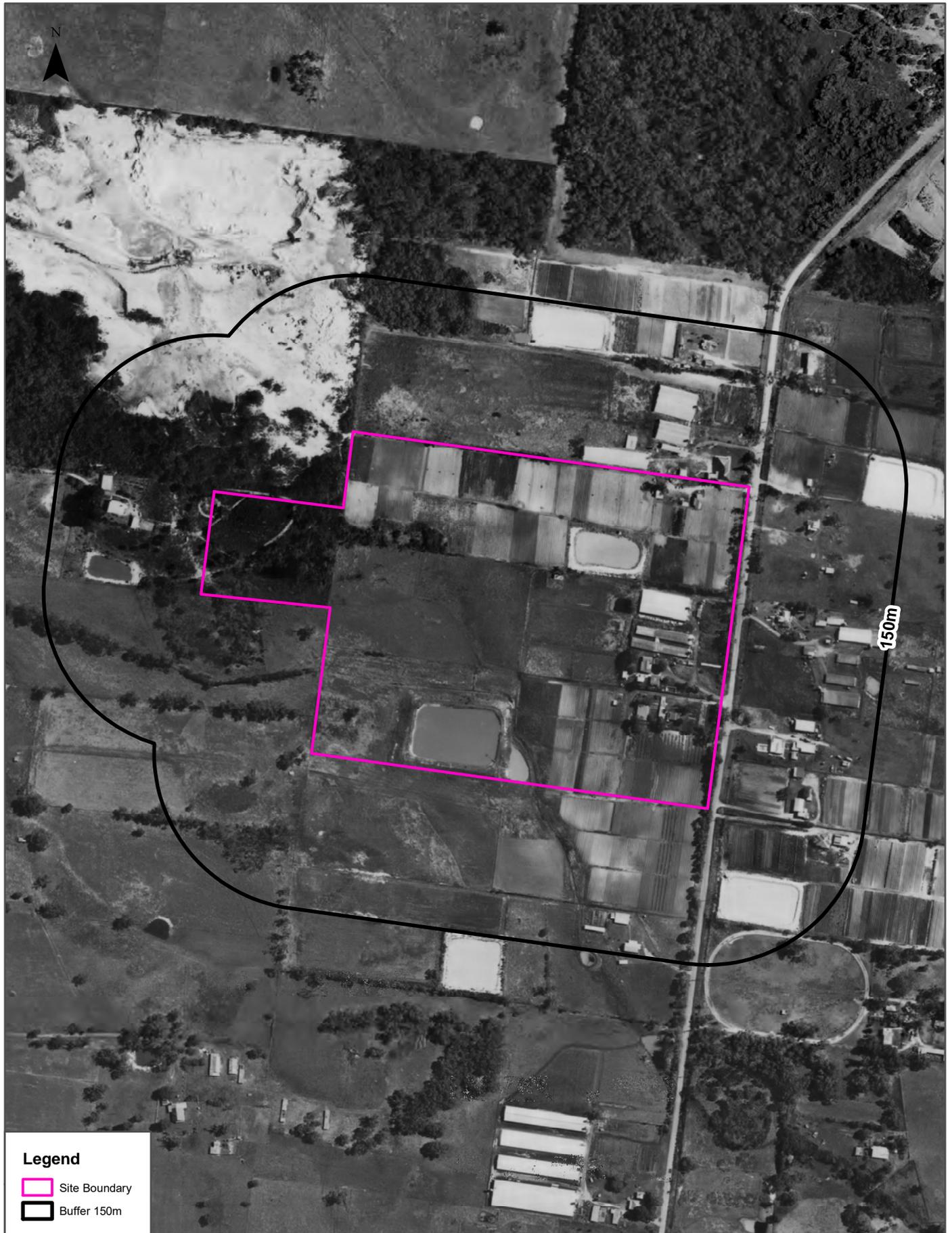
Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) and Photomapping Services

Coordinate System: GDA 1994 MGA Zone 55

Date: 15 September 2025

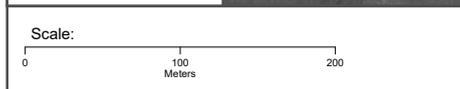
# Aerial Imagery 1974

85-105 Deavon Road, Deavon Meadow, VIC 3977



**Legend**

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) and Photomapping Services

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

# Aerial Imagery 1968

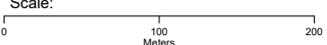
85-105 Deavon Road, Deavon Meadow, VIC 3977



**Legend**

-  Site Boundary
-  Buffer 150m

Scale:



0 100 200  
Meters

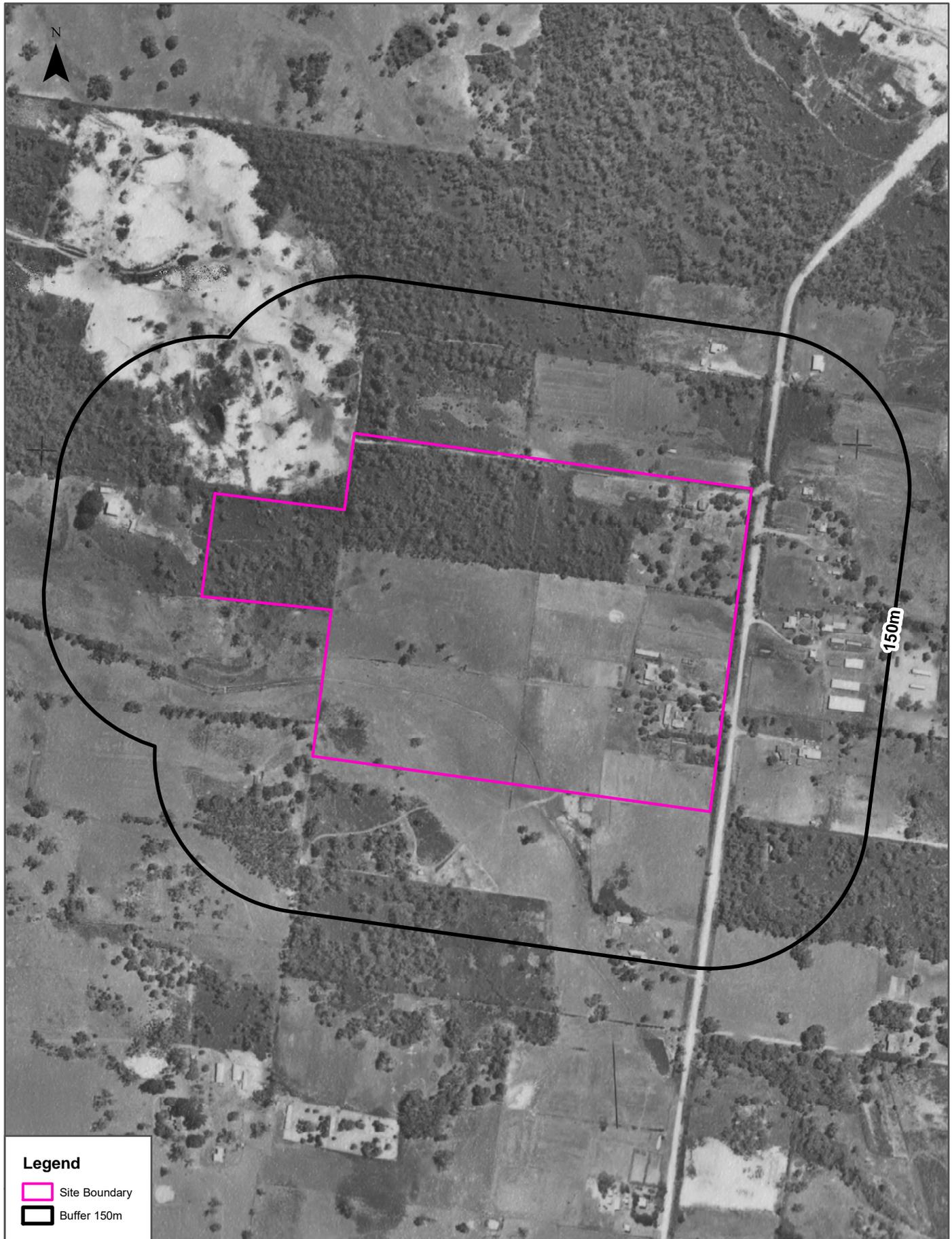
Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) and Photomapping Services

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

# Aerial Imagery 1960

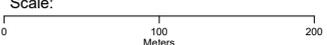
85-105 Deavon Road, Deavon Meadow, VIC 3977



**Legend**

-  Site Boundary
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Scale:



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Meters

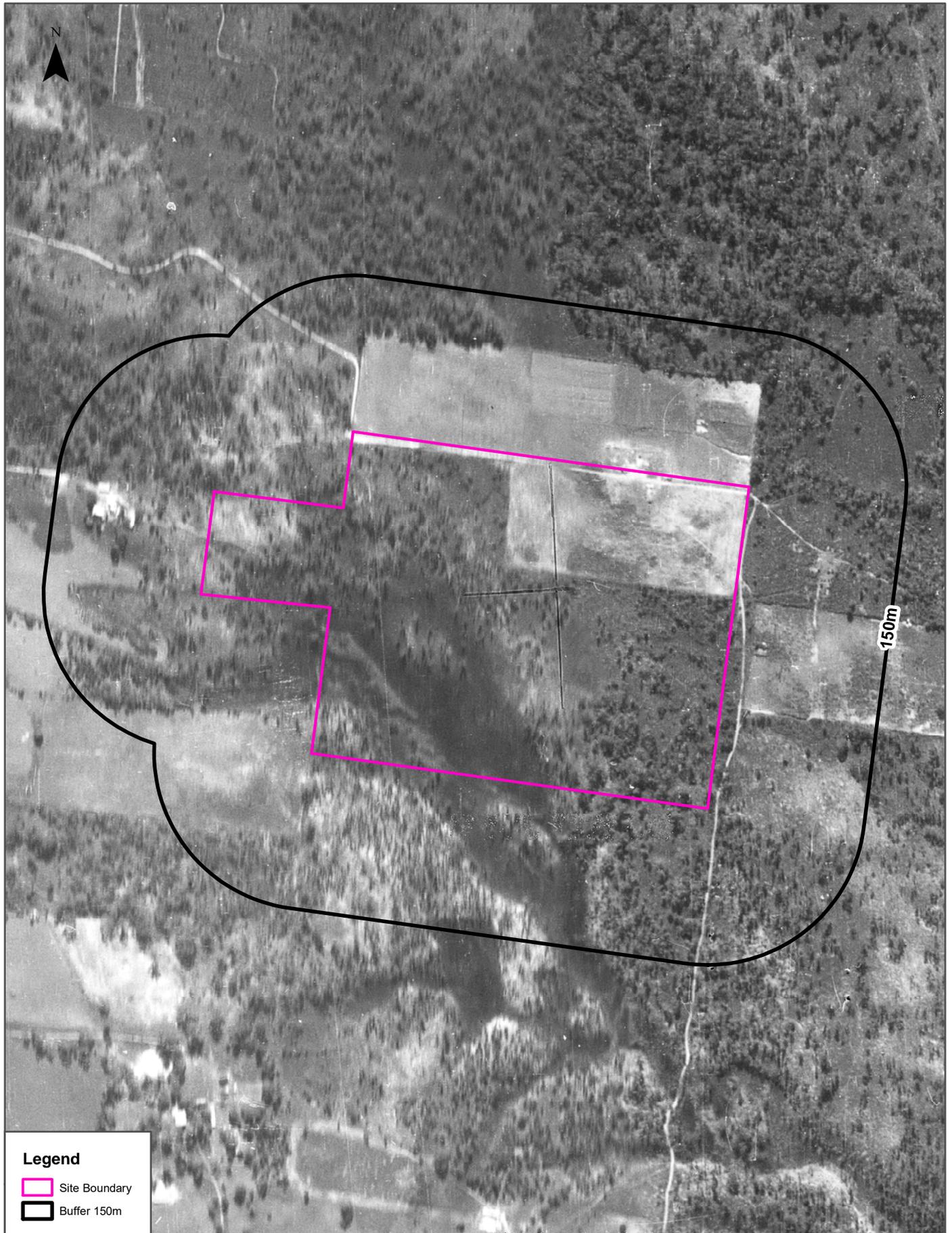
Data Source Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program) and Photomapping Services

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Date: 15 September 2025

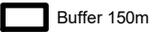
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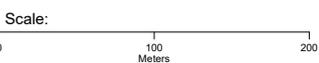
85-105 Deavon Road, Deavon Meadow, VIC 3977



150m

## Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery: © Geoscience Australia  
(Supplied by Photomapping Services)

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 15 September 2025

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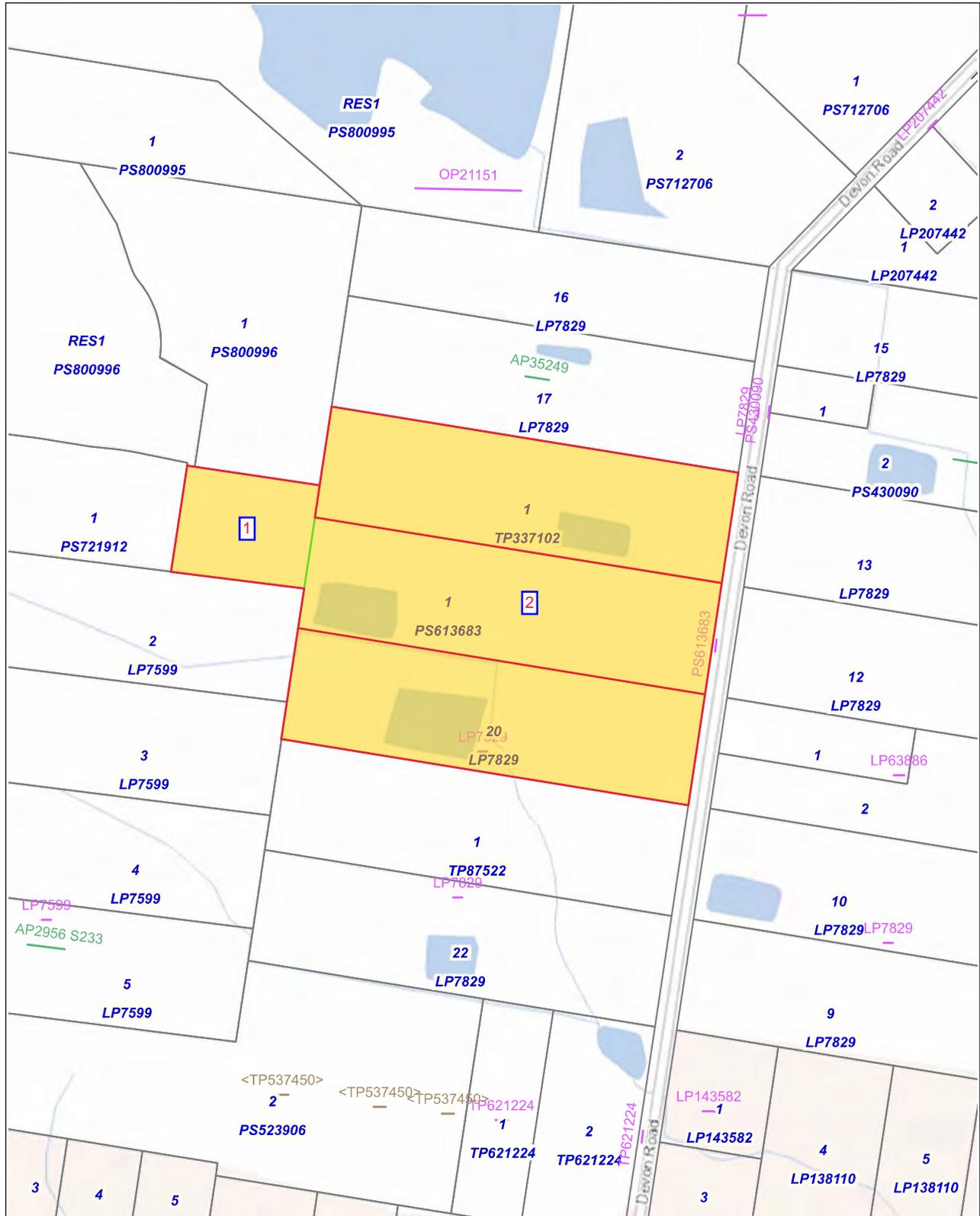
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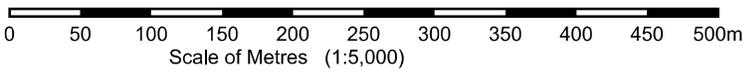
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Appendix D

# Historical Title Search



Data Source: Vicmap Property



MGA Zone 55  
 Melways- 138 C3 (ed.42) Vicroads- 458 J3 (ed.8)  
 Created 01:16 PM on Sep 22, 2025

Co-ordinates of Plot Corners  
 NW 350476,5776945  
 SW 350500,5775824  
 MGA Zone 55

**WARNING:**  
 No warranty is given as to the accuracy or completeness of this map.  
 Dimensions are approximate.  
 For property dimensions, undertake a Title search.

Co-ordinates of Plot Corners  
 NE 351371,5776964  
 SE 351395,5775843  
 MGA Zone 55

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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 337102A</b>						
<b>Location of Land</b> Parish: SHERWOOD Township: Section: Crown Allotment: Crown Portion:		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Last Plan Reference: LP 7829 Derived From: VOL 9739 FOL 192 Depth Limitation: NIL									
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 29/02/2000 VERIFIED: BH							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 1 = LOT 18 ON LP 7829</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 18 ON LP 7829	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 18 ON LP 7829									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

<b>PLAN OF SUBDIVISION</b>		STAGE NO <hr/>	LR use only <b>EDITION 1</b>	Plan Number <b>PS 613683A</b>
<b>Location of Land</b> Parish <b>SHERWOOD</b> Township: - Section: - Crown Allotment: <b>29A (PART) &amp; 30 (PART)</b> Crown Portion: - LR Base Record: <b>DCMB</b>  Title Reference: <b>V.6602 F.373 &amp; V.4745 F.922</b> Last Plan Reference: <b>LOT 19 ON LP 7829 &amp; LOT 1 ON LP 7599</b> Postal Address: <b>50 CRAIG ROAD, DEVON MEADOWS 3977</b>  MGA Co-ordinates <b>E 350 720 Zone 55</b> (of approx. centre of land in plan) <b>N 5 776 465</b>		<b>Council Certification and Endorsement</b> Council Name: <b>CITY OF CASEY</b> Ref: <b>307/4370</b> 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 <b>3/3/08</b> 3. This is a statement of compliance issued under section 21 of Subdivision Act 1988.  <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage .....</del> Council Delegate Council Seal Date <b>5/3/2008</b>  Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date <b>5/3/2008</b>		LR use only Statement of Compliance/Exemption Statement  Received <input checked="" type="checkbox"/> Date <b>13/06/2008</b> LR use only PLAN REGISTERED TIME <b>3:42 PM</b> Date <b>14/07/2008</b> Assistant Registrar of Titles
<b>Vesting of roads and/or Reserves</b>				
Identifier	Council/Body/Person			
NIL	NIL			
<b>Easement Information</b>				
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (metres)	Origin	Land benefited/in favour of
<b>Nilsson, Noel &amp; Holmes (Surveyors) Pty Ltd.</b> A.C.N. 067 949 615 Surveyors, Engineers & Town Planners. 8A Codrington Street, Cranbourne 3977 Phone (03) 5996 4133 Fax (03) 5996 6119				Sheet 1 of 1 sheets
ORIGINAL	SCALE		LICENSED SURVEYOR (PRINT) <b>STANLEY G. JEFFREYS.</b>	
SCALE 1:4000	SHEET SIZE A3	 LENGTHS ARE IN METRES		SIGNATURE ..... DATE <b>04/03/2008</b>
		REF <b>7529</b>		DATE <b>5/3/08</b>
		DWG No. <b>75295</b> VER <b>03</b>		DISK No. <b>C0008</b>
				COUNCIL DELEGATE SIGNATURE

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*Plan of Subdivision of  
Crown Allotment 30  
Parish of Sherwood  
County of Mornington  
Vol.3977 Fol.293*

**LP 7829**

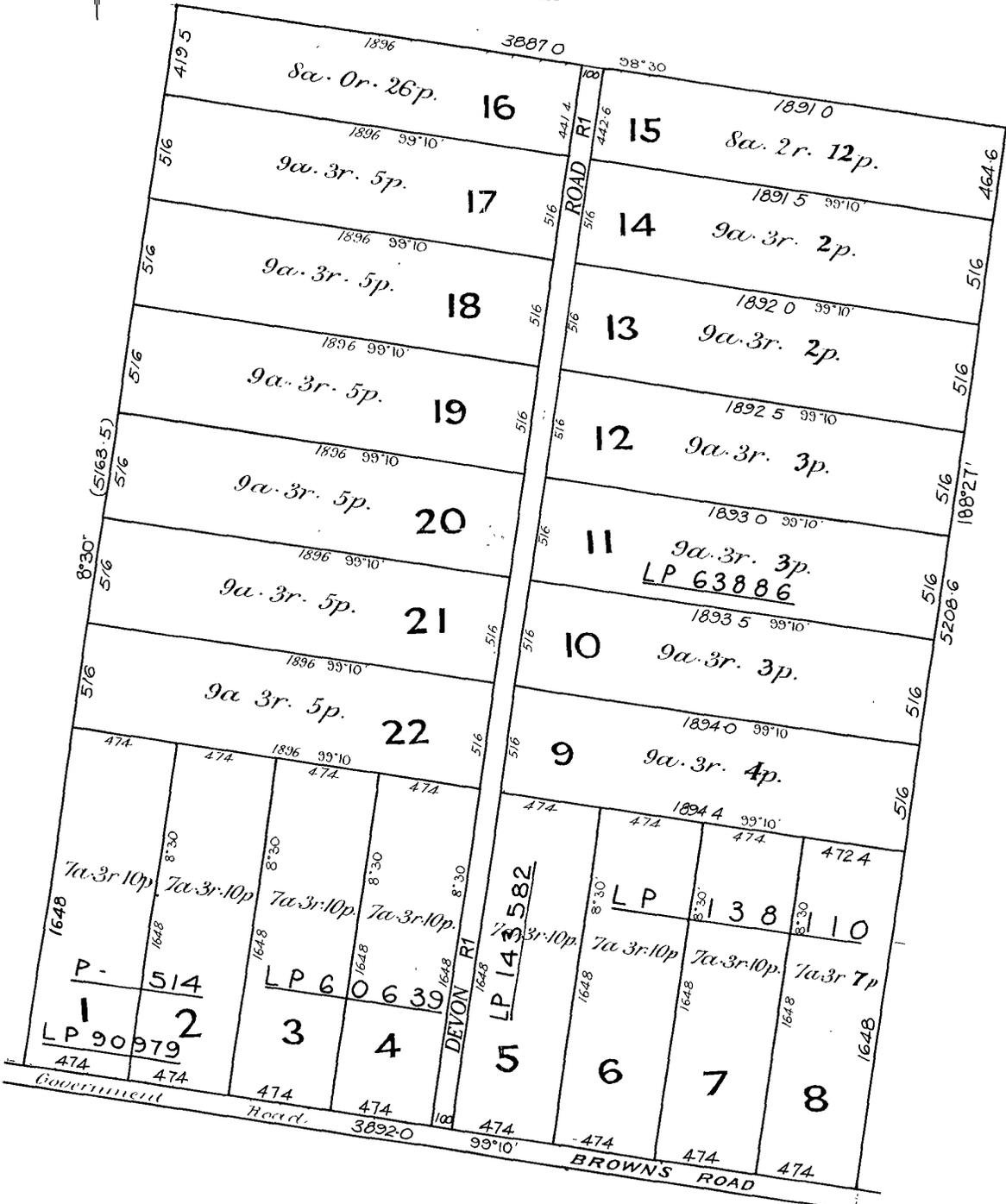
**EDITION 1**

PLAN MAY BE LODGED  
19/051920

**COLOUR CODE**  
R1 = BROWN

Measurements are in Links  
Conversion Factor  
LINKS x 0.201168 = METRES

*Roads coloured Brown*



**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
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**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 22/09/2025 01:23 PM

**Volume 3977 Folio 293**

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 03515 Folio 929

**RECORD OF HISTORICAL DEALINGS**

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

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

25/07/2011	25/07/2011	AJ090211E	N
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RECTIFICATION MODIFY MORTGAGE  
MORTGAGE 0361517 28/06/1916  
THE NATIONAL MUTUAL LIFE ASSOCIATION OF AUSTRALASIA LTD

03/03/2015	03/03/2015	AL728665T	N
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RECTIFICATION REMOVE ENCUMBRANCE  
MORTGAGE 0361517 REMOVED

STATEMENT END

**VOTS Snapshot**

VOLUME 03977 FOLIO 293  
124038545644P  
Produced 25/07/2011 02:24 pm

**LAND DESCRIPTION**

Road R1 on Plan of Subdivision 007829.  
PARENT TITLE Volume 03515 Folio 929  
Created by instrument 0804796 28/06/1916

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
BENJAMIN COX of 42 FINSBURY SQUARE LONDON E.C.  
0804796 28/06/1916

---

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE 0361517 28/06/1916

THE MUTUAL LIFE ASSOCIATION OF AUSTRALASIA LTD

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

**DIAGRAM LOCATION**

SEE LP007829 FOR FURTHER DETAILS AND BOUNDARIES

---

**Paper Title Images**

3977/293 - Version 0, Date 22/02/2000

Entered in the Register Book,

Vol. 3977 Fol. 795293



VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

Benjamin Cox of 42 Finsbury Square London E. C. Accountant is -----

now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All the at piece of Land, delineated and coloured red on the map in the margin containing Two hundred and One acres Two roods and ~~thirty-four~~ <sup>thirty-four</sup> ~~Twenty-seven~~ perches or thereabouts being Crown Portion. Thirty Parish of Sherwood-County of Mornington -----

*JSA*

*JSA*  
CO. 18157  
25. 5. 20

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

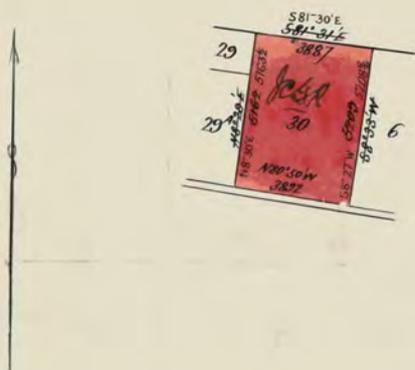
Dated the Twenty-eighth day of June thousand nine hundred and sixteen

*M. A. [Signature]*  
Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO SPECIAL RAILWAY CONDITION contained in Crown Grant to James Bruce ----

*W*



*1880*  
The Measurements are in links



T03977-293-1-7

Vol. 3515 Fol. 702929 Transfer. 804796 Application  
16-6-10 1256

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p><i>In cancelled as to part being the land transferred number 1226435</i></p> <p><i>30th July 1925</i></p> <p><i>Discharged as to part</i></p> <p><i>Assistant Registrar of Titles</i></p> <p><i>Discharged as to part being the land transferred number 1226435</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>30th July 1925</i></p> <p><i>Discharged as to part</i></p> <p><i>Assistant Registrar of Titles</i></p> <p><i>Discharged as to part being the land transferred number 1226435</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>Benjamin Cox</i></p> <p><i>Assistant Registrar of Titles</i></p> <p><i>18th December 1944</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>361517</i></p>
<p><i>CAVEAT N° 52852</i></p> <p><i>CAVEAT N° 52852 LAPSED 12th September 1925</i></p>	<p><i>lodge 8 July 1919 at 3.4 pm</i></p> <p><i>affecting part of the land herein</i></p>	<p><i>Assistant Registrar of Titles</i></p>	<p><i>3.4 pm</i></p>
<p><i>TRANSFER as to part to Frederick William Becker registered on 30th July 1925 and numbered 1226435</i></p> <p><i>CANCELLED as to part See Certificate of Title Vol. 5030 Fol. 1005818</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>30th July 1925</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>TRANSFER AS TO PART to Stanley Wingfield Hill and Annie Elizabeth Hill registered on 10th February 1943 numbered 1843695</i></p> <p><i>CANCELLED AS TO PART See Certificate of Title Vol. 6602 Fol. 1320373</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>registered</i></p> <p><i>1843695</i></p>
<p><i>Area 31-1-5</i></p> <p><i>TRANSFER AS TO PART to Donald Wingfield Hill registered on 7th December 1928 numbered 1391268</i></p> <p><i>CANCELLED AS TO PART See Certificate of Title Vol. 5482 Fol. 1096227</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>7th December 1928</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>TRANSFER AS TO PART to Allan John Harrison registered on 2nd July 1946 numbered 2013865</i></p> <p><i>CANCELLED AS TO PART See Certificate of Title Vol. 6884 Fol. 1376132</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>registered</i></p> <p><i>2013865</i></p>
<p><i>Area 9.3.5</i></p> <p><i>TRANSFER AS TO PART to Stanley Wingfield Hill registered on 18th December 1928 numbered 1395616</i></p> <p><i>CANCELLED AS TO PART See Certificate of Title Vol. 5492 Fol. 1098250</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>18th December 1928</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>Assistant Registrar of Titles</i></p>	<p><i>Assistant Registrar of Titles</i></p>
<p><i>Area 9ac 3x 5p</i></p> <p><i>TRANSFER AS TO PART to Archibald Walker Whyte registered on 12th July 1932 numbered 1505079</i></p> <p><i>CANCELLED AS TO PART See Certificate of Title Vol. 5797 Fol. 1159344</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>12th July 1932</i></p> <p><i>Assistant Registrar of Titles</i></p>	<p><i>Assistant Registrar of Titles</i></p>	<p><i>Assistant Registrar of Titles</i></p>



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

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## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

Page 1 of 5

Produced 22/09/2025 01:20 PM

**Volume 6884 Folio 732**

Folio Creation: Details Unknown

**Parent title Volume 03977 Folio 293**

STATEMENT END

### **VOTS Snapshot**

NIL

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### **Paper Title Images**

6884/732 - Version 0, Date 15/09/1999



Entered in the Register Book

CANCELLED

Vol. 6884 Fol. 1376732

VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

M  
14-1-47

Allan John Harrison of 7 Enfield Road North Brighton Estate Agent is ---  
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances  
 notified hereunder in All those pieces of Land, delineated and coloured  
 red on the map in the margin containing One hundred and twenty-six acres and ---  
 Twenty-four perches or thereabouts being Lots 5 to Eleven (both inclusive) and --  
 Lots 13, 14, 15, 16, 18, 20 and 21 on Plan of Subdivision No. 7829 lodged in the -  
 Office of Titles and being parts of Crown Portion Thirty Parish of Sherwood ----  
 County of Mornington - - - - -

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

Dated the Third day of July thousand nine hundred and forty-six.

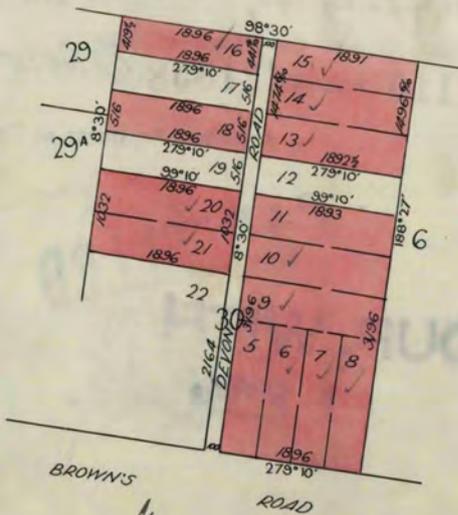
day of July

G. H. Newson

Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO.



The Measurements are in links.



T06884-732-1-3

TRANSFER AS TO PART to

**Clement Burdett** registered  
on **20th August 1946** numbered 2023864  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395775**

*C. Sinclair*  
Area - 19a-2a-10p Assistant Registrar of Titles.

TRANSFER AS TO PART to

**Harry King** registered  
**and Archibald Laing** registered  
on **15th October 1946** numbered 2035566  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395780**

*C. Sinclair*  
Assistant Registrar of Titles.

TRANSFER AS TO PART to

**Henry Edward David Scott Berry** registered  
on **27th August 1946** numbered 2021646  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395776**

*C. Sinclair*  
Area - 19a-2a-4p Assistant Registrar of Titles.

TRANSFER AS TO PART to

**William Edwards** registered  
on **16th October 1946** numbered 2035954  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395781**

*C. Sinclair*  
Area - 8a-2a-12p Assistant Registrar of Titles.

TRANSFER AS TO PART to

**John Marshall** registered  
**and Donald Gordon** registered  
on **10th September 1946** numbered 2028156  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395777**

*C. Sinclair*  
Area - 2a-0a-26p Assistant Registrar of Titles.

TRANSFER AS TO PART to

**Ronald Wingfield Hill** registered  
on **9th September 1946** numbered 2028101  
CANCELLED AS TO PART See Certificate of Title  
Vol. **7024** Fol. **1404656**

*J. Hewson*  
Area - 4<sup>A</sup>, 3<sup>R</sup>, 10<sup>P</sup> Assistant Registrar of Titles.

TRANSFER AS TO PART to

**Richard George Grant** registered  
on **10th September 1946** numbered 2028157  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395778**

*C. Sinclair*  
Area - 9a-3a-4p Assistant Registrar of Titles.

TRANSFER AS TO PART to

**Erge Rawson** registered  
on **15th April 1947** numbered 2067770  
CANCELLED AS TO PART See Certificate of Title  
Vol. **7024** Fol. **1404657**

*J. Hewson*  
Area - 9<sup>A</sup>, 3<sup>R</sup>, 5<sup>P</sup> Assistant Registrar of Titles.

TRANSFER AS TO PART to

**Lance Ian Newton** registered  
on **16th September 1946** numbered 2029415  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395779**

*C. Sinclair*  
Area - 9a-3a-3p Assistant Registrar of Titles.

TRANSFER AS TO BALANCE to

**Donald Alexander Wilson** registered  
on **15th July 1947** numbered 2087940  
CANCELLED See Certificate of Title  
Vol. **7110** Fol. **1421858**

*J. Hewson*  
Assistant Registrar of Titles.

TRANSFER AS TO PART to

**Harry King** registered  
**and Archibald Laing** registered  
on **15th October 1946** numbered 2035565  
CANCELLED AS TO PART See Certificate of Title  
Vol. **6979** Fol. **1395780**

*C. Sinclair*  
Assistant Registrar of Titles.

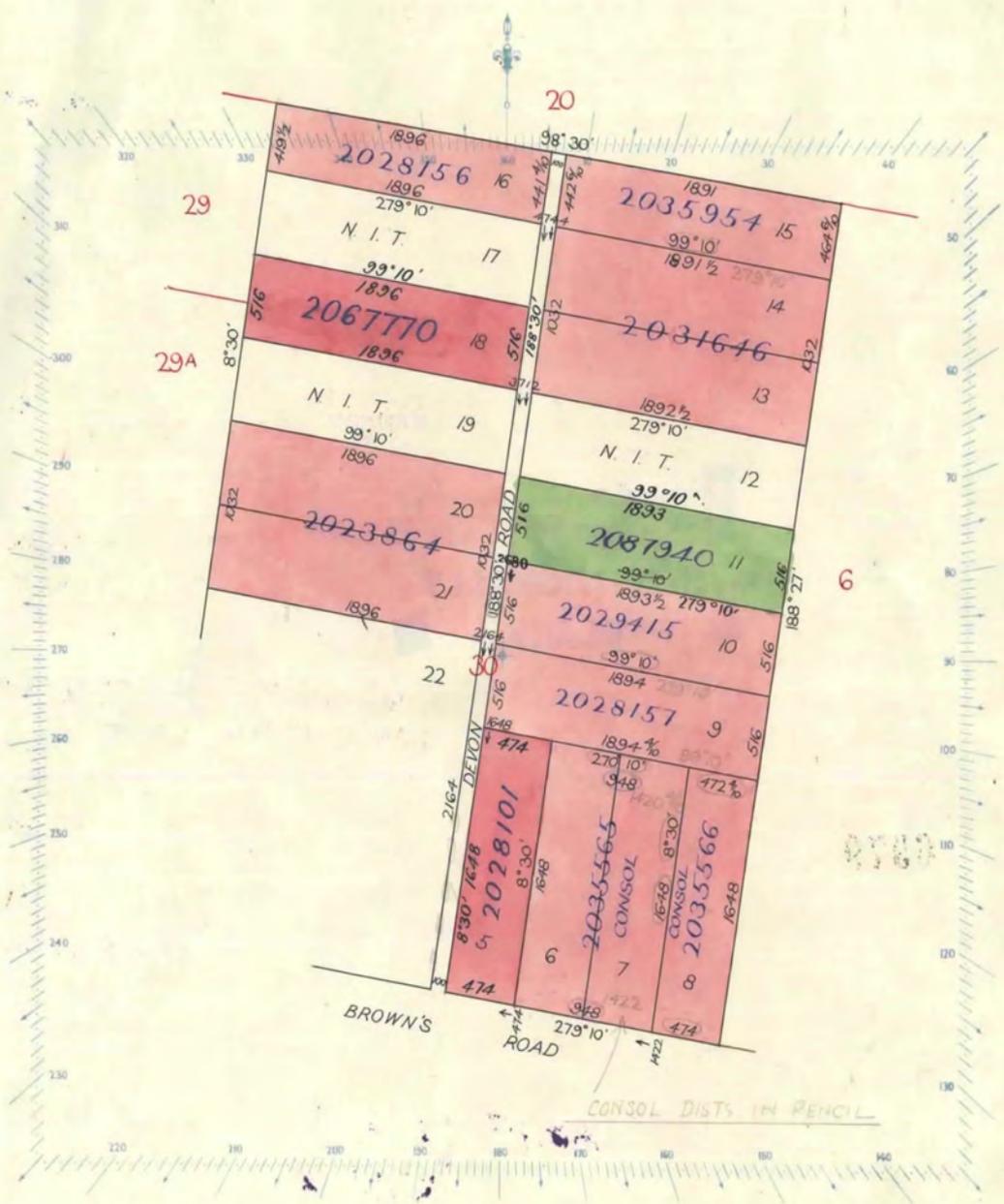
CANCELLED

DUP. WITH

SEP 1948

SCALE: 8 chains to one inch.

Vol. 6884 fol. - 732



LP. 7829 (pt)



106884-732-2-1

Handwritten notes in red ink: 'Hand', '22.5.17'

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

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BLANK**

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

Page 1 of 5

Produced 22/09/2025 01:20 PM

**Volume 7024 Folio 657**

Folio Creation: Details Unknown

**Parent title Volume 06884 Folio 732**

STATEMENT END

### **VOTS Snapshot**

NIL

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### **Paper Title Images**

7024/657 - Version 0, Date 09/04/1999



Entered in the Register Book

Vol. 7024 Fol. 1404657

VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

15/3/47

George Rawson of 17 May Street East Brunswick Army Officer 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 Nine acres Three roods and Five perches -  
 or thereabouts being Lot 18 on Plan of Subdivision No. 7829 lodged in the Office -  
 of Titles and being part of Crown Portion Thirty Parish of Sherwood County of -  
 Mornington -----

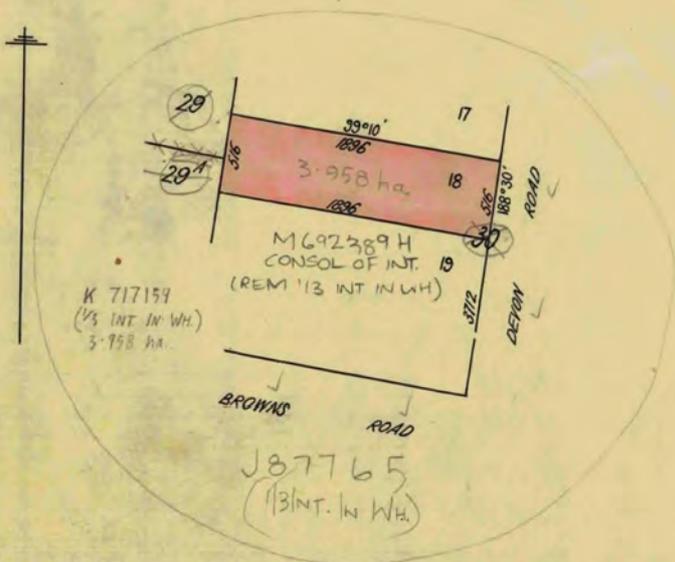
ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

Dated the Fifteenth day of April One  
 thousand nine hundred and forty-seven.

9-3-5

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



A	R	D
9	3	5 = 3.958 ha

The Measurements are in links.



T07024-657-1-2

MORTGAGE to

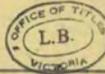
Frank Richardson

**DISCHARGED**  
24 AUG 1960  
20 SEP 1954

registered  
numbered 1097440

Assistant Registrar of Titles

GEORGE RAWSON died on 15th April 1960 Probate of his Will has been granted to PUBLIC TRUSTEE of 601 Little Collins Street Melbourne  
DATED 24th August 1960  
No. B43160



GIOVANNI FRENI Market Gardener and GIUSEPPA FRENI Married Woman both of 7 Cranham Street Noble Park as joint proprietors as to one equal undivided half part or share GIOVANNI VACCARINO Roof Tiler and LAVINIA VACCARINO Married Woman both of 7 Cranham Street Noble Park as joint proprietors as to the other one equal undivided half part or share are now proprietors as TENANTS IN COMMON  
Registered 24th April 1970  
No. D697468



RONALD RAWSON of 8 Gregory Street Oak Park Taxi Driver is now the proprietor by  
Transfer B237678  
Registered 5th July 1961



**DISCHARGED**  
5 JUL 1973  
MORTGAGE to CARMELA GRECO  
Registered 24th April 1970  
No. D697469



**CAVEAT No. E20144/ LODGED 25 OCT 1971**  
**CAVEAT LAPSED - 6 MAR 1972**



**DISCHARGED**  
1965  
MORTGAGE to THE ENGLISH SCOTTISH AND AUSTRALIAN BANK LIMITED  
Registered 8th October 1963  
No. B767381



THOMAS JOHN MC CARTHY of Devon Road Devon Meadows Gentleman is now the proprietor  
Registered 17th August 1965  
No. C291002



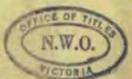
GIOVANNI VACCARINO Roof Tiler and LAVINIA VACCARINO Married Woman both of Devon Road Cranbourne are now JOINT PROPRIETORS  
Registered 10th November 1971  
No. E216788



HENDRICKUS JOSEF VAN SOEST of Cross Road Devon Meadows Market Gardener as to One equal undivided half part or share LEONARDUS WILHELMUS MARIA VAN SOEST Market Gardener and PETRONELLA THEODORA MARIA VAN SOEST Married Woman (an infant who attained the age of 19 years on 16th January 1968) both of Carol Avenue Cranbourne as joint proprietors as to the other One equal undivided half part or share are now proprietors as TENANTS IN COMMON  
Registered 15th November 1968  
No. D243813



**DISCHARGED**  
5 JUL 1973  
MORTGAGE to BARTOLO PORTELLI  
Registered 29th August 1972  
No. E512498

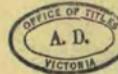


**CAVEAT No. E827845 LODGED 24 MAY 1973**  
**CAVEAT WITHDRAWN 30 AUG 1974**



**MORTGAGE** to BANK OF NEW SOUTH WALES SAVINGS BANK LIMITED  
Registered 15th November 1968  
No. D243814

**DISCHARGED**  
24 FEB 1970



ANTONIO VILLANTE Gentleman ANGELA VILLANTE Married Woman and ROBERT VILLANTE Gentleman all of 22 Newbigin Street Burwood are now proprietors as TENANTS IN COMMON IN EQUAL SHARES  
Registered 11th June 1973  
No. E849558



TRANSFER of the interest of Antonio Villante

No. J87765 registered 28th July 1980  
CANCELLED as to the said interest

9394 137

See Vol.



For Continuation of Endorsement see annexed sheet marked "A"



T07024-657-2-1

This is the Sheet marked "A" referred to in the Certificate of Title entered in the Register Book Vol. 7024 Fol. 657

**ORIGINAL**



Assistant Registrar of Titles

65685/83

**TRANSFER** as to the interest of  
**ANGELA VILLANTE**

No. K717159 registered 13<sup>th</sup> January 1984  
**CANCELLED** as to the said interest

See Vol. **9545** Fol. **331**



**TRANSFER AS TO BALANCE** No. M692389H.  
registered 10.2.87  
**CANCELLED** See Vol. **9739** Fol. **192**



**CANCELLED**

Produced 22/09/2025 01:20 PM

**Volume 9394 Folio 137**

Folio Creation: Details Unknown

**Parent title Volume 07024 Folio 657**

STATEMENT END

### **VOTS Snapshot**

NIL

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### **Paper Title Images**

9394/137 - Version 1, Date 24/05/1999

J87765

**ORIGINAL**

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



VICTORIA

**CANCELLED**  
REGISTER BOOK

**VOL. 9394 FOL. 137**

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

ROBERT VILLANTE of 22 Newbiggin Street Burwood Gentleman is the proprietor of -  
 an estate in fee simple subject to the encumbrances notified hereunder in - -  
 ONE EQUAL UNDIVIDED THIRD PART OR SHARE of all that piece of land in the - - -  
 Parish of Sherwood County of Mornington being Lot 18 on Plan of - - - - -  
 Subdivision No.7829 which land is shown enclosed by continuous lines on the --  
 map hereon - - - - -

FOL.

VOL.

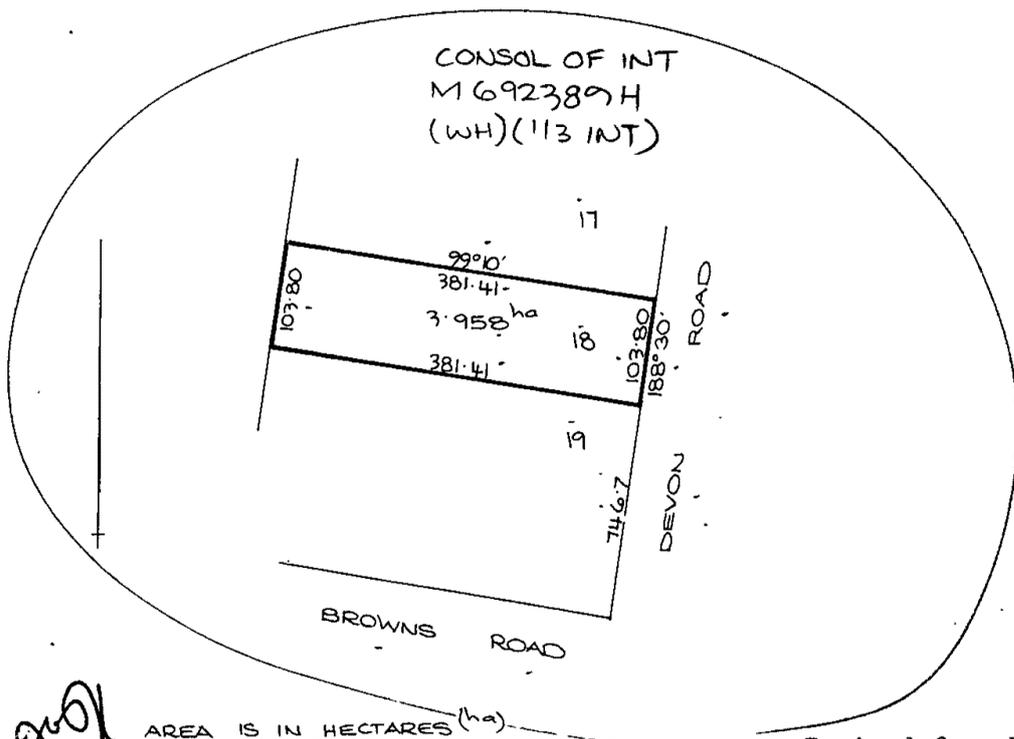
DATED the 28th day of July 1980

*A. Turner*

Assistant Registrar of Titles



## ENCUMBRANCES REFERRED TO



T09394-137-1-0

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

Derived from Vol.7024 Fol.657  
J87765

*gof*

*dm*

VOL. **9394** FOL. **137**

INSTRUMENT

APPLICATION

10322/79-PL-6

TRANSFER No. **M692389H** registered **10.2.87.**  
CANCELLED See Vol. **9739** Fol. **192**



**CANCELLED**

Produced 22/09/2025 01:20 PM

**Volume 9545 Folio 331**

Folio Creation: Details Unknown

**Parent title Volume 07024 Folio 657**

STATEMENT END

### **VOTS Snapshot**

NIL

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### **Paper Title Images**

9545/331 - Version 0, Date 05/03/1999

K 717159

**ORIGINAL**

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



VICTORIA

**CHANGED  
CANCELLED**  
REGISTER BOOK

**VOL.9545 FOL.331**

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

VOL.

ROBERT VILLANTE of 31 Helen Street Chadstone Gentleman is the proprietor  
of an estate in fee simple subject to the encumbrances notified hereunder in  
ONE EQUAL UNDIVIDED THIRD PART OR SHARE of all that piece of land in the  
Parish of Sherwood County of Mornington being Lot 18 on Plan of  
Subdivision No.7829 which land is shown enclosed by continuous lines on the  
map hereon

DATED the 13th day of January 1984

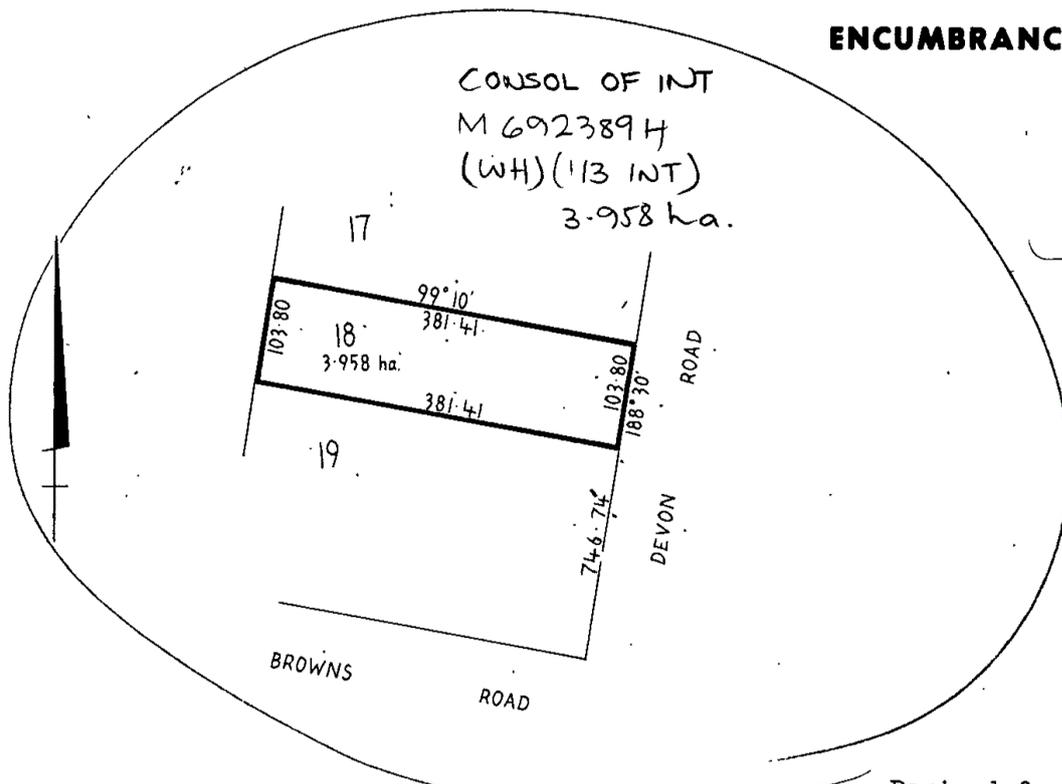
Assistant Registrar of Titles



## ENCUMBRANCES REFERRED TO



T09545-331-1-5



MEASUREMENTS ARE IN METRES

Derived from Vol.7024 Fol.657

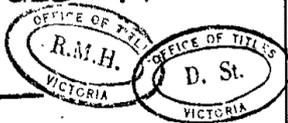
K717159

VOL. 9545 FOL. 331

CAVEAT No. M27148 v LODGED 14 MAY 1986

CAVEAT WILL LAPSE ON

REGISTRATION OF Mb92389H



31 MAR 1987

TRANSFER No Mb92389H registered 10.2.87

CANCELLED See Vol. 9739 Fol. 192



CANCELLED

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 22/09/2025 01:20 PM

**Volume 9739 Folio 192**

Folio Creation: Created as paper folio continued as computer folio

**Parent titles :**

**Volume 07024 Folio 657**

**Volume 09394 Folio 137**

**Volume 09545 Folio 331**

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
20/11/2003	20/11/2003	AC487243P	Y

DISCHARGE OF MORTGAGE  
MORTGAGE(S) REMOVED  
V274010H

29/03/2011	29/03/2011	AH864852S	N
------------	------------	-----------	---

**RECTIFICATION - REFER TO INSTRUMENT**

Lot 1 on Title Plan 337102A (formerly known as Lot 18 on Plan of Subdivision 007829).

**PARENT TITLES :**

Volume 07024 Folio 657      Volume 09394 Folio 137      Volume 09545 Folio 331

Created by instrument M692389H 10/02/1987

01/07/2020	02/07/2020	AT390552R	Y
------------	------------	-----------	---

**NOTICE SEC 45 MSA (ENV. MITIGATION LEVY) ACT 2020**

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020  
AT390552R 01/07/2020

15/11/2021	15/11/2021	AV021045F (E)	N
------------	------------	---------------	---

**CAVEAT**

CAVEAT AV021045F 15/11/2021

Caveator

DEVON LAND PTY LTD

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

12/08/2021

Estate or Interest

## HISTORICAL SEARCH STATEMENT

## Land Use Victoria

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

FRANK GIUMMARRA

Notices to

FRANK GIUMMARRA of 4 MONTROSE WAY CRANBOURNE WEST VIC 3977

11/08/2025            11/08/2025            AZ473961K (E)            N

WITHDRAWAL OF CAVEAT

CAVEAT AV021045F REMOVED

11/08/2025            11/08/2025            AZ473962H (E)            N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE U848665R

11/08/2025            11/08/2025            AZ473963F (E)            N

### TRANSFER OF LAND BY ENDORSEMENT

FROM:

JAMES WILLIAM HEALEY

YOLANDE PAMELA HEALEY

TO:

DEVON LAND PTY LTD 653296176

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

DEVON LAND PTY LTD of 17 AISBETT CLOSE LYNBROOK VIC 3975

AZ473963F 11/08/2025

11/08/2025            11/08/2025            AZ473964D (E)            N

MORTGAGE OF LAND

MORTGAGE AZ473964D 11/08/2025

NATIONAL AUSTRALIA BANK LTD

27/08/2025            29/08/2025            AZ531277D (E)            N

AMENDMENT OF ADDRESS ON FOLIO

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

DEVON LAND PTY LTD of 4 MONTROSE WAY CRANBOURNE WEST VIC 3977

AZ473963F 11/08/2025

STATEMENT END

## VOTS Snapshot

Volume 09739 Folio 192

124008254919Q

Produced 20/11/2003 11:19 am

## LAND DESCRIPTION

Lot 1 on Title Plan 337102A (formerly known as Lot 18 on Plan of Subdivision 007829).

PARENT TITLES :

**HISTORICAL SEARCH STATEMENT****Land Use Victoria**

Page 3 of 5

Volume 07024 Folio 657      Volume 09394 Folio 137      Volume 09545 Folio 331  
Created by instrument M692389H 10/02/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple

Joint Proprietors

JAMES WILLIAM HEALEY

YOLANDE PAMELA HEALEY both of 85 DEVON RD DEVON MEADOWS 3977

U848664U 01/07/1997

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE U848665R 01/07/1997

NATIONAL AUSTRALIA BANK LIMITED

MORTGAGE V274010H 20/02/1998

JOHN GARFIELD HEALEY

BARBARA JOY HEALEY

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 TP337102A FOR FURTHER DETAILS AND BOUNDARIES

---

**Paper Title Images**

9739/192 - Version 0, Date 30/03/1999

M692389H

**ORIGINAL**

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



REGISTER BOOK

**VOL.9739 FOL.192**

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

**JOHN GARFIELD HEALEY and BARBARA JOY HEALEY** both of 35-37 Worthing Road Devon Meadows are **JOINT PROPRIETORS** of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Sherwood County of Mornington being Lot 18 on Plan of Subdivision No.7829 which land is shown enclosed by continuous lines on the map hereon - - - - -

VOL.

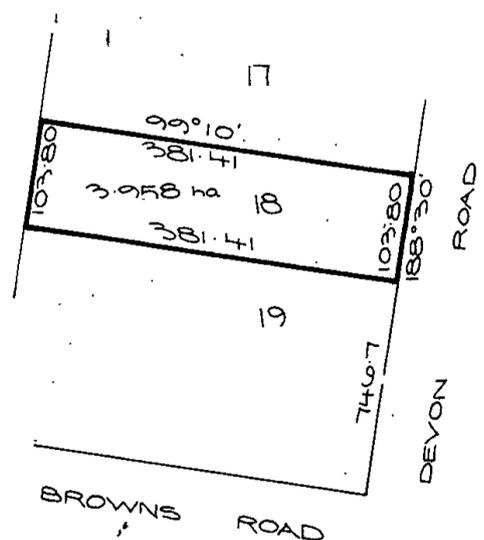
DATE: 10/2/87  
DERIVED FROM VOL.7024 FOL.657 VOL.9394 FOL.137 VOL.9545 FOL.331 M692389H

## ENCUMBRANCES



*A. J. D.*

Assistant Registrar of Titles



T09739-192-1-3

MEASUREMENTS ARE IN METRES

~~MORTGAGE~~  
~~DISCHARGED~~  
~~ON DEC 23 1997~~  
No. **V100982N**



COMMISSIONERS OF THE  
STATE BANK OF VICTORIA



**MORTGAGE**

NATIONAL AUSTRALIA BANK LIMITED

U848665R 1/7/97



**MORTGAGE**

JOHN GARFIELD HEALEY &

BARBARA JOY HEALEY

V274010H 20/2/98



**MORTGAGE TO WESTPAC BANKING CORPORATION**

Registered 26 APR 1990

No. **P765192**

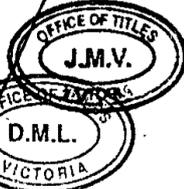
~~DISCHARGED~~  
~~20 AUG 1999~~  
~~OFFICE OF TITLES~~  
~~C.C.M.~~  
~~VICTORIA~~



**MORTGAGE**

JOHN WILLIAM BENTON AILEEN MARY BENTON  
ROBERT GRAHAM BAKER WILLIAM ARTHUR MAY  
VERA BEATRICE MAY & REBECCA BEACH FINANCE PTY.  
LTD.  
REGISTERED 4/12/91  
R670599W

~~DISCHARGED~~  
~~U848665R~~  
~~01 JUL 1997~~  
~~OFFICE OF TITLES~~  
~~J.M.V.~~  
~~OFFICE OF TITLES~~  
~~D.M.L.~~  
~~VICTORIA~~



THE REGISTERED MORTGAGES AFFECTING THE  
WITHIN LAND NOW RANK IN THE FOLLOWING  
ORDER OF PRIORITY:-

- 1. MORTGAGE R670599W
- 2. MORTGAGE P765192C

REGISTERED 4/12/91  
R670600K



JOINT PROPRIETORS

**JAMES WILLIAM HEALEY &**

**YOLANDE PAMELA HEALEY**

85 DEVON RD. DEVON MEADOWS 3977

U848664U 1/7/97



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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.

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

VOLUME 09739 FOLIO 192

Security no : 124128297365V  
Produced 22/09/2025 01:14 PM

LAND DESCRIPTION

Lot 1 on Title Plan 337102A (formerly known as Lot 18 on Plan of Subdivision 007829).

PARENT TITLES :

Volume 07024 Folio 657      Volume 09394 Folio 137      Volume 09545 Folio 331  
Created by instrument M692389H 10/02/1987

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

DEVON LAND PTY LTD of 4 MONTROSE WAY CRANBOURNE WEST VIC 3977  
AZ473963F 11/08/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ473964D 11/08/2025  
NATIONAL AUSTRALIA BANK LTD

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

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020  
AT390552R 01/07/2020

DIAGRAM LOCATION

SEE TP337102A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ473961K (E)	WITHDRAWAL OF CAVEAT	Registered	11/08/2025
AZ473962H (E)	DISCHARGE OF MORTGAGE	Registered	11/08/2025
AZ473963F (E)	TRANSFER	Registered	11/08/2025
AZ473964D (E)	MORTGAGE	Registered	11/08/2025
AZ531277D (E)	AMEND ADDRESS ON FOLIO	Registered	29/08/2025
AZ487413Q (E)	AMEND ADDRESS ON FOLIO	Withdrawn	18/08/2025

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

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

Street Address: 85 DEVON ROAD DEVON MEADOWS VIC 3977

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 11/08/2025

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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Delivered from the LANDATA® System by InfoTrack Pty Ltd

by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.



**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 22/09/2025 01:20 PM

**Volume 4745 Folio 922**

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 01454 Folio 604

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 21/01/2005 10:40:08 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
------------------------------	---------------------------	---------	--------

28/05/2005	28/05/2005	AD645379A	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE  
MORTGAGE(S) REMOVED  
W482685G

28/05/2005	28/05/2005	AD645380R	Y
------------	------------	-----------	---

MORTGAGE & CHANGE OF REGISTERED PROPRIETOR NAME  
MORTGAGE AD645380R 28/05/2005  
CITIBANK PTY LIMITED  
PROPRIETORSHIP  
Estate Fee Simple  
Joint Proprietors  
ROBYN DENISE MORGAN  
CLARK JAMES MORGAN both of 50 CRAIG RD DEVON MEADOWS 3977  
W482684K 21/12/1999

13/06/2008	14/07/2008	PS613683A	Y
------------	------------	-----------	---

PLAN OF SUBDIVISION, SUBDIVISION ACT 1988  
Cancelled by PS613683A

STATEMENT END

**VOTS Snapshot**

Volume 04745 Folio 922  
124014264436G  
Produced 28/05/2005 07:52 am

**LAND DESCRIPTION**

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

Page 2 of 4

Lot 1 on Plan of Subdivision 007599.  
PARENT TITLE Volume 01454 Folio 604  
Created by instrument 1123787 24/08/1923

### **REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
ROBYN DENISE DAVEY  
CLARK JAMES MORGAN both of 50 CRAIG RD DEVON MEADOWS 3977  
W482684K 21/12/1999

### **ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE W482685G 21/12/1999  
THE ROCK BUILDING SOCIETY LIMITED

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

### **DIAGRAM LOCATION**

SEE LP007599 FOR FURTHER DETAILS AND BOUNDARIES

---

### **Paper Title Images**

4745/922 - Version 1, Date 18/01/2000

W/CS759065

Entered in the Register Book



Vol. 4745 Fol. 948922

VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

*CM*

**Charles Milton Smith** of 388 Brunswick Street Fitzroy **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 Nine acres and Two roods or thereabouts, ---  
 being Lot One on Plan of Subdivision No. 7599 lodged in the Office of Titles, and -  
 being part of Crown Allotment Twenty-nine<sup>A</sup> Parish of Sherwood County of -----  
 Mornington -----

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Dated the **Twenty-fourth** day of **August** **One**  
**thousand nine hundred and twenty-three.**

*Alfred W. Comports*

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



1454-604



The Measurements are in links.

Vol. 1454 Fol. 290604 Transfer. 1123787 Application

Nature of Instrument. Time of its Production for Registration.

**George Robert Binding** of **branbourne**  
**Farmer** is  
 now the proprietor of the within described estate by  
 transfer registered on **12<sup>th</sup> December 1947**  
 and numbered **2116282**.

*J. Hewison*  
 Assistant Registrar of Titles

To whom given. Number or Symbol thereon.

CAVEAT NO. J722130 LODGED 20 NOV 1981  
 CAVEAT WITHDRAWN 21 DEC 1981  
 CAVEAT NO. J759066 LODGED 21-12-81,  
 CAVEAT WILL LAPSE ON  
 REGISTRATION OF **J775557**  
 17 FEB 1982

OFFICE OF TITLES VICTORIA  
 R.G.  
 K.C.E.

**MORTGAGE** to THE NATIONAL BANK OF AUSTRALASIA LIMITED  
**DISCHARGED**  
*W.P. Fitzgerald*  
 Assistant Registrar of Titles  
 20<sup>th</sup> June 1949  
 21<sup>st</sup> December 1949

registered numbered 916781.  
*J. Hewison*  
 Assistant Registrar of Titles

FRANK VELLA Business Proprietor and JUDITH  
 EVELINE VELLA Married Woman both of 17 Glenthorne  
 Drive Keysborough are now JOINT PROPRIETORS  
 Registered 6th January 1982  
 No. J775557

OFFICE OF TITLES VICTORIA

**MORTGAGE** SETTLEMENT registered  
**DISCHARGED**  
*W.P. Fitzgerald*  
 Assistant Registrar of Titles  
 28<sup>th</sup> June 1948  
 21<sup>st</sup> December 1949

registered numbered 918446  
*J. Hewison*  
 Assistant Registrar of Titles

**MORTGAGE** to THE NATIONAL BANK  
 SAVINGS BANK LIMITED  
 Registered 6th January 1982  
 No. J775558

DISCHARGED 25 MAR 1982  
 OFFICE OF TITLES VICTORIA  
 M.A.F.

**Frederick Vincent Mc Kenzie** of  
**branbourne** **Farmer** is  
 now the proprietor of the within described estate by  
 transfer registered on **21<sup>st</sup> December 1949**  
 and numbered **2266512**

*W.P. Fitzgerald*  
 Assistant Registrar of Titles

**MORTGAGE** to THE NATIONAL BANK OF  
 AUSTRALASIA LIMITED  
 Registered 6th January 1982  
 No. J775559

DISCHARGED 30 MAR 1982  
 OFFICE OF TITLES VICTORIA  
 M.A.F.

**George Kalones** of **Main Street**  
**Brooklyn Fishmonger** is  
 now the proprietor of the within described estate by  
 transfer registered on **31<sup>st</sup> July 1951**  
 and numbered **2423649**

*J. Hewison*  
 Assistant Registrar of Titles

JOINT PROPRIETORS  
**ROBYN DENISE DAVEY**  
**CLARK JAMES MORGAN**  
 50 CRAIG RD. DEVON MEADOWS 3977  
 W482684K 21/12/99

OFFICE OF TITLES VICTORIA  
 N.N.

CAVEAT No. D27171. LODGED 14 MAR 1968  
**ENTERED**  
**CAVEAT LAPSED** 14 JUN 1973

OFFICE OF TITLES VICTORIA  
 B.D.D.  
 D.S.

**MORTGAGE**  
 THE ROCK BUILDING SOCIETY LIMITED  
 W482685G 21/12/99

OFFICE OF TITLES VICTORIA  
 N.N.

**JULES MERRITT MAZOU** Painter and **KATHLEEN JUNE MAZOU**  
 Married Woman both of Craig Road Devon Meadows are  
 now JOINT PROPRIETORS  
 Registered 23rd May 1973  
 No. E824479

OFFICE OF TITLES VICTORIA  
 C.H.S.

**MORTGAGE** to THE COMMISSIONERS OF THE STATE SAVINGS  
 BANK OF VICTORIA  
 Registered 23rd May 1973  
 No. E824480

DISCHARGED 20 JAN 1982  
 OFFICE OF TITLES VICTORIA  
 M.A.F.  
 C.H.S.

16/1/52

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 22/09/2025 01:20 PM

**Volume 6602 Folio 373**

Folio Creation: Created as paper folio continued as computer folio

**Parent title Volume 03977 Folio 293**

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 13/07/2004 11:30:03 AM

**RECORD OF HISTORICAL DEALINGS**

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

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

29/01/2002	29/01/2002	AB041834M	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB041834M 29/01/2002  
 Caveator  
 JOHN CAVNOUDIAS  
 Capacity FEE SIMPLE SEE CAVEAT  
 Lodged by  
 AGROTIS A & ASSOCIATES  
 Notices to  
 AGROTIS A & ASSOCIATES of 364 ST GEORGES ROAD NORTH FITZROY VIC 3068

09/04/2002	09/04/2002	AB203179T	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB203179T 09/04/2002  
 Caveator  
 FIDRIM HALIT  
 Capacity PURCHASER/FEE SIMPLE  
 Lodged by  
 ANTONIO CAAMANO  
 Notices to  
 ANTONIO CAAMANO of 108 RAILWAY AVENUE RINGWOOD EAST VIC 3135

03/05/2002	21/06/2002	AB255118W	Y
------------	------------	-----------	---

APPLICATION TO REMOVE CAVEAT  
 CAVEAT AB041834M REMOVED

14/06/2002	10/07/2002	AB345883D	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB345883D 14/06/2002  
 Caveator  
 JOHN CAVNOUDIAS  
 Capacity FEE SIMPLE SEE CAVEAT  
 Lodged by  
 AGROTIS A & ASSOCIATES  
 Notices to

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

AGROTIS A & ASSOCIATES of 346 ST.GEORGES ROAD NORTH FITZROY VIC 3068

01/08/2002            01/08/2002            AB457805A            Y

WITHDRAWAL OF CAVEAT  
CAVEAT AB203179T REMOVED

01/08/2002            01/08/2002            AB457806X            Y

WITHDRAWAL OF CAVEAT  
CAVEAT AB345883D REMOVED

01/08/2002            01/08/2002            AB457807V            Y

**TRANSFER OF LAND BY ENDORSEMENT**

FROM:  
SOZON CAVNOUDIAS  
TO:  
FIDRIM HALIT  
SELFIJE HALIT

RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Joint Proprietors  
FIDRIM HALIT  
SELFIJE HALIT both of 80 KEATING CRESCENT DANDENONG VIC 3175  
AB457807V 01/08/2002

01/08/2002            01/08/2002            AB457808T            Y

MORTGAGE OF LAND  
MORTGAGE AB457808T 01/08/2002  
WESTPAC BANKING CORPORATION

12/02/2007            12/02/2007            AE892245H            Y

DISCHARGE OF MORTGAGE  
MORTGAGE(S) REMOVED  
AB457808T

12/02/2007            12/02/2007            AE892246F            Y

**TRANSFER OF LAND BY ENDORSEMENT**

FROM:  
FIDRIM HALIT  
SELFIJE HALIT  
TO:  
FIDRIM HALIT

RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Sole Proprietor  
FIDRIM HALIT of 95 DEVON ROAD DEVON MEADOWS VIC 3977  
AE892246F 12/02/2007

11/07/2007            11/07/2007            AF198498N            Y

MORTGAGE OF LAND  
MORTGAGE AF198498N 11/07/2007  
NATIONAL AUSTRALIA BANK LTD

03/10/2007            03/10/2007            AF378501B            Y

DISCHARGE OF MORTGAGE  
MORTGAGE(S) REMOVED  
AF198498N

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

03/10/2007            03/10/2007            AF378502Y            Y

MORTGAGE OF LAND

MORTGAGE AF378502Y 03/10/2007  
WESTPAC BANKING CORPORATION

13/06/2008            14/07/2008            PS613683A            Y

PLAN OF SUBDIVISION, SUBDIVISION ACT 1988  
Cancelled by PS613683A

STATEMENT END

**VOTS Snapshot**

Volume 06602 Folio 373  
124000291237R  
Produced 29/01/2002 03:03 pm

**LAND DESCRIPTION**

Lot 19 on Plan of Subdivision 007829.  
PARENT TITLE Volume 03977 Folio 293  
Created by instrument 1843695 10/02/1943

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
SOZON CAVNOUDIAS of 95 DEVON RD DEVON MEADOWS  
T319332A 22/09/1994

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE DIAGRAM ON IMAGED FOLIO VOLUME 6602 FOLIO 373 FOR FURTHER DETAILS AND BOUNDARIES

---

**Paper Title Images**

6602/373 - Version 0, Date 24/08/1999



Entered in the Register Books

Vol. 6602 Fol. 1320373

VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928,"

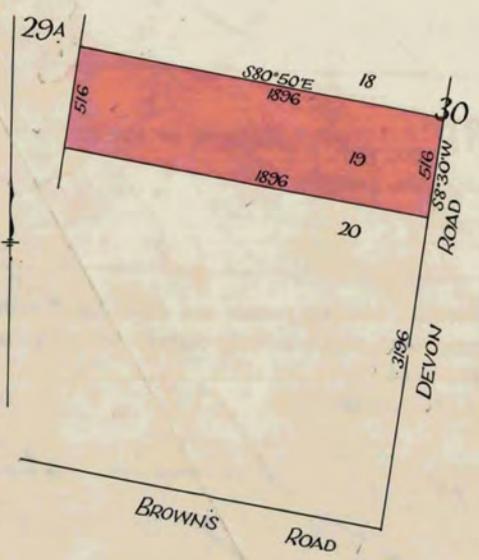
Stanley Wingfield Hill Farmer and Annie Elizebeth Hill Married Woman both of Cranbourne are now joint proprietors-----

~~of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in~~ All that piece of Land, delineated and coloured-red on the map in the margin containing Nine acres Three roods and Five perches or thereabouts being Lot 19 on Plan of Subdivision No.7829 lodged in the Office of----- Titles and being part of Crown Portion Thirty Parish of Sherwood County of----- Mornington-----

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

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

*H. Hewson*  
Assistant Registrar of Titles.  
ENCUMBRANCES REFERRED TO.



*[Signature]*  
The Measurements are in links.



T06602-373-1-6

Alice Freeman of 6 Fitzroy Street Bentleigh Widow is now the proprietor of the within described estate by transfer registered on 18<sup>th</sup> February 1943 and numbered 1843696 H. Newson

Assistant Registrar of Titles

Stuart William Amos Delaney of 5 Ash Grove Craftsman is

now the proprietor of the within described estate by transfer registered on 10 March 1948 and numbered 2129942 W. Fitzgerald

Assistant Registrar of Titles

Kenneth Clarkson of Deva Road Devon Meadows Engineer is

now the proprietor of the within described estate by transfer registered on 28<sup>th</sup> August 1951 and numbered 24328 H. Newson

Assistant Registrar of Titles

Vera Shorne of Inglewood Shed Rowood Married Woman is

now the proprietor of the within described estate by transfer registered on 11 AUG 1954 and numbered 2663933 H. W. Dickson

Assistant Registrar of Titles

Jack Stuart Planch of 45 Seventh Street Parkdale Marine Surveyor is now the proprietor of the within described estate by transfer registered on 2 May 1957 and numbered 19327492 H. Newson

Assistant Registrar of Titles

**MORTGAGE** TO PHILIP FRANCOIS HERGA Registered 4th August 1959 and numbered 1797682

**CAVEAT No** D446682 **LODGED** 14 JUL 1969

**CAVEAT LAPSED** 29 MAY 1972

GEORGE KOSTENKO KOSTENKA Poultry Farmer and SOPHIA KOSTENKO Married Woman both of Devon Road Devon Meadows are now **JOINT PROPRIETORS**

Registered 11th May 1972 and numbered No. E386349

GORDON BOUSFIELD HARRIS Poultry Farmer and VIVIENNE RITA HARRIS Married Woman both of Meadows Road Devon Meadows are now **JOINT PROPRIETORS**

Registered 4th September 1973 and numbered No. E977265

**MORTGAGE** TO BANK OF NEW SOUTH WALES Registered 4th September 1975 and numbered No. E977266

SOZON CAVNOUDIAS Poultry Farmer and ANGELICA CAVNOUDIAS Married Woman both of 20 Latrobe Street Oakleigh are now **JOINT PROPRIETORS**

Registered 31st August 1978 and numbered No. H217818

**MORTGAGE** LIMITED TO THE COMMERCIAL BANK OF AUSTRALIA Registered 31st August 1978 and numbered No. H217819

**MORTGAGE** LIMITED TO THE COMMERCIAL BANK OF AUSTRALIA Registered 31st August 1978 and numbered No. H217820

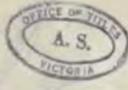
**DISCHARGED** 11 SEP 1956 25 NOV 1954

numbered 1103376 H. Newson Assistant Registrar of Titles

Bella Myrtle Smith of 29 Parker Street Eastman Married Woman is

now the proprietor of the within described estate by transfer registered on 11 SEP 1956 and numbered A220714

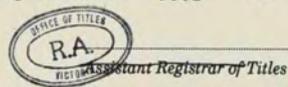
Assistant Registrar of Titles



ENDORSEMENTS CONTINUE ON AN ANNEXED SHEET MARKED 1-219734

This is the Sheet marked <sup>v</sup> <sup>u</sup> A referred to in the Certificate of Title entered in the Register Book Vol. 6602 Fol. 373

**ORIGINAL**



**SURVIVING PROPRIETOR**

**SOZON CAVNOUDIAS 95 DEVON RD. DEVON MEADOWS**

**T319332A 22/9/94**



VOL.6602 FOL.373

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 22/09/2025 01:20 PM

**Volume 11080 Folio 495**

Folio Creation: Created as a computer folio

**Parent titles :**

**Volume 04745 Folio 922**

**Volume 06602 Folio 373**

**RECORD OF HISTORICAL DEALINGS**

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

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

13/06/2008	14/07/2008	AF904039S	Y
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DISCHARGE OF MORTGAGE  
MORTGAGE(S) REMOVED  
AF378502Y

13/06/2008	14/07/2008	AF904068K	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE  
MORTGAGE(S) REMOVED  
AD645380R

<b>13/06/2008</b>	<b>14/07/2008</b>	<b>AF904069H</b>	<b>Y</b>
-------------------	-------------------	------------------	----------

**TRANSFER OF LAND BY ENDORSEMENT**

**FROM:**

**ROBYN DENISE MORGAN**

**CLARK JAMES MORGAN**

**FIDRIM HALIT**

**TO:**

**FIDRIM HALIT**

**RESULTING PROPRIETORSHIP:**

**Estate Fee Simple**

**Sole Proprietor**

**FIDRIM HALIT of 95 DEVON ROAD DEVON MEADOWS VIC 3977**

**AF904069H 13/06/2008**

13/06/2008	14/07/2008	AF904082R	Y
------------	------------	-----------	---

MORTGAGE OF LAND  
MORTGAGE AF904082R 13/06/2008  
WESTPAC BANKING CORPORATION

12/05/2014	12/05/2014	AL073761V	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE  
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AF904082R

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

12/05/2014	12/05/2014	AL073762T	Y
MORTGAGE OF LAND			
MORTGAGE AL073762T 12/05/2014			
LA TROBE FINANCIAL ASSET MANAGEMENT LTD			
29/04/2015	29/04/2015	AL849394X (O)	Y
DISCHARGE OF MORTGAGE			
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)			
MORTGAGE AL073762T			
29/04/2015	29/04/2015	AL849395V (O)	Y
MORTGAGE OF LAND			
MORTGAGE AL849395V 29/04/2015			
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD			
09/08/2019	09/08/2019	AS428316H (E)	N
DISCHARGE OF MORTGAGE			
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)			
MORTGAGE AL849395V			
09/08/2019	09/08/2019	AS428317F (E)	N
MORTGAGE OF LAND			
MORTGAGE AS428317F 09/08/2019			
WESTPAC BANKING CORPORATION			
01/07/2020	02/07/2020	AT390557F	Y
NOTICE SEC 45 MSA (ENV. MITIGATION LEVY) ACT 2020			
NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020			
AT390557F 01/07/2020			
24/04/2024	24/04/2024	AX937619F (E)	N
DISCHARGE OF MORTGAGE			
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)			
MORTGAGE AS428317F			
24/04/2024	24/04/2024	AX937620W (E)	N
MORTGAGE OF LAND			
MORTGAGE AX937620W 24/04/2024			
AQUAMORE FINANCE PTY LTD			
08/11/2024	08/11/2024	AY579551Y (E)	N
DISCHARGE OF MORTGAGE			
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)			
MORTGAGE AX937620W			
08/11/2024	08/11/2024	AY579552W (E)	N
MORTGAGE OF LAND			
MORTGAGE AY579552W 08/11/2024			
IPARTNERS NOMINEES PTY LTD			

STATEMENT END

**VOTS Snapshot**

Volume 11080 Folio 495  
124026652064T  
Produced 14/07/2008 03:42 pm

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 613683A.

PARENT TITLES :

Volume 04745 Folio 922      Volume 06602 Folio 373

Created by instrument PS613683A 14/07/2008

**REGISTERED PROPRIETOR**

Estate Fee Simple

As to the land formerly contained in Volume 04745 Folio 922

Joint Proprietors

ROBYN DENISE MORGAN

CLARK JAMES MORGAN both of 50 CRAIG RD DEVON MEADOWS 3977

As to the land formerly contained in Volume 06602 Folio 373

Sole Proprietor

FIDRIM HALIT of 95 DEVON ROAD DEVON MEADOWS VIC 3977

PS613683A 14/07/2008

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE as to part AD645380R 28/05/2005

CITIBANK PTY LTD

MORTGAGE as to part AF378502Y 03/10/2007

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 PS613683A FOR FURTHER DETAILS AND BOUNDARIES

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

VOLUME 11080 FOLIO 495

Security no : 124128297367T  
Produced 22/09/2025 01:14 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 613683A.  
PARENT TITLES :  
Volume 04745 Folio 922      Volume 06602 Folio 373  
Created by instrument PS613683A 14/07/2008

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
FIDRIM HALIT of 95 DEVON ROAD DEVON MEADOWS VIC 3977  
AF904069H 13/06/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY579552W 08/11/2024  
IPARTNERS NOMINEES PTY LTD

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

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020  
AT390557F 01/07/2020

DIAGRAM LOCATION

SEE PS613683A 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: 95 DEVON ROAD DEVON MEADOWS VIC 3977

ADMINISTRATIVE NOTICES

NIL

eCT Control 19208S HWL EBSWORTH LAWYERS  
Effective from 08/11/2024

DOCUMENT END

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**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 22/09/2025 01:20 PM

**Volume 6979 Folio 775**

Folio Creation: Created as paper folio continued as computer folio

**Parent title Volume 06884 Folio 732**

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 13/07/2004 11:30:03 AM

**RECORD OF HISTORICAL DEALINGS**

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

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

05/01/2006	06/01/2006	AE093523L	Y
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DISCHARGE OF MORTGAGE  
MORTGAGE(S) REMOVED  
U367237E  
U376932G

05/01/2006	06/01/2006	AE093524J	Y
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MORTGAGE OF LAND  
MORTGAGE AE093524J 05/01/2006  
PERPETUAL TRUSTEE COMPANY LTD

02/10/2012	02/10/2012	AJ943042Y (E)	N
------------	------------	---------------	---

LAND TAX CHARGE  
STATUTORY CHARGE Section 96(1) Land Tax Act 2005  
AJ943042Y 02/10/2012

04/06/2013	04/06/2013	AK381026T (E)	N
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DISCHARGE LAND TAX CHARGE  
STATUTORY CHARGE AJ943042Y REMOVED

14/04/2016	14/04/2016	AM705619W (O)	Y
------------	------------	---------------	---

DISCHARGE OF MORTGAGE  
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AE093524J

14/04/2016	14/04/2016	AM705620N (O)	Y
------------	------------	---------------	---

MORTGAGE OF LAND  
MORTGAGE AM705620N 14/04/2016  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

05/03/2019	05/03/2019	AR982140J (E)	N
------------	------------	---------------	---

CAVEAT

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

CAVEAT AR982140J 05/03/2019  
 Caveator  
 SINOINTEGRITY DEVELOPMENT PTY LTD  
 Grounds of Claim  
 PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.  
 Parties  
 THE REGISTERED PROPRIETOR(S)  
 Date  
 21/12/2018  
 Estate or Interest  
 FREEHOLD ESTATE  
 Prohibition  
 ABSOLUTELY  
 Lodged by  
 MA & COMPANY SOLICITORS  
 Notices to  
 BALDWIN LAM of SUITE 1023 401 DOCKLANDS DRIVE DOCKLANDS VIC 3008

01/07/2020            02/07/2020            AT390573H            Y

NOTICE SEC 45 MSA (ENV. MITIGATION LEVY) ACT 2020  
 NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020  
 AT390573H 01/07/2020

09/09/2020            10/09/2020            AT590312X (E)            N

DISCHARGE OF MORTGAGE  
 AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
 MORTGAGE AM705620N

09/09/2020            10/09/2020            AT590313V (E)            N

MORTGAGE OF LAND  
 MORTGAGE AT590313V 09/09/2020  
 NATIONAL AUSTRALIA BANK LTD

19/12/2023            19/12/2023            AX583870R (E)            N

DISCHARGE OF MORTGAGE  
 AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
 MORTGAGE AT590313V

19/12/2023            19/12/2023            AX583871P (E)            N

WITHDRAWAL OF CAVEAT  
 CAVEAT AR982140J REMOVED

19/12/2023            19/12/2023            AX583872M (E)            N

**TRANSFER OF LAND BY ENDORSEMENT**

FROM:  
 JASHAR RUSTEMI  
 TO:  
 SIG DEVELOPMENT DEVON MEADOWS PTY LTD 633912044  
 RESULTING PROPRIETORSHIP:  
 Estate Fee Simple  
 Sole Proprietor  
 SIG DEVELOPMENT DEVON MEADOWS PTY LTD of SUITE 4 LEVEL 18 567 COLLINS STREET  
 MELBOURNE VIC 3000  
 AX583872M 19/12/2023

19/12/2023            19/12/2023            AX583873K (E)            N

MORTGAGE OF LAND

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Page 3 of 8

MORTGAGE AX583873K 19/12/2023  
MCH AGENCY SERVICES PTY LTD

14/11/2024 14/11/2024 AY595154T (E) N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT  
ELF Id: 1247366321  
Removed by Dealing AY609151E

19/11/2024 19/11/2024 AY609151E (E) N

MORTGAGE OF LAND  
MORTGAGE AY609151E 19/11/2024  
ILP DEVON MEADOWS PTY LTD

STATEMENT END

**VOTS Snapshot**

Volume 06979 Folio 775  
124016502371T  
Produced 06/01/2006 07:58 am

**LAND DESCRIPTION**

Lot 20 on Plan of Subdivision 007829.  
PARENT TITLE Volume 06884 Folio 732  
Created by instrument 2023864 20/08/1946

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
JASHAR RUSTEMI of 120 DEVON RD DEVON MEADOWS 3977  
T236152Q 05/08/1994

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE U367237E 21/08/1996  
COMMONWEALTH BANK OF AUSTRALIA

MORTGAGE U376932G 28/08/1996  
COMMONWEALTH BANK OF AUSTRALIA

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

**DIAGRAM LOCATION**

SEE LP007829 FOR FURTHER DETAILS AND BOUNDARIES

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**Paper Title Images**



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## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

Page 4 of 8

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6979/775 - Version 0, Date 28/09/1999



**MORTGAGE TO**  
**DISCHARGED**

**OLD PEOPLE SETTLEMENT** registered  
**COMMISSION** numbered 875856  
Assistant Registrar of Titles  
*C. Sinclair*

**LUCY FLORA ANDREWS** of Devon Road Five Ways **Widow**  
is now the **SURVIVING PROPRIETOR**  
Registered 18th April 1963  
No. B638867



**George Edward Gray** Police Constable  
and **Margaret Mary Gray** Married  
Woman both of 13 Patterson Street  
Moonee Ponds are  
now joint proprietors of the within described estate by  
transfer registered on 16th April 1948  
and numbered 2135791  
*H. Newson*

**WALTER ROBERT WHITEHEAD** and **IAN LAURENCE WHITEHEAD** Market  
Gardeners both of Elder Street Heatherton are now proprietors  
as **TENANTS IN COMMON IN EQUAL SHARES**  
Registered 27th June 1968  
No. D116107



Assistant Registrar of Titles

**THOMAS EDGAR HANSEN** Market Gardener and **VIOLET**  
**MABLE HANSEN** Widow both of 33 Medina Road  
Glen Waverley are now **JOINT PROPRIETORS**  
Registered 7th December 1970  
No. D906114



**Stanley Francis Jones** Council Employee  
and **Amy Eliza Jones** Married Woman  
both of Hampton Park are  
now joint proprietors of the within described estate by  
transfer registered on 14 December 1950  
and numbered 2371070  
*C. Mitchell*

**THOMAS EDGAR HANSEN** is now the **SURVIVING PROPRIETOR**  
Registered 21st March 1980  
No. H914606



Assistant Registrar of Titles

**THOMAS EDGAR HANSEN DIED ON 26/9/85**  
**PROBATE OF HIS WILL HAS BEEN GRANTED TO**  
**THE PERPETUAL EXECUTORS AND TRUSTEES ASSOCIATION OF**  
**AUSTRALIA LIMITED OF 50 QUEEN STREET MELBOURNE**  
**REGISTERED 31/12/85**  
M66217Y



**MORTGAGE TO**  
**DISCHARGED**  
**Herbert Allan Phillips** and  
**Dorothy Mary Phillips**  
registered  
numbered 1049588  
Assistant Registrar of Titles  
*C. Mitchell*

**PROPRIETOR**  
**DONALD LAWRENCE HANSEN** OF 32 BARKLY ST. CRANBOURNE  
**REGISTERED 16/4/86**  
M227163C



**MORTGAGE TO**  
**DISCHARGED**  
**Arthur Edward Blackmore**  
registered  
numbered 1108944  
Assistant Registrar of Titles  
*W. Fitzgerald*

**CAVEAT**

**CAVEATOR: GEORGE GARBOR HATVANI & MAGDA HATVANI**  
**CAPACITY: PURCHASER/FEE SIMPLE**  
**LODGED BY: 290L SHOLL NICHOLSON PTY. OF 54 MCCRAE ST.**  
**DANDENONG 3175**  
**NOTICE TO: AS ABOVE**  
**NO: R382692U**  
**DATE: 12/6/91**



**Tracey Boyd Andrews**, Mill Hand  
and **Lucy Flora Andrews**, Married Woman  
both of Swifts Creek  
are  
now joint proprietors of the within described estate by  
transfer registered on 7 APR 1950  
and numbered 2715721  
*J. Kennedy*

Assistant Registrar of Titles

LOT 20

28 AUG 1992



ENDORSEMENTS CONTINUE ON ANNEXED SHEET  
'A' COMMENCING WITH 2460490



This is the Sheet marked 'A' referred to in the Certificate of Title entered in the Register Book Vol. 6979 Fol. 1395775

**ORIGINAL**



TRANSFER AS TO PART NO R460490<sup>S</sup>

registered 99-7-91

CANCELLED AS TO PART

Set Vol. 10044 Fol. 172



Lot 21

**TRANSFER AS TO BALANCE**

JOINT PROPRIETORS

GEORGE GABOR HATVANI & MAGDA HATVANI OF

1 NETTLE DR. HALLAM

REGISTERED 7/8/92

S57271K

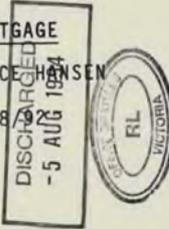


**MORTGAGE**

DONALD LAWRENCE HANSEN

REGISTERED 7/8/92

S57272G



**CAVEAT**

CAVEATOR: DIMITRIOS MOSCHOYIANNIS & CHRISOTHEME MICHAS

CAPACITY: PURCHASER/FEE SIMPLE

NOTICE TO: VITO CILAURO  
35-37 WORTHING RD. DEVON MEADOWS

NO: S158340F

DATE: 7/10/92

LAND DESCRIPTION: LOT 20



**CAVEAT WITHDRAWN**

5.8.94



**TRANSFER AS TO BALANCE**

PROPRIETOR

JASHAR RUSTEMI

120 DEVON RD. DEVON MEADOWS 3977

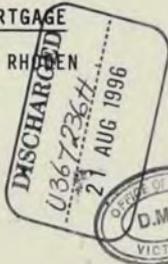
T236151T/2Q 5/8/94



**MORTGAGE**

PHILIP HAMILTON RHODEN

T236153M 5/8/94



**MORTGAGE**  
COMMONWEALTH BANK OF AUSTRALIA

U367237E

21/08/96



**MORTGAGE**

COMMONWEALTH BANK OF AUSTRALIA

U376932G

28/08/96



T06979-775-2-2

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

VOLUME 06979 FOLIO 775

Security no : 124128297366U  
Produced 22/09/2025 01:14 PM

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 007829.  
PARENT TITLE Volume 06884 Folio 732  
Created by instrument 2023864 20/08/1946

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

SIG DEVELOPMENT DEVON MEADOWS PTY LTD of SUITE 4 LEVEL 18 567 COLLINS STREET  
MELBOURNE VIC 3000  
AX583872M 19/12/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX583873K 19/12/2023  
MCH AGENCY SERVICES PTY LTD

MORTGAGE AY609151E 19/11/2024  
ILP DEVON MEADOWS PTY LTD

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NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020  
AT390573H 01/07/2020

DIAGRAM LOCATION

SEE LP007829 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: 105 DEVON ROAD DEVON MEADOWS VIC 3977

ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON  
Effective from 19/11/2024

DOCUMENT END

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Appendix E

# Photographs

85 Devon Road



1. Interior of empty shed observed onsite.



2. Disused flower nursery structures onsite.



3. Interior of office building onsite.



4. Interior of office building onsite.



5. Water body observed onsite.



6. Water body observed onsite.

95 Devon Meadows



7. Nursery flower structure observed onsite.



8. Surface water body observed onsite.



9. Potential hydrocarbon spill and sheen on pooled water.



10. Cultivated beds observed in flower nurseries onsite.



11. Drainage channel observed onsite.



12. Storage shed onsite.