

Growth Areas Authority
Donnybrook Precinct Structure Plan – 1067
Environmental, Hydrological & Geotechnical Assessment

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Executive Summary

The Growth Areas Authority (GAA) is preparing a Precinct Structure Plan (PSP) for Area 1067, comprised of approximately 1037 hectares (ha) of land, on fourteen (14) separate properties, in the Donnybrook area, in the jurisdiction of both Whittlesea City Council and Mitchell Shire Council, Victoria, Australia. This desktop environmental, hydrological and geotechnical assessment will inform the finalisation of the PSP in terms of suitability of nominated land uses, and can be utilised as a high level Phase 1 contamination assessment for the precinct. However, due to the high level nature of this assessment the possibility remains that more detailed, site specific, Phase 1 contamination assessments will be required for individual sites.

The overall objective of the assessment was to identify the potential for contamination within the overall study area, and assess the nature of potential contamination to be considered during the design and construction phases.

A desktop review was conducted to evaluate current and previous land uses across the study area and an assessment was then made on the implications of these current and historic land use activities on environmental contamination, hydrology and geology. The desktop review included an assessment of both historical aerial photography and relevant databases available from state and federal agencies. In addition to the desktop review, Meinhardt performed a visual site inspection of the study area on 21 March 2013. Meinhardt gained access to a number of properties to visually assess the PSP area. It should be noted that only a visual assessment was made over the site, and no intrusive investigations took place. Any areas that were not clearly visible during the site visit were noted and assessed later in further detail with the site aerial photography.

Site Contamination

Areas identified within PSP 1067 as having current or historical land use with the potential for contaminating activity are summarised below:

- **Properties 31, 32 and 41** are active and historic farms. There is potential contamination issues associated with the farming operations through the use of fuels and hazardous chemicals (*fertilisers, pesticides, herbicides*) and farming infrastructure at the site including (*including effluent pits, livestock dips, offal pits and stock yards*). Hydrocarbons present in fuels pose a major risk to the environment as even minor spill incidents can have environmental impacts for many years. Hazardous chemicals from agricultural operations (*fertilisers, pesticides, herbicides and animal wastes*) have the potential for environmental degradation by increasing toxicity, faecal coliforms in ground and surface waters, or by causing eutrophication within surrounding water features.
- **Property 34** is a large rural residential property, with a horse ranch, a greenhouse, a number of sheds and the storage of heavy plant equipment was observed at the property. Potential contamination exists from on-site storage of fuels and hazardous chemicals in the sheds, and pesticides and herbicides have potential for use in the greenhouse. Additionally, heavy plant equipment located on-site has increased potential for environmental degradation due to increased volumes of chemical oils and greases required for maintenance. Leakage is also common from these vehicles which can be stationary for long periods of the year, resulting in point sources of contamination.
- **Property 35** is a large rural residential property, with a large shed, a number of vehicles and heavy plant equipment located at the site. Potential contamination may be present from storage of fuels and hazardous chemicals in the sheds, and the presence of heavy plant equipment and vehicles.
- **Property 36** appears to be used as a storage depot with a number of sheds, vehicles and heavy plant equipment located at the site. Potential for contamination may exist from any storage of fuels and/or hazardous chemicals within the sheds, and the storage of heavy equipment and vehicles.
- **Property 37** represents the location of the Donnybrook Hotel. Sheds are located at the rear of the Hotel, where fuels and chemicals have potential to be stored. Additionally soil stockpiles were observed at the site in historical aerial photographs from 2006. Stockpiled soils have potential to come from an off-site location, and may contain contaminated material.

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- **Properties 38, 39 and 42** are small rural residential properties. Large sheds were observed at each of the properties. Potential contamination exists from the storage of fuels and hazardous chemicals in the sheds.
- **Property 40** is a large property with a Cheese Factory and a restaurant located at the site. Historical farming operations were also observed at the property. Potential for contamination may exist from the storage of fuels and/or hazardous chemicals in the sheds, and operations associated with the cheese factory.

Geotechnical Data

Limited geotechnical data was available for PSP 1067. The Melbourne sheet (SJ 55-5) in the 1:250,000 Geological Map Series 1997 (Vandenberg, 1997) indicates that the geology of PSP 1067 is predominantly 'Qvn' – Pliocene olivine basalts of the Newer Volcanic Group (*with extrusive tholeiitic to alkaline Basalts: containing minor scoria and ash*).

The Australian Soil Resource Information (ASRIS) identifies the soils beneath PSP Area 1067 to be Sodosols [SO] classification. The surface soils in the region have a pH range of 4.8 - 5.5 and the subsoil have a pH ranging between 6.0 - 6.5.

The key geotechnical constraints that may affect the development of PSP 1067 are:

- Differential settlement of overlying residual clay in localised areas of extremely weathered basalt.
- Shallow soil failure (*soil creep, slumping, collapse*) in areas of increased gradient.
- The presence of soft material encountered at depth may result in a bearing capacity or settlement hazard for any proposed foundations;
- Clay likely to be derived from basalt rock is likely to be subject to considerable shrinkage or swelling in response to change in moisture content. Highly expansive clay can cause unexpected ground movements that are able to damage to building foundations, structures and road infrastructure; and

Ephemeral watercourses crossing the site may serve as drainage channels for storm water during flood events, resulting in the erosion of soft sediment and bedrock.

Hydrology

PSP 1067 is located within the Port Phillip and Western Port Catchment. Surface water runoff from within PSP 1067 will generally move in a westerly and south-westerly direction towards Merri Creek. Merri Creek transects the northern sector of the PSP area, flowing through Properties 45, 44, 43 and 31 and then flows along the eastern boundary of the PSP. Merri Creek flows in a southerly direction, where it eventually discharges into the Yarra River.

Additionally a number of ephemeral water courses flow across the site and discharge into Merri Creek at the eastern boundary of the site. These water courses flow in a westerly and south-westerly direction. The water courses are most likely to flow during significant rainfall events.

A wetland was identified within PSP1067 belonging to permanent open freshwater category. The open water wetland is located in the south -eastern corner of property 31 and covers an area of 5.63ha. Additionally a dam is located on the northern section of property 35. The dam has an area of approximately 2ha. The dam and area surrounding it are currently identified in the growing grass frog conservation area.

Hydrogeology

With reference to the DNRE Groundwater Beneficial Uses Map for South Western Victoria (1994) and the Melbourne Groundwater Directory¹, the groundwater beneath the site is present in two main aquifers, the upper Newer Volcanics aquifer, a fractured rock basalt aquifer, and a deeper regional bedrock aquifer within the Silurian aged formation.

¹<http://www.water.vic.gov.au/monitoring/groundwater/general/melbourne-groundwater-directory>

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Groundwater within the upper aquifer is expected to have salinity in the range of 1,000 - 13,000 mg/L TDS, which classifies the groundwater as Segments B and C under the Groundwater SEPP (1994).

The *Victorian Water Resources Map* identified 19 registered boreholes within the site boundary of PSP 1067. Eight of the bores are registered for private use, where they are most likely used for domestic and/or stock watering capacity. The remaining 11 bores are used for monitoring and observation purposes. No bores were registered for industrial groundwater extraction.

1 Introduction

1.1 Background

The Growth Areas Authority (GAA) is preparing a Precinct Structure Plan (PSP) for Area 1067, comprised of approximately 1037 hectares (ha) of land, on fourteen (14) separate properties, in the Donnybrook area, within the jurisdiction of both Whittlesea City Council and Mitchell Shire Council, Victoria, Australia. This assessment will inform the finalisation of the PSP in terms of suitability of nominated land uses. Historical research, document review and site assessment activities were conducted during March and April 2013.

A site location map is provided as Figure 1.1, in *Appendix A*.

1.2 Objectives

The overall objective of this High Level Phase 1 Contamination Assessment / Desktop Environmental, Hydrological and Geotechnical Study is to identify the potential for contamination within the overall study area, and assess the nature of potential contaminants to be considered during the design and construction phases.

The key objectives of this assessment were to conduct a desktop study and site inspection to:

- Confirm suitability of properties for sensitive uses and what level of further assessment would be required to determine suitability of properties for sensitive uses in accordance with the Potentially Contaminated Land General Practice Note 2005 (*eg. Environmental Site Assessment*);
- Identify data gaps and outline future testing and more detailed investigations (*if required*).
- Provide a plan of the study area clearly showing which properties were included in the desktop study and which properties have 'Low', 'Medium' or 'High' potential for contamination; and
- Prepare a report of findings that will be used to inform the design of precinct structure plans for the study area (*in terms of suitability of land uses nominated for each location/area*) and to identify key issues that should be addressed during the detailed design phase and construction.

1.3 Scope of Works

1.3.1 Desktop Review

A desktop review was conducted to evaluate current and previous land uses across the study area. Assessment was then made on the implications of these current and historic land use activities on environmental contamination, hydrology and geology.

The desktop review included:

- Assessment of historical aerial photography for the precinct and surrounding areas.

Consultation with relevant agencies as required, including:

- EPA for review of records including the 'Priority Sites Registry' and the list of issued 'Certificates and Statements of Environmental Audit';
- Department of Sustainability and Environment, Port Phillip & Westernport Catchment Management Authority, Southern Rural Water, City West Water and Melbourne Water for hydrographs, groundwater and drainage information and other relevant data;

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- Soil, geology and hydrogeology conditions desktop review, including survey, mapping and other base data as available from relevant authority and agency data sets and maps. This is aimed at identifying potential shortcomings in data coverage;
- Review and summary of any previous reports or studies regarding environmental, geological or groundwater conditions, in or within the vicinity of the study area;
- Compilation of known groundwater borehole/well locations and testing results.
- Groundwater well databases;
- Review of Wetlands databases and sites of National Environmental Significance;
- Historical title search of any properties where further historical land use information is needed to establish potential for contamination; and
- Victoria Department of Primary Industries online GIS system.

1.3.2 Site Inspection

A visual inspection of PSP 1067 was conducted by suitably qualified Meinhardt staff on 21 and 22 March 2013. Meinhardt gained access to a number of properties to visually assess the entire PSP area.

The site inspection was conducted upon completion of the initial desktop review, and primarily focused on areas identified as being of interest to the scope of this report. It should be noted that some sites were not directly accessed for survey, but were assessed visually from adjacent public areas, or properties. Meinhardt were also conducting assessments on sites outside, but adjacent to the PSP area for another project. As such, Meinhardt had permission to access properties outside the PSP and conducted some assessments from these sites looking into the PSP 1067.

A map detailing accessed sites within the PSP is included as Figure 1.10 (a), in *Appendix A*.

1.3.3 Reporting

Based on the findings of this desktop assessment, Meinhardt prepared this report including the following:

- Summary of findings and recommendations of the desktop review and site inspection for each discipline area (environmental, hydrology and geotechnical assessment);
- Issues summary and resultant recommendations for management and/or remediation in terms of environmental contamination, geology/geotechnical and hydrology/hydrogeology;
- Outline of any future testing and more detailed investigations if recommended;
- Evaluation (*to the extent practicable within limitations*) of the suitability of properties for sensitive uses and what level of further assessment would be required to determine suitability of properties for sensitive uses in accordance with the Potentially Contaminated Land General Practice Note 2005;
- A plan of the study area clearly showing which properties were included in the desktop study and which properties have 'Low', 'Medium' and 'High' potential for contamination; and
- Clear and concise drawings/maps, to illustrate existing conditions and support report as required.

It should be noted that this report is a limited desktop assessment of the site and no sampling was performed for this assessment.

1.3.4 Legislative Requirements and Relevant Assessment Guidelines

The scope of work for this desktop environmental, hydrological and geotechnical assessment of the site has been performed in general accordance with requirements outlined in the following documents:

- Victoria Environmental Protection Act 1970;
- Wildlife Act 1975;

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- Flora and Fauna Guarantee Act 1988 (*FFG*);
- Australian and New Zealand Guideline for the Assessment and Management of Contaminated Sites, published by Australian and New Zealand Environment and Conservation Council (*ANZECC*) and the National Health and Medical Research Council (*NHMRC*), January 1992;
- State Environment Protection Policy (*SEPP*), Groundwaters of Victoria, December 1997, No. S160;
- Guide to the sampling and investigation of potentially contaminated soil, Part 2: Volatile substances, AS 4482.2-1999, Standards Australia;
- National Environment Protection (*Assessment of Site Contamination*) Measure, 1999;
- Environmental Protection Authority, A Guide to the Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, March 2000, Publication 441;
- Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*);
- Native Vegetation Management Framework 2002 (*NVMF*).
- State Environment Protection Policy (*SEPP*), Prevention and Management of Contaminated Land, June 2002, No. S95;
- State Environment Protection Policy (*SEPP*), Waters of Victoria, October 2004, No. S210;
- Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds, AS 4482.1-2005, Standards Australia;
- Victoria Environment Protection Authority, Industrial Waste Resource Guidelines, Sampling and Analysis of Waters, Wastewaters, Soils and Wastes, June 2009, IWRG701;
- Victoria Environment Protection Authority, Industrial Waste Resource Guidelines, Soil Sampling, June 2009, IWRG702; and
- National Environment Protection (*Assessment of Site Contamination*) Measure, draft 2011.

1.3.5 Limitations

Meinhardt have prepared this report for the exclusive use of GAA, regulatory authorities, Auditors and others approved by the Client for the purpose of desktop environmental, hydrological, and geotechnical study for PSP Area 1067.

The Report must be read with the following caveats and assumptions:

- The limited readership and purposes for which it was intended;
- Its reliance upon information provided to Meinhardt by the Client and others which has not been verified by Meinhardt and over which Meinhardt has no control;
- The limitations and assumptions referred to throughout the Report;
- Other relevant issues which are not within the scope of the Report;
- Subject to the limitations referred to above, Meinhardt has exercised all due care in the preparation of the Report and believes that the information, conclusions, interpretations and recommendations of the Report are both reasonable and reliable;
- Meinhardt makes no warranty or representation to the Client or third parties (express or implied) in respect of the Report, particularly with regard to any commercial investment decision made on the basis of the Report. Use of the Report by the Client or third parties shall be at their own risk and extracts from the Report may only be published with permission of Meinhardt; and
- This disclaimer must accompany every copy of the Report, which is an integral document and must be read in its entirety.

2 Site Description

2.1 Location and Description

PSP 1067 comprises 14 separate properties totalling approximately 1037 ha. The site is located in Donnybrook area, within the jurisdiction of City of Whittlesea and the Mitchell Shire Council. Site Property details are summarised in Table 1 below:

Table 1 Site Property Details

No.	Address	Legal description	Area (Ha)
31	1025 Donnybrook Road, Donnybrook	Lot 1 LP67181 Lot 2 LP67181 Lot 1 TP843230 Lot 2 TP843231	467.1
32	895A & 895B Donnybrook Road, Donnybrook	Lot 3 PS334583	85
34	855 Donnybrook Road, Donnybrook	Lot 1 PS334583	25.9
35	875 Donnybrook Road, Donnybrook	Lot 2 PS334583	39.9
36	835 Donnybrook Road, Donnybrook	Lot 2 PS449806	4.5
37	825 Donnybrook Road, Donnybrook	Lot 1 PS449806	1
38	845 Donnybrook Road, Donnybrook	Lot 1 TP827515	0.8
39	905 Donnybrook Road, Donnybrook	Lot 1 TP663551	1.2
40	915 Donnybrook Road, Donnybrook	Lot 1P248727	76.7
41	975Donnybrook Road, Donnybrook	Lot 1TP444829	89.4
42	1085 Donnybrook Road, Donnybrook	Lot 1 LP77367	2
43	300 Donovans Lane, Beveridge	Lot 6 TP394032	125
44	200 Donovans Lane, Beveridge	Lot 1 TP872961	110.9
45	300 Donovans Lane, Beveridge	Lot 1 TP709372	7.3

2.2 Site Features

The properties that comprise PSP 1067 are generally agricultural in nature, with some rural residential and commercial usage. The study area is bound to the west by the Melbourne to Sydney Railroad, to the south by Donnybrook Rd, and to the north and east by agricultural grazing land.

Site location and features are presented on Figure 1.1 and Figure 1.2 in *Appendix A*.

2.3 Surrounding Land Use

The Donnybrook PSP area can be topographically characterised by generally flat and rolling plains used primarily for non-intensive agricultural purposes such as horse breeding and training, livestock grazing and livestock feed production. A number of current and historic farmsteads are located through the PSP area.

The land uses directly adjacent to the study area include:

- **North** – agricultural land with farm residences and other structures associated with agriculture. Merri Creek is located to the north and east, and transects the northern section of PSP 1067. The Township of Beveridge is located to the north-west of the site.
- **West** – the western boundary of the study area is bounded by the Melbourne to Sydney railway line which runs from north to south. Beyond the railway is a Macedonian Orthodox Church, Donnybrook Mineral Springs, agricultural land and the township of Kalkallo. Merri Creek flows predominately along the western boundary of PSP 1067;

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- **East** – the eastern boundary is bounded by PSP 1067, which consists of agricultural land with farm residences, and other structures associated with agriculture;
- **South** – the southern boundary is bounded by Donnybrook Road. Beyond Donnybrook Road is Mountain View Quarry and agricultural land with farm residences and other structures associated with agriculture. Further south is Summerhill Plant a clay brick manufacturing plant, located in Craigieburn.

2.4 Proposed Land Use

This desktop study is part of the pre-planning process for PSP 1067, with land uses to be decided in the future. For the purposes of this risk assessment, Meinhardt has considered potential land use categories listed in the Land SEPP and Groundwater SEPP, to provide a comprehensive assessment and allow for potential changes which may occur during the design and planning process.

2.5 Current Planning Zones and Overlay

A review of the Department of Planning & Community Development Maps indicated that properties within PSP 1067 have the current Planning Zones and Planning Overlays summarised in Table 2 below, with full planning reports and schedules (*with clauses*) available to view and download online at <http://services.land.vic.gov.au/maps/pmo.jsp>.

Table 2 PSP 1067 Current Planning Zones and Overlays

Council Property Number	Planning Zone	Planning Overlay
31	<ul style="list-style-type: none"> • Urban Growth Zone (UGZ) - Schedule 4 (covers the majority of the property); and • Rural Conservation Zone (RZC) (Northern portion of the site near Merri Creek and a small section at the south east, where a large hill is located.) 	<ul style="list-style-type: none"> • Environmental Significance Overlay - Schedule 4 (covers RZC areas); and • Land Subject to Inundation Overlay (applies to land beside Merri Creek).
32	<ul style="list-style-type: none"> • Urban Growth Zone (UGZ) - Schedule 4 (covers the entire property). 	<ul style="list-style-type: none"> • None.
34	<ul style="list-style-type: none"> • Urban Growth Zone (UGZ) - Schedule 4 (covers the majority of the property); and • Rural Conservation Zone (RZC) (Northern portion of the site). 	<ul style="list-style-type: none"> • Environmental Significance Overlay - Schedule 4 (covers RZC areas).
35	<ul style="list-style-type: none"> • Urban Growth Zone (UGZ) - Schedule 4 (covers the majority of the property); and • Rural Conservation Zone (RZC) (Northern portion of the site). 	<ul style="list-style-type: none"> • Environmental Significance Overlay - Schedule 4 (covers RZC areas).
36 - 42	<ul style="list-style-type: none"> • Urban Growth Zone (UGZ) - Schedule 4 (covers the entire property). 	<ul style="list-style-type: none"> • None.
43	<ul style="list-style-type: none"> • Rural Conservation Zone (RZC) (covers the entire of the property). 	<ul style="list-style-type: none"> • Environmental Significance Overlay - Schedule 4 (covers RZC areas); and • Public Acquisition Overlay 7.
44	<ul style="list-style-type: none"> • Special Use Zone - Schedule 1 (SUZ1) (covers the entire of the property). 	<ul style="list-style-type: none"> • Salinity Management Overlay (covers SUZ1 areas); • Environmental Significance Overlay - Schedule 3; and • Land Subject to Inundation Overlay (applies to land beside Merri Creek).
45	<ul style="list-style-type: none"> • Rural Conservation Zone (RZC) (covers the entire of the property). 	<ul style="list-style-type: none"> • Environmental Significance Overlay - Schedule 4 (covers RZC areas).

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2.6 Topography

The Donnybrook region contains a number of eruption points which have steeper slopes and are higher than the surrounding lava plain (*Geological Survey of Victoria, 1973*). The highest eruption points in the region include Bald Hill to the northwest, Woody Hill to the south and an unnamed hill to east. Apart from these eruption points the lava plain slopes towards the southwest.

The localised site topography of PSP 1067 comprises land sloping gently in a general southwest direction from 265m Australian Height Datum (AHD) in the northeast of the site, to 225m AHD in the south-west of the site.

A contour and drainage map showing topography within and surrounding PSP 1067 is provided in Figure 1.3, in *Appendix A*.

2.7 Geology

The Melbourne sheet (SJ 55-5) in the 1:250,000 Geological Map Series 1997 (*Vandenberg, 1997*) indicates that the geology of PSP 1067 is predominantly 'Qvn' –Pliocene olivine basalts of the Newer Volcanic Group (*with extrusive tholeiitic to alkaline Basalts: containing minor scoria and ash*). The more detailed Sunbury sheet 1:63,000 (*Geological Survey of Victoria 1973*), reports the same geology for the PSP area.

The cross-section on the Sunbury sheet (*Geological Survey of Victoria 1973*), indicates that the geology underlying PSP 1067 comprises Newer Volcanic (Qvn) deposits to an approximate depth of up to 60m BGL, underlying the Newer Volcanics is the Dargile Formation (Sud), consisting of interbedded shale, mudstone and greywacke.

Site geological information is presented on Figure 1.4, in *Appendix A*.

2.8 Soil Characteristics

The Australian Soil Resource Information (ASRIS) map identifies the soils beneath PSP Area 1067 to be Sodosols [SQ] classification (*refer to Figure 1.5, Appendix A*). Sodosols soils are generally shallow dark and reddish brown heavy clays with thin loamy topsoil. Outcrops of basalt rock are common and basalt floats occur extensively. The surface soils in the region have a pH range between 4.8 - 5.5 and the subsoil has a pH ranging between 6.0 - 6.5.

A soil survey of the Shire of Whittlesea was completed by School of Agriculture, University of Melbourne to provide a background for a study of farming and living conditions (*Baldwin 1949*). The soils of the basalt plains in Donnybrook consist of Corangamite stony loam on the stony rises, Mooleric clay bordering the stony rises, and Grenville clay and Grenville loam forming the slopes and plains beyond the influence of the stony rises. The two basaltic hills in the Donnybrook area, one east of Donnybrook, and the other southeast of Beveridge, have soils that are classed with the plains types.

2.9 Acid Sulphate Soils

The Australian Soil Resource Information, indicates that PSP 1067 has an extremely low probability of being at risk from Acid Sulphate Soils. This was confirmed by referencing Coastal Acid Sulphate Soil Hazard Map (*UTM Zone 55*) for Melbourne – T7822, see Figure 1.6 in *Appendix A*.

2.10 Historical Mining Activity

A review of the Victoria Department of Primary Industries (DPI) online GIS² system indicates a Current Extractive Industry Tenement (*Mining Title WA80*) has been granted to Boral Resources (Vic) Pty Ltd on the 01 June 1996, for Basalt stone, at Lot 44. The area of mining title is 103.97 Ha, encompassing the entire area of Lot 44. No mining extraction operations have proceeded at the site. A previous Extractive Industry Tenement (*Mining Title 994*) was granted to Boral Resources (Vic) in 1980 and expired in 1990.

To the south of the PSP area a Sedimentary Rock Quarry is located covering a total area of 42.48 Ha. The Quarry is owned by Barro Group Pty Ltd. No data was available from the DPI relating to the earth resources extracted at this location.

²

<http://mapshare2.dse.vic.gov.au/MapShare2EXT/imf.jsp?site=geovic>

Details of the Mining Titles within the PSP area are detailed in Figure 1.7, in *Appendix A*.

2.11 Expected Geological Conditions

Based on the available information from Melbourne Sheets SJ-05 and SJ-01, the geological conditions summarised in Table 3 are expected to be present in the upper geological layers (*approximately 50m BGL*) underlying PSP 1067.

Table 3 Geological Conditions in the Upper Layers

Layers (0 – 60m BGL)	Material
Upper	Thin layer of topsoil or fill material.
Middle	Residual silt and clay soil derived from underlying volcanoclastic material.
Lower	Bedrock comprising basalt with areas of minor scoria and ash belonging to the Newer Volcanic Group.

In addition to the general subsurface profile referenced from geological maps, a review of aerial photography was also conducted which indicates a number of water courses that may indicate the presence of localised pockets of soft, unconsolidated alluvial sediments, that are not shown as being present on the geological map.

2.12 Geotechnical Constraints

A summary of the key geotechnical constraints that may affect the development of PSP Area 1067 are presented below in Table 4 below.

Table 4 Summary of Key Geotechnical Constraints

Constraints	Discussion
Settlement of proposed road formations and structures	Alluvial clay and silt deposits are typically poorly consolidated and un-lithified, so may settle if unsupported or overloaded. The presence of localised un-engineered fill material may also result in a differential settlement hazard. Dependent on the state of weathering, localised areas of extremely weathered basalt may result in differential settlement of overlying residual clay.
Slope stability	Although the PSP area is relatively low gradient, steeper slopes are noted around basalt outcrops, a large hill located on the eastern boundary of the PSP and the banks of Merri Creek. Weathered alluvial material or residual material can be susceptible to shallow soil failure (soil creep, slumping and collapse) in areas of increased gradient.
Bearing capacity	Low bearing capacity within soft clay material or unconsolidated alluvial material can result in a loss of stability or potential collapse of structures during the construction phase of the development. The presence of soft material encountered at depth may result in a bearing capacity or settlement hazard for any proposed foundations. Although basalt bedrock is relatively competent the bearing capacity may be significantly reduced if it is vesicular or has been subject to significant weathering processes.
Shrink-swelling	Clay likely to be derived from basalt rock is likely to be moderately to highly reactive, and subject to considerable shrinkage or swelling in response to change in moisture content. Highly expansive clay can cause unexpected ground movements that are able to damage to building foundations, structures and road infrastructure.
Erosion	A number of ephemeral water courses are located across the site. It is possible that during flood events these creeks could serve as drainage channels for storm water, resulting in the erosion of soft sediment and bedrock.

2.13 Hydrology and Hydrogeology

Information regarding the hydrology and hydrogeology of the site and surrounding area is based solely on the desktop study. No evaluation of groundwater chemistry or elevation was performed as part of this assessment.

2.13.1 Surface Water Assessment

Water Features

PSP 1067 is located within the Port Phillip and Western Port Catchment. Surface water runoff from within PSP 1067 will generally move in a westerly and south-westerly direction towards Merri Creek. Merri Creek transects the northern sector of the PSP area, flowing through properties 45, 44, 43 and 31 and then flows along the western boundary of PSP 1067. Merri Creek flows in a southerly direction, where it eventually discharges into the Yarra River.

Additionally a number of ephemeral water courses flow across the site and discharge into Merri Creek at the western boundary of the site. These water courses flow in a westerly and south-westerly direction. The water courses are most likely to flow during significant rainfall events.

A number of large dams are located in the PSP area. The dams are located on properties 35, 32 and 31. The dam located on property 35 is approximately 2 ha in area. The dam and area surrounding it is currently not allocated for development. Additionally a number of smaller dams are located across the site on majority of the larger properties within the PSP.

The assumed drainage paths have been determined in conjunction with the site contour map. However, appropriate drainage infrastructure will be required to manage surface water runoff if development is to proceed in these areas. Drainage paths are depicted on the contour and drainage pattern map, presented in Figure 1.3, in *Appendix A*.

Details of property interaction with these surface water features are illustrated in Figure 1.3, in *Appendix A*.

Inundation Areas

A water features inundation map from VWRM showing the land subject to inundation areas is presented in Figure 1.8, in *Appendix A*. Inundation areas were recorded along the flow path of Merri Creek at properties 45, 44, 43 and 31.

Floodways

A search of the Victorian Water Resources Data Warehouse (VWRDW) was undertaken for floodways and 1 in 100yr flood information. No floodways or 1 in 100yr floods were identified within PSP 1067 boundaries. However as indicated above inundation areas were identified along the flow path of Merri Creek, indicating potentially flood zones.

2.13.2 Groundwater Assessment

With reference to the DNRE Groundwater Beneficial Uses Map for South Western Victoria (1994), and the Melbourne Groundwater Directory³ the groundwater beneath the site is present in two main aquifers, the upper Newer Volcanics aquifer, a fractured rock basalt aquifer, and a deeper regional bedrock aquifer within the Silurian aged formation.

Groundwater within the upper aquifer is expected to have salinity in the range of 1,000 – 13,000 mg/L TDS, which classifies the groundwater as Segments B and C under the Groundwater SEPP (1994). Table 5 below provides a summary of the typical groundwater characteristics in the North West Melbourne region.

The Newer Volcanics aquifer system is complex and generally consists of several superimposed basalt flows, often separated by clay and silt aquitards (*Leonard, 1992*). The aquifer ranges from 150m to 210m in thickness and is generally unconfined to semi-confined. Due to the varying characteristics of different basalt flows, salinity and yield in the Newer Volcanics aquifer can be highly variable over short distances.

³<http://www.water.vic.gov.au/monitoring/groundwater/general/melbourne-groundwater-directory>

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Table 5 Groundwater Occurrence Table - Greater Melbourne Region (close to surface)⁴

Region	Estimated Depth to Watertable	Common Salinity Range (mg/L TDS)	Common Salinity Range as Electrical Conductivity (EC) ($\mu\text{s}/\text{cm}$)	Range of Bore Yields (L/sec)	Groundwater Uses Based on Salinity Ranges
North West Melbourne	Usually 5 - 20 m	3,500 – 13,000	5,800 – 22,000	1 - 5 Usually less than 1	Water for livestock. (in general, although some areas are suitable for sheep only), Industrial water use

2.13.3 Groundwater Resources and Usage

The *Victorian Water Resources Map* identified 19 registered boreholes within the site boundary of PSP 1067. Eight of the bores are registered for private use, where they are most likely used for domestic and stock watering capacity. The remaining 11 bores are used for monitoring and observation purposes. No bores were registered for industrial groundwater extraction.

According to available data, groundwater in PSP 1067 varies depending on topography and is generally located at greater than 12 metres below the ground surface. A list of the installation details for the registered boreholes within PSP 1067 are summarised in *Appendix B*, and illustrated in Figure 1.9, in *Appendix A*.

2.14 Wetlands

Wetland classification and mapping was undertaken across Victoria from 1980 onwards culminating in a Statewide wetland inventory. The inventory lists approximately 13,000 naturally occurring wetlands (*over one hectare in size*) covering about 635,000 hectares. These have been classified into six categories: freshwater meadows, shallow freshwater marshes, deep freshwater marshes, permanent open freshwater wetlands, semi-permanent saline wetlands and permanent saline wetlands.

A wetland was identified within PSP 1067 belonging to permanent open freshwater category, as set out in Table 6 below. The open water wetland is located in the south-eastern corner of property 31 and covers an area of 5.63 ha. Figure 1.10, Appendix A illustrates the location of the open water wetland.

Table 6 Wetlands found within PSP 1067

Map Sheet	Wetland	Area (ha)	Wetlands - 1994	
			Category	Sub-Category
7822	229427	5.63	Open water	Impoundment

An open water wetland is usually more than 1m deep and can be natural or artificial. The wetland (229427) is a permanent wetland as it retains water for longer than 12 months, with periods of drying. The wetland is not listed as a Ramsar Wetland or in the directory of nationally important wetlands in Australia. In addition, the wetland was not identified in the Biodiversity Conservation Strategy (BCS) for retention, so is considered to be offset.

Additionally, a dam was identified on the northern section of property 35, with an approximate area of 2ha.

⁴http://www.water.vic.gov.au/data/assets/pdf_file/0004/55183/Groundwater-Occurrence-Table.pdf

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3 Records Review

3.1 Search for Public Records

3.1.1 Certificates of Title

Land ownership records were reviewed to obtain evidence of previous land uses on the various parcels of land as the occupation of land owners is often included. While an occupation does not necessarily denote land use for a property, it can give an indication of potential land use.

Historic certificates (*3 titles*) of title were obtained from the DSE for all properties within the PSP. Historic titles requested for the properties are listed in Table 7 below.

Table 7 Significant Site Title Information

Property	Street Address	Significant Past or Present Usage	Area (ha)
31	1025 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Quarry Industries Limited (<i>now Boral South Australia</i>) 1987. Site has been historically used for grazing farmland since 1928. 	467.1
32	895A & 895B Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Overmaster International Pty Ltd 1994; and Site has been historically used for grazing farmland since 1934. 	85
34	855 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Trash Media Pty Ltd 2009; Overmaster International Pty Ltd 1997; and Site has been historically used for grazing farmland since 1934. 	25.9
35	875 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Overmaster International Pty Ltd 1997; and Site has been historically used for grazing farmland since 1934. 	39.9
36	835 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Donnybrook Springs Hotel since 1937. 	4.5
37	825 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Donnybrook Springs Hotel since 1937. 	1
38	845 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Site has been historically used as farmland since 1940. 	0.8
39	905 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1934. 	1.2
40	915 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1934; and Donnybrook Farmhouse Cheese Factory is currently present at the site. 	76.7
41	975 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Site has been historically used as farmland since 1878; and Employees of the Railway Department of Sydney owned site from 1904 to 1912 	89.4
42	1085 Donnybrook Road, Donnybrook	<ul style="list-style-type: none"> Site has been historically used for grazing farmland since 1928. 	2
43	300 Donovans Lane, Beveridge	<ul style="list-style-type: none"> Site has been historically used as farmland since 1951. 	125
44	200 Donovans Lane, Beveridge	<ul style="list-style-type: none"> Leased to Quarry Industries Limited in 1980 for 20 years; and Site has been historically used for grazing farmland since 1911. 	110.9
45	300 Donovans Lane, Beveridge	<ul style="list-style-type: none"> Site has been historically used as farmland since 1951. 	7.3

Review of historic title information found no ownership entries of environmental concern. Copies of historic certificates of title are presented in *Appendix C*.

3.1.2 Environmental Protection Authority

A search of Victoria EPA records, including the Priority Sites Registry (PSR) and the list of issued Certificates and Statements of Environmental Audit, was performed to identify subject site or vicinity properties that have been listed as having been issued with a clean-up notice or pollution abatement

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notice (*relative to land and/or groundwater*) or undergone a statutory environmental audit. No locations were identified in PSP 1067 or within a 6km radius. Details for properties nearby to PSP 1067 are summarised in Table 8 below:

Table 8 Closest EPA Recorded Sites to PSP 1067

Notice ID / Issue & Carms no.	Municipality	Locality	Address	Approx Distance to PSP1067	Issue
Statement 50375	Whittlesea City Council	Wollert	471 Epping Road	6.5 Km	Current Industrial Site. Requires site assessment and/or clean up
0090003107	Hume City Council	Craigieburn	Craigieburn Rd	6.7 Km	Former Landfill. Requires ongoing management

3.1.3 Local Government Records

Whittlesea City Council and Mitchell Shire Council do not maintain a contaminated sites register. As such no information was available on potential sites of interest. Meinhardt did obtain a record of Whittlesea City Council permits granted to properties within the Donnybrook PSP 1067 boundary from the GAA. Correspondence between Whittlesea City Council and Meinhardt, summarising Council permits, are provided in *Appendix E*, and detailed in Section 4 below.

3.1.4 Other Government Records

To obtain Dangerous Goods Licenses (DGL) from WorkSafe Victoria for properties within PSP 1067 a Letter of Authorisation would be required from each property owner before a search for DGLs could be conducted. Letters of authorisation from the site property owners have not been, and are not anticipated to be, requested for this site assessment and the lack of data regarding DGLs is considered to be a data gap.

3.1.5 Aerial Photos

Aerial photographs dating back to 1969 were obtained from the Land Victorian Aerial Photography site in Laverton, Victoria, Whittlesea Council and from Google Earth™. These aerial photos were reviewed to ascertain information about the historic land use of the area within and surrounding PSP 1067. The aerial photographs reviewed as part of this investigation process are detailed in Table 9 below.

Table 9 Aerial Photographs Reviewed

Date	Identification Number	Scale	Source
19/02/1969	Melbourne 2262 Run 5	1: 25,000 ASL	VIC DPS
22/12/1977	Melbourne 3247 Run 6	1: 27,000 ASL	VIC DPS
06/03/1986	Melbourne 7822 Run 1 & 2 1095-78	1:14,100 ASL	VIC DPS
29/01/1989	Melbourne Run 7	1:8,700 ASL	VIC DPS
29/05/2002	Unknown	Unknown	Google Earth™
12/17/2006	Unknown	Unknown	Google Earth™
01/2013	Unknown	Unknown	Whittlesea Council
06/01/2013	Unknown	Unknown	Google Earth™

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A summary of notable observations from each aerial photographs are contained within Table 10. Copies of the historical aerial photographs are collated in *Appendix D*.

Table 10 Review of Aerial Photographs

Date	General Site Description
1969	<ul style="list-style-type: none"> The majority of the PSP area appears to be used as grazing farmland. No cropping is evident from the photograph; and Four farmstead / rural residential properties are located in the south of the PSP area along Donnybrook Rd.
1977	<ul style="list-style-type: none"> The majority of the PSP area appears to be used as grazing farmland. No cropping is evident from the photograph; Six farmstead or rural residential properties are located in the south of the PSP area along Donnybrook Rd. A number of farming sheds are located throughout the grazing land; The Donnybrook Hotel is located in the south-west of the PSP area; and A large dam is located in the south-east corner of the PSP area.
1986	<ul style="list-style-type: none"> The majority of the PSP area appears to be used grazing farmland. No cropping is evident from the photograph; Six farmstead or rural residential properties are located in the south of the PSP area along Donnybrook Rd. A number of farming sheds are located throughout the grazing land; and A large dam is located in Lot 35.
1989	<ul style="list-style-type: none"> The majority of the PSP area appears to be used as grazing farmland. No cropping is evident from the photograph; Six farmstead or rural residential properties are located in the south of the PSP area along Donnybrook Rd. A number of farming sheds are located throughout the grazing land; and A number of smaller dams are located in Lot 41.
2002	<ul style="list-style-type: none"> The majority of the PSP area appears to be used as grazing farmland. No cropping is evident from the photograph; Lot 40 has been developed with present day buildings; and Lot 32 has been developed with a farmstead located on the property. A dam has also been constructed on Lot 32.
2006	<ul style="list-style-type: none"> Dams on all properties appear dry, potentially due to drought conditions during this period in time. Soil stockpiles are observed on the rear of property 37, behind the Donnybrook Hotel; and No other changes evident.
2013	<ul style="list-style-type: none"> Dams on all properties have water present; and No other changes evident.

3.1.6 Previous Reports and Documents

Cardno Lane Piper Pty Ltd completed a Phase 1 Environmental Assessment for Property 31 in June 2012. The ESA identified high potential for contamination at the property in areas where an historic sheep dip and footpath were located, and at a potential Underground Storage Tank (UST). Recommendations were made to further assess the potential for contamination at the site through soil sampling and investigation of the UST. Meinhardt understand that no further works have been completed following the Phase I ESA.

No other previous reports for the site or vicinity were reviewed for the purposes of this assessment.

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3.1.7 Summary of Historic Contamination Potential

The historical data search including the aerial photograph review provided limited information regarding potential sources of contamination on the PSP 1067 site.

Land use patterns including historic farmsteads and associated farming infrastructure at properties 31, 32 and 41 indicate the potential for on-site sources of contamination. Additionally rural residential properties located in the south of the PSP 1067 along Donnybrook Road indicate the potential for small commercial and industrial operations, and for small scale farming.

The potential for migration of contaminants from off site sources towards the site exists, and its potential will be influenced by the historic usage of the surrounding properties. The nature, extent and mobility of any potential contamination depends on the type of activities historically undertaken, relative to the localised geology and hydrogeology. Information obtained from the historical search provided no specific information relating to off site sources of contamination migration towards the PSP.

4 Site Inspection

4.1 General

Visual inspection of PSP 1067 was conducted by suitably qualified Meinhardt staff on 21 and 22 March 2013. Meinhardt gained access to a number of properties to allow visual assess over the entire PSP area. Aerial photographs (*historic and current*) and other cartographic sources were used to help identify specific sites where land use may require warrant further investigation. It should be noted that not all areas of PSP 1067 were accessed, but were visible from adjacent properties and/or public areas during the site visit, and in addition overall assumptions made were aided with assistance from the aerial photographs and historic title review.

Figure 1.10a in *Appendix A*, illustrates the properties that Meinhardt gained access to during the site inspection. Select site photographs of the properties within PSP 1067 are presented in *Appendix E*.

4.1.1 Property 31

Visual assessment of property 31 identified that the site is an historical farmstead. The property appeared to be previously used as a sheep farm and is currently used for cattle grazing. Potential contamination sources and other notable features identified on the site include:

- Sheep dip trench and associated farming infrastructure;
- Historic and current stock yards;
- High pressure gas pipeline that runs through the property from north to south.
- Potential underground storage tank (UST);
- Animal waste burial pits;
- Scrap metal stored on site; and
- Storage shed with potential for historic/current fuel and chemical storage.

4.1.2 Properties 32

Visual assessment of Properties 32 and 33 from nearby adjacent properties identified that the sites are currently used for cattle grazing. A farmstead and associated farming infrastructure is located on the site. Potential contamination sources identified on the site include:

- Stock yards;
- Sheds potentially used for fuel and chemical storage;
- Farming infrastructure and vehicles; and
- Grass airstrip located on the property for the use of light sports planes. The fuelling and maintenance of the aircraft are potential contamination source.

4.1.3 Property 34

Visual assessment of Property 34 from nearby adjacent properties identified that the site appears to be predominately used as a horse ranch. A homestead is located at the front of the property on Donnybrook Rd. Potential contamination sources identified on the site include:

- Sheds potentially used for fuel and chemical storage;
- A greenhouse, where pesticides and herbicides are potentially used;
- Back filling of an onsite dam as indicated by Council permits (*offsite fill material was possibly used*);
- Chicken sheds as indicated by Council permits; and
- Farming infrastructure and vehicles.

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4.1.4 Property 35

Visual assessment of Property 35 identified that the site is a rural residential property. The site was previously used as grazing farmland, but is no longer used for this purpose. Potential contamination sources identified on the site include:

- A large shed used for fuel and potentially chemical storage; and
- Storage of trucks, heavy machinery, old cars, farming vehicles and shipping containers.

4.1.5 Property 36

Visual assessment of Property 36 identified that a number of sheds and vehicles are located at the site. The site was historically joined with property 37. Potential contamination sources identified on the site include:

- Sheds used for potential fuel and chemical storage; and,
- Storage of trucks, old cars and heavy plant equipment.

4.1.6 Property 37

Visual assessment of Property 37 identified that the Donnybrook hotel is located at the site. Potential contamination sources identified on the site include:

- Sheds used for potential fuel and chemical storage; and
- Soil stockpiles observed in the historical aerial photographs from February 2006.

4.1.7 Property 38, 39 & 42

Visual assessments of Properties 38, 39 and 42 identified that they are rural residential properties, on lots of land approximately 1ha in area. Potential contamination sources identified on the sites include:

- Sheds used for potential fuel and chemical storage; and
- Storage of trucks, old cars and farming vehicles.

4.1.8 Property 40

Visual assessment of Property 40 identified that Donnybrook Farmhouse Cheese Factory is located at the site. Additionally, stockpiles of wood were observed at the front of lot, and stock yards were also observed on the site. Potential contamination sources identified on the site include:

- Historic and current stock yards;
- Fill material has been placed on-site as indicated by Council permits. The source of fill is not known.
- Wood stockpiled on site, potentially treated pine;
- Storage sheds with potential for fuel and chemical storage; and
- Operations associated with the cheese factory.

4.1.9 Property 41

Visual assessment of Property 41 identified that the site is currently used as a cattle farm. A farmstead and associated farming infrastructure are also located on the site. Potential contamination sources identified on the site include:

- Stock yards;
- Sheds with potential for fuel and chemical storage; and
- Farming infrastructure and vehicles.

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4.1.10 Property 43, 44, & 45

Visual assessment of Properties 43, 44, and 45 identified that the sites appears to be predominantly vacant, and used for primarily for agricultural grazing land. A hayshed was observed on property 43 which gives rise to potential for storage of fuels and/or chemicals associated with farming operations. No other significant potential contamination sources were observed.

4.2 Significant Issues

A more detailed description of the significant issues noted at the properties within the PSP 1067 area during the site walkover are summarised below:

- Land and facilities used for intensive farming are located within and surrounding PSP 1067. Due to the industrial nature of these facilities they give rise to increased risk to the environment, and should be assessed accordingly;
- Agricultural, residential and commercial site buildings and facilities with potential asbestos material used in their construction. Asbestos is harmful to health and if discovered during construction works must be removed off site by a suitable contractor;
- Fuel storage and fuelling operations have occurred and may be occurring on an unknown number of individual rural holdings within PSP 1067. Hydrocarbons pose a major risk to the environment and even minor spill incidents can have environmental impacts for many years. Due to the rural nature of these properties and historic agricultural connection a large number of properties may have or had fuel stores;
- Heavy plant equipment and farm equipment is stored, utilised, and possibly maintained on a number of site properties within PSP 1067. Heavy plant equipment has increased potential for environmental degradation due to increased volumes of chemical oils and greases required for maintenance. Leakage is also common from these vehicles, which can be stationary for long periods of the year, resulting in point sources of contamination;
- Chemical and organic contaminants from agricultural operations (*fertilisers, pesticides, herbicides and animal wastes*) within PSP 1067 have the potential for environmental degradation by increasing toxicity, faecal coliforms in ground and surface waters, or by causing eutrophication within surrounding water features;
- Materials stockpiled within or in close proximity to PSP 1067 have the potential to silt up water bodies, or contain contaminants that can be harmful to aquatic life;
- Over irrigation of land within and surrounding PSP 1067 has the potential to act as a flow path for contaminants related to agricultural activity; and
- Ecological sites such as wetlands are contained within and surrounding PSP 1067. Areas of ecological importance require special attention during planning and construction phases, as these areas cannot be allowed to be adversely impacted by any development works. Drainage plans and development buffer zones must all account for the presence of ecological sites within and surrounding PSP 1067.

A summary of activities that have potential for environmental degradation at each property is provided in Table 11 below.

Table 11 Properties Highlighted as having Activities with Potential for Environmental Degradation

Property (Council Number)	Property Uses	Potentially Contaminating Activities	Potential Contaminants
31 - 32 & 41	Grazing Farmland / Historic & Current Farmstead	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Farming Activities (<i>including effluent pits, livestock dips, foot paths, stock yards and animal waste burial pits</i>)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH, PAH, Faecal Coliforms
		Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
34	Rural Residential / Horse Ranch/ Greenhouses	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.
		Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides
		Structures (<i>Including possible Septic Tanks</i>)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
35	Grazing Farmland / Rural Residential	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Structures (<i>Including possible Septic Tanks</i>)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
36	Grazing Farmland / Historic & Current Farmstead	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.
37	Donnybrook Hotel	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.
		Structures (<i>Including possible Septic Tanks</i>)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms

Property (Council Number)	Property Uses	Potentially Contaminating Activities	Potential Contaminants
38, 39 & 42	Rural Residential & Storage Sheds	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
40	Grazing Farmland / Cheese Factory / Restaurant / Rural Residential	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
		Soil/Rock/Wood Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.
		Farming Activities (<i>including effluent pits, livestock dips, foot paths, stock yards and animal waste burial pits</i>)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH, PAH, Faecal Coliforms
		Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms
43	Grazing Farmland / Hay Shed	Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos
		Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH
44 & 45	Grazing Farmland	No visible potential for serious contaminating activities. Site has potential for contamination due to fertiliser spreading as part of farming operations.	Fertiliser / Herbicide / Pesticides
Note: TPH - Total Petroleum Hydrocarbons BTEX - Benzene, Toluene, Ethyl benzene, Xylene PAH - Poly Aromatic Hydrocarbons			

4.3 Key Concerns

The key contamination concerns are anticipated to be the potential impacts associated with contaminants in soil and groundwater, in particular for site construction workers who may be in direct contact with potentially contaminating materials. Additionally, there is potential for on site and off site impacts to the environment resulting from the mobilisation of contamination at the potential areas of concern from surficial runoff during inclement conditions and/or through the sub-surface, particularly during construction when the areas identified would be disturbed. Soil contamination also has the potential to be mobilised through the generation of dust during construction at each of the potential areas of concern.

As described earlier in this report, other concerns relate to geotechnical, water courses and wetland constraints. An intrusive site-specific geotechnical investigation is required to fully identify geotechnical constraints for development. There are wetlands and watercourses present across PSP 1067 that will require consideration during future planning and development stages.

5 Environmental Risk Assessment

5.1 Introduction

This Environmental Risk Assessment (ERA) is based on the contamination methodology:

Source – Pathway – Receptor

Contamination Source:	A substance that has the potential to cause harm to environmental receptors. In a broader sense sources can include particular ground conditions, for example redundant footings in the ground, which have the potential to impact on redevelopment proposals.
Contamination Pathway:	The route by which the source is brought into contact with the receptor. This can include the transport of contamination via water (surface and groundwater), wind borne dust, vapours, excavation and deposition.
Contamination Receptor:	Human beings, other living organisms, physical systems and built structures that could be affected by the source. A receptor will only be affected if a pathway from the source to the receptor is present. Groundwater and surface water systems can be considered as receptors in their own right as their quality is regulated by statutory bodies, as well as being pathways for contaminant migration to other receptors.

The **source-pathway-receptor** relationship allows an assessment of potential environmental risks to be determined, based on the nature of the source, degree of exposure of a receptor to a source and the sensitivity of the receptor. On this basis an assessment is made of the environmental liabilities associated with the risk. These can be expressed for example, in terms of additional costs associated with site redevelopment or remedial measures, the potential for costs, fines or penalties imposed for breaches of environmental legislation or third party claims, and loss of land value.

The identified potential environmental liabilities with regard to contamination have been evaluated with respect to the potential impacts on:

- Surface water features;
- Groundwater bodies;
- Soils and subsoils;
- Sensitive sites and ecosystems;
- Construction and maintenance workforce;
- Current and future site users; and
- Current and future adjacent site users.

5.2 Contamination Concerns within and surrounding PSP 1067

Sources of potential contamination were identified across PSP 1067, and the following contaminants were identified as having the potential to be on-site:

- Petroleum hydrocarbons – total petroleum hydrocarbons (TPH); Benzene, Toluene, Ethylbenzene and Xylenes (BTEX); and Polycyclic Aromatic Hydrocarbons (PAH);
- Heavy metals, in particular lead and chromium;
- Fertilisers, pesticides, fungicides and herbicides;

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- Arsenic, organochlorines, organophosphates, synthetic pyrethroids;
- Waste animal products – buried animals, manure mounds and slurry pits;
- Asbestos; and
- Volatile and semi-volatile organic hydrocarbons.

5.3 Contaminant Pathways within and Surrounding PSP 1067

The potential contaminant pathways that can impact on both human health and the environment include:

- Topographic and localised site drainage to nearby surface water features;
- Seepage of contaminants to groundwater;
- Particle (*dust*) release through the air;
- Vapour inhalation of contaminants; and
- Direct contact with contaminants in soil.

The potential exists for the migration of contaminants to or from PSP 1067 via stormwater runoff to local surface water features, by seepage through the subsoil into groundwater, as an airborne release such as dust or *vapour (usually from demolition and excavation activities)*, and by dermal absorption caused by direct contact between skin with contaminated material.

Contaminated soil has the potential to migrate during transportation or movement of stockpiles to either on-site or offsite locations.

In PSP 1067 the dispersal and migration of chemical contaminants (*of concern*) will generally be controlled by sub-surface conditions (*soil type/permeability and groundwater levels*) along with physical and chemical properties of individual contaminants and climatic conditions.

Other factors that may impact on the migration of contaminants include:

- Erosion of disturbed and cleared areas that contribute to sediment transport and deposition;
- Natural erosion of undisturbed soils along waterways and other areas that contribute to sediment transport and deposition;
- Stripping of topsoil material;
- Removal or damage to aquitard layers resulting in contamination of lower groundwater aquifers.
- On-site movement of light vehicles and machinery that will contribute to shallow soils being disturbed;
- The presence of drainage culverts forming preferential migration pathways down gradient of identified Areas of Environmental Concern (AECs); and
- Precipitation rates.

5.4 Potential Receptors

Potential receptors identified on the site and in the surrounding areas include:

- Residential properties on and off site;
- Agricultural properties on and off site;
- Construction workers;
- Watercourses on and off site; and
- Groundwater.

Potential receptors and pathways from identified sources are summarised in Table 12.

Table 12 Potential Contaminant Source, Receptors & Pathways

Source	Receptor	Pathway
Soil	Site Users	Dermal Contact, Ingestion & Inhalation
	Adjacent Site Uses	Dermal Contact, Ingestion & Inhalation
	Future Site Users (including site users during construction)	Dermal Contact, Ingestion & Inhalation
Groundwater	Perched Watertable	Leaching in/from topsoil, Transport in Perched Groundwater.
	Unconfined Aquifers	Leaching from Soils, Transport in Perched Groundwater.
	Confined Aquifers	Damage to Aquitard, Leaching from Soils, Transport from upper tier Groundwater
Surface Water	Drain/Creek	Transport in Perched Groundwater, Surface Run-off
	River	Transport in Perched Groundwater, Surface Run-off, Tributary Creek or Drain. Flooding.
	Inundation Area/ Pooled Water / Farm Dams / Wetlands	Transport in Perched Groundwater, Surface Run-off, Tributary Creek or Drain. Flooding.
Ecosystems – Flora & Fauna	Plants	Uptake through Soil, Direct Contact.
	Animals (Wild & Domestic)	Direct Contact, Ingestion.
Sub-Surface Services	Telstra Pits	Integrity Degradation, , Water Migration Vapour Migration
	Culverted Drains	Integrity Degradation, Water Migration Vapour Migration
	Gas Pipelines	Integrity Degradation, Water Migration Vapour Migration

5.5 Risk Assessment

A qualitative risk assessment was conducted considering the sources of potential contamination identified above, and the series of potential receptors identified, together with linking pathways. These linkages are summarised in Table 13, where the associated contamination risk is assessed for a given source on a particular receptor. This assessment also takes account of specific chemicals of concern or groups of similar chemicals of concern. It is implicit that where a source has been identified during the desktop study, it has been included within the list, conversely, where the findings of the desktop study have not encountered a potential source it has not been included unless there is good reason to suspect that it may be present, but is as yet unidentified.

In Table 16, a two stage assessment has been carried out based on the identified sources, pathways and receptors. Initially, the column designated as 'Potential Consequence of Source – Receptor Linkage', gives an indication of the sensitivity of a given receptor to a particular source or contaminant of concern under consideration. It is a worst case scenario classification and is based on full exposure from the particular linkage being examined. The derivation of classes used to rank this particular aspect are presented in Table 13.

Table 13 Derivation of Risk

Classification	Human Health	Ground/Surface Water	Ecological	Built Environment
Severe	Irreversible damage to human health, or death.	Substantial contamination of sensitive receiving waters.	Significant change to one or more species, or ecosystem.	Irreparable damage to buildings, structures or the environment.
Moderate	No long term/permanent health effects to humans.	Substantial contamination of non-sensitive water resources or small scale contamination of sensitive water resources.	Change to population densities of non sensitive species.	Damage to sensitive buildings, structures or the environment.
Mild	Short term health effects to humans.	Substantial contamination to non-sensitive water resources.	Some change to population densities but with no negative effects on the function of the ecosystem.	Easily reparable effects of damage to buildings and or structures.
Negligible	No measurable health impacts on humans.	Insubstantial contamination to non-sensitive water resources.	No significant changes to population densities in the environment or in any ecosystem.	Very slight, non-structural, damage or cosmetic harm to buildings or structures.

Subsequently, in the column entitled 'Likelihood of Source-Receptor Linkage', an assessment is made of the probability of the selected source and receptor being linked by the identified pathway. This assessment is ranked based on site-specific conditions as follows:

- **Very unlikely** (0 to < 5%)
- **Unlikely** (5 to 45%)
- **Possible** (45 to 55%)
- **Likely** (55 to 95%)
- **Almost Certain** (95 to 100%)

The 'Risk Classification' column is an overall assessment of the actual risk, which considers the likely effect on a given receptor, taking account of both of the previous rankings (*i.e. consequence and*

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likelihood). The risk classifications are assigned using the consequence/likelihood matrix detailed in Table 14 below.

Table 14 Consequences / Likelihood Matrix

Consequences	Likelihood
Extreme	There is a high probability that severe harm to a designated receptor could arise from an identified source, without appropriate remedial action.
High	A designate receptor is likely to experience significant harm from an identified source, without remedial action.
Medium	It is possible that harm could arise to a specific receptor, but it is unlikely that such harm would be significant.
Low	It is possible that harm could arise to a designated receptor, though it is likely to be mild.
Negligible	The presence of the identified source does not give rise to the potential to cause significant harm.

On this basis, the overall risk is ranked as outlined in Table 15 below.

Table 15 Overall Risk Matrix

Potential Consequence	Likelihood				
	Very Unlikely	Unlikely	Possible	Likely	Almost Certain
Severe	Low	Low	Medium	High	Extreme
Moderate	Negligible	Low	Medium	Medium	High
Mild	Negligible	Low	Low	Medium	Medium
Negligible	Negligible	Negligible	Negligible	Low	Low

Based on the results of the site walkover, desktop study and our understanding of the future land uses for PSP 1067, the overall likelihood or risk of contamination being encountered across the majority of the site during construction is considered '**Low to Medium**'.

However, the likelihood or risk of contamination being encountered at specific locations on the site due to the presence of point sources of contamination is considered to be '**Medium to High**'. A breakdown of the likelihood or risk of contamination being encountered in on-site structures, soil and/or groundwater has been presented in Table 16 below.

Table 16 Qualitative Risk Assessment for PSP 1067

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Possible	Medium
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Moderate	Possible	Medium
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Mild	Unlikely	Low
Equipment Storage & Maintenance	Heavy Metals, TPH, BTEX, PAH, Solvents & Asbestos	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Likely	Medium
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Moderate	Likely	Medium
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Unlikely	Low
Fuelling Operations and Fuel Storage	Heavy Metals, TPH, BTEX, PAH	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Likely	Medium
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	Medium
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Mild	Possible	Low
Market Gardens & Glass Houses	Heavy Metals, Pesticides, Herbicides	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Negligible	Unlikely	Negligible
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Human (<i>Current Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Human (<i>Future Site Users including construction workers</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Unlikely	Low
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Moderate	Likely	Medium

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	High
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Possible	Medium
Soil/Rock Stockpiling	Heavy Metals, Pesticides, Herbicides, TPH & PAH.	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Human (Current Site Users)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Human (Future Site Users including construction workers)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Human (Adjacent Site Users)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	High
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Possible	Medium
Farming Activities (including effluent pits, livestock dips, offal pits, etc)	Heavy Metals, Pesticides, Herbicides, Fertilisers, TPH PAH, Faecal Coliforms	Services / Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low
Structures (Including possible Septic Tanks)	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Human (Current Site Users)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effect	Potential Consequence of Source – Receptor Linkage	Likelihood of Source – Receptor Linkage	Risk Classification
Structures <i>(Including possible Septic Tanks)</i>	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Human (Future Site Users including construction workers)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium
Structures <i>(Including possible Septic Tanks)</i>	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Human (<i>Adjacent Site Users</i>)	Dermal Contact, Ingestion, and Inhalation	Toxic, Carcinogenic, Hazardous to Human Health	Severe	Possible	Medium
Structures <i>(Including possible Septic Tanks)</i>	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Groundwater	Permeation through Soil Profile	Groundwater Contamination	Severe	Likely	High
Structures <i>(Including possible Septic Tanks)</i>	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Surface Water	Perched Groundwater Flow, Surface Runoff.	Surface Water Contamination	Severe	Likely	High
Structures <i>(Including possible Septic Tanks)</i>	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Flora & Fauna	Leaching and Uptake	Toxic, Phytotoxic	Moderate	Possible	Medium
Structures <i>(Including possible Septic Tanks)</i>	Lead, Asbestos, Hazardous, Material, Pesticides, Herbicides, Faecal Coliforms	Services/ Infrastructure	Permeation through Soil Profile	Physical and Chemical Damage to Structures	Mild	Unlikely	Low

6 Recommendations

6.1 Contamination

Based upon the environmental desktop evaluation and qualitative risk assessment, the risk for potential contamination to soils, surface water and groundwater in PSP 1067 has been assessed for each property. Table 17 below and Figures 1.11 and Figure 1.12 (*Appendix A*), classify the properties as having a 'High', 'Medium' or 'Low' potential for contamination. It should also be noted that areas identified with red hatching on these figures have also been classified for contamination potential, but are not currently allocated for development.

Figure 1.11 and Figure 1.12 provide 'Traffic Light' maps, identifying areas of potential contamination for properties within PSP 1067. For the larger farming properties areas of potential contamination, such as farming infrastructure, have been flagged as having a 'High' or 'Medium' potential contamination risk, with the remainder of the property given a lower risk if it is consistent with grazing farmland. For the smaller rural residential properties the entire property has been allocated a 'High', 'Medium' or 'Low' potential contamination risk as there is potential for contamination across the majority of the site.

Of the 14 properties within PSP 1067, 8 properties were classified as having 'High' potential contamination risk, 4 properties were classified as having a 'Medium' potential contamination risk and 3 properties were classified as having a 'Low' potential for contamination risk. The assessments of potential risk have been made in accordance with the Victoria Department of Sustainability and Environment, *Potentially Contaminated Land, General Practice Note*, 2005. It should be noted that property 44 is within the PSP boundary but is not zoned as an Urban Growth Zone (*UGZ*).

In general, larger properties with historical or current farmsteads with associated farm infrastructure were given a higher potential for contamination risk, as farming operations and infrastructure have significant potential for use of hazardous material, resulting in environmental degradation. Additionally smaller rural residential properties observed to have ancillary sheds and outbuildings, heavy plant machinery and equipment were given a higher potential for contamination risk.

Small rural residential properties where minimal ancillary sheds and outbuildings were located on the property were given a more 'Medium' potential for contamination risk, due to possible hydrocarbon and chemical storage, and the possible presence of heavy plant equipment.

Lower potential contamination risk was assigned to properties that were used for primarily agricultural, such as grazing, and/or small rural residential properties with no ancillary sheds and/or outbuildings.

Due to the limited nature of the visual site inspection additional properties may be recommended for assessment in the future, based on receipt of additional information not available at the time of this assessment.

Properties classified with 'High' and 'Medium' potential risks are recommended for further intrusive environmental assessment. Further assessment of these sites should be undertaken in accordance with the 1999 and Draft 2011 NEPM, AS 4482.1-2005, AS 4482.2-1999 and the EPA Industrial Waste Resource Guidelines (*IWRG*) *Soil Sampling*, 2009. The results of any sampling and analysis undertaken should be compared with the guideline values for protection of human health and the environment, as well as waste disposal criteria (*as applicable*).

In addition, hazardous materials surveys should be carried out for structures identified for demolition or relocation. The surveys should address asbestos, lead-based paint, polychlorinated biphenyls in electrical fixtures, and hazardous materials storage. Should asbestos containing materials be encountered during future investigations or construction, the testing, inspection and removal of asbestos materials are required by law to be undertaken by a suitably qualified and licensed asbestos specialist/removalist.

6.2 Geotechnical

It is recommended that further geotechnical assessment is undertaken across the site to aid the design process. The purpose of the geotechnical assessment will be to undertake intrusive investigation to obtain information for the purposes of:

- Determining a better understanding of the sub-surface geological profile and hydrogeological conditions to develop an accurate geological model;
- Develop baseline geotechnical parameters to aid design, settlement and slope stability modelling (*where required*);
- Determine depth to rock head and degree of weathering within the upper layers of the bedrock;
- Determine the nature of fractures and jointing within the underlying volcanic material; and
- Determine the presence of voids within the underlying basalt material.

The handbook of Geotechnical Investigation and design Tables (*Look, 2007*) provides a model to derive suitable intrusive investigation dependent on likely geological conditions and proposed structure. It is expected that all investigations within PSP 1067 be categorised as GC1, or possibly GC2 where larger commercial structures may be required as part of the design.

However, this type of geotechnical investigation relates more to building construction standards, rather than impacting at high level precinct wide planning stage. Therefore, investigations of this nature will be conducted on a site specific basis by prior to construction, to allow for foundation design in accordance with the relevant building codes and standards.

6.3 Hydrology and Wetlands

Flood zones (*land subject to inundation*) were identified within PSP 1067, along the flow path of Merri Creek at properties 45, 44, 43 and 31. Flood modelling should be undertaken to determine hydrologic effects that any new developments will have on existing water courses, in particular existing culvert and bridge flow capacities, due to the potential increase in runoff from development hardstanding and roof areas.

Waterways, including Merri Creek and associated low-lying inundation areas will require feature surveys to provide details of drainage patterns for urban drainage system design. Drainage paths will need to be either maintained or diverted to ensure all areas are appropriately drained during and after any development.

The need to protect native vegetation and animals along creek lines falls under the jurisdiction of Dept of the Environment & Primary Industries and Melbourne Water, and it is generally understood that the Biodiversity Conservation Strategy (BCS) already considers the wetland as an 'Off Set' area.

Table 17 Site Contamination Potential within PSP 1067

Property Numbers	Address	Legal Description	Area (Ha)	Historic Activity	Current Activity	Contamination Potential
31	1025 Donnybrook Road, Donnybrook	Lot 1 TP843230	128	Farmstead / Farm Yard / Grazing Farmland	Farm Yard / Grazing Farmland	High
		Lot 2 TP843231	60	Grazing Farmland	Grazing Farmland	Low
		Lot 1 LP67181	140	Grazing Farmland	Grazing Farmland	Low
		Lot 2 LP67181	138	Grazing Farmland	Grazing Farmland	Low
32	895A & 895B Donnybrook Road, Donnybrook	Lot 3 PS334583	85	Grazing Farmland	Farmstead / Farm Yard / Grazing Farmland	High
34	855 Donnybrook Road, Donnybrook	Lot 1 PS334583	26	Grazing Farmland	Rural Residential / Horse Yard / Greenhouse	High
35	875 Donnybrook Road, Donnybrook	Lot 2 PS334583	40	Grazing Farmland	Rural Residential / Sheds	High
36	835 Donnybrook Road, Donnybrook	Lot 2 PS449806	4.5	Grazing Farmland	Vehicle Storage / Sheds	High
37	825 Donnybrook Road, Donnybrook	Lot 1 PS449806	1	Donnybrook Hotel	Donnybrook Hotel	Medium
38	845 Donnybrook Road, Donnybrook	Lot 1 TP827515	0.8	Grazing Farmland	Rural Residential / Shed	Medium
39	905 Donnybrook Road, Donnybrook	Lot 1 TP663551	1	Grazing Farmland	Rural Residential / Shed	High
40	915 Donnybrook Road, Donnybrook	Lot 1 TP248727	77	Grazing Farmland	Grazing Farmland / Cheese Factory / Restaurant / Rural Residential	High
41	975 Donnybrook Road, Donnybrook	Lot 1 TP444829	90	Farmstead / Farm Yard / Grazing Farmland	Farmstead / Farm Yard / Grazing Farmland	High
42	1085 Donnybrook Road, Donnybrook	Lot 1 LP77367	2	Grazing Farmland	Rural Residential / Shed	Medium
43	300 Donovans Lane, Beveridge	Lot 6 TP394032	125	Grazing Farmland	Grazing Farmland / Shed	Medium
44	200 Donovans Lane, Beveridge	Lot 1 TP872961	111	Grazing Farmland	Grazing Farmland	Low
45	300 Donovans Lane, Beveridge	Lot 1 TP709372	7.5	Grazing Farmland	Grazing Farmland	Low

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8 Statement of Limitations

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No other warranty, expressed or implied, is made as to the professional advice included in this report. This report may not contain sufficient information for the purposes of other parties.

The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

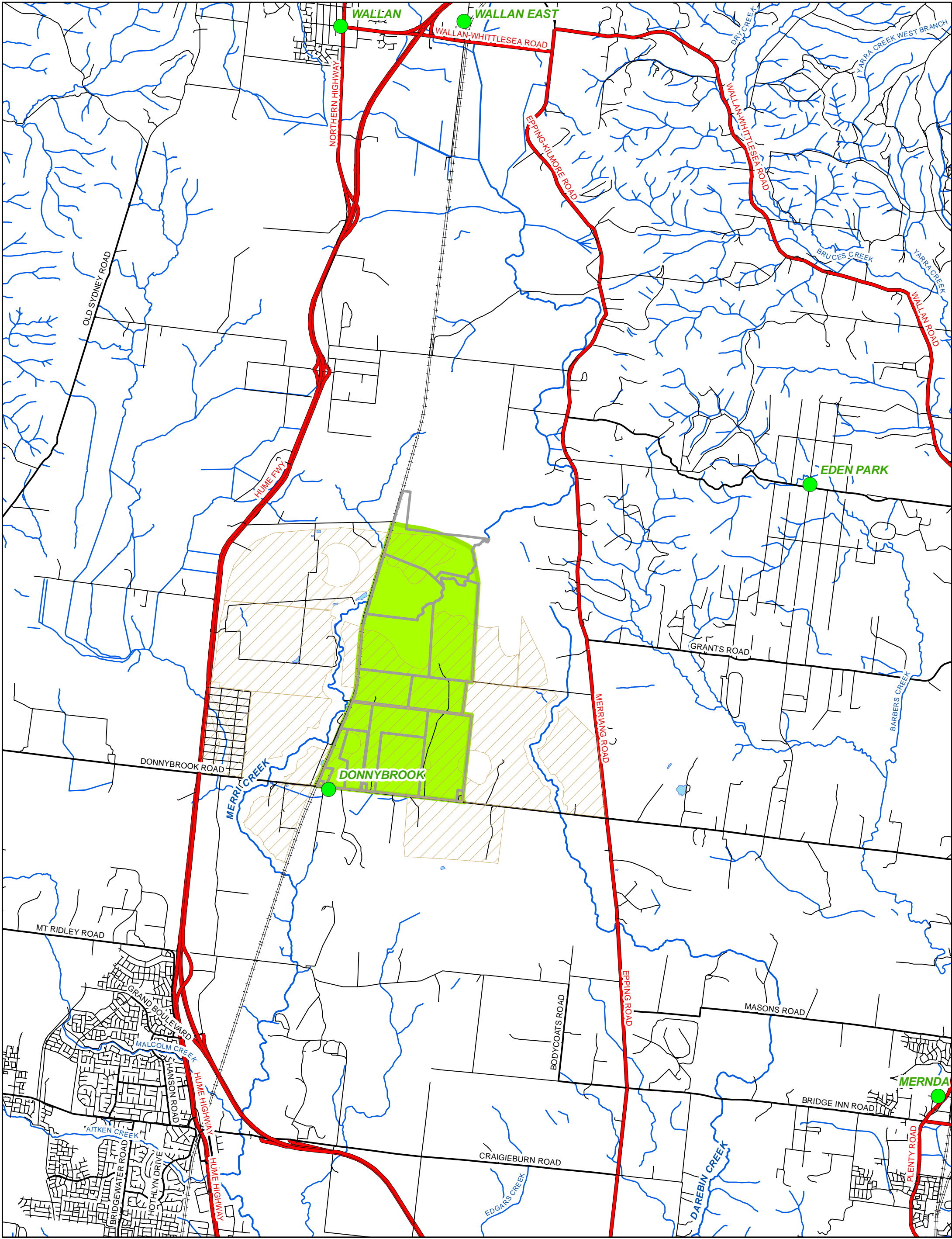
The extent of historic sampling of soils and groundwater at the site is extremely limited, or non-existent. As such, there is still the possibility for additional contamination to exist in unexpected locations, or from unexpected/unknown sources.

Soil, rock and aquifer conditions are often variable, resulting in heterogeneous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct, and can only be interpreted based on available information and the application of professional judgement.

Meinhardt accepts no liability for the findings or conclusions made by consultants external to Growth Areas Authority regarding the history of the investigation area and its surrounding properties. This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, Meinhardt reserves the right to review the report in the context of the additional information.

APPENDIX A

FIGURES



Legend

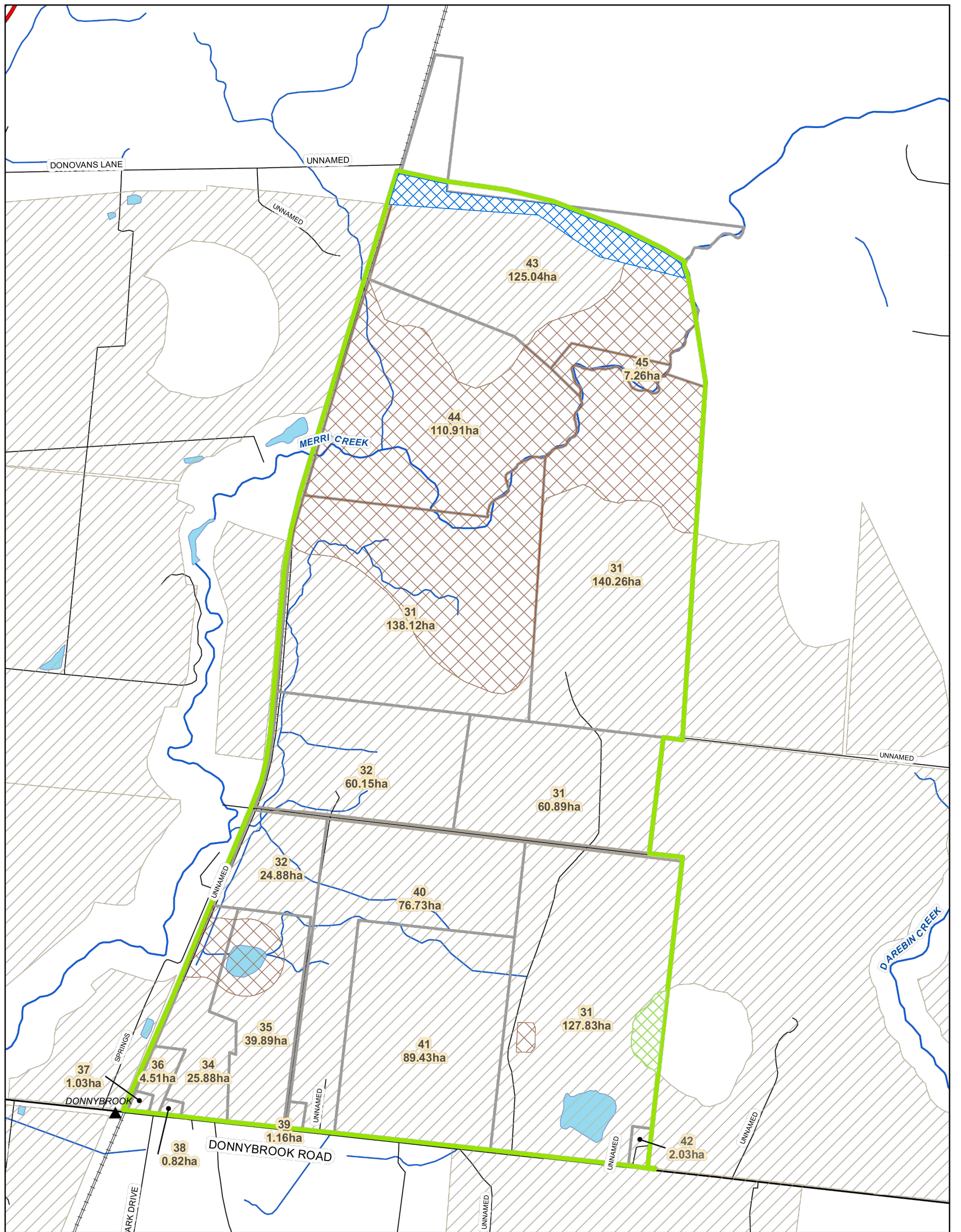
● Towns	— Major	— Major
 PSP 67 DONNYBROOK	— Main	— Minor
 Developable Areas	— Arterial	 Waterbodies
 Property boundaries	— Minor	
	—+— Railways	

Figure 1.1: Donnybrook PSP 1067 Location Map

Map projection GDA94 MGA Zone 55

0 2.5 5
Kilometers

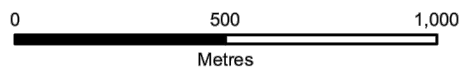
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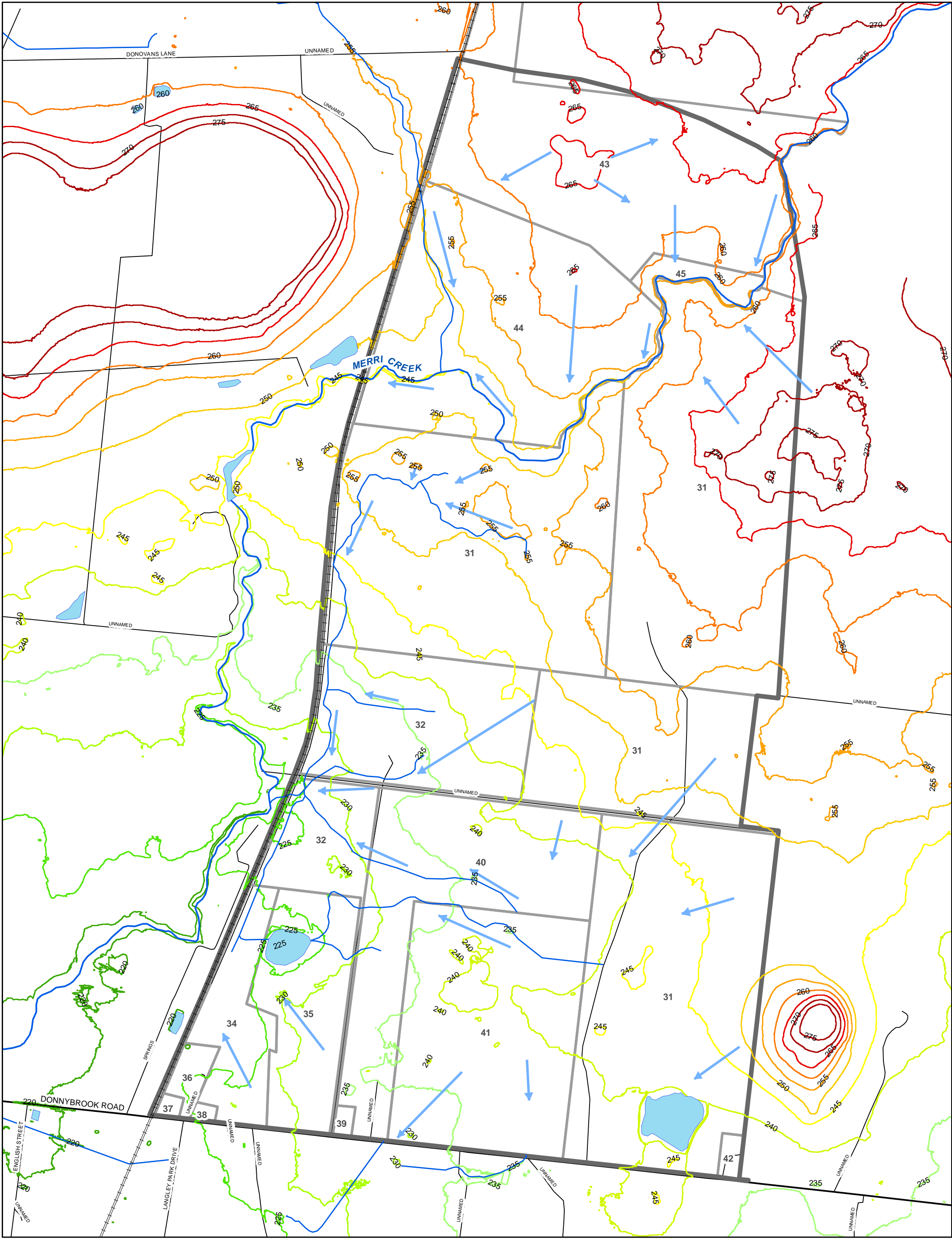


Legend		
	PSP 67 DONNYBROOK	
	Conservation Area	
	Developable Areas	
	Property boundaries	
	Landscape Values	
	E6/OMR Road Reserve	
Roads		
	Major	
	Main	
	Arterial	
	Minor	
	Railways	
Watercourses		
	Major	
	Minor	
	Waterbodies	

Figure 1.2: Donnybrook PSP 1067 Layout Map

Map projection GDA94 MGA Zone 55





Legend

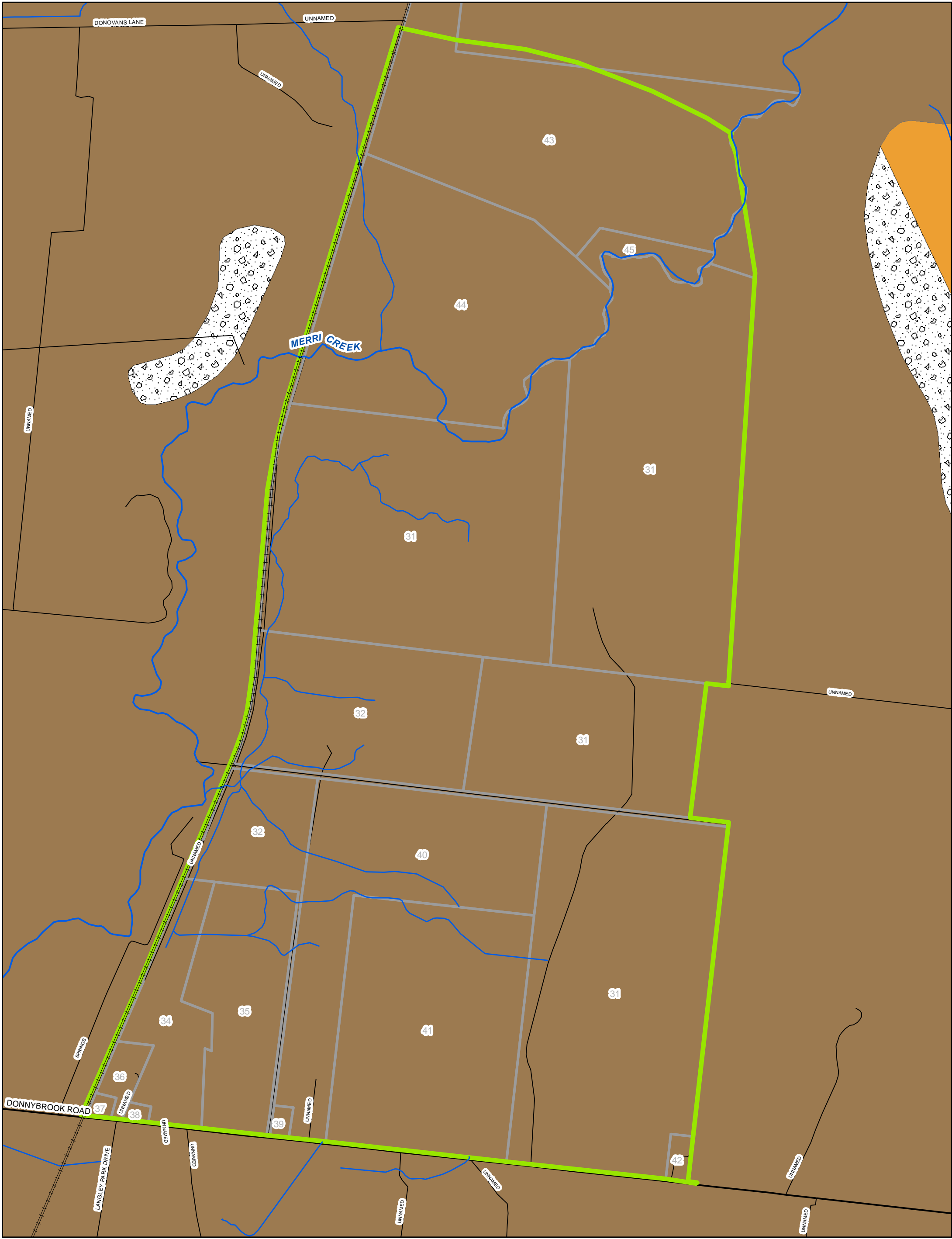
PSP 67 DONNYBROOK	Flow direction	Contours	Major
Property boundaries	Watercourses	220m	Main
	Major	250m	Arterial
	Minor	240m	Minor
	Waterbodies	235m	Railways
		230m	
		225m	

Figure 1.3: Donnybrook PSP 1067 Contour and Drainage Map

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres

N



Legend

PSP 67 DONNYBROOK	Watercourses	Roads	Geology (250K)
Property boundaries	Major	Major	Dargile Formation
	Minor	Main	Humevale Siltstone
	Waterbodies	Arterial	Newer Volcanics Basalt
		Minor	
		Railways	

**Figure 1.4: Donnybrook PSP 1067
Geology Map**

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres

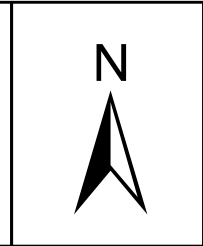




Figure 1.5 - Australian Soil Classification Map

Project #: 110445

Project: Donnybrook PSP 1067

Source: Australian Soil Classification Map (ASRIS 2012)

Australian Soil Classification

Australian Soil Classification data derived from state and territory agency soil mapping. The data is from ASRIS Level 4.

Legend:

	Extent
	Linework Only
	Partial Attribution
	Substantial Attribution
	Complete Attribution
	Australian Soil Classification
	Anthrosols
	Calcariosols
	Chromosols
	Dermosols
	Ferrosols
	Hydosols
	Kandosols
	Kurosols
	Organosols
	Podosols
	Rudosols
	Sodosols
	Tenosols
	Vertosols
	Not Applicable
	Not Recorded

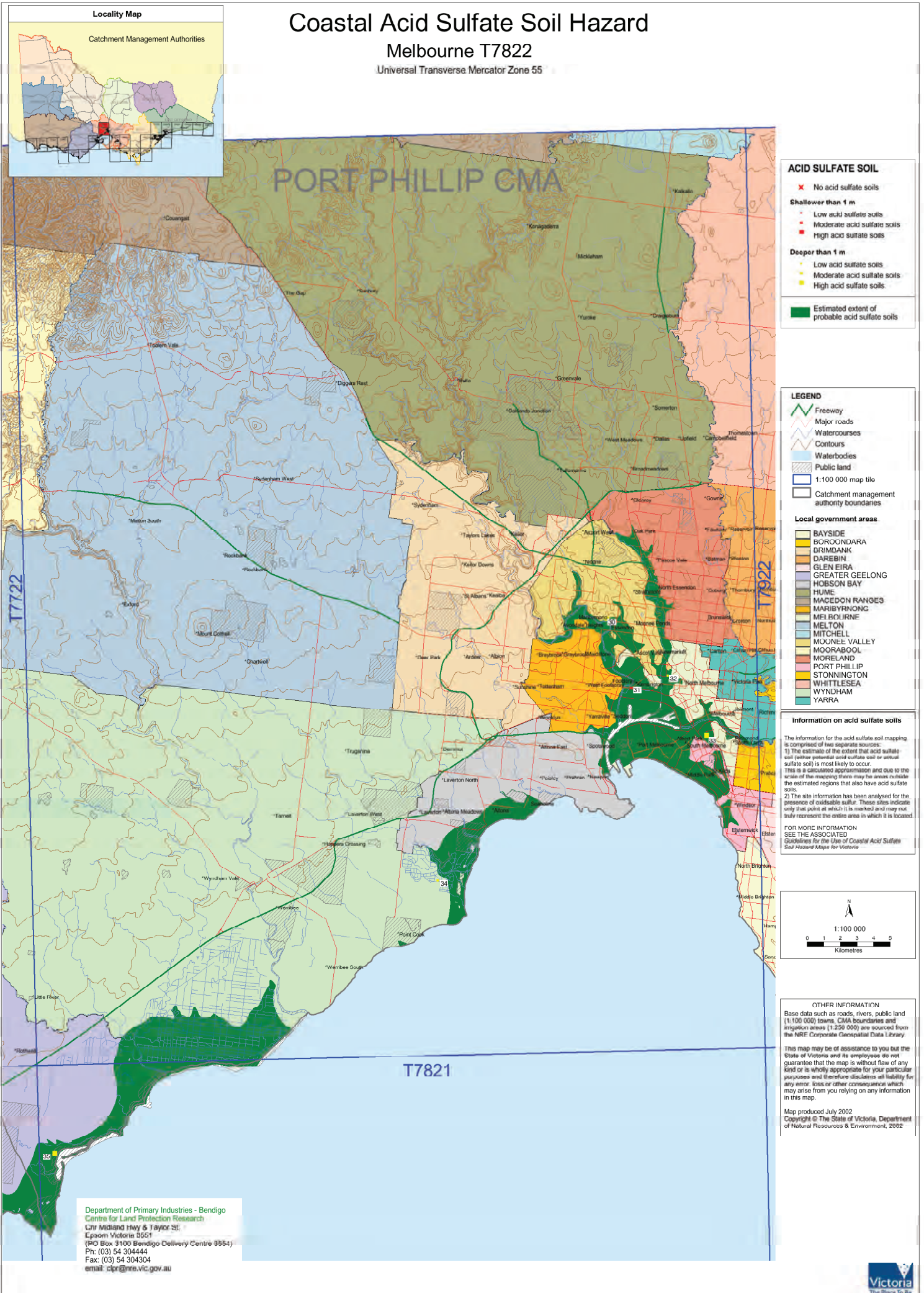
All data Copyright Department of Water, Land and Biodiversity Conservation, South Australia, Department of Agriculture and Food, Western Australia, Department of Natural Resources and Water, Queensland, Department of Environment and Climate Change, New South Wales, Department of Primary Industries and Water, Tasmania, Department of Primary Industries, Victoria and CSIRO

Please contact www.asris.csiro.au for more information

Figure 1.6

Coastal Acid Sulfate Soil Hazard

Melbourne T7822
Universal Transverse Mercator Zone 55



ACID SULFATE SOIL

- ✖ No acid sulfate soils
- Shallower than 1 m**
 - Low acid sulfate soils
 - Moderate acid sulfate soils
 - High acid sulfate soils
- Deeper than 1 m**
 - Low acid sulfate soils
 - Moderate acid sulfate soils
 - High acid sulfate soils
- Estimated extent of probable acid sulfate soils

LEGEND

- Freeway
- Major roads
- Watercourses
- Contours
- Waterbodies
- Public land
- 1:100 000 map tile
- Catchment management authority boundaries

Local government areas

- BAYSIDE
- BOROMBARA
- BRIMBANK
- DAREBIN
- GLEN EIRA
- GREATER GEELONG
- HOBSON BAY
- HUME
- MACEDON RANGES
- MARIBYRNONG
- MELBOURNE
- MELTON
- MITCHELL
- MURDOCH VALLEY
- MOORABOOL
- MORELAND
- PORT PHILLIP
- STONNINGTON
- WHITLSEA
- WINDHAM
- YARRA

Information on acid sulfate soils

The information for the acid sulfate soil mapping is comprised of two separate sources:

- 1) The estimate of the extent that acid sulfate soil (either potential acid sulfate soil or actual sulfate soil) is most likely to occur. This is a cautious approximation and due to the scale of the mapping there may be areas outside the estimated regions that also have acid sulfate soils.
- 2) The site information has been analysed for the presence of oxidisable sulfur. These sites indicate only that point at which it is marked and may not truly represent the entire area in which it is located.

FOR MORE INFORMATION SEE THE ASSOCIATED Guidelines for the Use of Coastal Acid Sulfate Soil Hazard Maps for Victoria

North arrow and scale bar (0 to 5 Kilometres).

OTHER INFORMATION

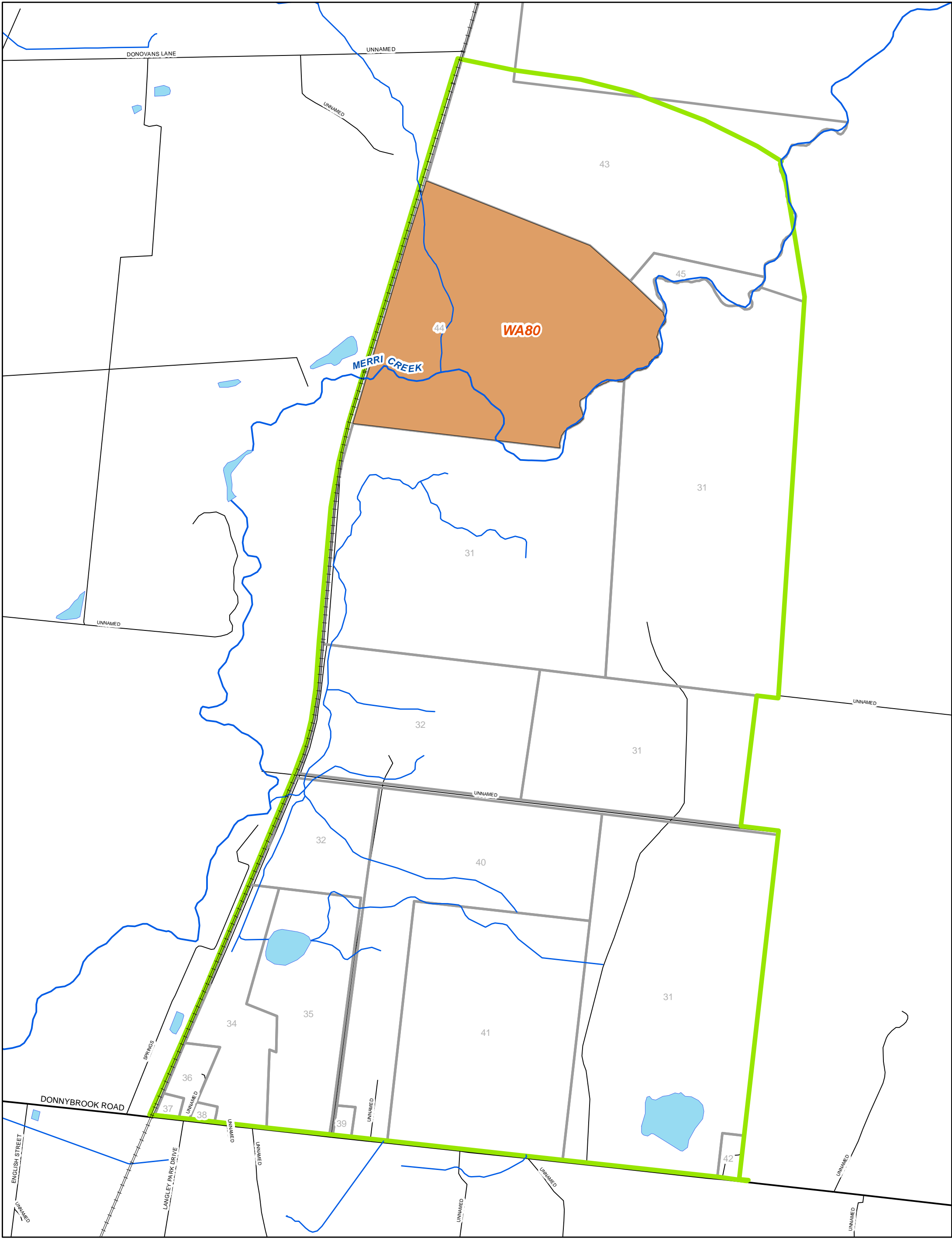
Base data such as roads, rivers, public land (1:100 000) towns, CMA boundaries and drainage areas (1:250 000) are sourced from the NRE Corporate Geospatial Data Library.

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Department of Primary Industries - Bendigo
Centres for Land Protection Research
Cnr Midland Hwy & Taylor St,
Epsom Victoria 3551
(PO Box 3100 Bendigo Delivery Centre 9554)
Ph: (03) 54 304444
Fax: (03) 54 304304
email: clpr@nre.vic.gov.au





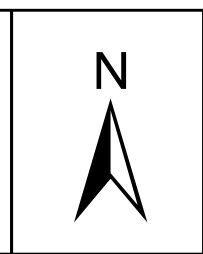
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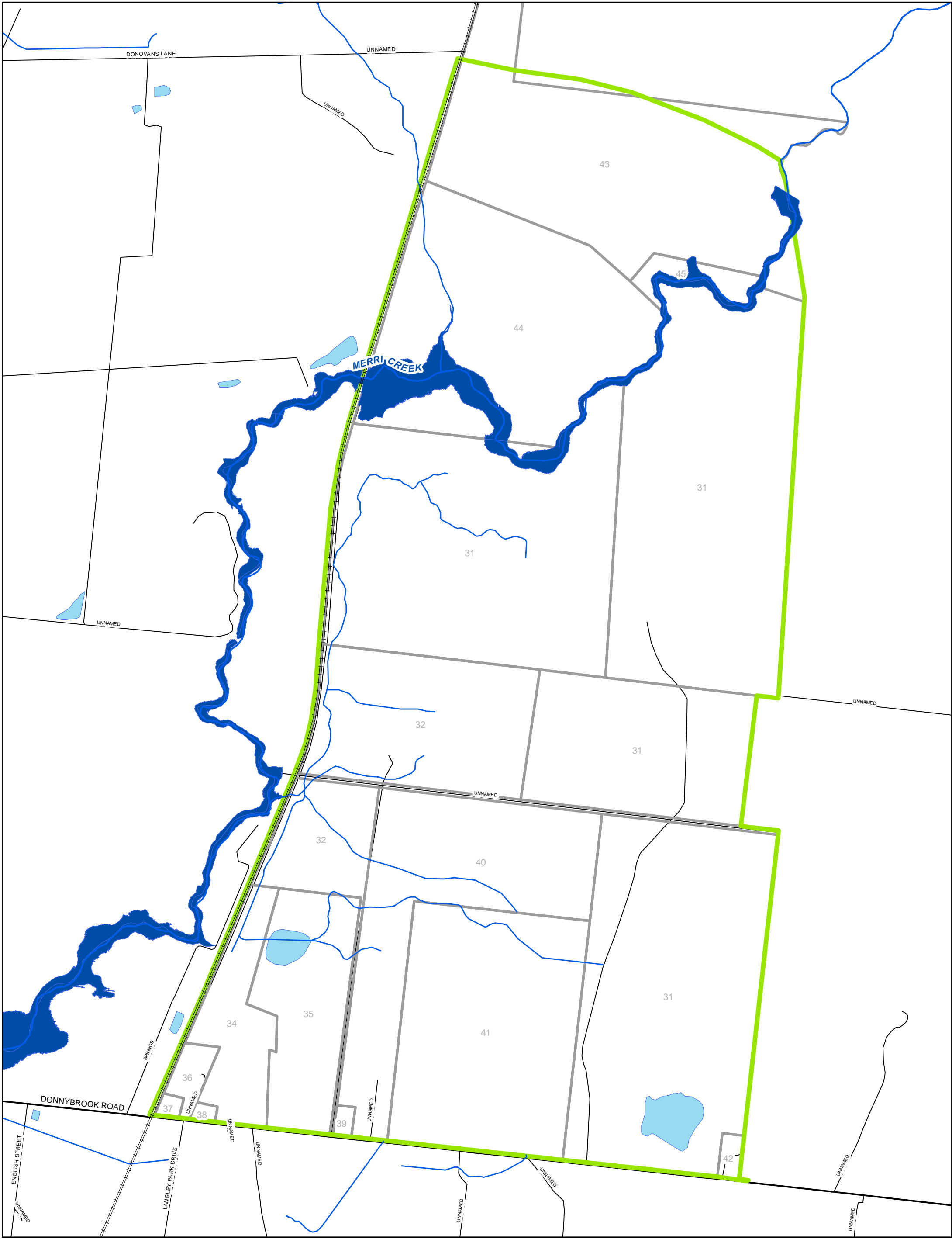
PSP 67 DONNYBROOK	Watercourses	Roads
Property boundaries	Major	Major
Extractive industry tenement	Minor	Main
	Waterbodies	Arterial
		Minor
		Railways

**Figure 1.7: Donnybrook PSP 1067
Current Extractive
Industry Tenement Map**

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres





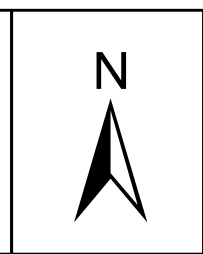
Legend

PSP 67 DONNYBROOK	Major	Major
Property boundaries	Minor	Main
Planning Overlay (LSIO)	Waterbodies	Arterial
		Minor
		Railways

Figure 1.8: Donnybrook PSP 1067 Land Subject to Inundation Map

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres



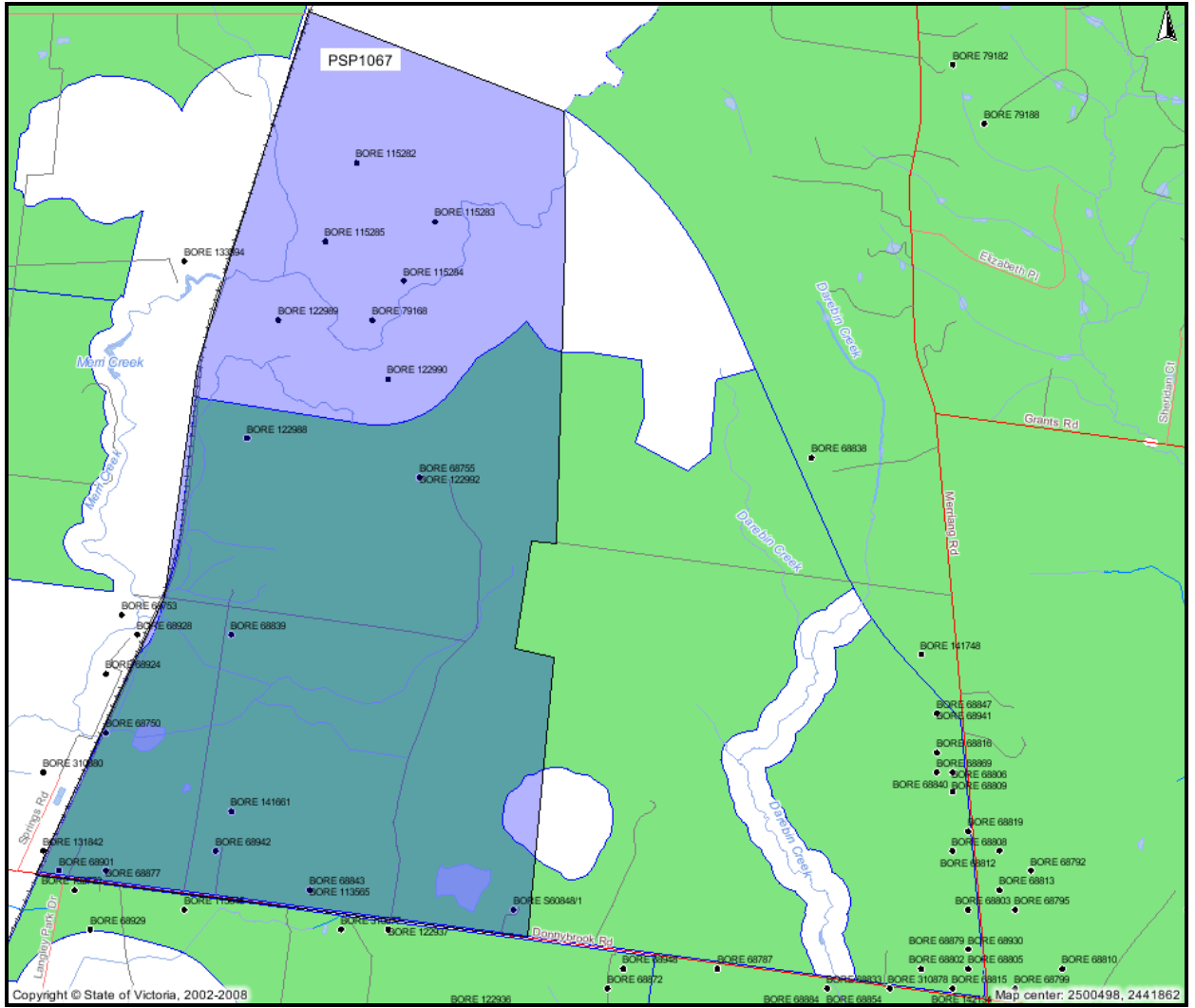


Figure 1.9 - Registered Groundwater Bores within PSP 1067 Boundary

Project #: 110445

Project: Donnybrook PSP 1067

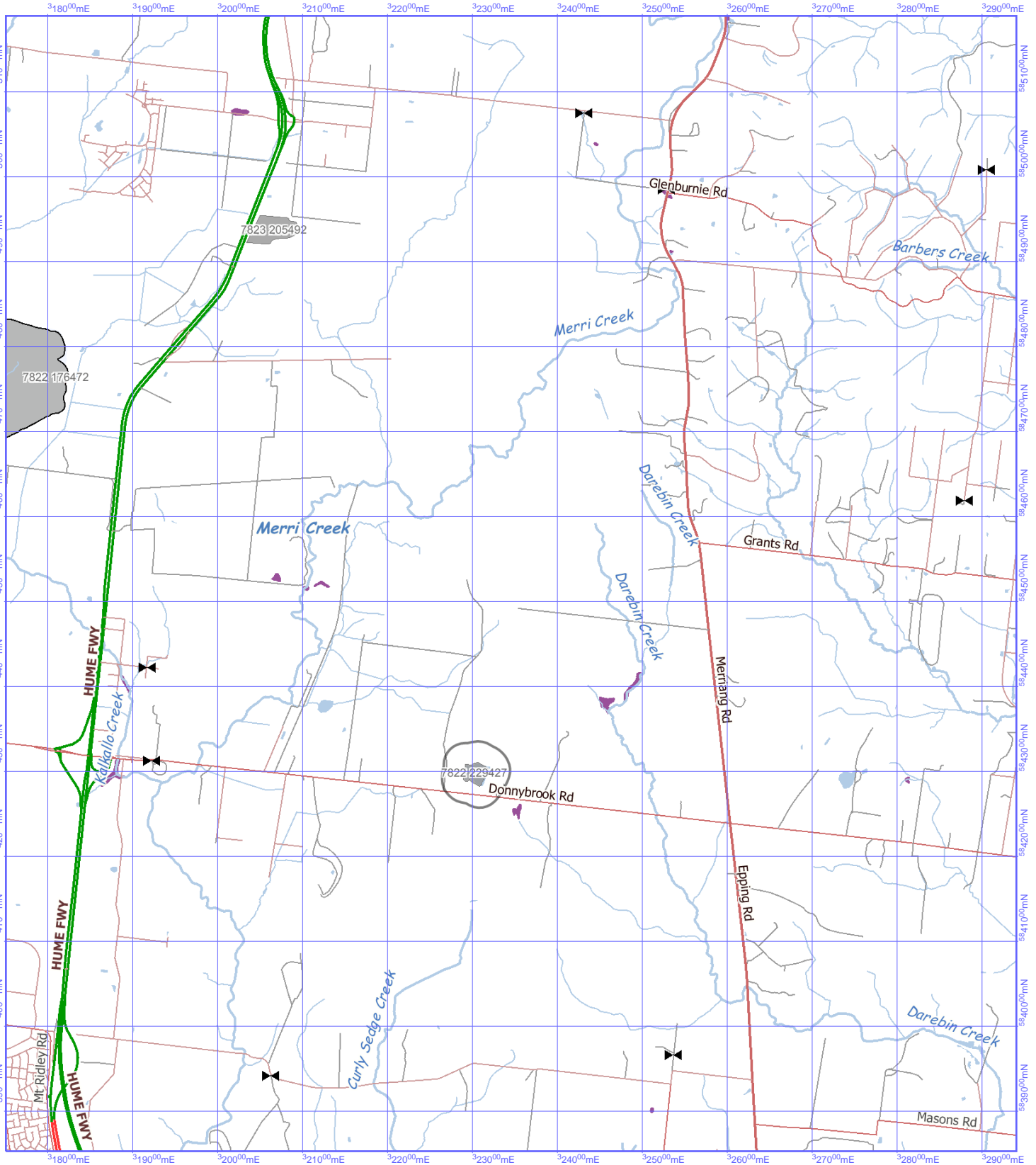
Source: Victorian Water Resources Data Warehouse

Wetland Base Map

Map no: _____

Figure 1.10

Produced on Wed Apr 03 12:51:16 EST 2013



Wetland Identifier:
7822229427

Feature marked: _____ Symbol used: _____

Wetland Name:

Feature marked: _____ Symbol used: _____

Original (1788) area (ha):
Not applicable

Feature marked: _____ Symbol used: _____

Date:

Feature marked: _____ Symbol used: _____

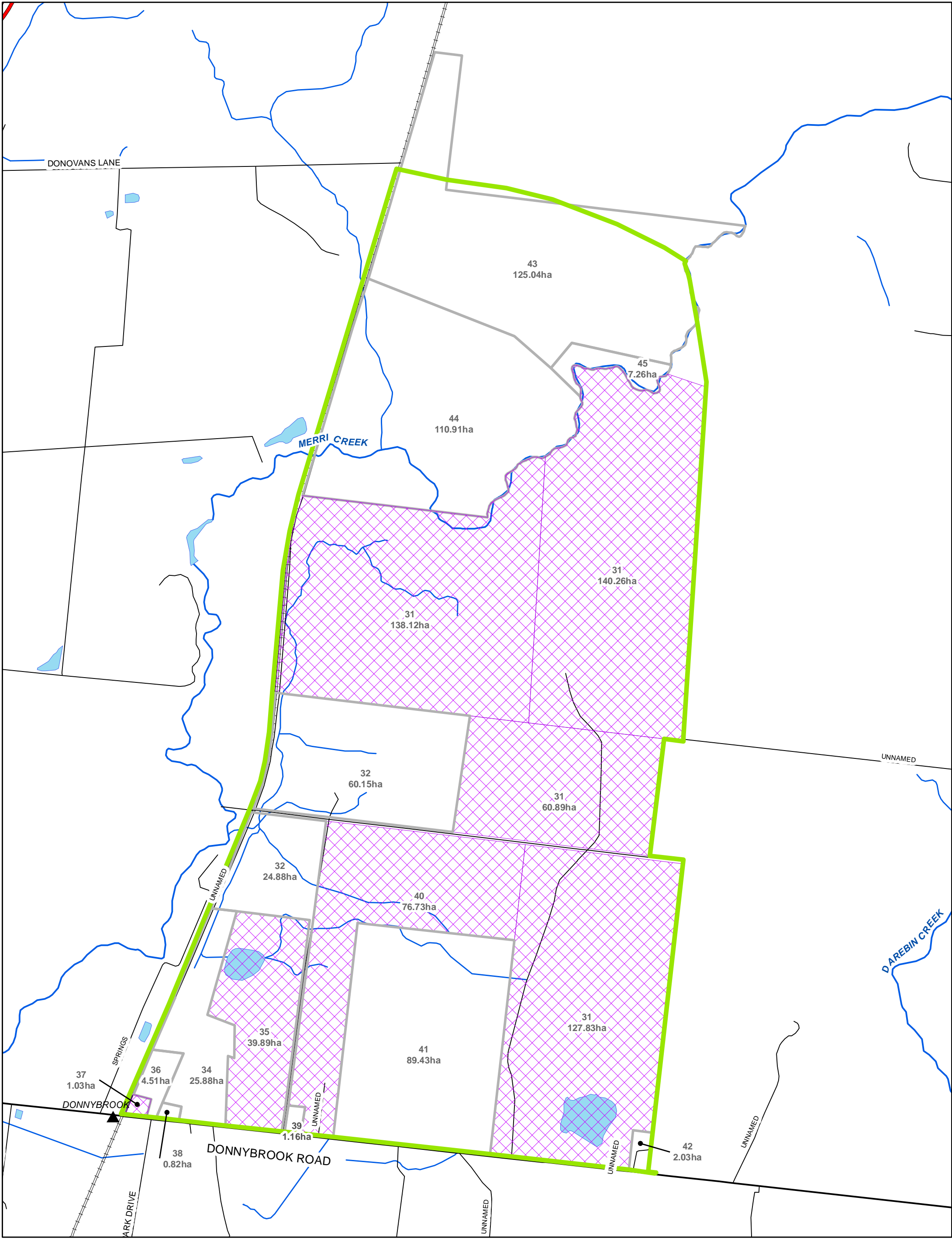
Map Scale 1:63,040
MGA 55

- Roads
- Restricted Access
- Water
- Wetlands 1994
- Wetlands 1788
- Gates
- Salinity Discharge Points
- Salinity Discharge Lines
- Salinity Discharge Polygons



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(c) The State of Victoria Department of Sustainability and Environment 2013



Legend

- PSP 67 DONNYBROOK
- Property boundaries
- Properties accessed during site inspection

Roads

- Major
- Main
- Arterial
- Minor
- Railways

Watercourses

- Major
- Minor
- Waterbodies

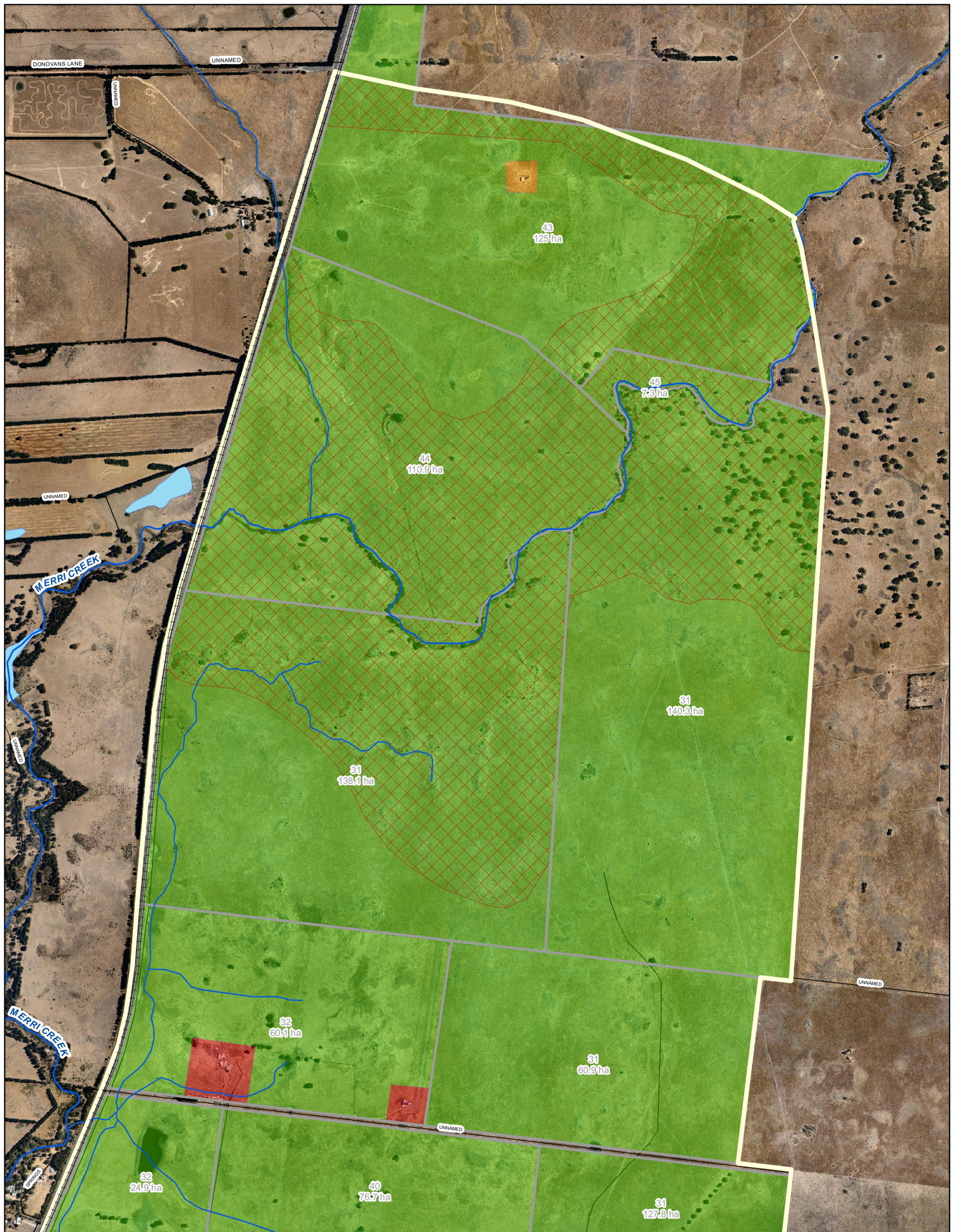
**Figure 1.10a: Donnybrook PSP 1067
Properties Accessed during Site Inspection**

Map projection GDA94 MGA Zone 55

0 500 1,000
Metres

N

MEINHARDT
INFRASTRUCTURE
& ENVIRONMENT



Legend	
PSP 67 DONNYBROOK	Contamination risk Low
Conservation Area	Contamination risk Moderate
Watercourses	Contamination risk High
Major	Road reserve / Conservation Area / Landscape values
Minor	Roads
Waterbodies	Major
	Main
	Arterial
	Minor
	Railways

Figure 1.11: Donnybrook PSP 1067 Potential Contamination Risk Map (Northern Sector)
 Map projection GDA94 MGA Zone 55

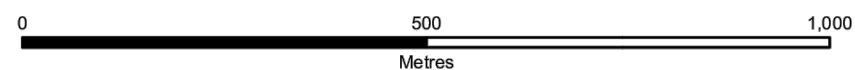
0 500 1,000
 Metres

N



Figure 1.12: Donnybrook PSP 1067
 Potential Contamination Risk Map (Southern Sector)

Map projection GDA94 MGA Zone 55



Legend	
PSP 67 DONNYBROOK	Contamination risk
Conservation Area	Low
Watercourses	Moderate
Major	High
Minor	Road reserve / Conservation Area / Landscape values
Roads	Major
Main	Arterial
Minor	Minor
Railways	



APPENDIX B

GW DATABASE SEARCH

*All Warehouse Sites

SITE ID	SITE NAME	LOCATION DATE	OWNER ID	LONGITUDE	LATITUDE	BORE DECOMMISSIONED	DATE COMPLETED	BORE DEPTH	UPPER INTERVAL	LOWER INTERVAL	MONITORING STATUS	LITHOLOGICAL DATA	SCREEN LENGTH
44840	BORE 68877	22-Feb-85	106	144.973	-37.544	N	22-Feb-85	32.000	32.000	26.000	P	Y	6.000
81798	BORE 115284	9-Jun-93	36681	144.992	-37.514	N	1-Feb-93	40.000	40.000	12.000	M	Y	28.000
86092	BORE 122988	24-Nov-94	37852	144.982	-37.522	N	15-Dec-93	35.600	19.260	16.260	M	Y	3.000
53193	BORE 79168	4-Mar-83	18981	144.99	-37.516	N	4-Mar-83	60.000	60.000	57.000	P	Y	3.000
97298	BORE 141661	29-Nov-00	43616	144.981	-37.541	N	6-Dec-98	96.000	96.000	18.000	P	Y	24.000
81797	BORE 115283	9-Jun-93	36681	144.994	-37.511	N	28-Jan-93	40.000	40.000	15.000	M	Y	25.000
44904	BORE 68942	13-Feb-91	13579	144.98	-37.543	N	13-Feb-91	40.000	40.000	28.000	P	Y	12.000
80623	BORE 113565	6-Jun-94	36131	144.986	-37.545	N	4-Mar-92	76.500	76.500	12.000	P	Y	64.500
44864	BORE 68901	18-Sep-92	13548	144.97	-37.544	N	9-Feb-88	16.000	16.000	12.000	P	Y	4.000
44745	BORE 68750	1-Sep-80	44	144.973	-37.537	N	1-Sep-80	32.000			O	Y	
44803	BORE 68839	1-Jan-80	13497	144.981	-37.532	N	1-Jan-80	59.000	47.000	41.000	O	Y	6.000
81796	BORE 115282	9-Jun-93	36681	144.989	-37.508	N	28-Jan-93	40.000	40.000	13.000	M	Y	27.000
138097	BORE S60848/1	20-Oct-04	46487	144.999	-37.546	N	18-Dec-02	11.600			P	Y	
86093	BORE 122989	24-Nov-94	37852	144.984	-37.516	N	14-Dec-93	30.800	20.000	17.000	M	Y	3.000
86096	BORE 122992	24-Nov-94	37852	144.993	-37.524	N	13-Dec-93	36.200	18.000	16.000	M	Y	2.000
44749	BORE 68755	31-Dec-69	13450	144.993	-37.524	N	31-Dec-69	0.000			O	N	
44806	BORE 68843	24-Oct-80	13499	144.986	-37.545	N	24-Oct-80	29.000	29.000	12.000	P	Y	12.000
81799	BORE 115285	9-Jun-93	36681	144.987	-37.512	N	1-Feb-93	40.000	40.000	15.000	M	Y	25.000
86094	BORE 122990	24-Nov-94	37852	144.991	-37.519	N	13-Dec-93	36.400	20.400	17.400	M	Y	3.000

APPENDIX C HISTORICAL LAND TITLES

Donnybrook PSP 1067 - Historical Titles Summary

Council Lot No.	Current Title (Vol/Folio)	1st Parent Title (Vol/Folio)	2nd Parent Title (Vol/Folio)	3rd Parent Title (Vol/Folio)
31	8541/356	6969/741	5942/334	5398/462
	8541/357	6969/741	5942/334	5398/462
	9231/982	6969/742	3968/580	2475/950
32	10204/124	8387/290 & 9739/449 & 9739/450	7937/059	5942/333 & 6739/776
33	10204/124	8387/290 & 9739/449 & 9739/450	7937/059	5942/333 & 6739/776
34	10204/122	8387/290 & 9739/449 & 9739/450	7937/059	5942/333 & 6739/776
35	10204/123	8387/290 & 9739/449 & 9739/450	7937/059	5942/333 & 6739/776
36	10620/795	5834/738		
37	10620/794	5834/738		
38	6437/282			
39	8269/013	7862/015 & 8066/282	7937/059	5942/333 & 6739/776
40	8066/282	7937/059	5942/333 & 6739/776	4740/852
41	3879/632	2956/096	1068/574 & 2004/790 & 2528/486	
42	8692/737	6969/742	3968/580	2475/950
43	8661/715	7967/042	7967/040	3548/481 & 3576/142
44	9089/224	4189/796	3482/360	3454/771
45	8210/488	7967/042	7967/040	3548/481 & 3576/142

Note:

Titles in red were not obtained as three historic titles had already been acquired.

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LP67181
EDITION 1
 APPROVED 12/12/65

PLAN OF SUBDIVISION
 PART OF CROWN PORTION 27
 PARISH OF KALKALLO

&

PART OF CROWN PORTION 4
 PARISH OF MERRIANG

Measurements are in Links
 Conversion Factor
 LINKS X 0.201168 = METRES

VOL. 6969 FOL. 741

COLOUR CONVERSION
 E-1 = GREEN
 R1 = BROWN
 A-1 = YELLOW

NOTATIONS

Lot 1 has not been surveyed. Measurements, bearings and area have been derived from hills

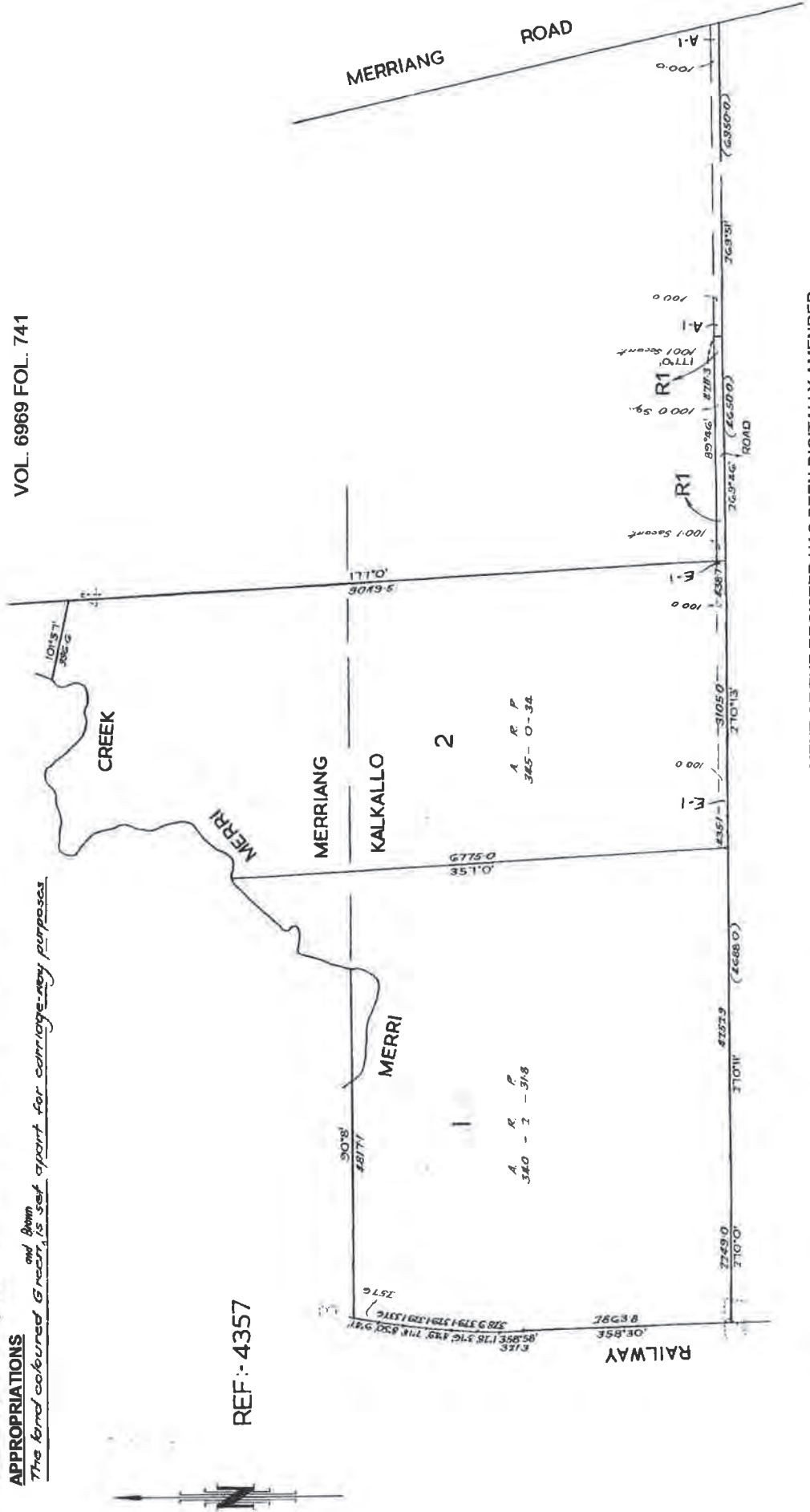
APPURTENANCES

The land coloured yellow is an existing carriage-way, assessment see C/T 6969/741

APPROPRIATIONS

The land coloured Green and Brown is set apart for carriage-way purposes

REF: 4357



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VOLUME 08541 FOLIO 356

Security no : 124041783912H
Produced 14/05/2012 01:47 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 067181.
PARENT TITLE Volume 06969 Folio 741
Created by instrument LP067181 23/03/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
QUARRY INDUSTRIES LTD of 33 MARION RD NORTH PLYMPTON SOUTH AUSTRALIA
M998925Y 20/08/1987

ENCUMBRANCES, CAVEATS AND NOTICES

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

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

DIAGRAM LOCATION

SEE LP067181 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: 1025 DONNYBROOK ROAD DONNYBROOK VIC 3064

DOCUMENT END

VOLUME 08541 FOLIO 357

Security no : 124041784318R
Produced 14/05/2012 02:06 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 067181.
PARENT TITLE Volume 06969 Folio 741
Created by instrument LP067181 23/03/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
QUARRY INDUSTRIES LTD of 33 MARION RD NORTH PLYMPTON SOUTH AUSTRALIA
M998925Y 20/08/1987

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part G570558 28/11/2001

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

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

DIAGRAM LOCATION

SEE TP642010D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

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TITLE PLAN	EDITION 1	TP 642010D
<p>Location of Land</p> <p>Parish: KALKALLO, MERRIANG Township: Section: Crown Allotment: Crown Portion:</p> <p>Last Plan Reference: LP67181 Derived From: VOL 8541 FOL 357 Depth Limitation: NIL</p>		<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
<p>Description of Land / Easement Information ENCUMBRANCES REFERRED TO As to the land shown marked E-1 & E-3</p> <p><u>THE EASEMENTS</u> (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act.</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 06/10/2000 VERIFIED: AA</p>
<p>E-2 & E-3 = EASEMENT TO GAS & FUEL CORP OF VICTORIA CREATED BY C/E G570558</p>		
<p>AREA= 139.7 ha</p>		
<p>LENGTHS ARE IN METRES</p>	<p>Metres = 0.3048 x Feet Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>

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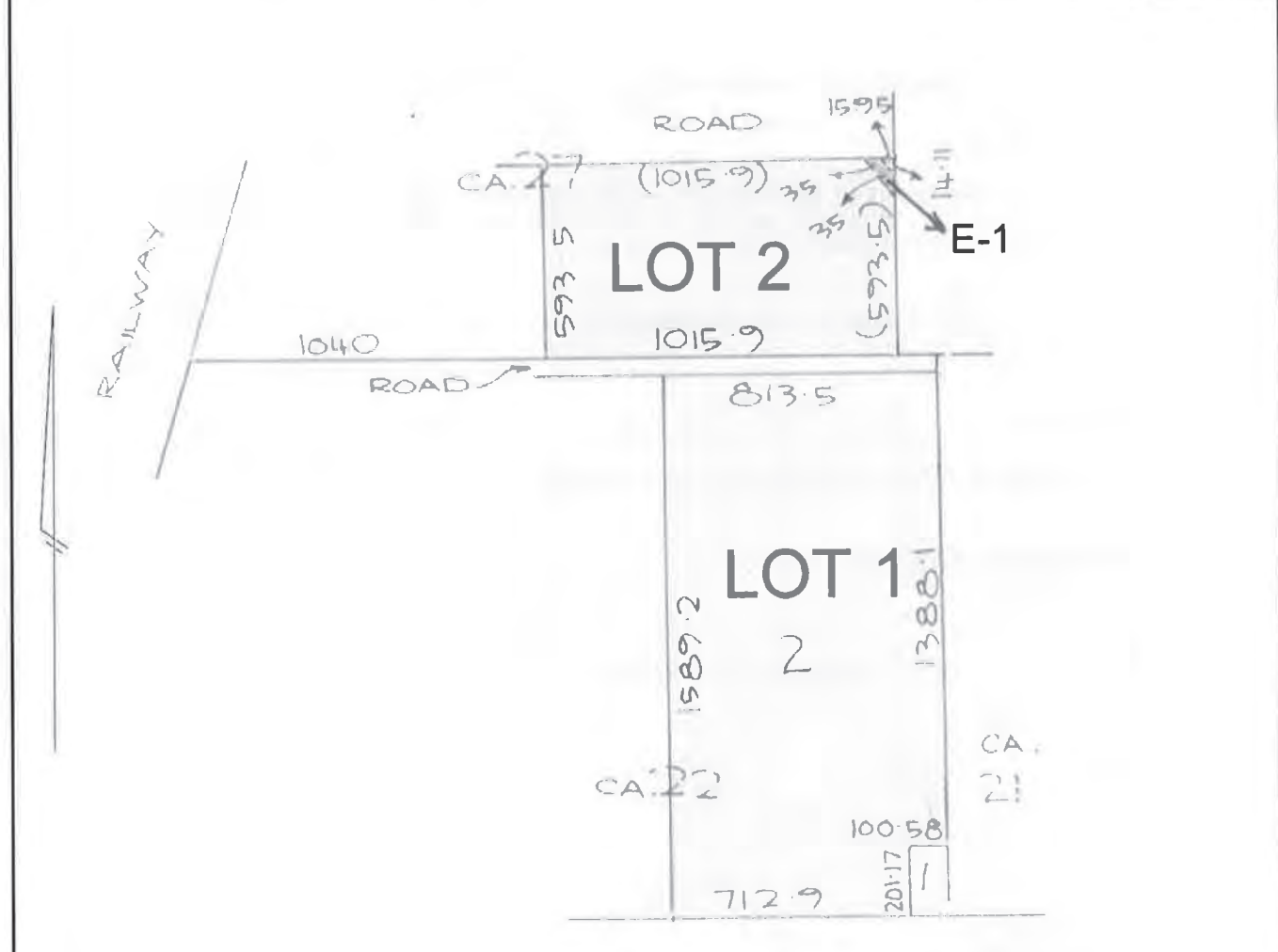
TITLE PLAN	EDITION 1	TP 843230S
LOCATION OF LAND Parish: KALKALLO Township: - Section: - Crown Allotment: - Crown Portion: 22 (PT) & 27 (PT) Last Plan Reference: LOT 2 ON LP 77367 Derived From: VOL.9231 FOL.982 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land/Easement Information

ENCUMBRANCES
 AS TO THE LAND MARKED E-1
THE EASEMENT to the Gas and Fuel - - -
 Corporation of Victoria created by - - -
 Instrument G570557 - - - - -

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date:10/01/2006
 VERIFIED: A. DALLAS
Assistant Registrar of Titles



TOTAL AREA = 187.5ha DONNYBROOK ROAD

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
LOT 1 = LOT 2 ON LP 77367 LOT 2 = CROWN PORTION 27 (PT)

VOLUME 09231 FOLIO 982

Security no : 124041785037K
Produced 14/05/2012 02:27 pm

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 843230S (formerly known as part of Portion 27 Parish of Kalkallo, Lot 2 on Plan of Subdivision 077367).
PARENT TITLE Volume 06969 Folio 742
Created by instrument G570559 29/03/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
QUARRY INDUSTRIES LTD of 33 MARION ROAD NORTH PLYMPTON SA
M998925Y 20/08/1987

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part G570557

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

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

DIAGRAM LOCATION

SEE TP843230S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AJ656770N	APPLICATION FOR A NEW FOL Unregistered	10/05/2012

DOCUMENT END

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 15/05/2012 09:57 AM

Volume 09231 Folio 982

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 06969 Folio 742

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 11/01/2006 10:43 AM

RECORD OF ALTS DEALINGS

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

RECORD OF VOTS DEALINGS

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

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

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

STATEMENT END

VOTS Snapshot

VOLUME 09231 FOLIO 982
124035015235Q
Produced 31/08/2010 01:51 pm

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 843230S (formerly known as part of Portion 27 Parish of Kalkallo, Lot 2 on Plan of Subdivision 077367).

PARENT TITLE Volume 06969 Folio 742

Created by instrument G570559 29/03/1977

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

QUARRY INDUSTRIES LTD of 33 MARION ROAD NORTH PLYMPTON SA
M998925Y 20/08/1987

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part G570557

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

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 TP843230S FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. **9231** FOL. **982**

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

LENSWORTH FINANCE (VIC.) PTY. LIMITED of 176 Queen Street Melbourne is now the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THOSE pieces of land delineated and coloured red blue and green on the map hereon being part of Crown Portions 22 and 27 - - - - - Parish of Kalkallo County of Bourke The land coloured blue being Lot 2 on - - - - - Plan of Subdivision No.77367 - - - - -

FOL.

VOL.

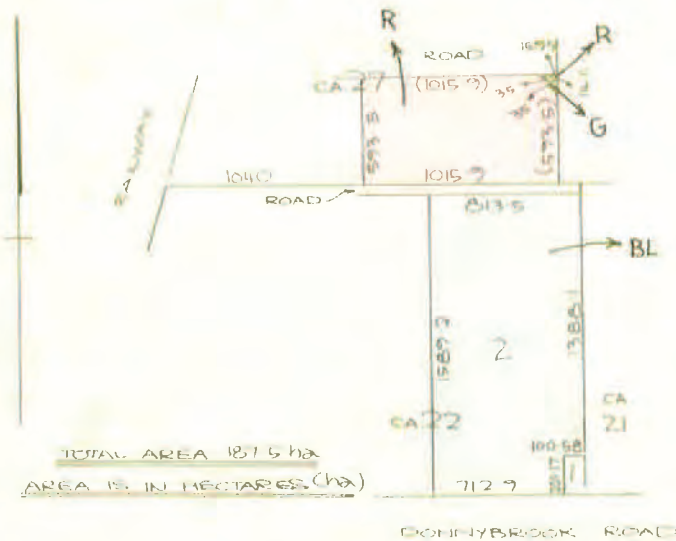
DATED the 29th day of March 1977

[Signature]
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land coloured green - - - - -
THE EASEMENT to the Gas and Fuel Corporation of Victoria created by Instrument G570557 - - - - -
THE COVENANT granted by the said Instrument - - - - -



MEASUREMENTS ARE IN METRES

924

Derived from Vol.6969 Fol.742
G570559

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Both text and diagram for this Folio have been fully converted to a computer Folio.
FULLY CONVERTED TITLE

VOL. **9231** FOL. **982**

INSTRUMENT

APPLICATION

MORTGAGE

LENARD FORREST MICHAEL
LENARD FORREST and FRANCES RICHARD FORREST
Registered 29th March 1979
No.G570562

DISCHARGED
20/06/1979
W.F.



W.Y. & S.S. NOMINEES PTY. LTD. of 521
Toorak Road Toorak is now the proprietor
Registered 19th December 1979
No.H810995



CAVEAT No. H914949 LODGED 21-3-80

CAVEAT LAPSED 26 SEP 1980
at 10/9/80



ADELAIDE QUARRY INDUSTRIES LIMITED of
333 Marion Road North Plympton South
Australia is now the proprietor
Registered 12th August 1980
No.J107919

PROPRIETOR
QUARRY INDUSTRIES LIMITED
OF 33 MARION RD. NORTH PLYMPTON
SOUTH AUSTRALIA
REGISTERED 20/8/87
M998925Y



T09231-982-1-7

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 15/03/2013 03:36 PM

Volume 06969 Folio 741

Folio Creation: Created as paper folio continued as computer folio

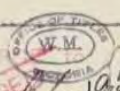
Parent title Volume 05942 Folio 334

STATEMENT END

Vol. 5942 Fol. 1188334

Transfer, 2000955

Application.



DISCHARGE
Don't
+ September 1958

Richard Forest and
Hazel Forest

TRANSFERED 873901

W. Hewison

Assistant Registrar of Titles

The Victorian Railways Commissioners
has, pursuant to section 57 of Transfer of Land Act 1954,
served a Notification relating to the compulsory acquisition
of part of
the land comprised herein.
Dated 2 June, 1958
Plan No. 59/22251 (Plan with Lrc)

TRANSFER AS TO PART No. A970059

registered 18 May 1960

CANCELLED AS TO PART

See Vol 8260 Fol 388
Area 1-2-5



CANCELLED As To Part
Pursuant to Regulation 12 and Titles
issued as set out hereunder on 23 MARCH 1965

LOTS 1 AND 2 IN VOL 8541 FOL 356 AND 357

LP 67181



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Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

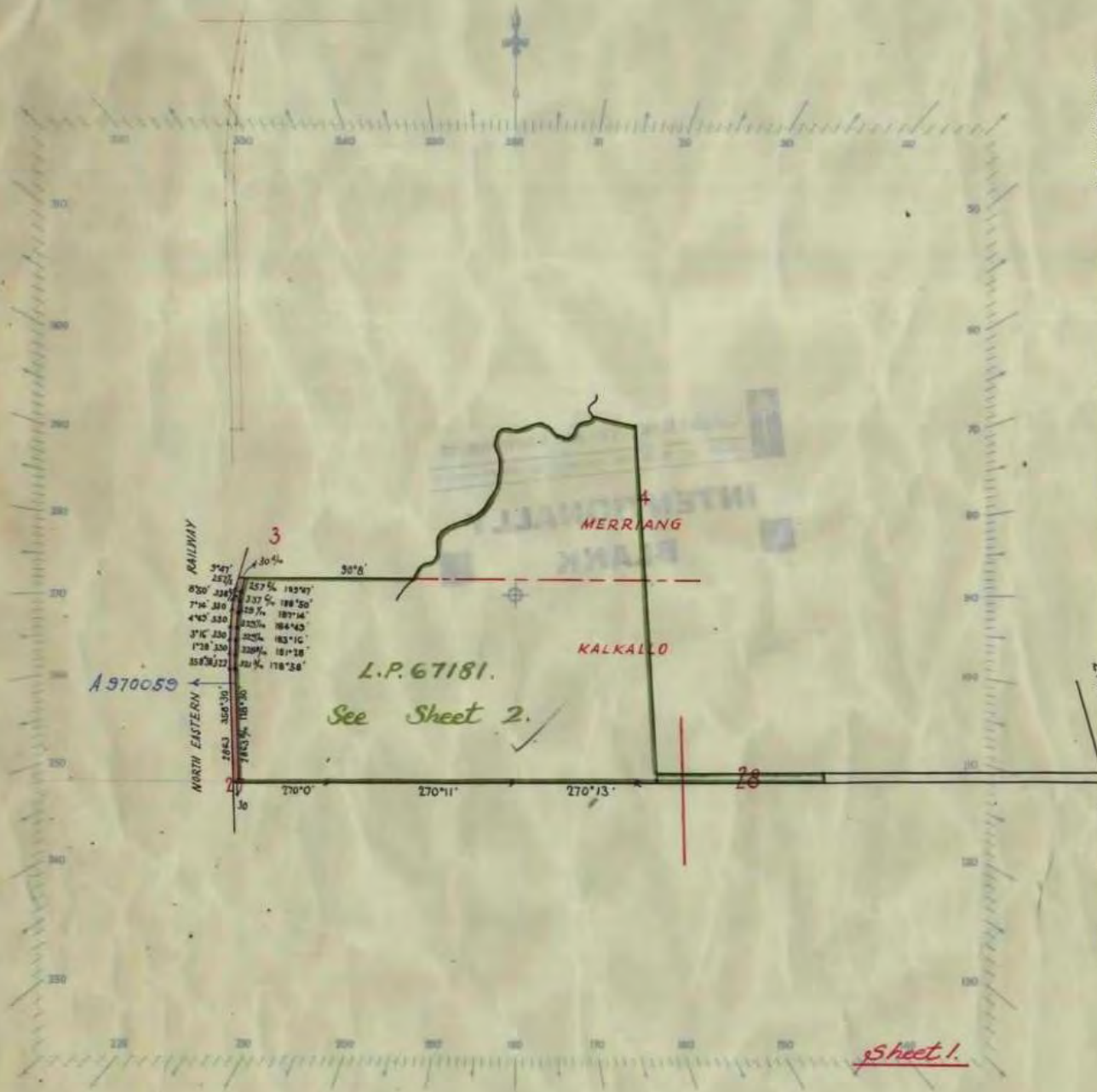
SCALE: 30 chains to an inch

Folio 6969 Folio - 741

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FULLY CONVERTED TITLE

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FULLY CONVERTED TITLE

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

**INTENTIONALLY
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SCALE 1:1000

Volume 6969 Folio - 741.

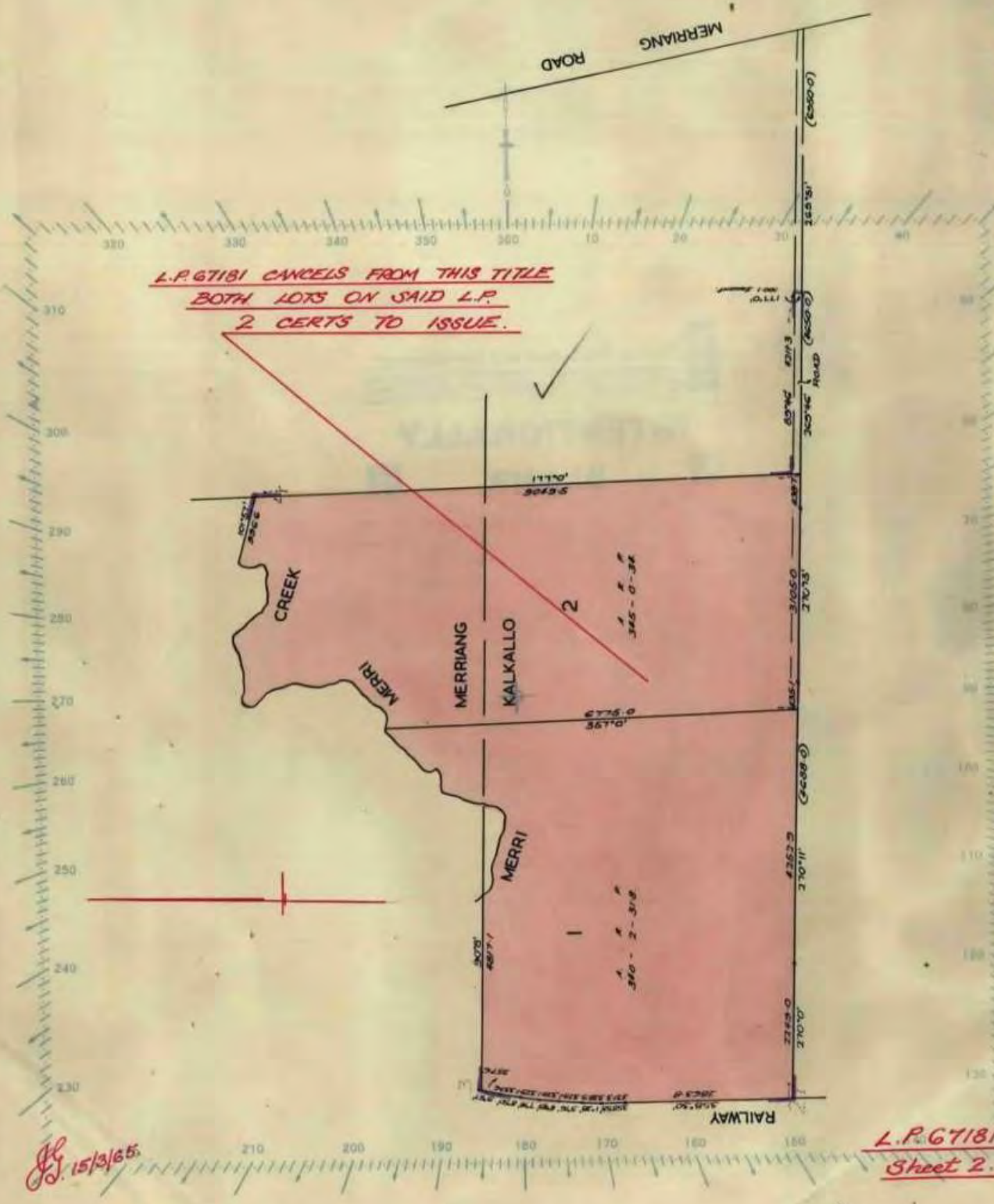


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FULLY CONVERTED TITLE

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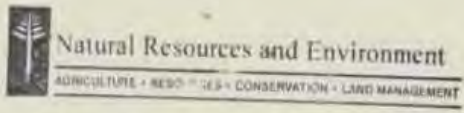
L.P. 67181 CANCELS FROM THIS TITLE
BOTH LOTS ON SAID L.P.
2 CERTS TO ISSUE.

J.P. 15/3/65

L.P. 67181
Sheet 2.

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LANDATA®

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 7

Produced 15/03/2013 03:34 PM

Volume 06969 Folio 742
Folio Creation: Details Unknown
Parent title Volume 03968 Folio 580

STATEMENT END



Entered in the Register Book

V6969
F. 742

Vol. 6969 Fol. 14

VICTORIA. 16/3/1886

Certificate of Title.

UNDER THE "TRANSFER OF LAND ACT 1928."

6969/742

Lenard Forrest of Braeland Donnybrook Grazier is -----
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and red on the map in the margin containing Four hundred and sixty-eight acres One rood and Sixteen perches or thereabouts being parts of Crown Portions Twenty-two and Twenty-seven Parish of Kalkallo County of Bourke -----

Dated the Eighteenth day of June One thousand nine hundred and forty-six.

G. H. Hewison
Assistant Registrar of Titles.

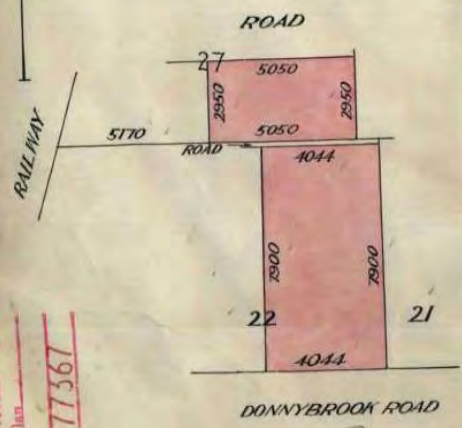
ENCUMBRANCES REFERRED TO.

As to ^{part} ~~the whole~~ of the land
THE COVENANT contained in -
Transfer G570557 - - - - -
Registered 29th March 1977



*See Corres 67/1396.
(in Corres branch)
Re Mon Survey 1/5
1888
23/1/67*

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



[Signature]
The Measurements are in links

THE WHOLE OR PART OF THE WITHIN LAND HAS BEEN SUBDIVIDED SEE Unregistered Plan Misc. Plan 77367 L.P.

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WARNING
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Fol. 793580

Transfer. 2000955

Application.

3968/580

PARENT C/T V 3968 F 580 dtd 3/10/86

Registered forest and
Lumber Forest
numbered 873901

Assistant Registrar of Titles

AS TO PART No. C 89 3082

SEP 1967

TO PART

242 737
5-1 02 02

COMMERCIAL BANK OF AUSTRALIA



ES24820 LODGED 8 SEP 1972



25 OCT 1977



OF EASEMENT

Registered 19th March 1977



No. 6570557

TRANSFER AS TO BALANCE No. 6570559

Registered 29th March 1977

CANCELLED See Vol. 9231 982



CANCELLED

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LANDATA®

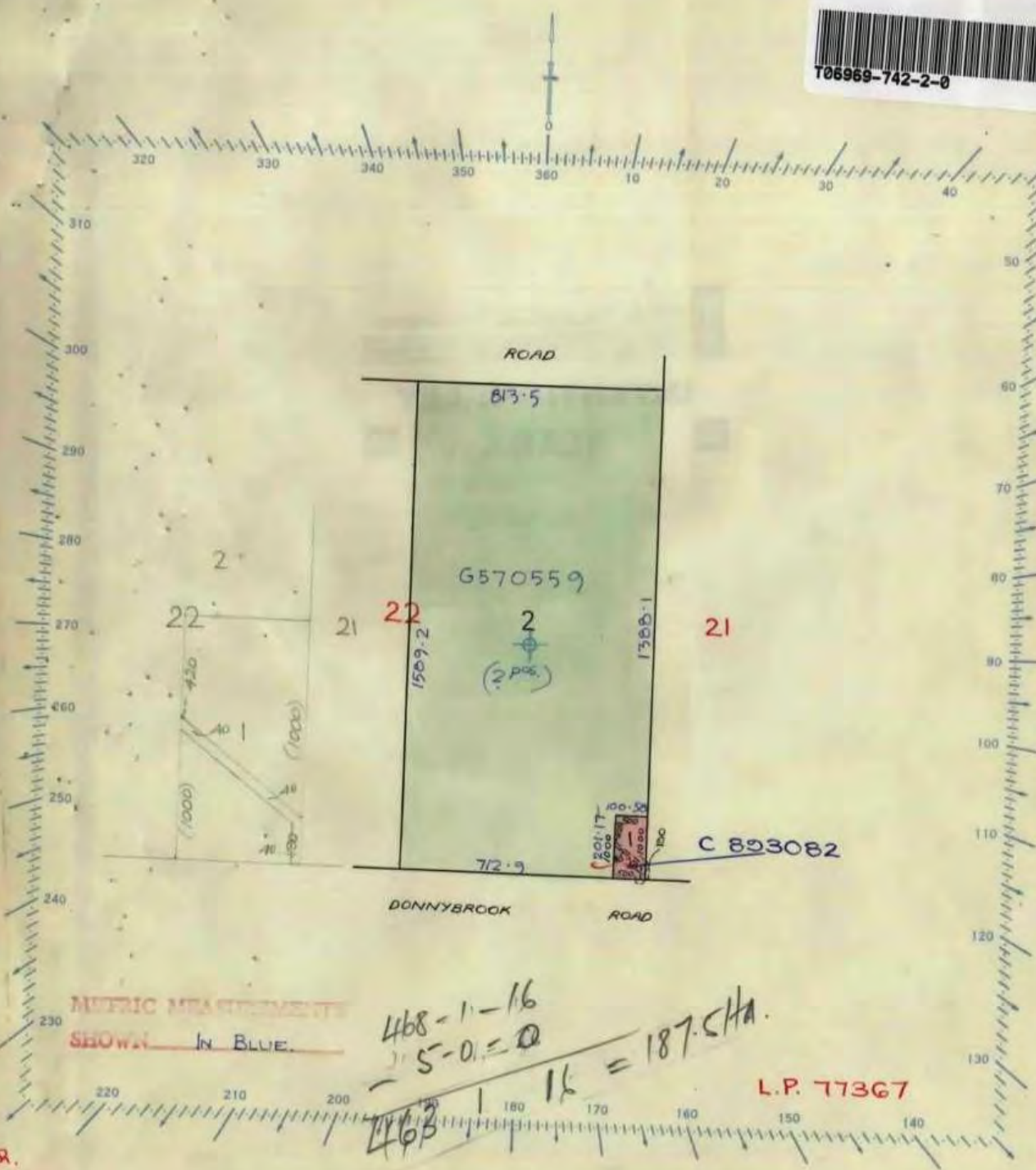
WARNING
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from the register of subsisting information in relation to the land to which it refers.

SCALE: 20 Chains to one inch
Volume G989 Folio 742

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METRIC MEASUREMENTS
SHOWN IN BLUE.

468-1-16
5-0-0
1/2 = 187.5 HA.


L.P. 77367

SK. 202.
18/10/67

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WARNING

 Natural Resources and Environment
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SCALE: 40 Chains to one inch

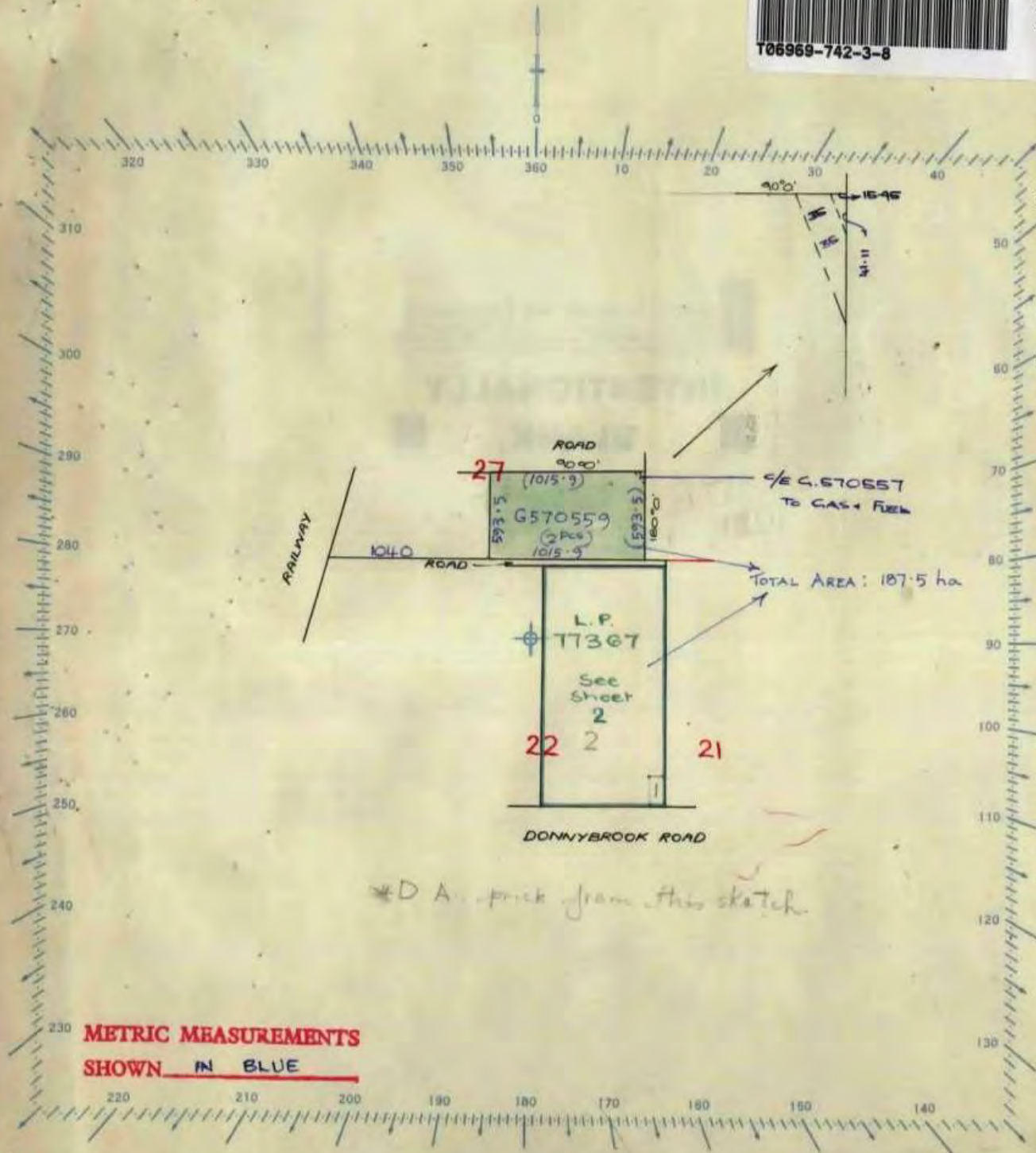
Volume 6969 Folio 742

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WARNING



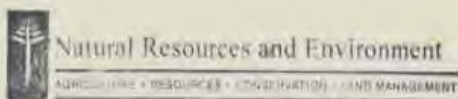
METRIC MEASUREMENTS SHOWN IN BLUE

J.R.Q.R. 18/10/67

SHEET 1

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 15/03/2013 03:41 PM

Volume 03968 Folio 580
Folio Creation: Details Unknown
Parent title Volume 02475 Folio 950

STATEMENT END

CANCELLED

Entered in the Register Book,

Vol. 3968 Vol. 793580



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

Handwritten initials: M, W

Handwritten notes: 1/2/18, 1/2/18

Patrick Goss and William Goss both of Woodstock Graziers are now the proprietors as tenants in common in equal shares

now the proprietors of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and coloured red on the map in the margin containing Four hundred and sixty-eight acres one rood and sixteen perches or thereabouts being part of Crown Portions Twenty-two and Twenty-seven Parish of Kalkallo County of Bourke

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

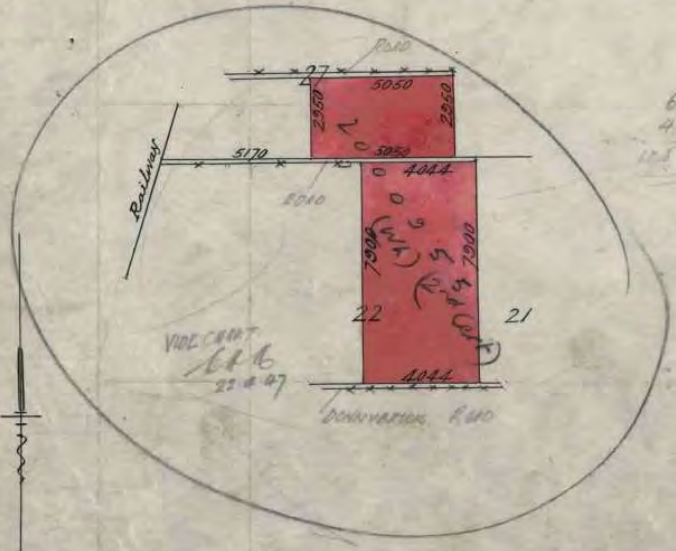
Dated the Twenty-fourth thousand nine hundred and sixteen.

day of May

Handwritten signature: A. L. Curran

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



Handwritten numbers: 691-2-10, 461-1-10, 1059-2-28

Handwritten numbers: 2279, 4688, 3101, 10072



Handwritten signature
The Measurements are in links.

on-line by LANDATA®
This document provides an image of a cancelled folio of the Register. It is not a statement from the register of subsisting information in relation to the land to which it refers.

VOL 2475

Fol. 494950

Transfer. 802164

Application

Handwritten: 2475/950

Name of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p>MORTGAGE DISCHARGED <i>6th November 1929</i> <i>Assistant Registrar of Titles</i></p>	<p>The 8th November 1916 at 2.34 p.m.</p>	<p>Patrick Goss and William Goss to James Lang <i>J. Holmberg</i> Assistant Registrar of Titles.</p>	<p>365160</p>
<p>MORTGAGE DISCHARGED <i>6th November 1929</i> <i>Assistant Registrar of Titles</i></p>	<p>The 16th March 1917.</p>	<p>-To- James Lang <i>A. Compert</i> Assistant Registrar of Titles.</p>	<p>368297</p>
<p>MORTGAGE to DISCHARGED <i>29th November 1929</i> <i>Assistant Registrar of Titles</i></p>	<p><i>registered on</i> and numbered 136610 <i>Assistant Registrar of Titles</i></p>	<p>TRANSFER TO Lenard Forrest on 18th June 1926 numbered 2000955 CANCELLED 130344 Vol. 6969 1393742 <i>J. Newison</i> Assistant Registrar of Titles.</p>	<p>registered 2000955</p>
<p><i>Charlotte Forrest of Kalkallo</i> Married Woman is now the proprietor of the within described estate by transfer registered on 6th November 1929 and numbered 14436346 <i>Assistant Registrar of Titles</i></p>	<p><i>Assistant Registrar of Titles</i></p>	<p>CANCELLED <i>Assistant Registrar of Titles.</i></p>	
<p>MORTGAGE to DISCHARGED <i>3rd May 1934</i> <i>Assistant Registrar of Titles</i></p>	<p>Charles Christie Graham and Harry Graham registered on 6th November 1929 numbered 631576 <i>Assistant Registrar of Titles</i></p>	<p>DUP. WITH AUG 1942 <i>Assistant Registrar of Titles.</i></p>	
<p><i>R + L Forrest Proprietary Limited of</i> "Braeland" Dennybrook is now the proprietor of the within described estate by transfer registered on 3rd May 1934 and numbered 1547495. <i>Assistant Registrar of Titles</i></p>	<p><i>Assistant Registrar of Titles</i></p>	<p><i>Assistant Registrar of Titles.</i></p>	

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 15/03/2013 03:50 PM

Volume 10204 Folio 124

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08387 Folio 290

Volume 09739 Folio 449 to Volume 09739 Folio 450

RECORD OF ALTS DEALINGS

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

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

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

STATEMENT END

VOTS Snapshot

VOLUME 10204 FOLIO 124
124035015640A
Produced 31/08/2010 01:57 pm

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 334583J.

PARENT TITLES :

Volume 08387 Folio 290

Volume 09739 Folio 449 to Volume 09739 Folio 450

Created by instrument PS334583J 30/11/1994

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

BERNARDO MONTELEONE

CATERINA MONTELEONE both of 915 DONNYBROOK RD DONNYBROOK 3064

V048747X 21/10/1997

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS334583J FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



REGISTER BOOK

VOL. 10204 FOL. 124

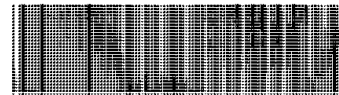
NICO

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

OVERMASTER INTERNATIONAL PTY. LTD. of 5 Bolinda Road Campbellfield
 (as to the land formerly contained in Certificate of Title Vol.9739
 Fol.450) and SALVATORE GIORLANDO and FRANCESCA GIORLANDO of Janna
 Road Woodstock as Joint Proprietors (as to the land formerly contained
 in Certificate of Title Vol.9739 Fol.449) are the proprietors of an
 estate in fee simple subject to the encumbrances notified hereunder in
 all that land in the Parish of Kalkallo being Lot **3** on Plan
 of Subdivision
-334583J-
 No. ~~9945998~~ -

Amended (PLAN NUMBER) OFFICE OF TITLES
 P.A.M.
 VICTORIA
 No. U734781H
 - 2 MAY 1997



T10204-124-1-9

Derived From
 Vol. 8387 Fol. 290 Vol. 9739 Fol. 449
 Vol. 9739 Fol. 450

30/11/94



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any encumbrances created by Section 98 of the Transfer of Land Act 1958 or Section 24 of the Subdivision Act 1988-

Any other encumbrances shown or entered on the said Plan-

As to the land formerly contained in Certificate of Title Vol.9739 Fol.450 -

MORTGAGE S749087F - Trust Bank -

The above mortgage is discharged as to part being the within land

09 NOV 1994



SEE PS334583J FOR BOUNDARIES AND OTHER DETAILS

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VOL. 10204 FOL. 124

CAVEAT

CAVEATOR: VINCE FARKAS & MARIA FARKAS
CAPACITY: SEE CAVEAT
LODGED BY: KOLTAY & MYERS
NOTICE TO: 551 SYDNEY RD. COBURG 3058
NO: T325198J
DATE: 27/9/94



CAVEAT WITHDRAWN

- 8 FEB 1995

JOINT PROPRIETORS

BERNARDO MONTELEONE &

CATERINA MONTELEONE

915 DONNYBROOK RD. DONNYBROOK 3064

V48747X 21/10/97



JOINT PROPRIETORS

SALVATORE GIORLANDO & FRANCESCA

GIORLANDO

DONNYBROOK RD. DONNYBROOK

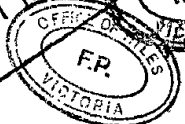
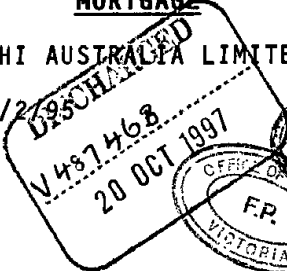
T411962X 14/11/94



MORTGAGE

MONTE PASCHI AUSTRALIA LIMITED

T545729V 8/2



NO LONGER AFFECTS

V48747X

20 OCT 1997

MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

T553569U

14/02/95



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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 15/03/2013 04:50 PM

Volume 08387 Folio 290
Folio Creation: Details Unknown
Parent title Volume 07937 Folio 059

STATEMENT END

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES



VICTORIA

CANCELLED

REGISTER BOOK

VOL. 8387 FOL. 290

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

EDWIN ARNOLD ARLINGTON TRETOWAN of "Greylynn" Donnybrook Grazier is now
 the proprietor of an estate in fee simple subject to the encumbrances - - -
 notified hereunder in ALL THAT piece of Land delineated and coloured red and
 blue on the map in the margin being part of Crown Portion 22 Parish of - - -
 Kalkallo - - -

DATED the 15th day of June 1962

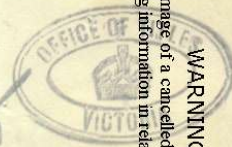
R. G. Mac Donagh

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO.

As to the land coloured blue -

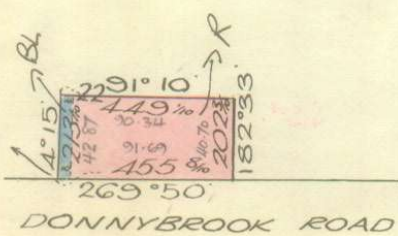
THE DRAINAGE EASEMENT created
by Transfer 2596504 - - -



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VOL. 8387 FOL. 290

S.W. CORNER OF LAND IN CIT. V. 7937 F. 059



DONNYBROOK ROAD



T08387-290-1-4

M
MEASUREMENTS ARE IN LINKS

Derived from Vol. 7937 Fol. 059

B441584

VOL. FOL. INSTRUMENT APPLICATION

50

EDWIN ARNOLD ARLINGTON TRETHOWAN died on 29th June 1969 Probate of his Will has been granted to GAVIN CALHOUN TRETHOWAN of Donnybrook Grazier Registered 21st April 1970 No.D693045



CAVEAT NO. J889486 LODGED 26 APR 1982 AS TO THE WITHIN BANK CAVEAT WILL LAPSE ON REGISTRATION OF J 89136 1 JUN 1982



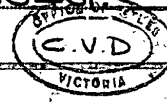
MORTGAGE to GENERAL CREDITS LIMITED Registered 22nd April 1980 No.J898736



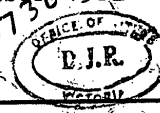
GAVIN CALHOUN TRETHOWAN of Donnybrook Grazier is now the proprietor Registered 21st April 1970 No.D693046



CAVEAT NO.K41369 LODGED 10-8-82 CAVEAT WILL LAPSE ON REGISTRATION OF K 80461 28 JAN 1983



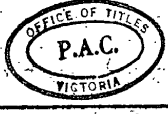
MORTGAGE to BENEFICIAL FINANCE CORPORATION LIMITED Registered 9th September 1982 No.K80461



DONNYBROOK SPRINGS HOLDINGS-PTY. LTD. of 67 Walker Street Dandenong is now the proprietor Registered 5th April 1979 No.H472577



MORTGAGE to GAVIN CALHOUN TRETHOWAN Registered 5th April 1979 No:H472578



MEMO NO.K142630 COPY WRIT OF FIDELITY... out of the Supreme Court at Melbourne... action numbered 7786... 26 JUN 1986... Assistant Registrar of Titles

MORTGAGE TO THE COMMERCIAL BANK OF AUSTRALIA LIMITED Registered 24 NOV 1980 No. J24496



MORTGAGE to GENERAL CREDITS LIMITED Registered 21st April 1980 No.J60055



PROPRIETOR TRAPAX INVESTMENTS PTY. LTD. OF 10-12 YORK ST. SOUTH MELBOURNE REGISTERED 12/3/86 M177369S



V. 8387 F.290

FOR CONTINUATION OF CHARGE SHEET... SEE ANNUAL SHEET NUMBER A



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This is the Sheet marked **A** referred to in the Certificate of Title entered in the Register Book Vol. 8387 Fol. 290



Assistant Registrar of Titles

PC4837

CAVEAT NO. N242048^S LODGED 24/4/86
WILL LAPSE ON 31 OCT 1986
REGISTRATION OF M2592095



MORTGAGE
BUSINESS LOANS AND EQUITY CAPITAL LIMITED
REGISTERED 7/5/86
M259209S



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED
REGISTERED 9/8/80
NO26744P

Does not map affect
20 OCT 1993
S749086J



CAVEAT NO. P22439^P LODGED 26 MAR 1990

OFFICE OF TITLES M.A. VICTORIA
CAVEAT WILL LAPSE ON 12-4-94
REGISTRATION OF S749086J



PROPRIETOR
OVERMASTER INTERNATIONAL PTY. LTD.
1ST FLOOR 5 BOLINDA RD. CAMPBELLFIELD 3061
S749086J 20/10/93



MORTGAGE

TRUST BANK
S749087F 20/10/93

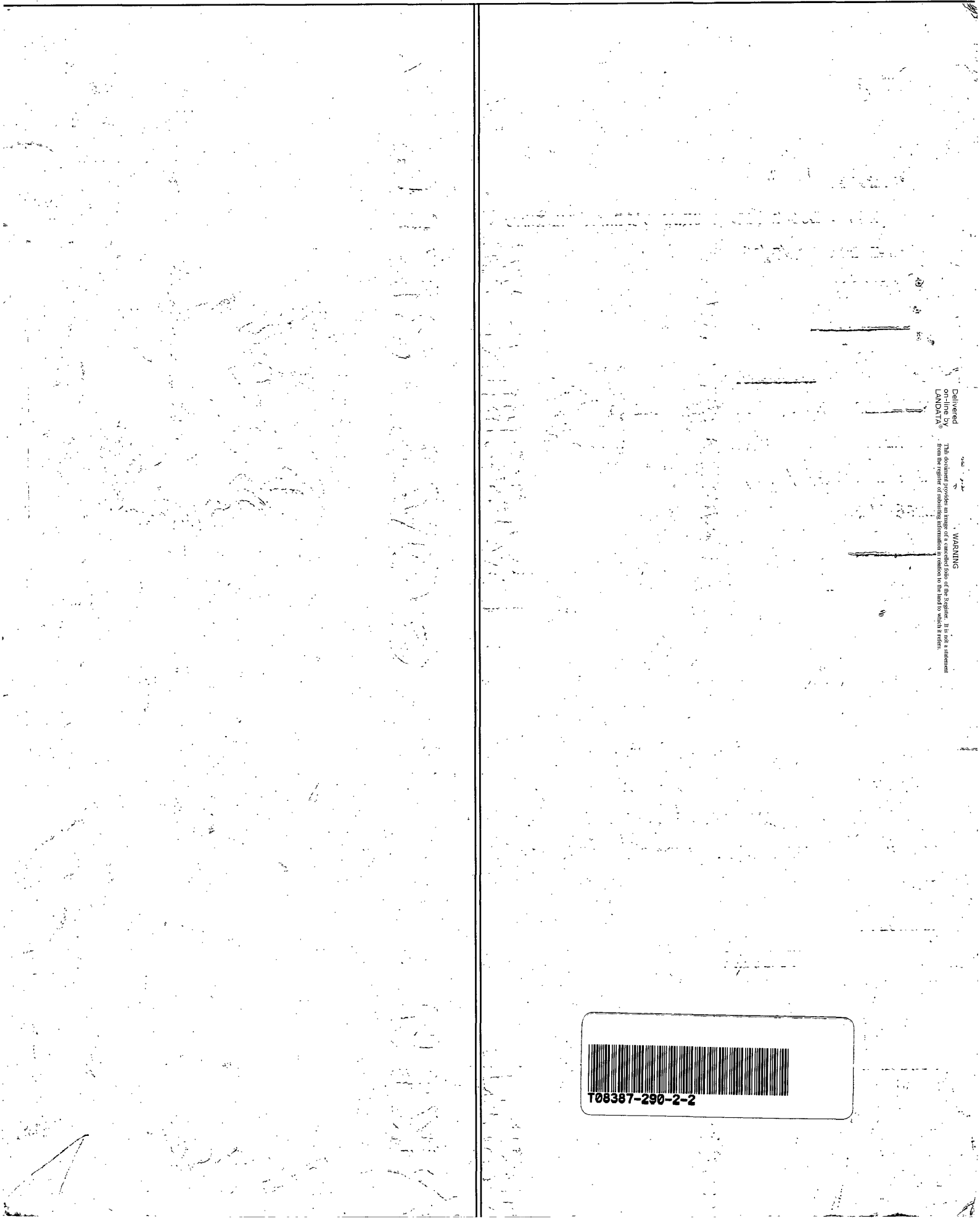


CANCELLED
NO. P5334583



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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 15/03/2013 04:55 PM

Volume 07937 Folio 059
Folio Creation: Details Unknown
Parent titles :
Volume 05942 Folio 333
Volume 06739 Folio 776

STATEMENT END

ORIGINAL
NOT TO BE TAKEN FROM
THE OFFICE OF TITLES



VICTORIA

Entered in the Register Book

CANCELLED

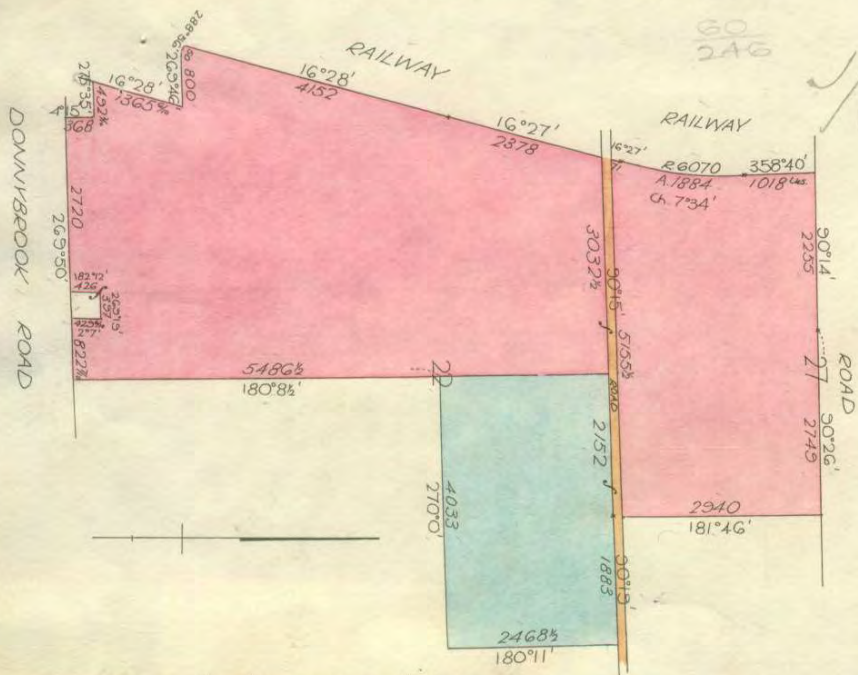
Vol. 7937 Fol. 059

Certificate of Title
UNDER THE "TRANSFER OF LAND ACT 1928"

11.
1/12/53

Alma Harriet Augusta Trethowan of "Greylynn" Donnybrook Widow is - - - - -
now the proprietor - - - - -
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in
All those pieces of Land, delineated and coloured red and blue on the map in
the margin containing Five hundred and sixty-four acres One rood and Twenty-eight--
perches or thereabouts being part of Crown Portions 22 and 27 Parish of Kalkallo--
County of Bourke - As to the land coloured blue Together with a right of - - - - -
carriage way over the road coloured brown on the said map - - - - -

Dated the Tenth day of July One thousand nine hundred and fifty-three.



THE MEASUREMENTS ARE IN LINKS

H. Newison
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

564. 1. 28
189. 3. 32
374. 1. 36
0. 3. 30
373. 2. 6 ✓

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Vols *5942* Fols *333*
6739 *776*

Red Ink. No. *5411486*
Transfer

Application

TRANSFER AS TO PART to *James Mervyn Irehowan*
and *Fred Austin Irehowan* registered

on **15 OCT 1953** numbered *2596503*

CANCELLED AS TO PART See Certificate of
Title Vol. *8066* Fol. *282* *Kennedy*
Area

189^A 3^R 32^P Assistant Registrar of Titles

**TRANSFER AS TO PART and CREATION OF
EASEMENT** to *Edwin Arnold Arlington Irehowan*
and *Kavon Colhour Irehowan* registered

on **15 OCT 1953** numbered *2596504*

CANCELLED AS TO PART See Certificate of Title

Vol. *8066* Fol. *283*
Area

373^A 2^R 6^P *Kennedy*
Assistant Registrar of Titles

TRANSFER AS TO BALANCE No. *B441584*

registered *15 June 1962*

CANCELLED See Vol. *8387* Fol. *290*



CANCELLED



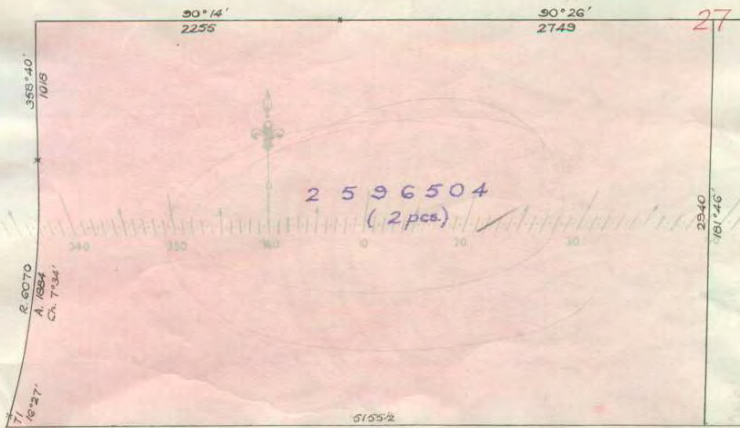
T07937-059-1-7

SCALE: 10 Chains to one inch.

Vol. 7337 fol. 059

ROAD

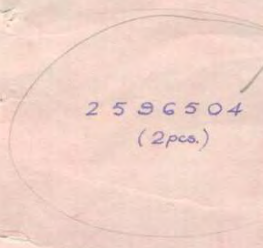
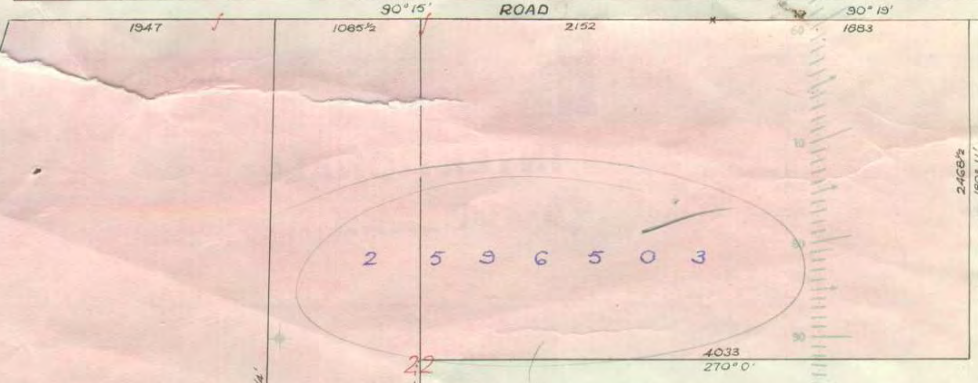
RAILWAY



DIAG. ARTIST
 BR. FOR
 TR. 2596503
 AS TO C/T
 ONIB DIST.

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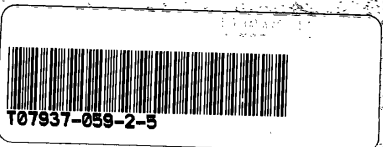
DONNYBROOK ROAD

B 441584

15/3/15/55

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

**INTENTIONALLY
BLANK**



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HISTORICAL SEARCH STATEMENT

Land Victoria

Produced 18/03/2013 09:38 AM

Volume 10204 Folio 122
 Folio Creation: Created as paper folio continued as computer folio
 Parent titles :
 Volume 08387 Folio 290
 Volume 09739 Folio 449 to Volume 09739 Folio 450

RECORD OF ALTS DEALINGS

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

RECORD OF VOTS DEALINGS

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

15/08/2002	15/08/2002	AB488436F	Y
------------	------------	-----------	---

RECTIFICATION MODIFY CAVEAT

CAVEAT X364524S 14/03/2001
 Caveator
 LEIGH CHRISTINE DOMINIKOVICH
 Capacity MORTGAGEE
 Date of Claim 02/05/1995
 Lodged by
 CLAYTON UTZ
 Notices to
 CLAYTON UTZ of LEVEL 18/333 COLLINS ST. MELBOURNE 3000

15/02/2002	06/11/2002	AB079156T	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT X364524S REMOVED

15/02/2002	06/11/2002	AB079157R	Y
------------	------------	-----------	---

TRANSFER BY MORTGAGEE/CHARGE

FROM:
 OVERMASTER INTERNATIONAL PTY LTD
 TO:
 KERYEH MALKOUN

RESULTING PROPRIETORSHIP:

Estate Fee Simple
 Sole Proprietor
 KERYEH MALKOUN of 147 DAREBIN BOULEVARD RESERVOIR VIC 3073
 AB079157R 15/02/2002
 AND REMOVAL OF Mortgage T699146G
 AND REMOVAL OF Mortgage V176890A
 AND REMOVAL OF Variation V176891W

08/10/2004	08/10/2004	AD165658V	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AD165658V 08/10/2004
 RINGERSMA INVESTMENTS PTY LTD
 JELKE RINGERSMA
 MARGARET RINGERSMA

HISTORICAL SEARCH STATEMENT

Land Victoria

08/10/2004 08/10/2004 AD165619G Y

MORTGAGE OF LAND

MORTGAGE AD165619G 08/10/2004
 FAUBOURG SAINT-HONORE PTY LTD

19/10/2004 21/02/2005 AD186905M Y

RECTIFICATION ENCUMBRANCE REFER TO INSTRUMENT

MORTGAGE AD165658V 08/10/2004
 RINGERSMA INVESTMENTS PTY LTD
 JELKE RINGERSMA
 MARGARET RINGERSMA

MORTGAGE AD165619G 08/10/2004
 FAUBOURG SAINT-HONORE PTY LTD

25/10/2005 25/10/2005 AD960268B Y

VARIATION OF MORTGAGE

MORTGAGE AD165658V 08/10/2004
 RINGERSMA INVESTMENTS PTY LTD
 JELKE RINGERSMA
 MARGARET RINGERSMA
 VARIATION OF MORTGAGE AD960268B 25/10/2005

25/10/2005 25/10/2005 AD960269Y Y

VARIATION OF MORTGAGE

MORTGAGE AD165619G 08/10/2004
 FAUBOURG SAINT-HONORE PTY LTD
 VARIATION OF MORTGAGE AD960269Y 25/10/2005

13/10/2006 13/10/2006 AE664458N Y

VARIATION OF MORTGAGE

MORTGAGE AD165658V 08/10/2004
 RINGERSMA INVESTMENTS PTY LTD
 JELKE RINGERSMA
 MARGARET RINGERSMA
 VARIATION OF MORTGAGE AD960268B 25/10/2005
 VARIATION OF MORTGAGE AE664458N 13/10/2006

07/04/2008 07/04/2008 AF763006Q Y

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED
 AD165619G

07/04/2008 07/04/2008 AF763007N Y

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED
 AD165658V

11/05/2009 11/05/2009 AG498319K Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 KERYEH MALKOUN

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 3 of 6

TO:

TRASH MEDIA PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

TRASH MEDIA PTY LTD of SUITE 1A GROUND FLOOR 182-184 VICTORIA
PARADE MELBOURNE EAST VIC 3002
AG498319K 11/05/2009

11/05/2009 11/05/2009 AG498320B Y

MORTGAGE OF LAND

MORTGAGE AG498320B 11/05/2009

NATIONAL AUSTRALIA BANK LTD

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 10204 Folio 122

124002716418A

Produced 15/08/2002 09:57 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 334583J.

PARENT TITLES :

Volume 08387 Folio 290

Volume 09739 Folio 449 to Volume 09739 Folio 450

Created by instrument PS334583J 30/11/1994

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

OVERMASTER INTERNATIONAL PTY LTD of 5 BOLINDA ROAD CAMPBELLFIELD 3061
PS334583J 30/11/1994

ENCUMBRANCES, CAVEATS AND NOTICES

1 MORTGAGE V176890A 30/12/1997
AMBULANDO NOMINEES PTY. LTD.

2 MORTGAGE T699146G 25/05/1995
KEVIN BARRY WILLIAMS
SUZANNE ELLEN WILLIAMS
WILLIAM JOHN BARRY

VARIATION OF PRIORITY V176891W 30/12/1997

CAVEAT X364524S 14/03/2001

Caveator

LEIGH CHRISTINE DOMINIKOVICH

Capacity MORTGAGEE

Lodged by

CLAYTON UTZ

Notices to

CLAYTON UTZ of LEVEL 18/333 COLLINS ST. MELBOURNE 3000

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

../ 2

DIAGRAM LOCATION

SEE PS334583J FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



REGISTER BOOK
VOL. 10204 FOL. 122

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

OVERMASTER INTERNATIONAL PTY. LTD. of 5 Bolinda Road Campbellfield is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Kalkallo being Lot 1 on Plan of Subdivision No. 334583J -

Derived From
Vol. 8387 Fol. 290 Vol. 9739 Fol. 449
Vol. 9739 Fol. 450

30/11/94

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

Any encumbrances created by Section 98 of the Transfer of Land Act 1958 or Section 24 of the Subdivision Act 1988-

Any other encumbrances shown or entered on the said Plan-

MORTGAGE S749087F - Trust Bank -

~~THE ABOVE MORTGAGE IS~~
DISCHARGED

✓176889A

30 DEC 1997



T10204-122-1-6

SEE PS334583J FOR BOUNDARIES AND OTHER DETAILS

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MORTGAGE

KEVIN BARRY WILLIAMS & SUZANNE ELLEN

WILLIAMS & WILLIAM JOHN BARRY

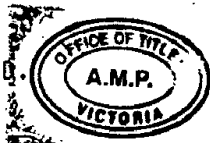
T699146G 25/5/95



MORTGAGE

~~-AMBULANDO-~~
~~AMBULANDO~~ NOMINEES PTY. LTD.

V176890A 30/12/97



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

1 MORTGAGE V176890A

2 MORTGAGE T699146G

V176891W 30/12/97



CAVEAT

CAVEATOR: LEIGH CHRISTINE DOMINIKOVICH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 2/5/1995

LODGED BY: CLAYTON UTZ

NOTICE TO: LEVEL 18, 333 COLLINS ST.

MELBOURNE 3000

X364524S 14/03/01



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HISTORICAL SEARCH STATEMENT

Land Victoria

Produced 18/03/2013 09:43 AM

Volume 10204 Folio 123
 Folio Creation: Created as paper folio continued as computer folio
 Parent titles :
 Volume 08387 Folio 290
 Volume 09739 Folio 449 to Volume 09739 Folio 450

RECORD OF ALTS DEALINGS

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

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

26/05/2004	31/05/2004	AC882328C	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AC882328C 26/05/2004
 AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

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

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

17/07/2012	17/07/2012	AJ799398G	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
 MORTGAGE AC882328C

17/07/2012	17/07/2012	AJ799399E	Y
------------	------------	-----------	---

MORTGAGE OF LAND

MORTGAGE AJ799399E 17/07/2012
 WESTPAC BANKING CORPORATION

19/11/2012	19/11/2012	AK030312D	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AK030312D 19/11/2012
 Caveator
 DF (WOODSTOCK) FRR PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 DHP LAWYERS PTY LTD
 Notices to
 DHP LAWYERS PTY LTD of LEVEL 10 350 COLLINS STREET MELBOURNE VIC 3000

STATEMENT END

VOTS Snapshot

Volume 10204 Folio 123
124010475468A
Produced 31/05/2004 03:53 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 334583J.
PARENT TITLES :
Volume 08387 Folio 290
Volume 09739 Folio 449 to Volume 09739 Folio 450
Created by instrument PS334583J 30/11/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
IAN ROY MARTIN
ROSLYN JOY MARTIN both of 9 MARGATE STREET, BEAUMARIS 3193
X789407P 04/10/2001

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS334583J FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



REGISTER BOOK
VOL. 10204 FOL. 123

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

OVERMASTER INTERNATIONAL PTY. LTD. of 5 Bolinda Road Campbellfield
is the proprietor of an estate in fee simple subject to the
encumbrances notified hereunder in all that land in the Parish of
Kalkallo being Lot 2 on Plan of Subdivision No. 334583J -

Derived From
Vol. 8387 Fol. 290 Vol. 9739 Fol. 449
Vol. 9739 Fol. 450

30/11/94

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

Any encumbrances created by Section 98 of the Transfer of Land Act 1958
or Section 24 of the Subdivision Act 1988-

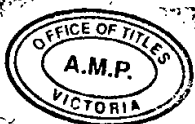
Any other encumbrances shown or entered on the said Plan-

MORTGAGE S749087F - Trust Bank -

THE ABOVE MORTGAGE IS
DISCHARGED

V178889A

30 DEC 1997



T10204-123-1-2

SEE PS334583J FOR BOUNDARIES AND OTHER DETAILS

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Office of Titles
R.I.K.
VICTORIA
Office of Titles
J.E.O.
VICTORIA
28 NOV 2001
MORTGAGE

Amended (NO LONGER AFFECTS)
No. X7890530
21-11-2001
KEVIN BARRY WILLIAMS SUZANNE
WILLIAMS & WILLIAM JOHN BARRY
T699146G 25/5/95
NO LONGER AFFECTS
X789407P
- 4 OCT 2004
Office of Titles
R.L.
VICTORIA

MORTGAGE

-AMBULANDO-
AMBULANDO NOMINEES PT LTD
VI76890A 30/12/97
Office of Titles
LL
VICTORIA
Office of Titles
A.M.P.
VICTORIA

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

- 1 MORTGAGE VI76890A
- 2 MORTGAGE T699146G
- VI76891W 30/12/97

Office of Titles
A.M.P.
VICTORIA

CAVEAT

CAVEATOR: LETCH CHRISTINE DOMINKOVICH
CAPACITY: MORTGAGEE
DATE OF CLAIM DOCUMENT: 2/5/1995
LOGGED BY: CLAYTON UTZ
NOTICE TO: LEVEL 18, 333 COLLINS ST.
MELBOURNE 3000
X364524S 14/03/01

Office of Titles
V.T.
VICTORIA

CAVEAT WITHDRAWN

X789406S
- 4 NOV 2001

Office of Titles
LL
VICTORIA

JOINT PROPRIETORS

IAN ROY MARTIN & ROSLYN JOY MARTIN
BOTH OF 9 MARGATE ST
BEAUMARIS 3193

X789407P 04/10/01

Office of Titles
LL
VICTORIA

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HISTORICAL SEARCH STATEMENT

Land Victoria

Produced 18/03/2013 09:48 AM

Volume 10620 Folio 795
 Folio Creation: Created as a computer folio
 Parent title Volume 05834 Folio 738

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
20/11/2001	28/12/2001	X893593F	Y	N997006A

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
28/12/2001	28/12/2001	AB000212F	Y

RECTIFICATION ADD/REINSTATE CAVEAT
 CAVEAT N997006A 08/11/2001

20/11/2001	28/12/2001	X893593F	Y
------------	------------	----------	---

WITHDRAWAL OF CAVEAT
 CAVEAT ON INSTRUMENT N997006A REMOVED

10/04/2002	10/04/2002	AB206107E	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB206107E 10/04/2002
 Caveator
 LARRY RAYMOND THOMPSON
 BEATA THOMPSON
 ROBERT ANTHONY SARDO
 ANNE SARDO
 Capacity PURCHASER/FEE SIMPLE
 Lodged by
 RIGBY COOKE
 Notices to
 RIGBY COOKE of LEVEL 13 469 LATROBE ST MELBOURNE 3000

15/07/2002	15/07/2002	AB413867Y	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
 MORTGAGE(S) REMOVED
 U495238H

15/07/2002	15/07/2002	AB413868W	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 BRIGHTSIGN PTY. LTD.
 TO:
 LARRY RAYMOND THOMPSON
 BEATA THOMPSON
 ROBERT ANTHONY SARDO
 ANNE SARDO

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 3

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 4 equal undivided shares

Sole Proprietor

LARRY RAYMOND THOMPSON of 36 PETERLEIGH GROVE ESSENDON VIC 3040

As to 1 of a total of 4 equal undivided shares

Sole Proprietor

BEATA THOMPSON of 36 PETERLEIGH GROVE ESSENDON VIC 3040

As to 1 of a total of 4 equal undivided shares

Sole Proprietor

ROBERT ANTHONY SARDO of 10 BOSWELL COURT GREENVALE VIC 3059

As to 1 of a total of 4 equal undivided shares

Sole Proprietor

ANNE SARDO of 10 BOSWELL COURT GREENVALE VIC 3059

AB413868W 15/07/2002

AND LAPSING OF Caveat AB206107E

15/07/2002 15/07/2002 AB413869U Y

MORTGAGE OF LAND

MORTGAGE AB413869U 15/07/2002

COMMONWEALTH BANK OF AUSTRALIA

12/10/2009 12/10/2009 AG806254B Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AB413869U

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

Volume 10620 Folio 795

124000007675L

Produced 28/12/2001 11:22 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 449806Y.

PARENT TITLE Volume 05834 Folio 738

Created by instrument PS449806Y 17/12/2001

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BRIGHTSIGN PTY. LTD. of 825 DONNYBROOK ROAD DONNYBROOK 3064

PS449806Y 17/12/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U495238H 08/11/1996
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 PS449806Y FOR FURTHER DETAILS AND BOUNDARIES

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 18/03/2013 09:51 AM

Volume 05834 Folio 738
Folio Creation: Details Unknown

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
17/12/2001	18/12/2001	PS449806Y	Y	Cancelled by PS449806Y

RECORD OF VOTS DEALINGS

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

STATEMENT END

CANCELLED



Entered in the Register Book

Vol. 5834 Fol. 1166738

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

264.38



77

National Trustees Executors and Agency Company of Australasia Limited of 113 Queen - Street Melbourne 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 Thirteen acres Two roods and Thirty-one - - - - -
 perches or thereabouts being part of Crown Portion Twenty-two Parish of Kalkallo ---
 County of Bourke - - - - -

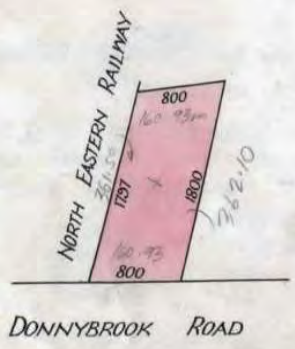
ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

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

Dated the Twenty-fourth day of February thousand nine hundred and thirty-three.

L. Kennedy
 Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.
 MORTGAGES Nos. 629871 and 681586 respectively in the Register Book - - - - -



The above Mortgages
 are **DISCHARGED**
L. Allen
 Assistant Registrar of Titles
 10th September 1937



T05834-738-1-0

[Signature]
 The Measurements are in links.

Margaret Helen Urquhart Ross-Soden
 of *Whitmore Street Brighton Beach Medical Practitioner* is now the proprietor of the within described estate by transfer registered on *10th September 1937* and numbered *1661859*
10/5.10.37 ✓
J. Adair
 Assistant Registrar of Titles

COLIN STANLEY CAMPBELL MOYLE of Donnybrook Springs Hotel Donnybrook Licensed Victualler is now the proprietor
 Registered 21st June 1966
 No. C519378



George Thomas Moyle of *Town Hall Hotel Errol Street North Melbourne Licensed Victualler* is now the proprietor of the within described estate by transfer registered on *16th November, 1937* and numbered *1669963*.
15.12.37
H. Hewison
 Assistant Registrar of Titles

CAVEAT No. 2234302 LODGED 31 OCT 1968
CAVEAT WITHDRAWN 14 NOV 1968



MORTGAGE DISCHARGED
 on *22nd November 1938* registered numbered *750553*
The People's Investment Company Proprietary Limited
H. Hewison
 Assistant Registrar of Titles

MORTGAGE DISCHARGED
 to AUSTRALIA AND NEW ZEALAND BANK LIMITED
 Registered 21st June 1969
 No. D409670



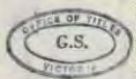
MORTGAGE DISCHARGED
 on *22nd November 1938* registered numbered *765582*
The Commercial Banking Company of Sydney Limited
H. Hewison
 Assistant Registrar of Titles

FREDERICK GEORGE BRADD Hotelkeeper and JOYCE IRIS BRADD Doonybrook Springs Hotel Married Woman both of Donnybrook Springs Hotel Donnybrook are now JOINT PROPRIETORS
 Registered 21st March 1974
 No. F244025



MORTGAGE DISCHARGED
 on *17th July 1939* registered numbered *784177*
Henry Brough Smith
H. Hewison
 Assistant Registrar of Titles

LESLIE TALBOT BATTEN Farmer and MURIEL MAY BATTEN Farmer Women both of Main Street Epping are now proprietors as TENANTS IN COMMON IN EQUAL SHARES
 Registered 21st March 1974
 No. F244026



MORTGAGE DISCHARGED
 on *17th July 1941* registered numbered *810311*
Septimus Green
H. Hewison
 Assistant Registrar of Titles

CAVEAT
 CAVEATOR: STATE BANK OF VICTORIA
 CAPACITY: MORTGAGEE
 DATE OF CLAIM DOCUMENT: 15/12/88
 LODGED BY: 14266 I.F. PURBRICK OF LEVEL 7
 385 BOURKE ST. MELBOURNE 3000
 NOTICE TO: AS ABOVE
 NO: N997006A
 DATE: 7/2/89



MORTGAGE DISCHARGED
 on *26 May 1966* registered numbered *898050*
The Bank of Australasia
J. Adair
 Assistant Registrar of Titles

ENDORSEMENTS CONTINUE ON REVERSED SHEET
 A
 1997007



GEORGE THOMAS MOYLE died on 14th May 1953 Probate of his Will has been granted to FLORENCE HILDA WILLOUGHBY of 37 Bryant Street Flemington Home Duties ALBERT THOMAS HEDGER of 22 Brougham Street Kew Carpenter and JOHN WILLIAM GLOVER of 422 Collins Street Melbourne Solicitor
 DATED 27th May 1966
 No. C500006



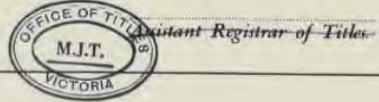
Delivered on-line by LANDATA® Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

THIS IS A SUPERSEDED FOLIO OF THE REGISTER.

This is the Sheet marked **A** referred to in the Certificate of Title entered in the Register Book Vol. 5634 Fol. 738

ORIGINAL



PROPRIETOR
BRIGHTSIGN PTY. LTD. OF 117 WAVERLEY RD.
EAST MALVERN
REGISTERED 7/2/89
N997007W



MORTGAGE
STATE BANK OF VICTORIA
REGISTERED 7/2/89
N997008T



CAVEATOR: **CAVEAT**
COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA
CAPACITY: SEE CAVEAT
LODGED BY: 1980X COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA CORNER FLINDERS & ELIZABETH ST. MELBOURNE 3000



NOTICE TO: AS ABOVE
NO: R555311K
DATE: 20/9/91

CAVEAT WITHDRAWN
0495236 P
8 NOV 1996



MORTGAGE
WESTPAC BANKING CORPORATION

0495238H 08/11/96



CANCELLED

PS449806Y



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



001-2934 Folio 738

Delivered on-line by LANDATA®
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Both text and diagram for this Folio have been fully converted to a computer Folio.

HISTORICAL SEARCH STATEMENT

Land Victoria

Produced 18/03/2013 09:57 AM

Volume 10620 Folio 794
 Folio Creation: Created as a computer folio
 Parent title Volume 05834 Folio 738

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
20/11/2001	28/12/2001	X893593F	Y	N997006A

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
28/12/2001	28/12/2001	AB000212F	Y

RECTIFICATION ADD/REINSTATE CAVEAT
 CAVEAT N997006A 08/11/2001

20/11/2001	28/12/2001	X893593F	Y
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WITHDRAWAL OF CAVEAT
 CAVEAT ON INSTRUMENT N997006A REMOVED

22/02/2002	22/02/2002	AB095057E	Y
------------	------------	-----------	---

CAVEAT
 CAVEAT AB095057E 22/02/2002
 Caveator
 SCOTT BEVAN DAVIES
 Capacity PURCHASER/FEE SIMPLE
 Lodged by
 HALL & THOMPSON
 Notices to
 HALL & THOMPSON of DX 466 MELBOURNE

05/03/2002	18/04/2002	AB117944J	Y
------------	------------	-----------	---

APPLICATION TO REMOVE CAVEAT
 CAVEAT AB095057E REMOVED

05/04/2002	20/04/2002	AB195798B	Y
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DISCHARGE OF MORTGAGE
 MORTGAGE(S) REMOVED
 U495238H

05/04/2002	20/04/2002	AB195799Y	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT
 FROM:
 BRIGHTSIGN PTY. LTD.
 TO:
 DONNYBROOK SPRINGS HOTEL PTY LTD

RESULTING PROPRIETORSHIP:

HISTORICAL SEARCH STATEMENT

Land Victoria

Estate Fee Simple
 Sole Proprietor
 DONNYBROOK SPRINGS HOTEL PTY LTD of 825 DONNYBROOK ROAD DOONBROOK
 VIC 3064
 AB195799Y 05/04/2002

05/04/2002 20/04/2002 AB195800T Y

MORTGAGE OF LAND
 MORTGAGE AB195800T 05/04/2002
 NATIONAL AUSTRALIA BANK LIMITED

17/07/2003 17/07/2003 AC203546J Y

CAVEAT
 CAVEAT AC203546J 17/07/2003
 Caveator
 DARGO NOMINEES PTY LTD
 Capacity CHARGE
 Date of Claim 09/07/2003
 Lodged by
 DARGO NOMINEES PTY LTD
 Notices to
 MAX REYNOLDS of LEVEL 1, 26 BLACKWOOD STREET NORTH MELBOURNE 3051

07/11/2003 07/11/2003 AC457567F Y

WITHDRAWAL OF CAVEAT
 CAVEAT AC203546J REMOVED

13/07/2004 13/07/2004 AC976226N Y

CAVEAT
 CAVEAT AC976226N 13/07/2004
 Caveator
 ANDREW BRUCE CONSTABLE
 Capacity CHARGE
 Date of Claim 28/01/2004
 Lodged by
 ANDREW CONSTABLE
 Notices to
 ANDREW CONSTABLE of 692 DRUMMOND STREET NORTH CARLTON VIC 3054

13/08/2004 13/08/2004 AD048002F Y

CAVEAT
 CAVEAT AD048002F 13/08/2004
 Caveator
 CIRCUIT FINANCE PTY LTD
 Capacity CHARGE
 Date of Claim 28/04/2004
 Lodged by
 LEONARD DEANE LAWYERS
 Notices to
 CIRCUIT FINANCE PTY LTD of 79 MOORABOOL STREET GEELONG VIC 3220

20/01/2005 21/01/2005 AD381087H Y

WITHDRAWAL OF CAVEAT
 CAVEAT AD048002F REMOVED

20/01/2005 21/01/2005 AD381088F Y

DISCHARGE OF MORTGAGE
 MORTGAGE(S) REMOVED
 AB195800T

HISTORICAL SEARCH STATEMENT

Land Victoria

20/01/2005 21/01/2005 AD381089D Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DONNYBROOK SPRINGS HOTEL PTY LTD

TO:

LAVSOR ENTERPRISES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

LAVSOR ENTERPRISES PTY LTD of UNIT 3 10 MOUNT STREET ALTONA VIC
3018

AD381089D 20/01/2005

20/01/2005 21/01/2005 AD381090U Y

WITHDRAWAL OF CAVEAT

CAVEAT AC976226N REMOVED

04/11/2006 04/11/2006 AE709918J Y

MORTGAGE OF LAND

MORTGAGE AE709918J 04/11/2006

NATIONAL AUSTRALIA BANK LIMITED

17/03/2009 17/03/2009 AG405032G Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AE709918J

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

NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

10/01/2012 11/01/2012 AJ423069D (O) Y

MORTGAGE OF LAND

MORTGAGE AJ423069D 10/01/2012

BANK OF QUEENSLAND LTD

STATEMENT END

VOTS Snapshot

Volume 10620 Folio 794

124000007674M

Produced 28/12/2001 11:22 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 449806Y.

PARENT TITLE Volume 05834 Folio 738

Created by instrument PS449806Y 17/12/2001

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BRIGHTSIGN PTY. LTD. of 825 DONNYBROOK ROAD DONNYBROOK 3064
PS449806Y 17/12/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U495238H 08/11/1996
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 PS449806Y FOR FURTHER DETAILS AND BOUNDARIES

HISTORICAL SEARCH STATEMENT

Land Victoria

Produced 18/03/2013 10:07 AM

Volume 06437 Folio 282

Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 07/04/2006 09:49 AM

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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28/04/2003	04/06/2003	AC026369Q	Y
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DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
W079486L

28/04/2003	04/06/2003	AC026370G	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT
FROM:
LUCAS JOHN CLARKE
REBECCA ELIZABETH CLARKE
TO:
NICODEMO SCALI
ANN MARIE SCALI

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
NICODEMO SCALI
ANN MARIE SCALI both of 845 DONNYBROOK ROAD DONNYBROOK VIC 3064
AC026370G 28/04/2003

28/04/2003	04/06/2003	AC026371E	Y
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MORTGAGE OF LAND
MORTGAGE AC026371E 28/04/2003
COMMONWEALTH BANK OF AUSTRALIA

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

STATEMENT END

VOTS Snapshot

124006118471R

Produced 04/06/2003 04:15 pm

LAND DESCRIPTION

Lot 1 on Title Plan 827515R (formerly known as part of Portion 22 Parish of Kalkallo).

Created by instrument 1789689 04/10/1940

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

LUCAS JOHN CLARKE

REBECCA ELIZABETH CLARKE both of 845 DONNYBROOK ROAD DONNYBROOK 3064

W079485P 02/06/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W079486L 02/06/1999

COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 6437 FOLIO 282 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA.

Entered in the Register Book

SUBSTITUTE

Vol. 6437 Fol. 1287282

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928,"

Gavin Calhoun Trethowan of Donnybrook Farmer is -----
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in *All that piece of Land, delineated and coloured*
red on the map in the margin containing Two acres and Twenty perches or thereabouts
being part of Crown Portion Twenty-two Parish of Kalkallo County of Bourke-----

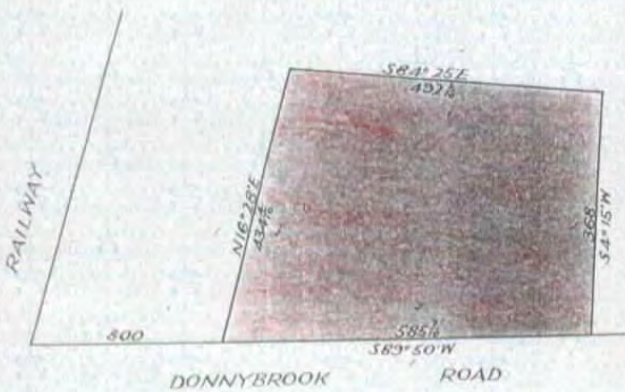
This is an image of a
damaged folio. Care should
be taken before relying on
details disclosed in this
image.



Dated the Fourth
thousand nine hundred and forty.

day of October One
J. H. Curson
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



This substitute certificate of
Title has been prepared pursuant
to Section 27(9) of the Transfer
of Land Act 1958 and is to be used
in place of the original folio
which has been lost.

[Signature]

Assistant Registrar of Titles

12/02/03

The Measurements are in links

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FULLY CONVERTED TITLE
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Both text and diagram for this Folio have been fully converted to a computer Folio.

Vol. 4740 Fol. 947852

Transfer. 1789689

Application.

JOINT PROPRIETORS
WARREN JAMES DAVIES & WENDY JOY DAVIES OF 50 NORTHERN
CR. CRAIGIEBURN
REGISTERED 3/11/86
M545310U



MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA



H79486L 02/06/99

MORTGAGE
THE COMMISSIONERS OF THE BANK OF VICTORIA
REGISTERED 3/11/86
M545311R

DISCHARGED
30 JUL 1991



SUBSTITUTE

JOINT PROPRIETORS
JOHN EWEN RODDICK & MARION CAMPBELL MCKENZIE RODDICK
249 GALLAGHERS RD. GLEN WAVERLEY 3150
S916448X 3/2/94



~~PROPRIETOR
MARION CAMPBELL MCKENZIE RODDICK~~

Endorsement Made In Error
Alcaez
Assistant Registrar of Titles
15-12-95

PROPRIETOR
MARION CAMPBELL MCKENZIE RODDICK
249 GALLAGHERS RD. GLEN WAVERLEY 3150
T989072T 6/12/95



PROPRIETOR
FELICITY NICHOLLS
170 BARREENONG RD. COTTLESBRIDGE 3099
U536194F 4/12/96



MORTGAGE
PERPETUAL TRUSTEES AUSTRALIA LIMITED
U536195C 4/12/96

DISCHARGED
W794845
-2 JUN 1999



JOINT PROPRIETORS
LUCAS JOHN CLARKE AND REBECCA ELIZABETH
CLARKE
845 DONNYBROOK RD. DONNYBROOK 3064



H79485P 02/06/99



Delivered on 18/03/2013 10:06:00
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Both text and diagrams for this file have been fully converted to a computer file.

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 18/03/2013 10:12 AM

Volume 08269 Folio 013
Folio Creation: Created as paper folio continued as computer folio
Parent titles :
Volume 07862 Folio 015
Volume 08066 Folio 282

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

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
30/08/2010	31/08/2010	AH462111E	Y

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

STATEMENT END

VOTS Snapshot

VOLUME 08269 FOLIO 013
124035014962M
Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 1 on Title Plan 663551X (formerly known as part of Crown Allotment 22 Parish of Kalkallo).
PARENT TITLES :
Volume 07862 Folio 015 Volume 08066 Folio 282
Created by instrument A987995A 09/06/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROBERT JOHN CORBETT
KATHLEEN FAY CORBETT both of 3 GAVIN STREET JACANA
H788850 05/12/1979

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP663551X FOR FURTHER DETAILS AND BOUNDARIES

NOT TO BE TAKEN FROM THE OFFICE OF TITLES



REGISTER BOOK VOL. 8269 FOL. 013

CERTIFICATE OF TITLE UNDER THE "TRANSFER OF LAND ACT"

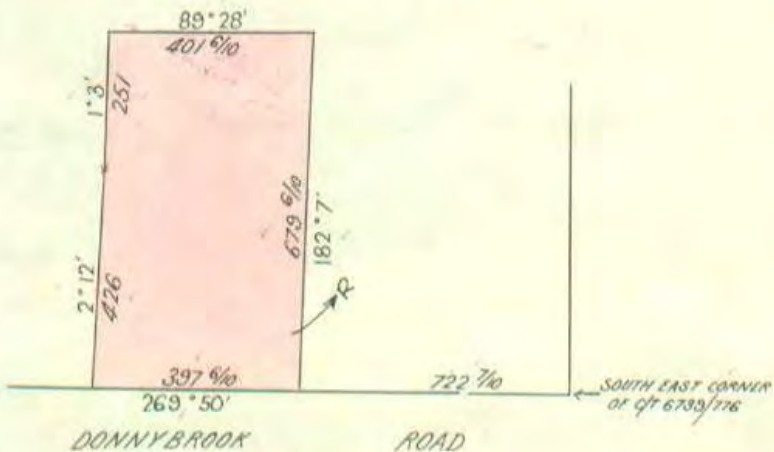
James Mervyn Trethowan, Farmer and Lillian Jean Trethowan, Married Woman both of Donnybrook are now the joint proprietors of an estate in fee simple, subject to the encumbrances notified hereunder, in ALL THAT piece of land delineated and coloured red on the map in the margin containing Two acres Two roods and Thirty two perches or thereabouts being part of Crown Allotment 22 Parish of Kallaloo

Dated the 9th day of June 1960.



Assistant Registrar of Titles.

Encumbrances Referred To.



MEASUREMENTS ARE IN links

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8269 VOL. 013 FOL.



ORIGINAL

19.1.61

Handwritten initials

Handwritten initials

VOL. 4862 FOL. 015 INSTRUMENT B 96196 APPLICATION
8066 283 A 987995

0078/50

MORTGAGE to AUSTRALIA AND NEW ZEALAND BANK LIMITED

Registered 14th August 1964
No. C4811

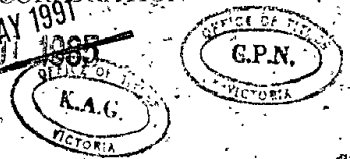
~~DISCHARGED~~
JUN 1972



MORTGAGE to THE BANK OF NEW SOUTH WALES

Registered
No. L782771A

~~DISCHARGED~~
186 MAY 1991



JAMES MERVYN TRETOWAN of "Heatherlea"
Donnybrook Road Donnybrook Labourer is
now the SURVIVING PROPRIETOR

Registered 8th June 1972
No. E417109



~~MORTGAGE~~ to AUSTRALIA AND NEW ZEALAND SAVINGS BANK LIMITED

Registered 8th June 1972
No. E417136

Endowment Made in Error
J. Howden
Assistant Registrar of Titles
23-6-72

CAVEAT No. G738360 LODGED - 8 AUG 1977

CAVEAT LAPSED

19 DEC 1979



ROBERT JOHN CORBETT Plan Operator and
KATHLEEN FAY CORBETT Married Woman both
of 3 Gavin Street Jacana are now JOINT PROPRIETORS

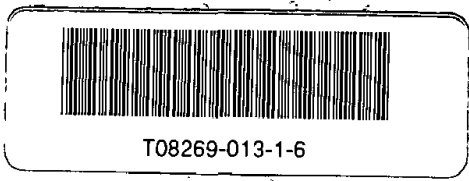
Registered 5th December 1979
No. H788850



MORTGAGE to BANK OF NEW SOUTH WALES

Registered 5th December 1979
No. H788851

~~DISCHARGED~~
- 6 MAR 1991



8269 F 013

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 18/03/2013 10:16 AM

Volume 08066 Folio 282

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07937 Folio 059

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/05/2006 05:47 AM

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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30/08/2010	31/08/2010	AH462111E	Y
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NOTICE SECTION 201UB PLANNING AND ENVIRONMENT ACT 1987
NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 08066 FOLIO 282
124035014955U
Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 1 on Title Plan 248727C (formerly known as part of Crown Allotment 22 Parish of Kalkallo).

PARENT TITLE Volume 07937 Folio 059

Created by instrument 2596503 15/10/1953

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

BERNARDO MONTELEONE

CATERINA MONTELEONE both of 915 DONNYBROOK RD DONNYBROOK 3064

X118531C 26/10/2000

ENCUMBRANCES, CAVEATS AND NOTICES

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

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 TP248727C FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL
NOT TO BE TAKEN FROM
THE OFFICE OF TITLES



Entered in the Register Book

Vol. 8066 Fol. 282

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1928"

James Mervyn Trethowan of Donnybrook Farmer and Fred Austin Trethowan -----
 of corner Hedderwick and Spencer Streets Essendon Carrier are -----
 now the proprietors as tenants in common in equal shares -----
 of an Estate in Fee-simple subject to the Encumbrances notified hereunder in
 All that piece of Land, delineated and coloured red and blue on the map in
 the margin containing One hundred and eighty-nine acres Three roods and Thirty ----
 two perches or thereabouts being part of Crown Allotment 22 Parish of Kalkallo ---
 County of Bourke - As to the land coloured blue Together with a right of carriage
 way over the road coloured brown on the said map -----

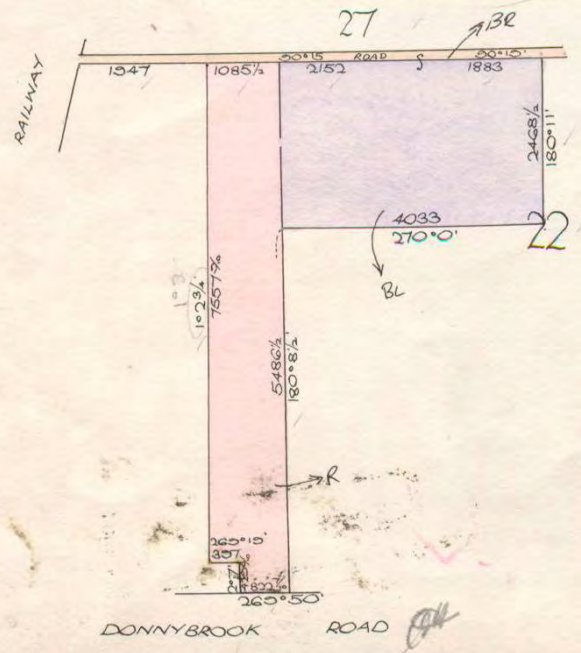
Dated the Fifteenth day of October
 thousand nine hundred and fifty-three.



S. Kennedy

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



THE MEASUREMENTS ARE IN Links.

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Vol. 7937 Fol. 059

Transfer 2596503

Application

FRED AUSTIN TRETOWAN of 91 Hedderwick Street
Essendon Cartage Contractor is now the
proprietor by
Transfer A976008
Registered 26th May 1960

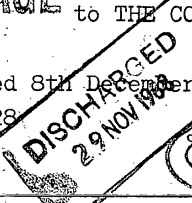


TRANSFER AS TO PART No. A987995^B
registered 9 June 1960
CANCELLED AS TO PART See Vol. 8269 Fol. 013



MORTGAGE

to THE COMMERCIAL BANK OF AUSTRALIA
LIMITED
Registered 8th December 1972
No. E631728



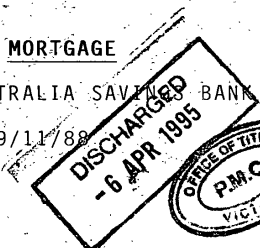
TRANSFER AS TO BALANCE

PROPRIETORS
TENANTS IN COMMON IN-EQUAL SHARES
NICK MONTELEONE OF PINDARI AVE. MILLPARK
& ANTHONY MONTELEONE & CON MONTELEONE OF
SUMMERHILL RD. WOLLERT
REGISTERED 29/11/88
N866992N



MORTGAGE

NATIONAL AUSTRALIA SAVINGS BANK LIMITED
REGISTERED 29/11/88
N866993K

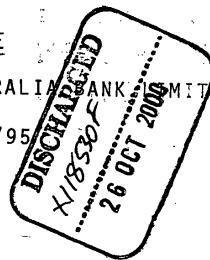


PROPRIETORS
TENANTS IN COMMON IN EQUAL SHARES
ANTHONY MONTELEONE CON MONTELEONE
BERNARDO MONTELEONE & CATERINA MONTELEONE
45 KATHRYN AV. LALOR 3075 &
NICK MONTELEONE
107 PINDARI AV. MILLPARK
T630926B 6/4/95



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED
T630927X 6/4/95



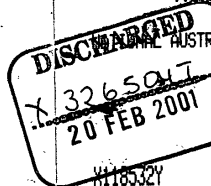
TRANSFER AS TO BALANCE

JOINT PROPRIETORS
BERNARDO MONTELEONE
CATERINA MONTELEONE
915 DONNYBROOK RD
DONNYBROOK 3064
X118531C 26/10/00



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED
X118532Y 26/10/00



V8066 F.282

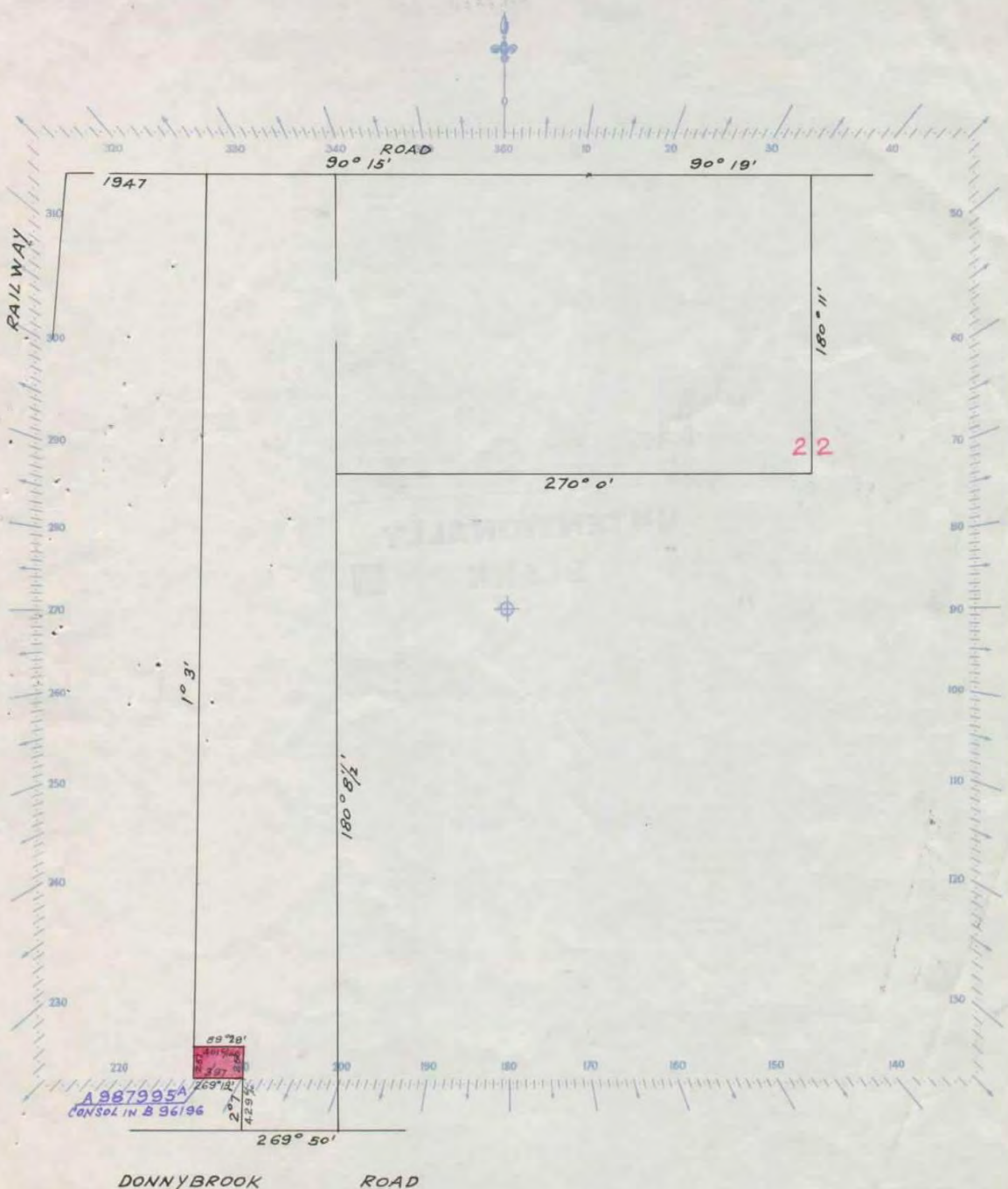


T08066-282-1-0

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SCALE: 10 CHAINS to one inch.

Fol. 8066 Fol. 282



Delivered on-line by LANDATA®

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3/16/11/60

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 18/03/2013 10:22 AM

Volume 05942 Folio 333
Folio Creation: Details Unknown
Parent title Volume 04740 Folio 852

STATEMENT END

Entered in the Register Book.

CANCELLED

Vol. 5942 Fol. 1188333



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

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WARNING
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af

Richard Forrest of Donnybrook Grazier is -----
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and coloured blue on the map in the margin containing Ten acres Three roods and Twenty-seven ----- perches or thereabouts being parts of Crown Portions Twenty-two and Twenty-seven ----- Parish of Kalkallo County of Bourke -----

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

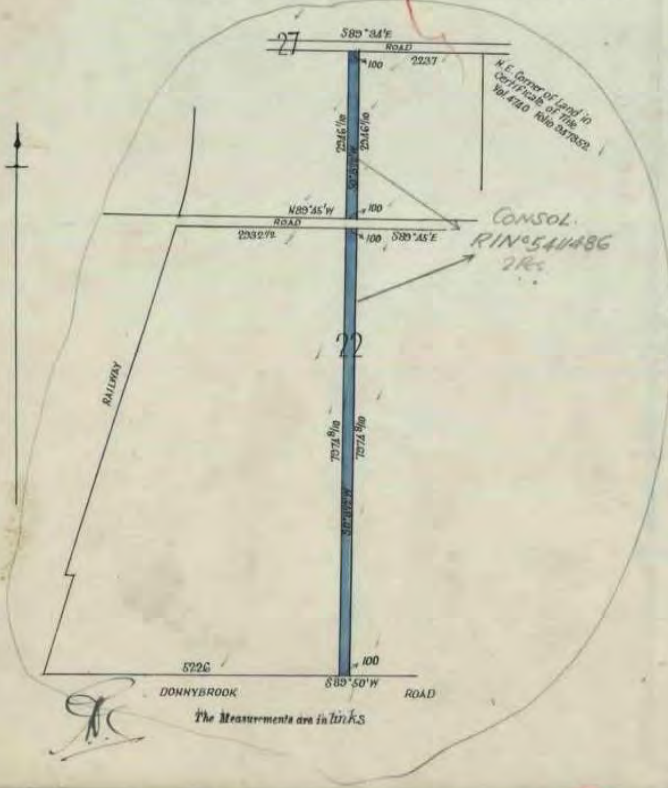
Dated the Eighteenth day of December One thousand nine hundred and thirty-four.

Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO.

THE CARRIAGE WAY EASEMENT reserved by ----- Instrument of Transfer No. 1538726 in the Register Book -----



HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 18/03/2013 10:28 AM

Volume 03879 Folio 632

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 02956 Folio 096

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/09/2002 05:01 AM

RECORD OF ALTS DEALINGS

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

RECORD OF VOTS DEALINGS

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

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

STATEMENT END

VOTS Snapshot

VOLUME 03879 FOLIO 632
124035014929X
Produced 31/08/2010 01:47 pm

LAND DESCRIPTION

Lot 1 on Title Plan 444829A (formerly known as part of Portion 22 Parish of Kalkallo).

PARENT TITLE Volume 02956 Folio 096
Created by instrument 0773477 27/04/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
FRANCESCO DIBELLA
ANGELA DIBELLA both of 14 JOAN COURT RESERVOIR
L099606C 19/06/1984

ENCUMBRANCES, CAVEATS AND NOTICES

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

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 TP444829A FOR FURTHER DETAILS AND BOUNDARIES

Entered in the Register Book.

Vol. 3879 Fol. 775632



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Richard Goss of Donnybrook Grazier is -----
 now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
 notified hereunder in All the piece of Land, delineated and coloured
 red on the map in the margin, containing Two hundred and twenty-one acres and ----
 Thirty-one perches or thereabouts, being part of Crown Portion Twenty-two Parish -
 of Kalkallo County of Bourke -----

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

Dated the Twenty-seventh
thousand nine hundred and fifteen.

day of April

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

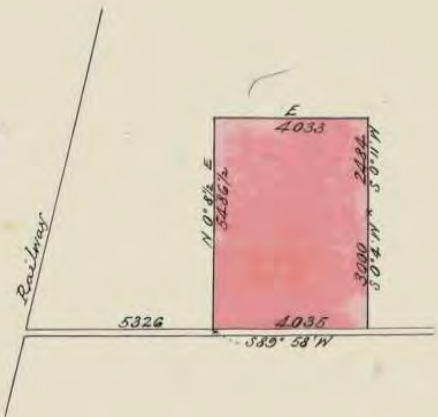


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FULLY CONVERTED TITLE

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T03879-632-1-6

Vol. 2956 Fol. 591096

Transfer. 773477

Application

75/11

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p>DISCHARGED <i>28th April 1971</i> Assistant Registrar of Titles.</p>	<p>27th April 1915 at 3:2 pm</p>	<p>Richard Goss to - Stanley Bertram Osborne <i>[Signature]</i> Assistant Registrar of Titles.</p>	<p>346946</p>
<p><i>Caveat No 52623 lodged 1 April 1920 at 4:57 pm</i> CAVEAT NO 52623 LAPSED 20 March 1925 p</p>			

Assistant Registrar of Titles.

*John Henderson of Springfield Epping
 Farmer is*
 now the proprietor of the within described estate
 by transfer from *Richard Goss*
 registered on *20th March 1925* and numbered
12075/11
[Signature]
 Assistant Registrar of Titles.

MORTGAGE to AUDREY THERESE LIND
 GERTRUDE MARY FERGUSON HELEN SERJEANT WHITE
 CELIA LILLIAN GALLOWAY DONALD GEORGE GILDER
 and CATHERINE FORBES
 Registered 18th April 1975
 No. F667551



Assistant Registrar of Titles.

JOHN TERENCE HEALY as to two equal undivided third parts
 or shares and JOHN ADRIAN MC KAY as to one equal
 undivided third part or share both of 10 Powlett Street
 East Melbourne Solicitors are now proprietors as TENANTS
 IN COMMON
 Registered 10th January 1967
 No. C680938



50
 As to the interest of JOHN ADRIAN McKAY who died
 on 31st July 1977 Probate of his Will has been
 granted to JOHN TERENCE HEALY of 10 Powlett
 Street East Melbourne Solicitor and WIN CAMPBELL
 BINNIE McKAY of 35 Bruce Street Toorak Widow

Assistant Registrar of Titles.

MORTGAGE to BRONWYN KIRTON GERTRUDE MARY
 FERGUSON ELLA ONOMEA SCOTT HELEN SERJEANT WHITE
 CELIA LILLIAN GALLOWAY and THOMAS WILLIAM RYAN
 Registered 14th April 1967
 No. C751999



Registered 7th March 1980
 No. H897787



Assistant Registrar of Titles.

MORTGAGE to THE ENGLISH SCOTTISH AND AUSTRALIAN
 BANK LIMITED
 Registered 7th June 1967
 No. C797220

DISCHARGED
9 MAR 1972



FRANCESCO DIBELLA and ANGELA DIBELLA both of
 14 Joan Court Reservoir are now JOINT PROPRIETORS
 Registered 19th June 1984
 No. L99606C



Assistant Registrar of Titles.

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 18/03/2013 10:37 AM

Volume 02956 Folio 096
Folio Creation: Details Unknown
Parent titles :
Volume 01068 Folio 574
Volume 02004 Folio 790
Volume 02528 Folio 486

STATEMENT END

2956-096

Entered in the Register 1906



Vol. 2956 Vol. 591096

VICTORIA.

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1890."



T02956-096-1-9

Jonas Molesworth Stawell of the Railway Department
Sydney Civil Engineer and Stanley Bertram Osborne
of parks beyond the seas Esquire are

^{as tenants in common}
now the proprietors of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All those pieces of Land, delineated and colored
red and blue on the Map in the margin, and in one equal undivided
third part of all that piece of land delineated and
colored purple on the said map containing together
with the lands colored red and blue seven hundred and
eighty eight acres three roods fourteen perches and seven
tenths of a perch or thereabouts, and being part of town
Portions twenty two and twenty seven Parish of
Kalkallo County of Bourke. As to the land colored blue
and colored brown on the said map

Dated the fifteenth day of October
hundred and three

One thousand

Edward Carr
Assistant Registrar of Titles.



ENCUMBRANCES REFERRED TO
A mortgage from Alicia Abbott to The Colonial Mutual Life Assurance Society Limited registered on the 24th day of February 1900 and No 195903 in the Register

CANCELLED

The above mortgage

DISCHARGED
A. McKeating
ASST. REGISTR. OF TITLES.

6th March 1905

NO DERIVATIVE OF THIS PLAN IS AMENDED
SEE APPN 2758 SEC 176



The Measurements are in feet.

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

h.B.
Appn 2167 - Sec 176
1/08

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1068
1004
1525
Vol. 219574
400790
909496
Transfer 479112
Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p>Transfer as to part Cancelled as to the land in Certificate of Title. Vol. 3879 Fol. 775632 Area 221 ac 31</p>	<p>27th April 1913</p>	<p>Jonas Molesworth Hawell and Stanley Bertram Osborne - to - Richard Goss W. Byrce Assistant Registrar of Titles.</p>	<p>773477</p>
<p>TRANSFER as to Balance to Fred William Gretowan registered on 21st June 1923 and numbered 111253 CANCELLED. See Certificate of Title Vol. 4740 Fol. 947852 and 3 W. Byrce Assistant Registrar of Titles.</p>	<p>at 3.2 pm</p>	<p>Assistant Registrar of Titles.</p>	
<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>
<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>
<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>
<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>	<p><i>(Faint text)</i></p>

CANCELLED

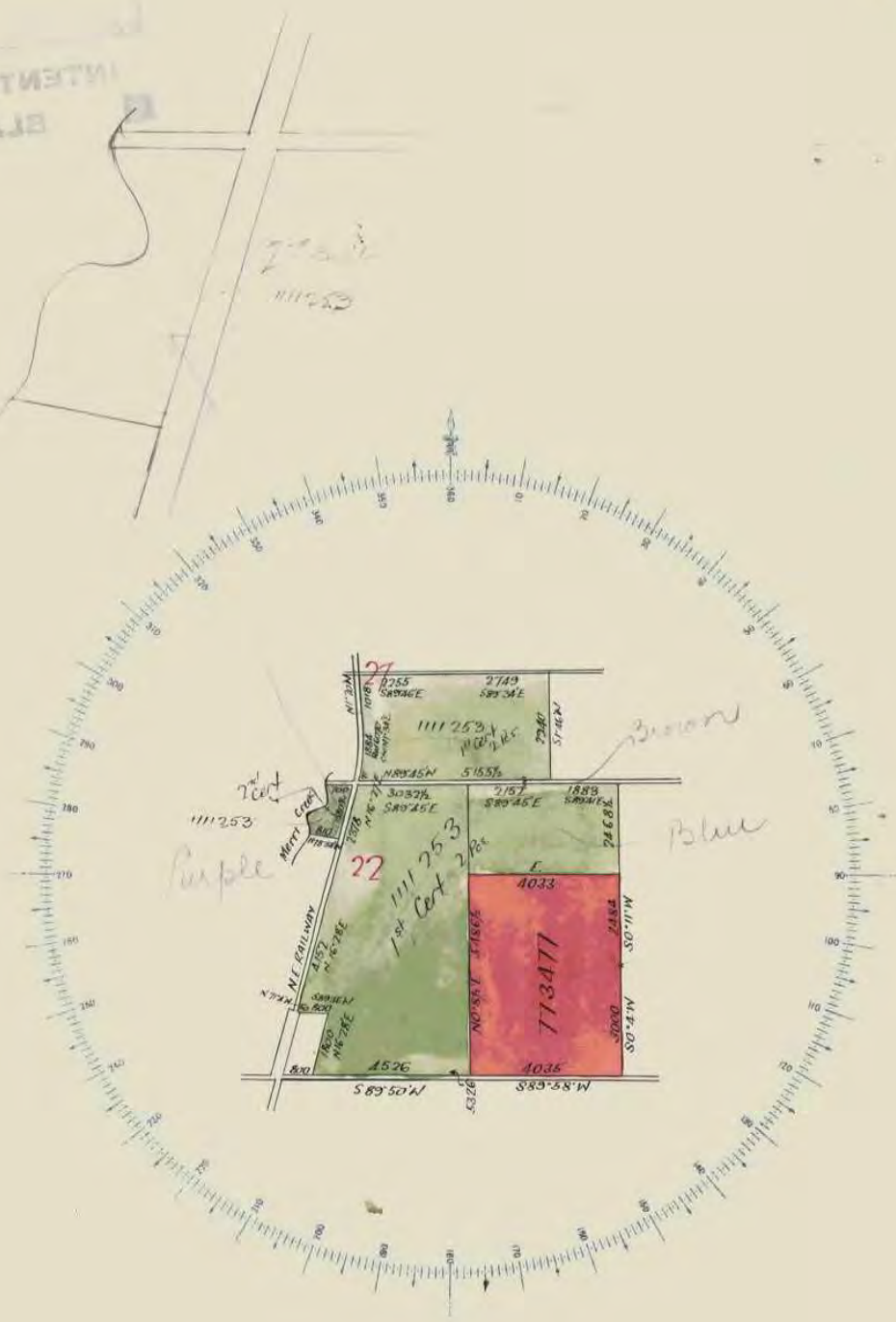
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WARNING

SCALE 30 chains to an.

Vol 2956 fol - 096

INTENTIONAL
BLANK



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Sketch
8/5/16
5-5-16

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

**INTENTIONALLY
BLANK**

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 18/03/2013 10:49 AM

Volume 01068 Folio 574
Folio Creation: Details Unknown

STATEMENT END

30 MAY 2000

Entered in the Register Book, Fa 574

CANCELLED

Fol. 1068 Fol. 2757



Cumflame
Assistant Registrar of Titles

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

Robert Henry Abbott of Woodstock in the Parish of Kalkallo in the County of Bourke Farmer is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, containing One hundred and forty eight acres three roods and thirty nine perches or thereabouts being part of Crown Section twenty seven Parish of Kalkallo County of Bourke.

Dated the nineteenth day of December One thousand eight hundred and seventy eight

CANCELLED



Cumflame
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

A Lease dated the twenty eighth day of October one thousand eight hundred and seventy four from George Abbott John Abbott and the above named Robert Henry Abbott to Stewart Henderson for six years from the first day of November one thousand eight hundred and seventy four at the yearly rent of four hundred and thirty five pounds



See App²² 2167-176

28 1 08

The measurements are in tenths



T01068-574-1-9

None. The encumbrance notified above has been paid 11th Jan 1883

Cumflame

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WARNING

ORIGINAL CERTIFICATE: NOT TO BE USED FOR EVIDENCE IN THE TITLES OFFICE

Application N° 11358

NATURE OF INSTRUMENT.	DAY AND HOUR OF ITS PRODUCTION.	NAMES OF THE PARTIES TO IT.	NUMBER OF SHEETS THEREON.
<p>DISCHARGED! <i>Mortgage</i> <i>11th June 1893</i> <i>Asst. Reg. of Titles</i></p>	<p>The 18th day of June 1899 at 1:50 o'clock in the afternoon</p>	<p>Robert Henry Abbott to Henry Stevenson <i>Assist. Reg. of Titles</i></p>	<p>31791</p>
<p>DISCHARGED! <i>19th June 1893</i> <i>Asst. Reg. of Titles</i> <i>6th June 1890</i></p>	<p>The 11th June 1883 at 11.36 AM</p>	<p>Robert Henry Abbott to Alfred Brooks Walleson and John Moore Hightell <i>Assist. Reg. of Titles</i></p>	<p>553</p>
<p>DISCHARGED! <i>Mortgage</i> <i>6th June 1890</i> <i>Asst. Reg. of Titles</i></p>	<p>The 19th March 1888 at 2.45 pm.</p>	<p>Robert Henry Abbott to Henry Stevenson <i>Assist. Reg. of Titles</i></p>	<p>8994</p>
<p>DISCHARGED! <i>Mortgage</i> <i>24th February 1900</i> <i>Asst. Reg. of Titles</i></p>	<p>The 6th of June 1890 at 2.39 pm</p>	<p>Robert Henry Abbott to Duncan Elphinstone McBryde <i>Assist. Reg. of Titles</i></p>	<p>1139</p>
<p>DISCHARGED! <i>Mortgage</i> <i>6th June 1894</i> <i>Asst. Reg. of Titles</i></p>	<p>The 5th January 1891 at 5.35 p.m.</p>	<p>Robert Henry Abbott to Henry Stevenson <i>Assist. Reg. of Titles</i></p>	<p>11967</p>
<p>Alicia Caroline Abbott wife of Robert Henry Abbott of 1254 1/2 Lygon Street North Carlton Genteman is now the Proprietor of the within-described Estate and Land, by Transfer from the within named Robert Henry Abbott, registered on the 5th day of May 1894, at 56 o'clock in the afternoon, and Numbered 317352 <i>H. Byrne</i> <i>Assistant-Registrar</i></p>			

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WARNING
 This document has been marked as cancelled.

Asst. Reg. of Titles
6th June 1890

Asst. Reg. of Titles
6th June 1890

Asst. Reg. of Titles
24th February 1900

Asst. Reg. of Titles
6th June 1894

2.4.74

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
		<i>Assistant Registrar of Titles.</i>	
		<i>Assistant Registrar of Titles.</i>	
		<i>Assistant Registrar of Titles.</i>	
		<i>Assistant Registrar of Titles.</i>	
		<i>Assistant Registrar of Titles.</i>	
		 T01068-574-2-7 <i>Assistant Registrar of Titles.</i>	

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This is the Sheet marked *A* referred to in the Certificate of Title entered in the Register Book Vol. 1065 Fol. 213574

W. Andrews

Assistant Registrar of Titles.

DISCHARGED
W. Duncombe
ASST. REGISTR. OF TITLES
24 February 1900

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
	The 6 th June 1894 at 2.55 p.m.	Alicia Caroline Abbott to Duncan Elphinstone McDuffie. <i>W. Andrews</i> Assistant Registrar of Titles.	157513.

Mortgage

DISCHARGED
W. Duncombe
ASST. REGISTR. OF TITLES
15 October 1903

	The 24 th February 1900 at 10.15 am	Alicia Caroline Abbott to The Colonial Mutual Life Assurance Society Limited <i>W. Duncombe</i> Assistant Registrar of Titles.	195903
--	---	---	--------

	The 27 th July 1900 at 2.3 pm.	Alicia Caroline Abbott to William Josiah Haring <i>W. Andrews</i> Assistant Registrar of Titles.	198722
--	--	--	-------------------

<i>Transfer</i>	The 15 th October 1903 at 10.13 am	Alicia Caroline Abbott to Jonas Molesworth Stawell and Stanley Bertram Osborne <i>W. Andrews</i> Assistant Registrar of Titles.	479112
-----------------	--	---	--------

VOI 2956 FOL 591096

Assistant Registrar of Titles.

Assistant Registrar of Titles.

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WARNING

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 18/03/2013 10:45 AM

Volume 08692 Folio 737

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 06969 Folio 742

RECORD OF ALTS DEALINGS

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

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

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

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

STATEMENT END

VOTS Snapshot

VOLUME 08692 FOLIO 737
124035015006P
Produced 31/08/2010 01:48 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 077367.
PARENT TITLE Volume 06969 Folio 742
Created by instrument C893082 25/09/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CHRISTINA JOY ANSETT of BRAESIDE DONNYBROOK ROAD DONNYBROOK
L332221W 24/10/1984

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE J391091 23/03/1981
THE COMMISSIONERS OF THE STATE BANK OF VICTORIA

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

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

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 LP077367 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8692 FOL. 737

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8692 FOL. 737

FRANCIS RICHARD FORREST Grazier and JANET MARY FORREST Married Woman both -
of Braeland Donnybrook 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 and blue on the map in the margin containing five -
acres or thereabouts being Lot One on Plan of Subdivision No. 77367 and being -
part of Crown Portion 22 Parish of Kalkallo County of Bourke - - - - -

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Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

DATED the 25th day of September 1967.

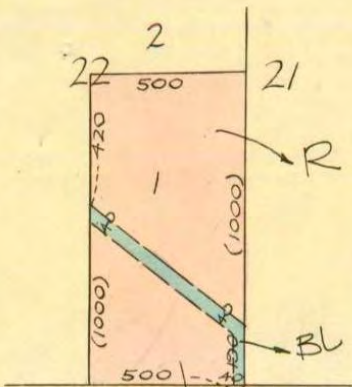
E. Harris

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land coloured blue --
THE EASEMENTS (if any) existing
over the same by virtue of --
Section 98 of the Transfer of -
Land Act - - - - -



DONNYBROOK ROAD
MEASUREMENTS ARE IN LINKS

Derived from Vol.6969 Fol.742
C893082

ROBERT JACKSON REYNOLDS Accountant and
LYNETTE JOY REYNOLDS Married Woman both
of Kevin Court Donvale are now JOINT
PROPRIETORS

Registered 25th June 1975

No.F746549



MORTGAGE

FROM CHRISTINA JOY ANSETT (FORMERLY RENDELL)
TO COMMONWEALTH BANK OF AUSTRALIA

REGISTERED 25/11/92
S233720G



MORTGAGE

THE COMMISSIONERS
OF THE STATE SAVINGS BANK OF VICTORIA

Registered 25th June 1975

No.F746550

DISCHARGED
22 MAR 1988



IVAN CLARENCE RENDELL Refrigeration
Mechanic and CHRISTINA JOY RENDELL
Home Duties both of 6 Rubicon Place
Epping are now JOINT PROPRIETORS

Registered 23rd March 1981

No.J391090



MORTGAGE

to THE COMMISSIONERS
OF THE STATE BANK OF VICTORIA

Registered 23rd March 1981

No.J391091



&

CHRISTINA JOY RENDELL of Braeside
Donnybrook Road Donnybrook is
now the proprietor

Registered 24th October 1984

No.L332221W



V.8692 F.737

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Small text and diagram for this field have been fully converted to a computer file.

HISTORICAL SEARCH STATEMENT

Land Victoria

Produced 18/03/2013 10:56 AM

Volume 08661 Folio 715
 Folio Creation: Created as paper folio continued as computer folio
 Parent title Volume 07967 Folio 042

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
22/10/2004	22/10/2004	AD195732R	Y

RECTIFICATION MODIFY COVENANT
 COVENANT as to part F977765 22/12/1975

06/12/2011	16/01/2012	AJ356651U	Y
------------	------------	-----------	---

APPLICATION TO REMOVE CAVEAT
 CAVEAT X592268B REMOVED

STATEMENT END

VOTS Snapshot

Volume 08661 Folio 715
 124012118179U
 Produced 22/10/2004 09:48 am

LAND DESCRIPTION

Lots 1,2,3,4,5,6 and 7 on Title Plan 394032W (formerly known as part of Portion 3, part of Portion 10, part of Portion 1 Section 8, part of Portion 1 Section 9, part of Portion 2 Section 9, part of Portion 3 Section 9, part of Portion 3A Section 9 Parish of Merriang).
 PARENT TITLE Volume 07967 Folio 042
 Created by instrument C699381 08/02/1967

REGISTERED PROPRIETOR

Estate Fee Simple
 Sole Proprietor
 MERRISTOCK PROPRIETARY LIMITED of 7TH FLOOR NO. 143 QUEEN STREET MELBOURNE
 E886859 05/07/1973

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT F977765 22/12/1975

CAVEAT X592268B 11/07/2001

Caveator

STEFAN ADY

Capacity FEE SIMPLE SEE CAVEAT

Lodged by

KENNA CROXFORD & CO

Notices to

KENNA CROXFORD & CO of 3RD FLOOR 114 WILLIAM ST. MELBOURNE 3000

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

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 8661 FOLIO 715 FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES



REGISTER BOOK

VOL. 8661 FOL. 715

Certificate of Title

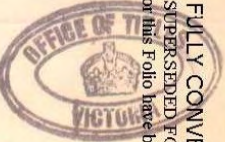
UNDER THE "TRANSFER OF LAND ACT"

VOL. 8661 FOL. 715

CECIL THOMAS LOOKER of 26 Tormey Street North Balwyn Sharebroker is now the - -
proprietor of an estate, in fee simple subject to the encumbrances notified - - -
hereunder in ALL THAT piece of Land delineated and coloured red on the map - -
on the sheet annexed hereto containing One thousand and thirty-three acres - - -
three roods and nine perches or thereabouts being part of Crown Portion One - -
Section 8 part of Crown Portions One 2 3 and 3^A Section 9 and part of - - - -
Crown Portions 3 and 10 Parish of Merriang County of Bourke - - - - -

Dated the 8th day of February 1967

R. G. Mac Donagh



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to part of the land - - - -

THE COVENANT contained in - - -

Instrument F977765 - - - - -

Registered 22nd December 1975-



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Both text and diagram for this Folio have been fully converted to a computer Folio.

FULLY CONVERTED TITLE

MEASUREMENTS ARE IN

Derived from Vol. 7967 Fol. 042

C699381

VOL.

FOL.

INSTRUMENT

APPLICATION

MORTGAGE to EDMUND PAYNE

Registered 8th February 1967

No. C699382

DISCHARGED
16 AUG 1974
G.M.
VICTORIA



MERRISTOCK PROPRIETARY LIMITED of
7th Floor No.143 Queen Street Melbourne

is now the proprietor

Registered 5th July 1973

No. E886859



CREATION OF EASEMENT

Registered 22nd December 1975

No. F977765



CAVEAT
CAVEATOR: STEFAN ADY


CAPACITY: FEE SIMPLE
DATE OF CLAIM DOCUMENT: SEE CAVEAT
LODGED BY: KENNA CROXFORD & CO

NOTICE TO: 3RD FLOOR 114 WILLIAM ST.
MELBOURNE 3000
X5922688 11/07/01



V.8661 F.715

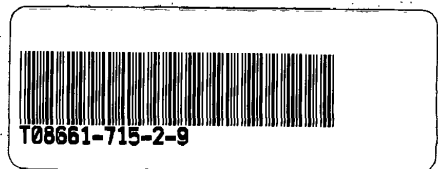
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officially by
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INTENTIONALLY

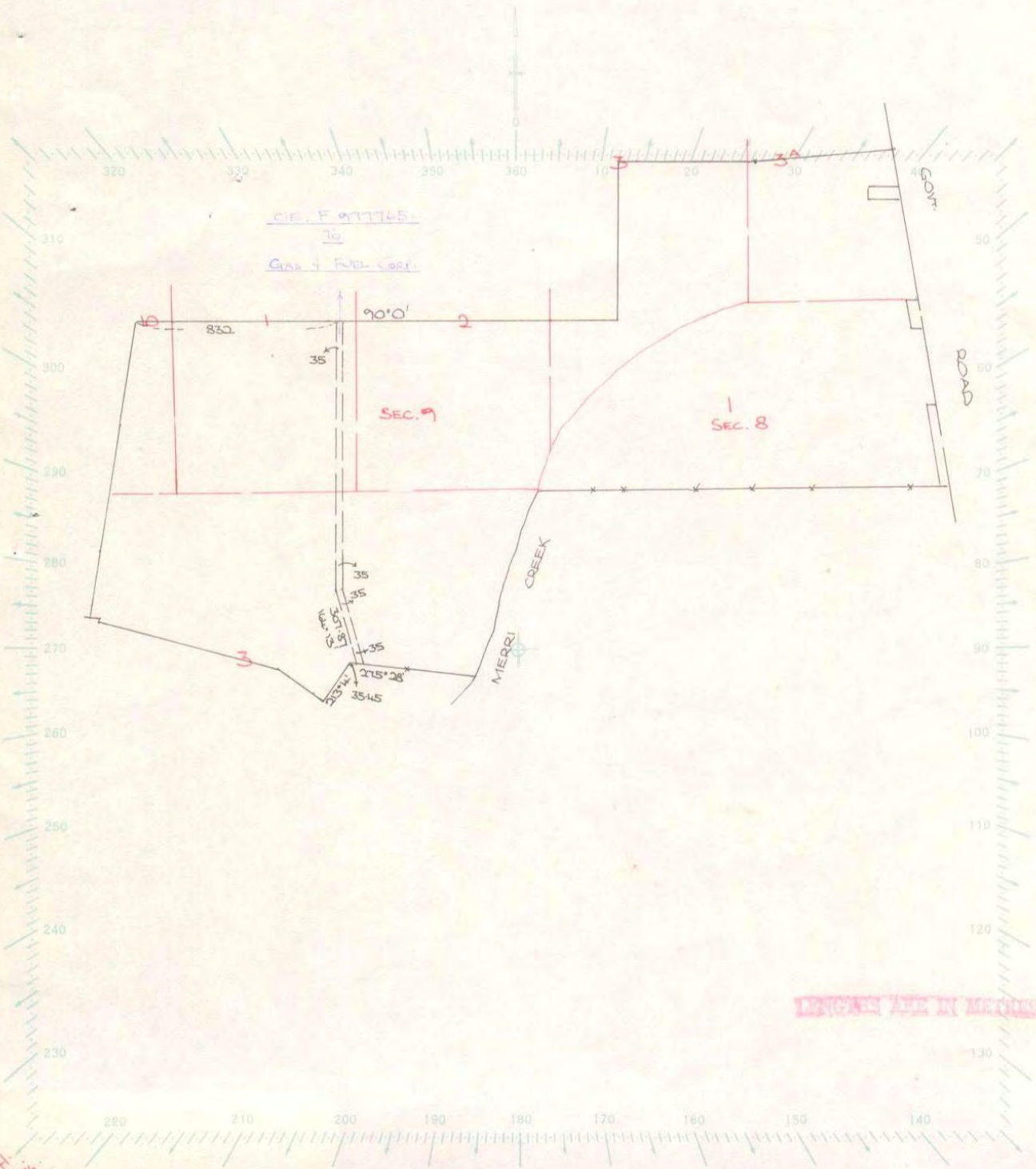
BLANK

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SCALE 1: 20000.

Volume 8641. Folio 715.



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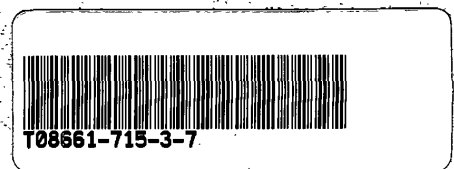
LENGTHS ARE IN METRES

SK J.H.
25/12/76

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AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 18/03/2013 11:02 AM

Volume 07967 Folio 042
Folio Creation: Details Unknown
Parent title Volume 07967 Folio 040

STATEMENT END

ORIGINAL
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THE OFFICE OF TITLES



VICTORIA

Entered in the Register Book

CANCELLED

Vol. 7967 Fol. 042

Certificate of Title
UNDER THE "TRANSFER OF LAND ACT 1928"

3/2/54

Edmund Payne of "Merri Park" Beveridge Farmer and Grazier is-----

now the proprietor -----

of an Estate in Fee-simple subject to the Encumbrances notified hereunder in

All that piece of Land, delineated and coloured red on the map in the margin

containing One thousand and fifty-three acres One rood and Thirty-four perches or-----

thereabouts being part of Crown Portion One Section 8, part of Crown Portions One,--

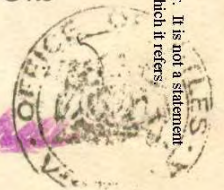
2, 3 and 3^A Section 9 and part of Crown Portions 3 and 10 Parish of Merriang-----

County of Bourke-----

Dated the Ninth day of April One

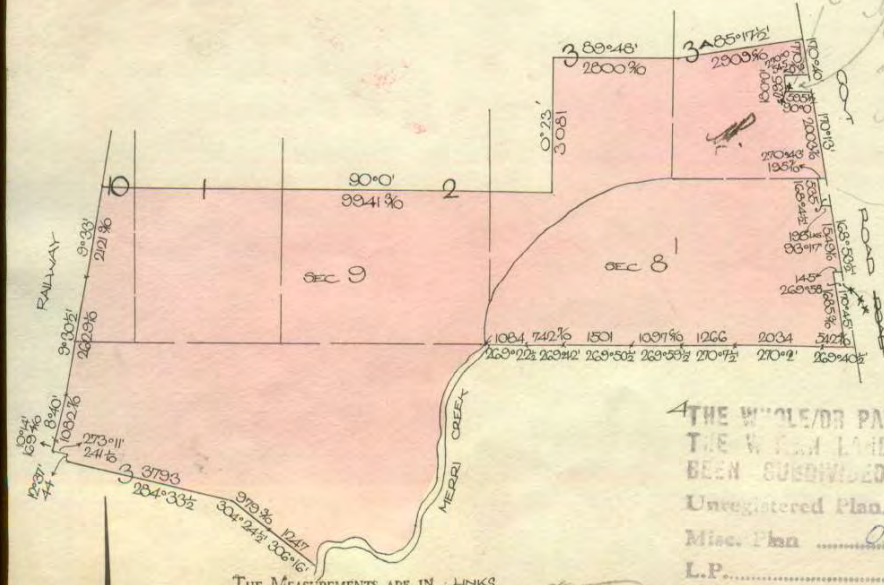
thousand nine hundred and fifty-one.

A.O. 44939
21. 11. 60



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



THE WHOLE OR PART OF
THE WHOLE LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan.....
Misc. Plan 0463
L.P.....

Handwritten notes:
38
1053A 1R 34P
19-2-25
1033-3-09P
add 0.2's for darning
bearing

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Vol. 7967 Fol. 040

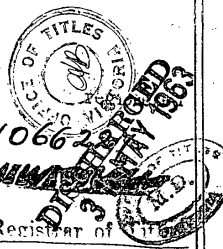
Transfer 2393946

Application

MORTGAGE to

Discharged as to being checked in transfer number *13 November 1951*

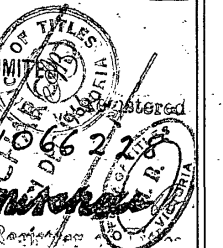
Discharged as to being checked in transfer number *13 November 1951*



MORTGAGE to

Discharged as to being checked in transfer number *13 November 1951*

Discharged as to being checked in transfer number *13 November 1951*



THE COMMERCIAL BANKING COMPANY LIMITED

TRANSFER AS TO PART No. *A640821* registered *13 November 1958*

CANCELLED AS TO PART See Vol. *8210* Fol. *488*

Area *17A 3R 17P*



The Victorian Railways Commissioners
has pursuant to section 57 of Transfer of Land Act 1954, served a Notification relating to the compulsory acquisition of part of

Dated *2 June 1959* the land comprised hereon
Certificate No. *59/22253* (Plan with Lr.)

TRANSFER AS TO PART No. *B7337* registered *6 July 1960*

CANCELLED AS TO PART See Vol. *8272* Fol. *044*

Area *1A 3R 8P*

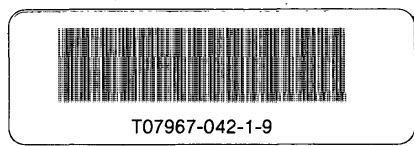


TRANSFER AS TO BALANCE No. *C699381* registered *8th February 1967*

CANCELLED See Vol. *8661* Fol. *715*



CANCELLED

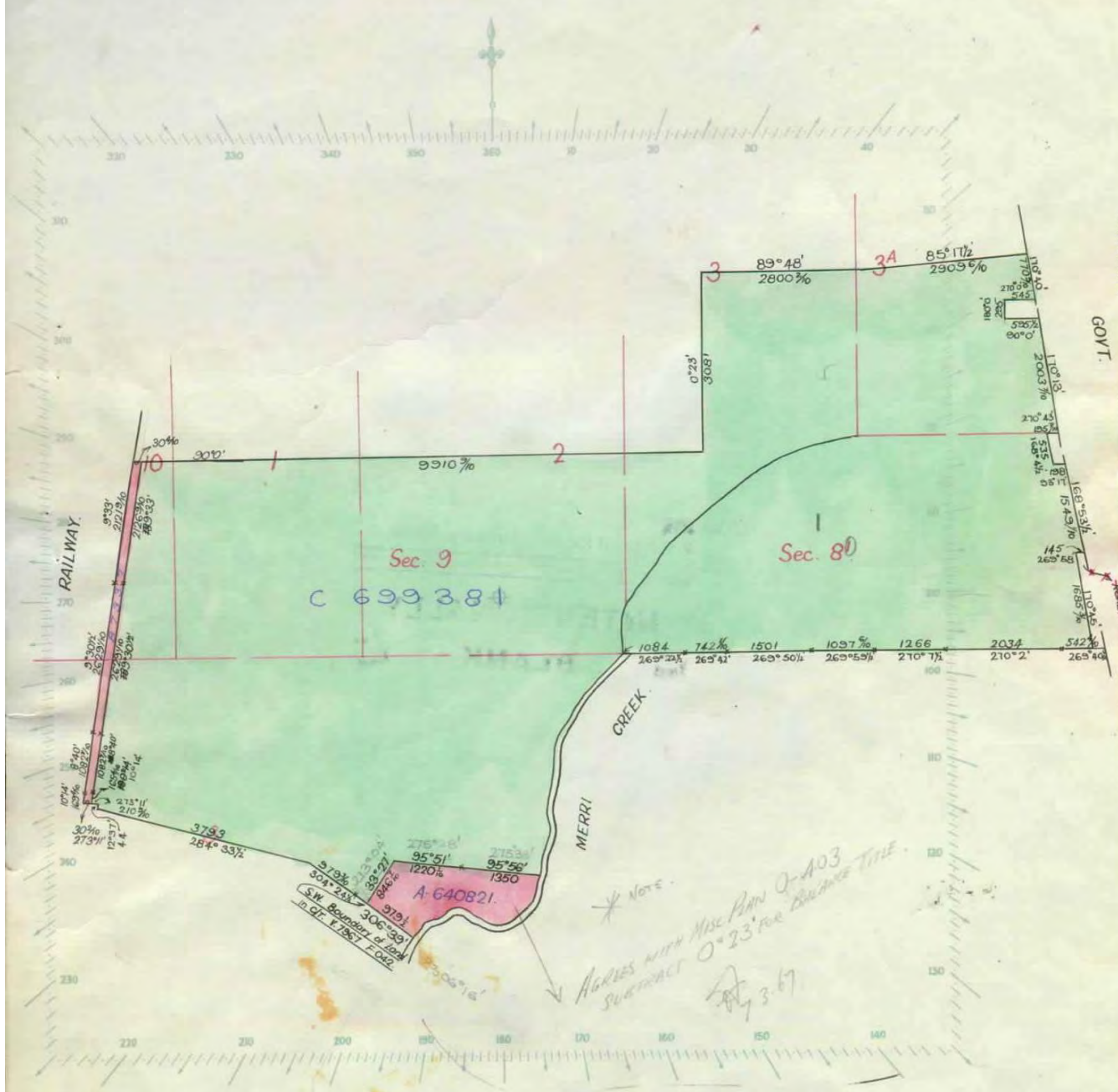


T07967-042-1-9

Delivered by LANDATA® Land Victoria timestamp 18/03/2013 11:01 Page 2 of 4

SCALE: 20 Chains to one inch.

Vol. 7967 Fol. 042




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GOVT.

WARNING

17-3-17
1-3-08
19-2-25

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

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Volume 07967 Folio 040
Folio Creation: Details Unknown
Parent titles :
Volume 03548 Folio 481
Volume 03576 Folio 142

STATEMENT END

CANCELLED

Entered in the Register Book

ORIGINAL
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THE OFFICE OF TITLES



Vol. 7967 Fol. 040

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1928"

3/2/54

Julia Payne of 327 Montague Street Albert Park Widow is-----

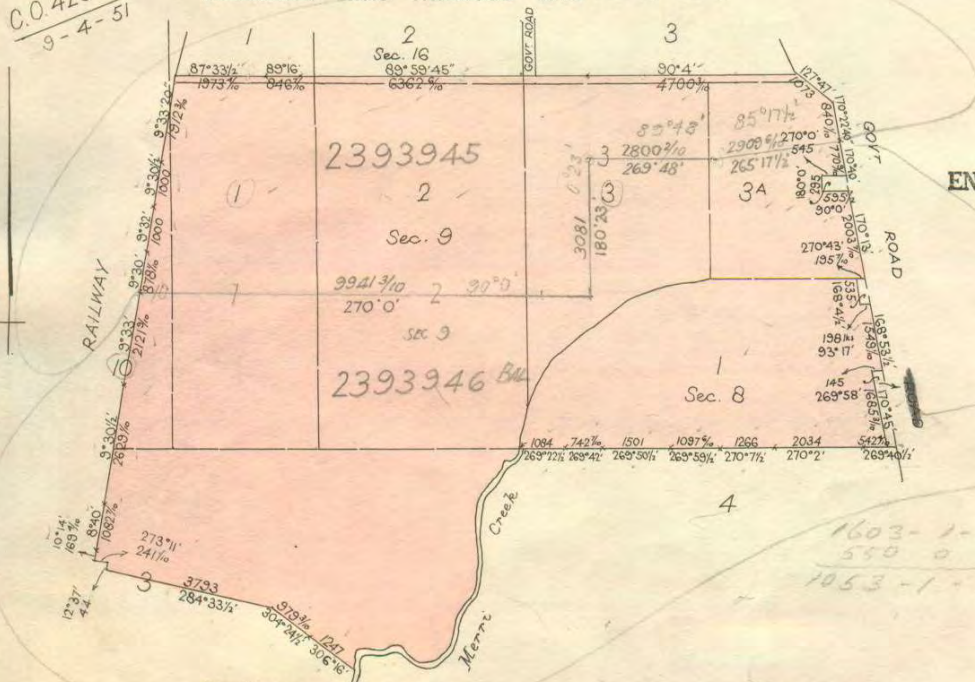
now the proprietor -----
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in

All that piece of Land, delineated and coloured red on the map in the-----
margin containing One thousand six hundred and three acres One rood and Thirty-four-
perches or thereabouts being Crown Portions 2 and 3 and part of Crown Portions One and
A
3 Section 9, part of Crown Portion One Section 8, part of Crown Portions 3 and-
10 and part of a former Government Road Parish of Merriang County of Bourke-----

Dated the Ninth day of April One

thousand nine hundred and fifty-one.

C.O. 42805
9-4-51



THE MEASUREMENTS ARE IN Links.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

Not a road
17/10/60

1603-1-34
550 0 0
1053-1-34

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WARNING

Red Inh. No. 5162628
Transfer

$\frac{11912^A}{233}$
Application

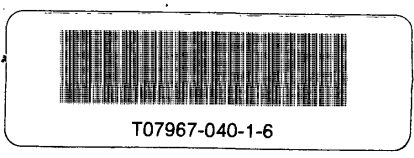
Vols 3548 Fols 481
3576 142

TRANSFER AS TO PART to
Elsie Jean McArthur-Smith registered
on 9 April 1951 numbered 2393945
CANCELLED AS TO PART See Certificate of
title Vol. 7967 Fol. 041
area
550^A
C. Mitchell
Assistant Registrar of Titles

TRANSFER AS TO BALANCE to
Edmund Payne registered
on 9 April 1951 numbered 2393946
CANCELLED See Certificate of Title
Vol. 7967 Fol. 042
C. Mitchell
Assistant Registrar of Titles

CANCELLED

RECEIVED
FEB 1954



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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 18/03/2013 11:12 AM

Volume 09089 Folio 224

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04189 Folio 796

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 10/11/2006 03:05 PM

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
02/08/2010	02/08/2010	AH399575J	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

GREGORY JAMES HEFFERNAN

TO:

GREGORY JAMES HEFFERNAN

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

GREGORY JAMES HEFFERNAN of 194 DONOVANS LANE BEVERIDGE VIC 3753

AH399575J 02/08/2010

STATEMENT END

VOTS Snapshot

VOLUME 09089 FOLIO 224

124034627784H

Produced 02/08/2010 08:28 am

LAND DESCRIPTION

Lot 1 on Title Plan 872961L (formerly known as part of Lot 11A on Plan of Subdivision 005364).

PARENT TITLE Volume 04189 Folio 796

Created by instrument F655173 08/04/1975

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

GREGORY JAMES HEFFERNAN of DONOVANS ROAD BEVERIDGE 3753 Legal Personal

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

Representative(s) of GRAEME HEFFERNAN deceased
W677053R 22/03/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP872961L FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 9089 FOL. 224

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOHN WILLIAM PAYNE of "Merri View" Woodstock Farmer and Gragier is now the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land delineated and coloured red on the map on the sheet annexed hereto being part of Lot Eleven^A on Plan of - - - - Subdivision No.5364 and being part of Crown Portion 3 Parish of Merriang - County of Bourke - - - - -

FOL.

VOL.

DATED the 8th day of April 1975

[Signature]
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

MEASUREMENTS ARE IN

Derived from Vol.4189 Fol.796
F655173

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FULLY CONVERTED TITLE

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CAVEAT No. F65419 LODGED 8TH MAR 1975

VOL. 9089 FOL. 224

AS TO THE WITHIN LAND



CAVEAT LAPSED 1 AUG 1975

GRAEME HEFFERNAN of 38 Moonee Street
Ascot Vale Wool Merchant is now the
proprietor

Registered 11th July 1975

No. F769271



LEASE for 20 years from 28th
April 1980 to QUARRY INDUSTRIES

LIMITED

Registered 10th September 1982

No. K81321



S.O.

GRAEME HEFFERNAN DIED ON 15/10/99

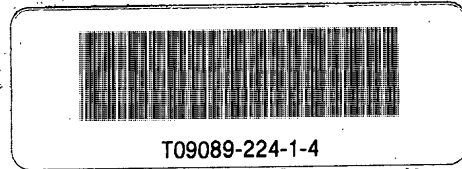
PROBATE OF HIS WILL HAS BEEN GRANTED TO
GREGORY JAMES HEFFERNAN OF DONOVANS RD
BEVERIDGE 3753

W677053R

22/03/00



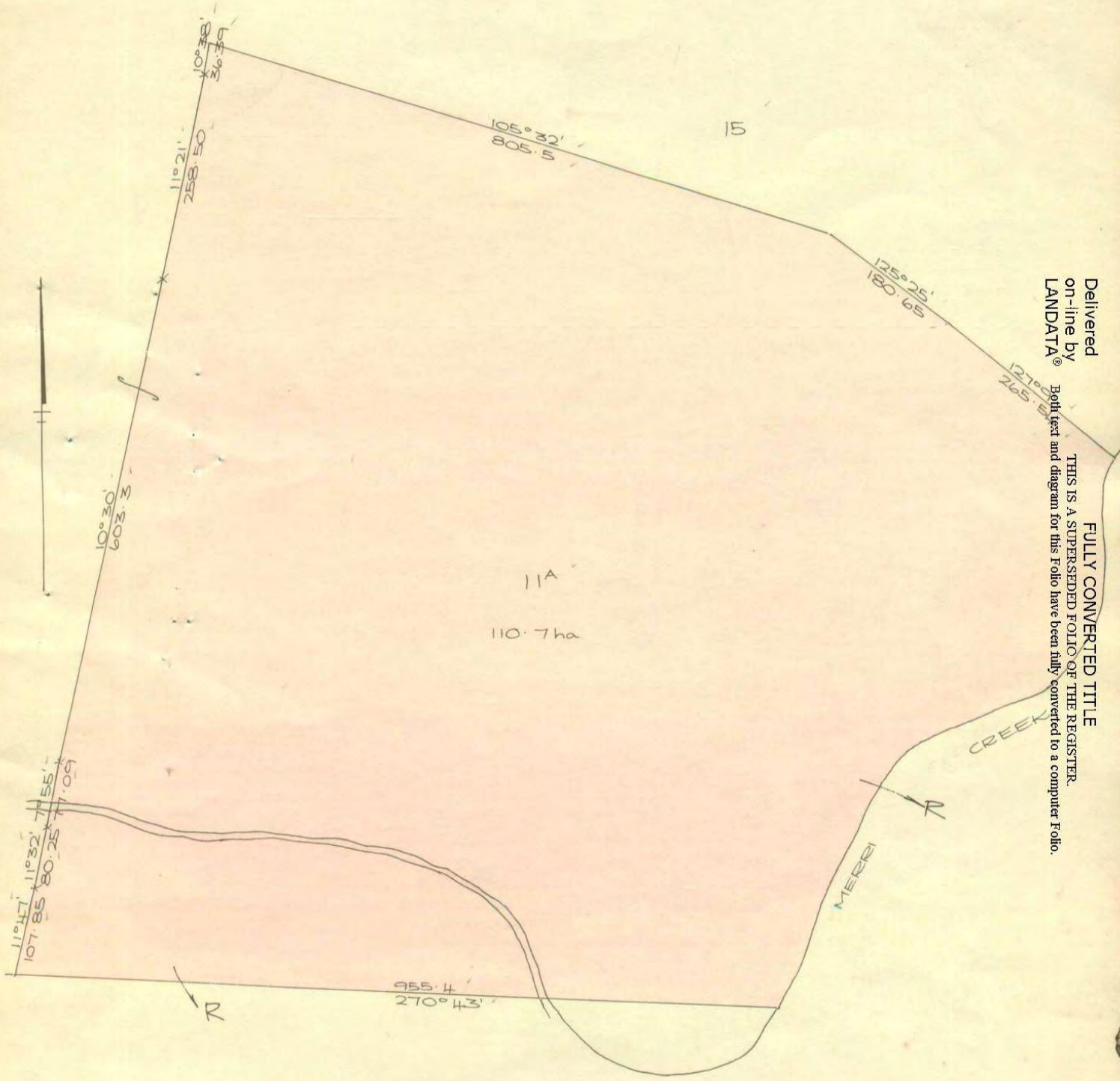
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ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 9089 FOL. 224

B. Mack

ASSISTANT REGISTRAR OF TITLES



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FULLY CONVERTED TITLE

MEASUREMENTS ARE IN METRES
AREA IS IN HECTARES (ha)

SRf



Natural Resources and Environment

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 5

Produced 18/03/2013 11:16 AM

Volume 04189 Folio 796
Folio Creation: Details Unknown
Parent title Volume 03482 Folio 360

STATEMENT END

CANCELLED

Entered in the Register Book

Vol. 4189 *Vol.* 837796



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

Handwritten:
Lesley Maitland Steel
R.O. No. 3104929
6 2 30

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

Lesley Maitland Browne of "Narada" Anakie Gentlewoman is - - - - -
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All that piece of Land, delineated and coloured
red on the map in the margin containing Two hundred and seventy-five acres and rood--
and thirty-six perches or thereabouts being Lot Eleven^A on Plan of Subdivision - - -
No. 5364 lodged in the Office of Titles and being part of Crown Portion Three Parish--
of Merriang County of Bourke - - - - -

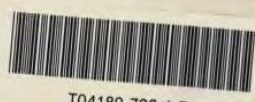
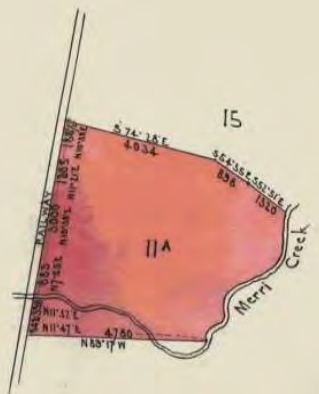
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Dated the Seventh day of March One thousand nine hundred and nineteen.

Alfred Cornport
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO



Handwritten: The Measurements are in links

SCALE: *7 Chains* to one inch.

Vol. *4189* Fol. *-796*



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WARNING



METRIC MEASUREMENTS SHOWN IN BLUE

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 3

Produced 18/03/2013 11:22 AM

Volume 03482 Folio 360
Folio Creation: Details Unknown
Parent title Volume 03454 Folio 771

STATEMENT END

Entered in the Register Book,

Vol. 3482 Fol. 696360



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

3482
696360

J.H.S. John Donovan of Woodstock grazier is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All those pieces of Land, delineated and coloured red on the map in the margin containing five hundred and forty acres one rood and thirty six perches or thereabouts being lots eleven and eleven^A on plan of subdivision No 5364 lodged in the Office of Titles and being part of Crown portions three and ten parish of Merriang county of Bourke. As to lot eleven together with a right of carriage way over the road coloured brown on the said map.

Dated the Sixth day of January One thousand nine hundred and eleven.

J. H. S.
Assistant Registrar of Titles.

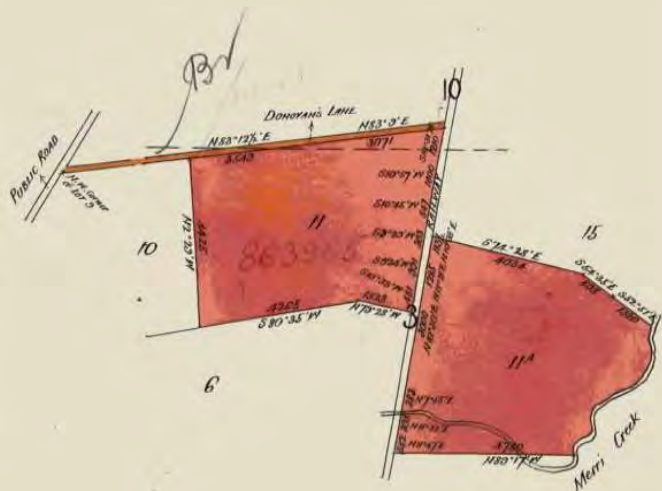
ENCUMBRANCES REFERRED TO.



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

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T03482-360-1-1

J.H.S.
The Measurements are in Links.
H.H.S.

Vol. 3454 Fol. 690771

Transfer. 640179

Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p><i>Discharged</i> <i>Applied for</i> <i>16th August 1918</i></p>	<p><i>The</i> <i>6th January</i> <i>1911</i> <i>at 11:27 am.</i></p>	<p><i>John Donovan</i> <i>to</i> <i>Rupert Turner Havelock</i> <i>Clarke and Chesborough</i> <i>Falconar Macdonald</i></p> <p><i>Miss [Signature]</i> Assistant Registrar of Titles.</p>	<p><i>291133</i></p>
<p><i>Caveat No 42855 lodged 26th November 1912 at 3:14 p.m.</i> <i>affecting part of the land herein</i> <i>Caveat No 42855 lodged 14th October 1918 at 3:30 p.m.</i></p>			
<p>Assistant Registrar of Titles.</p>			
Nature of Instrument.	Time of its Production.	To whom given.	Number or Symbol thereon.
<p>Transfer as to part. Cancelled as to part. See Certificate of Title Vol. 4154 Fol. 830724 <i>Area 26.5 acres.</i></p>	<p><i>The</i> <i>3rd September</i> <i>1918.</i></p>	<p><i>To</i> <i>John McKendry.</i></p> <p><i>[Signature]</i> Assistant Registrar of Titles.</p>	<p><i>863985</i></p>
<p><i>Transfer as to balance</i> See Certificate of Title. Vol. 4189 Fol. 837796</p>	<p><i>7th</i> <i>March</i> <i>1919</i></p>	<p><i>To</i> <i>Lesley Maitland Brown.</i></p> <p><i>[Signature]</i> Assistant Registrar of Titles.</p>	<p><i>880075</i></p>
<p>Assistant Registrar of Titles.</p>			
<p>Assistant Registrar of Titles.</p>			

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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 6

Produced 18/03/2013 11:27 AM

Volume 08210 Folio 488

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07967 Folio 042

RECORD OF ALTS DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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06/12/2011	16/01/2012	AJ356447T	Y
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APPLICATION TO REMOVE CAVEAT
CAVEAT X592268B REMOVED

STATEMENT END

VOTS Snapshot

VOLUME 08210 FOLIO 488

124040492480N

Produced 16/01/2012 07:45 am

LAND DESCRIPTION

Lot 1 on Title Plan 709372W.

PARENT TITLE Volume 07967 Folio 042

Created by instrument A640821 13/11/1958

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

REKOOL NOMINEES PTY LTD of 1ST FLOOR 10 QUEENS ROAD MELBOURNE 3000

M659383M 19/01/1987

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT X592268B 11/07/2001

Caveator

STEFAN ADY

Capacity FEE SIMPLE SEE CAVEAT

Lodged by

HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 6

KENNA CROXFORD & CO

Notices to

KENNA CROXFORD & CO of 3RD FLOOR 114 WILLIAM ST. MELBOURNE 3000

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

DIAGRAM LOCATION

SEE TP709372W FOR FURTHER DETAILS AND BOUNDARIES

ORIGINAL
NOT TO BE TAKEN FROM
THE OFFICE OF TITLES



Entered in the Register Book

Vol- 8210 Fol- 488

VICTORIA

Certificate of Title
UNDER THE "TRANSFER OF LAND ACT-1954"

18/8/59
L.C.

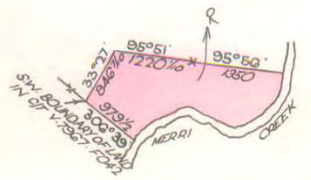
John William Payne of "Merri View" Woodstock Farmer and Grazier is - - - -
now the proprietor - - - - -
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in
All that piece of Land, delineated and coloured red on the map in the - - -
margin containing Seventeen acres Three roods and Seventeen perches or thereabouts-
being part of Crown Portion 3 Parish of Merriang - - - - -

Dated the Thirteenth day of November One
thousand nine hundred and fifty-eight.

B. H. Jones
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO
As to part of the land - - - - -
THE COVENANT contained in - - - - -
Instrument F864181 - - - - -
Registered 22nd September 1975 - - -



THE MEASUREMENTS ARE IN Links

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

Vol. 7967 Fol. 042

Transfer A640821

Application

MORTGAGE to

Julia Payne

registered

on 13 November 1958 numbered A640823



MORTGAGE to

THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED

registered

DISCHARGED 17 JUN 1977
on 17 November 1958 numbered A640824



CREATION OF EASEMENT

Registered 22nd September 1975

No. F864181



SO. JOHN WILLIAM PAYNE died on 14th April 1984 Probate of his Will has been granted to MARIA DORIS PAYNE of "Merriview" Woodstock

Registered 1st November 1984

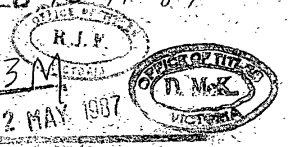
No. L3485775



CAVEAT NO L363268 LODGED 12.11.84

CAVEAT WILL LAPSE ON

REGISTRATION OF M659383M 12 MAY 1987



PROPRIETOR

REKOOL NOMINEES PTY. LTD. OF 1ST FLOOR

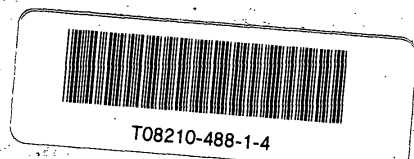
10 QUEENS RD. MELBOURNE

REGISTERED 19/1/87

M659383M



CAVEAT
CAVEATOR: STEFAN ADY
CAPACITY: FEE SIMPLE
DATE OF CLAIM DOCUMENT: SEE CAVEAT
LODGED BY: KENNA CROXFORD & CO
NOTICE TO: 3RD FLOOR 114 WILLIAM ST.
MELBOURNE 3000
X5922688 11/07/01

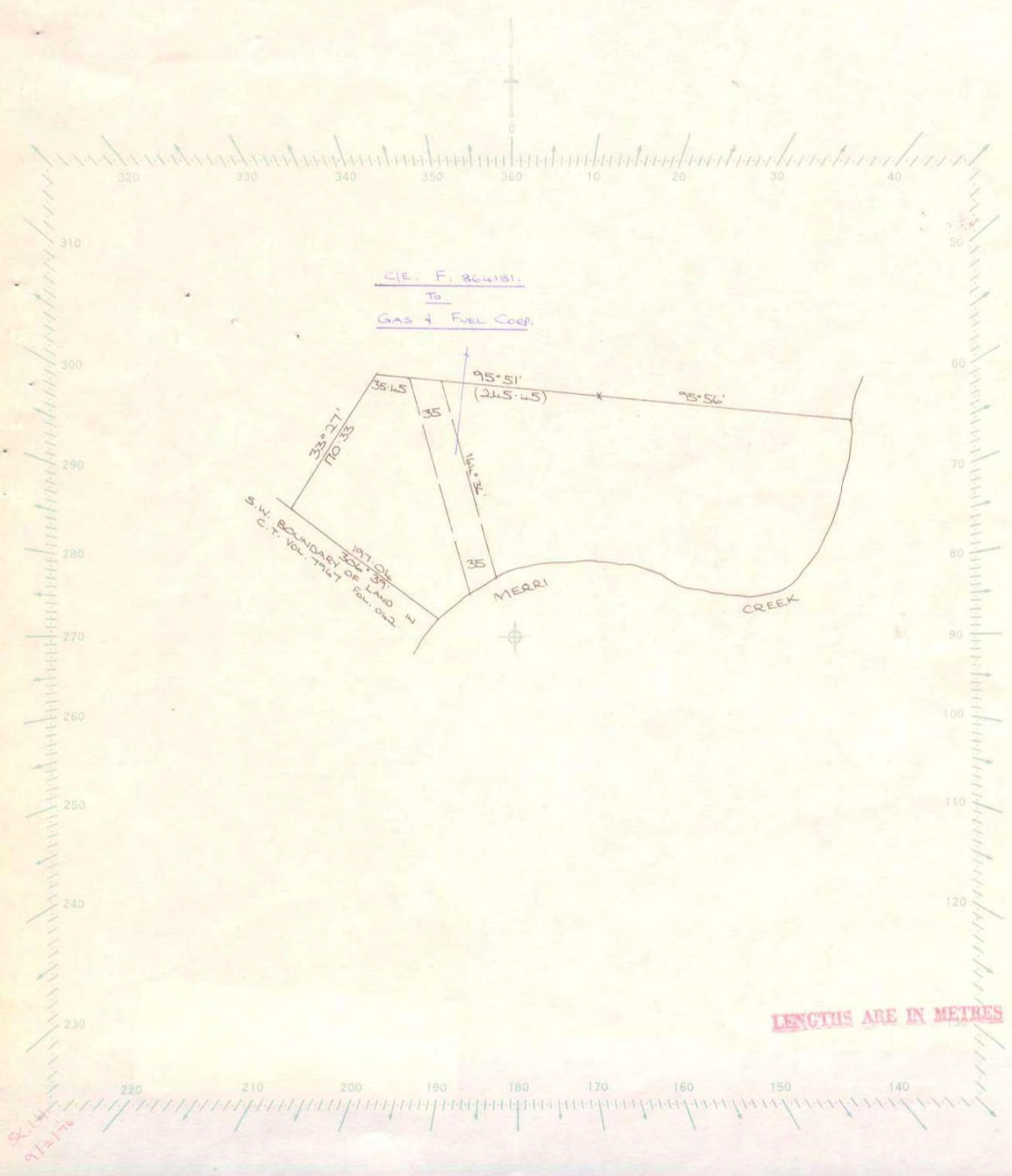



V.8210 F.488

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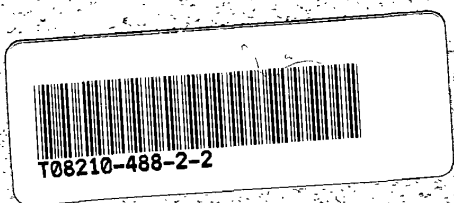
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Volume 8210. Folio 488.



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**INTENTIONALLY
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GENERAL
LANDATA
JAMES S. FULL COVERED THE
SOUTH AND NORTH OF THE FOLLOWS THE AND COVERED TO ACCOUNT FOR

APPENDIX D HISTORICAL AERIAL PHOTOGRAPHY



19/2/1969

725

APR 1973 10182



4017-178

MELBOURNE 7822 M/S RUN 2

14100' ASL VIC DPS© 6-3-86



N



JA01 8042 10183

7 7.9



4017-227

MELBOURNE 7872 M/S RUN 1

14100' ASL VIC DPSC

6-3-86



4274- 35

MELBOURNE '89 PROJ 2004 P7

8,700 ASL

VIC DPS © 23- 4-89

PROOF SET



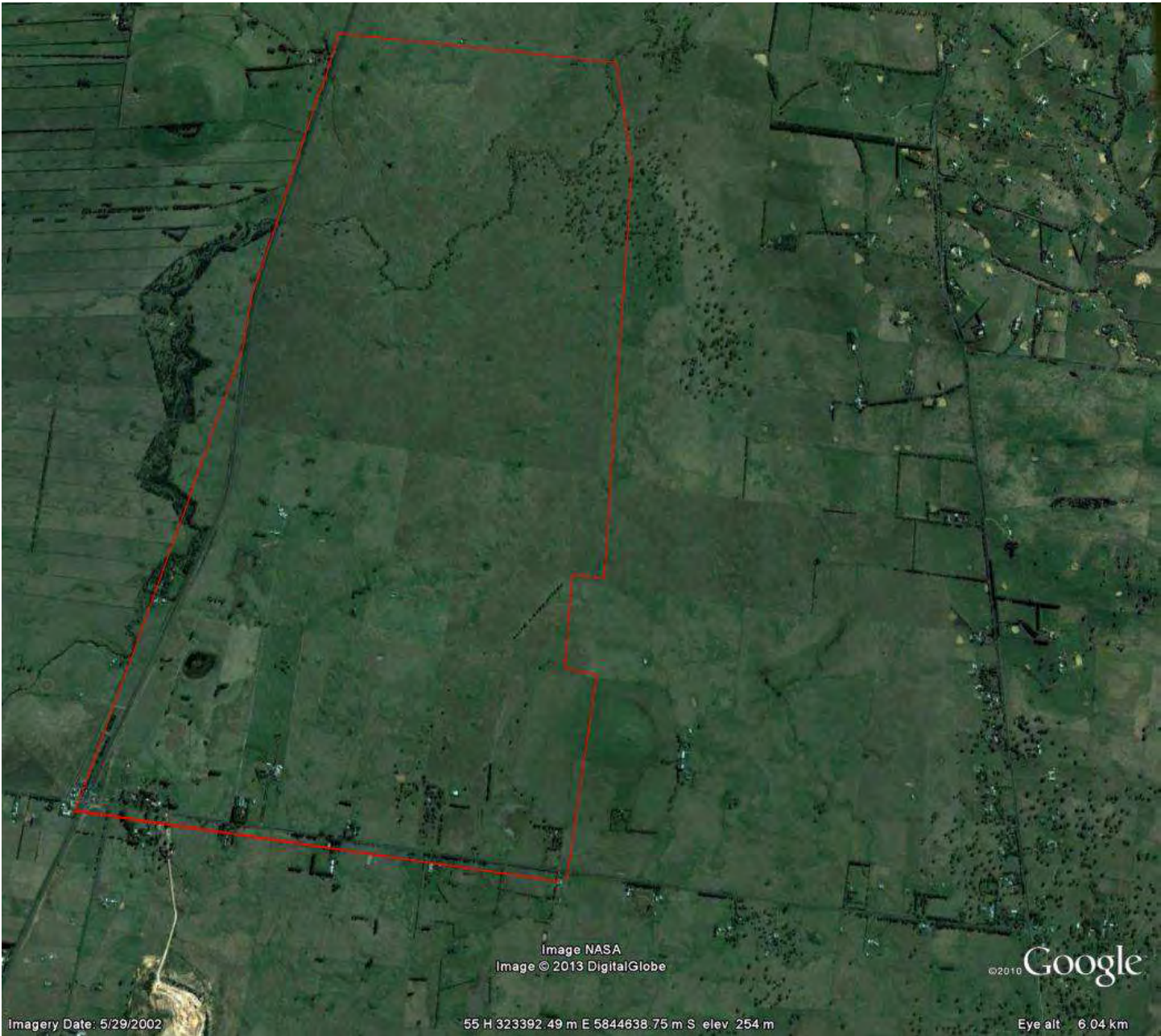


Image NASA
Image © 2013 DigitalGlobe

©2010 Google

Imagery Date: 5/29/2002

55 H 323392.49 m E 5844638.75 m S elev 254 m

Eye alt 6.04 km

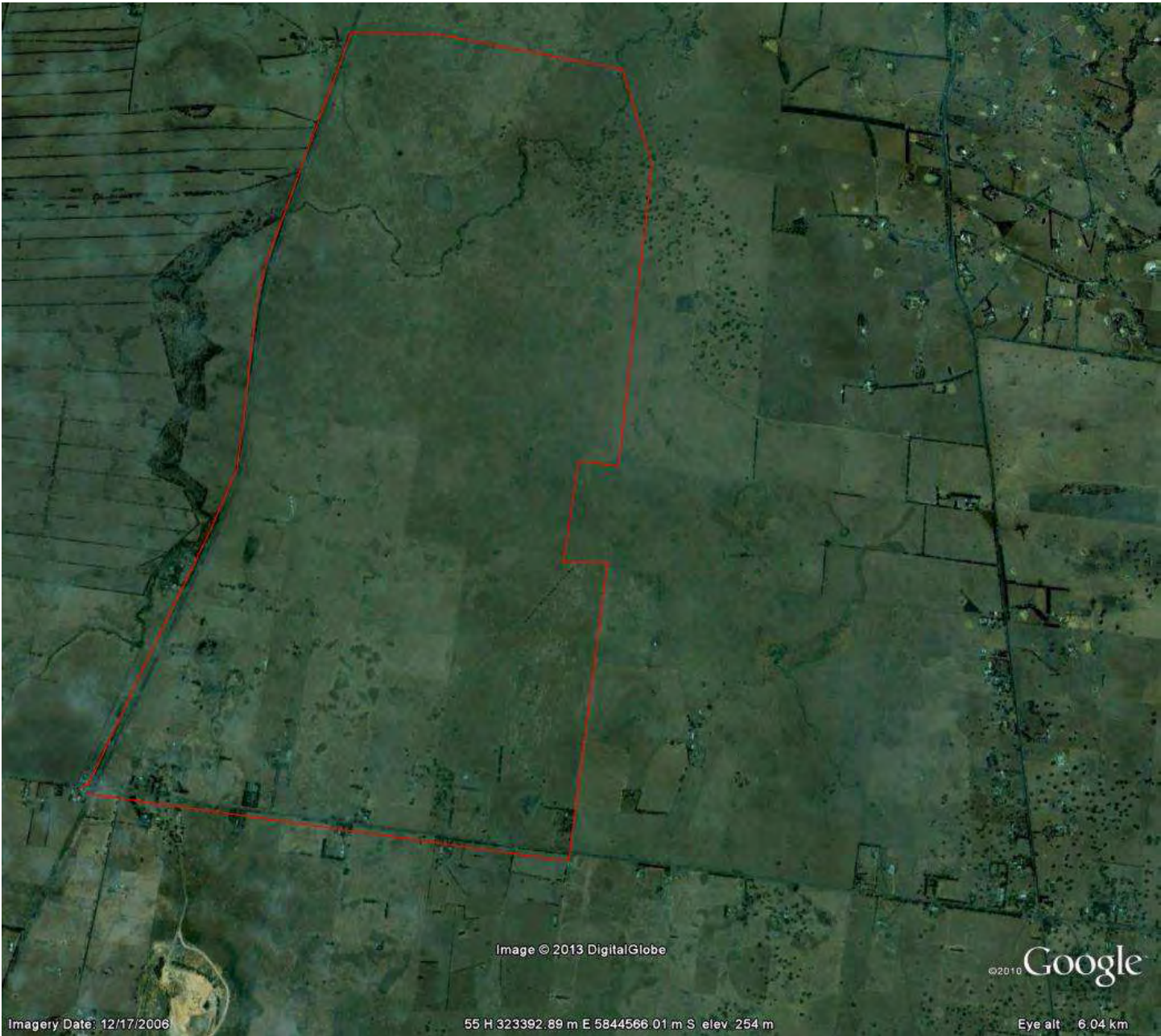


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Imagery Date: 12/17/2006

55 H 323392.89 m E 5844566.01 m S elev 254 m

Eye alt 6.04 km



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Image © 2013 GeoEye

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Imagery Date: 1/6/2013

55 H 323392.89 m E 5844566.01 m S elev 254 m

Eye alt 6.04 km

APPENDIX E COUNCIL RECORDS

EXISTING PLANNING PERMITS (DONNYBROOK & WOODSTOCK PSP AREAS)			
LOT NO.	ADDRESS	PERMIT NUMBER	PERMIT ALLOWANCE
10	1085 Merriang Road, WOODSTOCK	711830	Construciton of an Outbuilding
13	1125 Merriang Road, WOODSTOCK	711503	Construciton of an Outbuilding/Storage Shed
14	1131 Merriang Road, WOODSTOCK	708164	Rural Dwelling
		706675	Outbuilding
		706293	Works to existing building
17	1165 Merriang Road, WOODSTOCK	706277	Outbuilding
19	1285 Donnybrook Road, WOODSTOCK	708643	Outbuilding/Shed
20	1265 Donnybrook Road, WOODSTOCK	706735	Garage/Carport/Barn style Outbuilding
24	1235 Merriang Road, WOODSTOCK	708111	Advertising Sign
27	1445 Merriang Road, WOODSTOCK	706369	Boundary Realignment
		709526	Relocate existing dependent persons unit adjacent to existing farmhouse
28	1485 Merriang Road, WOODSTOCK	709681	Outbuilding/Shed
31	1025 Donnybrook Road, DONNYBROOK	705808	Utility Installation
33	895 Donnybrook Road, DONNYBROOK	708854	Grass Air strip for use of light sports plane
34	855 Donnybrook Road, DONNYBROOK	707056	Alterations/Additions to existing dwelling and bluestone front entrance Fill in dam and shape area for windbreak on west side of property for chickens
35	875 Donnybrook Road, DONNYBROOK	707661	Construct a farmshed, store machinery and equipment and outbuilding
		708369	Rural Dwelling
40	915 Donnybrook Road, DONNYBROOK	703029	Rural Industry
		710428	Liquor Licence Permit
		711398	Alterations/Additions/Increase in floor area and variation of operation hours Extension to cafe
		712043	Filling of Land

David Quinn - RE: 110445 -GAA Donnybrook (Mitchell)

From: Niall McGovern <Niall.McGovern@whittlesea.vic.gov.au>
To: David.Corrigan@meinhardtgroup.com
Date: 15-Mar-13 4:23 PM
Subject: RE: 110445 -GAA Donnybrook (Mitchell)
CC: David.Quinn@meinhardtgroup.com

Hi David,

Apologies for not responding to your email sooner than now.

As far as I am aware, there are no known reports that have been prepared to determine the extent of contamination within the Donnybrook-Woodstock area. However in regards to volume and folio numbers for each of the properties, I will arrange for this information to be prepared and sent to you early next week.

If you have any questions in the meantime, please feel free to contact me.

Thanks & Regards,

Niall McGovern | Team Leader Growth Area Projects
Strategic Planning & Design

City of Whittlesea

Phone: (03) 9217 2314

Fax: (03) 9409 9855

TTY: 133 677 (ask for 9217 2170)

Email: Niall.McGovern@whittlesea.vic.gov.au

Web Address: <http://www.whittlesea.vic.gov.au/>

Street Address: Civic Centre, 25 Ferres Boulevard, South Morang 3752 (Melway 183 A10)

Postal Address: Locked Bag 1, Bundoora MDC, 3083



Please consider the environment before printing this email

From: David Corrigan [mailto:David.Corrigan@meinhardtgroup.com]
Sent: Friday, 15 March 2013 4:59 PM
To: Niall McGovern
Cc: David Quinn
Subject: Fwd: 110445 -GAA Donnybrook (Mitchell)

Hi Niall,

Just a quick follow up email from last weeks correspondence. Have you have any luck identifying properties within the PSP, or sourced any contamination reports relating to properties within or surrounding the proposed PSP area?

If you have no documented data please let me know so I can proceed with the report having regard to this.

Regards,

David Corrigan

Senior Environmental Consultant

MEINHARDT

www.practicalimagination.info

www.meinhardtgroup.com

Meinhardt Australia Pty Ltd
Level 12 501 Swanston St
Melbourne VIC 3000
Australia

Direct: +613 8676 1223

Office: +613 8676 1200

Fax: +613 8676 1201

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>>> David Corrigan 8/03/2013 4:21 pm >>>

Hi Niall,

I received your details from Bruce Hunter in the GAA.

Meinhardt are currently engaged by the GAA to conduct a land capability assessment at Donnybrook PSP 1069. As part of these works we are required to conduct a review of available data relating to potential contamination at the sites. As such, are Council aware of any such information pertaining to the designated PSP area? Please be aware that GAA and Mirvac have forwarded the Phase 1 works completed by Cardno in June 2012.

Also,

Have Council any existing Volume / Folio Numbers for the properties listed with this Donnybrook PSP area?

Regards,

David Corrigan

Senior Environmental Consultant



www.practicalimagination.info

www.meinhardtgroup.com

Meinhardt Australia Pty Ltd
Level 12 501 Swanston St
Melbourne VIC 3000
Australia

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Fax: +613 8676 1201

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David Corrigan - FW: Planning Permit 707922 (835 Donnybrook Road, DONNYBROOK)

From: Bruce Hunter <Bruce.Hunter@gaa.vic.gov.au>
To: David Quinn <David.Quinn@meinhardtgroup.com>
Date: 24/05/2013 11:15 AM
Subject: FW: Planning Permit 707922 (835 Donnybrook Road, DONNYBROOK)
CC: David Corrigan <David.Corrigan@meinhardtgroup.com>, Fiona McDougall <Fiona.McDougall@gaa.vic.gov.au>

Hi David,
 Further to my last email - please see the below.
 Regards,
 Bruce

Bruce Hunter
 Structure Planning Manager

Growth Areas Authority
 partners in creating new communities

Level 29, 35 Collins Street | Melbourne | Victoria 3000
 Ph: 03 9651 9634 | FAX: 03 9651 9623
 Email: bruce.hunter@gaa.vic.gov.au
 Website: www.gaa.vic.gov.au

Please consider the environment before printing this e-mail

From: Niall McGovern [mailto:Niall.McGovern@whittlesea.vic.gov.au]
Sent: Thursday, 23 May 2013 4:43 PM
To: Bruce Hunter; Fiona McDougall
Cc: Ross Guastalegname; Molly Wilson
Subject: Planning Permit 707922 (835 Donnybrook Road, DONNYBROOK)

Hi Bruce & Fiona,

I apologise for the confusion, however upon a closer review of the planning permit list prepared for Donnybrook and Woodstock PSP areas, I have discovered that the Planning Permit Application 707922 was actually refused by Council in 2004 despite our GIS system inaccurately indicating that a permit had been issued in the past for a Retail Plant Nursery/Garden Supplies & Storage shed at **835 Donnybrook Road, Donnybrook**.

The permit applicant was Somerton Road Garden Supplies C/- Clement-Stone Town Planners (53 Fletcher Street, ESSENDON VIC 3040). This explained why the current landowner may have been confused by why such a use was nominated on their land.

The permit application was refused by Council on 11 May 2004 based on the following grounds:

The proposed Garden Supplies use will not comply with the relevant policy provisions of the State Planning Policy Framework of the Whittlesea Planning Scheme.

The proposed Garden Supplies use will conflict with the policy directions outlined in the Local Planning Policy Framework of the Whittlesea Planning Scheme and in particular the City of Whittlesea's Municipal Strategic Statement.

The proposed Garden Supplies will be inconsistent with the purpose and decision guidelines of the Rural Zone as outlined under Clause 35.01 of the Whittlesea Planning Scheme.

The Garden Supplies use and development will be incompatible with surrounding rural land uses and the rural landscape character of the area.

The Garden Supplies use will be contrary to the orderly and proper planning for the area.

I will undertake a more detailed review of the other permits listed within the table I provide for properties within the PSP boundaries to determine if a permit was issued or refused.

Apologises for only bringing this to your attention now.

If you have any questions, feel free to contact me.

Thanks & Regards,

Niall McGovern | Team Leader Growth Area Projects
Strategic Planning & Design

City of Whittlesea

Phone: (03) 9217 2314

Fax: (03) 9409 9855

TTY: 133 677 (ask for 9217 2170)

Email: Niall.McGovern@whittlesea.vic.gov.au

Web Address: <http://www.whittlesea.vic.gov.au/>

Street Address: Civic Centre, 25 Ferres Boulevard, South Morang 3752 (Melway 183 A10)

Postal Address: Locked Bag 1, Bundoora MDC, 3083



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APPENDIX F

SITE PHOTOS



Plate 1 - Property 31, typical Basalt stony rise.



Plate 2 - Property 31, Merri Creek at northern site boundary



Plate 3 - Property 31, potential animal burial pit



Plate 4 - Property 31 potential underground storage tank, with fill / observation points.



Plate 5 - Property 31, sheep dip trench.



Plate 6 - Property 31, open water wetland



Plate 7 - Property 31, historic stock yards



Plate 8 - Property 32, storage shed and heavy equipment.



Plate 9 - Property 34, greenhouse in the distance.



Plate 10 - Property 34, horse pens.



Plate 11 - Property 35, old car bodies, sheds and shipping containers.



Plate 12 - Property 35, large dam.



Plate 13 - Property 35, large shed for storage of machinery and heavy equipment. Oil containers located on hardstand area surrounding the shed.



Plate 14 - Property 35,hydraulic oil container.



Plate 14 - Property 40, Pellet Silo.



Plate 15 - Property 43, Hay barn located in grazing field.