



Wallan South and Wallan East Precinct Structure Plans

Land Capability Assessment

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Contents

Executive Summary	iv
1. Introduction	1
1.1 Background and objectives	1
1.2 Scope of works	1
1.3 Statement of limitations	1
2. Regulatory Framework	3
2.1 Relevant legislations and policies	3
2.2 Guidelines and standards for assessment of contaminated land	6
2.3 Regulatory framework in the context of this assessment.....	8
3. Methodology	9
3.1 General assessment approach.....	9
4. Site Description	11
5. Environmental Setting	13
5.1 Regional geology	13
5.2 Soils and acid sulfate soils map review.....	16
5.3 Regional hydrology	17
5.4 Regional geomorphology.....	19
5.5 Regional hydrogeology.....	22
5.6 Local groundwater quality.....	23
5.7 Local groundwater use	23
6. Information Review	25
6.1 Certificate of title information	25
6.2 Historical aerial photography review	25
6.3 EPA Priority Sites Register	26
6.4 EPA Licensed Sites.....	27
6.5 EPA List of sites issued with Statements and Certificates of Environmental Audit	28
6.6 EPA Map of Groundwater Quality Restricted Use Zone (GQRUZ)	28
6.7 Cathodic protection records.....	28
6.8 Landfills	28
6.9 Reviewed reports	28
7. Site characterisation	32
7.1 Site contamination assessment.....	32
7.2 Potential sources of contamination on site and findings of site inspection	34
7.3 Potential off-site sources of contamination.....	43
7.4 Geotechnical assessment	45
7.5 Hydrogeological general.....	47
8. Development Opportunities and Constraints	48
8.1 Site contamination.....	48
8.2 Geotechnical.....	48

8.3	Hydrological	50
8.4	Geomorphological	50
8.5	Hydrogeological	50
8.6	Future quarrying.....	51
9.	Conclusions and Recommendations	53
9.1	Conclusions	53
9.2	Recommendations	55
10.	References	57
Figures		59
Appendix A. SEPP Information		60
Appendix B. Reviewed Information.....		63
Appendix C. Groundwater Bores		77

Executive Summary

Jacobs Group (Australia) Pty Ltd (Jacobs) was commissioned by Victorian Planning Authority (VPA) to undertake a Desktop Environmental, Hydrogeological and Geotechnical Site Assessment of the Wallan South and Wallan East Precinct Structure Plan (PSP) (request for quotation reference: D/19/4152), hereafter referred to as the “Wallan South PSP” and “Wallan East PSP” respectively.

The Wallan South PSP covers an area of approximately 806 hectares and is bounded by Old Sydney Road to the West, Hume Freeway to the east, Darraweit Road to the north and Wallan Township to the north/north-east. It is understood that the Wallan South PSP is expected to have a residential focus and supported by associated services and facilities such as town centres, schools, community centres, parks and employment land.

The Wallan East PSP covers an area of approximately 141 hectares and is bounded by Epping-Kilmore Road to the east, Wallan-Whittlesea Road to the South, the Wallan Station and railway corridor to the west and Kelby Lane to the north. It is understood that future land uses at the Wallan East PSP will be designed to support and complement the existing Wallan township through provision of residential and employment opportunities.

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

Scope of works

The following scope of work was undertaken at the site:

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

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

Conclusions

Site contamination assessment

Based on the information gathered during the Stage 1 & 2 assessments, the following conclusions can be made in relation to the Wallan South and Wallan East PSP areas:

- The site history assessment found that the site has a long history of agricultural land uses, with much of the areas remaining under cultivation to the present day;
- Septic tank systems associated with rural residences are likely to be present within the PSP areas;
- Based on the available information, including a site walkover and site history assessment, the following primary potential sources of contamination have been identified:
 - Medium to high risk of contamination associated with the potential poultry farms (Lots 1 and 5), former egg farm (Lots 2 – 4) and rail siding (Lots 36 – 42). These sites are likely to present the greatest potential contamination;

- Low to medium risk of contamination associated with the farm homesteads located at Lots 8, 9, 10, 22, 29, 31, 32, 33 and 34 (within Wallan South PSP) as well as Lots 43, 44, 46, 47, 48, 49, 50, 51, 52, 55, 56 and 57 (within Wallan East PSP);
 - Highly localised areas of potential contamination associated with stockpiles and general dumped materials were observed at the former egg farm (Lots 2 – 4). However, any contamination is likely to be localised to stockpiles themselves and in some instances shallow underlying soils which can be easily removed; and
 - Diffuse but low level sources of contamination associated with the widespread application of agricultural chemicals on farmlands. These chemicals may include pesticides, herbicides, fungicides and fertilizers.
- A number of off-site sources of potential contamination have been identified in the vicinity of the PSP site. Based on the nature of the site uses, the greatest risk to the PSP areas is likely to be presented by the existing rail corridor located to the west of the Wallan East PSP. The remaining properties were deemed to present low or very low potential for contamination of the PSP area. However, none of these off-site land uses are considered to present constraints to future site development.

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

Geotechnical assessment

Based on the available geological information, a part of north and the south east half of the Wallan south site are likely to be underlain by highly reactive residual basaltic clay overlying basalt rock. Alluvium covered the majority parts of Wallan South PSP and entire Wallan East PSP overlying weathered siltstone/sandstone and Newer Volcanics. An indicative site classification of Class "H2 to E" has been assessed in accordance with Table D1, AS2870-2011.

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

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

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

Hydrology assessment

The 1% AEP flood extent impacts upon both the Wallan South and Wallan East precincts, covering 77 hectares and 33 hectares of the sites respectively. This flooding stems from the confluences of Strathaird Creek and Taylors Creek in Wallan South and Merri Creek with Mittagong Creek in Wallan East. Wallan South contains a wetland of approximately 43 hectares which is known to inundate episodically according to the DELWP Victorian Wetlands Inventory and may present drainage challenges.

Melbourne Water is in the process of reviewing the current hydraulic and hydrological modelling for the Wallan South and East precincts. As such, flooding information for the region – including the drainage schemes and

planning overlays referred to in this report – are likely to change in the near future. Once completed this information will be the best available flooding information for these sites and it is recommended that these are adopted.

Geomorphology assessment

The Wallan South and Wallan East Precinct areas appear to be located on soils that have formed from weathering of local Newer Volcanic Basalt rocks. Limited soil mapping exists but it is considered likely that the soils are Sodosols. Sodosols are susceptible to problems of waterlogging and erosion as a result of the physical structure and chemical composition. Soil sodicity potentially leads to dispersion, degrading soil structure, which is more frequently a problem with subsoil horizons, that are often relatively impermeable and become prone to gulying and tunnel erosion. This erosion risk is increased in circumstances where the surface soil has been removed or if there are drainage works, which then result in rainfall and runoff making contact with and eroding these soils.

There is increasing awareness, that urban development in areas that have these geologies and soil types in the Melbourne Region is an issue both through the construction phase and ongoing management of waterways. During the construction phase of development, vegetation is cleared and surface soils may be removed, exposing subsoils to rainfall. Erosion risks are potentially heightened along incised drains and connecting streams, as the amount of runoff to these waterways is increased as a result of increased stormwater runoff from impervious areas (roads, roofs). There is also more pressure on existing streams to drain water from their catchment areas. Further assessments into the characteristics of these soils and their erosion risks is recommended to inform future development in both PSPs.

Hydrogeological assessment

Based on the regional hydrogeological information and bore data in the vicinity of the site, the Newer Volcanics forms the major aquifer at the site, given the likely yield, quality and depth to water (when compared to the Humevale Siltstone). It is likely the Quaternary alluvial units are thin and localised, despite being noted as widespread on geological maps.

Both PSPs currently have small areas within a Salinity Management Overlay (SMO). Under the SMO, a planning permit will be required as part of the subdivision process, which will detail recommendations for land management practices.

Across both PSP areas, there do not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, shallow depth to groundwater is likely to exist in some areas of the site and the presence of the SMO indicates that there is potential for activities such as irrigation or other high recharge uses to cause local salinisation. Considerations should be given to the location of any such activities. The following issues require consideration in the planning and design of any development:

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

Opportunities for potential use of extracted groundwater include dust suppression during construction, and garden watering and irrigation of parks and ovals following development. However, depending on the salinity of

the groundwater, it may need to be shandied with potable water to improve the quality for the intended purposes.

Groundwater conditions may present a critical issue for design where excavations are likely to exceed 5m in depth. For large or deep excavations, groundwater investigations can be used to inform the quantity, quality and impact of dewatering.

Recommendations

We understand that the proposed future use of the Wallan South and Wallan East PSPs is as a broad ranging urban development and is likely to include sensitive uses such as residential, schools and community centres in addition to open spaces, as well as retail and business uses. However, since specific future land uses within the PSP boundaries are yet to be confirmed, this assessment has been completed based on the assumption that residential or other sensitive uses will be the probable future land uses across the PSP areas.

The following further works are recommended, including recommended timings:

Contaminated land assessment

- Assessment of potential contamination associated with the potential poultry farms (Lots 1 and 5), former egg farm (Lots 2 – 4) and rail siding (Lots 36 – 42). These sites are likely to present the greatest potential contamination. This process may be best undertaken through the preparation of a site-specific Preliminary Site Investigation (comprising comprehensive site history review and detailed inspection) followed by a site-specific Detailed Site Investigation (which may include targeted sampling of soils and groundwater). It is recommended that the Detailed Site Investigation also includes a provision to assess potential soil contamination resulting from the historical uses of agricultural chemicals at the above properties (with the exception of the rail siding). *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works;*
- Assessment of potential contamination associated with the farm homesteads located at Lots 8, 9, 10, 22, 29, 31, 32, 33 and 34 (within Wallan South PSP) as well as Lots 43, 44, 46, 47, 48, 49, 50, 51, 52, 55, 56 and 57 (within Wallan East PSP). This process may be best undertaken through the preparation of a site-specific Preliminary Site Investigation (comprising comprehensive site history review and detailed inspection) and limited soil sampling (this could be part of the Preliminary Site Investigation). *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works;*
- In the event that the planning scheme amendments for the PSP areas post-date the implementation of the Amendment Act 2018 that is likely to come into effect on 1 July 2020, it is recommended that the Planning Authority considers the inclusion of the Preliminary Risk Screening (PRS) assessment as a requirement in the development application for all properties proposed for residential or other sensitive uses;
- Completion of a hazardous materials assessment for existing properties to confirm the potential presence of asbestos containing materials and lead based paints and to identify controls that should be implemented during future development to prevent exposure by site workers or future users of the site. *Timing: It is recommended that this task be undertaken prior to the commencement of site demolition works;*
- Excavation and removal of underground storage tanks (USTs), soil remediation and tank pit validation if USTs are found on properties. *Timing: This task should be undertaken on a site-by-site basis during future site development;*
- Removal of existing septic tanks followed by soil validation. Should the soil impacts indicate the septic tank is likely to impact groundwater, intrusive groundwater investigation should also be considered. *Timing: This task should be undertaken on a site-by-site basis during future site development;* and
- Classification and appropriate removal (if required) of various stockpiles and dumped materials observed at the former egg farm (Lots 2 – 4) and present at any sites across the PSP areas. This includes subsequent validation following removal. It is noted that sampling of some stockpiles of soil observed may indicate that

the material is suitable for re-use as part of future development and as such removal may not be required in all instances. *Timing: This task should be undertaken on a site-by-site basis during future site development.*

Geotechnical assessment

- It is recommended that further geotechnical investigation, soil and rock sampling, geotechnical laboratory testing are undertaken to assess the ground conditions, design constraints and geotechnical design parameters for temporary excavation, building foundation and road design. *Timing: This task should be undertaken on a site-by-site basis during future development as part of the building permit application process.*

Hydrogeological assessment

- Completion of groundwater level and quality monitoring on existing groundwater bores to confirm groundwater conditions based on the risk of the proposed land use affecting groundwater. Groundwater hydraulic testing (slug tests) may also be undertaken to determine aquifer properties. This assumes existing wells are in a suitable condition for such an assessment. *Timing: This task should be undertaken on a site-by-site basis during design to inform risk to groundwater.*
- Installation of wells and completion of groundwater monitoring as part of geotechnical assessment. *Timing: This task should be undertaken on a site-by-site basis during design where excavations greater than 5m are expected to inform groundwater risks.*

Hydrology/Geomorphology assessment

- It is recommended that further site investigation, sampling, laboratory analysis and characterisation of soils is undertaken to confirm their erodibility and develop a plan to stabilise the soils (options include chemical treatment of soils, careful staging of works). *Timing: This task should be undertaken across each precinct area. The outcomes of this work will assist in providing strategic advice on issues relating to sodic soils and how to manage these with future development; and*
- A field geomorphology assessment of waterways is recommended to assess their current condition and how this is likely to change with changes in hydrology and hydraulics for future development scenarios. The scope of this geomorphology assessment should be agreed with Melbourne Water. Jacobs have recently completed such investigations for the Werribee Junction Precinct Structure Plan (Jacobs 2019b). *Timing: This task should be undertaken across each precinct area. The outcomes of this work will assist in providing strategic advice on issues relating to the stability of waterways and how to manage these with future development.*

1. Introduction

1.1 Background and objectives

Jacobs Group (Australia) Pty Ltd (Jacobs) was commissioned by Victorian Planning Authority (VPA) to undertake a Desktop Environmental, Hydrogeological and Geotechnical Site Assessment of the Wallan South and Wallan East Precinct Structure Plan (PSP) (request for quotation reference: D/19/4152), hereafter referred to as the “Wallan South PSP” and “Wallan East PSP” respectively.

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The Wallan East PSP covers an area of approximately 141 hectares and is bounded by Epping-Kilmore Road to the east, Wallan-Whittlesea Road to the South, the Wallan Station and railway corridor to the west and Kelby Lane to the north. It is understood that future land uses at the Wallan East PSP will be designed to support and complement the existing Wallan township through provision of residential and employment opportunities.

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

1.2 Scope of works

The following scope of work was undertaken at the site:

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

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

1.3 Statement of limitations

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

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

This Report should only be presented in full and should not be used to support any objective other than those detailed within the Agreement. In particular, the Report does not contain sufficient information to enable it to be used for any use other than the project specific requirements for which the Report was carried out, which are detailed in our Agreement. Jacobs accepts no liability to the Client for any loss and/or damage incurred as a result of changes to the usage, size, design, layout, location or any other material change to the intended purpose contemplated under this Agreement.

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

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

The Report is based on assumptions that the site conditions as revealed through selective sampling are indicative of conditions throughout the site. The findings are the result of standard assessment techniques used in accordance with normal practices and standards, and (to the best of our knowledge) they represent a reasonable interpretation of the current conditions on the site. However, these interpretations and assumptions cannot be substantiated until specifically tested and the Report should be regarded as preliminary advice only.

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

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

2. Regulatory Framework

2.1 Relevant legislations and policies

2.1.1 Planning and Environment Act 1987

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

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

In addition, in accordance with s. 12(2)(b) and s. 60(1)(e) of the *Planning and Environment Act 1987*, planning and responsible authorities must consider: (1) “any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment”; and (2) “any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.”

Planning authorities must satisfy themselves that the site is suitable for its proposed use. Adequate information must be provided by the applicant on the existing potential for contamination to have future adverse effects, to enable the planners to make an informed decision.

2.1.2 Ministerial Direction No. 1 – Potentially Contaminated Land

Where the land is to be rezoned, *Ministerial Direction No. 1 – Potentially Contaminated Land*, requires planning authorities when preparing planning scheme amendments, to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use, agriculture or public open space are, or will be suitable for that use.

If the land is potentially contaminated and a sensitive use is proposed, *Direction No. 1* provides that a planning authority must satisfy itself that the land is suitable through an environmental audit.

Where approving a planning permit would allow potentially contaminated land to be used for a sensitive use (including a residential site or a children’s service), the responsible authority must require a Certificate of Environmental Audit or a Statement of Environmental Audit, in order to satisfy itself that the land is suitable for the proposed use. The issuance by the auditor of a Certificate of Environmental Audit implies that the land is suitable for any use and that no restrictions are placed on the use of the site due to its environmental conditions. On the other hand, a Statement of Environmental Audit indicates the site is either not suitable for any use or it is suitable only for a nominated use subject to the conditions and/or limitations in its use.

2.1.3 Ministerial Direction No. 19

Ministerial Direction No. 19 came into effect on 18 October 2018. It requires planning authorities to seek early advice from EPA when undertaking strategic planning processes and preparing planning scheme amendments that may significantly impact Victoria’s environment, amenity and/or human health due to pollution and waste. The explanatory report for an amendment must include a statement of how the proposed amendment addresses the views of EPA.

The Ministerial Requirement for information is issued under section 12(1)(f) of the *Planning and Environment Act 1987*. It requires planning authorities to give the Minister for Planning the following

information when applying for authorisation to prepare an amendment under sections 8A or 8B of the *Planning and Environment Act 1987*, or preparing an amendment under section 9 of the *Planning and Environment Act 1987*:

- “the written views of EPA, including any supporting information and reports”; and
- “a written explanation of how the proposed amendment addresses any issues or matters raised by EPA”.

2.1.4 Potentially Contaminated Land: General Practice Note (June 2005)

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

The general practice note indicates the level of assessments (site assessment or environmental audit) for a planning scheme amendment or planning permit application will depend on the statutory requirements for the proposed land use and the potential for contamination.

A list of the land uses that have the potential for contaminating land (categorised as high, medium and low potential) is provided in Table 1 and an assessment matrix is outlined in Table 2 of the practice note (the latter is also reproduced below).

Table 2 – Assessment matrix

PROPOSED LAND-USE	POTENTIAL FOR CONTAMINATION		
	(as indicated in Table 1)		
	High	Medium	Low
<i>Sensitive Uses</i>			
<i>Child care centre, pre-school or primary school</i>	A	B	C
<i>Dwellings, residential buildings etc.</i>	A	B	C
<i>Other Uses</i>			
<i>Open space</i>	B	C	C
<i>Agriculture</i>	B	C	C
<i>Retail or office</i>	B	C	C
<i>Industry or warehouse</i>	B	C	C

A: Require an environmental audit as required by Ministerial Direction No. 1 or the Environmental Audit Overlay when a planning scheme amendment or planning permit application would allow a sensitive use to establish on potentially contaminated land. An environmental audit is also strongly recommended by the SEPP where a planning permit application would allow a sensitive use to be established on land with 'high potential' for contamination.

B: Require a site assessment from a suitably qualified environmental professional if insufficient information is available to determine if an audit is appropriate. If advised that an audit is not required, default to C.

C: General duty under Section 12(2)(b) and Section 60(1)(a)(iii) of the Planning and Environment Act 1987.

In some circumstances an Environmental Audit Overlay (EAO) may cover the land. The EAO indicates that a decision has been made that the land is potentially contaminated and is unlikely to be suitable for a sensitive use without further assessment and remediation. The EAO requires that an environmental audit be undertaken. All buildings and works associated with a sensitive use (irrespective of how minor) will trigger the need to undertake an environmental audit. Jacobs notes that no EAO has been identified to exist within the PSP areas.

2.1.5 Environment Protection Act 1970

The *Environment Protection Act 1970* (1970 Act) established the Victorian Environment Protection Authority (EPA) and made provisions with respect to the powers, duties, and functions of the EPA and the protection of the environment. The Act provides for environmental audits, which are used to provide an authoritative opinion on the suitability of potentially contaminated land for future use, and form an integral part of the land use planning and approval process. The Act also provides the basis

for the various State Environment Protection Policies (outlined in **Section 2.2** below) which provide the framework for the assessment and management of the environmental quality of land, surface waters and groundwater in Victoria.

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

2.1.6 Environment Protection Amendment Act 2018

In 2017, the Victorian Parliament passed the Environment Protection Act 2017 (2017 Act). The Environment Protection Amendment Act 2018 (Amendment Act 2018) substantively amends the 2017 Act so that the 2017 Act will become the principal environmental legislation in Victoria and the 1970 Act will be repealed.

It is understood that the Amendment Act 2018 is likely to take effect from 1 July 2020. Based on the information published by EPA¹, the key reforms relating to management of contaminated land are summarised in the table below.

Table 2.1: [Summary of key reforms relevant to management of contaminated land](#)

Topic	Key Relevant Changes
Duty to manage contaminated land	<p>The Amendment Act 2018 establishes a duty to manage contaminated land. This includes obligations to:</p> <ul style="list-style-type: none"> • Identify any contamination a person should reasonably know about and assess that contamination. • Manage the contamination by minimising the risks to human health and the environment so far as reasonably practicable. • Notify people who may be affected by the contamination
Duty to notify contaminated land	<p>The Amendment Act 2018 also establishes a new duty to notify of contaminated land. The 'Duty to Notify' requires a person in management or control of land to notify EPA as soon as practicable if the contamination may pose a significant risk to human health or the environment. Contamination will be notifiable if it meets criteria set out in the proposed legislation and any future regulations.</p>
Environmental audit	<p>A new audit system will be established which includes;</p> <ul style="list-style-type: none"> • Preliminary risk screen (PRS) assessment: A rapid, low cost assessment based on a desktop study and site inspection, which may include sampling. The focus of a PRS is to determine if a detailed audit is necessary. • Scaled audit: A scaled audit is to assess and manage the risks of harm to human health and the environment from contamination or industrial activities. Scaled audits would often be more cost effective than current audits as the PRS would help environmental auditors focus the audit on material risks. A scaled audit may result in remedial action being taken to manage risks to human health and the environment posed by a site or industrial activity

At the time of writing, it is understood that EPA is in the process of preparing a broad range of new statutory instruments and policies to replace those currently in force. The potential implications of the Amendment Act 2018 on the management of contaminated land within the PSP areas should be

¹ Department of Environment, Land, Water and Planning (DELWP). Environment Protection Amendment Act 2018, Fact Sheet. 2018. IS311600-GN-RPT-0001-Wallan PSP

considered by VPA and Council in the preparation of planning scheme amendments in the event that the amendments post-date the implementation of the Amendment Act 2018.

2.2 Guidelines and standards for assessment of contaminated land

2.2.1 National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1)

The NEPM is the national guideline for assessing contaminated sites and was prepared by the National Environment Protection Council (NEPC). The NEPM document ensures there is a nationally consistent approach to the assessment of contamination. The NEPM provides guidance on the methods of site contamination assessment, environmental and health based investigation levels for soil and groundwater contaminants, human and environmental health risk assessment and reporting requirements.

2.2.2 Australian and New Zealand Guidelines for Fresh and Marine Water Quality

The *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* published by Australian and New Zealand Governments and Australian State and Territory Governments, Canberra ACT (ANZG) in 2018 provide a nationally consistent framework for water quality management. The ANZG (2018) guidelines establish water quality trigger values for the protection of a range of environmental values for water resources, such as drinking water, recreation and ecological values.

The ANZG (2018) guidelines replaced the previous guidelines published in 2000 (commonly referred to as the ANZECC 2000 guidelines) and have been adopted as the most contemporary guidelines when considering SEPP (Waters). However, it should be noted that in many cases the ANZG did not make substantial revision to what was in the ANZECC 2000 guidelines at the time of writing. This is particularly true for most toxicant guideline values and guidelines values for primary industries and aquaculture.

2.2.3 Land State Environment Protection Policy 2002

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

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

2.2.4 State Environment Protection Policy (Waters) 2018

The quality of surface water environments and groundwater in Victoria are protected under the 2018 State Environment Protection Policy (SEPP) Waters, declared under the *Environment Protection Act 1970* and administered by the EPA.

The SEPP (Waters) sets out the beneficial uses, segments, environmental quality and objectives of surface water and groundwater which are to be protected in Victoria.

Beneficial uses of surface waters are considered to be precluded when relevant water quality objectives set out in the SEPP (Waters) for those beneficial uses have been exceeded. In addition to assessment of surface water quality, the relevant water quality objectives stated in this SEPP are

applied to groundwater at the point of groundwater discharge to a surface water system, to assess whether the groundwater beneficial use of water dependent ecosystems and species is protected.

The SEPP (Waters) defines a range of protected beneficial uses of the groundwater environment, which are based on the total dissolved solids (TDS) of the groundwater. The EPA considers that groundwater is *polluted* where protected beneficial uses for the relevant segment are precluded. Beneficial uses of groundwater are considered to be precluded when relevant groundwater quality objectives set out in the SEPP (Waters) for those beneficial uses have been exceeded, or where non-aqueous phase liquid is present (or inferred to be present).

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

2.2.5 Various EPA publications and guidelines

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

- EPA Victoria, 2000. Groundwater Sampling Guidelines. Publication 669;
- EPA Victoria, 2006. Hydrogeological assessment (groundwater quality) guidelines. Publication 668; and
- EPA Victoria, 2009. Soil Sampling. Publication Industrial Waste Resource Guidelines (IWRG) 702.

2.2.6 Australian Standard AS4482.1-2005: Guide to the investigation and sampling of sites with potentially contaminated soil – Part 1: Non-volatile and semi-volatile compounds

Australian Standard 4482.1 provides guidance on the collection of sufficient and reliable information when assessing potentially contaminated sites. In particular this standard focuses on the assessment of sites potentially contaminated with non-volatile and semi-volatile compounds. The standard covers key elements of Preliminary Site Investigation (PSI), Detailed Site Investigation (DSI) methods, data quality objectives (DQO), developing sampling strategies, the collection of samples and quality assurance procedures.

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

This standard refers to AS4482.1 regarding the establishment of preliminary site information; and provides more specific guidance on field screening and sample collection techniques when assessing sites that are potentially contaminated with volatile compounds.

2.2.8 Australian Standard AS1726-2017: Geotechnical Site Investigations

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

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

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

2.3 Regulatory framework in the context of this assessment

The acts, policies, guidelines and standards relevant to this assessment are set out in **Table 2.2**.

Table 2.2: Acts, policies, guidelines and standards relevant for site assessments

Stage of Assessment	Relevant Acts and Policies	Relevant Guidelines and Standards	How the Regulatory Framework Applies
Proposed Change to Land Use	Planning and Environment Act 1987	Ministerial Direction No. 1 – Potentially Contaminated Land Ministerial Direction No. 19 DSE Potentially Contaminated Land: Practice Note 2005	The Planning and Environment Act 1987 requires planning authorities to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use, agriculture or public open space are, or will be, suitable for that use. This is generally done through the completion of an environmental site assessment and audit process (see below).
Desktop Investigation (Preliminary Site Investigation)	Environment Protection Act 1970 Planning and Environment Act 1987	NEPM 2013 AS4482.1-2005 AS4482.2-1999	The Environment Protection Act and SEPPs provide the legislative basis and policy framework for the assessment and management of contaminated land and groundwater in Victoria. The guidelines and standards provide guidance on the collection of reliable information in order to assess the environmental condition of a site appropriately.
Intrusive Soil and Groundwater Assessment (Detailed Site Investigation) and Geotechnical Assessment	Environment Protection Act 1970 SEPP (PMCL) 2002 SEPP (Waters) 2018	NEPM 2013 ANZG 2018 AS4482.1-2005 AS4482.2-1999 AS1726-2017	
Statutory Environmental Auditing	Environment Protection Act 1970 Planning and Environment Act 1987 SEPP (PMCL) 2002 SEPP (Waters) 2018	NEPM 2013 ANZG 2018 Various Victorian EPA Guidelines and Publications	The environmental audit system is provided for in the Environment Protection Act 1970 and the audit process is administered by the Victorian EPA.

3. Methodology

3.1 General assessment approach

3.1.1 Stage 1 assessment (regional scale desktop site history review)

A Stage 1 assessment is typically undertaken to establish site conditions, historical site uses and practices across the PSP areas on a regional scale. As part of this Stage 1 assessment the following sources of information have been reviewed:

- Previous reports;
- EPA Victoria information searches including:
 - Priority sites register;
 - Environmental Audit Reports Online Portal;
 - Groundwater Quality Restricted Use Zones Map;
 - EPA Licensed sites; and
 - EPA landfill register.
- Topographical maps;
- Current and historical certificates of title;
- Groundwater management system (GMS) bore searches;
- Geological maps;
- Planning schemes;
- Historical aerial photographs;
- Hydrogeological maps;
- Potential acid sulfate soils (pass) probability maps; and
- Energy Safe Victoria cathodic protection system database.

The Stage 1 assessment seeks to identify if possible:

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

A qualitative risk assessment has been undertaken as part of the Stage 1 assessment using a traffic light system which uses colour-coding to classify each PSP area as low, medium or high risk from a contamination, hydrogeological and geotechnical perspective. The outcomes of the risk assessment are subsequently used to confirm the need for Stage 2 assessment for each PSP area (see below).

3.1.2 Stage 2 assessment (site inspections)

For the purpose of this investigation, the site inspection works are referred to as a Stage 2 assessment. The site inspections undertaken included an inspection of areas (where access is permitted) that have been identified during the Stage 1 assessment as presenting a low, medium or high risk from a contamination, hydrogeological and geotechnical perspective. Those properties identified during the Stage 1 assessment as presenting a very low risk were not inspected.

Based on the findings of the Stage 1 and Stage 2 assessments, the need for further works (including site-specific PSI and DSI) may be required for some areas of the PSPs to assess their suitability for residential or more sensitive uses.

While the completion of these further works does not form part of this scope of work, **Section 3.1.3** and **Section 3.1.4** below provide an overview of the typical objectives/outcomes of such works.

3.1.3 Stage 3 assessment (not included in this scope of work)

The Stage 3 intrusive site investigation may be undertaken to characterise the site with respect to contamination, hydrogeology and geotechnical conditions. Note that this stage of site investigation is usually referred to as a Detailed Site Investigation (DSI) under the National Environment Protection Measure (NEPM). With respect to each of the abovementioned disciplines, the following works may be undertaken as part of a Stage 3 assessment:

- **A land contamination assessment** will typically assess the level (if any) of contamination present on site, establish the lateral and vertical distribution of contamination and identify the source(s) of on-site and off-site contamination. Prior to undertaking any intrusive soil and/or groundwater investigation, a Sampling Analysis and Quality Plan (SAQP) is generally prepared. The SAQP defines the intended sampling locations and the contaminants which will be tested for, based on the site characteristics as determined in a site-specific Preliminary Site Investigation (PSI) that can be undertaken as part of the SAQP.
- **A geotechnical assessment** will typically seek to obtain information on the sub-surface conditions at the site through a geotechnical site investigation comprising a series of boreholes and/or test pits and laboratory testing. Field and laboratory test data is used to develop a site model describing the soil and/or rock profile and the variability across the site. A geotechnical assessment would generally include advice on site classification and allowable bearing capacity for shallow foundation design and comments regarding excavations, foundation systems, pavement design and other items relevant to the proposed development.
- **A hydrogeological assessment** will typically include determination of the depth to the water table and the potentiometric surface of deeper confined aquifers through the installation of groundwater observation bores, assessment of groundwater and surface water interaction and assessment of aquifers suitability for managed aquifer recharge (MAR).

3.1.4 Remediation (not included in this scope of work)

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

4. Site Description

General information relating to the Wallan South and Wallan East PSP areas is presented in **Table 4.1** below. Refer to **Figure 1** for a site location map and **Figures 2A** and **2B** for a site plan, attached at the end of this report.

Table 4.1: Details for the Wallan South and Wallan East PSP areas

Item	Wallan South PSP	Wallan East PSP
Location / Address	The Wallan South PSP area comprises an irregularly shaped area of land and is bounded by Old Sydney Road to the West, Hume Freeway to the east, Darraweit Road to the north and Wallan Township to the north/north-east. There are no physical features that demarcate the southern extent of the PSP (except for field boundaries).	The Wallan East PSP area comprises an irregularly shaped area of land and is bounded by Epping-Kilmore Road to the east, Wallan-Whittlesea Road to the South, the Melbourne to Sydney rail line to the west and Kelby Lane to the north.
Australian Map Grid Coordinates (MGA 55) - Approximate	Centre at 320,021mE; 5,855,253mN North-western extent at 318,761mE; 5,858,406mN South-western extent at 317,569mE; 5,854,864mN North-eastern extent at 322,027mE; 5,856,168mN South-eastern extent at 321,392mE; 5,853,747mN	Centre at 324,430mE; 5,857,239mN North-western extent at 324,067mE; 5,857,763mN South-western extent at 323,464mE; 5,856,754mN North-eastern extent at 324,759mE; 5,857,667mN South-eastern extent at 325,019mE; 5,856,574mN
Current Title Information	The Wallan South PSP area is divided into approximately 35 individual parcels of land (lots 1 – 35). Current title information for all parcels of land are depicted in Figures 2A and 2B and summarised in Appendix B .	The Wallan East PSP area is divided into approximately 22 individual parcels of land (lots 36 – 57). Current title information for all parcels of land are depicted in Figures 2A and 2B and summarised in Appendix B .
Site Area (ha)	806 hectares	141 hectares
Local Council	Mitchell Shire Council	
Current Land Zonings	Under the Mitchell Shire Planning Scheme, the majority of the Wallan South PSP area is zoned as Farming Zone (FZ) with the following notable exceptions: <ul style="list-style-type: none"> An irregularly shaped area of land (lot 35) at the intersection of Northern Highway and Hume Freeway is zoned as Rural Conservation Zone (RCZ). This parcel is approximately 10.9 ha in size. 	Under the Mitchell Shire Planning Scheme, the majority of the Wallan East PSP area is zoned as Farming Zone (FZ) with the following notable exception: <ul style="list-style-type: none"> The railway corridor along the western boundary of the PSP area is zoned as Public Use Zone Transport (PUZ4).
Zoning of Surrounding Land	Under the Mitchell Shire Planning Scheme, the Wallan South PSP area is bounded variously by the following zones: <ul style="list-style-type: none"> Road Zone 1 (RDZ1) Road Zone 1 (RDZ2) Low Density Residential Zone (LDRZ) General Residential Zone 1 (GRZ1) Public Park and Recreation Zone (PPRZ) Rural Conservation Zone (RCZ) Farming Zone (FZ) 	Under the Mitchell Shire Planning Scheme, the Wallan East PSP area is bounded variously by the following zones: <ul style="list-style-type: none"> Road Zone 1 (RDZ1) Farming Zone (FZ) Township Zone (TZ)
Environmental Audit Overlay	There are no sites with an environmental audit overlay within the Wallan South PSP area or within 200 m of the PSP.	There are no sites with an environmental audit overlay within the Wallan East PSP area or within 200 m of the PSP.
Site Layout	The Wallan South PSP is moderately undulating with an unnamed creek traversing the western portion in a north-west/south-east alignment which	The Wallan East PSP is slightly sloped towards the south with Merri Creek traversing the western portion in a north/south alignment.

Item	Wallan South PSP	Wallan East PSP
	<p>drains to Merri Creek to the east of the PSP. Duke Street Drain enters the northern boundary of the PSP (Taylors Lane) in a north/south alignment and drains to the above unnamed creek. The high points of the PSP are generally towards the west/south-west while the low points are towards the east/north-east.</p> <p>To the south-east of the Wallan South PSP is the Hume Freeway which is joined by the Northern Highway crossing the eastern portion of the PSP. There are no other public roads crossing the PSP, however some private tracks are noted to be present to provide access to existing residential properties and farms.</p>	<p>The Wallan Station and rail corridor are located to the immediate west of the site. Apart from Hart Court and private tracks that provide access to existing residential properties and farms, there are no other public roads within the PSP area.</p>
Current Land Uses	<p>The site is primarily used for agricultural purposes with large areas of open farmland and associated infrastructure (farm buildings, water bores, farm dams etc.). However, there are also some rural residential properties. A battery egg farm is located in the north-western portion of the PSP.</p>	<p>The Wallan East PSP is primarily used for agricultural purposes with large areas of open farmland and associated infrastructure (farm buildings, water bores, farm dams etc.). However, there are also some rural residential properties. The Wallan East train station and rail corridor are located along the western boundary of the Wallan East PSP.</p>
Proposed Land Uses	<p>The proposed future use of the Wallan South PSP is as future land supply for various land uses including sensitive uses such as residential, schools, community centres, parks and employment land. At present, no specific land uses have been allocated to individual parcels of land.</p>	<p>The proposed future use of the Wallan East PSP is as future land supply for various land uses to support and complement the existing Wallan township through provision of residential and employment opportunities. At present, no specific land uses have been allocated to individual parcels of land.</p>
Surrounding Land Uses	<p>Wallan Township is located to the north and north-east of the Wallan South PSP. To the west and south of the PSP, as well as to the east beyond the Hume Freeway is predominantly agricultural land. A large retention basin owned by Yarra Valley Water is also located to the south of the PSP and used to irrigate some of the surrounding farmland.</p>	<p>To the north, east and south of the Wallan East PSP, as well as to the west beyond the railway corridor is predominantly agricultural land. The Wallan train station is located to the immediate west of the PSP. Beyond the train station is predominantly residential and commercial/industrial.</p>

5. Environmental Setting

Information on the general environmental setting of the Wallan South and Wallan East PSP areas is outlined in the following sections.

5.1 Regional geology

The Geological Survey of Victoria 1:250,000 Seamless Geology map (GSV, 2014) and 1:50 000 Kilmore geological map sheet (GSV, 1991) were reviewed to determine the geological conditions at the Wallan south and east areas.

The main geological unit to be encountered during future development of the Wallan South is likely to be alluvium and localised scoria of the Newer Volcanic Group (Neo and Neo2). However, towards the west the main geological units are likely to be Humevale Formation (Dxh) comprising siltstone with minor sandstone.

The main geological units identified in the study area are outlined below and their locations shown on **Figure 5-1**.

Alluvial Trace deposits (Qa2)

Flood plain deposits are a transported material, and therefore may be variable in nature. General knowledge of the area indicates that the flood plain deposits are typically soft to stiff silty clay soils of medium to high plasticity. Due to the alluvial nature of the soils sand layers may also be encountered in this unit. These materials are Quaternary in age and typically the youngest soil deposit in the study area.

Newer Volcanic Group (Neo and Neo2)

The basalt expected to be encountered in this study area is typically a high strength volcanic rock derived from lava that has cooled as it flows over land. Quaternary aged Newer Volcanics basalt is often comprised multiple flows from multiple eruption events and therefore weathered zones appear in the rock profile between flows of high strength slightly weathered and fresh basalt.

Cooling of the lava results in sub-horizontal and sub-vertical joints in the basalt. Weathering within the basalt mass typically occurs spheroidally, influenced by the location of joints and passage of water through the joints. The deposition and weathering patterns result in a highly variable rock mass. Abrupt changes in fracturing, weathering, and strength are not uncommon within the rock mass.

Neo2 typically comprises basalt, basanite, youngest flows with little weathering or soil development. Weathering soil comprises high plasticity residual clay overlying weathered basalt rock.

Residual soil is derived from the complete weathering of the parent rock (basalt within the study area). The residual soil is typically stiff to very stiff high plasticity clay or clayey gravel.

Residual soil derived from Newer Volcanics basalt is typically sensitive volume changes associated with moisture change and can exhibit high shrink well properties and may be prone to fissuring.

Humevale Siltstone (Dxh)

The Humevale Formation generally comprises siltstone with interbedded sandstone (very fine to fine grained) where the siltstone predominates. Rare channel sandstone and slump deposits. Usually strongly bioturbated. The weathered siltstone and sandstone is typically overlain by residual clays.

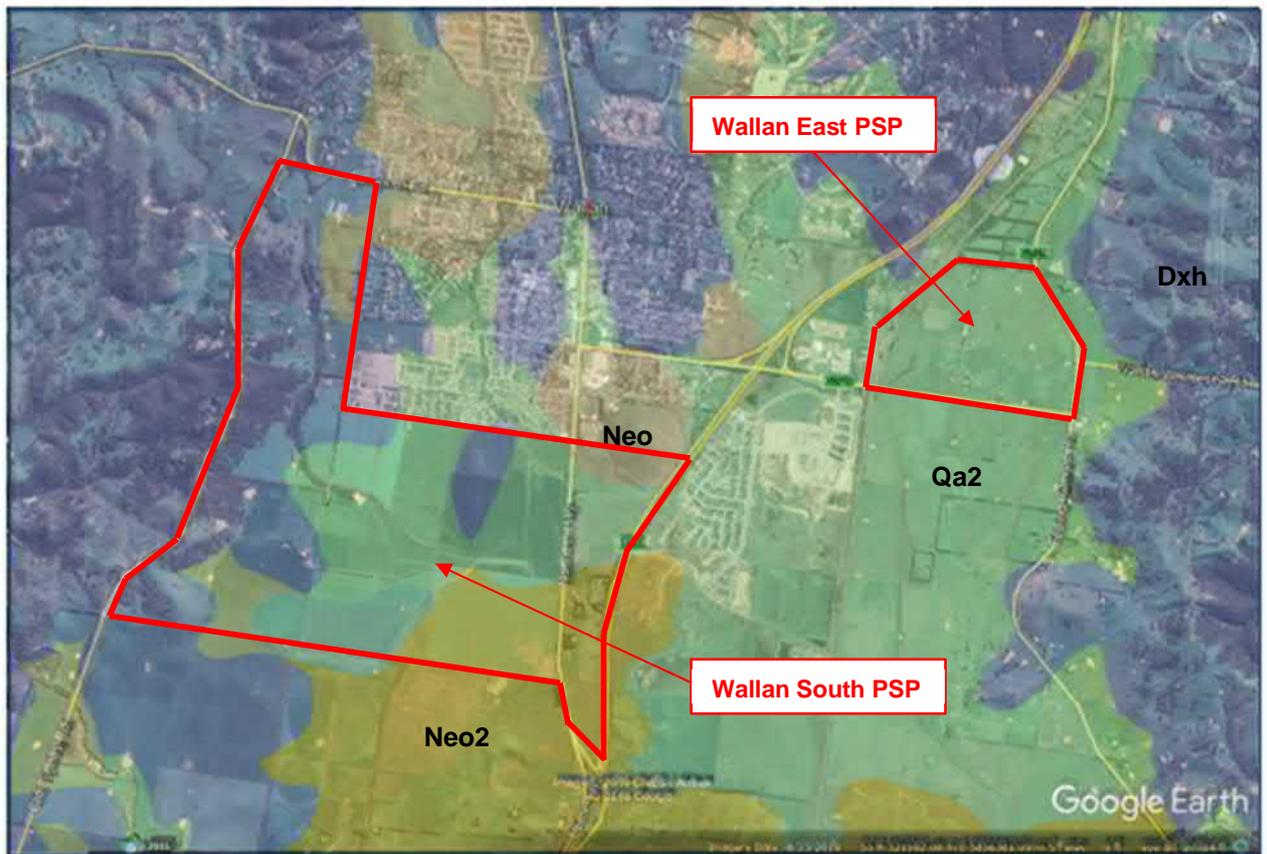


Figure 5-1: Geology Map extracted from 1:250000 Victoria - Seamless Geology , GSV, 2014 , Not to scale (Dxx = Humevale Siltstone, Neo = Newer Volcanic Group, Neo2 = Newer Volcanic Group - stony rises basalt, Qa2 = Alluvial terrace deposits)

The site inspection confirmed the above in part, with rock outcropping (siltstone) observed across the study area as well as alluvial deposits along creek. These are illustrated in the images **Figure 5-2** and **Figure 5-3**.



Figure 5-2: Siltstone and residual soil along the Darraweit road



Figure 5-3: Alluvium deposit and basalt outcrops along the drainage channel in Wallan South

5.2 Soils and acid sulfate soils map review

A review of the Australian Soil Resources Information System (ASRIS) online map in November 2019 provided the details of soil classification and acid sulfate soil potential, the details of which are summarised in **Table 5.1**. Both sites have a low probability of acid sulfate soil potential.

Table 5.1: Soil classification for both sites (ASRIS, 2019)

Soil classification	Wallan South PSP	Wallan East PSP
Clay	0 – 40%	20 – 40%
Silt	0 – 20%	0 – 20%
Sand	20 – 60%	20 – 40%
Probability of acid sulfate soil occurrence	Low	Extremely low

5.3 Regional hydrology

The Wallan South site (**Figure 5-4**) is dominated by Strathaird Creek, which flows south through the area, in a relatively well-defined channel which discharges to two engineered channels. The confluence of Strathaird Creek and Taylors Creek is immediately upstream of the Northern Highway. The confluence of these waterways is covered by a 1% AEP (1 in 100 year ARI) flood extent covering 57 hectares (DELWP, 2019b), while Taylors Creek itself is under a Floodway Overlay (FO). The Floodway Overlays indicate areas that present higher flood risks as they carry active flood flows i.e. waterways and open drainage systems (Melbourne Water, 2017b).

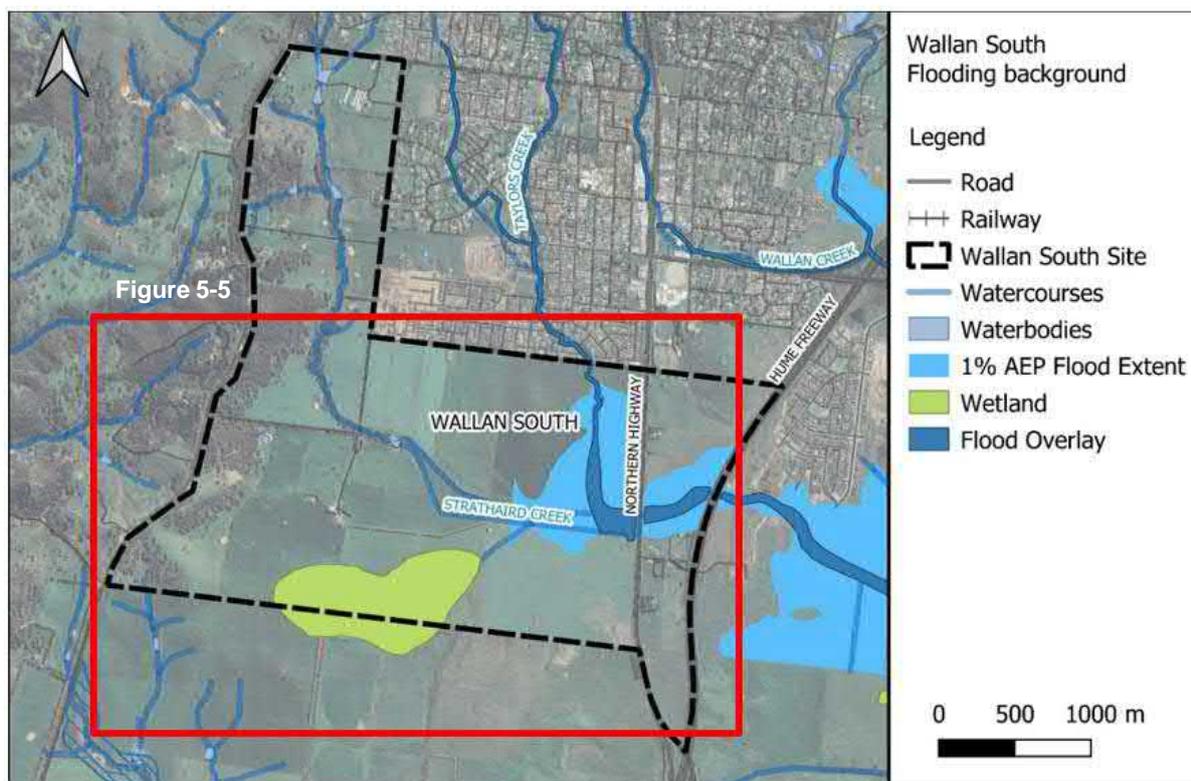


Figure 5-4 Flooding information for the proposed Wallan South Precinct (DELWP, 2019a)

The Northern Highway and Hume Freeway (on the eastern border of the site) act as hydraulic controls on Taylors Creek flowing eastward downstream towards Merri Creek. The extent of inundation widens to approximately 500m between the two roads and covers 20 hectares in the 1% AEP flood.

Melbourne Water’s Drainage Scheme for Taylors Creek (Melbourne Water, 2017b) has earmarked a retarding basin of approximately 20 hectares at the junction of Northern Highway and Taylors Creek (**Figure 5-5**). A stormwater management strategy report for the development of Wallan South was prepared by Afflux Consulting in 2018 for Miller Merrigan Land Development Consultants that suggested this area could be reduced (Afflux Consulting, 2018). Melbourne Water has advised that it is currently undergoing a review of the hydrological and hydraulic modelling for Wallan South, so a revised drainage scheme is possible for Taylors Creek, including potential changes to the retarding

basin. Therefore, it is advised to wait upon the outcome of this review to determine whether the size of the retarding basin can be reduced.

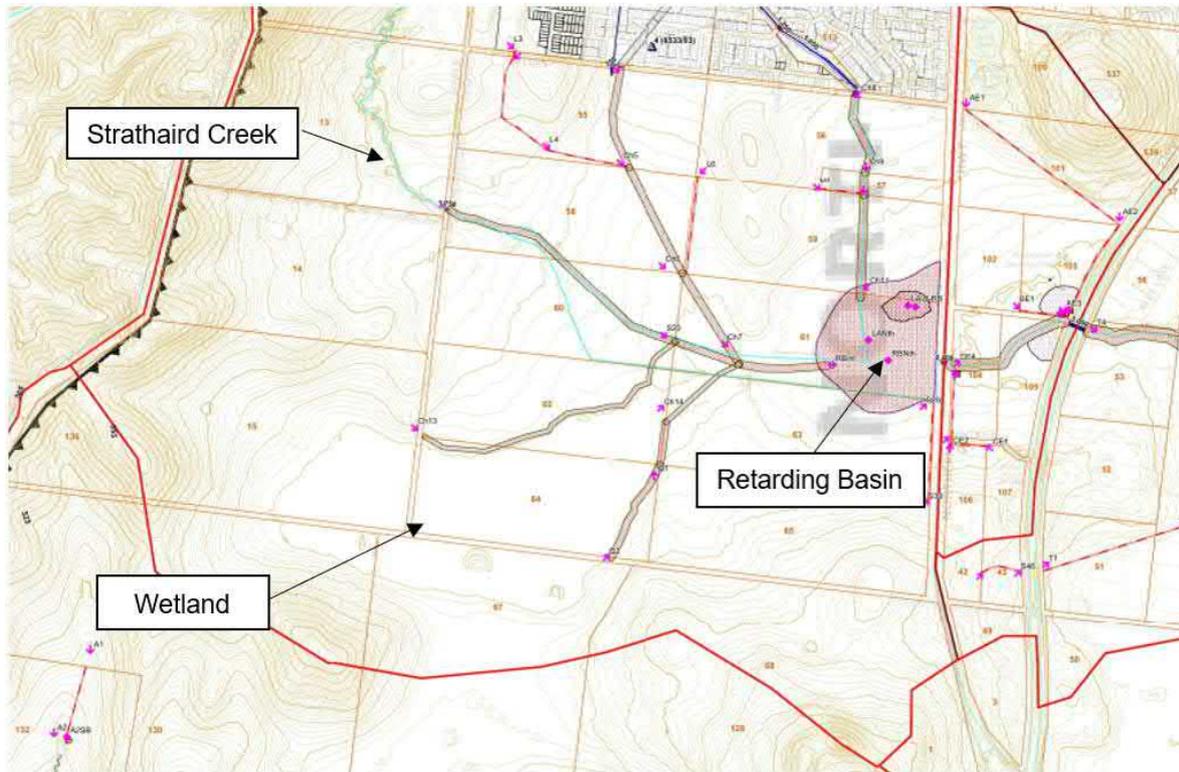


Figure 5-5 The southern section of the Taylors Creek Drainage Scheme covering the Wallan South Precinct with contours, drainage channels and retarding basins marked (Melbourne Water, 2017a)

There is a wetland to the south of the site of approximately 60 hectares (43 hectares within the precinct boundary) that drains northward to Strathaird Creek. It is classified in the Victorian Wetland Inventory dataset as a naturally occurring temporary freshwater marsh known to periodically inundate (DELWP, 2019c). The Corrick Classification System number for the wetland is 2: signifying a wetland with soils that may be waterlogged throughout the year, including inundation up to 0.5m deep for up to eight months (DELWP, 2016). The existing drains in this lower-central region of the site are flat and shallow, suggesting that there may be challenges in draining the area for proposed developments.

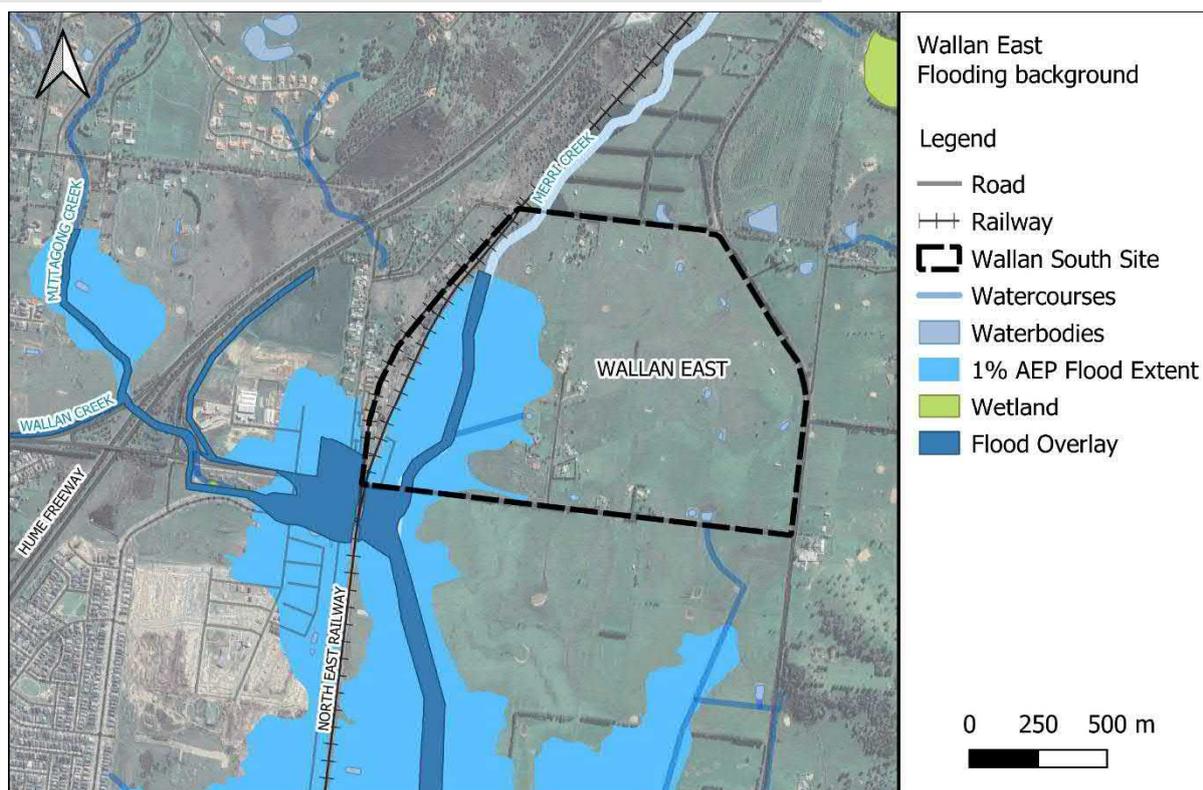


Figure 5-6 Flooding information for the proposed Wallan East Precinct (DELWP, 2019a)

Merri Creek flows from north to south down through the western side of the Wallan East precinct area and is covered by the Floodway Overlay through most of the precinct before absorbing Mittagong Creek just south of the site beyond Wallan-Whittlesea Road (**Figure 5-6**). Merri Creek is covered by the 1% AEP flood extent over an area of 33 hectares within the precinct boundary, backing up against the railway embankment to the west. The flooding here appears to be driven by the confluence of the two creeks downstream, while it is probable that Wallan Creek influences water levels at the junction from the west.

There is no current Drainage Scheme covering the Wallan East precinct. Melbourne Water has advised that flood mapping is still to be conducted in the region for different development scenarios before a drainage scheme can be designed to properly inform the development potential of Wallan East.

5.4 Regional geomorphology

The morphology of the waterways depicted in **Figure 5-4** and **Figure 5-6** can be broadly described as headwater streams (Jacobs 2016), which prior to agricultural development are likely to have lacked a clearly defined channel (bed and banks), and may have been a series of depressions or chain of ponds where water was attenuated in the landscape following rainfall events. The exception to this is the upper part of Strathaird Creek, which appears to have a more clearly defined channel. With agricultural development, these headwater streams have largely been drained and replaced with engineered channels. There are also a number of farm dams located on these waterways.

No sites of geological or geomorphological significance are located in the precinct areas (Victorian Resources Online 2019). A desktop review indicated that the waterways do not appear to have any significant geomorphological values.

The two precinct areas appear to be located on soils that have formed from weathering of local New Volcanic Basalt rock. These geologies and associated soil types occur extensively in the north-west of Melbourne (Geological Survey of Victoria 1997).

Limited soil mapping exists at an appropriate scale for this area that can be relied upon, but it is considered most likely that the soils are Sodosols. These soils have a strong texture contrast, with sand to clay loamy surface horizons and dense and coarsely structured subsoil horizons that are sodic. Sodosols are susceptible to problems of waterlogging and erosion as a result of the physical structure and chemical composition. Soil sodicity potentially leads to dispersion, degrading soil structure, which is more frequently a problem with subsoil horizons, that are often relatively impermeable and become prone to gullying and tunnel erosion. This erosion risk is increased in circumstances where the surface soil has been removed and the subsoils are then exposed (Jacobs 2019b).

There is increasing awareness, that urban development in areas that have these geologies and soil types in the Melbourne Region is an issue both through the construction phase and ongoing management of waterways. During the construction phase of development, vegetation is cleared and surface soils may be removed, exposing subsoils to rainfall. Erosion risks are potentially heightened along incised drains and connecting streams, as the amount of runoff to these waterways is increased as a result of increased stormwater runoff from impervious areas (roads, roofs). There is also more pressure on existing streams to drain water from their catchment areas (Jacobs 2016, 2019a, 2019b).

Figure 5-7 shows some selected photographs of erosion and damage to drains in the Merrifield development area following rainfall events, which is located approximately 20 km south of Wallan. These are shown here as examples of poor sodic soil management. Construction and drainage works have been undertaken without an adequate appreciation of the erodibility of the underlying sodic soils. The occurrence of this erosion and concerns expressed by Melbourne Water have led to further investigations into the stability of soils in this area and how they should be treated (Van de Graaf 2018). It has also prompted reconsideration of what scale of construction and waterway engineering works is necessary to mitigate erosion risks and what is considered an acceptable standard for the waterway design, given the erosion risks (Brizga & Seymour 2018, Jacobs 2019a).



Figure 5-7: Selected photographs of erosion and damage to drains at Merrifield following rainfall events (Brizga & Seymour 2018).

Figure 5-5 provides an overview of Melbourne Water's Drainage Scheme for Wallan South, showing a series of drainage channels and a retarding basin at the junction of Northern Highway and Taylors Creek. As previously discussed, it is understood that Melbourne Water are currently reviewing the hydrological and hydraulic modelling, so revisions to this scheme are possible. Given the likely soil conditions expected in the area, erosion is considered a high risk along the proposed drains. No drainage scheme currently exists for the Wallan East precinct. Similar to Wallan South, erosion is also considered to be a high risk in Wallan East.

5.5 Regional hydrogeology

The Wallan South PSP area is characterised by three aquifer units:

- The Silurian Humevale Siltstone is the basement unit which forms a minor aquifer at the site. The aquifer is a fractured rock aquifer, with groundwater occurring within the joints and fractures of the rock mass. Groundwater yields from fractured rock aquifers are variable and largely a function of the degree of fracturing and extent of interconnection of fracture systems. The unit is saturated at depth, and hence the depth to watertable is large (20 – 50mBNS) where the unit outcrops. Typical salinity values are in the range of 3500 – 13,000 mg/L of TDS (DWELP, 2019). One well within the area (98234) is reported as screened within the unit (86 – 92 mBGL) with a recorded yield of 0.9 L/s;
- The Newer Volcanics aquifer is also a fractured rock aquifer and forms the major regional aquifer. Regionally, the Newer Volcanics produce can produce yields up to 6 L/s, with salinity ranging from 1500 – 5000 mg/L TDS. Locally, however, use of water from this aquifer is restricted to stock supplies with bores typically drawing less than 1 L/s. This unit is the primary watertable aquifer of the area, particularly where there is an absence of overlying alluvium. Thickness varies from 1 – 75m; and
- The Quaternary Alluvium forms a minor aquifer of variable thickness at the site. There is some discrepancy in available data regarding this unit: drilling logs from local wells indicate a weathered basaltic clay at the surface, rather than alluvial clay or sand, while geological mapping indicates widespread presence of an alluvial unit. If present, this aquifer is comprised of a porous medium aquifer, in which groundwater flows through the gaps and pore spaces between the sand particles making up the aquifer. This unit is likely to host the watertable if present at a thickness greater than 5m, which is likely along areas of surficial flow (e.g. the small area of Quaternary swamp and lake deposits in the southern areas of the site is also likely to host the watertable and is expected to be in direct hydraulic interaction with alluvial deposits). If the Alluvium is absent, the surficial unit across the site is expected to be either Newer Volcanics or Humevale Siltstone.

The Wallan East PSP area is characterised by three units:

- The Silurian Humevale Siltstone, as noted above, is a fractured rock aquifer of low yield, present at depth and forming the basement unit. Three wells within the area (98215, 98216 and 141733) are reported as screened within this unit (at various intervals between 30 – 57 mBGL) with recorded yields of 0.5 – 0.8 L/s;
- The Newer Volcanics basalt aquifer, as noted above, has variable yield and is semi-confined by the overlying alluvial unit in this area (if present). Three wells within the area (98223, 98226 and 98229) are reported as screened within this unit (at various intervals between 16 – 36 mBGL) with recorded yields of 0.1 – 2.0 L/s. Thickness varies from 1 – 25m; and
- The Quaternary Alluvium, which (if present) forms the surficial, unconfined, watertable aquifer across the site. Local drilling logs do not indicate presence of this layer, while geological mapping indicates widespread presence of an alluvial unit. This unit is most likely to be present along Merri Creek and may form the watertable locally. If absent, the Newer Volcanics is expected to be the watertable unit.

Across both sites, depth to watertable is variable. State-wide depth to watertable mapping indicates groundwater within 5m of ground surface where the Quaternary Alluvium is the surficial unit. Areas where the Newer Volcanics and basement unit are at surface show a varied depth to water of 5 - 50 m below natural surface. Groundwater level data from local wells was not available.

The primary regional recharge mechanism is surface infiltration of rainfall. Regional groundwater flow is from north to south toward Port Phillip Bay (SKM, 2014).

A review of the Atlas of Groundwater Dependent Ecosystems (GDEs) (BoM, 2012) was undertaken to determine any GDEs within the PSP areas. The Atlas identifies that within the Wallan East PSP area:

- A 'temporary freshwater wetland' in the southern area of the PSP is rated as having low potential for groundwater interaction.

Within the Wallan East PSP area:

- Vegetation on the banks of the Merri Creek is listed as having a high potential for groundwater interaction; and
- The Merri Creek is noted as having a moderate potential for groundwater interaction.

5.6 Local groundwater quality

State-wide beneficial use² mapping (accessed from VVG November 2019) indicates that expected groundwater quality for the watertable within the Wallan South PSP area is classified into Segment B³ (1,201 – 3,100 mg/L TDS) and within Wallan East PSP area groundwater is classified as Segment B and Segment C⁴ (3,201 – 5,400 mg/L TDS). This classification is based on mapping (DELWP, 2014) and data collected from local wells, a summary of which is provided in **Table 5.2**.

Table 5.2: Summary of available water quality data across both PSPs (DELWP, accessed November 2019)

Parameter	Quaternary Alluvium	Newer Volcanics	Bedrock aquifer	Unknown ⁵
	(mg/L unless otherwise specified)			
TDS	-	-	1,820 – 4,030	83 – 3,607
pH	-	-	-	-
Chloride (Cl)	-	-	680 – 1,846	430
Carbonate (CO ₃)	-	-	16	-
Bicarbonate (HCO ₃)	-	-	366 – 463	32 – 560
Total Alkalinity	-	-	300	460
Sulfate (SO ₄)	-	-	49 – 135	4 – 112
Nitrate (N)	-	-	0.226 – 0.451	0.226
Calcium (Ca)	-	-	26 – 146	5 – 1,660
Magnesium (Mg)	-	-	110 – 282	5 – 240
Sodium (Na)	-	-	360 – 768	14 – 705
Potassium (K)	-	-	12 – 14	2 – 24
Iron (Fe)	-	-	1 – 2.2	4.3 – 21

5.7 Local groundwater use

Groundwater wells across both sites are primarily intended for stock and domestic use, which is consistent with expectations of the aquifer units present (typically low yield and salinity most suitable for stock watering). A summary of groundwater users is provided in **Table 5.3**. Additional information is provided in **Appendix C**.

The Wallan East and Wallan South PSPs are not currently included within any Groundwater Management Area (GMA).

² Beneficial use refers to a use of the environment, or any segment of the environment, which is conducive to public benefit, welfare, safety, health or aesthetic enjoyment and which requires protection from the effects of waste discharges, emissions or deposits. Beneficial use may be existing or potential. For groundwater, beneficial use primarily refers to the groundwater quality and the aquifer yield.

³ Segment B indicates use may be suitable for water dependent ecosystems and species, portable mineral water, irrigation, stock water, industry, water based recreation, traditional owner cultural values, cultural and spiritual values, buildings and structures, geothermal properties.

⁴ Segment C indicates use may be suitable for water dependent ecosystems and species, portable mineral water, stock water, industry, water based recreation, traditional owner cultural values, cultural and spiritual values, buildings and structures, geothermal properties.

⁵ Unknown denoted that drilling (logs) or construction information was unavailable for the well.

Table 5.3: Summary of known groundwater users across both PSPs – whilst there are other users identified in the state database, not all wells can be identified against an aquifer due to missing construction or drilling data (DELWP, accessed November 2019)

Unit	Number of bores	Uses	Bore depth range (m)	Bore yield (L/s)	Groundwater salinity (TDS mg/L)
Newer Volcanics	4	Stock and domestic	22 - 36	0.1 - 2	n/a
Bedrock	4	Stock and domestic	42 - 92	0.5 – 0.9	1,820 – 4,030
Unknown	11	Stock and domestic	10 - 117	0.3 - 2	1,560 - 3607
Unknown	1	Non-groundwater	37	n/a	83 (expected to be anomalous)

6. Information Review

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

6.1 Certificate of title information

Certificates of title were reviewed to ascertain information on the current and historical land uses within the Wallan South and Wallan PSP areas. A summary of the title information and certificates of title are provided in **Appendix B**. A review of the titles revealed the following information:

- The majority of historical title documents suggest that the Wallan South and Wallan East PSP areas were used for agricultural purposes and rural residential use, as anticipated;
- Lots 1 and 5 within Wallan South PSP were likely used for poultry farming and Lots 2 – 4 were formerly occupied by a battery egg farm;
- A large proportion of the Wallan East PSP area (Lots 36 – 42, 7 parcels) along the eastern side of the existing railway corridor is owned by VicTrack and occupied by a rail siding; and
- Current title documents suggest the remainder of the Wallan South and Wallan East PSP areas is predominantly used for agricultural purposes or rural residences.

6.2 Historical aerial photography review

Aerial photographs from 1946 to 2018 were reviewed for land use changes. Observations are summarised in table below. Copies of aerial photographs are provided in **Appendix B**.

Table 6.1: [Aerial photograph and historical plan summary](#)

Date	Photo / Plan	Description	Source
1946	Aerial Photo	<p>On-site: While some farm properties can be seen within the Wallan South and Wallan East PSP areas, the vast majority of the PSP areas appears to be agricultural land.</p> <p>There is no evidence of Hume Freeway or Northern Highway. The railway corridor and Wallan East station are visible to the west of the Wallan East PSP, with a rail siding noted to have been established within Lots 36 – 42 potentially used for laydown of railway materials. Strathaird Creek can be seen flowing south through the Wallan South PSP area before joining Taylors Creek (Duke Street Drain) just upstream of what is now the Northern Highway. The wetland area defined in the Victorian Wetlands Inventory (DELWP, 2019c) is visible along the southern edge of the Wallan South PSP area. Merri Creek can be seen flowing south along the western side of the Wallan East PSP site.</p> <p>Off-site: The surrounding land uses appear to predominantly consist of agricultural lands and rural residences. The Wallan township is visible to the north/north-east of the Wallan South PSP. Some rural residences have been established to the immediate west of the Wallan East station.</p>	Vicmap
1968	Aerial Photo	<p>On-site: The Old Hume Freeway (now Northern Highway) has been established and traverses in a north-south alignment through the eastern portion of the Wallan South PSP. The egg farm (Lot 3) is visible in the north-western portion of the Wallan South PSP. Strathaird Creek now splits into a second engineered channel running west-to-east across the Wallan South PSP area up to the Northern Highway. Little has changed within the remainder of the PSP areas which continue to be used as agricultural land.</p> <p>Off-site: The area to the west of the Wallan East station has undergone further development (likely rural residences and commercial). Few changes are notable elsewhere around the site perimeter.</p>	Vicmap
1977	Aerial Photo	<p>On-site: The Hume Freeway has been established and traverses in a northeast-southwest alignment along the eastern boundary of the Wallan South PSP. The egg farm (Lot 3) has undergone further expansion with additional buildings being constructed within the</p>	Vicmap

Date	Photo / Plan	Description	Source
		adjacent Lots 2 and 4. Buildings and structures have been established within Lots 1 and 5 which are likely used for poultry farming. The major land use is still predominantly agricultural land. Additional farm storages have been constructed just south of the Wallan South PSP within the wetland area, and an engineered channel to facilitate drainage out to Strathaird Creek. Off-site: Little has changed at the surrounding lands which continue to be used as agricultural land and rural residences.	
1989	Aerial Photo	On-site: Several farm homesteads and rural residences have been established within the PSP areas. The major land use is still predominantly agricultural land. Off-site: Wallan Township has undergone significant development to the north/north-east of the Wallan South PSP. Limited development (likely farm homesteads) is noted to the east of Hume Freeway. Few changes are notable elsewhere around the site perimeter.	Vicmap
1993	Aerial Photo	On-site: No significant changes have occurred on-site. Off-site: No significant changes have occurred off-site.	Vicmap
2004	Aerial Photo	On-site: Little appears to have changed between 1993 and 2004, with the exception of the appearance of additional farm homesteads and rural residences within the PSP areas. Off-site: There is evidence in increased development in the Wallan Township. The Wallan Sewage Treatment Plan is visible to the east of Hume Freeway.	Vicmap
2010	Aerial Photo	On-site: No significant changes have occurred on-site. Off-site: Construction of residential development to the east of Hume Freeway and commercial/industrial development to the west of the Wallan East station is underway.	Vicmap
2015	Aerial Photo	On-site: No significant changes have occurred on-site. Off-site: Further residential development is underway to the east of Hume Freeway. Two circular irrigation systems associated with the Yarra Valley Water's reclaimed water re-use scheme are visible to the south of the Wallan South PSP.	Vicmap
2018	Aerial Photo	On-site: No significant changes have occurred on-site. Off-site: No significant changes have occurred off-site.	Vicmap

Review of the historical aerial photographs identifies the majority of the land forming the Wallan South and East PSP areas has been used for agricultural purposes for an extended period of time. Several potential sources of contamination have been identified within the PSP areas which include the poultry/egg farms (Lots 1 – 5), rail siding (Lots 36 – 42) and farm homesteads (at various lots).

Potential off-site sources of contamination include the railway corridor, the Wallan Sewage Treatment System and Yarra Valley Water's reclaimed water re-use scheme, located in the vicinity of the PSP areas.

6.3 EPA Priority Sites Register

A search of the EPA's Priority Sites Register (PSR), which lists those sites for which EPA has requirements for active management of land and groundwater contamination, was conducted by Jacobs on 31st October 2019. Sites within the Wallan South and Wallan East PSPs were not listed on the Register. However, one priority site was located within 5 km radius and the details are summarised in the table below.

Table 6.2: Summary of surrounding Victorian EPA Priority Sites (5 km radius)

EPA Priority Site	Notice Number	Approximate Distance & Direction From Site	Description
LOT Z PS 818938 Newbridge Subdivision	90009466	850 m east of the Wallan South PSP 910 m south-west of the Wallan East PSP	Industrial waste has been dumped at the site. Requires assessment and/or clean up

However, the potential for the above priority site to impact upon the Wallan South and Wallan East PSPs is considered to be low given the considerable distance to the site. A copy of the reviewed PSR (dated 31st October 2019) is provided in **Appendix B**.

6.4 EPA Licensed Sites

A search of the EPA's Victoria Unearthed website (<https://www.environment.vic.gov.au/sustainability/victoria-unearthed>) was conducted by Jacobs on 28 October 2019 which did not identify any licensed sites within the Wallan South and Wallan East PSPs. However, one licensed site was identified to be located within 5 km radius and the details are summarised in the table below.

Table 6.3: Summary of surrounding Victorian licensed sites (5 km radius)

EPA Licensed Site	License Holder	Licence Number	Approximate Distance & Direction From Site	License Description
Wallan Sewage Treatment Plant, 200 South Station Street, Wallan (Premise Ref. no.: 71425)	Yarra Valley Water (YVW)	74181	1.3 km east of the Wallan South PSP 1.5 km south of the Wallan East PSP	The EPA discharge licence allows Yarra Valley Water to discharge treated wastewater into local waterways and reuse treated wastewater by irrigation to land. The licence covers seven treatment systems which includes the Wallan Sewage Treatment Plant located at 200 South Station Street, Wallan (Premise Ref. No.: 71425). A copy of the EPA licence is provided in Appendix B .

A search of the Victorian EPA audit reports online portal (<https://www.epa.vic.gov.au/our-work/environmental-auditing/environmental-audit-reports-online>) identified an environmental audit pursuant to Section 53V of the *Environment Protection Act 1970* was recently completed in May 2019 on the recycled water scheme at the Wallan Sewage Treatment Plant. The above audit report has been reviewed by Jacobs to assess the potential

for the Wallan Sewage Treatment Plant to realise any significant health and ecological risk to the subject site. The key findings of the audit are summarised in **Section 6.5**.

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

A Section 53V environmental audit⁶ was recently completed on the recycled water scheme at the Wallan Sewage Treatment Plant. The objective of the audit was to assess the compliance of the requirements of the Health and Environment Management Plan (HEMP) and Recycled Water Scheme Recycled Water Quality Management Plan (RWQMP) relating to management of the recycled water scheme operated by Yarra Valley Water.

Whilst Jacobs notes that the audit concluded that “*water treatment, soil and groundwater, and water usage requirements of the publication have all been met through implementation of the HEMP*”, limited information is available in the audit report relating to the scope and results of the monitoring program for our verification.

With the exception of the reclaimed water re-use scheme operated by Yarra Valley Water at Lots 8 and 9, Camerons Lane, Beveridge (refer to **Section 6.9**), Jacobs is not aware of any other re-use scheme in the vicinity of the project area that potentially receives the recycled water from the Wallan Sewage Treatment Plant.

6.6 EPA Map of Groundwater Quality Restricted Use Zone (GQRUZ)

Jacobs reviewed the Victorian EPA GQRUZ map on the 28 October 2019 and identified no GQRUZ sites exist within 5 km radius of the boundary of the Wallan South and Wallan East PSPs.

6.7 Cathodic protection records

On 18 November 2019, a Cathodic Protection Database Search request was made to Energy Safe Victoria for the properties within the Wallan South and Wallan East PSPs. The search did not identify current or former registered cathodic protection systems within the Wallan South and Wallan East PSP areas. A copy of the Energy Safe Victoria’s database search is provided in **Appendix B**.

6.8 Landfills

Jacobs conducted an independent review of Appendix I of EPA Victoria Publication 1270 (2009) *Assessment of Potential for Methane Gas Movement from Victorian Landfills* and did not identify the presence of operating and former landfills within 5 km radius of the boundary of the Wallan South and Wallan East PSPs.

Jacobs also conducted a search on the Victorian Landfill Register (<https://nationalmap.gov.au>) No landfills were identified within 5 km radius of the boundary of the Wallan South and Wallan East PSPs.

6.9 Reviewed reports

Jacobs was provided with the following report relating to the environmental site assessment works conducted at Lots 2, 3 and 4 within the Wallan South PSP:

- LRM Global Pty Ltd (LRM 2018). Environmental Site Assessment, 30 Rowes Lane, Wallan. Prepared for: Darraweit Property Trust Pty Ltd. October 2018.

The Yarra Valley Water operates a reclaimed water re-use scheme located at Lots 8 and 9, Camerons Lane, Beveridge. The scheme includes two adjacent fields, a storage reservoir and two circular irrigation systems that receive and use recycled water from the nearby Wallan Sewage Treatment System for irrigation purposes. Given its proximity to the Wallan South PSP, the potential exists for the scheme to impact upon groundwater quality that may result in restriction of future beneficial uses of groundwater at the Wallan South PSP. Three reports relating to assessment works previously conducted for the scheme were also reviewed. These reports are entitled:

⁶ Telford Environmental Consulting Services (2019). Environmental Audit of Use of Reclaimed Water, Wallan Recycled Water Scheme, Yarra Valley Water, CARMs no.: 77745-1, SON: 8006119, dated 28 May 2019.

- Yarra Valley Water, (YVW, 2008). Wallan Reclaimed Water Re-Use Scheme: Camerons Lane Lots 8 & 9 – Preliminary Assessment of Groundwater Monitoring Results. May 2008;
- Arris Pty Ltd (Arris, 2008). Lots 8 & 9 Camerons Lane Reuse Scheme – Assessment of Soil Monitoring Data for 2006 to 2007. May 2008; and
- Jacobs (2014). Beveridge North West PSP – Groundwater Quality Assessment. June 2014.

Key findings of the above reports are presented in the following sections and the reports are provided in **Appendix B**.

6.9.1 LRM Global Pty Ltd (LRM 2018). Environmental Site Assessment, 30 Rowes Lane, Wallan. Prepared for: Darraweit Property Trust Pty Ltd. October 2018.

In September 2018, LRM Global (LRM) was commissioned by Darraweit Property Trust to undertake an environmental site assessment (ESA) of the former battery egg farm located at 30 Rowes Lane, Wallan for the purposes of pre-sale due diligence assessment.

The ESA included 41 (grid based) sample locations across the site and 8 targeted investigation locations within the footprint of former and current structures (two aboveground fuel tanks and electrical substation). Surficial soil samples were collected at shallow depths ranging from 0.1 – 0.3 metre below ground level (mbgl), with 49 samples collected in total for analysis. Soil samples were tested for a range of contaminants of potential concern (COPC) associated with current and historical site activities including herbicides, pesticides, total recoverable hydrocarbons (TRHs), monocyclic aromatic hydrocarbons (MAHs), nutrients, polychlorinated biphenyls (PCBs) and heavy metals.

Key findings of the ESA are summarised below:

- LRM indicated that all soil samples were collected within the natural soil profile as fill material was not identified during the assessment;
- An isolated exceedance of arsenic (105 mg/kg) marginally above the adopted health-based criterion (100 mg/kg) for low-density residential land use setting was reported in surficial soil within the eastern portion of the site, however it was interpreted to be associated with background concentration. Statistical analysis conducted indicates the 95% upper confidence limit of the arithmetic mean concentration of arsenic was below the adopted health-based criterion;
- Measurable concentrations of nutrients including ammonia (up to 37 mg/kg), nitrate (up to 7.7 mg/kg) and total Kjeldahl Nitrogen (TKN) were reported in select surface soil samples (where analysed);
- Exceedances of EPA IWRG 621 Fill Material thresholds for arsenic, nickel and zinc were reported in surficial soil at several locations. LRM concluded the elevated metals concentrations are associated with background concentrations and classified the site soils as “Fill Material”;
- Asbestos containing material was not identified at any soil investigation locations; and
- The remaining analytes were either below the laboratory limit of reporting or adopted health-based criteria.

Jacobs notes that limited site history information is available in the LRM report, hence it is unclear whether all potential source/s of contamination have been identified and investigated during the ESA. In addition, groundwater investigation was not undertaken as part of the ESA, hence the contamination status of groundwater is unknown. It is likely that further assessment and potentially a statutory audit will be required in the event that this area is proposed for residential or more sensitive use.

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

In 2008 Yarra Valley Water undertook groundwater monitoring across a network of 18 groundwater monitoring bores and windmills. The purpose of the assessment was to confirm that the irrigation of the site using recycled water was not having a detrimental impact upon groundwater quality and the relevant beneficial use segments as defined in the SEPP. Laboratory results were compared against background results obtained in 2005 prior

to commencement of irrigation in order to assess groundwater quality trends. These results were also compared against the ANZECC & ARMCANZ (2000) assessment criteria for the relevant protected beneficial uses.

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

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

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

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

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

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

In May 2008, Arris Pty Ltd (Arris) was commissioned by Yarra Valley Water to undertake an assessment of impacts on soils at Lots 8 and 9 Camerons Lane as a result of irrigation using recycled water. This assessment focussed predominantly on agronomic impacts, rather than impacts to ecological or human health.

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

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

- Increased pH;
- Decreased total aluminium; and
- Increased cation exchange capacity.

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

6.9.4 Jacobs, 2014: Beveridge North West PSP – Groundwater Quality Assessment

A groundwater quality assessment was undertaken by Jacobs (2014) as part of the land suitability assessment for the Beveridge North West PSP.

Groundwater samples were obtained from 13 targeted locations at Lots 8 and 9 Camerons Lane, Beveridge and submitted for analysis of dissolved phase metals, nutrients, inorganics and TDS. 12 of these locations were groundwater sampling locations while a further treated effluent / recycled water sample was collected from the winter storage facility (sample EFF). The treated effluent contained in the winter storage facility is used to irrigate the site.

The assessment reported concentrations of heavy metals and nutrients such as ammonia, nitrite and nitrate were likely reflective of background / regional groundwater conditions. No beneficial uses of groundwater were found to be precluded.

Elevated nitrite and cyanide were reported in the surface water sample collected from the winter storage facility. However, no contaminant concentrations of these contaminants were reported above adopted assessment guidelines as part of the actual groundwater sampling program.

7. Site characterisation

7.1 Site contamination assessment

Based on the available information and consistent with the historic land use in the PSP areas, potential sources of contamination were identified during the regional desktop site history review (Stage 1 assessment) of the Wallan South and Wallan East PSP areas. The potential sources of on-site contamination were assigned a qualitative level of risk based on the likelihood of the contamination representing a potential constraint to future development at the site. A site inspection (Stage 2 assessment) was then undertaken on select PSP areas, where access was permitted to verify the risk ranking. While the site inspection focussed more on those areas identified as presenting the greatest potential for contamination, Jacobs also assessed the wider site extent to confirm land uses, where possible.

Off-site potential sources of contamination were also inspected during the site inspections (where possible). These too were assigned a qualitative risk level based on the likelihood of the contamination representing a potential constraint to future development of the Wallan South and Wallan East PSP areas.

While each identified property is slightly different with respect to the potential for contamination, there are some land uses which recur across the PSP areas and are typical of rural areas such as Wallan. The potential sources of contamination observed within the PSP areas include general agricultural land use, rural septic tank systems, farm residences and associated sheds, imported fill (including tipped waste and miscellaneous stockpiles), former poultry/egg farms and rail siding. While **Table 7.1** identifies potential contaminants of concern relevant to each parcel assessed, the presence of other contaminants of concern cannot be ruled out at this stage owing to the limited assessment of each individual property. These common land uses are discussed below as well as general comments relating to the PSP areas and surrounding land use.

General agricultural land use and rural septic tank systems

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

Since rural residences can be relatively isolated, the use of septic tanks for sewerage purposes rather than mains sewerage is common. Since these septic tank systems are underground, they can be difficult to identify during the site inspection. However, conversations with landowners suggest septic tank systems appear to be common in the PSP areas. Contaminants of concern can also include biological contaminants and nutrients associated with leakages from septic tank systems.

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

Farm residences and associated sheds

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

Based on the above, the most likely sources of contamination include spillages of fuels and chemicals on soils from general machinery/equipment storage and maintenance of farm vehicles. However, spillages of other agricultural chemicals may also impact upon soils. Given that such chemicals are typically stored in small volumes impacts are therefore likely to be localised in extent.

Asbestos was also commonly used as a building material with a number of applications in Australia as early as the 1880s (although more frequently in the mid to late 1900s). While asbestos presents a limited risk while it remains in a bonded matrix (i.e. as bonded asbestos cement sheeting), free fibres can present a greater potential risk. Mobilisation can occur through a number of processes including (but not limited to) abrasion, sanding and cutting that can result in the release of fibres. Asbestos is also likely to be encountered in building materials during demolition of old buildings and sites where buried or imported waste has been reported.

Imported fill, tipped waste and stockpiled material

The presence of imported fill can be difficult to identify without undertaking intrusive investigations, particularly in areas which are heavily vegetated. Fill material is most likely to be found in locations where previous construction/development works have been undertaken.

Wastes can also be generated and deposited on-site, the type and volume of wastes are contingent on the activities and processes being performed. In addition, illegal dumping of wastes and importation of wastes (albeit the latter is less common as it typically requires EPA approval) may also occur.

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

Poultry/egg farms

Based on the available information, Lots 2 – 4 within the Wallan South PSP were historically occupied by a battery egg farm and Lots 1 and 5 were likely used for poultry farming.

On-site disposal of waste (including manure and dead poultry) could result in pollution of soil and groundwater with nutrients, pathogens and heavy metals.

Poultry and egg farms can also be accompanied by an abattoir which can pose significant contamination to the environment due to nutrients from animal manure and process wastewater leading to eutrophication in wetlands and waterways, and toxic concentrations of nitrogen compounds; depletion of oxygen levels in surface waters due to the breakdown of organic matter; pathogens such as salmonella bacteria from any diseased stock held at the site; increased salinity derived from waste stabilisation pond effluent evaporation; increased turbidity due to solids transfer to waterways and wetlands; and alkalinity and surfactants derived from equipment cleaning⁷.

Rail Siding

A rail siding has existed within Lots 36 – 42 of the Wallan East PSP adjacent to the existing railway corridor since at least 1946 and potentially used for laydown of railway materials.

The specificity of rail infrastructure can cause some typical organic and inorganic contamination, resulting mostly from used lubricate oils and condenser fluids, transportation of oil derivatives, metal ores, fertilizers and different chemicals, as well as from application of herbicides⁸. The most common types of pollutants connected with railway transport are TRH, PAH, metals, pesticides and herbicides.

⁷ Department of Water, Government of Western Australia, Water Quality Protection Note, Rural Abattoirs, WQPN98, May 2007.

⁸ B. Wilkomirski et al (2010) Railway Transportation as a Serious Source of Organic and Inorganic Pollution, dated 8 October 2010.

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

The potential on-site sources of contamination were targeted, where access was permitted during the site inspection of select Wallan South and Wallan East PSP areas on 22 November 2019. Several properties were inspected from the closest publicly accessible areas due to access restrictions.

The potential sources of on-site contamination identified during the regional desktop site history assessment (Stage 1 assessment) are presented in **Table 7.1** along with the findings of site inspections (Stage 2 assessment). The original risk rankings have been re-evaluated following the site inspection with the revised risk ranking provided in **Table 7.1** and depicted in **Figures 3A** and **3B**.

General farm homesteads were the most frequently observed potential contamination sources within the Wallan South and Wallan East PSP areas. As described previously, these typically included fuel storage as well as storage of other miscellaneous chemicals, typically in small volumes, and any impacts are likely to be localised. On this basis, these properties were allocated a low potential for contamination.



Plate 7.1: Storage of farm machinery (Lot 43)



Plate 7.2: Storage of farm machinery (Lot 51)

Access consent was not granted for Lots 1 and 5, hence these properties were excluded from the site inspection. Based on the site history information, these properties were likely used for poultry farming. For the purpose of this assessment, Jacobs has conservatively allocated a risk ranking of low to medium for these properties.

The former battery egg farm at Lots 2 – 4 (Wallan South PSP) is currently used for dwelling, storage of plant and equipment, and sheep grazing. Stockpiling of soils was also noted at the former egg farm and in some cases building rubble was also identified.



Plate 7.3: Machinery Shed (Lots 2-4)



Plate 7.4: Storage of oils and lubricants (Lots 2-4)



Plate 7.5: Sheep grazing (Lots 2-4)



Plate 7.6: Former chicken sheds (Lots 2-4)



Plate 7.7: Soil stockpiles (Lots 2-4)



Plate 7.8: Building rubble observed within soil stockpiles (Lots 2-4)

Lots 36 – 42 (Wallan East PSP) have been occupied by a rail siding and potentially used for laydown of railway materials.



Plate 7.9: Rail siding, looking south-west (Lots 36 – 42)



Plate 7.10: Rail siding, looking north-west (Lots 36 – 42)

Table 7.1: Summary of potential on site sources of contamination

Lot No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Inspection Conducted (Stage 2)	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
Wallan South PSP							
Lot 1	Likely poultry farming	Soil and groundwater	Nutrients, pathogens and heavy metals	No	Whilst this property could not be accessed, the imagery on Google Map appears to indicate a rural residence with adjoining shed in the north-eastern portion of the property.	M – H	<p>Further assessments (including but not limited to a site-specific comprehensive site history review and detailed inspection (i.e. PSI) and intrusive investigations (i.e. DSI)) should be considered to assess the contamination status of the site. The outcomes (thereof) would inform the requirement for a statutory audit.</p> <p>In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application.</p>
Lots 2 – 4	Former battery egg farm	Soil and groundwater	Nutrients, pathogens and heavy metals and various COPC associated with stockpiling	Yes	<p>Three elongated buildings were located in the central portion of the site which were formerly used as chicken sheds.</p> <p>A machinery shed was located adjacent to the chicken shed which housed the plant and equipment. Various oils and chemicals were also observed in the machinery shed including two 205 litre drums containing diesel.</p> <p>Sheep grazing was noted during the site inspection. Animal manure was observed on</p>	H	<p>Further assessments (including but not limited to a site-specific comprehensive site history review and detailed inspection (i.e. PSI) and intrusive investigations (i.e. DSI)) should be considered to assess the contamination status of the site. The outcomes (thereof) would inform the requirement for a statutory audit.</p>

Lot No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Inspection Conducted (Stage 2)	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
					<p>the site surface across the property as well as within the former chicken sheds.</p> <p>Numerous stockpiles of soils were located to the west of the chicken sheds with building rubble noted in some stockpiles.</p> <p>Residences were located in the northern and south-eastern portion of the property.</p> <p>Two dams were located in the western portion of the property which potentially receive surface water from an unnamed creek entering from the northern site boundary.</p>		<p>In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application.</p>
Lot 5	Likely poultry farming	Soil and groundwater	Nutrients, pathogens and heavy metals	No	<p>Whilst this property could not be accessed, the imagery on Google Map appears to indicate a rural residence in the northern portion of the property. Two large buildings are located in the southern portion of the property however it is difficult to deduce the potential use from the imagery.</p>	M – H	<p>Further assessments (including but not limited to a site-specific comprehensive site history review and detailed inspection (i.e. PSI) and intrusive investigations (i.e. DSI)) should be considered to assess the contamination status of the site. The outcomes (thereof) would inform the requirement for a statutory audit.</p> <p>In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application.</p>

Lot No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Inspection Conducted (Stage 2)	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
Lot 10	Farm building and residence	Soil	TPH, metals, herbicides and pesticides	Yes	Farm residence with a horse stable.	L - M	<p>A site-specific comprehensive site history review and detailed inspection (i.e. PSI) should be considered in the first instance to identify the presence of potentially contaminating activities at the site.</p> <p>Limited soil sampling should be undertaken (this could be part of the PSI) to assess the contamination status of the site and its suitability for residential or other sensitive uses. The outcomes (thereof) would inform the requirement for a statutory audit. Such assessments should be considered by the Planning Authority in the development application.</p> <p>In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application.</p>
Lots 8, 9, 22, 29, 31, 32, 33 and 34	Farm building and residence	Soil	TPH, metals, herbicides and pesticides	No	Whilst these properties could not be accessed, the imagery on Google Map appear to indicate farm residence with various outbuildings, although likely used for domestic use rather than agricultural use.	L - M	<p>A site-specific comprehensive site history review and detailed inspection (i.e. PSI) should be considered in the first instance to identify the presence of potentially contaminating activities at these properties. Limited soil sampling should be undertaken (this could be part of the PSI) to assess the contamination</p>

Lot No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Inspection Conducted (Stage 2)	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
Wallan East PSP							
Lots 36 – 42	Rail siding	Soil and groundwater	TRH, PAH, metals, pesticides and herbicides.	No - however, this property was viewed from the closest publicly accessible areas.	The rail siding was located adjacent to the main running line. No notable feature were observed along the rail siding.	M – H	<p>status and the suitability for these properties to be redeveloped for residential or other sensitive uses. The outcomes (thereof) would inform the requirement for a statutory audit. Such assessments should be considered by the Planning Authority in the development application.</p> <p>In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application.</p> <p>Further assessments (including but not limited to a site-specific comprehensive site history review and detailed inspection (i.e. PSI) and intrusive investigations (i.e. DSI)) should be considered to assess the contamination status of the site. The outcomes (thereof) would inform the requirement for a statutory audit. In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk</p>

Lot No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Inspection Conducted (Stage 2)	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
							screening assessment as a requirement in the development application.
Lot 43	Farm building and residence	Soil	TPH, metals, herbicides and pesticides	Yes	Farm residence with various outbuildings, although likely used for domestic use rather than agricultural use. Various oils and chemicals in small quantity were also observed in the machinery shed. A horse stable was located at the rear of the property.	L – M	<p>A site-specific comprehensive site history review and detailed inspection (i.e. PSI) should be considered in the first instance to identify the presence of potentially contaminating activities at the site. Limited soil sampling should be undertaken (this could be part of the PSI) to assess the contamination status of the site and its suitability for residential or other sensitive uses. The outcomes (thereof) would inform the requirement for a statutory audit. Such assessments should be considered by the Planning Authority in the development application.</p> <p>In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application.</p>
Lots 44, 46, 47, 48, 49, 50, 51, 52, 55, 56 and 57	Farm building and residence	Soil	TPH, metals, herbicides and pesticides	No	Whilst these properties could not be accessed, the imagery on Google Map appear to indicate farm residence with various outbuildings, although likely used for domestic use rather than agricultural use.	L – M	<p>A site-specific comprehensive site history review and detailed inspection (i.e. PSI) should be considered in the first instance to identify the presence of potentially contaminating activities at these properties. Limited soil sampling should be undertaken (this could be part</p>

Lot No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Inspection Conducted (Stage 2)	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment *
							<p>of the PSI) to assess the contamination status and the suitability for these properties to be redeveloped for residential or other sensitive uses. The outcomes (thereof) would inform the requirement for a statutory audit. Such assessments should be considered by the Planning Authority in the development application.</p> <p>In the event that the planning scheme amendment for the PSP areas post-dates the implementation of the Amendment Act 2018, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application.</p>

Notes:

TPH – Total petroleum hydrocarbons

PAH – Polycyclic aromatic hydrocarbons

Nutrients – Ammonia, nitrate, nitrite, phosphate

*Note this excludes further broad-acre sampling recommended to assess potential soil contamination resulting from the historic uses of agricultural chemicals across farmland in general. Such an assessment would not target individual properties; rather representative samples would be collected across the wider extent of the PSP study area. In addition, assessment of subsurface contamination resulting from leaky septic tank system has also been excluded as such an assessment should be undertaken on a site-by-site basis, depending on whether septic tank system has been identified. Refer to **Section 9** for further details.

7.3 Potential off-site sources of contamination

Sites located immediately outside of the Wallan South and Wallan East PSP boundaries were also considered during the Stage 1 assessment in order to identify any potentially contaminating land uses that may impact upon the future uses of land within the PSP areas. Off-site sources identified in the vicinity of the PSP areas are summarised in **Table 7.2**. Sites listed in this table were inspected from the closest publicly accessible areas during the site visits.

The site located outside of the PSP areas with the highest risk ranking was the existing rail corridor located to the west of the Wallan East PSP area which has been allocated a risk ranking of medium to high. Consistently with the rail siding, the rail corridor has the potential to cause subsurface contamination.

As indicated in **Section 6.9**, previous soil and groundwater assessments conducted for the Yarra Valley Water's reclaimed water re-use scheme have reported contaminant concentrations below the adopted assessment criteria. On that basis, the potential for the scheme to impact upon the project area is likely to be low.

The remaining off-site properties generally comprised small farms, rural residences and small-scale commercial properties. Based on their proximity to the Wallan South and Wallan East PSP areas as well as the nature of the operations observed, the potential for contamination of the PSP areas was perceived to be either low or very low.

Table 7.2: Summary of potential off-site sources of contamination

Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Site Inspection Conducted	Findings of Site Inspection	Potential Contamination Risk	Further Site Specific Assessment
Rail Corridor	Soil and groundwater	TRH, PAH, metals, pesticides and herbicides.	No - however, this property was viewed from the closest publicly accessible areas.	Existing rail corridor adjacent to the Wallan station. Upgrade work for the station carpark is currently underway.	M – H	Not required given that assessments have been proposed along the rail siding

Notes:

TPH – Total petroleum hydrocarbons

PAH – Polycyclic aromatic hydrocarbons

7.4 Geotechnical assessment

7.4.1 Variation in ground model

Variable ground conditions are expected at the proposed sites specifically Wallan south area, which comprise three regional geological formations such as Newer Volcanics Group, Humevale formation and alluvium. The depth of the alluvial profile at the project area is not known. Devonian profile typically comprises residual soil and extremely weathered siltstone/sandstone characterised by silty clay of medium to high plasticity with occasional gravel. This material occurs both as a layer overlying, and within the moderately weathered to fresh siltstone/sandstone. Newer Volcanics Basalt typically comprises residual soil and extremely weathered to fresh basalt characterised by clay of high plasticity with occasional gravel. The High plasticity clay usually subjected to high shrinkage and swell by absorbing water.

The depth to weathered rock specially in newer Volcanics group can be highly variable over short horizontal distances. Weathering within the basalt profile is generally extremely weathered to slightly weathered and fresh rock. The strength of the rock encountered at the rock head is generally medium to extremely high depends on weathering degree.

The depth to weathered rock can be highly variable over short horizontal distances. Weathering within the Devonian (Humevale Siltstone) profile is generally moderately weathered at the rock head with zones of highly weathered material, the degree and extent of which is dependent on the environmental conditions the formation has been subject to. The weathering generally becomes moderately and less weathered with depth. The strength of the rock encountered at the rock head is generally low to high. Moderately to slightly weathered rock at depth is generally encountered as high to very high strength.

7.4.2 Soil Reactivity

The residual soil of the Newer Volcanic Group is typically highly reactivity and prone to shrinkage and swelling due to the seasonal changes to the moisture content of the soil. Australian Standard AS2870-2011 "Residential Slabs and Footings - Construction" indicates that Wallan is in a Climatic Zone 3 with respect to shrink swell movements. The depth of design suction changes in Climatic Zone 3 can be up to 2.3m below ground level.

Based on the Melbourne climatic zones indicators and the classification system presented in Table D1 of AS2870-2011, an indicative site classification of Class "H2 to E" (Highly reactive to extremely reactive clay site) could be adopted for design purposes, where the depth of clay over massive rock is larger than 1.5 m . Although this classification would depend on the depth, thickness and reactivity of the clay material in this area, a characteristic surface movements (y_s) of between 60 mm to large than 75 mm could be expected as per Table 2.3 of AS2870-2011.

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

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

7.4.3 Geotechnical risks assessment

A preliminary assessment of the geotechnical risks associated with the land suitability assessment has been undertaken. A risk assessment matrix considering the likelihood and consequence as shown below has been used to characterise risks. The risk ranking presented in Table 7-3 below has been undertaken based on the available desktop information to date.

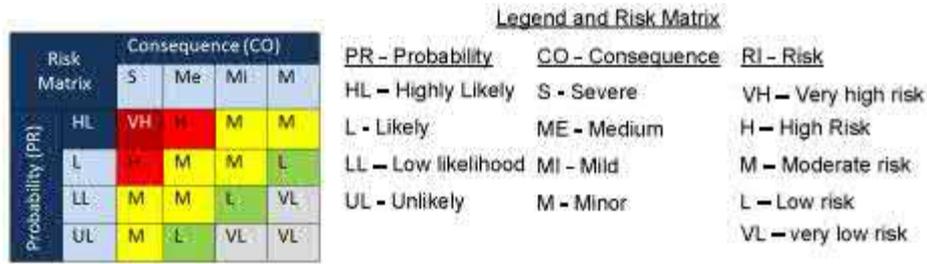


Table 7-3: Design Geotechnical Risk Summary

Risk	Risk Rating	Risk Description	Potential Mitigation Measures	Mitigated Risk Rating
Uncertainty of ground conditions	H (HLxME)	<ul style="list-style-type: none"> Lack of information leading to incorrect ground models. Unduly conservative design Potential construction delays to revise design 	<ul style="list-style-type: none"> Carry out site specific additional ground investigation and laboratory testing 	L (LLxMI)
Instability of excavation	M (LLxME)	<ul style="list-style-type: none"> Potential instability of soils Collapse of excavation Excessive inflow of perched water 	<ul style="list-style-type: none"> Open cut excavations up to 1.5m height shall be battered to a minimum slope of 1V:1H Dewatering to be designed, installed and managed properly 	L (LLxMI)
Surface movement of shallow foundations due to shrinkage and swelling of expansive soil	M (LxME)	<ul style="list-style-type: none"> Excessive surface movement due to shrinkage and swelling of the potential expansive soil subjected to seasonal changes in moisture content. 	<ul style="list-style-type: none"> Excavate the expansive soil and replace with blinding concrete to base of concrete. If shallow rock is expected, remove all expansive soil and found the structure on weathered rock. 	L (LLxMI)
Bearing capacity of shallow foundations	M (LLxME)	<ul style="list-style-type: none"> Bearing capacity failure of shallow foundations, excessive settlement and damage to structures/equipment 	<ul style="list-style-type: none"> Ensure that weight of structures does not exceed the bearing capacity of the soil If bearing capacity of soil is not adequate, remove any soft ground and replace with either blinding concrete or selected cohesive and non-porous fill 	L (LLxMI)
Damage to adjacent properties	L (LLxMI)	<ul style="list-style-type: none"> Ensure existing utilities have been cleared and diverted from excavation location Excavation may incur in excessive vibration and induce structural damage to the adjacent properties. 	<ul style="list-style-type: none"> Undertake pre-construction survey of adjacent properties Contractor to undertake vibration assessment and select appropriate machinery for excavation. Contractor to monitor vibration level during excavation and minimise damage. 	VL (ULxMI)

7.5 Hydrogeological general

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

- The local hydrogeology is defined by three units – the outcropping bedrock of the Humevale Siltstone, the overlying basalt of the Newer Volcanics and the Quaternary Alluvium that is predominately associated with Merri Creek;
- The Newer Volcanics forms the major aquifer at the site, given its extensive presence, quality and yield (compared to the Humevale Siltstone). It is likely the Quaternary alluvial units are thin and localised, despite being noted as widespread on geological maps;
- Groundwater is likely to be intersected within 10 m of the surface, but may be as shallow as 5 m in some areas (notably the wetland area in southern Wallan South PSP and in vicinity to Merri Creek in Wallan East PSP) or as deep as 50m (notably where the bedrock outcrops in Wallan South PSP);
- Groundwater quality is likely to vary from 1,000 – 5,400 mg/L TDS but most likely to be in the range of 1,000 to 4,000 mg/L TDS across the sites;
- Local aquifers are recharged by direct infiltration of rainfall through the soil. As such, all areas of the site are potential groundwater recharge areas. Locally, flooding around the creek and the swamp deposits at times of high surface water flow will most likely also contribute to groundwater recharge; and
- The Atlas of Groundwater Dependent Ecosystems (BoM, 2012) identifies Merri Creek in Wallan East PSP as having moderate potential for groundwater interaction, whilst the vegetation on the bank of the Creek has high potential. Therefore, it is likely that the depth to groundwater in vicinity of the Creek will be shallow. The 'temporary freshwater wetland' in the southern area of Wallan South PSP is rated as having low potential for groundwater interaction.

A site walkover for both PSPs was undertaken by Jacobs on 22 November 2019 to determine or confirm hydrogeological features. The outcomes of the site walkover are as follows:

- An attempt was made to access and measure water level in local wells 145715, 98238, 98240 and 98225.
 - 98225 (Wallan East PSP) was found but was equipped with pump equipment which prevented the measurement of a water level.
 - All other wells could not be found or accessed.
- Merri Creek was inspected to determine whether surface flows were present. Water was not found to be flowing in the Creek, however denser vegetation was found along the course of the Creek compared to the neighbouring fields, indicating the presence of a shallow water source;
- A large channel runs through Wallan South PSP that is filled with water. The nature of this channel is unknown (whether is concrete or clay lined, whether it is natural and interacts with groundwater). Several dams are filled from this channel;
- Drainage channels and dams (potentially spring fed) are scattered across both sites; and
- An effort to observe the potential wetland on the southern boundary of Wallan South PSP was made but no access was possible.

In summary, the site walkover confirmed that depth to groundwater across the site is expected to be shallow due to the presence of surface water features. While many of the local wells could not be accessed or found at the time of the site walkover, it is possible they are still present and could be made available for groundwater monitoring in the future.

8. Development Opportunities and Constraints

8.1 Site contamination

Based on the information described in this report, there do not appear to be any significant constraints from a site contamination perspective which would render the land unsuitable for any feasible land use. However, there are particular areas which have been identified as presenting a potentially low to medium or medium to high risk of contamination (see **Table 7.1**). It is likely that the identified areas of concern will comprise discrete or localised areas of contamination that can be cost-effectively remediated or managed as part of the development process. These areas will need to be assessed in greater detail through a site-specific comprehensive site history review and detailed inspection (i.e. PSI) and intrusive investigations (i.e. DSI) before a more robust conclusion regarding the suitability of these sites for a specific land use can be made. In summary, the higher risks are associated with the former egg farm at Lots 2 – 4; potential poultry farm at Lots 1 and 5; and the rail siding at Lots 36 – 42 with lower risk ratings associated with the farm homesteads located at various lots.

A long history of agricultural land use has been identified within the Wallan South and Wallan East PSP areas. It is recommended that such PSP areas be assessed during the intrusive investigation prior to change of land use to a more sensitive receptor. This is based on the potential contamination which may have resulted from such land uses. Therefore, further and more detailed site specific investigations should be undertaken prior to change of land use to accommodate more sensitive end uses.

Septic tank systems associated with the rural residences are likely to be present within the Wallan South and Wallan East PSP areas which have the potential to cause subsurface contamination where leaks may have occurred. As such, it is recommended that all septic tank systems should be identified, excavated and the site validated prior to the development.

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

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

8.2 Geotechnical

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

8.2.1 Variable ground conditions

- The depth and reactivity of the Newer Volcanics residual clay which forms the surface geology across southeast and north part of the Wallan South site are unknown. Alluvium depth and reactivity which form the surface geology of Wallan east and the majority part of Wallan south are not identified. Residual soil and alluvium would govern both sites (Wallan east and Wallan south) classification for foundation design in this area. It is expected that the site would be considered highly reactive (Class “H2 to E”). A more favourable site classification may be applicable to the western half of the Wallan south site, which is mapped as Humevale Formation. It is noted that a geotechnical site investigation is recommended to characterise the site classification across the site; and
- The variable thickness of the soil horizon over relatively short horizontal distances can lead to differential settlement of structures. As such, a geotechnical investigation is required to assess the depth to rock across the site.

8.2.2 Excavatability & stability of temporary excavation

- The variable geological conditions across the site can lead sudden change ground conditions for excavation. Excavation in sand, gravel and fill or excavations extending below the water table will be unstable and should be battered or shored. This will need to be assessed at the time of construction; however, a conservative approach should be adopted when considering stability of short term batter slopes;
- The excavation of the surficial fill, alluvium and natural soils is expected to be possible with standard bucket excavation method utilising a traditional excavator of suitable capacity;
- Excavation within granular Alluvium will post a risk of caving and collapse. Alternative ground collapse control measures during excavation (e.g. benching / battering, shoring, shielding, etc.) shall be considered to ensure that sidewall and overall integrity of the excavation is maintained;
- Excavations in Newer Volcanics and can vary between relatively easy excavations in residual soils to difficult excavation in weathered rock. It is expected that the existing natural soils may be excavated using conventional excavation equipment such as tracked excavators. Excavators equipped with ripper attachments or hydraulic impact breakers may be required to loosen any weathered basalt that is encountered, prior to excavation. Blasting may be required for excavation in very high strength basalt rock;
- Construction adjacent or near the crest of river bank (Merri Creek) will post a number of risks including slope failure, overturning of machinery. Ground Investigation and river bank inspection are recommended to confirm the strength of soil and stability of the river bank during construction and serviceability. The bearing capacity of footing constructed at top of slope would also require to assess, ensuring sufficient bearing capacity is available to the foundation soil;
- Temporary open cut trenches less than 1.5 m depth maybe constructed by battering the side of the excavation. Temporary batter slopes should not be steeper than 1V:2H in the cohesive alluvial deposits. High plasticity clays may be fissured and have weak shear planes, where soil block failures can happen. As such, appropriate benching and temporary slopes (e.g. 1V:2H or flatter) should be considered for trench and foundation excavations; and
- Dispersive soils may be encountered at the vicinity of the creek. Dispersive soils are easily reworked, and are susceptible to erosion and washing away. These soils may not be suitable for use as fill material as part of an engineered fill to support foundations or pavements.

8.2.3 Foundation Design

- Construction of shallow footing above Alluvium will post a risk of structural damage due to insufficient bearing capacity and settlement. Ground Investigation is recommended to confirm the ground conditions, and assess the composition, thickness, strength and compressibility characteristics of the underlying soil;
- Shallow footings of private and residential development constructing above residual basaltic soil may be subjected to large seasonal surface movement due to shrinkage and swelling of expansive clay. Care should be during the foundation design to minimise the impact of soil shrinkage and swelling and limit the change in moisture content of the reactive soil;
- Design of roads, drainage works and underground assets would require consideration of the highly reactive nature of the clays to ensure serviceable performance and minimise on-going maintenance requirements; and
- Fill material, which may be present on site, is expected to be uncontrolled and may not be suitable as a founding material in its current state.

8.2.4 Groundwater Management

- Construction in low lying areas may be difficult during wet months. Where saturated conditions occur during construction /investigation then the site soils may become boggy and difficult to traverse;
- Dewatering during construction will be required if excavations interact with the water table. It is possible that sand lenses (within alluvium deposits), that offer a higher permeability compared to fine grained soils, may provide an additional ingress for water into the excavation. The recharge, direction and magnitudes of flow are unknown; however, it is considered that a sump and pump type arrangement could provide satisfactory management of ground water locally. This shall need to be assessed prior and during any

excavation. Based on the presence of Clay and Silt within the Alluvium, consideration should be made to the filtration and capture of sediment;

- In addition to groundwater management, events such as heavy rainfall and flooding are required to be considered in the design of a sump and pump arrangement. The capacity of the discharge point is required to be adequate to meet current capacity and the addition of any groundwater. Discharge of groundwater should be in accordance with the relevant authorities and conditions on permits obtained; and
- Areas subject to poor drainage may comprise soft material which provides low bearing capacity for foundations.

8.3 Hydrological

Melbourne Water is in the process of reviewing the current hydraulic and hydrological modelling for the Wallan South and East precincts. As such, flooding information for the region – including the drainage schemes and planning overlays referred to in this report – may change in the near future.

The current Drainage Scheme for Taylors Creek currently has a retarding basin of approximately 20 hectares specified at the junction of Northern Highway and Taylors Creek. A report prepared by Afflux Consulting in 2018 for Miller Merrigan Land Development Consultants suggested that this area could be reduced. However, it is advised to wait upon the outcome of the current Melbourne Water review to determine whether this is possible.

The majority of the two precinct areas are free from hydrological constraints significant enough to constrain development, however there are flood hazards present at both sites. The Land Subject to Inundation Overlay (LSIO) extends across both Wallan South and Wallan East, impacting development in this area. Under the LSIO, a permit is required to construct a building or carry out works, and to subdivide land. Furthermore, both sites contain the Floodway Overlay (around Taylors Creek through Wallan South and Merri Creek through Wallan East) which add further caveats for land subdivision, namely: that no new lots entirely within the FO are created (other than by agreement with Melbourne Water); and that any subdivision is the re-subdivision of existing lots, with no additional lots being created.

8.4 Geomorphological

The Wallan South and Wallan East Precinct areas appear to be located on soils that have formed from weathering of local New Volcanic Basalt rock. They are likely to be similar in characteristics to that which have previously been assessed by Van de Graaf (2018) at a nearby locality Merrifield.

Topsoils have better structural stability but subsoils are highly dispersive/strongly sodic and susceptible to erosion, particularly in instances where the topsoil is removed or if there are drainage works, which then result in rainfall and runoff making contact with and eroding these soils. Development in these areas will require very careful planning, staging of works to minimise disturbance and possible remediation of soils to enhance their stability (application of gypsum).

With proposed urban development there will be a significant change in runoff to waterways – which in turn will heighten erosion risks. It is expected that with development of drainage services scheme Melbourne Water will want further advice as to how future development and the drainage services scheme can be prepared so as manage erosion risks and provide appropriate protection to waterways, including Hernes Swamp.

8.5 Hydrogeological

A small area within the boundaries of both the Wallan South and Wallan East PSP is covered by a Salinity Management Overlay (SMO). The objectives of SMOs include the following:

- To implement the Municipal Planning Strategy and the Planning Policy Framework;
- To identify areas subject to saline groundwater discharge or high ground water recharge;
- To facilitate the stabilisation of areas affected by salinity;
- To encourage revegetation of areas which contribute to salinity;

- To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge;
- To ensure development is compatible with site capability and the retention of vegetation, and complies with the objectives of any salinity management plan for the area; and
- To prevent damage to buildings and infrastructure from saline discharge and high watertable.

Under the applicable Schedule to the SMO (27/05/2019 C141mith), there are no specific salinity management objectives to be achieved, and no specific statement of risk. Under the SMO, a planning permit will be required to subdivide land. This application will include information such as regional geology, soil types, high groundwater recharge areas, groundwater levels, sources of water, vegetation proposed to be removed and recommendations for land management practices. The areas covered by the overlay are small in size and likely to be associated with areas of poor drainage.

Given the areas covered by the SMO in Wallan South and Wallan East PSP are small in size, it is expected they will not pose a barrier to development. Should further investigation be required, the drilling of groundwater wells will allow for the assessment of conditions. It is worth noting that there are local examples where developers were successful in having a SMO removed from their site areas (Mitchell Planning Scheme Amendment C93 and C71⁹), however this process may not be required at Wallan PSPs, given the limited area affected.

Across both PSP areas, there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, shallow depth to groundwater is likely to exist in some areas of the site and the presence of the SMO indicates that there is potential for activities such as irrigation or other high recharge uses to cause local salinisation. Considerations should be given to the location of any such activities.

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

- Shallow watertable may cause groundwater inflow to excavations and may impact on site drainage (i.e. cause waterlogging);
- The brackish nature of the groundwater may require careful monitoring if dewatering or extraction is required, particularly for the consideration of the disposal of water;
- Decreased local groundwater recharge in winter and early spring as the result of dewatering or extraction associated with development has the potential to reduce discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways (specifically Merri Creek in Wallan East PSP, and the potential wetland and the water channel in Wallan South PSP);
- There may be additional land management requirements imposed by council or other regulatory body (relating to the SMO), as part of any proposed subdivision for the site; and
- There may be areas that have poor sub-soil drainage and are susceptible to water-logging.

Opportunities for potential use of extracted groundwater include dust suppression during construction, and garden watering and irrigation of parks and ovals following development. However, depending on the salinity of the groundwater, it may need to be shandied with potable water to improve the quality for the intended purpose.

Groundwater field investigations are expected to become high priority where excavations are likely to exceed 5m in depth. For large or deep excavations, groundwater investigations can be used to inform the quantity, quality and impact of dewatering.

8.6 Future quarrying

Jacobs understands that a Work Authority Application (reference no.: WA1473) is being considered for a proposed basalt and scoria quarry by Conundrum Holdings at the western half of 175 Northern Highway, Wallan

⁹ C93: August 2013, SMOs were deleted from Springridge Estate, Northern Highway, Wallan and Newbridge Estate, Station Street, Wallan. C71: July 2011, SMOs were deleted from stage 1 of the Wallara Waters residential estate, Wallan East.

(property plan number 2/LP6746). The proposed quarry is located to the south of Lot 25 within the Wallan South PSP.

It is anticipated that Council planning approval will be required by Conundrum Holdings in order to allow commencement of activities at the proposed quarry site. It is likely that this will include the re-zoning of the proposed quarry site to Special Use Zone (SUZ) which will also likely include the application of a buffer zone around the proposed quarry.

In accordance with EPA Victoria publication 1518 *Recommended Separation Distances for Industrial Residual Air Emissions* (EPA, 2013) a buffer distance of 500m (assuming blasting would be necessary) would be required between the proposed quarry and the nearest sensitive land uses. Future potential quarrying activities that would not require blasting may allow the buffer distance to be reduced to 250m. The potential implications of buffer distance to future sensitive land use development within the Wallan South PSP areas, specifically Lots 22, 25 and 26 located in close proximity to the proposed quarry should be considered by VPA and/or Council prior to finalising the future land use zones.

9. Conclusions and Recommendations

9.1 Conclusions

Site contamination assessment

Based on the information gathered during this investigation, the following conclusions can be made in relation to the Wallan South and Wallan East PSP:

- The site history assessment found that the site has a long history of agricultural land uses, with much of the areas remaining under cultivation to the present day;
- Septic tank systems associated with rural residences are likely to be present within the PSP areas;
- Based on the available information, including a site walkover and site history assessment, the following primary potential sources of contamination have been identified:
 - Medium to high risk of contamination associated with the potential poultry farms (Lots 1 and 5), former egg farm (Lots 2 – 4) and rail siding (Lots 36 – 42). These sites are likely to present the greatest potential contamination;
 - Low to medium risk of contamination associated with the farm homesteads located at Lots 8, 9, 10, 22, 29, 31, 32, 33 and 34 (within Wallan South PSP) as well as Lots 43, 44, 46, 47, 48, 49, 50, 51, 52, 55, 56 and 57 (within Wallan East PSP);
 - Highly localised areas of potential contamination associated with stockpiles and general dumped materials were observed at the former egg farm (Lots 2 – 4). However, any contamination is likely to be localised to stockpiles themselves and in some instances shallow underlying soils which can be easily removed; and
 - Diffuse but low level sources of contamination associated with the widespread application of agricultural chemicals on farmlands. These chemicals may include pesticides, herbicides, fungicides and fertilizers.
- A number of off-site sources of potential contamination have been identified in the vicinity of the PSP site. Based on the nature of the site uses, the greatest risk to the PSP areas is likely to be presented by the existing rail corridor located to the west of the Wallan East PSP. The remaining properties were deemed to present low or very low potential for contamination of the PSP area. However, none of these off-site land uses are considered to present constraints to future site development.

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

Geotechnical assessment

Based on the available geological information, a part of north and the south east half of the Wallan South PSP site are likely to be underlain by highly reactive residual basaltic clay overlying basalt rock. Alluvium covered the majority parts of Wallan South PSP and entire Wallan East PSP overlying weathered siltstone/sandstone and Newer Volcanics. An indicative site classification of Class “H2 to E” has been assessed in accordance with Table D1, AS2870-2011.

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

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

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

Hydrology assessment

The 1% AEP flood extent impacts upon both the Wallan South and Wallan East precincts, covering 77 hectares and 33 hectares of the sites respectively. This flooding stems from the confluences of Strathaird Creek and Taylors Creek in Wallan South and Merri Creek with Mittagong Creek in Wallan East. Wallan South contains a wetland of approximately 43 hectares which is known to inundate episodically according to the DELWP Victorian Wetlands Inventory and may present drainage challenges.

Melbourne Water is in the process of reviewing the current hydraulic and hydrological modelling for the Wallan South and East precincts. As such, flooding information for the region – including the drainage schemes and planning overlays referred to in this report – are likely to change in the near future. Once completed this information will be the best available flooding information for these sites and it is recommended that these are adopted.

Geomorphology assessment

The Wallan South and Wallan East Precinct areas appear to be located on soils that have formed from weathering of local New Volcanic Basalt rock. Limited soil mapping exists but it is considered likely that the soils are Sodosols. Sodosols are susceptible to problems of waterlogging and erosion as a result of the physical structure and chemical composition. Soil sodicity potentially leads to dispersion, degrading soil structure, which is more frequently a problem with subsoil horizons, that are often relatively impermeable and become prone to gully erosion and tunnel erosion. This erosion risk is increased in circumstances where the surface soil has been removed or if there are drainage works, which then result in rainfall and runoff making contact with and eroding these soils.

There is increasing awareness, that urban development in areas that have these geologies and soil types in the Melbourne Region is an issue both through the construction phase and ongoing management of waterways. During the construction phase of development, vegetation is cleared and surface soils may be removed, exposing subsoils to rainfall. Erosion risks are potentially heightened along incised drains and connecting streams, as the amount of runoff to these waterways is increased as a result of increased stormwater runoff from impervious areas (roads, roofs). There is also more pressure on existing streams to drain water from their catchment areas. Further assessments into the characteristics of these soils and their erosion risks is recommended to inform future development in both PSPs.

Hydrogeological assessment

Based on the regional hydrogeological information and bore data in the vicinity of the site, the Newer Volcanics forms the major aquifer at the site, given the likely yield, quality and depth to water (when compared to the Humevale Siltstone). It is likely the Quaternary alluvial units are thin and localised, despite being noted as widespread on geological maps.

Both PSPs currently have small areas within a Salinity Management Overlay (SMO). Under the SMO, a planning permit will be required as part of the subdivision process, which will detail recommendations for land management practices.

Across both PSP areas, there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. However, shallow depth to groundwater is likely to exist in some areas of the site and the presence of the SMO indicates that there is potential for activities such as irrigation or other high recharge uses to cause local salinisation. Considerations should be given to the location of any such activities. The following issues require consideration in the planning and design of any development:

- Shallow watertable may cause groundwater inflow to excavations and may impact on site drainage (i.e. cause waterlogging);
- The brackish nature of the groundwater may require careful monitoring if dewatering or extraction is required, particularly for the consideration of the disposal of water;
- Decreased local groundwater recharge in winter and early spring as the result of dewatering or extraction associated with development has the potential to reduce discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways (specifically Merri Creek in Wallan East PSP, and the potential wetland and the water channel in Wallan South PSP);
- There may be additional land management requirements imposed by council or other regulatory body (relating to the SMO), as part of any proposed subdivision for the site; and
- There may be areas that have poor sub-soil drainage and are susceptible to water-logging.

Opportunities for potential use of extracted groundwater include dust suppression during construction, and garden watering and irrigation of parks and ovals following development. However, depending on the salinity of the groundwater, it may need to be shandied with potable water to improve the quality for the intended purpose.

Groundwater conditions may present a critical issue for design where excavations are likely to exceed 5m in depth. For large or deep excavations, groundwater investigations can be used to inform the quantity, quality and impact of dewatering.

9.2 Recommendations

We understand that the proposed future use of the Wallan South and Wallan East PSPs is as a broad ranging urban development and is likely thus to include sensitive uses such as residential, schools and community centres in addition to open space, retail and business uses. However, since specific future land uses within the PSP boundary are yet to be confirmed, this assessment has been completed based on the assumption that residential or other sensitive uses will be the probable land future uses across the PSP areas.

The following further works are recommended, including recommended timings:

Contaminated land assessment

- Assessment of potential contamination associated with the potential poultry farms (Lots 1 and 5), former egg farm (Lots 2 – 4) and rail siding (Lots 36 – 42). These sites are likely to present the greatest potential contamination. This process may be best undertaken through the preparation of a site-specific PSI (comprising comprehensive site history review and detailed inspection) followed by a site-specific DSI (which may include targeted sampling of soils and groundwater). It is recommended that the DSI also includes a provision to assess potential soil contamination resulting from the historical uses of agricultural chemicals at the above properties (with the exception of the rail siding). *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works;*
- Assessment of potential contamination associated with the farm homesteads located at Lots 8, 9, 10, 22, 29, 31, 32, 33 and 34 (within Wallan South PSP) as well as Lots 43, 44, 46, 47, 48, 49, 50, 51, 52, 55, 56 and 57 (within Wallan East PSP). This process may be best undertaken through the preparation of a site-specific PSI (comprising comprehensive site history review and detailed inspection) and limited soil sampling (this could be part of the PSI). *Timing: It is recommended that this task be undertaken to coincide with the cessation or scaling down of current site operations at these sites and prior to the commencement of the proposed development and construction works;*
- In the event that the planning scheme amendments for the PSP areas post-date the implementation of the Amendment Act 2018 that is likely to come into effect on 1 July 2020, it is recommended that the Planning Authority considers the inclusion of the preliminary risk screening assessment as a requirement in the development application for all properties proposed for residential or other sensitive uses;
- Completion of a hazardous materials assessment for existing properties to confirm the potential presence of asbestos containing materials and lead based paints and to identify controls that should be implemented during future development to prevent exposure by site workers or future users of the site. *Timing: It is recommended that this task be undertaken prior to the commencement of site demolition works;*

- Excavation and removal of underground storage tanks (USTs), soil remediation and tank pit validation if USTs are found on properties. *Timing: This task should be undertaken on a site-by-site basis during future site development;*
- Removal of existing septic tanks followed by soil validation. Should the soil impacts indicate the septic tank is likely to impact groundwater, intrusive groundwater investigation should also be considered. *Timing: This task should be undertaken on a site-by-site basis during future site development;* and
- Classification and appropriate removal (if required) of various stockpiles and dumped materials observed at the former egg farm (Lots 2 – 4) and present at any sites across the PSP areas. This includes subsequent validation following removal. It is noted that sampling of some stockpiles of soil observed may indicate that the material is suitable for re-use as part of future development and as such removal may not be required in all instances. *Timing: This task should be undertaken on a site-by-site basis during future site development.*

Geotechnical assessment

- It is recommended that further geotechnical investigation, soil and rock sampling, geotechnical laboratory testing are undertaken to assess the ground conditions, design constraints and geotechnical design parameters for temporary excavation, building foundation and road design. *Timing: This task should be undertaken on a site-by-site basis during future development as part of the building permit application process.*

Hydrogeological assessment

- Completion of groundwater level and quality monitoring on existing groundwater bores to confirm groundwater conditions based on the risk of the proposed land use affecting groundwater. Groundwater hydraulic testing (slug tests) may also be undertaken to determine aquifer properties. This assumes existing wells are in a suitable condition for such an assessment. *Timing: This task should be undertaken on a site-by-site basis during design to inform risk to groundwater;* and
- Installation of wells and completion of groundwater monitoring as part of geotechnical assessment. *Timing: This task should be undertaken on a site-by-site basis during design where excavations greater than 5m are expected to inform groundwater risks.*

Hydrology/Geomorphology assessment

- It is recommended that further site investigation, sampling, laboratory analysis and characterisation of soils is undertaken to confirm their erodibility and develop a plan to stabilise the soils (options include chemical treatment of soils, careful staging of works). *Timing: This task should be undertaken across each precinct area. The outcomes of this work will assist in providing strategic advice on issues relating to sodic soils and how to manage these with future development;* and
- A field geomorphology assessment of waterways is recommended to assess their current condition and how this is likely to change with changes in hydrology and hydraulics for future development scenarios. The scope of this geomorphology assessment should be agreed with Melbourne Water. Jacobs have recently completed such investigations for the Werribee Junction Precinct Structure Plan (Jacobs 2019b). *Timing: This task should be undertaken across each precinct area. The outcomes of this work will assist in providing strategic advice on issues relating to the stability of waterways and how to manage these with future development.*

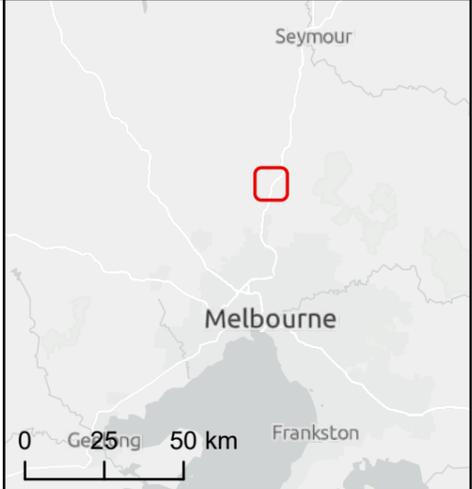
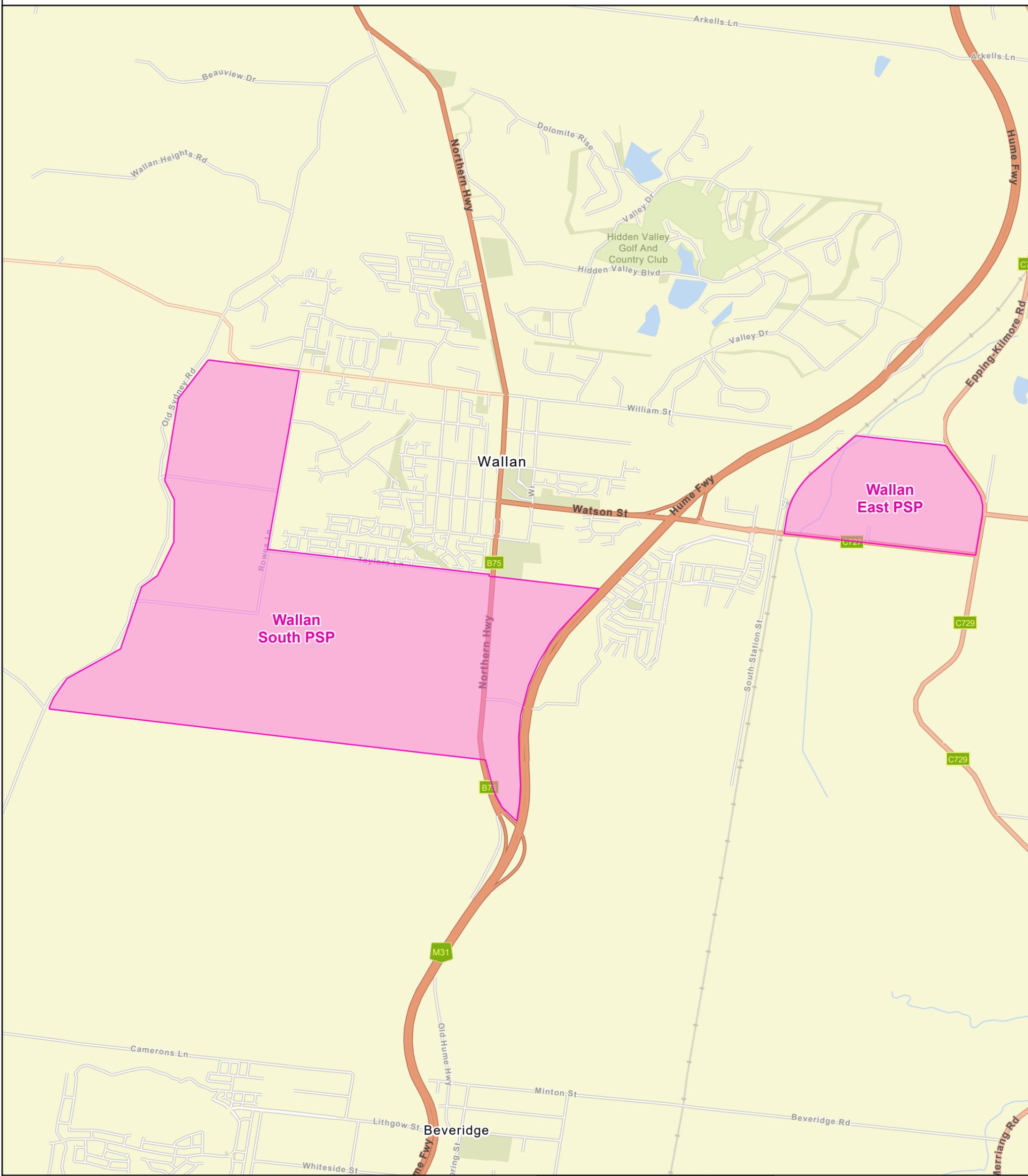
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Figures

Figure 1 — Site locality plan

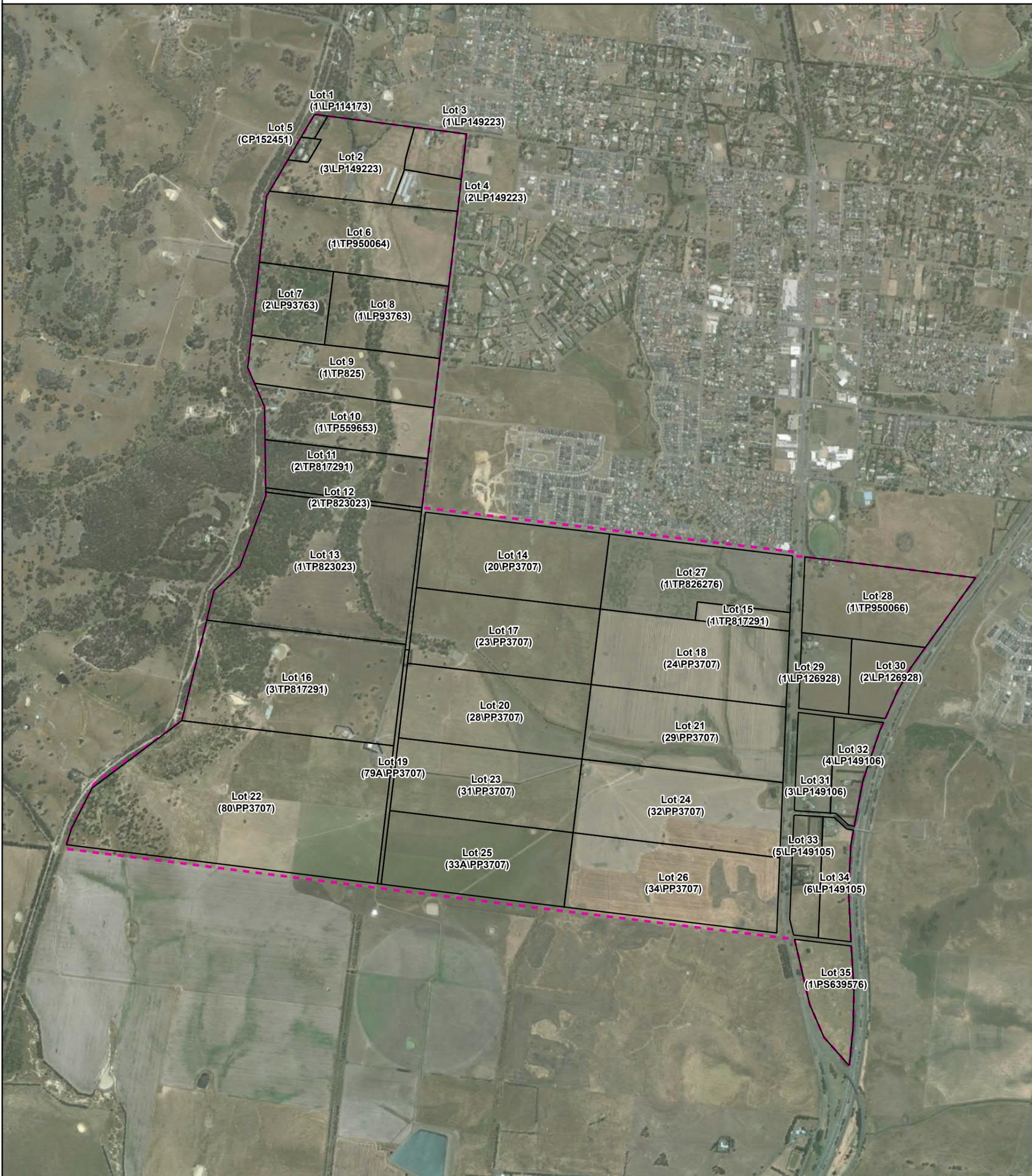


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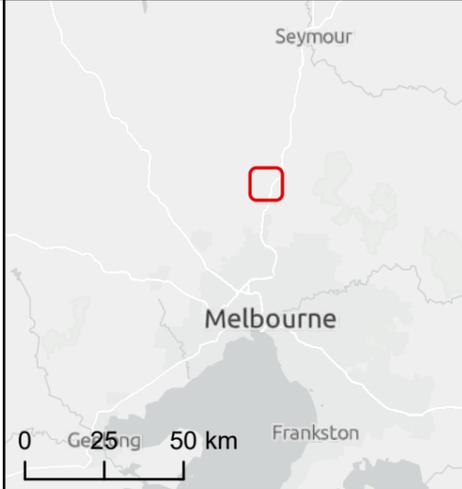
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Cadastre
 PSP Boundary



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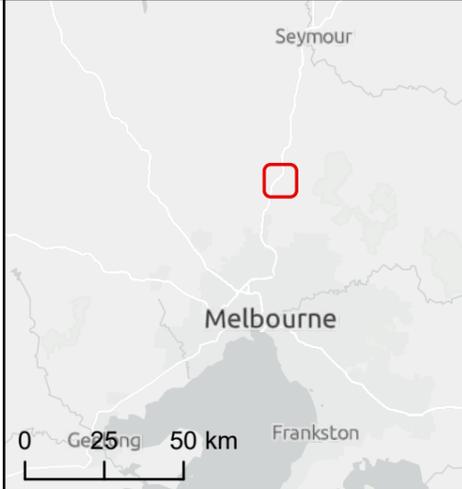

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Cadastre
 PSP Boundary



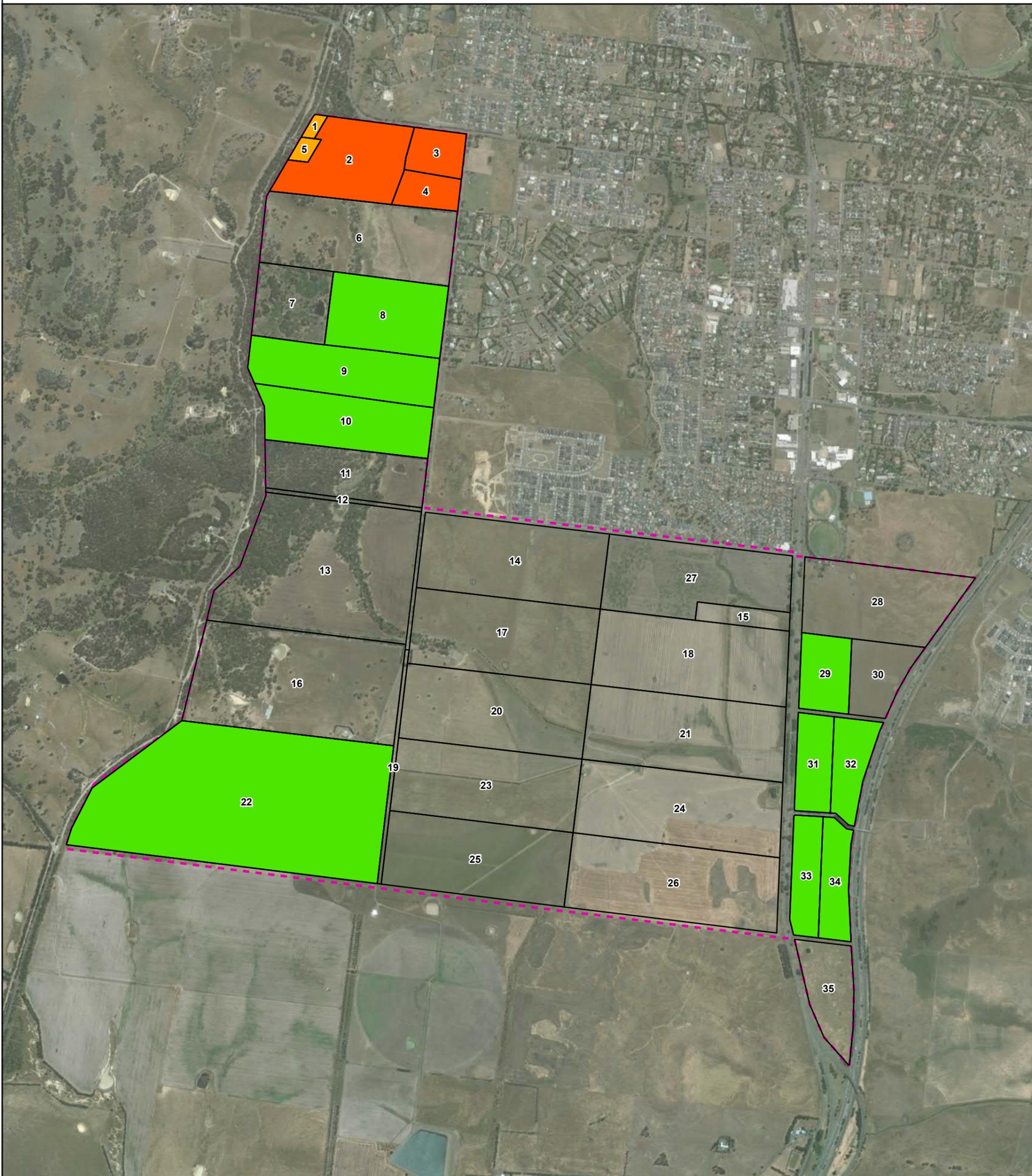
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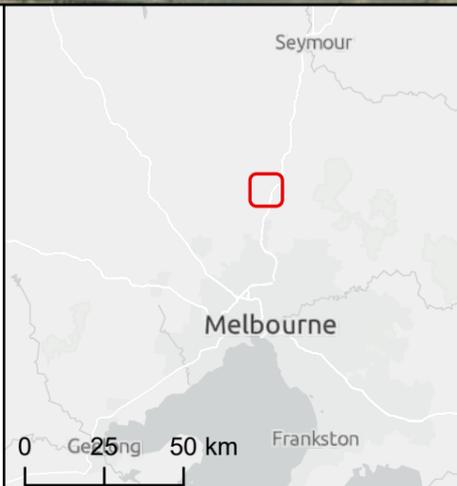
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- Cadastre
 - PSP Boundary
- Qualitative Risk Rating**
- H (high)
 - M - H (medium to high)
 - L - M (low to medium)



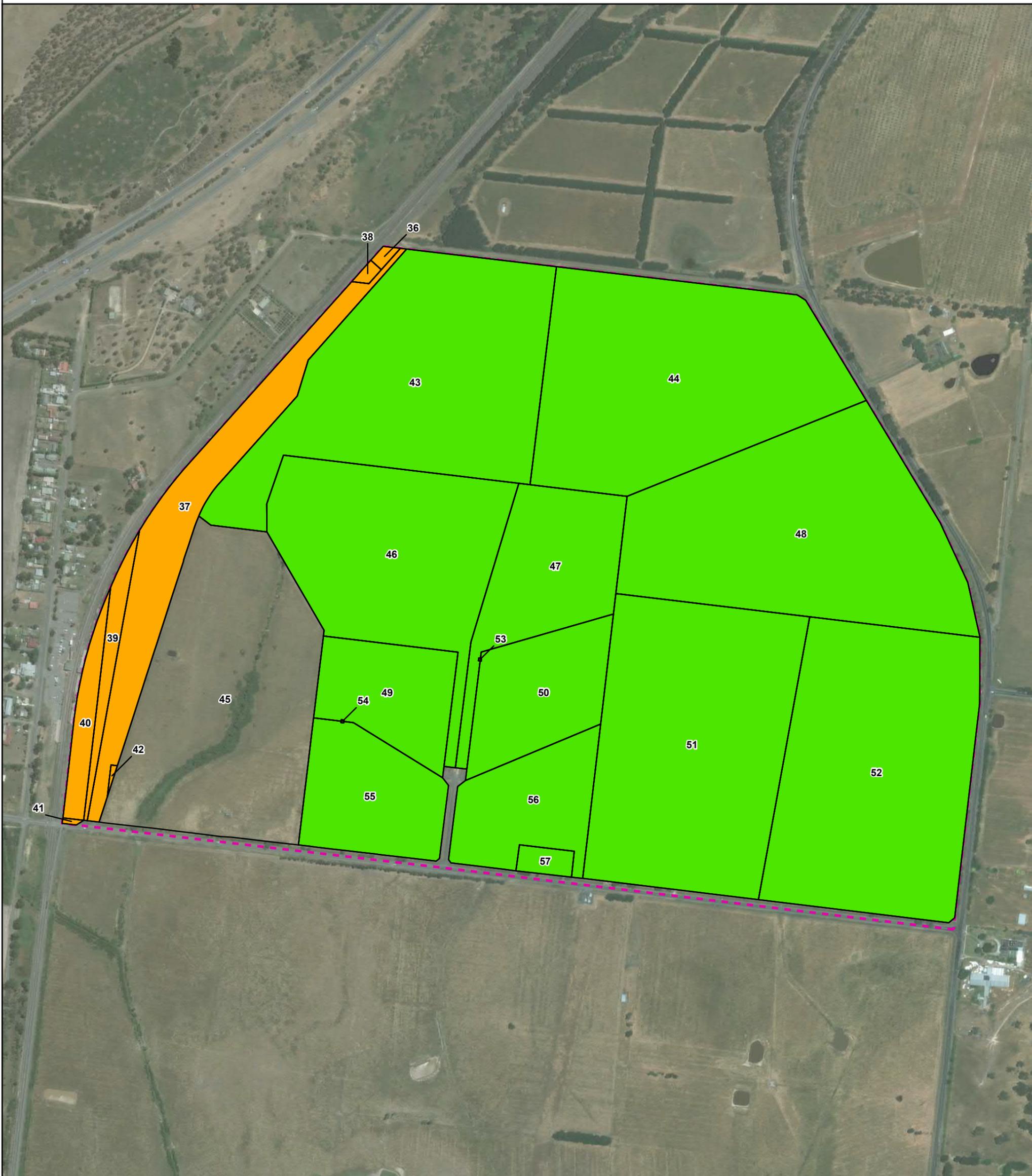
IS311600

Name: GDA 1994 MGA Zone 55

0 500 1,000
Metres

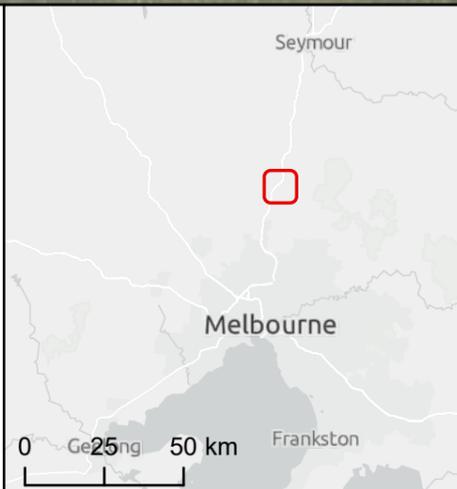
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-  Cadastre
 -  PSP Boundary
- Qualitative Risk Rating**
-  H (high)
 -  M - H (medium to high)
 -  L - M (low to medium)

Jacobs



IS311600

Name: GDA 1994 MGA Zone 55



0 100 200

Metres

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Appendix A. SEPP Information

A.1 Land SEPP

A.1.1 Land use categories

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

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

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

A.1.2 Beneficial uses of land to be protected

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

Table A.1 : Beneficial uses of land

Land Use/ Beneficial Use	Parks & Reserv es	Agricu lural	Sensitive Use		Recreatio n / Open Space	Commer cial	Industrial
			High Density	Other			
Maintenance of Ecosystems							
<i>Natural Ecosystems</i>	✓						
<i>Modified Ecosystems</i>	✓	✓		✓	✓		
<i>Highly Modified Ecosystems</i>		✓	✓	✓	✓	✓	✓
Human Health	✓	✓	✓	✓	✓	✓	✓
Buildings and Structures	✓	✓	✓	✓	✓	✓	✓
Aesthetics	✓		✓	✓	✓	✓	
Production of food, flora & fibre	✓	✓		✓			

A.2 SEPP (Waters) 2018

A.2.1 Beneficial uses of groundwater to be protected

Table A.2 : Beneficial uses of groundwater

Beneficial Uses	Segment (TDS mg/L)						
	A1 (0-600)	A2 (601-1,200)	B (1,201-3,100)	C (3,101-5,400)	D (5,401-7,100)	E (7,101-10,000)	F (>10,001)
Water Dependent Ecosystems and Species	✓	✓	✓	✓	✓	✓	✓
Potable Water Supply – Desirable	✓						
Potable Water Supply – Acceptable		✓					
Potable Mineral Water Supply	✓	✓	✓	✓			
Agriculture and Irrigation (Irrigation)	✓	✓	✓				
Agriculture and Irrigation (Stock Watering)	✓	✓	✓	✓	✓	✓	
Industrial and Commercial	✓	✓	✓	✓	✓		
Water-based Recreation (Primary Contact Recreation)	✓	✓	✓	✓	✓	✓	✓
Traditional Owner Cultural Values	✓	✓	✓	✓	✓	✓	✓
Cultural and Spiritual Values	✓	✓	✓	✓	✓	✓	✓
Buildings and Structures	✓	✓	✓	✓	✓	✓	✓
Geothermal Properties	✓	✓	✓	✓	✓	✓	✓

Appendix B. Reviewed Information

B.1 Summary of Title information

Refer to **Figure 2A** and **2B** for land parcel locations.

Parcel	Current Title	Volume Folio	Site Address	Registered Proprietors	Date	Status
Wallan South PSP						
Lot 1	1/LP114173	V.9070 F.882	1630 Old Sydney Road, Wallan	Brenda & Michael Scherf	04.06.2012	Current
				Heather & Leonard Cozens	09.01.1996	History
				Celia & Clifford Thomas	23.08.1984	History
				Hilda Rowland	14.01.1982	History
				Hilda & Leonard Rowland (Poultry Farmer)	24.08.1976	History
				Keith, Irene, Derek, Beverley, Leonard & Hilda Rowland (Poultry Farmers)	30.05.1975	History
				Mary & William Hards (Poultryman)	25.02.1975	History
Lot 2	3/LP149223	V.9618 F.850	30 Rowes Lane, Wallan	Mansito Candace Nominees P/L	16.07.2001	Current
				Gabriele, Giovanna, Nicola & Nancy Salvatore	04.12.1985	History
				Irene, Keith, Derek, Beverley & Hilda Rowland	04.07.1985	History
Lot 3	1/LP149223	V.9618 F.848	185 Darraweit Road, Wallan	Mansito Candace Nominees P/L	16.07.2001	Current
				Camillo, Maelda, Domenico, Dino & Elisa Salvatore, Antonio & Bambina Petrocco & Rosa Massaro	04.12.1985	History
				Irene, Keith, Derek, Beverley & Hilda Rowland	04.07.1985	History
Lot 4	2/LP149223	V.9618 F.849	185 Darraweit Road, Wallan	Mansito Candace Nominees P/L	16.07.2001	Current
				Camillo, Maelda, Domenico, Dino & Elisa Salvatore, Antonio & Bambina Petrocco & Rosa Massaro	04.12.1985	History
				Irene, Keith, Derek, Beverley & Hilda Rowland	04.07.1985	History
Lot 5	CP152451	V.9477 F.353	1610 Old Sydney Road, Wallan	Denise & Robin Laidlaw	08.10.1987	Current
				Beverley & Derek Rowland (Poultry Farmer)	11.08.1982	History
Lot 6	1/TP950064	V.11516 F.863	70 Rowes Lane, Wallan	Michael Mathwin	27.08.2014	Current
		V.11357 F.684		Michael Mathwin	05.06.2012	History

Parcel	Current Title	Volume Folio	Site Address	Registered Proprietors	Date	Status
		Bk. 801 No. 61		William & Mary Hards	22.12.1980	History
Lot 7	2/LP93763	V.8994 F.182	1500 Old Sydney Road, Wallan	Donna & Robert Green	06.07.2001	Current
				Valma Barrington	12.07.1995	History
				Valma & Edward Barrington (Manager)	01.10.1979	History
				John De Jong (Company Director)	20.12.1978	History
				Rosemary & Rodney Hay (Boat Dealer)	15.10.1973	History
Lot 8	1/LP93763	V.8994 F.181	90 Rowes Lane, Wallan	90 Rowes P/L	01.10.2018	Current
				888 Wallan P/L	03.09.2018	History
				Mega Group P/L & Slattery P/L	09.11.2006	History
				Liercol Nominees P/L	02.02.2004	History
				Jonathan & Josephine McDowell	29.04.1999	History
				Michael Mathwin	21.03.1978	History
				Rosemary & Rodney Hay (Boat Dealer)	15.10.1973	History
Lot 9	1\TP825	V.10129 F.428	1470 Old Sydney Road, Wallan	Graeme Cliff	29.11.2011	Current
		Bk.838 No.168		Ailsa & Graeme Cliff	07.07.1993	History
				Scott & Leanne Cochrane	18.07.1985	History
Lot 10	1\TP559653	V.1147 F.208	1450 Old Sydney Road, Wallan	Graham Whelan & Andriena Stroud	28.08.2018	Current
				Andriena Stroud	20.08.2018	History
				Christopher & Andriena Stroud	11.05.1994	History
				Kenneth Jones & Christopher Stroud	07.11.1988	History
				James Sinclair (Cartage Contractor)	16.01.1976	History
				Margaret & Jan De Jongh (Engineer)	18.12.1970	History
				Joyce & Irwin Parsons (Farmer)	14.08.1950	History
				Malcolm Ballantyne (Grazier)	20.01.1950	History
				Margaret Melvin	05.12.1949	History
				Margaret Sinclair	25.11.1879	History
Lot 11	2/TP817291	V.10685 F.321	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History

Parcel	Current Title	Volume Folio	Site Address	Registered Proprietors	Date	Status
Lots 12 & 13	1 & 2\TP823023	V.2448 F.498	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	17.01.2003	History
				Dorothea Connors	17.01.2003	History
				Dora & James Laffan (Grazier)	21.03.1974	History
				Dora, John & Leo Laffan (Graziers)	02.12.1932	History
				John Laffan (Farmer)	08.08.1907	History
				Esther & John Laffan (Farmer)	13.08.1901	History
				John Laffan (Farmer)	06.10.1892	History
Lot 14	20\PP3707	V.10685 F.323	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 15	1\TP817291	V.10685 F.320	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 16	3\TP817291	V.10685 F.322	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 17	23\PP3707	V.10685 F.324	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 18	24\PP3707	V.10685 F.325	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 19	79A\PP3707	V.5643 F.568	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	17.01.2003	History
				Dorothea Connors	17.01.2003	History
				Dora & James Laffan (Grazier)	21.03.1974	History
				Dora, John & Leo Laffan (Graziers)	02.12.1932	History
				John Laffan (Farmer)	20.02.1930	History
Lot 20	28\PP3707	V.10685 F.326	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History

Parcel	Current Title	Volume Folio	Site Address	Registered Proprietors	Date	Status
Lot 21	29\PP3707	V.10685 F.327	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 22	80\PP3707	V.10685 F.332	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 23	31\PP3707	V.10685 F.328	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 24	32\PP3707	V.30685 F.329	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 25	33A\PP3707	V.10685 F.331	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 26	34\PP3707	V.10685 F.330	175 Northern Highway, Wallan	Crystal Creek Properties P/L	21.01.2004	Current
				Dorothea Connors, Margaret Hollien & Gerard & Francis Laffan	24.10.2002	History
Lot 27	1\TP826276	V.10722 F.606	295 Northern Highway, Wallan	Slattey P/L	13.01.2009	Current
				Kalinju Park Estate P/L	28.05.2005	History
				John Laffan (Farmer)	02.05.2003	History
Lot 28	1\TP950066	V.11826 F.743	300 Northern Highway, Wallan	Mitchell Shire Council	11.05.2017	Current
				Dorothy Pyke	14.02.2017	History
				Lindsay Dean & Dorothy Pyke	14.10.2016	History
Lot 29	1\LP126928	V.9671 F.125	260 Northern Highway, Wallan	Havenmead P/L	24.05.2007	Current
				Christos & Freda Alvanos	11.11.1992	History
				Barry & Mary Hill	21.05.1985	History
Lot 30	2\LP126928	V.9671 F.126	260 Northern Highway, Wallan	Havenmead P/L	24.05.2007	Current
				Steven Alvanos	29.06.1999	History
				Santo Ferraro	30.05.1988	History
				Lychu, Mayly, Lymay & Sourivan Tong Pao	06.08.1985	History
Lot 31	3\LP149106	V.9617 F.956	5 Macsfield Road, Wallan	Cyari P/L	29.06.2005	Current
				Bridgeworks Australia P/L	26.08.1996	History
				Henry & Irene Dobson	14.08.1985	History

Parcel	Current Title	Volume Folio	Site Address	Registered Proprietors	Date	Status
				Ivo & Alison Righetti	01.07.1985	History
Lot 32	4\LP149106	V.9617 F.957	25 Macsfield Road, Wallan	Jungu Investments P/L	27.07.2018	Current
				Danielle Oliver	10.01.2015	History
				Stephen & Danielle Thomas	16.01.2009	History
				Shane & Debbie Buck	01.12.2000	History
				Maria & Rosario Ferraro	05.07.1985	History
				Ivo & Alison Righetti	01.07.1985	History
Lot 33	5\LP149105	V.9617 F.954	20 Northern Highway, Wallan	Wenjun Investment P/L	07.08.2018	Current
				Giuseppe & Francesca Timpani	14.04.1986	History
				Ivo & Alison Righetti	01.07.1985	History
Lot 34	6\LP149105	V.9617 F.955	30 Macsfield Road, Wallan	Macsfield Projects P/L	26.10.2018	Current
				Kerrie-Anne McPhee	06.11.2014	History
				David Evans & Kerri-Anne McPhee	04.01.2000	History
				John & Christina Wighton	06.06.1986	History
				Ivo & Alison Righetti	01.07.1985	History
Lot 35	1\PS639576	V.11394 F.371	500 Old Hume Highway, Beveridge	Deloraine Rural P/L	05.02.2013	Current
				William Laffan	11.12.2012	History
Wallan East PSP						
Lot 36	1\TP904487	V.6419 F.715	Kelby Lane, Wallan	Victorian Rail Track	03.11.2016	Current
				The Victorian Railways Commissioners	01.08.1960	History
				Elizabeth Kendall	11.04.1957	History
				Elizabeth Coghill	11.10.1940	History
Lot 37	1\TP680375	V.3643 F.580	Kelby Lane, Wallan	Victorian Rail Track	02.11.2016	Current
				The Victorian Railways Commissioners	19.09.1912	History
Lot 38	1\TP391208	V.3624 F.685	Kelby Lane, Wallan	Victorian Rail Track	02.11.2016	Current
				The Victorian Railways Commissioners	14.08.1912	History
Lot 39	1\TP372654	V.3236 F.116	Kelby Lane, Wallan	Victorian Rail Track	02.11.2016	Current
				The Victorian Railways Commissioners	04.11.1907	History
Lot 40	1\TP956698	V.11553 F.498	2-32 Station Street, Wallan	Victorian Rail Track	30.01.2015	Current
		Bk. 223 No. 548		The Board of Land and Works	18.09.1872	History
Lot 41	2005\PP3707	V.11778 F.978	Not available	Government Road	06.08.2016	Current
				Crown Land vested in Victorian Rail Track	-	History

Parcel	Current Title	Volume Folio	Site Address	Registered Proprietors	Date	Status
Lot 42	1\TP956768	V.11551 F.473	2-32 Station Street, Wallan	Victorian Rail Track	05.02.2015	Current
		Bk. 463 No. 277		The Victorian Railways Commissioners	19.09.1912	History
Lot 43	1\LP99336	V.9015 F.696	55 Kelby Lane, Wallan	Rodney De Vos	16.08.1999	Current
				Anthony & Mary Sultana	26.01.1984	History
				Carmela & Mario Palermo (Builder)	15.05.1979	History
				Pedro Textile Industries P/L	09.01.1974	History
				Anthony Barber (Grazier)	03.04.1974	History
Lot 44	2\LP99336	V.9015 F.697	25 Kelby Lane, Wallan	MRG Equities P/L	06.06.2007	Current
				DPB Group P/I	25.07.2005	History
				Richard Dalton	25.02.1997	History
				Bruce & Paulette Chamberlain	27.06.1988	History
				Rosa & Giuseppe Cianciarulo (Bread Salesman)	29.10.1982	History
				Lucia & Antonio Faletti (Farmer)	29.10.1982	History
				Pedro Textile Industries P/L	09.01.1974	History
				Anthony Barber (Grazier)	03.04.1974	History
Lot 45	1\PS432563	V.10514 F.646	265 Wallan- Whittlesea Road, Wallan	Jim & Stan Kostakis	17.08.2000	Current
				Wallan East Farming P/L	04.05.2000	History
Lot 46	4\PS432563	V.10529 F.630	30 Hart Court, Wallan	Lorena Schrader	26.03.2018	Current
				Alan Nicholls & Lorena Schrader	04.08.2000	History
				Christopher Tilbrook & Lorena Schrader	04.08.2000	History
				Wallan East Farming P/L	30.06.2000	History
Lot 47	5\PS432563	V.10529 F.631	40 Hart Court, Wallan	Gavin & Melissa Langborne	25.07.2011	Current
				Frank & Sharon Suban	19.01.2001	History
				Wallan East Farming P/L	30.06.2000	History
Lot 48	3\LP99336	V.10360 F.935	2595 Epping-Kilmore Road, Wallan	Tony & David Italia	05.01.2018	Current
				Sudmo Australia P/L	10.07.2001	History
				Sudmo Installation P/L	10.11.1997	History
Lot 49	3\PS432563	V.10529 F.629	20 Hart Court, Wallan	Maneesha Chauhan & Anurag Chawla	01.11.2018	History
				Graham & Kimberly Staniforth	24.08.2001	History
				Graham & Kim Staniforth	24.08.2001	History
				Wallan East Farming P/L	30.06.2000	History

Parcel	Current Title	Volume Folio	Site Address	Registered Proprietors	Date	Status
Lot 50	6\PS432563	V.10529 F.632	50 Hart Court, Wallan	Nicolaos & Valerie Minos	14.05.2002	Current
				Eileen Streatfield	06.08.2001	History
				Wallan East Farming P/L	30.06.2000	History
Lot 51	5\LP99336	V.9015 F.700	345 Wallan-Whittlesea Road, Wallan	Hayden Langborne & Catherine Mele	23.09.1999	Current
				James D, James J & Catherine Ross	26.09.1995	History
				Concetta Mele	09.12.1994	History
				Concetta Mele & Giuseppe & Vincent Mele (Butchers)	23.03.1978	History
				Pedro Textile Industries P/L	09.01.1974	History
				Anthony Barber (Grazier)	03.04.1974	History
Lot 52	4\LP99336	V.9015 F.699	2539 Epping-Kilmore Road, Wallan	Angelo & Steven Minos	01.12.1998	Current
				Terrarent P/L	18.02.1986	History
				Vasilios, Polyvios & Andreas Michael	27.02.1980	History
				Pedro Textile Industries P/L	09.01.1974	History
				Anthony Barber (Grazier)	03.04.1974	History
Lot 53	Lot CM2 PS432563	V.10529 F.635	Wallan-Whittlesea Road, Wallan	Body Corporate No. 2 Plan No. 432563T	30.06.2000	Current
		V.10514 F.647		Wallan East Farming P/L	04.05.2000	History
Lot 54	Lot CM1 PS432563	V.10529 F.634	Wallan-Whittlesea Road, Wallan	Body Corporate No. plan No. 432563T	30.06.2000	Current
		V.10514 F.647		Wallan East Farming P/L	04.05.2000	History
Lot 55	2\PS432563	V.10529 F.628	10 Hart Court, Wallan	Ya-Yen tsai	06.09.2017	Current
				Malcolm & Heather Hunter	05.11.2010	History
				Joyce Grech & Jimmy Gatt	01.05.2006	History
				Andrew & Carola Hullin	09.11.2001	History
				Wallan East Farming P/L	30.06.2000	History
Lot 56	7\PS432563	V.10529 F.633	60 Hart Court, Wallan	John & Athena Tsoutsoulis	22.06.2010	Current
				Phillip & Janine Pace	14.08.2001	History
				Wallan East Farming P/L	30.06.2000	History
Lot 57	PC351617	V.10171 F.941	315 Wallan-Whittlesea Road, Wallan	Leeanne Ellis & Matthew Mason	25.01.2003	Current
				Kenneth Hart	31.05.1994	History

B.2 Copies of current and historical title documents

1

Historical Search

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:23 AM

Volume 9070 Folio 882

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08864 Folio 152

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 13/06/2002 05:00:16 AM

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
27/06/2007	27/06/2007	AF161301U	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
U034445P

04/06/2012	04/06/2012	AJ704569R	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

LEONARD CECIL COZENS

HEATHER ROSE COZENS

TO:

MICHAEL FREDERICK SCHERF

BRENDA ALICE SCHERF

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

MICHAEL FREDERICK SCHERF

BRENDA ALICE SCHERF both of 1630 OLD SYDNEY ROAD WALLAN VIC 3756

AJ704569R 04/06/2012

04/06/2012	04/06/2012	AJ704570H	Y
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MORTGAGE OF LAND

MORTGAGE AJ704570H 04/06/2012

COMMONWEALTH BANK OF AUSTRALIA

09/04/2013 09/04/2013 AK277409H (O) Y

MORTGAGE OF LAND

MORTGAGE AK277409H 09/04/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

12/03/2016 12/03/2016 AM630505D (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AJ704570H

12/06/2019 12/06/2019 AS250335S (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AK277409H

12/06/2019 12/06/2019 AS250336Q (E) N

MORTGAGE OF LAND

MORTGAGE AS250336Q 12/06/2019
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

VOTS Snapshot

Volume 09070 Folio 882
124022335857X
Produced 27/06/2007 12:33 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 114173.
PARENT TITLE Volume 08864 Folio 152
Created by instrument LP114173 25/02/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LEONARD CECIL COZENS
HEATHER ROSE COZENS both of "HIGHBURY" OLD SYDNEY RD WALLAN 3756
U034444S 09/01/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U034445P 09/01/1996
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

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

DIAGRAM LOCATION

SEE LP114173 FOR FURTHER DETAILS AND BOUNDARIES

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CAVEAT No F65555 LODGED 30 OCT 73
CAVEAT LAPSED
TO THE WITHIN LAND
21 JUL 1978



KEITH ROWLAND Poultry Farmer and IRENE BARBARA ROWLAND Married Woman as joint proprietors as to One equal undivided third part or share DEREK ROWLAND Poultry Farmer and BEVERLEY ANNE ROWLAND Married Woman as joint proprietors as to One equal undivided third part or share and LEONARD ROWLAND Poultry Farmer and HILDA ROWLAND Married Woman as joint proprietors as to One equal undivided third part or share all of Wallan are now proprietors as TENANTS IN COMMON

Registered 30th May 1975
No. F715996



LEONARD ROWLAND Poultry Farmer and HILDA ROWLAND Married Woman both of Wallan are now JOINT PROPRIETORS

Registered 24th August 1976
No. G292119



HILDA ROWLAND is now the SURVIVING PROPRIETOR

Registered 14th January 1982
No. J783243



CLIFFORD JAMES THOMAS and CELIA FRANCES THOMAS both of Darraweit Road Wallan are now JOINT PROPRIETORS

Registered 23rd August 1984
No. L221620B



9070 882

MORTGAGE TO WESTPAC SAVINGS BANK LIMITED

Registered 9 DEC 1984

No. 42116

DISCHARGED
9 JAN 1986



MORTGAGE TO WESTPAC SAVINGS BANK LIMITED

Registered 17 MAY 1983

No. N456765

DISCHARGED
17 MAY 1983



MORTGAGE

WESTPAC BANKING CORPORATION

REGISTERED 11/5

P182965

DISCHARGED
9 JAN 1986



JOINT PROPRIETORS
LEONARD CECIL COZENS & HEATHER ROSE COZENS
"HIGHBURY" OLD SYDNEY RD. WALLAN 3756
U34444S 9/1/96



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
U34445P 9/1/96



T09070-882-1-1

Delivered
Office of
Titles
Fully converted title
Registered
11/5/83

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:23 AM

Volume 9618 Folio 850

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 06796 Folio 105 Volume 08824 Folio 147 Volume 09070 Folio 885

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 27/01/2006 08:27:01 AM

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
30/01/2009	30/01/2009	AG319147S	Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE X601429V

28/06/2011	28/06/2011	AJ035339N	Y
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AGREEMENT SECTION 173 PLANNING AND ENVIRONMENT ACT 1987
AGREEMENT Section 173 Planning and Environment Act 1987
AJ035339N 28/06/2011

24/06/2019	26/07/2019	BP003547Y (B)	N
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BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

VOLUME 09618 FOLIO 850
124028633591K
Produced 30/01/2009 09:50 am

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 149223N.

PARENT TITLES :

Volume 06796 Folio 105 Volume 08824 Folio 147 Volume 09070 Folio 885
Created by instrument LP149223N 04/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MANSITO CANDACE NOMINEES PTY LTD of 501 LATROBE ST MELBOURNE 3000
X601428Y 16/07/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X601429V 16/07/2001
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE LP149223N FOR FURTHER DETAILS AND BOUNDARIES

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ORIGINAL

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



VICTORIA

REGISTER BOOK

VOL. 9618 FOL. 850

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KEITH ROWLAND and IRENE BARBARA ROWLAND as joint proprietors as to One equal undivided third part or share DEREK ROWLAND and BEVERLEY ANNE ROWLAND - - - - - as joint proprietors as to One equal undivided third part or share and - - - - - HILDA ROWLAND as the proprietor as to One equal undivided third part or share -- all of Wallan are proprietors as TENANTS IN COMMON of an estate in fee simple -- subject to the encumbrances notified hereunder in so much as lies above the - - - - - depth of 15.24 METRES below the surface of all that land in the Parish of - - - - - Wallan County of Bourke being Lot 3 on Plan of Subdivision - - - - - No.149223N which land is shown enclosed by continuous lines on the map hereon - - and identified by that lot number - - - - -

Issued under Regulation 10 -

Derived From
Vol.6796 Fol.105 Vol.8824 Fol.147
Vol.9070 Fol.885

4/7/85



Rhine

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO
MORTGAGE K784904 Westpac
Banking Corporation - - -
registered 5/3/84 -



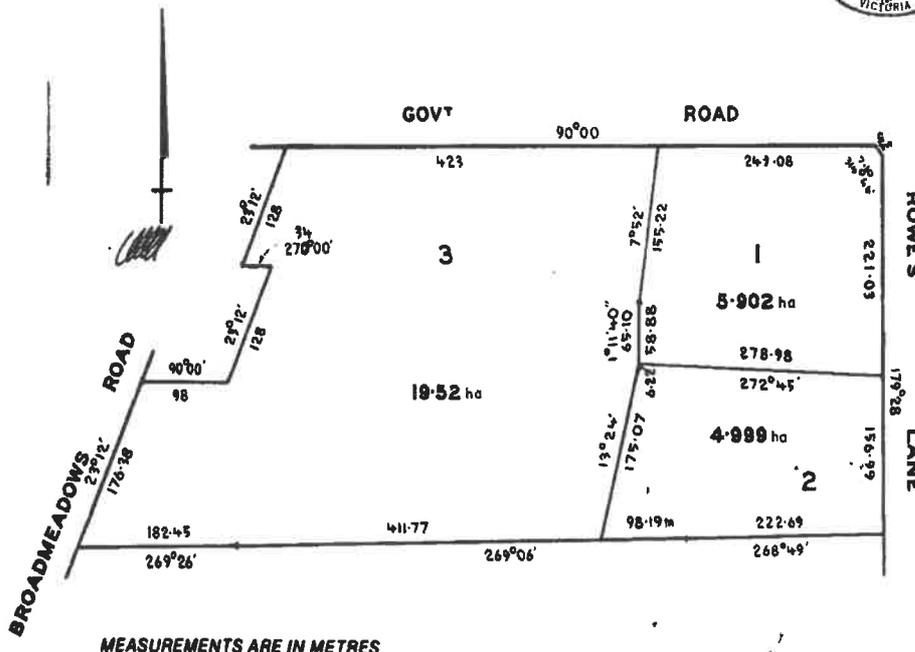
T09618-850-1-1

THE ABOVE MORTGAGE IS
DISCHARGED

- 6 NOV 1985



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MEASUREMENTS ARE IN METRES

Vol. 9618 FOL. 850

CAVEAT NO. 2834877R LODGED 15.8.85

CAVEAT WITHDRAWN

-6 NOV. 1985



PROPRIETORS
TENANTS IN COMMON IN EQUAL SHARES
GABRIELE SALVATORE & GIOVANNA SALVATORE
OF 3 DARLINGTON GVE. EAST COBURG &
NICOLA SALVATORE & NANCY SALVATORE
OF 14 GLADSTONE ST. EAST COBURG

REGISTERED 4/12/85

M24380E



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

REGISTERED 4/12/85

M24382X



PROPRIETOR

MANSITO CANDACE NOMINEES PTY LTD

OF 501 LATROBE ST

MELBOURNE 3000

X601428Y 16/07/01



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

X601429U 16/07/01



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HISTORICAL SEARCH STATEMENT Land Use Victoria

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Volume 9618 Folio 848

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Parent titles :

Volume 06796 Folio 105 Volume 08824 Folio 147 Volume 09070 Folio 885

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RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
30/01/2009	30/01/2009	AG319147S	Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE X601429V

28/06/2011	28/06/2011	AJ035339N	Y
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AGREEMENT SECTION 173 PLANNING AND ENVIRONMENT ACT 1987

AGREEMENT Section 173 Planning and Environment Act 1987
AJ035339N 28/06/2011

24/06/2019	26/07/2019	BP003547Y (B)	N
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BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

VOLUME 09618 FOLIO 848
124028633588N
Produced 30/01/2009 09:50 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 149223N.

PARENT TITLES :

Volume 06796 Folio 105 Volume 08824 Folio 147 Volume 09070 Folio 885
Created by instrument LP149223N 04/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MANSITO CANDACE NOMINEES PTY LTD of 501 LATROBE ST MELBOURNE 3000
X601426F 16/07/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X601429V 16/07/2001
NATIONAL AUSTRALIA BANK LTD

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ORIGINAL

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VICTORIA

REGISTER BOOK

VOL. 9618 FOL. 848

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KEITH ROWLAND and IRENE BARBARA ROWLAND as joint proprietors as to One equal -
undivided third part or share DEREK ROWLAND and BEVERLEY ANNE ROWLAND - - - - -
as joint proprietors as to One equal undivided third part or share and - - - - -
HILDA ROWLAND as the proprietor as to One equal undivided third part or share --
all of Wallan are proprietors as TENANTS IN COMMON of an estate in fee simple --
subject to the encumbrances notified hereunder, in so much as lies above the - - - - -
depth of 15.24 METRES below the surface of all that land in the Parish of - - - - -
Wallan Wallan County of Bourke being Lot 1 on Plan of Subdivision - - - - -
No.149223N which land is shown enclosed by continuous lines on the map hereon - -
and identified by that lot number - - - - -

Issued under Regulation 10 -

Derived From
Vol.6796 Fol.105 Vol.8824 Fol.147
Vol.9070 Fol.885

4/7/85



Shirone

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO
MORTGAGE K784904 Westpac
Banking Corporation - - -
registered 5/3/84 -

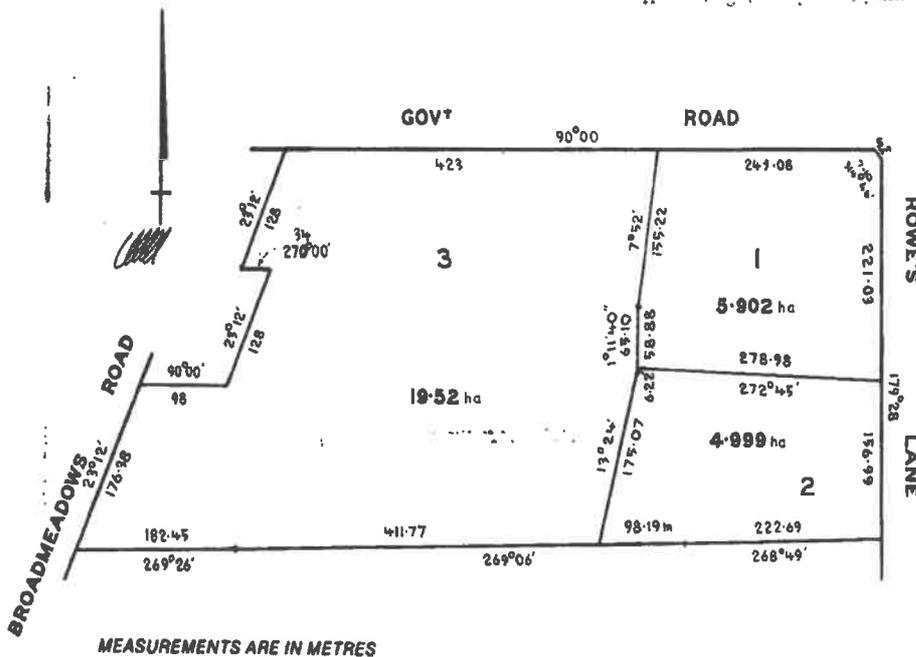
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- 6 NOV 1985



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MEASUREMENTS ARE IN METRES

CAVEAT NO. ~~834875~~ LODGED 15. 8. 85. VOL. 9618 FOL. 848

CAVEAT WITHDRAWN - 6 NOV. 1985



PROPRIETORS
TENANTS IN COMMON IN EQUAL SHARES
CAMILLO ANTONIO SALVATORE & MAELDA
SALVATORE OF 110 HARDING ST.
EAST COBURG & ANTONIO PETROCCO &
BAMBINA PETROCCO OF 46 DARLINGTON GVE.
EAST COBURG DOMENICO SALVATORE &
ELISA SALVATORE OF 13 GLADSTONE ST.
EAST COBURG & DINO SALAVATORE &
ROSA MARIA MASSARO OF 3 DARLINGTON GVE.
EAST COBURG

REGISTERED 4/12/85

M24383U



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

REGISTERED 4/12/85

M24384R



PROPRIETOR

MANSITO CANDACE NOMINEES PTY LTD

OF 501 LATROBE ST

MELBOURNE 3000

X601426F 16/07/01



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

X601429U

16/07/01



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HISTORICAL SEARCH STATEMENT Land Use Victoria

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Volume 9618 Folio 849

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 06796 Folio 105 Volume 08824 Folio 147 Volume 09070 Folio 885

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RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
30/01/2009	30/01/2009	AG319147S	Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE X601429V

28/06/2011	28/06/2011	AJ035339N	Y
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AGREEMENT SECTION 173 PLANNING AND ENVIRONMENT ACT 1987
AGREEMENT Section 173 Planning and Environment Act 1987
AJ035339N 28/06/2011

24/06/2019	26/07/2019	BP003547Y (B)	N
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BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

VOLUME 09618 FOLIO 849
124028633590L
Produced 30/01/2009 09:50 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 149223N.

PARENT TITLES :

Volume 06796 Folio 105 Volume 08824 Folio 147 Volume 09070 Folio 885
Created by instrument LP149223N 04/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MANSITO CANDACE NOMINEES PTY LTD of 501 LATROBE ST MELBOURNE 3000
X601427C 16/07/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X601429V 16/07/2001
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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VICTORIA

REGISTER BOOK

VOL. 9618 FOL. 849

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

KEITH ROWLAND and IRENE BARBARA ROWLAND as joint proprietors as to One equal undivided third part or share DEREK ROWLAND and BEVERLEY ANNE ROWLAND as joint proprietors as to One equal undivided third part or share and HILDA ROWLAND as the proprietor as to One equal undivided third part or share all of Wallan are proprietors as TENANTS IN COMMON of an estate in fee simple subject to the encumbrances notified hereunder in so much as lies above the depth of 15.24 METRES below the surface of all that land in the Parish of Wallan Wallan County of Bourke being Lot 2 on Plan of Subdivision No.149223N which land is shown enclosed by continuous lines on the map hereon and identified by that lot number

Issued under Regulation 10 -

Derived From
Vol.6796 Fol.105 Vol.8824 Fol.147
Vol.9070 Fol.885

4/7/85



T09618-849-1-3



A. Hince

Assistant Registrar of Titles

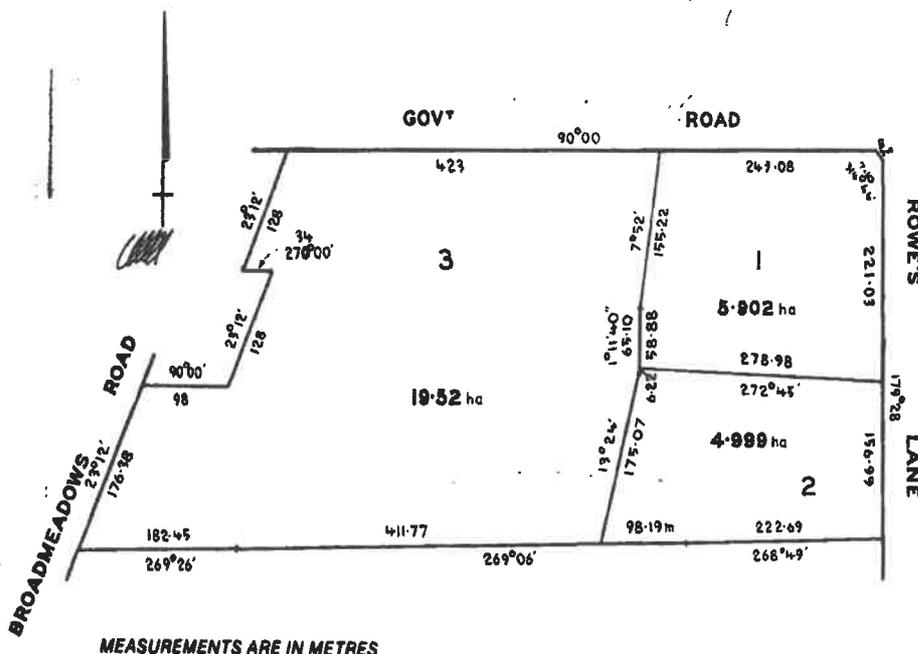
ENCUMBRANCES REFERRED TO
MORTGAGE K784904 Westpac
Banking Corporation - - -
registered 5/3/84 -

THE ABOVE MORTGAGE IS
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- 6.NOV 1985



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MEASUREMENTS ARE IN METRES

2

VOL 9618 FOL 849

CAVEAT NO 8398760 LODGED 15. 8. 85.

CAVEAT WITHDRAWN

6 NOV. 1985



MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

X601429V 16/07/01



PROPRIETORS

TENANTS IN COMMON IN EQUAL SHARES

CAMILLO ANTONIO SALVATORE & MAFALDA

SALVATORE OF 110 HARDING ST.

EAST COBURG & ANTONIO PETROCCO &

BAMBINA PETROCCO OF 46 DARLINGTON GVE.

EAST COBURG DOMENICO SALVATORE &

ELISA SALVATORE OF 13 GLADSTONE ST.

EAST COBURG & DINO SALAVATORE &

ROSA MARIA MASSARO OF 3 DARLINGTON GVE.

EAST COBURG

REGISTERED 4/12/85

M24383U

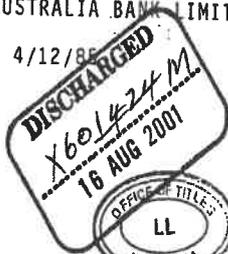


MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

REGISTERED 4/12/85

M24384R



PROPRIETOR

MANSITO CANDACE NOMINEES PTY LTD

OF 501 LATROBE ST

MELBOURNE 3000

X601427C 16/07/01



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AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AE958986X

06/05/2010 06/05/2010 AH203775Y Y

MORTGAGE OF LAND

MORTGAGE AH203775Y 06/05/2010

PERPETUAL TRUSTEE COMPANY LTD

27/08/2013 27/08/2013 AK552052R Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AH203775Y

27/08/2013 27/08/2013 AK552053P Y

MORTGAGE OF LAND

MORTGAGE AK552053P 27/08/2013

PERPETUAL TRUSTEE COMPANY LTD

STATEMENT END

VOTS Snapshot

Volume 09477 Folio 353
124008283818D
Produced 24/11/2003 08:32 am

LAND DESCRIPTION

Land in Plan of Consolidation 152451.
PARENT TITLES :
Volume 09070 Folio 884 Volume 09442 Folio 873
Created by instrument CP152451 11/08/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
 ROBIN DAVID LAIDLAW
 DENISE PATRICIA LAIDLAW both of 5 MONACO CRT WESTMEADOWS
 N077289N 08/10/1987

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U148369F 27/03/1996
 COMMONWEALTH BANK OF AUSTRALIA

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

SEE CP152451 FOR FURTHER DETAILS AND BOUNDARIES

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CP 152451

ORIGINAL

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OF TITLES**



VICTORIA

REGISTER BOOK

VOL. 9477 FOL 353

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

DEREK ROWLAND Poultry Farmer and BEVERLEY ANNE ROWLAND Married Woman ---
 both of Old Sydney Road Wallan are JOINT PROPRIETORS of an estate in fee ---
 simple subject to the encumbrances notified hereunder in so much as lies ---
 above the depth of 15.24 METRES below the surface of all that piece of ---
 land in the Parish of Wallan Wallan County of Bourke being the land in ---
 Plan of Consolidation No.152451 and being part of Crown Allotment 77^A which
 land is shown enclosed by continuous lines on the map hereon - - - - -

FOL.
VOL.

Issued pursuant to Section 97A (2)
of the Transfer of Land Act-1958



T09477-353-1-1

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 FULLY CONVERTED TITLE

P. J. Harrison

Assistant Registrar of Titles



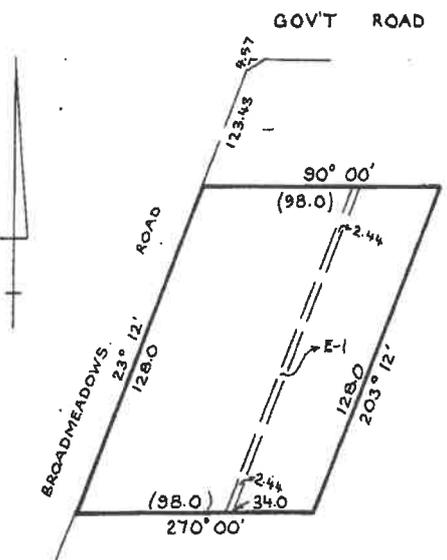
ENCUMBRANCES REFERRED TO
MORTGAGE J589636 - - - - -

As to part of the land - - - - -
MORTGAGE F715998 - - - - -
 As to the land shown marked E⁻¹ - - - - -

THE DRAINAGE EASEMENT existing over the same by virtue of Section 98 of the Transfer of Land Act see Plan of Subdivision No.114174 - - - - -

THE ABOVE MORTGAGES ARE
DISCHARGED

5 MAR 1984



MEASUREMENTS ARE IN METRES

Derived from Vols.9070 Fols.884
 9442 873
 11 AUG 1982

JL

VOL. 9477 FOL. 353

INSTRUMENT

APPLICATION

3947361-PL4

MORTGAGE

WALES

Registered 9th August 1982

No. K38035

DISCHARGED
8 OCT 1981
OFFICE OF TITLES
E.S.
VICTORIA
OFFICE OF TITLES
B.M.F.
VICTORIA

MORTGAGE TO WESTPAC BANKING CORPORATION

Registered 5 MAR 1984

No. K784901

DISCHARGED
8 OCT 1984
OFFICE OF TITLES
E.S.
VICTORIA
OFFICE OF TITLES
C.V.D.
VICTORIA

JOINT PROPRIETORS

ROBIN DAVID LAIDLAW & DENISE PATRICIA

LAIDLAW OF 5 MONACO CRT. WESTMEADOWS 3049

REGISTERED 8/10/87

N77289N

OFFICE OF TITLES
E.S.
VICTORIA

MORTGAGE

COMMONWEALTH SAVINGS BANK OF AUSTRALIA

REGISTERED 8/10/87

N77290N

DISCHARGED
11 SEP 1989
OFFICE OF TITLES
P.E.
VICTORIA
OFFICE OF TITLES
E.S.
VICTORIA

MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Registered - 4 FEB 1991

No. R200990S

DISCHARGED
20 MAY 1991
OFFICE OF TITLES
S.A.M.
VICTORIA
OFFICE OF TITLES
K.P.
VICTORIA

MORTGAGE

BANK SAVINGS LIMITED

Registered 5/92

R020952C

DISCHARGED
27 MAR 1993
OFFICE OF TITLES
A.K.A.
VICTORIA
OFFICE OF TITLES
S.A.M.
VICTORIA

CAVEAT

CAVEATOR: HOUSEHOLD FINANCIAL SERVICES LIMITED

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 29/11/94

LODGED BY: HOME WILKINSON & LOWRY

NOTICE TO: 80 COLLINS ST. MELBOURNE 3000

NO: T446652N

DATE: 5/12/94

CAVEAT WILL LAPSE ON

EXPIRATION OF T873113R
09/195

OFFICE OF TITLES
R.A.
VICTORIA
OFFICE OF TITLES
J.E.O.
VICTORIA

DISCHARGED
27 MAR 1995
OFFICE OF TITLES
A.K.A.
VICTORIA
MORTGAGE
HOUSEHOLD FINANCIAL SERVICES
LIMITED

T873113R 19/09/95

OFFICE OF TITLES
K.S.T.
VICTORIA

MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA

U148369F 27/03/96

OFFICE OF TITLES
A.K.A.
VICTORIA

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:23 AM

Volume 11516 Folio 863
Folio Creation: Created as a computer folio
Parent title Volume 11357 Folio 684

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
27/08/2014	27/08/2014	AL319596S	N

RECTIFICATION ADD/REINSTATE NOTICE
NOTICE OF INTEREST SECTION 26F
Y009071M

STATEMENT END

VOTS Snapshot

VOLUME 11516 FOLIO 863
124051942542T
Produced 27/08/2014 03:30 pm

LAND DESCRIPTION

Lot 1 on Title Plan 950064K.
PARENT TITLE Volume 11357 Folio 684
Created by Application No. 131125V 27/08/2014

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MICHAEL WILLIAM MATHWIN of 70 ROWES LANE WALLAN VIC 3756
Application No. 131125V 27/08/2014

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description
of the land as contained in the General Law Title and is not based on
survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been
investigated by the Registrar of Titles. Subsisting interests under the
General Law may affect this title.

DIAGRAM LOCATION

SEE TP950064K FOR FURTHER DETAILS AND BOUNDARIES

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VOTS Snapshot

VOLUME 11357 FOLIO 684
124042045154Y
Produced 05/06/2012 03:14 pm

** COFT SHOULD NOT BE PRODUCED **

IDENTIFIED FOLIO

LAND DESCRIPTION

Lot 1 on Title Plan 950064K.
Created by Application No. 127892X 05/06/2012

REGISTERED PROPRIETOR

This is an identified folio under Section 26E of the Transfer of Land Act 1958
and contains no proprietorship details.

ENCUMBRANCES, CAVEATS AND NOTICES

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

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:23 AM

Volume 8994 Folio 182

Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 07398 Folio 591

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
16/04/2018	16/04/2018	AQ924726N (E)	N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 2655786

Removed by Dealing AQ924733R

16/04/2018	16/04/2018	AQ924733R (E)	N
------------	------------	---------------	---

MORTGAGE OF LAND

MORTGAGE AQ924733R 16/04/2018

BENDIGO AND ADELAIDE BANK LTD

STATEMENT END

VOTS Snapshot

VOLUME 08994 FOLIO 182
124071312999Y
Produced 16/04/2018 02:10 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 093763.
PARENT TITLE Volume 07398 Folio 591
Created by instrument LP093763 15/10/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DONNA LEANNE GREEN
ROBERT HARRY GREEN both of 39 MELROSE DRIVE KILMORE 3764
X582785H 06/07/2001

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP093763 FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA

REGISTER BOOK

VOL. 8994 FOL. 182

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8994 FOL. 182

RODNEY EDWARD HAY Boat Dealer and ROSEMARY LILIAN HAY Married Woman both of 1381 Sydney Road Fawkner are joint proprietors of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land coloured on the map hereon being Lot 2 on Plan of Subdivision No.93763 Parish of Wallan Wallan County of Bourke

Issued under Regulation 12 on the approval of the above Plan of Subdivision-

E. Harris



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

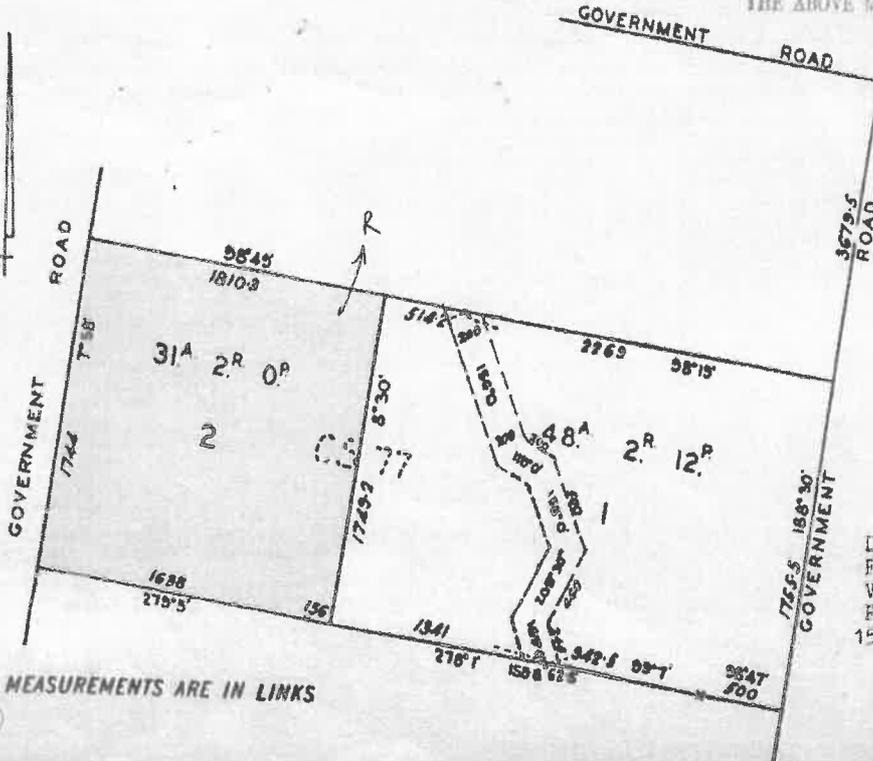
MORTGAGE D.846297 ---

As to any land coloured blue

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

THE ABOVE MORTGAGE IS DISCHARGED

31 JAN 1974



MEASUREMENTS ARE IN LINKS

nd

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DERIVED FROM VOL. 7398 FOL. 591 15/10/173.

CAVEAT No. H 51761 LODGED 27th April 78

CAVEAT WITHDRAWN BEFORE ENTRY

19 JUN 1978



JOHN BENJAMIN DE JONG of 36 Studley Avenue
Kew Company Director is now the proprietor
Registered 20th December 1978
No. H351910



MORTGAGE to EDWARD IWANIUK
MICHAL SOWINSKI NADZIEJA SOWINSKI and
NINELA SOWINSKI

Registered 20th December 1978
No. H351911

DISCHARGED
12/01/79



EDWARD NIGEL BARRINGTON Manager and VALMA
MARY BARRINGTON Married Woman both of 9
Bell Street Heidelberg West are now
JOINT PROPRIETORS
Registered 1st October 1979
No. H702269



SURVIVING PROPRIETOR
VALMA MARY BARRINGTON
OF "WISEHILL" FORE STREET
WHITTLESEA 3757

T768173Y 12/07/95



JOINT PROPRIETORS
ROBERT HARRY GREEN & DONNA LEANNE GREEN
39 MELROSE DRIVE KILMORE 3764

X582785H 06/07/01



T08994-182-1-8

V.8994 F.182

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:23 AM

Volume 8994 Folio 181

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07398 Folio 591

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 10/01/2006 03:10:37 PM

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration Date Recorded on Register Dealing Imaged
02/02/2004 02/02/2004 AC637102B Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
W016972R

02/02/2004 02/02/2004 AC637103Y Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
JONATHAN PAUL MCDOWELL
JOSEPHINE ANNE MCDOWELL
TO:
LIERCOL NOMINEES PTY LTD

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
LIERCOL NOMINEES PTY LTD of 480 O'GRADYS ROAD KILMORE EAST VIC
3764
AC637103Y 02/02/2004

02/02/2004 02/02/2004 AC637104W Y

MORTGAGE OF LAND

MORTGAGE AC637104W 02/02/2004
NATIONAL AUSTRALIA BANK LIMITED

29/11/2004 29/11/2004 AD269770X Y

CAVEAT

CAVEAT AD269770X 29/11/2004
Caveator
SAM MONDOUS
NICK BALDI
Capacity PURCHASER/FEE SIMPLE
Lodged by
ROWSON EDDEY SOLICITORS
Notices to
ROWSON EDDEY & CO of SUITE 3 71 ROBINSON STREET DANDENONG VIC 3175

09/11/2006 09/11/2006 AE716151F Y

WITHDRAWAL OF CAVEAT

CAVEAT AD269770X REMOVED

09/11/2006 09/11/2006 AE716152D Y

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED
AC637104W

09/11/2006 09/11/2006 AE716153B Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
LIERCOL NOMINEES PTY LTD
TO:
MEGA GROUP PTY LTD
SLATTEY PTY LTD

RESULTING PROPRIETORSHIP:
Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
MEGA GROUP PTY LTD of 570 HALL ROAD CRANBOURNE WEST VIC 3977
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
SLATTEY PTY LTD of SUITE 66 255 DRUMMOND STREET CARLTON VIC 3053
AE716153B 09/11/2006

22/04/2016 22/04/2016 AM723087C (E) N

LAND TAX CHARGE

STATUTORY CHARGE Section 96(1) Land Tax Act 2005
AM723087C 22/04/2016

08/09/2016 08/09/2016 AN085508Y Y

CAVEAT

CAVEAT AN085508Y 08/09/2016
Caveator
888 WALLAN PTY LTD
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
02/09/2016
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
KLIGER PARTNERS

Notices to

KLIGER PARTNERS of LEVEL 2 280 QUEEN STREET MELBOURNE VIC 3000

31/08/2018 31/08/2018 AR409231H (E) N

DISCHARGE LAND TAX CHARGE

STATUTORY CHARGE AM723087C REMOVED

03/09/2018 03/09/2018 AR411863E (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 3110219

Removed by Dealing AR414665S

03/09/2018 03/09/2018 AR414665S (E) N

TRANSFER OF LAND BY ENDORSEMENT AND REMOVAL OF CAVEAT AN085508Y

FROM:

MEGA GROUP PTY LTD

SLATTEY PTY LTD

TO:

888 WALLAN PTY LTD 613666989

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

888 WALLAN PTY LTD of SUITE 5 209 TOORAK ROAD SOUTH YARRA VIC 3141

AR414665S 03/09/2018

01/10/2018 01/10/2018 AR503019F (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 3212578

Removed by Dealing AR507498S

01/10/2018 01/10/2018 AR507498S (E) N

TRANSFER OF LAND BY ENDORSEMENT

FROM:

888 WALLAN PTY LTD 613666989

TO:

90 ROWES PTY LTD 625091278

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

90 ROWES PTY LTD of UNIT 1 1 KATTA COURT ASHWOOD VIC 3147

AR507498S 01/10/2018

CANCELLED

01/10/2018 01/10/2018 AR507499Q (E) N

MORTGAGE OF LAND

MORTGAGE AR507499Q 01/10/2018

EQUITY-ONE MORTGAGE FUND LTD

25/07/2019 25/07/2019 AS381715Y (E) N

CAVEAT

CAVEAT AS381715Y 25/07/2019

Caveator

KINGSMAN PROPERTY HOLDINGS PTY LTD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

24/07/2019

Estate or Interest

FREEHOLD ESTATE

Prohibition

TRANSFER OF LAND

Lodged by

CHRISTOPHER WILLIAM LEGAL

Notices to

MARK MADAFFERI of 37 LEVESON STREET NORTH MELBOURNE VIC 3051

20/09/2019 20/09/2019 AS549649C (E) N

WITHDRAWAL OF CAVEAT

CAVEAT AS381715Y REMOVED

25/09/2019 25/09/2019 AS559295F (E) N

TRANSFER CONTROL OF AN ELECTRONIC CERTIFICATE OF TITLE

02/10/2019 02/10/2019 AS582327N (E) N

CAVEAT

CAVEAT AS582327N 02/10/2019

Caveator

ACMF PROJECT FINANCE AND ADVISORY PTY LTD

Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

12/09/2019

Estate or Interest

INTEREST AS CHARGE

Prohibition

ABSOLUTELY

Lodged by

DSS LAW

Notices to

ROBERT CARTER of LEVEL 5 34 QUEEN STREET MELBOURNE VIC 3000

09/10/2019 09/10/2019 AS602005G (E) N

CAVEAT

CAVEAT AS602005G 09/10/2019

Caveator

KINGSMAN PROJECT DIRECTORS GROUP PTY LTD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

12/09/2019

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

CHRISTOPHER WILLIAM LEGAL

Notices to

MARK MADAFFERI of "CHRISTOPHER WILLIAM LEGAL" 37 LEVESON STREET NORTH MELBOURNE VIC 3051

21/10/2019 21/10/2019 AS634002H (E) N

WITHDRAWAL OF CAVEAT

CAVEAT AS582327N REMOVED

31/10/2019 31/10/2019 AS667768J (E) N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT
ELF Id: 203783738
Removed by Dealing AS676183N

01/11/2019 01/11/2019 AS676183N (E) N

WITHDRAWAL OF CAVEAT
CAVEAT AS602005G REMOVED

01/11/2019 01/11/2019 AS676184L (E) N

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AR507499Q

01/11/2019 01/11/2019 AS676185J (E) N

MORTGAGE OF LAND
MORTGAGE AS676185J 01/11/2019
EQUITY-ONE MORTGAGE FUND LTD

06/11/2019 06/11/2019 AS682654P (E) N

CAVEAT

CAVEAT AS682654P 06/11/2019

Caveator

KINGSMAN PROJECT DIRECTORS GROUP PTY LTD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

12/09/2019

Estate or Interest

FREEHOLD ESTATE

Prohibition

TRANSFER OF LAND

Lodged by

CHRISTOPHER WILLIAM LEGAL

Notices to

ATT: MR TIM JAMIESON of 81 ALBION CRESCENT GREENSBOROUGH VIC 3088

STATEMENT END

VOTS Snapshot

Volume 08994 Folio 181
124009028820T
Produced 02/02/2004 08:16 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 093763.
PARENT TITLE Volume 07398 Folio 591
Created by instrument LP093763 15/10/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
 JONATHAN PAUL MCDOWELL
 JOSEPHINE ANNE MCDOWELL both of LOT 1 ROWES LANE WALLAN 3756
 W016971U 29/04/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W016972R 29/04/1999
 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
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DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 8994 FOLIO 181 FOR FURTHER DETAILS AND
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VICTORIA

REGISTER BOOK

VOL. 8994 FOL. 181

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8994 FOL. 181

RODNEY EDWARD HAY Boat Dealer and ROSEMARY LILIAN HAY Married Woman both of 1381 Sydney Road Fawkner are joint proprietors of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land coloured on the map hereon being Lot 1 on Plan of Subdivision No.93763 Parish of Wallan Wallan County of Bourke

Issued under Regulation 12 on the approval of the above Plan of Subdivision-

E. Harris



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

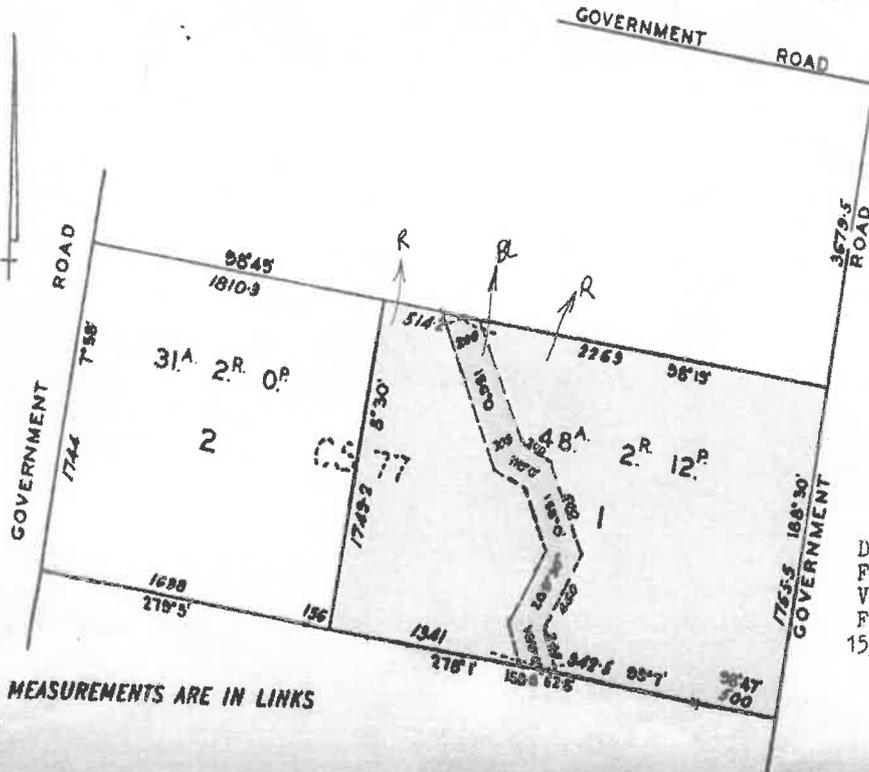
MORTGAGE D.846297 ---

As to any land coloured blue

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

THE ABOVE MORTGAGE IS DISCHARGED

31 JAN 1974



MEASUREMENTS ARE IN LINKS

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1109

CAVEAT No. F968371 **LODGED** 16 DEC 1975



CAVEAT LAPSED 4 APR 1978

MICHAEL WILLIAM MATHWIN of Rowes Lane Wallan
Pilot is now the proprietor
Registered 21st March 1978
No. H8510



MORTGAGE SANDHURST SECURITIES
PTY. LIMITED
Registered 28th January 1981
No. J319688

DISCHARGED
9 DEC 1991



MORTGAGE TO AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
Registered 18 JAN 1988
No. N2447704

DISCHARGED
9 DEC 1988



MORTGAGE TO NATIONAL AUSTRALIA BANK
LIMITED
Registered 9 DEC 1991
No. R677046

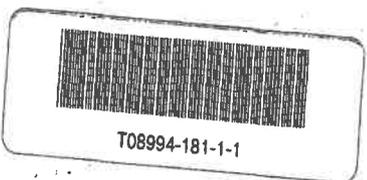
DISCHARGED
29 APR 1999



JOINT PROPRIETORS
JONATHAN PAUL MCDONNELL & JOSEPHINE ANNE
MCDONNELL BOTH OF LOT 1 ROWES LANE,
WALLAN 3756
W16971U 29/04/99



MORTGAGE
WESTPAC BANKING CORPORATION
W16972R 29/04/99



V.8994 F.181

Registered
Caveat
Mortgage
Discharge
Fully converted title
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It is not a document of title.

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10129 Folio 428

Folio Creation: Created as paper folio continued as computer folio

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
29/11/2011	29/11/2011	AJ343626R	Y

SURVIVORSHIP APPLICATION

FROM:
GRAEME HERBERT CLIFF
AILSA DAWN CLIFF
TO:
GRAEME HERBERT CLIFF

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
GRAEME HERBERT CLIFF of 2 STRACHAN ST. OAK PARK
AJ343626R 29/11/2011

16/12/2011	16/12/2011	AJ378599U	N
------------	------------	-----------	---

RECTIFICATION-PROPRIETOR NAME/ADDRESS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
GRAEME HERBERT CLIFF of 1470 OLD SYDNEY ROAD WALLAN VIC 3756
AJ343626R 29/11/2011

STATEMENT END

HISTORICAL REPRINT(S)

LAND

LOT 1 on Title Plan 000825M.
Created by Application No. 72756J 07/07/1993

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

CLIFF, GRAEME HERBERT; 2 STRACHAN ST. OAK PARK
CLIFF, AILSA DAWN; 2 STRACHAN ST. OAK PARK
Registered Application No. 72756J 07/07/1993

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988.
Any other encumbrances shown or entered on the plan.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

SEE TP000825M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOTS Snapshot

VOLUME 10129 FOLIO 428
124040026142B
Produced 29/11/2011 11:53 am

LAND DESCRIPTION

Lot 1 on Title Plan 000825M.
Created by Application No. 072756J 07/07/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GRAEME HERBERT CLIFF
AILSA DAWN CLIFF both of 2 STRACHAN ST. OAK PARK
Application No. 072756J 07/07/1993

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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OF TITLES



VICTORIA

REGISTER BOOK

VOL 10129 FOL 428

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

GRAEME HERBERT CLIFF and AILSA DAWN CLIFF both of 2 Strachan Street
Oak Park are JOINT PROPRIETORS of an estate in fee simple subject to
the encumbrances notified hereunder in all that piece of land in the
Parish of Wallan Wallan being Lot One on Title Plan No 000825M - - -

Dated 7/7/93

DERIVED FROM AP 72756J

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.



T10129-428-1-7

SEE TP000825M FOR BOUNDARIES AND OTHER DETAILS

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VOL 10129 FOL 428

CONTINUED AS A
COMPUTER FOLIO

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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.

MEMORIAL BOOK 838 NO 168

1. PETER WILLIAM BULLER

of 5 Post Office Place, Clergy, Solicitor certify that this memorial contains a just and true account of the several particulars hereunder set forth of an instrument to be registered in the Office of the Registrar-General.

PARTICULARS REFERRED TO

- 1. DATE OF INSTRUMENT:— 9 / 5 / 19 85 R/N081673 18/07/85 03 CD#091 9.00
- 2. NATURE OF INSTRUMENT:— CONVEYANCE. Peter William BULLER Solicitor
- 3. NAME, ADDRESS AND DESCRIPTION OF EACH PARTY:—

SYMON BROS. CONSTRUCTIONS (VIC) PTY. LTD. the registered office of which is situated at 146 Mahoneys Road Thomastown in the State of Victoria and ROSSLARE PROPERTY PTY. LIMITED the registered office of which is situated at 1 Buchanan Road Altona North in the said State AS VENDORS

and SCOTT WILLIAM COCHRANE and LEANNE ELIZABETH COCHRANE both of Cnr. McHargs and Old Lancefield Roads Kilmore in the said State AS PURCHASERS.

4. NAMES OF WITNESSES:— A. PLowRIGHT

5. PECUNIARY OR OTHER CONSIDERATION:— EIGHTY THOUSAND DOLLARS (\$80,000)

6. RECITALS:— WHEREAS the Vendors are seized of an estate in fee simple in possession free from encumbrances of the hereditaments hereby conveyed.

WHEREAS the said SYMON BROS. CONSTRUCTIONS (VIC) PTY. LTD. and ROSSLARE PROPERTIES PTY. LIMITED have agreed to sell their interest in the said hereditaments to the said SCOTT WILLIAM COCHRANE and LEANNE ELIZABETH COCHRANE for the sum of EIGHTY THOUSAND DOLLARS (\$80,000).

7. DESCRIPTION OF THE PROPERTY INTENDED TO BE AFFECTED:—
ALL THAT piece of land containing 53 acres 9 perches more or less in the Parish of Wallan Wallan County of Bourke being Subdivision 1 of Portion 78 on the Government Plan of said Parish commencing at the North west corner of Portion 78 and bounded on the North by Portion 77 bearing east 8 degrees 30 minutes south 45 chains 20 links on the east by a road 1 chain wide bearing south 8 degrees 30 minutes west 11 chains 89 links on the north by subdivision 2 of Portion 78 bearing west 7 degrees 30 minutes north 43 chains 2 links on the west by a road 3 chains wide bearing west 68 degrees north 4 chains 54 links and north 7 degrees 46 minutes east 7 chains 78 links to the commencing point being the land described in Conveyance No. 148 Book 765 TO HOLD the same unto and to the use of the Purchasers in fee simple.

Received into the Office of the Registrar General of the State of Victoria this 18th day of July 1985 at the hour of 9⁴⁵ in the fore noon

L.E. Cochrane

FEIGL & NEWELL
TITLE SEARCHERS
BOX 2043V, G.P.O.
MELB. 3001
DX 331 MELB

Historical Search

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 1147 Folio 208

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 01131 Folio 095

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/05/2006 05:06:57 AM

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration Date Recorded on Register Dealing Imaged
17/08/2018 17/08/2018 AR363008M (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 3016398
Removed by Dealing AR365867Y

20/08/2018 20/08/2018 AR365867Y (E) N

SURVIVORSHIP APPLICATION

FROM:
CHRISTOPHER PAUL STROUD
ANDRIENA MICHELLE STROUD
TO:
ANDRIENA MICHELLE STROUD

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
ANDRIENA MICHELLE STROUD of 1450 OLD SYDNEY ROAD WALLAN VIC 3756
AR365867Y 20/08/2018

28/08/2018 28/08/2018 AR394074X (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE X451726T

28/08/2018 28/08/2018 AR394075V (E) N

TRANSFER OF LAND BY ENDORSEMENT

FROM:
ANDRIENA MICHELLE STROUD
TO:
GRAHAM SIDNEY WHELAN
ANDRIENA MICHELLE STROUD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

GRAHAM SIDNEY WHELAN

ANDRIENA MICHELLE STROUD both of 1450 OLD SYDNEY ROAD WALLAN VIC 3756

AR394075V 28/08/2018

28/08/2018 28/08/2018 AR394076T (E) N

MORTGAGE OF LAND

MORTGAGE AR394076T 28/08/2018

POLICE FINANCIAL SERVICES LTD

STATEMENT END

LAND DESCRIPTION

Lot 1 on Title Plan 559653V (formerly known as part of Crown Allotment 78
Parish of Wallan Wallan).
PARENT TITLE Volume 01131 Folio 095
Created by instrument 82423 25/11/1879

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHRISTOPHER PAUL STROUD
ANDRIENA MICHELLE STROUD both of "BURRAMARONGA" ROWES LA WALLAN 3756
T079581B 11/05/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X451726T 04/05/2001
POLICE ASSOCIATION CREDIT CO-OPERATIVE LTD

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

DIAGRAM LOCATION

SEE TP559653V FOR FURTHER DETAILS AND BOUNDARIES

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Entered in the Register Book
Vol. 1147 Fol. 229208



James Thomas
Assistant Registrar of Titles

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE"

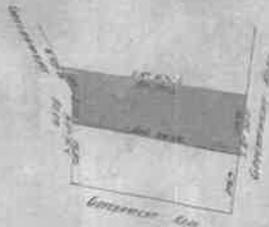
M
Margaret Sinclair of Mollam Mollam Mission
is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, containing forty seven acres thirty perches and one fourth of a perch or thereabouts being part of Crown allotment seventy eight parish of Mollam Mollam County of Bourke —

Dated the twenty fifth day of November — One thousand eight hundred and seventy nine

James Thomas
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO.



The measurements are in Feet



Ad 131 fol 220095
 Plan P2433

NAME OF INSTRUMENT	DATE AND HOUR OF ITS PRODUCTION	NAME OF THE PARTIES TO IT	NUMBER OF INSTRUMENT
<p><i>Expired</i> <i>W. J. Fitzgerald</i> <i>Assistant Registrar of Titles</i> <i>15th January 1950</i></p>	<p><i>Dec 23rd</i> <i>day of August</i> <i>1880 at 3 o'clock</i> <i>in the afternoon</i></p>	<p><i>Margaret Sinclair</i> <i>to</i> <i>Charles Rowe</i> <i>Assistant Registrar of Titles</i></p>	<p>1583</p>
<p><i>Red Ink No. 4504632</i> <i>ST</i> <i>Margaret Sinclair</i> died <i>on 17th August 1986</i> <i>will be well known</i> <i>Administration of her estate</i> <i>Letters of Administration of her estate</i> <i>have been granted to</i> <i>Margaret Sinclair Melvin of 53 Leopold</i> <i>Street South Yarra</i> <i>Dated 5th December 1949</i> <i>W. J. Fitzgerald</i> <i>Assistant Registrar of Titles</i></p>	<p>JAN DE JONGH Engineer and MARGARET DE JONGH Married Woman both of 1198 Plenty Road are now JOINT PROPRIETORS Registered 18th December 1970 No. D919128</p>		
<p><i>Malcolm James Pallantyne of 9</i> <i>Montrose Parade Bentons Crayee</i> <i>now the proprietor of the within described estate by</i> <i>transfer registered on 20th January 1950</i> <i>and numbered 2276076</i> <i>30-10-50</i> <i>J. G. W. Tardon</i> <i>Assistant Registrar of Titles</i></p>	<p>MORTGAGE to IRVIN PARSONS and JOYCE ELIZABETH PARSONS Registered 18th December 1970 No. D919129</p>		
<p><i>Irvin Parsons Farmer and Joyce Elizabeth</i> <i>Parsons Married Woman both of Wallack</i> <i>are now joint proprietors of the within described</i> <i>estate by transfer registered on 2nd August 1970</i> <i>and numbered 2329089</i> <i>J. G. W. Tardon</i> <i>Assistant Registrar of Titles</i></p>	<p>CAVEAT No. 5377839 LODGED 14 MAY 1972 CAVEAT LAPSED 10 FEB 1976</p>		
<p>MORTGAGE TO THE NATIONAL BANK OF AUSTRALASIA LIMITED Registered numbered 92265 <i>J. G. W. Tardon</i> Assistant Registrar of Titles</p>	<p>MORTGAGE TO THE COMMERCIAL SAVINGS BANK OF AUSTRALIA LIMITED Registered No. 679367 <i>K 6/1/67</i></p>		
<p>MORTGAGE TO LEONARD NANKERVIS Registered 19th July 1961 Numbered B245973</p>	<p>MORTGAGE TO THE COMMERCIAL BANK OF AUSTRALIA LIMITED Registered No. 910718</p>		
<p>CAVEAT No. 534719 LODGED 23 JUN 1988 CAVEAT WITHDRAWN BEFORE ENTRY 1 OCT 1988</p>			

PROSPECTIVE DISTANCE IN APPROXIMATE
 COMMENCING WITH 11/11/88

OFFICE OF THE ASSISTANT REGISTRAR OF TITLES VICTORIA
 FULLY COMPUTERISED TITLE

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

ORIGINAL Assistant Registrar of Titles.



Proprietors
TENANTS IN COMMON IN EQUAL SHARES
KENNETH ALBERT JONES & ~~CHRISTOPHER~~ PAUL STROUD
OF 30 MCCONCHIE AVE. EAST KEW
REGISTERED 7/11/88
NB18688P

Amended
No. N9953988
14 FEB 1989



CAVEAT

CAVEATOR: POLICE ASSOCIATION CREDIT
CO-OPERATIVE LIMITED
CAPACITY: CHARGEE
DATE OF CLAIM DOCUMENT: 8/11/89
LODGED BY: 1849B POLICE CREDIT CO-OPERATIVE
OF 326 WILLIAM ST. MELBOURNE 3000
NOTICE TO: AS ABOVE
NO: P582929N
DATE: 20/12/89



CAVEAT WITHDRAWN

5599743c 26 JUL 1998



JOINT PROPRIETORS

CHRISTOPHER PAUL STROUD &
ANDRIENA MICHELLE STROUD
"BURRAMARONGA" ROWES LA. WALLAN 3750
T795818 11/5/94

MORTGAGE

WESTPAC BANKING CORPORATION
T79582X 11/5/94



MORTGAGE

POLICE ASSOCIATION CREDIT
CO-OPERATIVE LTD

X451726T 04/05/01



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T81147-288-2-4

Historical Search

(1)

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 321
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
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CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
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WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

21/01/2004	21/01/2004	AC616965J	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT
CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS
GERARD FRANCIS LAFFAN
FRANCIS RONALD LAFFAN
MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Lot 2 on Title Plan 817291T.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description
of the land as contained in the General Law Title and is not based on
survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 2448 Folio 498

Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 15/06/2009 05:06:28 PM

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
17/01/2003	10/06/2003	AB818586A	Y

TRANSMISSION APPLICATION

FROM: JAMES LEO LAFFAN DORA ELLEN LAFFAN TO: DOROTHEA HELENA CONNORS

RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN VIC 3331 Legal Personal Representative(s) of DORA ELLEN LAFFAN who died on 24/08/1990 AB818586A 17/01/2003

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

TRANSFER OF LAND BY ENDORSEMENT

FROM: DOROTHEA HELENA CONNORS TO: DOROTHEA HELENA CONNORS GERARD FRANCIS LAFFAN FRANCIS RONALD LAFFAN MARGARET MARY HOLLIEN

RESULTING PROPRIETORSHIP: Estate Fee Simple

Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN VIC 3331
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN VIC 3064
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN VIC 3756
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER VIC 3060
AB818587X 17/01/2003

24/01/2003 11/06/2003 AB831352C Y

CAVEAT

CAVEAT AB831352C 24/01/2003

Caveator

WALTER HILAIRE MOTT

Capacity PURCHASER/FEE SIMPLE

Lodged by

MCCUBBIN I J

Notices to

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

21/01/2004 21/01/2004 AC616966G Y

WITHDRAWAL OF CAVEAT

CAVEAT AB831352C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 823023L (formerly known as part of Portion 79 Parish of Wallan Wallan, a closed Government Road Parish of Wallan Wallan).
Created by Application No. 028719 06/10/1892

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

JAMES LEO LAFFAN of 45 STUDLEY ROAD IVANHOE
DORA ELLEN LAFFAN of BANNOCKBURN Legal Personal Representative(s) of JOHN
FRANCIS LAFFAN who died on 25/05/1932
F243974 21/03/1974

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 2448 FOLIO 498 FOR FURTHER DETAILS AND BOUNDARIES

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Entered in the Register Book



VICTORIA.

Vol. 2448 Fol. 18949

For 498

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Vol. 2448 For 498
Dec 16 1892

(Handwritten mark)

John Luffman of *Hutton* in the county of *Beaumont* is
now the proprietor of an Estate in *Fee-simple*, subject to the Encumbrances
notified hereunder in *All* the pieces of Land, delineated and colored
red on the Map in the margin, containing one hundred and thirty six acres and two
perches or thereabouts being part of *crossed* *section* *seventy nine* and a *closed* *Government* *Road* *Branch* of *Hutton*
Hutton county of *Beaumont* —

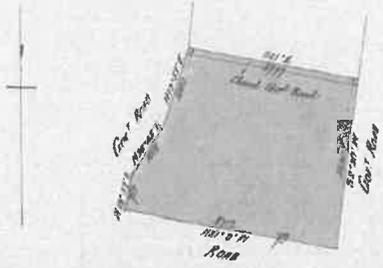
ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Dated the *Sixth* day of *October* One thousand
eight hundred and ninety *two*.

J. Davidson

Assistant Registrar of Titles.
ENCUMBRANCES REFERRED TO.

Application 28719
(Handwritten)



(Handwritten mark)
The Registrar of Titles



T02448-498-1-7

Delivered
out here by
this is a
FULLY CONVERTED TITLE

Vol. Fol. Transfer Application 28779.

Nature of Instrument.	Day and Hour of its Production.	Name of the Parties to it.	Number or Symbol thereon.
<p>Memo. No. 26589</p>	<p>6th October 1901</p>	<p>Esther Laffan widow and John Francis Laffan, Farmers, both of Walla Walla in the within described District of the will of John Laffan who died on 16th May 1901 was granted on 2nd July 1901 Dated 13th August 1901</p>	<p>Assistant Registrar of Titles.</p>
<p>Memo. No. 6804</p>	<p>Pursuant to the direction of the Commissioner of Titles in this behalf given under the 229th Section of the Transfer of Land Act 1895, the above named John Francis Laffan is registered sole proprietor of the within land as surviving executor of the will of John Laffan deceased Dated the 6th August 1901</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>
<p>John Francis Laffan of Inverloch Wallan Wallan Farmer is now the Proprietor of the within-described Estate and Land by Transfer from the above named John Francis Laffan registered 6th August 1901 at 3 o'clock in the afternoon, and Numbered 554115</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>
<p>Red Ink No. 3278747</p> <p>John Francis Laffan, died on 25th May 1902. Probate of his will has been granted to John Ambrose Laffan James Leo Laffan, Executors and Dora Ellen Laffan, Beneficiary all of Wallan Wallan</p> <p>Dated 2nd September 1902</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>
<p>JAMES LEO LAFFAN of 45 Studley Road Ivanhoe Grazier and DORA ELLEN LAFFAN of Bannockburn Spineter are now the SURVIVING JOINT PROPRIETORS Registered 21st March 1974 No. F243974</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>
<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>	<p>Assistant Registrar of Titles.</p>

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14

HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 323
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Date Recorded Dealing Imaged
Registration on Register
20/12/2002 20/12/2002 AB773137C Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003 17/01/2003 AB818409Y Y

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003 06/02/2003 AB859453P Y

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003 20/05/2003 AC078666Q Y

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS
GERARD FRANCIS LAFFAN
FRANCIS RONALD LAFFAN
MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

Volume 10685 Folio 323
124003678926V
Produced 01/11/2002 09:23 am

LAND DESCRIPTION

Crown Allotment 20 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 320
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
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CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
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WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
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RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Lot 1 on Title Plan 817291T.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description
of the land as contained in the General Law Title and is not based on
survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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16

HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 322
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
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WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

21/01/2004	21/01/2004	AC616965J	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT
CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS
GERARD FRANCIS LAFFAN
FRANCIS RONALD LAFFAN
MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Lot 3 on Title Plan 817291T.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description
of the land as contained in the General Law Title and is not based on
survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 324
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
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WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

VIC 3757

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

Volume 10685 Folio 324
124003678927U
Produced 01/11/2002 09:23 am

LAND DESCRIPTION

Crown Allotment 23 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 325
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Crown Allotment 24 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 5643 Folio 568

Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/05/2006 05:31:07 AM

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
17/01/2003	10/06/2003	AB818586A	Y

TRANSMISSION APPLICATION

FROM:
JAMES LEO LAFFAN
DORA ELLEN LAFFAN
TO:
DOROTHEA HELENA CONNORS

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN VIC 3331
Legal Personal Representative(s) of DORA ELLEN LAFFAN who died on
24/08/1990
AB818586A 17/01/2003

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:
DOROTHEA HELENA CONNORS
TO:
DOROTHEA HELENA CONNORS
GERARD FRANCIS LAFFAN
FRANCIS RONALD LAFFAN
MARGARET MARY HOLLIEN

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN VIC 3331
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN VIC 3064
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN VIC 3756
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER VIC 3060
AB818587X 17/01/2003

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS
GERARD FRANCIS LAFFAN
FRANCIS RONALD LAFFAN
MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

CRYSTAL CREEK PROPERTIES PTY LTD of 3/22 CHURCH STREET WHITTLESEA
VIC 3757
AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

Volume 05643 Folio 568
124006169003Q
Produced 10/06/2003 02:08 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 79A Parish of Wallan Wallan.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

JAMES LEO LAFFAN of 45 STUDLEY ROAD IVANHOE
DORA ELLEN LAFFAN of BANNOCKBURN
F243974 21/03/1974

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 5643 FOLIO 568 FOR FURTHER DETAILS AND
BOUNDARIES

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Entered in the Register Book.

Vol. 5643 Fol. 1128568

Assistant Registrar of Titles.



George V.

by the Grace of God of Great Britain Ireland and the British Dominions beyond the Seas KING Defender of the Faith Emperor of India TO all to whom these presents shall come GREETING: Whereas in conformity with the laws relating to the sale and occupation of Crown lands in our State of Victoria the person hereinafter named has in consideration of the sum of Twenty eight pounds and nine pence which sum has been duly paid become entitled to a grant in fee simple of the surface and down to the depth of fifty feet below the surface of the land hereinafter described. Now KNOW YE that in consideration of the sum so paid and in pursuance of the law Us in that behalf enabling We do HEREBY GRANT unto John Francis Laffan of Mallem Shilton Farmer

his heirs and assigns so much and such parts as lie above the depth of fifty feet below the surface of all that piece of land in the said State containing five acres three roods and six perches more or less being all that seventy one and a half the Parish of Mallem Mallem County of Bourke

delimited with the measurements and abatals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1928 in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted

To hold unto the said John Francis Laffan

his heirs and assigns for ever

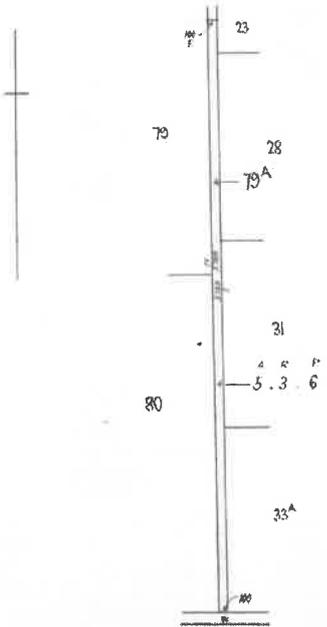
PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the Land Act 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said

John Francis Laffan

his heirs executors administrators assigns or transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

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



Dated the fourteenth day of February in the year of our Lord One thousand nine hundred and twenty being the day the person herein named became entitled to this Grant.

In testimony whereof We have caused this Our Grant to be sealed at Melbourne with the Seal of the said State. Witness Our trusty and well-beloved Lieutenant-Colonel the Right Honorable ARTHUR HERBERT TENNYSON, BARON SOMERS, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Companion of the Distinguished Service Order, Military Cross, Governor of the said State of Victoria and its Dependencies in the Commonwealth of Australia.



Notes.—The bearings and measurements are approximately given in this plan.
The measurements are in feet.

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50

Book No. 3248747

John Francis Laffan died
on 25th May 1932 Probate of his Will

has been granted to John Ambrose Laffan James
Leo Laffan, Scrapiers and Dora Ellen
Laffan, Spinster Will of Wallum Wallum.

13.12.32



December 1932

J.F. Curran

REGISTRAR OF TITLES.

JAMES LEO LAFFAN of 45 Studley Road Ivanhoe Grazier and
DORA ELLEN LAFFAN of Bannockburn Spinster are now the
SURVIVING JOINT PROPRIETORS

Registered 21st March 1974

No. F243974



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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 326
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

VIC 3757

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Crown Allotment 28 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 327
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS
GERARD FRANCIS LAFFAN
FRANCIS RONALD LAFFAN
MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

Volume 10685 Folio 327
124003678931Q
Produced 01/11/2002 09:23 am

LAND DESCRIPTION

Crown Allotment 29 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 332
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

21/01/2004	21/01/2004	AC616965J	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT
CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS
GERARD FRANCIS LAFFAN
FRANCIS RONALD LAFFAN
MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

VOTS Snapshot

Volume 10685 Folio 332
124003678941E
Produced 01/11/2002 09:23 am

LAND DESCRIPTION

Portion 80 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

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HISTORICAL SEARCH STATEMENT Land Use Victoria

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Volume 10685 Folio 328
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RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
 Caveator
 WALTER HILAIRE MOTT
 Capacity PURCHASER/FEE SIMPLE
 Lodged by
 MCCUBBIN I J
 Notices to
 IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
 Caveator
 BRIAN JOSEPH LAFFAN
 Capacity FEE SIMPLE SEE CAVEAT
 Lodged by
 MCNAB MCNAB & STARKE
 Notices to
 MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

VIC 3757

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Crown Allotment 31 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 329
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

VIC 3757

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Crown Allotment 32 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

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Volume 10685 Folio 331
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
Caveator
WALTER HILAIRE MOTT
Capacity PURCHASER/FEE SIMPLE
Lodged by
MCCUBBIN I J
Notices to
IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
Caveator
BRIAN JOSEPH LAFFAN
Capacity FEE SIMPLE SEE CAVEAT
Lodged by
MCNAB MCNAB & STARKE
Notices to
MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Portion 33A Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 10685 Folio 330
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/12/2002	20/12/2002	AB773137C	Y

CAVEAT

CAVEAT AB773137C 20/12/2002
 Caveator
 WALTER HILAIRE MOTT
 Capacity PURCHASER/FEE SIMPLE
 Lodged by
 MCCUBBIN I J
 Notices to
 IAN MCCUBBIN & ASSOCIATES of 40 CHUTE STREET DIAMOND CREEK VIC 3089

17/01/2003	17/01/2003	AB818409Y	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AB818409Y 17/01/2003
 Caveator
 BRIAN JOSEPH LAFFAN
 Capacity FEE SIMPLE SEE CAVEAT
 Lodged by
 MCNAB MCNAB & STARKE
 Notices to
 MCNAB MCNAB & STARKE of 21 KEILOR RD, ESSENDON 3040

06/02/2003	06/02/2003	AB859453P	Y
------------	------------	-----------	---

WITHDRAWAL OF CAVEAT

CAVEAT AB818409Y REMOVED

20/05/2003	20/05/2003	AC078666Q	Y
------------	------------	-----------	---

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP817291T FOR FURTHER DETAILS AND BOUNDARIES

21/01/2004 21/01/2004 AC616965J Y

WITHDRAWAL OF CAVEAT

CAVEAT AB773137C REMOVED

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

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DOROTHEA HELENA CONNORS

GERARD FRANCIS LAFFAN

FRANCIS RONALD LAFFAN

MARGARET MARY HOLLIEN

TO:

CRYSTAL CREEK PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

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

AC616968C 21/01/2004

06/08/2019 24/10/2019 BP003563B (B) N

BOUNDARY PLAN

STATEMENT END

LAND DESCRIPTION

Crown Allotment 34 Parish of Wallan Wallan.
Created by Application No. 082770J 24/10/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

DOROTHEA HELENA CONNORS of 11 MCPHILLIPS ROAD BANNOCKBURN
GERARD FRANCIS LAFFAN of 5 YEOVIL COURT CRAIGIEBURN
FRANCIS RONALD LAFFAN of 135 WINDHAM STREET WALLAN
MARGARET MARY HOLLIEN of 81 DENYS STREET FAWKNER
Application No. 082770J 24/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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under DIAGRAM LOCATION below.

DIAGRAM LOCATION

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HISTORICAL SEARCH STATEMENT Land Use Victoria

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Volume 10722 Folio 606
Folio Creation: Created as a computer folio

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
20/05/2003	20/05/2003	AC078626D	Y

RECTIFICATION AMEND DIAGRAM

Diagram Location Snapshot: SEE TP826276N FOR FURTHER DETAILS AND BOUNDARIES

31/07/2003	04/09/2003	AC232702H	Y
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PLAN OF REMOVAL OF EASEMENT

12/09/2003	12/09/2003	AC330327L	Y
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CAVEAT

CAVEAT AC330327L 12/09/2003
 Caveator
 INTEGRITY VILLAGES AUSTRALIA PTY LTD
 Capacity PURCHASER/FEE SIMPLE
 Lodged by
 FEATHERBY PARTNERS
 Notices to
 FEATHERBYS BARRISTERS & SOLICITORS of 1043A POINT NEPEAN ROAD ROSEBUD VIC
 3 9 3 9

28/05/2005	08/07/2005	AD647274E	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 JOHN FRANCIS LAFFAN
 TO:
 KALINJU PARK ESTATE LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

KALINJU PARK ESTATE LTD of 342 MAIN STREET MORNINGTON VIC 3931
AD647274E 28/05/2005
AND LAPSING OF CAVEAT AC330327L

28/05/2005 08/07/2005 AD647275C Y

MORTGAGE OF LAND

MORTGAGE AD647275C 28/05/2005
NATIONAL AUSTRALIA BANK LIMITED

19/11/2005 19/11/2005 AE008037C Y

CAVEAT

CAVEAT AE008037C 19/11/2005
Caveator
H. & H.L. BUILDERS PTY. LTD.
Capacity SEE CAVEAT
Lodged by
FEATHERBY PARTNERS
Notices to
FEATHERBYS BARRISTERS & SOLICITORS of 1043A POINT NEPEAN ROAD ROSEBUD VIC
3 9 3 9

22/12/2006 22/12/2006 AE804468J Y

CAVEAT

CAVEAT AE804468J 22/12/2006
Caveator
KENTFIELD PROPERTIES PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
MACPHERSON & KELLEY
Notices to
MACPHERSON + KELLEY of LEVEL 4 114 WILLIAM STREET MELBOURNE VIC 3000

19/03/2008 06/05/2008 AF728443Q Y

APPLICATION TO REMOVE CAVEAT

CAVEAT AE804468J REMOVED

17/07/2008 17/07/2008 AF975662V Y

CAVEAT

CAVEAT AF975662V 17/07/2008
Caveator
SLATTEY PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
COMITO IACOVINO & CO
Notices to
COMITO IACOVINO & CO of 660 HIGH STREET THORNBURY VIC 3071

22/07/2008 30/07/2008 AF982813L Y

RECTIFICATION-PROPRIETOR NAME/ADDRESS

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

KALINJU PARK ESTATE PTY LTD of 342 MAIN STREET MORNINGTON VIC
3931
AD647274E 28/05/2005

25/07/2008 31/07/2008 AF992057S Y

WITHDRAWAL OF CAVEAT
CAVEAT AE008037C REMOVED

13/01/2009 13/01/2009 AG290643J Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AD647275C

13/01/2009 13/01/2009 AG290644G Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
KALINJU PARK ESTATE PTY LTD
TO:
SLATTEY PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

SLATTEY PTY LTD of CARLTON TOWERS SUITE 66 LEVEL 3 255 DRUMMOND
STREET CARLTON VIC 3053

AG290644G 13/01/2009

AND LAPSING OF CAVEAT AF975662V

28/02/2017 28/02/2017 AN602083D (E) N

LAND TAX CHARGE

STATUTORY CHARGE Section 96(1) Land Tax Act 2005

AN602083D 28/02/2017

STATEMENT END

VOTS Snapshot

Volume 10722 Folio 606
124005740269F
Produced 07/05/2003 10:43 am

LAND DESCRIPTION

Lot 1 on Title Plan 826276N.
Created by Application No. 082771G 02/05/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JOHN FRANCIS LAFFAN of GLENELG RMB 4240 YARRAWONGA VIC 3730
Application No. 082771G 02/05/2003

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP826276N FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:24 AM

Volume 11826 Folio 743
Folio Creation: Created as a computer folio
Parent title Volume 11357 Folio 891

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration Date Recorded on Register Dealing Imaged
14/02/2017 14/02/2017 AN557386G Y

SURVIVORSHIP APPLICATION

FROM: LINDSAY JOSEPH DEAN DOROTHY JEAN PYKE
TO: DOROTHY JEAN PYKE

RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor DOROTHY JEAN PYKE of 60 KYNETON ROAD TRENTHAM VIC 3458 AN557386G 14/02/2017

21/02/2017 21/02/2017 AN580989S Y

CAVEAT

CAVEAT AN580989S 21/02/2017
Caveator MITCHELL SHIRE COUNCIL
Grounds of Claim AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties THE REGISTERED PROPRIETOR(S)
Date 13/01/2017
Estate or Interest FREEHOLD ESTATE

Prohibition
ABSOLUTELY
Lodged by
MADDOCKS - LAWYERS
Notices to
MADDOCKS - LAWYERS of COLLINS SQUARE TOWER 2 LEVEL 25 272 COLLINS ST
MELBOURNE VIC 3008

11/03/2017 11/03/2017 AN638271A N

RECTIFICATION MODIFY CAVEAT

CAVEAT AN580989S 21/02/2017

Caveator

MITCHELL SHIRE COUNCIL

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

13/01/2017

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

MADDOCKS - LAWYERS

Notices to

MADDOCKS - LAWYERS of COLLINS SQUARE TOWER 2 LEVEL 25 272 COLLINS ST
MELBOURNE VIC 3008

11/05/2017 11/05/2017 AN820041D Y

TRANSFER OF LAND BY ENDORSEMENT AND REMOVAL OF CAVEAT AN580989S

FROM:

DOROTHY JEAN PYKE

TO:

MITCHELL SHIRE COUNCIL

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

MITCHELL SHIRE COUNCIL of 113 HIGH STREET BROADFORD VIC 3658

AN820041D 11/05/2017

13/09/2017 13/09/2017 AQ241975W N

CONVERT A PCT TO AN ECT

STATEMENT END

LAND DESCRIPTION

Lot 1 on Title Plan 950066F.
PARENT TITLE Volume 11357 Folio 891
Created by Application No. 136490T 14/10/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LINDSAY JOSEPH DEAN
DOROTHY JEAN PYKE both of 300 NORTHERN HIGHWAY WALLAN VIC 3756
Application No. 136490T 14/10/2016

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description
of the land as contained in the General Law Title and is not based on
survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been
investigated by the Registrar of Titles. Subsisting interests under the
General Law may affect this title.

DIAGRAM LOCATION

SEE TP950066F FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:25 AM

Volume 9671 Folio 125

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08998 Folio 941

RECORD OF HISTORICAL DEALINGS

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

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

14/09/2006	14/09/2006	AE607002H	Y
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CAVEAT

CAVEAT AE607002H 14/09/2006

Caveator

HAVENMEAD PTY LTD

Capacity PURCHASER/FEE SIMPLE

Lodged by

ARNOLD BLOCH LEIBLER

Notices to

ARNOLD BLOCH LEIBLER of LEVEL 21 333 COLLINS STREET MELBOURNE VIC 3000

24/05/2007	24/05/2007	AF088666H	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

CHRISTOS ALVANOS

FREDA ALVANOS

TO:

HAVENMEAD PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

HAVENMEAD PTY LTD of HANOVER HOUSE FLOOR 1 158 CITY ROAD SOUTHBANK

VIC 3006

AF088666H 24/05/2007

AND LAPSING OF CAVEAT AE607002H

STATEMENT END

VOTS Snapshot

Volume 09671 Folio 125
124019107338H
Produced 14/09/2006 02:41 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 126928.
PARENT TITLE Volume 08998 Folio 941
Created by instrument L677412X 21/05/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHRISTOS ALVANOS
FREDA ALVANOS both of NORTHERN HWY WALLAN
S211340X 11/11/1992

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP126928 FOR FURTHER DETAILS AND BOUNDARIES

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L677412x 1ST CERT

ORIGINAL

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VICTORIA

REGISTER BOOK

VOL. 9671 FOL. 125

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

BARRY HILL and MARY ELIZABETH HILL both of 273 Elder Street Greensborough are -
JOINT PROPRIETORS of an estate in fee simple subject to the encumbrances notified
hereunder in all that piece of land in the Parish of Wallan Wallan County of Bourke
being Lot One on Plan of Subdivision No.126928 and being part of Crown Portion 25
which land is shown enclosed by continuous lines on the map hereon - - - - -

DATE: 21/5/85
DERIVED FROM VOL.8998 FOL.941 L677412X

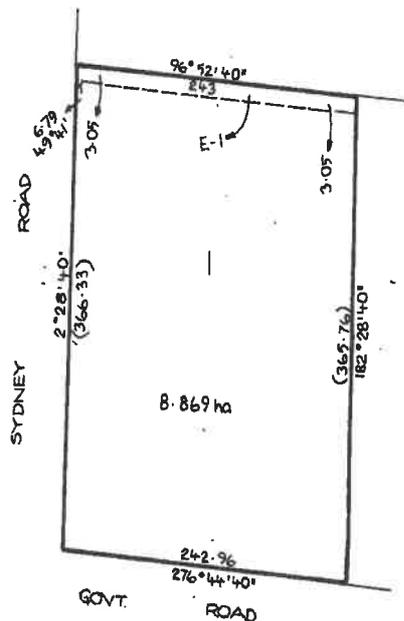
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Both text and diagram for this Folio have been duly converted to a computer Folio.
FULLY CONVERTED TITLE

ENCUMBRANCES

As to the land shown marked E-1
THE EASEMENTS (if any) existing
over the same by virtue of
Section 98 of the Transfer
of Land Act



[Signature]
Assistant Registrar of Titles



T09671-125-1-1

MEASUREMENTS ARE IN METRES

16

VOL 9671 FOL 125

MORTGAGE
THE COMMISSIONERS OF THE STATE
BANK OF VICTORIA
REGISTERED
L677413U

Does not now affect
11 NOV 1992



MORTGAGE
RESERVE BANK OF AUSTRALIA
REGISTERED 11/11/92
S211341U
w 5355357

DISCHARGED
19 JAN 2000



CAVEAT NO. P404554U LODGED 1/9/89.

See Enhancement Below



CAVEAT

CAVEATOR: ROBERT MOLESWORTH HOBILL COLE
CAPACITY: MORTGAGEE
DATE OF CLAIM/DOCUMENT: 9/12/88
LODGED BY: 486S ADRIAN R. BIESKE OF 394
COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE
NO: P404554U
DATE: 1/9/89



Enhancement Made On - 5 AUG 1992

CAVEAT WILL LAPSE ON:

REGISTRATION OF S211341U
25 NOV 1992



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING
GROUP LIMITED
REGISTERED 5/11/92
R895263F

Does not now affect
11 NOV 1992



JOINT PROPRIETORS
CHRISTOS ALVANOS & FRED A ALVANOS OF
NORTHERN HWY. WALLAN
REGISTERED 11/11/92
S211340X



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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:25 AM

Volume 9671 Folio 126

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08998 Folio 941

RECORD OF HISTORICAL DEALINGS

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

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

14/09/2006	14/09/2006	AE607041W	Y
------------	------------	-----------	---

CAVEAT

CAVEAT AE607041W 14/09/2006
 Caveator
 HAVENMEAD PTY LTD
 Capacity PURCHASER/FEE SIMPLE
 Lodged by
 ARNOLD BLOCH LEIBLER
 Notices to
 ARNOLD BLOCH LEIBLER of LEVEL 21 333 COLLINS STREET MELBOURNE VIC 3000

24/05/2007	24/05/2007	AF088712D	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 STEVEN ALVANOS
 TO:
 HAVENMEAD PTY LTD

RESULTING PROPRIETORSHIP:
 Estate Fee Simple
 Sole Proprietor
 HAVENMEAD PTY LTD of HANOVER HOUSE FLOOR 1 158 CITY ROAD SOUTHBANK
 VIC 3006
 AF088712D 24/05/2007
 AND LAPSING OF CAVEAT AE607041W

STATEMENT END

VOTS Snapshot

Volume 09671 Folio 126
124019107485X
Produced 14/09/2006 02:45 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 126928.
PARENT TITLE Volume 08998 Folio 941
Created by instrument L817348Y 06/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
STEVEN ALVANOS of 260 NORTHERN HY WALLAN 3756
W130875C 29/06/1999

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP126928 FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA

REGISTER BOOK

VOL. 9671 FOL. 126

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

VOL.

LYCHU TONG PAO and MAYLY TONG PAO both of Flat 151 No.90 Brunswick Street Fitzroy and LYMAY TONG PAO and SOURIVAN TONG PAO both of 11 Walsh Street Preston are - - - - JOINT PROPRIETORS of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Wallan Wallan County of Bourke being Lot 2 on Plan of Subdivision No.126928 and being part of Crown Portion 25 which land is shown enclosed by continuous lines on the map hereon - - - - -

DATE: 6/8/85
DERIVED FROM VOL.8998 FOL.941 LB17348Y

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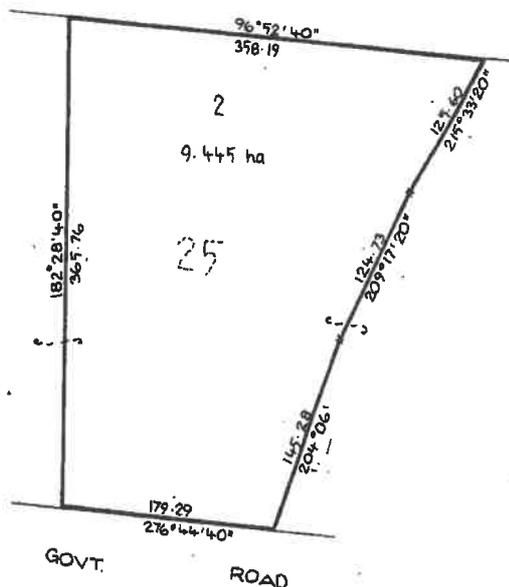
FULLY CONVERTED TITLE

ENCUMBRANCES



[Signature]
Assistant Registrar of Titles

22



T09671-126-1-8

MEASUREMENTS ARE IN METRES

18

VOL 9671 FOL 126

PROPRIETOR

SANTO FERRARO OF 52 ROYAL PDE. RESERVOIR

REGISTERED 30/5/88

N485593H



T573887L 27/02/95



PROPRIETOR

STEVEN ALVANS
260 NORTHERN HY. WALLAN 3756

W130875C 29/06/99



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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:25 AM

Volume 9617 Folio 956

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08998 Folio 944 Volume 08998 Folio 946

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
29/06/2005	29/06/2005	AD714606J	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
U373176P

29/06/2005	29/06/2005	AD714607G	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:
BRIDGEWORKS AUSTRALIA PTY. LTD.
TO:
CRYARI PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor
CRYARI PTY LTD of 22 CHURCH STREET WHITTLESEA VIC 3757
AD714607G 29/06/2005

STATEMENT END

VOTS Snapshot

Volume 09617 Folio 956
124014594603E
Produced 29/06/2005 11:10 am

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 149106S.

PARENT TITLES :

Volume 08998 Folio 944 Volume 08998 Folio 946
Created by instrument LP149106S 01/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BRIDGEWORKS AUSTRALIA PTY. LTD. of CAMERON ST KALKALLO 3064
U373175S 26/08/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U373176P 26/08/1996
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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP149106S FOR FURTHER DETAILS AND BOUNDARIES

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ORIGINAL

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OF TITLES**



VICTORIA

REGISTER BOOK

VOL 9617 FOL 956

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

IVO ORMONDE RIGHETTI and ALISON MAIN RIGHETTI both of "Macsfeld Park" - - - Wallan are JOINT PROPRIETORS of an estate in fee simple subject to the - - - - - encumbrances notified hereunder in all that land in the Parish of Wallan Wallan - County of Bourke being Lot 3 on Plan of Subdivision No.149106S which - - - - - land is shown enclosed by continuous lines on the map hereon and identified - - - - - by that lot number - - - - -

Issued under Regulation 10 -
Derived From
Vols. 8998 Fols. 944
8998 946
1/7/85

A Hamilton
Assistant Registrar of Titles



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FULLY CONVERTED TITLE

ENCUMBRANCES

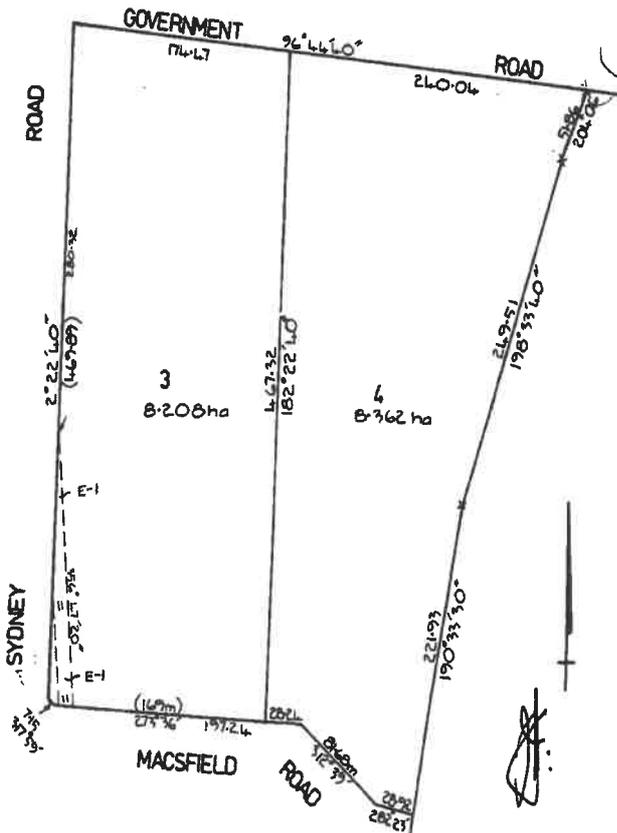
MORTGAGE K410926 National Commercial Banking - - - Corporation of Australia-Limited registered 9/6/'83 -

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

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

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

14 AUG 1985



T09617-956-1-6

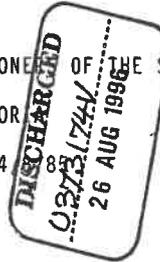
MEASUREMENTS ARE IN METRES

VOL 9617 FOL 956

PROPRIETORS
TENANTS IN COMMON IN EQUAL SHARES
HENRY PHILLIP DOBSON & IRENE DOBSON
OF 2 LUZON CRT. LALOR
REGISTERED 14/8/85
L830840D



MORTGAGE
THE COMMISSIONER OF THE ST
BANK OF VICTOR
REGISTERED 14
L830841A



CAVEAT No. M 4365 LODGED 21 JAN 1985



CAVEAT WITHDRAWN
v18186



CAVEAT

CAVEATOR: PLENTY CREDIT CO-OPERATIVE LIMITED
CAPACITY: CHARGE
DATE OF CLAIM DOCUMENT: 24/4/90
LODGED BY: 1317F COLLARDS OF 312 STATION ST.
LALOR 3075

NOTICE TO: AS ABOVE
NO: P783730A
DATE: 7/5/90



CAVEAT WITHDRAWN
24 SEP 1990



CAVEAT

CAVEATOR: PLENTY CREDIT CO-OPERATIVE LIMITED
CAPACITY: CHARGE
DATE OF CLAIM DOCUMENT: 24/8/90
LODGED BY: 1371F COLLARDS OF 312 STATION ST.
LALOR 3075

NOTICE TO: AS ABOVE
NO: P992425L
DATE: 7/9/90

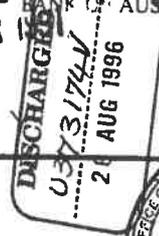


CAVEAT WITHDRAWN
U373173Y
26-8-96



MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Registered 19 MAR
No. R261969



PROPRIETOR
BRIDGEWORKS AUSTRALIA PTY. LTD.
CAMERON ST. KALKALLO 3064

U373175S 26/08/96



MORTGAGE
WESTPAC BANKING CORPORATION

U373176P 26/08/96



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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:25 AM

Volume 9617 Folio 957

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08998 Folio 944 Volume 08998 Folio 946

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
23/09/2008	23/09/2008	AG098456E	Y

MORTGAGE OF LAND

MORTGAGE AG098456E 23/09/2008
COMMONWEALTH BANK OF AUSTRALIA

16/01/2009	16/01/2009	AG298585C	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AG098456E
MORTGAGE X186850Q

16/01/2009	16/01/2009	AG298586A	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
SHANE DARREN BUCK
DEBBIE LYN BUCK
TO:
STEPHEN RONALD THOMAS
DANIELLE THOMAS

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Joint Proprietors
STEPHEN RONALD THOMAS
DANIELLE THOMAS both of 25 MACSFIELD ROAD WALLAN VIC 3756

AG298586A 16/01/2009

16/01/2009 16/01/2009 AG298587X Y

MORTGAGE OF LAND

MORTGAGE AG298587X 16/01/2009
NATIONAL AUSTRALIA BANK LTD

10/01/2015 10/01/2015 AL616826V (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AG298587X

10/01/2015 10/01/2015 AL616827T (O) Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
STEPHEN RONALD THOMAS
DANIELLE THOMAS
TO:
DANIELLE OLIVER

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

DANIELLE OLIVER of 25 MACSFIELD ROAD WALLAN VICTORIA 3756
AL616827T 10/01/2015

10/01/2015 10/01/2015 AL616828R (O) Y

MORTGAGE OF LAND

MORTGAGE AL616828R 10/01/2015
BENDIGO AND ADELAIDE BANK LTD

11/07/2018 11/07/2018 AR232099N (E) N

APPLICATION TO NOMINATE AN ECT TO A PAPER INSTRUMENT

Nominated Dealing Type: Discharge of Mortgage
Nominated Dealing Party : to Bendigo and Adelaide Bank Limited
Removed by Dealing AR291889X

24/07/2018 24/07/2018 AR277141P (E) N

CAVEAT

CAVEAT AR277141P 24/07/2018

Caveator

PERPETUAL CORPORATE TRUST LTD

Grounds of Claim

MORTGAGE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

24/07/2018

Estate or Interest

INTEREST AS MORTGAGEE

Prohibition

UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM

Lodged by

METROPOLITAN SOLICITORS

Notices to

VERNONS SOLICITORS PTY LTD of SUITE 1 426 BURWOOD HIGHWAY WANTIRNA VIC 3152

27/07/2018 27/07/2018 AR291889X (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AL616828R

27/07/2018 27/07/2018 AR291890P (O) Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

DANIELLE OLIVER

TO:

JUNGU INVESTMENT PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

JUNGU INVESTMENT PTY LTD of 24 BANDLER PARKWAY POINT COOK VIC 3030

AR291890P 27/07/2018

AND LAPSING OF CAVEAT AR277141P

27/07/2018 27/07/2018 AR291891M (O) Y

MORTGAGE OF LAND

MORTGAGE AR291891M 27/07/2018

PERPETUAL CORPORATE TRUST LTD

18/04/2019 18/04/2019 AS101147D (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 3889508

Removed by Dealing AS108507L

23/04/2019 23/04/2019 AS108507L (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AR291891M

23/04/2019 23/04/2019 AS108508J (E) N

MORTGAGE OF LAND

MORTGAGE AS108508J 23/04/2019

COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

VOTS Snapshot

Volume 09617 Folio 957
124027394900N
Produced 23/09/2008 09:54 am

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 149106S.

PARENT TITLES :

Volume 08998 Folio 944 Volume 08998 Folio 946

Created by instrument LP149106S 01/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

SHANE DARREN BUCK

DEBBIE LYN BUCK both of 22 BEACON HILLS CR CRAIGIEBURN 3064

X186849Q 01/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X186850Q 01/12/2000

COMMONWEALTH BANK OF AUSTRALIA

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DIAGRAM LOCATION

SEE LP149106S FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA

REGISTER BOOK

VOL 9617 FOL 957

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

IVO ORMONDE RIGHETTI and ALISON MAIN RIGHETTI both of "Macsfeld Park" --- Wallan are JOINT PROPRIETORS of an estate in fee simple subject to the --- encumbrances notified hereunder in all that land in the Parish of Wallan Wallan - County of Bourke being Lot 4 on Plan of Subdivision No.149106S which --- land is shown enclosed by continuous lines on the map hereon and identified --- by that lot number ---

Issued under Regulation 10 -

Derived From
Vols. 8998 Fols. 944
8998 946

1/7/85

A Hamilton

Assistant Registrar of Titles



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ENCUMBRANCES

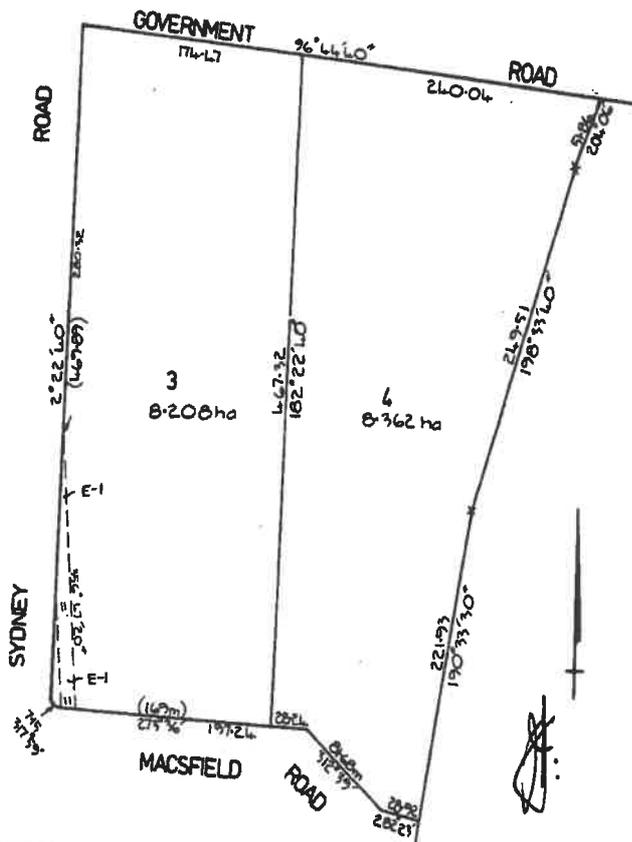
MORTGAGE K410926 National Commercial Banking - - - Corporation of Australia-Limited registered 9/6/'83 -

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

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

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

5 JUL 1985



T09617-957-1-2

MEASUREMENTS ARE IN METRES

VOL9617 FOL957

JOINT PROPRIETORS
ROSARIO FERRARO & MARIA FERRARO
OF 52 ROYAL PDE. RESERVOIR
REGISTERED 5/7/85
L760206U



JOINT PROPRIETORS
SHANE DARREN BUCK & DEBBIE LYN BUCK
22 BEACON HILLS CR. CRAIGIEBURN 3064

X1868498

01/12/00



MORTGAGE

COMMONWEALTH BANK OF AUSTRALIA

X1868508

01/12/00



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HISTORICAL SEARCH STATEMENT Land Use Victoria

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Volume 9617 Folio 954

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Parent titles :

Volume 08998 Folio 946 Volume 08998 Folio 948

RECORD OF HISTORICAL DEALINGS

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

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

03/08/2018 03/08/2018 AR315234Y (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 2934286

Removed by Dealing AR323173W

07/08/2018 07/08/2018 AR323173W (E) N

TRANSFER OF LAND BY ENDORSEMENT

FROM:

GIUSEPPE TIMPANI
FRANCESCA TIMPANI

TO:

WENJUN INVESTMENT PTY LTD 625513402

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor

WENJUN INVESTMENT PTY LTD of 24 BANDLER PARKWAY POINT COOK VIC 3030
AR323173W 07/08/2018

07/08/2018 07/08/2018 AR323174U (E) N

MORTGAGE OF LAND

MORTGAGE AR323174U 07/08/2018
PERPETUAL CORPORATE TRUST LTD

18/04/2019 18/04/2019 AS101130W (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 3889677

Removed by Dealing AS108452K

23/04/2019 23/04/2019 AS108452K (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AR323174U

23/04/2019 23/04/2019 AS108453H (E) N

MORTGAGE OF LAND

MORTGAGE AS108453H 23/04/2019

COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

VOTS Snapshot

VOLUME 09617 FOLIO 954
124073251029U
Produced 03/08/2018 02:08 pm

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 149105U.
PARENT TITLES :
Volume 08998 Folio 946 Volume 08998 Folio 948
Created by instrument LP149105U 01/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GIUSEPPE TIMPANI
FRANCESCA TIMPANI both of 53 WESTMERE CR COOLAROO
M222387C 14/04/1986

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP149105U FOR FURTHER DETAILS AND BOUNDARIES

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VOL 9617 FOL 954

JOINT PROPRIETORS
GIUSEPPE TIMPANI & FRANCESCA TIMPANI OF 53
WESTMERE CR. COOLAROO
REGISTERED 14/4/86
M222387C



MORTGAGE
THE COMMISSIONERS OF THE STATE BANK OF
VICTORIA
REGISTERED 14/4/86
M222388C

DISCHARGED
27 AUG 1988



MORTGAGE TO THE COMMISSIONERS OF THE
STATE BANK OF VICTORIA
Registered
No. m6579702

1987
25 FEB 1987



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Produced 27/11/2019 10:25 AM

Volume 9617 Folio 955

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Parent titles :

Volume 08998 Folio 946 Volume 08998 Folio 948

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
06/11/2014	06/11/2014	AL470129D	Y

SURVIVORSHIP APPLICATION

FROM:
DAVID LOGAN EVANS
KERRIE-ANNE MCPHEE
TO:
KERRIE-ANNE MCPHEE

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
KERRIE-ANNE MCPHEE of 30 MACSFIELD ROAD WALLAN VIC 3756
AL470129D 06/11/2014

27/07/2017 27/07/2017 AQ088314V (E) N

APPLICATION TO NOMINATE AN ECT TO A PAPER INSTRUMENT

Nominated Dealing Type: Discharge of Mortgage
Nominated Dealing Party: to Commonwealth Bank of Australia

09/08/2017 09/08/2017 AQ128808A Y

CAVEAT

CAVEAT AQ128808A 09/08/2017
Caveator
MAHESH KANAYALAL BHAGWANI

Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
18/07/2017
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
HAPPY CONVEYANCING
Notices to
HAPPY CONVEYANCING of 5/597 CLAYTON ROAD CLARINDA VIC 3169

26/10/2018 26/10/2018 AR595067Y (E) N

APPLICATION TO WITHDRAW A NOMINATION OF AN ECT

26/10/2018 26/10/2018 AR597519D (E) N

WITHDRAWAL OF CAVEAT
CAVEAT AQ128808A REMOVED

26/10/2018 26/10/2018 AR597520U (E) N

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE W499679U

26/10/2018 26/10/2018 AR597521S (E) N

TRANSFER OF LAND BY ENDORSEMENT
FROM:
KERRIE-ANNE MCPHEE
TO:
MACSFIELD PROJECTS PTY LTD 623172001
RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
MACSFIELD PROJECTS PTY LTD of 3 SAVERY COURT POINT COOK VIC 3030
AR597521S 26/10/2018

CANCELLED

26/10/2018 26/10/2018 AR597522Q (E) N

MORTGAGE OF LAND
MORTGAGE AR597522Q 26/10/2018
PERPETUAL CORPORATE TRUST LTD

STATEMENT END

VOTS Snapshot

VOLUME 09617 FOLIO 955
124052857272W
Produced 06/11/2014 12:53 pm

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 149105U.
PARENT TITLES :
Volume 08998 Folio 946 Volume 08998 Folio 948
Created by instrument LP149105U 01/07/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DAVID LOGAN EVANS
KERRIE-ANNE MCPHEE both of 30 MACSFIELD RD WALLAN 3756
W499678X 04/01/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W499679U 04/01/2000
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
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DIAGRAM LOCATION

SEE LP149105U FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA

REGISTER BOOK

VOL. 9617 FOL. 955

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UNDER THE "TRANSFER OF LAND ACT"

IVO ORMONDE RIGHETTI and ALISON MAIN RIGHETTI both of "Macsfeld Park" -- Wallan are JOINT PROPRIETORS of an estate in fee simple subject to the --- encumbrances notified hereunder in all that land in the Parish of Wallan Wallan County of Bourke being Lot 6 on Plan of Subdivision No.149105U which --- land is shown enclosed by continuous lines on the map hereon and identified --- by that lot number ---

Issued under Regulation 10 -

Derived From
Vols. 8998 Fols. 946
8998 948

1/7/85

A Hamilton



Assistant Registrar of Titles

ENCUMBRANCES

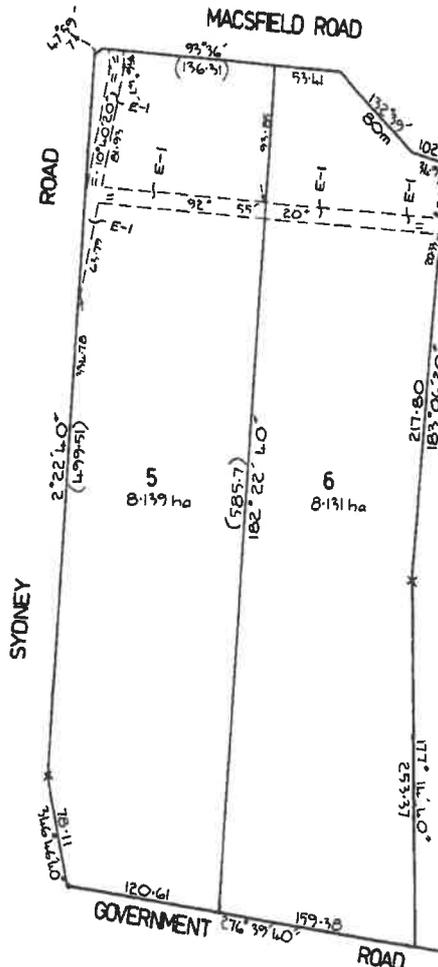
MORTGAGE K410926 National Commercial Banking --- Corporation of Australia-Limited registered 9/6/83 -

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

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

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

- 8 JUN 1986



MEASUREMENTS ARE IN METRES

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T09617-955-1-0

VOL. 9617 FOL. 955

JOINT PROPRIETORS
JOHN FRANCIS WIGHTON & CHRISTINA WIGHTON
OF 31 YANGOORA PL. GREENSBOROUGH
REGISTERED 6/6/86
M309809P



MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

Registered 16 NOV 1987

No. N138142Y



JOINT PROPRIETORS
DAVID LOGAN EVANS &
KERRIE-ANNE MCPHEE
30 MACSFIELD RD. MALLAN 3756
W499678X 04/01/00



MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA

W499679U 04/01/00



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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:25 AM

Volume 11394 Folio 371
Folio Creation: Created as a computer folio
Parent title Volume 09638 Folio 744

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration Date Recorded on Register Dealing Imaged
05/02/2013 05/02/2013 AK168698F Y

TRANSFER OF LAND BY ENDORSEMENT

FROM: WILLIAM JOSEPH LAFFAN
TO: DELORAIN RURAL PTY LTD

RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor DELORAIN RURAL PTY LTD of "DELORAIN" OLD HUME HIGHWAY BEVERIDGE VIC 3753 AK168698F 05/02/2013

30/04/2018 30/04/2018 AQ966893F (E) N

CAVEAT

CAVEAT AQ966893F 30/04/2018 Caveator AKRON PROPERTY GROUP PTY LTD Grounds of Claim PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE. Parties THE REGISTERED PROPRIETOR(S) Date 28/04/2018 Estate or Interest FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

ARNOLD BLOCH LEIBLER

Notices to

TYRONE MCCARTHY of LEVEL 21 333 COLLINS STREET MELBOURNE VIC 3000

STATEMENT END

VOTS Snapshot

VOLUME 11394 FOLIO 371
124044143062P
Produced 11/12/2012 11:43 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 639576F.
PARENT TITLE Volume 09638 Folio 744
Created by instrument PS639576F 11/12/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WILLIAM JOSEPH LAFFAN of "DELORAINÉ" BEVERIDGE VIC 3753
PS639576F 11/12/2012

ENCUMBRANCES, CAVEATS AND NOTICES

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

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

DIAGRAM LOCATION

SEE PS639576F FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:25 AM

Volume 6419 Folio 715
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 03350 Folio 927

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 16/04/2008 07:27:45 PM

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
03/11/2016	03/11/2016	AN241332T	Y

RECORDING OF DISPOSITION OF LAND

FROM:
VICTORIAN RAILWAYS COMMISSIONERS
TO:
VICTORIAN RAIL TRACK

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
AN241332T 03/11/2016

STATEMENT END

VOTS Snapshot

VOLUME 06419 FOLIO 715
124063124607A
Produced 03/11/2016 04:11 pm

LAND DESCRIPTION

Lot 1 on Title Plan 904487Q (formerly known as part of Portion 41 Parish of Wallan Wallan).
PARENT TITLE Volume 03350 Folio 927
Created by instrument 1790463 11/10/1940

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

VICTORIAN RAILWAYS COMMISSIONERS of THE RAILWAY OFFICES SPENCER STREET
MELBOURNE
B026247 01/08/1960

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 TP904487Q FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Vol. 6919 Vol. 0
4/1/75
419/715

Elizabeth Coghill of Wallan East Widow is -----
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances
notified hereunder in All the pieces of Land, delineated and coloured
red on the map in the margin being part of Crown Portion Forty-one Parish of ----
Wallan Wallan County of Bourke -----

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

Dated the Eleventh day of
thousand nine hundred and forty.

October
McGurran
Assistant Registrar of Titles

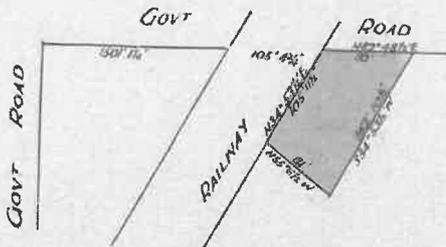


ENCUMBRANCES REFERRED TO.

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T06419-715-1-6



3350-927

A.W.
The Measurements are in feet and inches

pl. 669

Transfer. 179043

Application

Parcel of 1/4 Ven. 2350 Fol. 727 dt. 14/1/56

Elizabeth McGill died
November 1956 Probate of her Will
been granted to Elizabeth Mary Kendall of
Junction Road Rosewater South Australia
Married Woman. *Gilmore*

11 APR 1957 Assistant Registrar of Titles

Elizabeth Mary Kendall of 949
Junction Road Rosewater South
Australia Married Woman is
the proprietor of the within described estate by
transfer registered on 10 August 1957
and numbered A289322 *Deason*

19-11-57 Assistant Registrar of Titles

Victoria Railways Commissioners
under Section 57 of Transfer of Land Act 1964.
The land described herein.
11th April, 1960.
Form 20 60/16400

VICTORIAN RAILWAYS COMMISSIONERS of The Railway
Offices Spencer Street Melbourne is now the
proprietor by
Transfer N26247
Registered 1st August 1960



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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:05 AM

Volume 3643 Folio 580
Folio Creation: Created as paper folio continued as computer folio

Parent titles :
Volume 02260 Folio 968 to Volume 02260 Folio 970
Volume 02260 Folio 968 to Volume 02260 Folio 970 Volume 02358 Folio 566 Volume 02955 Folio 976
Volume 03247 Folio 218

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 14/05/2003 05:05:54 AM

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
02/11/2016	02/11/2016	AN237425K	Y

RECORDING OF DISPOSITION OF LAND

FROM:
THE VICTORIAN RAILWAYS COMMISSIONERS
TO:
VICTORIAN RAIL TRACK

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
AN237425K 02/11/2016

STATEMENT END

VOTS Snapshot

VOLUME 03643 FOLIO 580
124063099527L
Produced 02/11/2016 03:53 pm

LAND DESCRIPTION

Lot 1 on Title Plan 680375U (formerly known as part of Portion 41 Parish of Wallan Wallan).
PARENT TITLES :
Volume 02260 Folio 968 to Volume 02260 Folio 970
Volume 02358 Folio 566 Volume 02955 Folio 976 Volume 03247 Folio 218
Created by instrument 0695875 19/09/1912

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE VICTORIAN RAILWAYS COMMISSIONERS
0695875 19/09/1912

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 TP680375U FOR FURTHER DETAILS AND BOUNDARIES

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Entered in the Register Book,

Vol. 3643 Fol. 728580



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

12/12

THE VICTORIAN RAILWAYS COMMISSIONERS 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 annexed hereto containing Fourteen acres Two roods and --

Thirteen perches or thereabouts being part of Crown Portion Forty-one Parish of --

Wallan Wallan County of Bourke

ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Delivered on-line by LANDATA
THIS IS A REGISTERED FOLIO OF THE REGISTER
FULLY CONVERTED TITLE
Not to be dealt with outside the Titles Office

Dated the *Fifteenth*
thousand nine hundred and twelve.

day of *September*

M. J. [Signature]
Assistant Registrar of Titles.



ENCUMBRANCES REFERRED

As to the land colored blue

THE ENCUMBRANCES created by Instruments

of Transfer Numbered 278060, 278061,

278062, 284516, 284517, 303833, ---

303834, 304425 and 342126 in the ---

Register Book



T03643-580-1-2

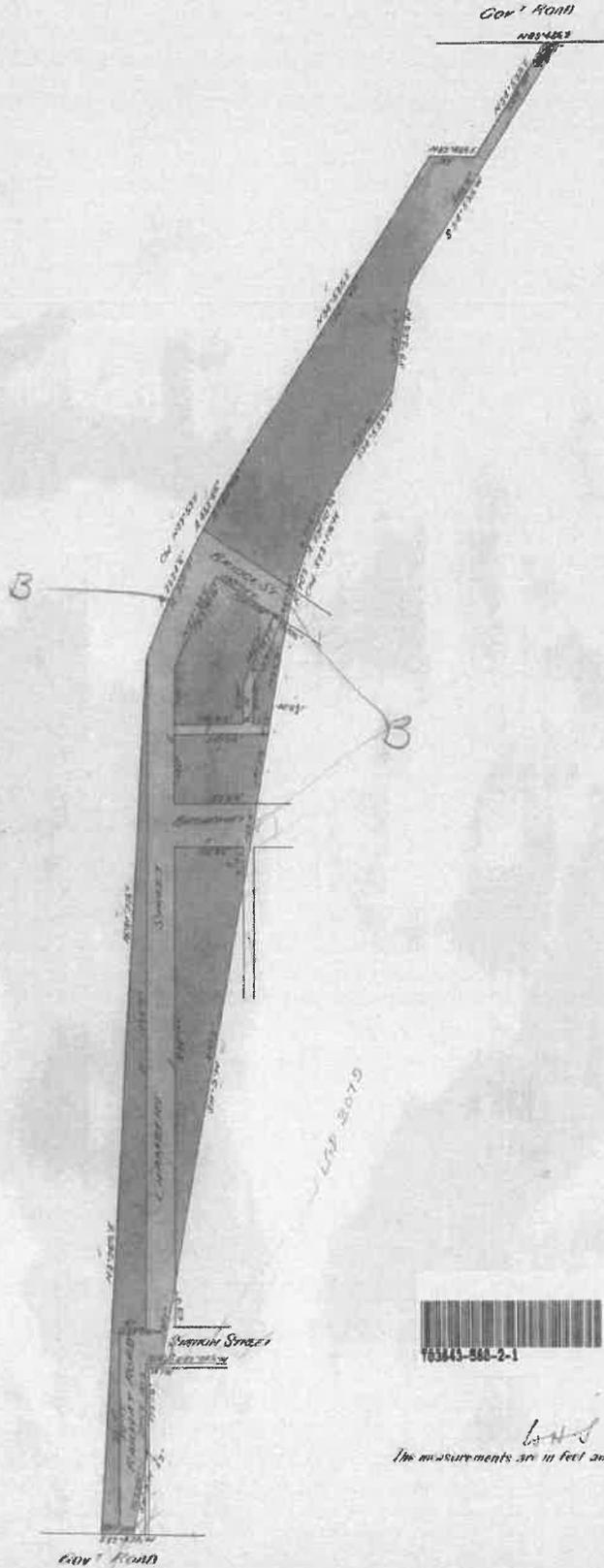
2247 649218
 Vols. 2955 Fols. 590976 Transfer. 695875 Application
 2358 471566 R.P. No. 1545413
 2260 451968-9-70

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	

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This is the Annexed Sheet referred to
in Certificate of Title entered in the
Register Book, Vol. 3643 Fol. 728580

W. H. G. Hall
Assistant Registrar of Titles.



Delivered on-line by LANDATA® FULLY CONVERTED TITLE
THIS IS A SURVEYED FOLIO OF THE REGISTER.
Scale and alignment for this plan have been fully converted to a computer plan.



W. H. G. Hall
The measurements are in feet and inches.

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 3624 Folio 685

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 03350 Folio 927

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/09/2002 05:01:26 AM

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
02/11/2016	02/11/2016	AN237425K	Y

RECORDING OF DISPOSITION OF LAND

FROM:
THE VICTORIAN RAILWAYS COMMISSIONERS
TO:
VICTORIAN RAIL TRACK

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
AN237425K 02/11/2016

STATEMENT END

VOTS Snapshot

VOLUME 03624 FOLIO 685
124063099511D
Produced 02/11/2016 03:53 pm

LAND DESCRIPTION

Lot 1 on Title Plan 391208B (formerly known as part of Portion 41 Parish of Wallan Wallan).
PARENT TITLE Volume 03350 Folio 927
Created by instrument 0692538 14/08/1912

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE VICTORIAN RAILWAYS COMMISSIONERS
0692538 14/08/1912

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 TP391208B FOR FURTHER DETAILS AND BOUNDARIES

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Entered in the Register Book,

Vol. 3624 Fol. 724685



VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

THE VICTORIAN RAILWAYS COMMISSIONERS 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 being part of Crown Portion Forty-one Parish of ---
Wallan Wallan County of Bourke - - - - -

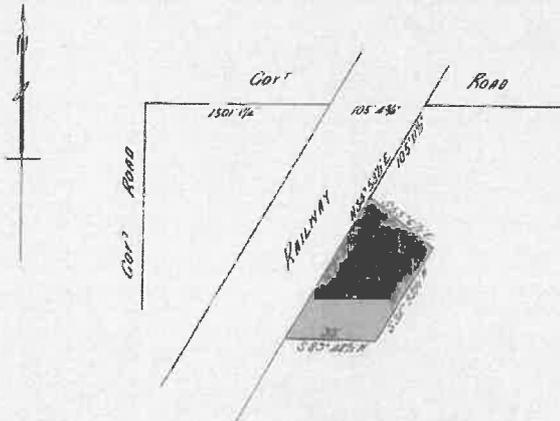
ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office

Delivered on-line by LANDATA
THIS IS A SPREADSHEET FILE OF THE REGISTER
FULLY CONVERTED TITLE
Book not required for this File as the File has been fully converted to a computer file.

Dated the Fourteenth
thousand nine hundred and twelve.

day of August

Assistant Registrar of Titles
ENCUMBRANCES REFERRED



The Measurements are to be had and made



T03624-685-1-2

3350-927

Vol. 3350 Fol. 669927

Transfer. 642538

Application

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>	
		<i>Assistant Registrar of Titles.</i>	
		<i>Assistant Registrar of Titles.</i>	

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 3236 Folio 116

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 02955 Folio 976

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 21/09/2002 05:01:28 AM

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
02/11/2016	02/11/2016	AN237261P	Y

RECORDING OF DISPOSITION OF LAND

FROM:
THE VICTORIAN RAILWAYS COMMISSIONERS
TO:
VICTORIAN RAIL TRACK

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
AN237261P 02/11/2016

STATEMENT END

VOTS Snapshot

VOLUME 03236 FOLIO 116
124063097857C
Produced 02/11/2016 03:25 pm

LAND DESCRIPTION

Lot 1 on Title Plan 372654J (formerly known as part of Portion 41 Parish of Wallan Wallan).
PARENT TITLE Volume 02955 Folio 976
Created by instrument 0559944 04/11/1907

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE VICTORIAN RAILWAYS COMMISSIONERS
0559944 04/11/1907

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 TP372654J FOR FURTHER DETAILS AND BOUNDARIES

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Entered in the Register Book



Vol 3236 Fol 647116

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1880."

20-11-2019

The Victorian Railways Commissioners are
now the proprietors 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 two acres, one rood and nineteen perches, the
abouts, being part of the town of Lion, forty-one Acres of the same, in the County of Bourke, together with
and the right and liberty to use for the Victorian Railways Commissioners and their successors, assignees,
and transferees and their servants, agents and workmen from time to time and a day to the use after
enter into and upon the land colored brown and yellow on the said map and to dig and excavate
the same and to lay or place water pipes at a depth of at least eight inches below the surface thereof
also to repair and to install of or remove any such pipes and to place and to place them with other
also to pass and to pass for all the purpose aforesaid with or without horses or other animals
or other carriage without hindrance from the above land, colored red through over and along the said land
horizontally and vertically to the easement over the land colored yellow, subject to any rights of carriage, way
rights subsisting over or upon or affecting the same

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

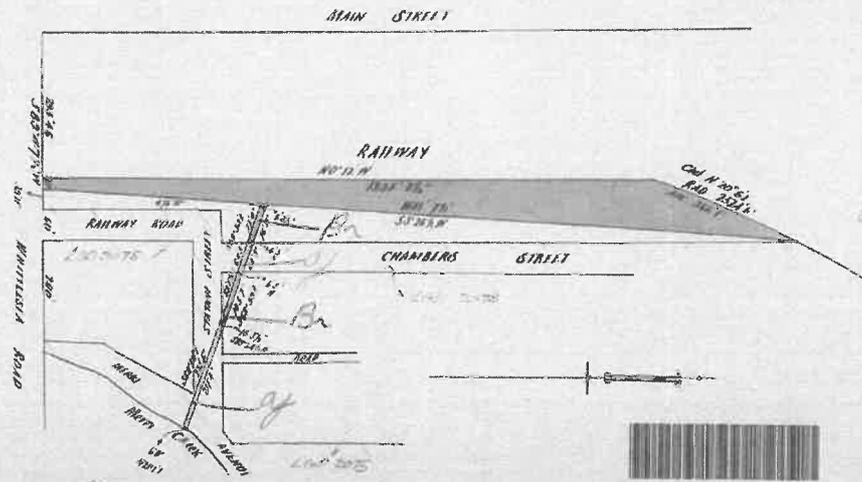
Delivered on-line by LANDATA
Produced by the Victorian Government under the provisions of the Copyright Act 1962
Produced by the Victorian Government under the provisions of the Copyright Act 1962

Dated the fourth day of November One thousand nine hundred and seven

H. H. Osborn



Assistant Registrar of Titles.
ENCUMBRANCES REFERRED TO.



T03236-116-1-6

Vol. 2955 Fol. 590976

Transfer 5599144

Application

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>	
		<i>Assistant Registrar of Titles.</i>	
		<i>Assistant Registrar of Titles.</i>	

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 11553 Folio 498
Folio Creation: Created as a computer folio

STATEMENT END

LAND DESCRIPTION

Lot 1 on Title Plan 956698H.
Created by Application No. 131990Y 30/01/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
Application No. 131990Y 30/01/2015

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP956698H FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 11778 Folio 978
Folio Creation: Created as crown land continued as computer folio

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
06/08/2016	06/08/2016	MI214704L	N	CROWN LAND STATUS REPORT

RECORD OF VOTS DEALINGS

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

STATEMENT END

HISTORICAL REPRINT(S)

Historical Crown Parcel Report

This is a report on the parcel from 1 October 2001. It is a statement of the historic legal status of the parcel. For historical research further documentation is available through Land Use Victoria.

Land Description
Allotment: 2005 Section:
Township:
Parish: Wallan Wallan

Standard Parcel Identifier (SPI): 2005\PP3707

End Of Land Description Details

Status Details-
Number of Status:3

Status: 1 of 3
Currency of Status: CURRENT
Parcel Status: Government Road
Reserve Type:
Reserve Purpose:
Park:

Administrator: Victorian Rail Track (VicTrack)

Related instruments
Gazette Year: Page: Number:
Act Year: Number:
Special Gazette Date: Page: Number:
Order in Council Date:
Reference Plan:
Title Reference: Volume Folio:
Status Remark:

Status: 2 of 3
Currency of Status: SUPERSEDED
Parcel Status: Government Road (as to part)
Reserve Type:
Reserve Purpose:
Park:

Administrator: Department of Environment Land Water and Planning

Related instruments
Gazette Year: Page: Number:
Act Year: Number:
Special Gazette Date: Page: Number:
Order in Council Date:
Reference Plan:
Title Reference: Volume Folio:
Status Remark:

Status: 3 of 3
Currency of Status: SUPERSEDED
Parcel Status: Crown land vested in Victorian Rail Track (as to part)
Reserve Type:
Reserve Purpose:
Park:

Administrator: Department of Environment Land Water and Planning

Related instruments
Gazette Year: Page: Number:
Act Year: Number:
Special Gazette Date: Page: Number:
Order in Council Date:
Reference Plan:
Title Reference: Volume Folio:
Status Remark:

Standard Parcel Identifiers (SPI) that contain land excised from the parcel:
None

End Of Status Details

End Of Report

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 11551 Folio 473

Folio Creation: Created as a computer folio

STATEMENT END

LAND DESCRIPTION

Lot 1 on Title Plan 956768N.
Created by Application No. 132065G 05/02/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
Application No. 132065G 05/02/2015

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP956768N FOR FURTHER DETAILS AND BOUNDARIES

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MEMORIAL

No. 277

Book 463

DATES OF DEEDS OR INSTRUMENTS	NAMES OF THE PARTIES	ADDRESSES AND ADPTION OF EACH PARTY	NAMES OF THE WITNESSES	DESCRIPTION OF THE LANDS OR PROPERTY CONVEYED	CONSIDERATION, AND HOW PAID	ANY OTHER PARTICULARS THAT THE LAW MAY REQUIRE
1850	Henry Barber of Victoria	in the State of Victoria	James Barber of Victoria	All that piece or parcel of land situate lying and being in the Parish of St. John's in the County of Bourke in the State of Victoria containing by estimate about eleven perches being more or less the land of the said Henry Barber and the same bounded as follows: Commencing at a point distant one hundred and thirty five links and the same links of a link in a straight line bearing North one minute West from another point on the North boundary of a parcel of ground known as which last mentioned point is distant one hundred and thirty eight links and the one half of a link in a straight line bearing North eighty nine degrees forty seven and one half minutes East from the said North corner hereof thence by other parts of said ground (known as) forty two links and eighty five links and three links of a link (by direct survey) in a straight line bearing North one minute West for fifty two links and the one half of a link in a straight line bearing North eighty nine degrees twenty four and one half minutes East and for two hundred and seventy one links and	the sum of three hundred and twenty pounds for value taken by the Comtee - same for value taken by the said land.	The sum of three hundred and twenty pounds for value taken by the Comtee - same for value taken by the said land.
1850	Henry Barber of Victoria	in the State of Victoria	James Barber of Victoria	All that piece or parcel of land situate lying and being in the Parish of St. John's in the County of Bourke in the State of Victoria containing by estimate about eleven perches being more or less the land of the said Henry Barber and the same bounded as follows: Commencing at a point distant one hundred and thirty five links and the same links of a link in a straight line bearing North one minute West from another point on the North boundary of a parcel of ground known as which last mentioned point is distant one hundred and thirty eight links and the one half of a link in a straight line bearing North eighty nine degrees forty seven and one half minutes East from the said North corner hereof thence by other parts of said ground (known as) forty two links and eighty five links and three links of a link (by direct survey) in a straight line bearing North one minute West for fifty two links and the one half of a link in a straight line bearing North eighty nine degrees twenty four and one half minutes East and for two hundred and seventy one links and	the sum of three hundred and twenty pounds for value taken by the Comtee - same for value taken by the said land.	The sum of three hundred and twenty pounds for value taken by the Comtee - same for value taken by the said land.



1850-11-14
Henry Barber of Victoria

In the matter of the Real Property Act 1850.

I, Joseph South's Sonnell

of the Registry Office

State of Victoria, do hereby certify that the above Memorial contains a just and true account of the several particulars therein set forth.

SWORN at Melbourne, in the State of Victoria, this

thirteenth day of November

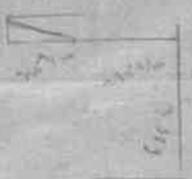
in the year of our Lord One thousand nine hundred

and seven

Before me,

Deputy Registrar-General

H. Barber



Historical Search

43

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 9015 Folio 696

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07640 Folio 133

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
22/11/2002	22/11/2002	AB711274R	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
W225456V
X123799P

22/11/2002	22/11/2002	AB711275P	Y
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MORTGAGE OF LAND
MORTGAGE AB711275P 22/11/2002
COMMONWEALTH BANK OF AUSTRALIA

21/07/2005	21/07/2005	AD762677M	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AB711275P

21/07/2005	21/07/2005	AD762678K	Y
------------	------------	-----------	---

AMEND PROPRIETOR NAME
FROM:
TO:

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
RODNEY EUSTACE RALPH DE VOS of 55 KELLY LANE WALLEEN VIC 3756

W225455Y 16/08/1999

21/07/2005 21/07/2005 AD762679H Y

MORTGAGE OF LAND

MORTGAGE AD762679H 21/07/2005
WESTPAC BANKING CORPORATION

22/04/2014 22/04/2014 AL034923R (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AD762679H

22/04/2014 22/04/2014 AL034924P (O) Y

MORTGAGE OF LAND

MORTGAGE AL034924P 22/04/2014
BENDIGO AND ADELAIDE BANK LTD

STATEMENT END

VOTS Snapshot

Volume 09015 Folio 696
124003922579F
Produced 22/11/2002 08:35 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 099336.
PARENT TITLE Volume 07640 Folio 133
Created by instrument LP099336 03/04/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RODNEY EUSTACE DE VOS of 55 NORTH STATION RD WALLAN 3756
W225455Y 16/08/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W225456V 16/08/1999
IOOF BUILDING SOCIETY LTD

MORTGAGE X123799P 30/10/2000
BENDIGO BANK LTD

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

DIAGRAM LOCATION

SEE LP099336 FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA

REGISTER BOOK

VOL. 9015 FOL. 696

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 9015 FOL. 696

ANTHONY JOHN BARBER of 4 Newtown Road Macleod Grazier ---
is the proprietor of an estate in fee simple subject to the ---
encumbrances notified hereunder in ALL THAT piece of land coloured ---
on the map hereon being Lot 1 on Plan of Subdivision No.99336 ---
Parish of Wallan Wallan County of Bourke ---

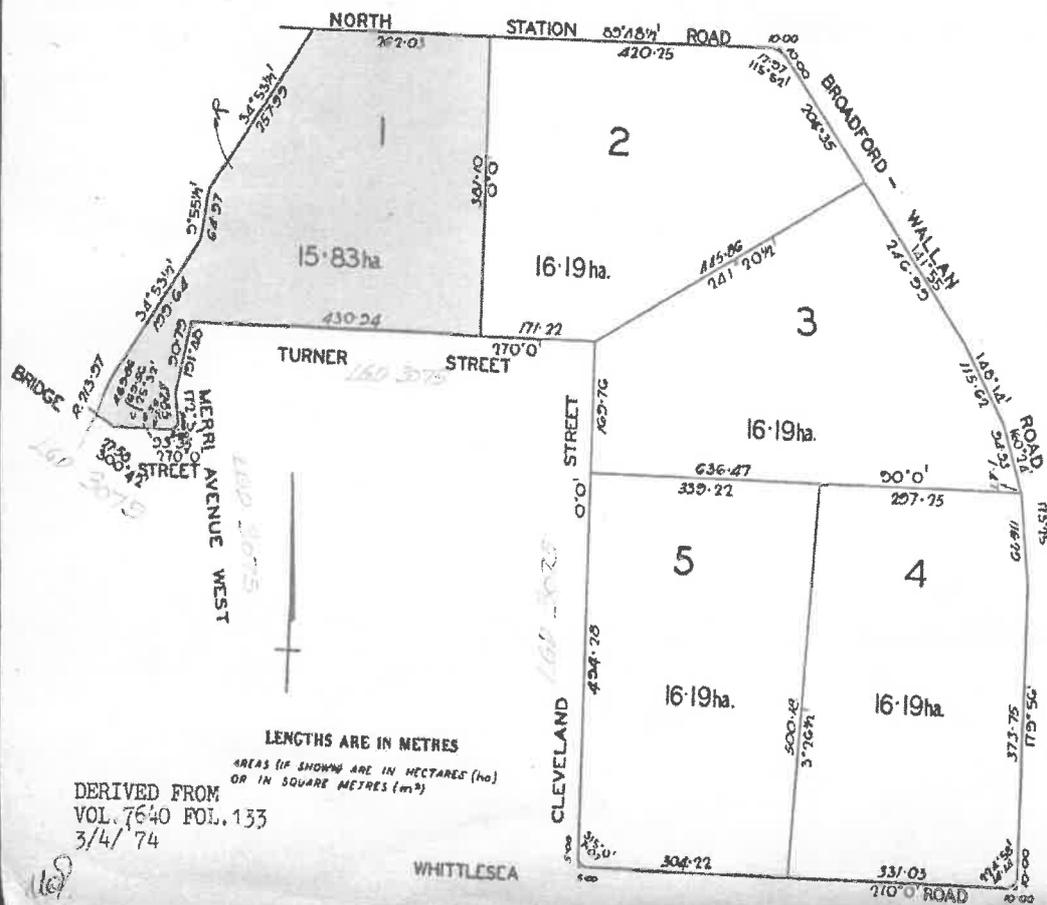
Issued under Regulation 12 on
the approval of the above ---
Plan of Subdivision -

Assistant Registrar of Titles
ENCUMBRANCES REFERRED TO



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WHITTLESCHA

CAVEAT No. E590273 LODGED 3RD NOV



CAVEAT LAPSED 11 JUN 1974



PEDRO TEXTILE INDUSTRIES PROPRIETARY LIMITED of 208 Little Lonsdale Street Melbourne is now the proprietor Registered 9th January 1974 No. F157601



MORTGAGE to **LENA JOYCE TUCKER** Registered 3RD October 1974 No. F482391

DISCHARGED
21 JUN 1978



CAVEAT No. H107400 LODGED - 6 JUN 1978

CAVEAT LAPSED 4 JUN 1979



MARIO PALERMO Builder and CARMELA PALERMO Married Woman both of 24 Sheahans Road Bulleen are now **JOINT PROPRIETORS** Registered 15th May 1979 No. H518940



MORTGAGE to **MARIE THERESE CULLEN**

Registered 22ND May 1979

No. H53840

DISCHARGED
6 JUN 1984



MORTGAGE to **LENA BALL**

Registered 20TH June 1981

No. J52490

DISCHARGED
26 JAN 1982



MORTGAGE

DISCHARGED
26 JUN 1984 to THE COMMERCIAL BANK OF AUSTRALIA LIMITED

Registered 13TH November 1981

No. J71



ANTHONY SULTANA and MARY SULTANA both of 153 Jukes Road Fawkner are now **JOINT PROPRIETORS**

Registered 26th January 1984

No. L731408D



PROPRIETOR

RODNEY EUSTACE DE VOS

55 NORTH STATION RD. WALLAN 3756

W225455Y

16/08/99



MORTGAGE

100F BUILDING SOCIETY LIMITED

W225456V

16/08/99



ENDORSEMENTS CONTINUE ON ANNEXED SHEET COMMENCING WITH X123799P



T09015-696-1-0

W9015 F 696

Delivered by LANDATA®. Land Use Victoria timestamp 27/11/2019 10:04 Page 2 of 4

This is the Sheet marked ^{u v} A referred to in the Certificate of Title entered in the Register Book Vol. 9015 Fol. 696

ORIGINAL

Assistant Registrar of Titles



MORTGAGE
BENDIGO BANK LIMITED

X123799P

30/10/00



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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 9015 Folio 697

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07640 Folio 133

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 19/01/2005 02:31:27 PM

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
25/07/2005	25/07/2005	AD768613H	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
X575581U

25/07/2005	25/07/2005	AD768614F	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:
RICHARD JOHN DALTON
TO:
DPB GROUP PTY LTD

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
DPB GROUP PTY LTD of GROUND FLOOR 492 ST KILDA RD MELBOURNE VIC 3004
AD768614F 25/07/2005

25/07/2005	25/07/2005	AD768615D	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AD768615D 25/07/2005
COMMONWEALTH BANK OF AUSTRALIA

16/05/2006	16/05/2006	AE354551D	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AD768615D

16/05/2006 16/05/2006 AE354552B Y

MORTGAGE OF LAND
MORTGAGE AE354552B 16/05/2006
RAMS MORTGAGE CORPORATION LTD

06/06/2007 06/06/2007 AF114347K Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
AE354552B

06/06/2007 06/06/2007 AF114348H Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
DPB GROUP PTY LTD
TO:
MRG EQUITIES PTY LTD

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor

MRG EQUITIES PTY LTD of 27 BALLANTYNE STREET SOUTH MELBOURNE VIC
3205
AF114348H 06/06/2007

12/07/2007 12/07/2007 AF200756M Y

MORTGAGE OF LAND
MORTGAGE AF200756M 12/07/2007
NATIONAL AUSTRALIA BANK LTD

STATEMENT END

VOTS Snapshot

Volume 09015 Folio 697
124014863853R
Produced 25/07/2005 03:20 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 099336.
PARENT TITLE Volume 07640 Folio 133
Created by instrument LP099336 03/04/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RICHARD JOHN DALTON of 25 NORTH STATION RD WALLAN EAST 3756
U654103M 25/02/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X575581U 03/07/2001
COMMONWEALTH BANK OF AUSTRALIA

COVENANT as to part F977764 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.

DIAGRAM LOCATION

SEE TP480462Q FOR FURTHER DETAILS AND BOUNDARIES

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VICTORIA

REGISTER BOOK

VOL. 9015 FOL. 697

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 9015 FOL. 697

ANTHONY JOHN BARBER of 4 Newtown Road Macleod Grazier ---
is the proprietor of an estate in fee simple subject to the ---
encumbrances notified hereunder in ALL THAT piece of land coloured --
on the map hereon being Lot 2 on Plan of Subdivision No.99336 ---
Parish of Wallan Wallan County of Bourke - - - - -

Issued under Regulation 12 on
the approval of the above - -
Plan of Subdivision -

M. Haggart



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to part of the land - - - - -

THE COVENANT contained in - - - - -
Instrument P977764 - - - - -
Registered 22nd December 1975 - - - - -

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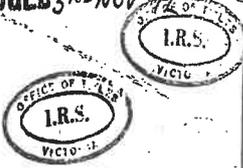
T09015-697-1-6



u08

CAVEAT No. E590273 **LODGED 3RD NOV 1974**

CAVEAT LAPSED 11 JUN 1974



PEDRO TEXTILE INDUSTRIES PROPRIETARY LIMITED of 208 Little Lonsdale Street Melbourne is now the proprietor Registered 9th January 1974 No. F157601



MORTGAGE

TUCKER

Registered 3rd Oct 1974
No. F482391

Diagrams as to land being the subject of this mortgage to be filed within 12 months of 12 MAR 1974



CREATION OF EASEMENT

Registered 22nd December 1975

No. F977764



CAVEAT No. H946279 **LODGED 17 APR 1980**

CAVEAT WILL LAPSE ON REGISTRATION OF K144396

22 NOV. 1983



CAVEAT No. J186768 **LODGED 10 OCT 1980**

CAVEAT WITHDRAWN 29 OCT 1982



ANTONIO FALLETI Farmer and **LUCIA FALLETI** Housewife both of Wiseman Road, Silvan are now **JOINT PROPRIETORS** Registered 29th October 1982 No. K144396.



GIUSEPPE CIANCIARULO Bread Salesman and **ROSA CIANCIARULO** Married Woman both of 4 St. Vigeons Road Reservoir are now **JOINT PROPRIETORS** Registered 29th October 1982 No. K144397.



JOINT PROPRIETORS
BRUCE EDWIN CHAMBERLAIN & PAULETTE MICHELLE CHAMBERLAIN OF 12 REEVE CRT. CHELTENHAM
REGISTERED 27/6/88
N538079J



MORTGAGE

NATIONAL AUSTRALIAN SAVINGS BANK LIMITED
REGISTERED 27/6/88
N538080J

DISCHARGED 31 OCT 1994



DISCHARGED 25 FEB 1997
COMMONWEALTH BANK OF AUSTRALIA



1386380B 31/10/94



PROPRIETOR RICHARD JOHN DALTON 25 NORTH STATION RD. WALLAN EAST 3756

U654103M 25/02/97



PROPRIETORS CONTINUE ON APPENDED SHEET COMMENCING WITH V359802L



V.9015 F.697

Delivered FULLY CONVERTED TITLE

SCALE 1:10000 METRES

Volume 9015 Folio 487

LENGTHS ARE IN METRES

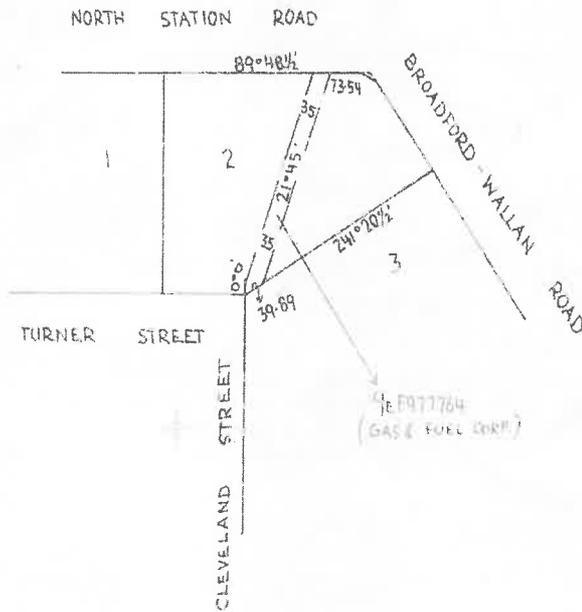


T09015-697-2-4

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Sh 2011/12/10

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ORIGINAL



Assistant Registrar of Titles

CAVEAT

CAVEATOR: R.A.C.V. FINANCE LIMITED
CAPACITY: MORTGAGEE
DATE OF CLAIM DOCUMENT: 26/2/98
LODGED BY: R.A.C.V. FINANCE LIMITED
NOTICE TO: 123 QUEEN ST. MELBOURNE 3000
NO: V359802L
DATE: 7/4/98



CAVEAT WITHDRAWN

X465961*
10.5.01



MORTGAGE

COMMONWEALTH BANK OF AUSTRALIA

7575581U 03/07/01



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709015-697-3-2

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 10514 Folio 646
Folio Creation: Created as a computer folio

Parent titles :
Volume 10391 Folio 483 Volume 10444 Folio 038

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
17/08/2000	28/08/2000	W983389K	Y	TRANSFER KOSTAKIS, JIM KOSTAKIS, STAN
17/08/2000	28/08/2000	W983390K	Y	MORTGAGE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
21/12/2017	21/12/2017	AQ577534E (E)	N

CAVEAT

CAVEAT AQ577534E 21/12/2017
Caveator
LAURA EMILIE FITZGERALD
Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
CLANCY & TRIADO PTY LTD
Notices to
ANGELA PINSENT of 610 GLENFERRIE ROAD HAWTHORN VIC 3122

24/07/2018	24/07/2018	AR274378W (E)	N
------------	------------	---------------	---

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE W983390K

13/09/2018	13/09/2018	AR447792Y	N
------------	------------	-----------	---

CONVERT AN ECT TO A PCT

25/10/2018 25/10/2018 AR590534V (E) N

WITHDRAWAL OF CAVEAT
CAVEAT AQ577534E REMOVED

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10514 Folio 646

11250587120G Page 1
Produced 04/05/2000 03:31 pm

LAND

LOT 1 on Plan of Subdivision 432563T.
PARENT TITLE(s):
Volume 10391 Folio 483 Volume 10444 Folio 038
Created by instrument PS432563T 04/05/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757
PS432563T 04/05/2000

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988.
Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10514 Folio 646

12410617356C Page 1
Produced 28/08/2000 02:39 pm

LAND

LOT 1 on Plan of Subdivision 432563T.

PARENT TITLE(s):

Volume 10391 Folio 483 Volume 10444 Folio 038

Created by instrument PS432563T 04/05/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

KOSTAKIS, STAN; 20 BARBARA CR. AVONDALE HEIGHTS 3034

KOSTAKIS, JIM; 20 BARBARA CR. AVONDALE HEIGHTS 3034

W983389K 17/08/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 W983390K 17/08/2000 MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOTS Snapshot

VOLUME 10514 FOLIO 646
124069675780K
Produced 21/12/2017 12:03 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 432563T.
PARENT TITLES :
Volume 10391 Folio 483 Volume 10444 Folio 038
Created by instrument PS432563T 04/05/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
STAN KOSTAKIS
JIM KOSTAKIS both of 20 BARBARA CR. AVONDALE HEIGHTS 3034
W983389K 17/08/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W983390K 17/08/2000
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 10529 Folio 630
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

Table with 5 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged, Dealing Type and Details. Contains two rows of historical dealings.

RECORD OF VOTS DEALINGS

Table with 4 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged. Contains three rows of dealings, including mortgage discharges and land mortgages.

MORTGAGE OF LAND

MORTGAGE AD392045N 27/01/2005
BANK OF WESTERN AUSTRALIA LTD

16/05/2012 16/05/2012 AJ667612V (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AD392045N

16/05/2012 16/05/2012 AJ667613T (O) Y

AMEND PROPRIETOR NAME

FROM:
TO:

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

CHRISTOPHER JOHN TILBROOK

LORENA ADELE SCHRADER both of 30 HART COURT WALLAN EAST VIC 3756

W956254X 04/08/2000

16/05/2012 16/05/2012 AJ667614R (O) Y

MORTGAGE OF LAND

MORTGAGE AJ667614R 16/05/2012
PROVIDENT CAPITAL LTD

22/08/2013 22/08/2013 AK544443V Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AJ667614R

22/08/2013 22/08/2013 AK544444T Y

MORTGAGE OF LAND

MORTGAGE AK544444T 22/08/2013
PERMANENT MORTGAGES PTY LTD

28/02/2014 28/02/2014 AK935169K Y

CAVEAT

CAVEAT AK935169K 28/02/2014

Caveator

BARRY ANDREW WATERS

Capacity SEE CAVEAT

Lodged by

WATERS & CO LAWYERS

Notices to

WATERS & CO of SUITE 1 734 HIGH STREET EPPING VIC 3076

30/07/2014 05/08/2014 AL262233U (O) Y

CAVEAT

CAVEAT AL262233U 30/07/2014

Caveator

ALAN RICHARD NICHOLLS

Grounds of Claim

TRUSTEE OF THE BANKRUPT ESTATE OF THE FOLLOWING PARTIES UNDER THE BANKRUPTCY
ACT 1966.

Parties

CHRISTOPHER JOHN TILBROOK

Estate or Interest

FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
NICHOLLS & CO
Notices to
NICHOLLS & CO of "THE WATERMAN GROUP" SUITE 6 LEVEL 1 58-60 VICTOR CRESCENT
NARRE WARREN VIC 3805

13/09/2017 13/09/2017 AQ244186K Y

TRANSFER OF MORTGAGE
MORTGAGE AK544444T 22/08/2013
PERPETUAL CORPORATE TRUST LTD
TRANSFER OF MORTGAGE AQ244186K 13/09/2017

06/02/2018 07/02/2018 AQ704027U (E) N

CAVEAT
CAVEAT AQ704027U 06/02/2018
Caveator
FIRST MORTGAGE CAPITAL PTY LTD
Grounds of Claim
MORTGAGE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
21/12/2017
Estate or Interest
INTEREST AS MORTGAGEE
Prohibition
ABSOLUTELY
Lodged by
SUMMER LAWYERS
Notices to
KATHRYN LAUREN BRANN of SUITE 1 72 CARLTON CRESCENT SUMMER HILL NSW 2130

16/02/2018 16/02/2018 AQ737611Y N

NOMINATE PCT TO PAPER INSTRUMENT OR LODGEMENT CASE

26/03/2018 11/04/2018 AQ862061J (O) Y

WITHDRAWAL OF CAVEAT
CAVEAT AK935169K REMOVED

26/03/2018 11/04/2018 AQ862062G (O) Y

WITHDRAWAL OF CAVEAT
CAVEAT AL262233U REMOVED

26/03/2018 11/04/2018 AQ862063E (O) Y

WITHDRAWAL OF CAVEAT
CAVEAT AQ704027U REMOVED

26/03/2018 11/04/2018 AQ862064C (O) Y

APPLICATION BY TRUSTEE IN BANKRUPTCY AFFECTING FOLIOS
FROM:
CHRISTOPHER JOHN TILBROOK
TO:
ALAN RICHARD NICHOLLS

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

ALAN RICHARD NICHOLLS of SUITE 6 459 PEEL STREET TAMWORTH NSW 2340 as trustee of the bankrupt estate of CHRISTOPHER JOHN TILBROOK

AQ862064C 26/03/2018

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

LORENA ADELE SCHRADER of 30 HART COURT WALLAN EAST VIC 3756
W956254X 04/08/2000

26/03/2018 11/04/2018 AQ862065A (O) Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

LORENA ADELE SCHRADER

ALAN RICHARD NICHOLLS

TO:

LORENA ADELE SCHRADER

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

LORENA ADELE SCHRADER of 30 HART COURT WALLAN VIC 3756

AQ862065A 26/03/2018

26/03/2018 11/04/2018 AQ862066X (O) Y

MORTGAGE OF LAND

MORTGAGE AQ862066X 26/03/2018

FIRST MORTGAGE CAPITAL PTY LTD

11/04/2018 11/04/2018 AQ908715K N

RECTIFICATION PROPRIETOR PROPRIETORSHIP

FROM:

CHRISTOPHER JOHN TILBROOK

LORENA ADELE SCHRADER

TO:

CHRISTOPHER JOHN TILBROOK

LORENA ADELE SCHRADER

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

CHRISTOPHER JOHN TILBROOK of 30 HART COURT WALLAN EAST VIC 3756

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

LORENA ADELE SCHRADER of 30 HART COURT WALLAN EAST VIC 3756

W956254X 04/08/2000

22/06/2018 22/06/2018 AR157026K (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 2846117

Removed by Dealing AR162451P

22/06/2018 25/06/2018 AR162451P (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AQ862066X

03/07/2018 03/07/2018 AR199922S N

CONVERT AN ECT TO A PCT

12/09/2018 12/09/2018 AR443353Y (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 3107225

Removed by Dealing AR449526L

13/09/2018 13/09/2018 AR449526L (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AK544444T

13/09/2018 13/09/2018 AR449527J (E) N

MORTGAGE OF LAND

MORTGAGE AR449527J 13/09/2018

BENDIGO AND ADELAIDE BANK LTD

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 630

11820613900F Page 1

Produced 30/06/2000 11:31 am

LAND

LOT 4 on Plan of Subdivision 432563T.

PARENT TITLE Volume 10514 Folio 647

Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757

PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

24 Subdivision Act 1988.

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10529 Folio 630

12290566443Y Page 1
Produced 16/08/2000 12:34 pm

LAND

LOT 4 on Plan of Subdivision 432563T.

PARENT TITLE Volume 10514 Folio 647

Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

TILBROOK, CHRISTOPHER JOHN; 4 WIGGINS PL. WALLAN 3756

SCHRADER, LORRAINE ADELE; 4 WIGGINS PL. WALLAN 3756

W956254X 04/08/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 W956255U 04/08/2000 MORTGAGE

COMMONWEALTH BANK OF AUSTRALIA

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOTS Snapshot

Volume 10529 Folio 630
124006124047F
Produced 05/06/2003 09:47 am

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHRISTOPHER JOHN TILBROOK
LORRAINE ADELE SCHRADER both of 4 WIGGINS PL. WALLAN 3756
W956254X 04/08/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W956255U 04/08/2000
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 PS432563T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 10529 Folio 631
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

Table with 5 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged, Dealing Type and Details. Contains 5 rows of historical dealing records.

RECORD OF VOTS DEALINGS

Table with 4 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged. Contains 5 rows of VOTS dealing records.

MORTGAGE(S) REMOVED
AC076806M
AC136531U

22/04/2005 22/04/2005 AD575687B Y

MORTGAGE OF LAND
MORTGAGE AD575687B 22/04/2005
NATIONAL AUSTRALIA BANK LIMITED

02/11/2007 02/11/2007 AF446823A Y

MORTGAGE OF LAND
MORTGAGE AF446823A 02/11/2007
WESTPAC BANKING CORPORATION

13/09/2010 13/09/2010 AH491591W Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AD575687B

13/09/2010 13/09/2010 AH491592U Y

MORTGAGE OF LAND
MORTGAGE AH491592U 13/09/2010
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

13/09/2010 13/09/2010 AH491593S Y

VARIATION OF PRIORITY
1. MORTGAGE AH491592U 13/09/2010
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD
2. MORTGAGE AF446823A 02/11/2007
WESTPAC BANKING CORPORATION

VARIATION OF PRIORITY AH491593S 13/09/2010

25/07/2011 25/07/2011 AJ089387W Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AH491592U

25/07/2011 25/07/2011 AJ089388U Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AF446823A

25/07/2011 25/07/2011 AJ089389S Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
FRANK SUBAN
SHARON JOY SUBAN
TO:
GAVIN TROY LANGBORNE
MELISSA JANE LANGBORNE

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
GAVIN TROY LANGBORNE
MELISSA JANE LANGBORNE both of 40 HART COURT WALLAN VIC 3756
AJ089389S 25/07/2011

25/07/2011 25/07/2011 AJ089390J Y

MORTGAGE OF LAND
MORTGAGE AJ089390J 25/07/2011
WESTPAC BANKING CORPORATION

19/10/2018 19/10/2018 AR571733W (E) N

CAVEAT

CAVEAT AR571733W 19/10/2018
Caveator
LYNDON JOSLYN
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
17/09/2018
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
HWL EBSWORTH LAWYERS
Notices to
ARVIND THAMPY of LEVEL 26 530 COLLINS STREET MELBOURNE VIC 3000

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 631

11820613902D Page 1
Produced 30/06/2000 11:31 am

LAND

LOT 5 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757
PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

LAND

LOT 5 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

SUBAN, FRANK; LOT 5 HART CT, WALLAN 3756
SUBAN, SHARON JOY; LOT 5 HART CT, WALLAN 3756
X271862L 19/01/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 X271863H 19/01/2001 MORTGAGE
BANK OF WESTERN AUSTRALIA LTD

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

LAND

LOT 5 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647

Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

SUBAN, FRANK; LOT 5 HART CT, WALLAN 3756

SUBAN, SHARON JOY; LOT 5 HART CT, WALLAN 3756

X271862L 19/01/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 X844799G 29/10/2001 MORTGAGE

ST. GEORGE BANK LTD

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DIAGRAM LOCATION

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END OF CERTIFICATE

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
FRANK SUBAN
SHARON JOY SUBAN both of LOT 5 HART CT, WALLAN 3756
X271862L 19/01/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X844799G 29/10/2001
ST. GEORGE BANK LTD

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 10360 Folio 935

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 10048 Folio 413 Volume 09015 Folio 698

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
10/07/2001	12/07/2001	X587989B	Y	TRANSFER SUDMO AUSTRALIA PTY LTD LTD

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
05/01/2018	05/01/2018	AQ610070R (O)	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
SUDMO AUSTRALIA PTY LTD
TO:
TONY ITALIA
DAVID ITALIA

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
TONY ITALIA
DAVID ITALIA both of 4 BELGROVE STREET PRESTON VIC 3072
AQ610070R 05/01/2018

STATEMENT END

HISTORICAL REPRINT(S)

LAND

LOT 3 on Plan of Subdivision 099336.

PARENT TITLE(s):

Volume 09015 Folio 698 Volume 10048 Folio 413

Created by instrument V083230E 10/11/1997

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

SUDMO AUSTRALIA PTY LTD; 4 BELGROVE ST. PRESTON 3072

X587989B 10/07/2001

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part F977764

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.

SEE LP099336 FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOTS Snapshot

VOLUME 10360 FOLIO 935
124069782959L
Produced 05/01/2018 03:13 pm

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 099336.
PARENT TITLES :
Volume 09015 Folio 698 Volume 10048 Folio 413
Created by instrument V083230E 10/11/1997

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SUDMO AUSTRALIA PTY LTD of 4 BELGROVE ST. PRESTON 3072
X587989B 10/07/2001

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part F977764 22/12/1975

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

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ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK
VOL. 10360 FOL. 935

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

SUDMO INSTALLATION PTY. LTD. OF 4 BELGROVE STREET PRESTON 3072 IS THE PROPRIETOR OF AN ESTATE IN FEE SIMPLE SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER IN ALL THAT LAND IN THE PARISH OF WALLAN WALLAN BEING LOT 3 ON PLAN OF SUBDIVISION NO.99336 - --

DATE: 10/11/97
DERIVED FROM VOL.9015 FOL.698 VOL.10048 FOL.413 V83230E



R.A. Quinn

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 PART OF THE LAND

THE COVENANT CONTAINED IN TRANSFER F977764

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FULLY CONVERTED TITLE



T10360-935-1-4

SEE LP99336 FOR BOUNDARIES AND OTHER DETAILS

VOL 10360 FOL 935

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:04 AM

Volume 10529 Folio 629
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

Table with 5 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged, Dealing Type and Details. Contains two rows of mortgage and transfer records.

RECORD OF VOTS DEALINGS

Table with 4 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged. Contains multiple rows of mortgage and discharge records.

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED
AE570253F

22/12/2007 22/12/2007 AF550667F Y

MORTGAGE OF LAND
MORTGAGE AF550667F 22/12/2007
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

17/04/2008 17/04/2008 AF786086K Y

MORTGAGE OF LAND
MORTGAGE AF786086K 17/04/2008
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

01/06/2012 01/06/2012 AJ703552Q (O) Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AF550667F
MORTGAGE AF786086K

01/06/2012 01/06/2012 AJ703553N (O) Y

MORTGAGE AND CHANGE OF REGISTERED PROPRIETOR NAME
MORTGAGE AJ703553N 01/06/2012
PERPETUAL LTD
PROPRIETORSHIP
Estate Fee Simple
Joint Proprietors
GRAHAM CHARLES ERNEST STANIFORTH
KIM MARIE STANIFORTH both of OF SECOND AVENUE, EDEN PARK 3757
X695717V 24/08/2001

01/06/2012 01/06/2012 AJ703666Y N

RECTIFICATION-PROPRIETOR NAME/ADDRESS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
GRAHAM CHARLES ERNEST STANIFORTH
KIMBERLY MARIE STANIFORTH both of OF SECOND AVENUE, EDEN PARK 3757
X695717V 24/08/2001

08/08/2013 08/08/2013 AK513546K Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AJ703553N

08/08/2013 08/08/2013 AK513547H Y

MORTGAGE OF LAND
MORTGAGE AK513547H 08/08/2013
PERPETUAL LTD

20/06/2014 20/06/2014 AL172318M (O) Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AK513547H

20/06/2014 20/06/2014 AL172319K (O) Y

MORTGAGE OF LAND
MORTGAGE AL172319K 20/06/2014
BENDIGO AND ADELAIDE BANK LTD

10/01/2015 10/01/2015 AL616739Q (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AL172319K

10/01/2015 10/01/2015 AL616740G (O) Y

MORTGAGE OF LAND

MORTGAGE AL616740G 10/01/2015
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

15/04/2016 15/04/2016 AM707715Q (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 449701
Removed by Dealing AM708210S

15/04/2016 15/04/2016 AM708210S (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AL616740G

15/04/2016 15/04/2016 AM708211Q (E) N

MORTGAGE OF LAND

MORTGAGE AM708211Q 15/04/2016
NATIONAL AUSTRALIA BANK LTD

20/01/2017 20/01/2017 AN476306H (E) N

APPLICATION TO NOMINATE AN ECT TO A PAPER INSTRUMENT

Nominated Dealing Type: Discharge of Mortgage
Nominated Dealing Party: to NATIONAL AUSTRALIA BANK LIMITED

10/02/2017 10/02/2017 AN544446N (E) N

APPLICATION TO WITHDRAW A NOMINATION OF AN ECT

17/02/2017 17/02/2017 AN570327Y (E) N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT

ELF Id: 1595459
Removed by Dealing AN571370S

17/02/2017 17/02/2017 AN571370S (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AM708211Q

17/02/2017 17/02/2017 AN571371Q (E) N

MORTGAGE OF LAND

MORTGAGE AN571371Q 17/02/2017
MECU LTD

08/11/2017 08/11/2017 AQ422596X Y

CAVEAT

CAVEAT AQ422596X 08/11/2017
Caveator
ANURAG CHAWLA
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/11/2017
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by

HORVAT F J & CO
Notices to
FRANK J. HORVAT & CO. PTY of 115A WHEATSHEAF ROAD GLENROY VIC 3046

08/11/2017 08/11/2017 AQ425187A (E) N

APPLICATION TO NOMINATE AN ECT TO A PAPER INSTRUMENT
Nominated Dealing Type: Discharge of Mortgage
Nominated Dealing Party : to Bank Australia Limited

01/11/2018 01/11/2018 AR617006E (E) N

APPLICATION TO WITHDRAW A NOMINATION OF AN ECT

01/11/2018 01/11/2018 AR617174G (E) N

WITHDRAWAL OF CAVEAT
CAVEAT AQ422596X REMOVED

01/11/2018 01/11/2018 AR617175E (E) N

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AN571371Q

01/11/2018 01/11/2018 AR617176C (E) N

TRANSFER OF LAND BY ENDORSEMENT

FROM:

GRAHAM CHARLES ERNEST STANIFORTH
KIMBERLY MARIE STANIFORTH

TO:

MANEESHA CHAUHAN
ANURAG CHAWLA

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

MANEESHA CHAUHAN

ANURAG CHAWLA both of 8 EXCELSIOR HEIGHTS CRAIGIEBURN VIC 3064
AR617176C 01/11/2018

CANCELLED

01/11/2018 01/11/2018 AR617177A (E) N

MORTGAGE OF LAND

MORTGAGE AR617177A 01/11/2018

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 629

11820613890R Page 1
Produced 30/06/2000 11:31 am

LAND

LOT 3 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757
PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10529 Folio 629

122482274579X Page 1
Produced 07/09/2001 09:48 am

LAND

LOT 3 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

STANIFORTH, GRAHAM CHARLES ERNEST; OF SECOND AVENUE, EDEN PARK 3757
STANIFORTH, KIM MARIE; OF SECOND AVENUE, EDEN PARK 3757
X695717V 24/08/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 X695718S 24/08/2001 MORTGAGE
ST. GEORGE BANK LTD

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

DIAGRAM LOCATION

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOTS Snapshot

Volume 10529 Folio 629
124007621552H
Produced 01/10/2003 07:33 am

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GRAHAM CHARLES ERNEST STANIFORTH
KIM MARIE STANIFORTH both of OF SECOND AVENUE, EDEN PARK 3757
X695717V 24/08/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X695718S 24/08/2001
ST. GEORGE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
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Produced 27/11/2019 10:00 AM

Volume 10529 Folio 632
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

Table with 5 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged, Dealing Type and Details. Row 1: 06/08/2001, 11/08/2001, X647390F, Y, TRANSFER STREATFIELD, EILEEN MARY

RECORD OF VOTS DEALINGS

Table with 4 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged. Row 1: 14/05/2002, 14/05/2002, AB275810V, Y

TRANSFER OF LAND BY ENDORSEMENT

FROM: EILEEN MARY STREATFIELD
TO: NICOLAOS MINOS, VALERIE MINOS

RESULTING PROPRIETORSHIP: Estate Fee Simple, Joint Proprietors, NICOLAOS MINOS, VALERIE MINOS both of 20 POUND ROAD WARRANDYTE VIC 3113 AB275810V 14/05/2002

Table with 4 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged. Row 1: 14/05/2002, 14/05/2002, AB275811T, Y

MORTGAGE OF LAND
MORTGAGE AB275811T 14/05/2002
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 632

11820613910U Page 1
Produced 30/06/2000 11:31 am

LAND

LOT 6 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757
PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988.
Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10529 Folio 632

12222806768B Page 1
Produced 11/08/2001 08:15 am

LAND

LOT 6 on Plan of Subdivision 432563T.

PARENT TITLE Volume 10514 Folio 647

Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

STREATFIELD, EILEEN MARY; 14 PENRITH CR BUNDOORA 3083

X647390F 06/08/2001

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 PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
EILEEN MARY STREATFIELD of 14 PENRITH CR BUNDOORA 3083
X647390F 06/08/2001

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 PS432563T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:00 AM

Volume 9015 Folio 700

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 07640 Folio 133

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 18/07/2002 05:00:02 AM

RECORD OF HISTORICAL DEALINGS

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

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

19/10/2018	19/10/2018	AR571846H (E)	N
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CAVEAT

CAVEAT AR571846H 19/10/2018

Caveator

JOHN GORDON CURTIS

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

17/09/2018

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

HWL EBSWORTH LAWYERS

Notices to

ARVIND THAMPY of LEVEL 26 530 COLLINS STREET MELBOURNE VIC 3000

STATEMENT END

VOTS Snapshot

VOLUME 09015 FOLIO 700
124074506911F
Produced 19/10/2018 01:52 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 099336.
PARENT TITLE Volume 07640 Folio 133
Created by instrument LP099336 03/04/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
HAYDEN KANE LANGBORNE
CATHERINE ALEXANDRA MELE both of 345 WHITTLESEA RD WALLAN EAST 3756
W306173N 23/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X311503M 12/02/2001
ST. GEORGE BANK LTD

COVENANT as to part F977764 22/12/1975

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

DIAGRAM LOCATION

SEE TP451701N FOR FURTHER DETAILS AND BOUNDARIES

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ORIGINAL

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VICTORIA

REGISTER BOOK

VOL. 9015 FOL. 700

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 9015 FOL. 700

ANTHONY JOHN BARBER of 4 Newtown Road Macleod Grazier ---
is the proprietor of an estate in fee simple subject to the ---
encumbrances notified hereunder in ALL THAT piece of land coloured ---
on the map hereon being Lot 5 on Plan of Subdivision No.99336 ---
Parish of Wallan Wallan County of Bourke ---

Issued under Regulation 12 on the approval of the above ---
Plan of Subdivision -

J. H. Staggart

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to part of the land - - - - -

THE COVENANT contained in - - - - -

Instrument F977764 - - - - -

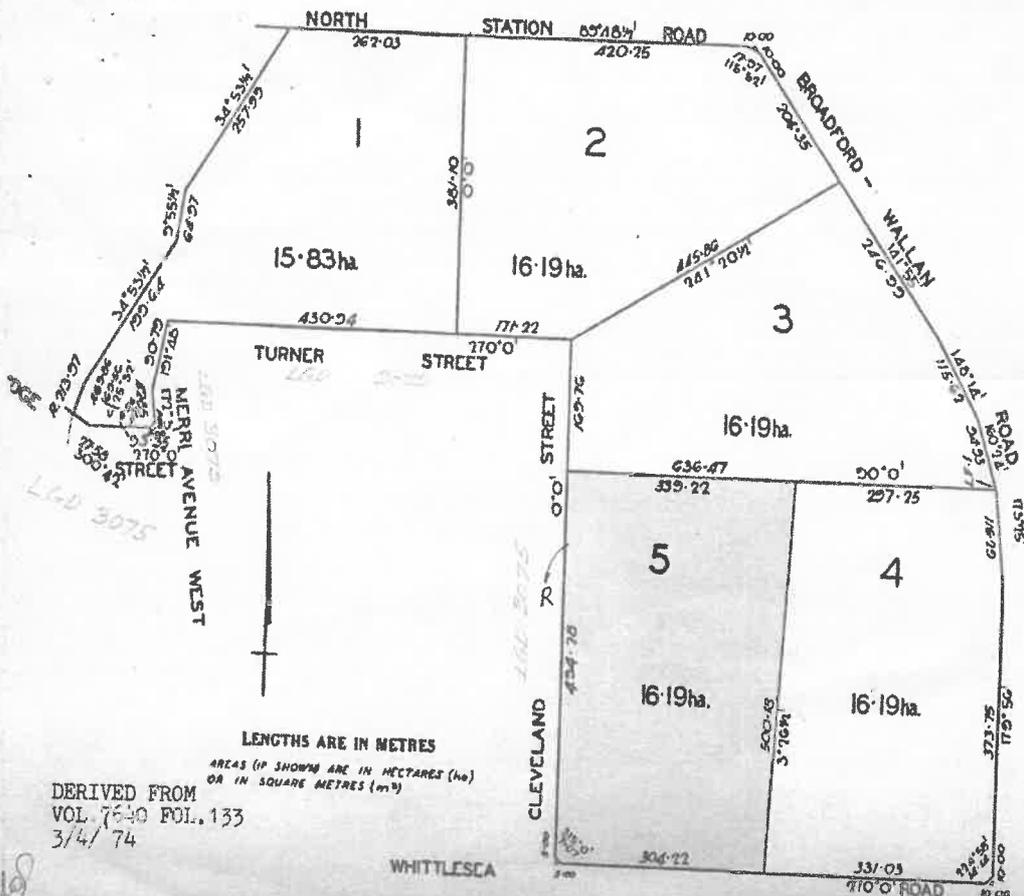
Registered 22nd December 1975 - -



Delivered on-line by LANDATA®

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

FULLY CONVERTED TITLE



DERIVED FROM VOL. 7540 FOL. 133 3/4/74

CAVEAT No. E590273 LODGED 3RD NOV '72

CAVEAT LAPSED 11 JUN 1974



PEDRO TEXTILE INDUSTRIES PROPRIETARY LIMITED of 208 Little Lonsdale Street Melbourne is now the proprietor Registered 9th January 1974 No. E157601



MORTGAGE
TUCKER & JOYCE
Registered 3rd October 1974
No. F48239
JAN 1978



CREATION OF EASEMENT

Registered 22nd December 1975

No. F977764



GIUSEPPE MELE Butcher **CONCETTA MELE** Married Woman each as to One equal undivided fourth part or share and **VINCENT MELE** Butcher as to Two equal undivided fourth parts or shares all of 1081 Sydney Road North Coburg are now proprietors as **TENANTS IN COMMON** Registered 23rd March 1978 No. H13830



MORTGAGE TO NATIONAL COMMERCIAL BANKING CORPORATION OF AUSTRALIA LIMITED

Registered 14 MAY 1984

DISCHARGED TO
26 OCT 1988
318315
OFFICE OF TITLES VICTORIA
A.K.A.



T09015-700-1-7

CAVEAT

CAVEATOR: CATHERINE ANN MELE
CAPACITY: FEE SIMPLE
DATE OF CLAIM DOCUMENT: SEE CAVEAT
LODGED BY: HOME WILKINSON & LOWRY
NOTICE TO: 10 CRAMER ST. PRESTON 3072
NO: S393060X
DATE: 11/3/93



CAVEAT WITHDRAWN

26 SEP 1995



CAVEAT

CAVEATOR: PHILLIP FRANK BORDEN
PHILIP MAXWELL EARLE
TERRENCE JOHN BRAMHAM
GLENN ROBERT HODGES &
ROGER MICHAEL STANSFIELD

CAPACITY: CHARGE
DATE OF CLAIM DOCUMENT: 6/5/94
LODGED BY: HOME WILKINSON & LOWRY
NOTICE TO: 10 CRAMER ST. PRESTON 3072
NO: T97052L
DATE: 19/5/94



CAVEAT WITHDRAWN

26 SEP 1995



AS TO THE INTEREST OF GIUSEPPE MELE WHO DIED ON 1/2/93 PROBATE OF HIS WILL HAS BEEN GRANTED TO CONCETTA MELE 89 HILLCREST DR. WEST MEADOWS 3049 T456472H 9/12/94



ENDORSEMENTS CONTINUE ON ANNEXED SHEET MARKED

A COMMENCING WITH T873414



V.9015 F.700

Delivered by LANDATA® Land Use Victoria timestamp 27/11/2019 10:00 Page 2 of 6

SCALE 1:10000 METRES

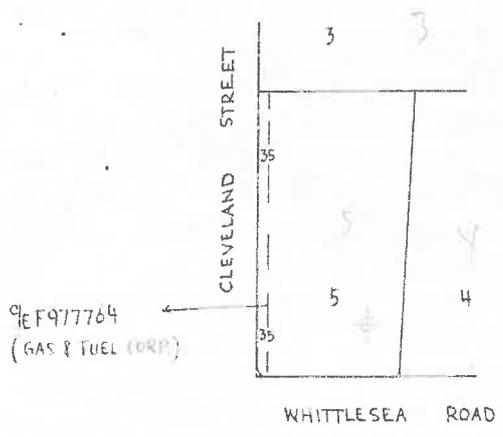
Volume 9015 Folio 700

LENGTHS ARE IN METRES



T09015-700-2-5

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13/2/76

This is the Sheet marked **A** referred to in the Certificate of Title entered in the Register Book Vol. 4015

Fol. 700

ORIGINAL

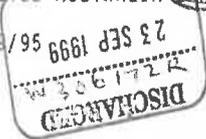


PROPRIETORS
TENANTS IN COMMON IN EQUAL SHARES
CATHERINE ANN ROSS & JAMES JOSEPH MELE &
JAMES DAVID ROSS ALL OF WHITTESEA RD.
WALLAN EAST 3756
T883413S/4P 26/9/95



MORTGAGE

PERMANENT TRUSTEE AUSTRALIA
T883415L 26/9/95



JOINT PROPRIETORS
HAYDEN KANE LANGBORNE &
CATHERINE ALEXANDRA MELE
345 WHITTLESEA RD. WALLAN EAST 3756
M306173N 23/09/99



NATIONAL AUSTRALIA BANK LIMITED

M306174K 23/09/99



MORTGAGE

ST. GEORGE BANK LIMITED

X311503N 12/02/01



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T88015-700-3-3

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HISTORICAL SEARCH STATEMENT Land Use Victoria

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Volume 9015 Folio 699

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Parent title Volume 07640 Folio 133

STATEMENT END

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ORIGINAL

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VICTORIA

REGISTER BOOK

VOL. 9015 FOL. 699

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 9015 FOL. 699

ANTHONY JOHN BARBER of 4 Newtown Road Macleod Grazier ---
is the proprietor of an estate in fee simple subject to the ---
encumbrances notified hereunder in ALL THAT piece of land coloured ---
on the map hereon being Lot 4 on Plan of Subdivision No.99336 ---
Parish of Wallan Wallan County of Bourke ---

Issued under Regulation 12 on
the approval of the above ---
Plan of Subdivision -

Assistant Registrar of Titles

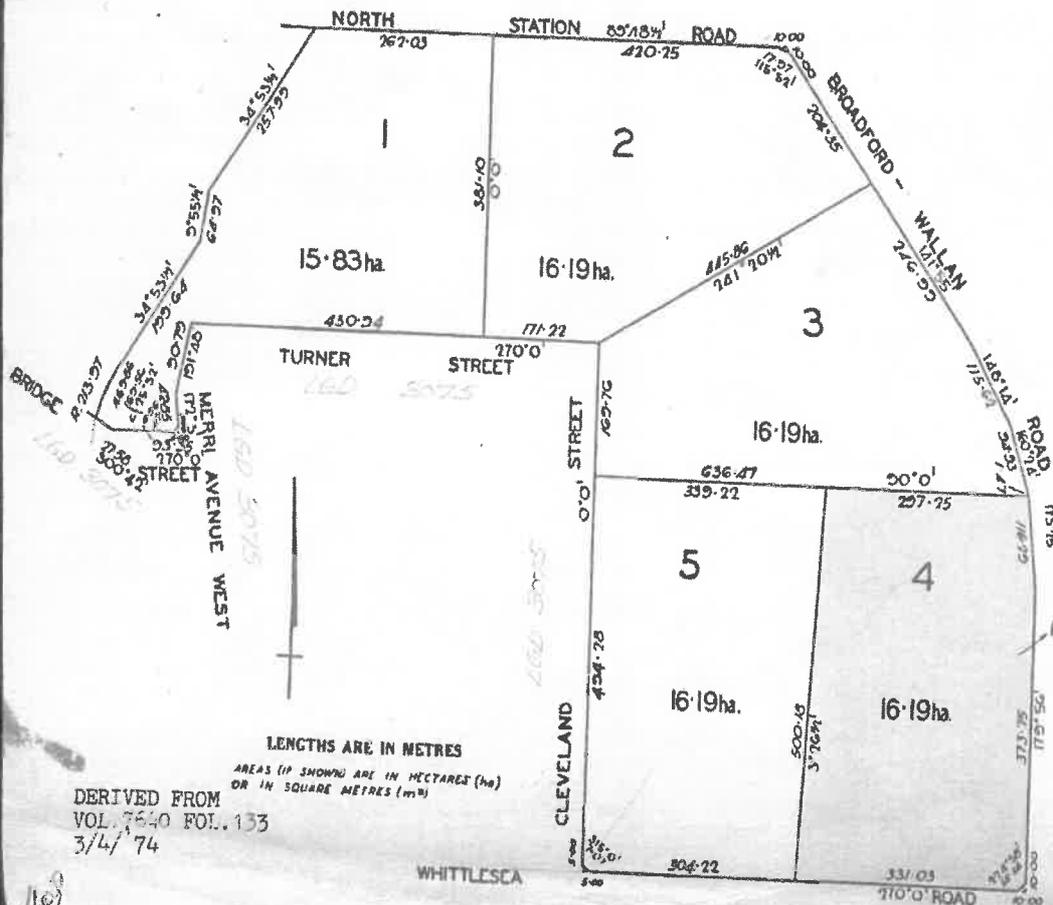
ENCUMBRANCES REFERRED TO



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FULLY CONVERTED TITLE



160

CAVEAT No. E390273 LODGED 3RD NOV. 72

CAVEAT LAPSED 11 JUN 78



PERO TEXTILE INDUSTRIES PROPRIETARY LIMITED of 208 Little Lonsdale Street Melbourne is now the proprietor
Registered 3rd January 1974
No. F197601



ANGELO MINOS OF 20 POUND ROAD, WARRANDYTE 3113 AS TO ONE QUARTER PART OR SHARE, STEVEN MINOS OF 20 POUND ROAD, WARRANDYTE 3113 AS TO ONE QUARTER PART OR SHARE AND ANGELO MINOS & STEVEN MINOS BOTH OF 20 POUND ROAD, WARRANDYTE 3113 JOINTLY AS TO ONE HALF PART OR SHARE AS TENANTS IN COMMON

U774170H 01/12/98



MORTGAGE to LENA JOYCE
Registered 3rd October 1974
No. 48839T



MORTGAGE

COMMONWEALTH BANK OF AUSTRALIA

CAVEAT No. G942574 LODGED 24th JAN 78



CAVEAT LAPSED 29 APR 1980



U774171E 01/12/98



VASILIOS MICHAEL and POLYVIOS MICHAEL and ANDREAS MICHAEL all of 1464 Sydney Road Campbellfield Builders are now JOINT PROPRIETORS

Registered 27th February 1980
No. H885021



MORTGAGE to GUARDIAN HOLDINGS PROPRIETARY LIMITED
Registered 27th February 1980
No. H885022



PROPRIETOR
TERRARENT PTY. LTD. OF 88 PHELAN ST. CARLTON
REGISTERED 18/2/86
M139593F



MORTGAGE
THE COMMISSIONERS OF THE STATE BANK OF VICTORIA
REGISTERED 18/2/86
M139594C



DISCHARGED - 4 APR 1990



T09015-699-1-9

V. 9015 F. 699

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:00 AM

Volume 10529 Folio 635
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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04/05/2000	01/06/2007	PS432563T	Y
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Body Corporate details no longer held on the plan; now moved to body corporate database 01/06/2007

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 635

11820613921H Page 1
Produced 30/06/2000 11:31 am

LAND

COMMON PROPERTY 2 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

BODY CORPORATE NO.2 PLAN NO.432563T; THE ADDRESS OF WHICH IS SHOWN ON THE PLAN
PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances affecting Common Property that is derived from an encumbrance shown on Titles to Lots affected by the Body Corporate.

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 02:33 PM

Volume 10514 Folio 647
Folio Creation: Created as a computer folio

Parent titles :
Volume 10391 Folio 483 Volume 10444 Folio 038

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
04/05/2000	30/06/2000	PS432563T	Y	Cancelled by PS432563T

RECORD OF VOTS DEALINGS

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

HISTORICAL REPRINT(S)

Volume 10514 Folio 647

11250587121F Page 1
Produced 04/05/2000 03:31 pm

LAND

LOT S2 on Plan of Subdivision 432563T.
PARENT TITLE(s):
Volume 10391 Folio 483 Volume 10444 Folio 038
Created by instrument PS432563T 04/05/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757
PS432563T 04/05/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:00 AM

Volume 10529 Folio 634
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

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

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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04/05/2000	01/06/2007	PS432563T	Y
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Body Corporate details no longer held on the plan; now moved to body corporate database 01/06/2007

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 634

11820613918L Page 1
Produced 30/06/2000 11:31 am

LAND

COMMON PROPERTY 1 on Plan of Subdivision 432563T,
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

BODY CORPORATE NO.1 PLAN NO.432563T; THE ADDRESS OF WHICH IS SHOWN ON THE PLAN
PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances affecting Common Property that is derived from an encumbrance shown on Titles to Lots affected by the Body Corporate.

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:00 AM

Volume 10529 Folio 628
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
09/11/2001	28/11/2001	X870019H	Y	TRANSFER HULLIN, ANDREW KENNETH HULLIN, CAROLA MATILDE
09/11/2001	28/11/2001	X870020H	Y	MORTGAGE NATIONAL AUSTRALIA BANK LIMITED

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
03/04/2006	03/04/2006	AE272820H	Y

CAVEAT

CAVEAT AE272820H 03/04/2006
Caveator
JOYCE GRECH
JIMMY JOHN GATT
Capacity PURCHASER/FEE SIMPLE
Lodged by
HOME CONVEYANCING RESERVOIR PTY LTD
Notices to
HOME CONVEYANCING RESERVOIR PTY LTD of 288 BROADWAY RESERVOIR VIC 3073

01/05/2006	02/05/2006	AE324107T	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
X870020H

01/05/2006	02/05/2006	AE324108R	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

ANDREW KENNETH HULLIN
CAROLA MATILDE HULLIN

TO:

JOYCE GRECH
JIMMY JOHN GATT

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Joint Proprietors

JOYCE GRECH

JIMMY JOHN GATT both of 10 HART COURT WALLAN VIC 3756
AE324108R 01/05/2006

AND LAPSING OF CAVEAT AE272820H

01/05/2006 02/05/2006 AE324109P Y

MORTGAGE OF LAND

MORTGAGE AE324109P 01/05/2006
COMMONWEALTH BANK OF AUSTRALIA

04/07/2007 04/07/2007 AF181204E Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

JOYCE GRECH
JIMMY JOHN GATT

TO:

JOYCE GRECH
JIMMY JOHN GATT

RESULTING PROPRIETORSHIP:

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JOYCE GRECH of 10 HART COURT WALLAN VIC 3756

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JIMMY JOHN GATT of 10 HART COURT WALLAN VIC 3756

AF181204E 04/07/2007

28/02/2008 28/02/2008 AF684108V Y

DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED
AE324109P

26/07/2010 26/07/2010 AH387105R (E) N

CAVEAT

CAVEAT AH387105R 26/07/2010

Caveator

MALCOLM DENNIS HUNTER

HEATHER MARGARET HUNTER

Capacity PURCHASER/FEE SIMPLE

Date of Claim 27/05/2010

Lodged by

GOODMAN GROUP PTY LTD

Notices to

GOODMAN GROUP PTY LTD of LEVEL 1 42 HARTNETT DRIVE SEAFORD VIC 3198

05/11/2010 05/11/2010 AH597774X Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

JOYCE GRECH
JIMMY JOHN GATT

TO:

MALCOLM DENNIS HUNTER
HEATHER MARGARET HUNTER

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

MALCOLM DENNIS HUNTER

HEATHER MARGARET HUNTER both of 145 MOORES ROAD FLOWERDALE VIC
3717

AH597774X 05/11/2010

AND LAPSING OF CAVEAT AH387105R

05/11/2010 05/11/2010 AH597775V Y

MORTGAGE OF LAND

MORTGAGE AH597775V 05/11/2010
COMMONWEALTH BANK OF AUSTRALIA

07/11/2011 07/11/2011 AJ299321H (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AH597775V

07/11/2011 07/11/2011 AJ299322F (O) Y

MORTGAGE OF LAND

MORTGAGE AJ299322F 07/11/2011
BENDIGO AND ADELAIDE BANK LTD

10/07/2012 10/07/2012 AJ785479K (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AJ299322F

10/07/2012 10/07/2012 AJ785480B (O) Y

MORTGAGE OF LAND

MORTGAGE AJ785480B 10/07/2012
WESTPAC BANKING CORPORATION

02/11/2013 02/11/2013 AK692595R (O) Y

MORTGAGE OF LAND

MORTGAGE AK692595R 02/11/2013
WESTPAC BANKING CORPORATION

22/08/2017 22/08/2017 AQ170115U (E) N

APPLICATION TO NOMINATE AN ECT TO A PAPER INSTRUMENT

Nominated Dealing Type: Discharge of Mortgage
Nominated Dealing Party: to WESTPAC BANKING CORPORATION
Removed by Dealing AQ216157B

06/09/2017 06/09/2017 AQ216157B (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AJ785480B

06/09/2017 06/09/2017 AQ216158Y (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AK692595R

06/09/2017 06/09/2017 AQ216159W (O) Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

MALCOLM DENNIS HUNTER
HEATHER MARGARET HUNTER

TO:

YA-YEN TSAI

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

YA-YEN TSAI of 10 HART COURT WALLAN EAST VIC 3756
AQ216159W 06/09/2017

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 628

11820613891Q Page 1
Produced 30/06/2000 11:31 am

LAND

LOT 2 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757
PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10529 Folio 628

123320669283G Page 1
Produced 28/11/2001 04:56 pm

LAND

LOT 2 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

HULLIN, ANDREW KENNETH; 9 PLOWMAN CT. EPPING 3076
HULLIN, CAROLA MATILDE; 9 PLOWMAN CT. EPPING 3076
X870019H 09/11/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 X870020H 09/11/2001 MORTGAGE
NATIONAL AUSTRALIA BANK LIMITED

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

DIAGRAM LOCATION

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOTS Snapshot

Volume 10529 Folio 628
124017387816D
Produced 03/04/2006 10:20 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANDREW KENNETH HULLIN
CAROLA MATILDE HULLIN both of 9 PLOWMAN CT. EPPING 3076
X870019H 09/11/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X870020H 09/11/2001
NATIONAL AUSTRALIA BANK LIMITED

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

DIAGRAM LOCATION

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:00 AM

Volume 10529 Folio 633
Folio Creation: Created as a computer folio
Parent title Volume 10514 Folio 647

RECORD OF HISTORICAL DEALINGS

Table with 5 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged, Dealing Type and Details. Contains two rows of historical dealings.

RECORD OF VOTS DEALINGS

Table with 4 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged. Contains one row of VOTS dealings.

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE X669372E

Table with 4 columns: Date Lodged for Registration, Date Recorded on Register, Dealing, Imaged. Contains one row of discharge of mortgage.

TRANSFER OF LAND BY ENDORSEMENT

FROM:
PHILLIP LORENZO PACE
JANINE PACE

TO:
JOHN TSOUTSOULIS
ATHENA TSOUTSOULIS

RESULTING PROPRIETORSHIP:

Estate Fee Simple
TENANTS IN COMMON
As to 9 of a total of 10 equal undivided shares
Sole Proprietor
JOHN TSOUTSOULIS of 11 DUNLOP CRESCENT MILL PARK VIC 3082
As to 1 of a total of 10 equal undivided shares
Sole Proprietor

ATHENA TSOUTSOULIS of 11 DUNLOP CRESCENT MILL PARK VIC 3082
AH310580S 22/06/2010

22/06/2010 22/06/2010 AH310581Q Y

MORTGAGE OF LAND
MORTGAGE AH310581Q 22/06/2010
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10529 Folio 633

11820613911T Page 1
Produced 30/06/2000 11:31 am

LAND

LOT 7 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

WALLAN EAST FARMING PTY LTD; 61 SIXTH AVENUE EDEN PARK 3757
PS432563T Stage 2 30/06/2000

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988.
Any other encumbrances shown or entered on the plan.

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10529 Folio 633

122320477008X Page 1
Produced 20/08/2001 03:44 pm

LAND

LOT 7 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

PACE, PHILLIP LORENZO; 27 THE SEEKERS CR. MILL PARK 3082
PACE, JANINE; 27 THE SEEKERS CR. MILL PARK 3082
X669371H 14/08/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 X669372E 14/08/2001 MORTGAGE
PERPETUAL TRUSTEES AUSTRALIA LIMITED

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

DIAGRAM LOCATION

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 432563T.
PARENT TITLE Volume 10514 Folio 647
Created by instrument PS432563T Stage 2 30/06/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PHILLIP LORENZO PACE
JANINE PACE both of 27 THE SEEKERS CR. MILL PARK 3082
X669371H 14/08/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X669372E 14/08/2001
PERPETUAL TRUSTEES AUSTRALIA LTD

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

DIAGRAM LOCATION

SEE PS432563T FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT Land Use Victoria

Produced 27/11/2019 10:00 AM

Volume 10171 Folio 941
Folio Creation: Created as a computer folio

Parent titles :
Volume 09552 Folio 477 to Volume 09552 Folio 480

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
07/08/1998	20/08/1998	V573282Q	Y	MORTGAGE MASON, MARJORIE OLIVE
21/10/1998	23/11/1998	V705626E	N	DISCHARGE OF MORTGAGE V573282Q
21/10/1998	23/11/1998	V705627B	Y	MORTGAGE MASON, MARJORIE OLIVE
28/07/2000	31/07/2000	W943579J	Y	DISCHARGE OF MORTGAGE V705627B

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
25/01/2003	25/01/2003	AB835175B	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
KENNETH DAVID HART
TO:
LEEANNE ROSE ELLIS
MATTHEW PAUL MASON

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors

LEEANNE ROSE ELLIS
MATTHEW PAUL MASON both of 315 WALLAN-WHITTLESEA ROAD WALLAN VIC
3756
AB835175B 25/01/2003

25/01/2003 25/01/2003 AB835176Y Y

MORTGAGE OF LAND

MORTGAGE AB835176Y 25/01/2003
AUSSIE MORTGAGES LTD

11/01/2018 11/01/2018 AQ626283J (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
LC Id: 2421637

Removed by Dealing AQ627061X

11/01/2018 11/01/2018 AQ627061X (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AB835176Y

11/01/2018 11/01/2018 AQ627062V (E) N

MORTGAGE AND CHANGE OF REGISTERED PROPRIETOR NAME

MORTGAGE AQ627062V 11/01/2018
RESIDENTIAL MORTGAGE GROUP PTY LTD
PROPRIETORSHIP

Estate Fee Simple

Joint Proprietors

LEEANNE ROSE MASON

MATTHEW PAUL MASON both of 315 WALLAN-WHITTLESEA ROAD WALLAN VIC 3756
AB835175B 25/01/2003

STATEMENT END

HISTORICAL REPRINT(S)

Volume 10171 Folio 941

51592343276D Page 1
Produced 16/06/1994 02:19 pm

LAND

Land in Plan of Consolidation 351617L.

PARENT TITLE(s):

Volume 09552 Folio 477 Volume 09552 Folio 478 Volume 09552 Folio 479
Volume 09552 Folio 480

Created by instrument PC351617L 31/05/1994

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

HART, KENNETH DAVID; SIXTH AVENUE EDEN PARK 3757
Registered PC351617L 31/05/1994

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PC351617L FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10171 Folio 941

92320711672F Page 1
Produced 20/08/1998 08:05 am

LAND

Land in Plan of Consolidation 351617L.

PARENT TITLE(s):

Volume 09552 Folio 477 to Volume 09552 Folio 480

Created by instrument PC351617L 31/05/1994

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

HART, KENNETH DAVID; SIXTH AVENUE EDEN PARK 3757
PC351617L 31/05/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 V573282Q 07/08/1998 MORTGAGE

MASON, MARJORIE OLIVE

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

Any other encumbrances shown or entered on the plan.

SEE PC351617L FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10171 Folio 941

93270736120L Page 1
Produced 23/11/1998 04:10 pm

LAND

Land in Plan of Consolidation 351617L.

PARENT TITLE(s):

Volume 09552 Folio 477 to Volume 09552 Folio 480
Created by instrument PC351617L 31/05/1994

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

HART, KENNETH DAVID; SIXTH AVENUE EDEN PARK 3757
PC351617L 31/05/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 V705627B 21/10/1998 MORTGAGE
MASON, MARJORIE OLIVE

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

Any other encumbrances shown or entered on the plan.

SEE PC351617L FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10171 Folio 941

12130621029K Page 1
Produced 31/07/2000 03:16 pm

LAND

Land in Plan of Consolidation 351617L.

PARENT TITLE(s):

Volume 09552 Folio 477 to Volume 09552 Folio 480

Created by instrument PC351617L 31/05/1994

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

SOLE PROPRIETOR

HART, KENNETH DAVID; SIXTH AVENUE EDEN PARK 3757
PC351617L 31/05/1994

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PC351617L FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

VOTS Snapshot

Volume 10171 Folio 941
124004584994P
Produced 25/01/2003 12:35 pm

LAND DESCRIPTION

Land in Plan of Consolidation 351617L.
PARENT TITLES :
Volume 09552 Folio 477 to Volume 09552 Folio 480
Created by instrument PC351617L 31/05/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KENNETH DAVID HART of SIXTH AVENUE EDEN PARK 3757
PC351617L 31/05/1994

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PC351617L FOR FURTHER DETAILS AND BOUNDARIES

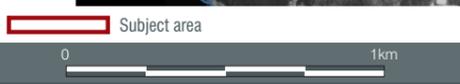
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B.3 Aerial Photographs

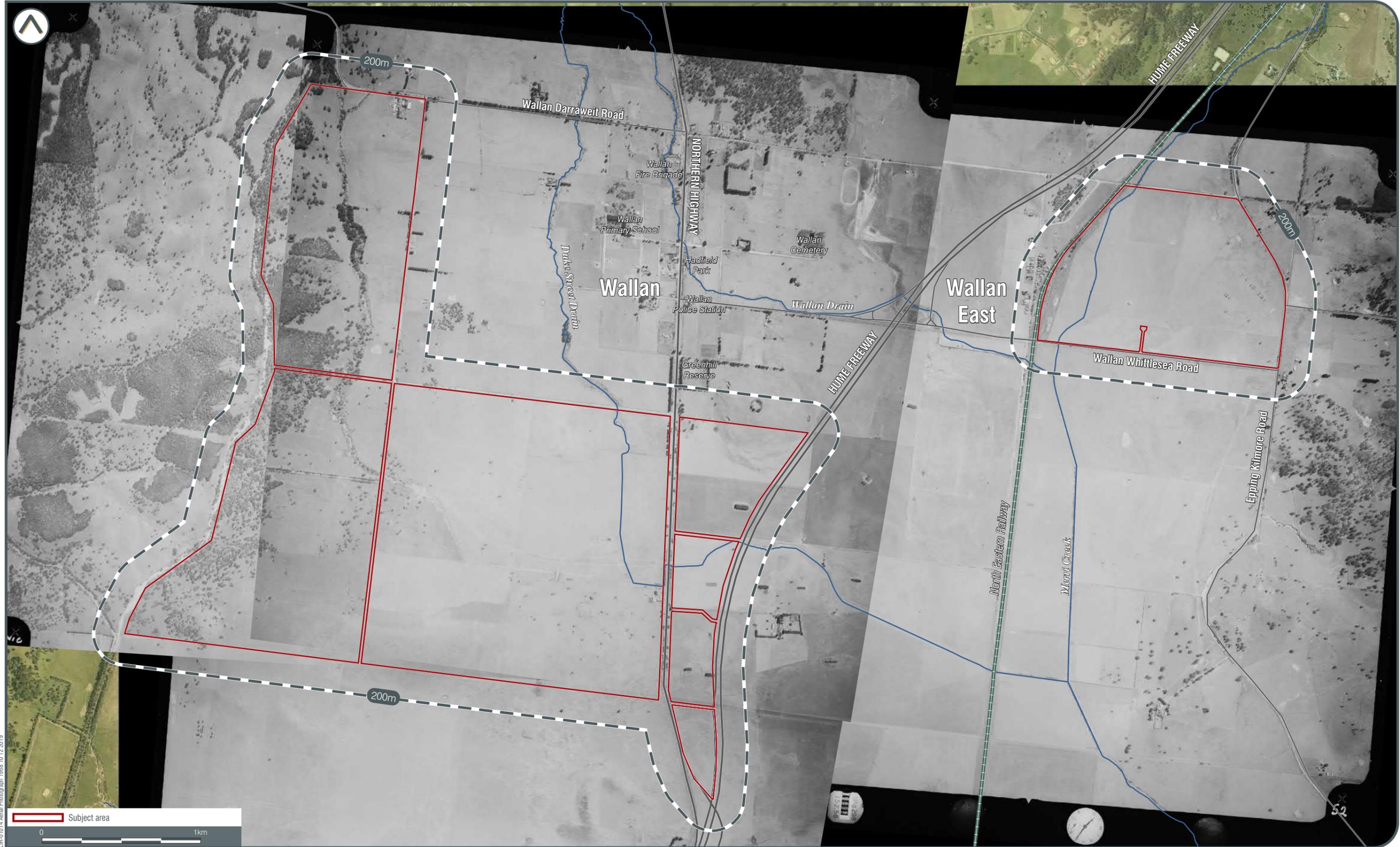


LIR-01014 Aerial Photograph 1946 10 12 2019



AERIAL PHOTOGRAPH - 1946





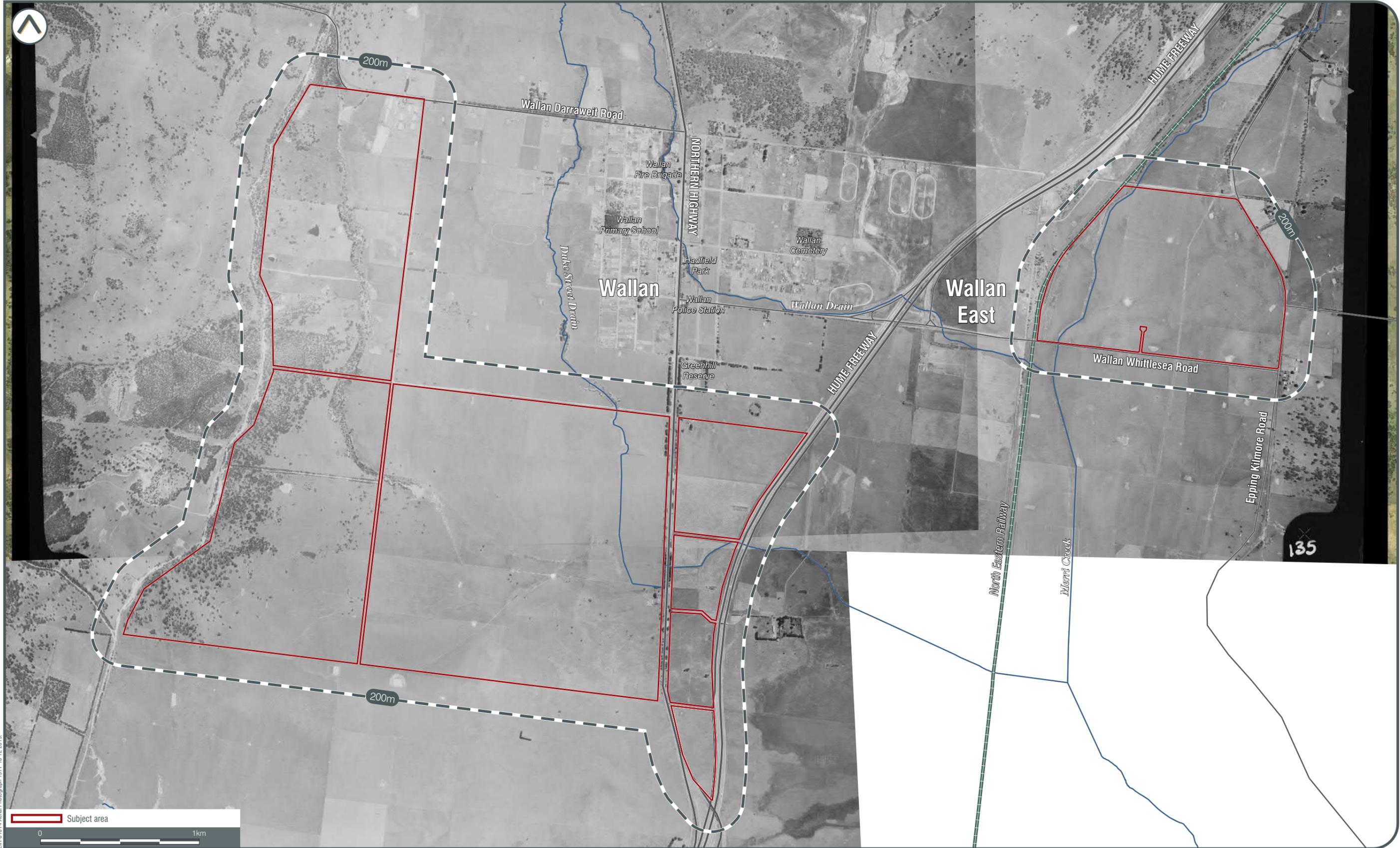
LIR-01014 Aerial Photograph 1968 10 12 2019

AERIAL PHOTOGRAPH - 1968



MAP 2





LIR-01014 Aerial Photograph 1977 10 12 2019

AERIAL PHOTOGRAPH - 1977





LIR-01014 Aerial Photograph 1989 10 12 2019

AERIAL PHOTOGRAPH - 1989

