

Stage 1 and 2 - Desktop Environmental, Hydrogeological and Geotechnical Assessment

REPORT ON PSP AREA 40 – BALLAN ROAD

Final V2 | March 2013



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List of Abbreviations

AHD	Australian Height Datum
AMG	Australian Map Grid
ANZECC	Australian New Zealand Environment and Conservation Council
ARMCANZ	Agriculture and Resource Management Council of Australia and New Zealand
AS	Australian Standard
ASRIS	Australian Soil Resources Information System
ATES	Aquifer Thermal Energy Storage
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
BH	Borehole
CoC	Chain of Custody
DS	Stock and Domestic
DM	Domestic
DO	Dissolved Oxygen
DQO	Data Quality Objective
DY	Dairy
EAO	Environmental Audit Overlay
EC	Electrical Conductivity
EHS	Environment, Health and Safety
EIL	Ecological Investigation Levels
EMP	Environmental Management Plan
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
FZ1	Farming Zone Schedule 1
GAA	Growth Areas Authority
GME	Groundwater Monitoring Event
GMS	Groundwater Management System
GQO	Groundwater Quality Objective
GWZ1	Green Wedge Zone 1
HIL	Health Investigation Levels
IR	Irrigation
IV	Investigation
LPP	Local Planning Policies
LPPF	Local Planning Policy Framework
mbgl	Metres below ground level
MAH	Monocyclic Aromatic Hydrocarbons
MAR	Managed Aquifer Recharge
MI	Miscellaneous
MSS	Municipal Strategic Statement
MW	Monitoring Well
NATA	National Association of Testing Authorities, Australia
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NKN	Not known

OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PASS	Potential Acid Sulphate Soils
PSP	Precinct Structure Plan
RWL	Reduced Water Level
SAP	Sampling & Analysis Plan
SB	Soil Bore
SEPP	State Environment Protection Policy
SKM	Sinclair Knight Merz
SPPF	State Planning Policy Framework
ST	Stock
SWL	Standing Water Level
TDS	Total Dissolved Solids
TPH	Total Petroleum Hydrocarbons
UST	Underground Storage Tank
UGZ	Urban Growth Zone
WSPA	Water Supply Protection Area

Executive summary

Background and Objectives

Sinclair Knight Merz Pty Ltd (SKM) was commissioned by the Growth Areas Authority (GAA) to undertake a Stage 1 and 2 Environmental, Hydrogeological and Geotechnical Site Assessment of the Precinct Structure Plan (PSP) Area referred to as the Ballan Road Area (PSP Area 40) located in Wyndham Vale, Victoria (hereafter referred to as “the site” or “PSP Area 40”).

The site has been identified as future land supply for various commercial, residential and community land uses. The aim of this assessment is to identify opportunities and constraints to the proposed land development which may potentially be caused by existing or past land uses, and site and sub-surface conditions. Stage 1 of the project comprises the site history and preliminary desktop review of information. The proposed Stage 2 works involved inspections of the properties identified as high risk during the Stage 1 assessment with respect to contamination, hydrogeology and geotechnical considerations. This report includes the findings of both the Stage 1 and 2 assessments.

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;
- > The Stage 2 assessment included inspecting the site for potential sources of contamination, and areas of geotechnical and hydrogeological significance (i.e.: areas of water logging, existing groundwater bores, etc.) identified during the stage one assessment; and
- > 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:

- > The site history assessment found that the site has had a long history of agricultural land uses dating back to at least the 1960s and is currently used for agricultural purposes;
- > Based on the available information and site history assessment the following potential sources of contamination have been identified on site:
 - Application of agricultural chemicals to crops across the site (including broad application);
 - Numerous stockyards where stock may have been treated with pesticides and insecticides (Visually observed on property 10) ;
 - Possible use of imported fill material to level or build up site (Visually observed on property 20);
 - Numerous farm properties with a residence and farmyard infrastructure including sheds and storage yards potentially used for chemical storage (fuels, oils, fertilisers, herbicides, insecticides and pesticides) and machinery maintenance (properties 1, 3, 4, 5, 6, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24 and 25);
 - Numerous piles of dumped materials;
 - Underground septic tanks (Visually observed on properties 4, 14 and 15); and
 - Stockpiled soils / imported fill material (observed on properties 15 and 20).

- > A number of potential off-site sources of contamination have also been identified in the vicinity of the site, however are located significant distances (>1km) from the site and are therefore not considered to represent a significant risk of contamination to the subject site or are considered to represent a low risk of contamination to the site; and
- > Based on the information obtained from the sources 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 a particular land use. Localised contamination is likely to be able to be effectively remediated or managed.

Geotechnical Assessment

Key geotechnical issues associated with development of the site include the depth and reactivity of the basaltic clay in terms of its influence on site classification, foundation selection, differential settlement, subgrade performance and excavations. 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.

Hydrogeological Assessment

Based on the regional hydrogeological information and bore data in the vicinity of the site, two minor aquifers are present at the site and include the outcropping Newer Volcanics; and the underlying Brighton Group. The Werribee Formation is a more significant aquifer, but is likely to be around 200m deep at the site. The Newport Formation is an aquitard which separates the Brighton Group and the Werribee Formation. The chilled base of the Newer Volcanics acts as a barrier for groundwater flow. There is therefore limited vertical flow between the watertable aquifer and the underlying units.

There do not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. The following issues would need to be considered however, in the planning and design of any development:

- > The shallow watertable in the Newer Volcanics may cause groundwater inflow to excavations;
- > Increases to groundwater recharge rates (particularly over summer and autumn) has the potential to raise the water table to within a few metres of the ground surface, potentially causing corrosion to infrastructure and buildings; and
- > Decreased local groundwater recharge in winter and early spring has the potential to reduce discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways.

Opportunities for groundwater use include extraction for garden watering and irrigation of parks and ovals (where the salinity is suitable), as well as high capacity MAR and ATEs schemes. Further work would be required to assess the feasibility of these schemes.

Recommendations

Future assessment of the identified site contamination, hydrogeological and geotechnical issues are recommended to determine the suitability of the site for the proposed land uses and to confirm that future buildings and infrastructure (roads and underground service networks) are appropriately designed. Further assessment works may include, but are not limited to, the following activities:

- > Drilling and collection of soil samples from grid based and targeted locations (e.g. storage yards, sheds, dumped materials and areas of fill) to test the soil for potential contaminants of concern and also assess the geotechnical soil characteristics for input to design and planning;
- > Drilling and installation of groundwater monitoring wells, followed by sampling of the groundwater for potential contaminants of concern and aquifer hydraulics to determine aquifer properties;
- > Excavation and removal of underground storage tanks, soil remediation and tank pit validation if USTs are found on properties where access was not granted for site inspections; and

- > Removal of other potentially contaminating infrastructure (e.g. septic tanks and above ground storage tanks) followed by soil validation.

We understand that the proposed future use of the site is as future land supply for various land uses including sensitive uses such as residential and community facilities in addition to open space, retail and a range of business uses such as office, light industrial and manufacturing. As no specific land uses have been allocated to individual parcels of land, further assessment for site contamination, geotechnical or hydrogeological purposes is not considered appropriate at this point in time. An informed investigation strategy can be prepared once further information on the proposed land uses for specific areas of the site has been determined. Future intrusive assessment works should also be timed to coincide with the scaling down of current site operations and prior to the commencement of the proposed development works.

It is also recommended that the GAA approach the Wyndham City Council to determine the requirement for environmental audits of individual property parcels within the site. If environmental audits are required, a period of at least 6 months prior to development should be allowed to progress through the audit process. It is likely that a longer period of time will be required should significant contamination be identified at the site to allow for remediation works.

1. Introduction

1.1 Background and Objectives

Sinclair Knight Merz Pty Ltd (SKM) was commissioned by the Growth Areas Authority (GAA) to undertake a Stage 1 and 2 Environmental, Hydrogeological and Geotechnical Site Assessment of the Precinct Structure Plan (PSP) Area referred to as the Ballan Road Area (PSP Area 40) located in Wyndham Vale, Victoria (hereafter referred to as “the site” or “PSP Area 40”).

The site has been identified as future land supply for various commercial, residential and community land uses. The aim of this assessment is to identify opportunities and constraints to the proposed land development which may potentially be caused by existing or past land uses, and site and sub-surface conditions. Stage 1 of the project comprised the site history and preliminary desktop review of information. The Stage 2 assessment involved inspections of the properties within the site identified as high risk during the Stage 1 assessment with respect to contamination, hydrogeology and/or geotechnical considerations. Site investigations were not conducted for all properties due to access limitations and property owner constraints during the investigation period. This report includes the findings of both the Stage 1 and 2 assessment completed.

1.2 Scope of Work

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;
- > The Stage 2 assessment included inspecting selected properties within the site 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; and
- > 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 SKM for the sole use of the Growth Areas 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. SKM 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. SKM 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 SKM. Unless stated to the contrary, SKM 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 SKM 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. SKM 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. Investigation methodology

2.1 General Assessment Approach

2.1.1 Stage 1 Assessment

A Stage 1 assessment (also referred to as a Phase 1 Environmental Site Assessment (ESA)) is typically undertaken to establish site conditions, historical site uses and practices. As part of this Stage 1 assessment the following sources of information have been reviewed:

- > Relevant Reports:
 - Werribee District Hospital Estate Pty Ltd. Environmental Audit of Land Pursuant to Part (XD) of the Environment Protection Act 1970. 126 Synnot Street, Werribee, Victoria (Peter J. Ramsay & Associates, 2008);
 - Melbourne Water Corporation. Area 2, Melbourne Water's Werribee Fields, Werribee. Environmental Audit Report (GHD, 2004); and
 - Melbourne Water Corporation. Area 3, Werribee Fields, New Farm Road, Werribee, Victoria. Environmental Audit Report (GHD, 2008)
- > EPA Priority Sites Register;
- > EPA List of Certificates and Statements of Environmental Audit (current and completed audits);
- > Topographical Maps;
- > Groundwater Management System (GMS) bore searches;
- > Geological Maps;
- > Hydrogeological Maps; and
- > Potential Acid Sulfate Soils (PASS) Probability Maps.

Typically a site inspection and interviews with site personnel are also undertaken as part of a Stage 1 assessment, however for this particular assessment these works occurred at a later date (in Stage 2, as described in Section 2.1.2 below).

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 (contamination, hydrogeological and geotechnical) concern which will form the basis of subsequent assessments at the site.

2.1.2 Stage 2 Assessment

For this particular investigation, the site inspection works are referred to as a Stage 2 assessment. The site inspection undertaken included a close inspection of areas that were identified during the Stage 1 as high risk from a contamination, hydrogeological and geotechnical perspective. Based on the findings of these site inspections, the need for further soil and groundwater investigation (typically by sampling and analysis) has been identified. Site investigations were not conducted for all properties due to access limitations and property owner constraints during the investigation period.

2.1.3 Stage 3 Assessment

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 Stage 2 (or Phase 2) ESA. With respect to each of the abovementioned disciplines, the following works may be undertaken as part of a Stage 3 assessment:

- > **A contamination assessment** will typically seek to determine the level (if any) of contamination present on site, establish the lateral and vertical distribution of contamination and identify the source(s) of on-site and off-site contamination. Prior to undertaking any intrusive soil and/or groundwater investigation, a Sampling and Analysis Plan (SAP) is generally prepared. The SAP defines the intended sampling locations and the contaminants which will be tested for, based on the site characteristics as determined in a Phase 1 ESA;
- > **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; and
- > **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).

2.1.4 Remediation

If significant contamination is identified at a site, to a level where the beneficial uses of land, surface water or groundwater are at risk or precluded (described in further detail in Section 3), remediation of the identified contamination may be required in order to allow for a particular land use to continue or commence in future.

2.1.5 Environmental Auditing

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

3. Regulatory framework for assessment

3.1 Legislation and Policy

3.1.1 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.

3.1.2 Environment Protection Act 1970

The *Environment Protection Act 1970* established the Victorian Environment Protection Authority (EPA) and made provisions with respect to the powers, duties, and functions of the EPA and the protection of the environment. The Act provides for environmental audits, which are used to provide an authoritative opinion on the suitability of potentially contaminated land for future use, and form an integral part of the land use planning and approval process. The Act also provides the basis for the various State Environment Protection Policies (outlined below) which provide the framework for the assessment and management of the environmental quality of land, surface waters and groundwater in Victoria.

3.1.3 Land State Environment Protection Policy 2002

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

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

3.1.4 Groundwater State Environment Protection Policy 1997

The quality of groundwater in Victoria is protected under the 1997 State Environment Protection Policy (SEPP) ‘Groundwaters of Victoria’ (Groundwater SEPP), declared under the *Environment Protection Act 1970* and administered by the EPA. The groundwater SEPP defines a range of protected beneficial uses for defined segments of the groundwater environment, which are based on the total dissolved solids (TDS) content of the groundwater. The EPA considers that groundwater is *polluted* where protected beneficial uses for the relevant segment are precluded. Beneficial uses of groundwater are considered to be precluded when relevant groundwater quality objectives set out in the groundwater SEPP for those beneficial uses have been exceeded, or where non-aqueous phase liquid is present.

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

3.1.5 Surface Water State Environment Protection Policy 2003

The quality of Victoria's surface water environments are protected under the 2003 State Environment Protection Policy 'Waters of Victoria' (Surface Water SEPP) declared under the *Environment Protection Act 1970* and administered by the EPA. The Surface Water SEPP sets out the environmental values and beneficial uses of water which are to be protected for each segment of the surface water environment and includes schedules which cover some specific surface water catchments in Victoria. Beneficial uses of surface waters are considered to be precluded when relevant water quality objectives set out in the surface water SEPP for those beneficial uses have been exceeded.

In addition to assessment of surface water quality, the relevant water quality objectives stated in this SEPP are applied to groundwater at the point of groundwater discharge to a surface water system, to assess whether the maintenance of ecosystems beneficial use of groundwater is protected.

3.2 Guidelines and Standards

3.2.1 National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999

The NEPM is the national guideline for assessing contaminated sites and was prepared by the National Environment Protection Council (NEPC). The NEPM is implemented in each Australian jurisdiction under the *National Environment Protection Measures (Implementation) Act 1998 (Commonwealth)*. The NEPM document ensures there is a nationally consistent approach to the assessment of contamination. The NEPM includes two main schedules which provide 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.

3.2.2 Various EPA Publications and Guidelines

The following publications and guidelines from the Victorian and New South Wales Environment Protection Authorities 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
- > NSW EPA, 1994. Guidelines for Assessing Service Station Sites.

3.2.3 Potentially Contaminated Land General Practice Note 2005

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

3.2.4 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

The 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 investigations (i.e. Stage 1 or Phase 1 ESAs), detailed site investigation methods (i.e. Phase 2 ESAs), data quality objectives (DQO), developing sampling strategies, the collection of samples and quality assurance procedures.

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

This standard refers to AS448.1 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.

3.2.6 Australian Standard AS1726-1993: 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.

3.3 Regulatory Framework in the Context of this Assessment

The acts, policies, guidelines and standards relevant for each stage of assessment are set out in Table 3.1.

Table 3.1 : 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	<i>Planning and Environment Act 1987</i>	<i>Ministerial Direction No. 1 – Potentially Contaminated Land</i> <i>DSE Potentially Contaminated Land Practice Note 2005</i>	The Planning and Environment Act requires planning authorities to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use, agriculture or public open space are, or will be, suitable for that use. This is generally done through the completion of an environmental site assessment and audit process (see below).
Desktop Investigation (Phase 1 ESA)	<i>Environment Protection Act 1970</i> <i>Planning and Environment Act 1987</i> <i>National Environment Protection Measures (Implementation) Act 1998 (Commonwealth)</i>	NEPM 1999 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.
Intrusive Soil, Groundwater and Geotechnical Assessments (Phase 2 ESA)	<i>Environment Protection Act 1970</i> <i>Land SEPP 2002</i> <i>Groundwater SEPP 1997</i> <i>Waters of Victoria SEPP 2003</i>	NEPM 1999 AS4482.1-2005 AS4482.2-1999 AS1726-1993	The guidelines and standards provide guidance on the collection of reliable information in order to assess the environmental condition of a site appropriately.
Statutory Environmental Auditing	<i>Environment Protection Act 1970</i> <i>Planning and Environment Act 1987</i> <i>Land SEPP 2002</i> <i>Groundwater SEPP 1997</i> <i>Waters of Victoria SEPP 2003</i>	NEPM 1999 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.

4. Site description

General information on PSP Area 40 site is presented in Table 4.1. Refer to Figure 1 for a site location map and Figure 2 for a site plan, attached at the end of this report.

Table 4.1 : PSP Area 40 Site Details

Item	Description
Location / Address	The site forms an irregular shaped parcel of land located on Ballan Road, in the suburb of Wyndham Vale located in the west of Melbourne, Victoria.
Australian Map Grid Coordinates	North western site extent on Ballan Road: 5807148 metres north 288638 metres east. South eastern site extent on Ballan Road: 5804670 metres north 290871 metres east. North eastern site extent: 5806654 metres north 291651 metres east.
Current Title Information	The site is divided into 25 individual parcels of land. The current title information for each parcel of land is summarised in Appendix B. Each parcel of land within the PSP area has been assigned a property number, which are referred to throughout this report. Figure 2 shows the location of each property and the assigned number.
Site Area (ha)	451 ha
Local Council	Wyndham City Council
Current Land Zoning	Under the Wyndham Planning Scheme, the entire PSP 40 area is zoned as the Urban Growth Zone (UGZ). The purpose of the Urban Growth Zone is to support the transition of non-urban land into urban land.
Zoning of Surrounding Land	Under the Wyndham Planning Scheme, the land surrounding PSP Area 40 comprises the following zones: <ul style="list-style-type: none"> • Residential 1 (R1Z) and Business 1 (B1Z) to south of the site; • Public Park and Recreation Zone (PPRZ) east of the site; and • Green Wedge Zone (GWZ) to the north, east and west of the site.
Environmental Audit Overlay	There are no sites with an environmental audit overlay within the site or within 200 m of the site boundary.
Site Layout	The site forms an irregular shaped area bounded by Ballan Road to the south west of the site and the Werribee River in the north east of the site. The roads Wollahra Rise and Hobbs Road extend from Ballan Road into the PSP area. A number of private rural properties front onto these roads and also provide access via private driveways into the site. Refer to Figure 2 for a site layout plan.
Current Land Uses	The site is currently used for agricultural and rural residential purposes.
Proposed Land Uses	The proposed future use of the site is as future land supply for various land uses including sensitive uses such as residential and community facilities in addition to open space, retail and a range of business uses such as office, light industrial and manufacturing. At present, no specific land uses have been allocated to individual parcels of land.
Surrounding Land Uses	The land surrounding the site to the north, east and west of the site is used for agricultural purposes. The Werribee River and some adjacent riparian vegetation are located to the north east of the site. The land to the south of the site is currently occupied by residential land uses. Some residential land development is currently underway to the south east of the site.

5. Environmental setting

Information on the general environmental setting of PSP Area 40 is outlined in the following sections.

5.1 Topography

The topography of the site ranges in elevation from 30 to 60 m above sea level, or Australian Height Datum (mAHD) and slopes towards the east to south east of the site with local undulations in the topography. The surrounding land also falls gently to the south east of the site towards the Werribee River. The surface topography is presented on **Figure 3** provided at the end of this report.

5.2 Regional Geology

The Department of Primary Industries (DPI) Online Geological Map and the Geological Survey of Victoria's Melbourne Map Sheet (Scale 1:25,000) were reviewed to determine the geological conditions at the site. The expected geological stratigraphy at the site, from surface to depth, is outlined below:

- > Quaternary aged Newer Volcanics Formation (Qnv) which is characterised as olivine basalt, olivine labradorite basalt, dark to light grey, coarsely vesicular, minor interbedded silty sand and baked soils;
- > Tertiary aged Brighton group (Tpb) comprising undifferentiated Brighton Group sediments;
- > Newport Formation (Tmn) comprising silt, grey and green, glauconitic, calcareous silt, silty clay, minor limestone which grades into silty sands to the west;
- > Werribee Sands (Tew) comprising sands, sandy and silty clay, with pyritic and lignitic quartz; and
- > Devonian Granite bedrock (Dgr).

The Newer Volcanics Formation is likely to be the main geological unit encountered during future development activities at the site. Quaternary aged fluvial deposits may be encountered should the extent of the development reach the Werribee River floodplain in the north of the site. The surface geology for the site and immediately surrounding areas is presented on Figure 3 provided at the end of this report.

5.3 Soils and Acid Sulphate Soils Map Review

A review of the Australian Soil Resources Information System (ASRIS) online map describes the soil on site as loam, silty loam or sandy clay loam with clay content of between 20 to 30%, with the land in the far east of the site described as sand, loamy sand or clayey sand with clay content of less than 10%.

The ASRIS online map was accessed for information regarding acid sulphate soils. The map indicates that soils within the site boundary can be classed as having an extremely low probability of acid sulphate soil occurrence (ASRIS, 2010).

5.4 Regional Hydrology

The nearest surface water bodies to the site are shown on **Figure 3** and include:

- > Werribee River which is located less than 20m, at its closest point, to the north east of the site. Three (3) minor tributaries of this river enter the site boundary in the north, east and south east of the site and all eventually drain into Werribee River;
- > Lollypop Creek which is located 1.3 km to the south west of the site. Minor tributaries of this creek are located between 500 and 700m to the south west of the site; and
- > Numerous farm dams are also evident within the study area.

5.5 Regional Hydrogeology

The hydrogeology of the area is characterised by aquifers comprising a thick, regionally extensive sequence of sedimentary and basalt layers overlying either a granite or siltstone basement. From the regional mapping (GSV, 1974), the main hydrogeological units at the site in order from youngest to oldest are:

- > Quaternary aged Newer Volcanics Aquifer, which consists of vesicular basalt with minor interbedded silty sand and baked soils;
- > Tertiary aged Brighton Group Aquifer, which generally consists of sand, silty sand and minor gravel;
- > Newport Formation Aquitard, which is a siliceous and calcareous silt, silty clay, with minor limestone;
- > Werribee Sands Aquifer, comprising sands, sandy and silty clay; and
- > Basement Aquifer comprising Devonian granite towards the southwest and Silurian siltstone towards the north.

The Victorian Groundwater Management System (GMS) database was accessed to identify the presence of any nearby registered groundwater bores. A number of groundwater bores were registered within a 4km radius of the site. The locations of the groundwater bores are shown on **Figure 3** and information on each of the registered groundwater bores is presented in **Appendix C**. All bore logs are for relatively shallow bores and do not indicate the depth of the basement in the vicinity of the site. Broad-scale geological cross-sections show that the basement could be up to 250m deep, indicating an equivalent thickness of overlying sediments and basalt.

The Newer Volcanics Aquifer is characterised by variable yields and salinity, but is considered a reasonable aquifer in areas where it is highly vesicular and strongly fractured. In general however, the Newer Volcanics are considered a minor aquifer.

The Brighton Group Aquifer to the west of Melbourne is also low-yielding with generally high salinity groundwater (Leonard, 1992), and is also considered to be a minor aquifer.

The Newport Formation is a fine-grained, low-yielding and low permeability unit which behaves as an aquitard between the overlying Brighton Group Aquifer and underlying Werribee Formation Aquifer.

The Werribee Formation Aquifer displays variable yields and quality; however the potential for high yields has caused this aquifer to be considered for large-scale groundwater extraction (SKM, 2007).

The Older Volcanics aquifers may also be present between the Werribee Formation Aquifer and the Newport Formation Aquitard; however these volcanics would be thin at the site and are not considered to form a significant aquifer.

In terms of groundwater management at the site, only the Newer Volcanics Aquifer needs further consideration as it is present at the surface and is likely to extend to a depth of between 50 and 150m (Leonard, 1992). For groundwater supply options, however, the deeper aquifers could present potential sources.

The Newer Volcanics Aquifer outcrops at the site and is unconfined. Due to the thickness and composition of the Newer Volcanics, the underlying aquifers in the area are expected to be confined (SKM, 2002). There is therefore limited hydraulic connection between the watertable aquifer and the deeper units.

A review of the Department of Natural Resources and Environment's *South Western Victoria Water Table Aquifers Map* indicates that the Newer Volcanics Formation forms the water table aquifer at the site (DCNR, 1995). Limited information on the depth to groundwater in the area was available and therefore a water table contour map could not be constructed for this area. Broad scale mapping of water table depth indicates depths of between 5m and 10m in the area (DSE, 2009).

Recharge to the Newer Volcanics aquifer would largely occur through direct infiltration from rainfall. The deeper aquifers are either recharged by rainfall infiltration in areas where they outcrop, or by vertical recharge from overlying units.

Given the proximity of the site to Werribee River and its local tributaries, located to the north east and east of the site, and the local topography which slopes in an east to south easterly direction, the local groundwater flow in the Newer Volcanics is inferred to be in an easterly direction towards the Werribee River. Discharge from the Newer Volcanics is expected to be to the Werribee River and to Lollipop Creek to the south. Regionally the groundwater is considered to be flowing towards Port Phillip Bay, located to the south of the site. The local water body, the Werribee River and its associated local tributaries such as Lollipop Creek are considered to be the potential receptors of any contaminated groundwater originating from the site.

There has been no hydrogeological testing at the site and therefore specific aquifer hydraulic parameters are unknown. Typical parameters are given in Table 5.1.

Table 5.1 : Typical hydrogeological parameters (after Leonard, 1992)

Hydrogeological Unit	Hydraulic Conductivity	Transmissivity	Storativity
Newer Volcanics	1 – 6 m/day	1 – 100 m ² /day	~0.05 – 0.1
Brighton Group	0.1 – 2 m/day	1 – 100 m ² /day	5x10 ⁻⁴ (confined aquifer)
Newport Formation	Unknown	Unknown	Unknown
Older Volcanics	N/A	N/A	N/A
Werribee Formation	3 – 15 m/day	150 – 2000 m ² /day	5x10 ⁻⁴ (confined aquifer)

5.6 Regional Groundwater Quality

Hydrogeochemical data was obtained from available published mapping, specifically the Department of Sustainability and Environment's *South Western Victoria Water Table Aquifers Map* (DCNR, 1995) and the GMS and is summarised in Table 5.2.

Table 5.2 : Summary of Regional Groundwater Chemistry

Parameter	Reported Concentration(s)	Information Source
TDS	1,001 – 13,000 mg/L	Department of Conservation and Natural Resources <i>South Western Victoria Water Table Aquifers Map</i> (DCNR, 1995)
EC / TDS	520 – 29,000 µS/cm 338 – 18,850 mg/L TDS*	GMS Search 18/05/10
pH	6.2 – 9.2	GMS Search 18/05/10
Chloride (Cl)	242 – 10,490 mg/L	GMS Search 18/05/10
Carbonate (CO ₃)	20 – 24.39 mg/L	GMS Search 18/05/10
Bicarbonate (HCO ₃)	207 – 598 mg/L	GMS Search 18/05/10
Total Alkalinity	190 – 460 mg/L	GMS Search 18/05/10
Sulphate (SO ₄)	51 – 720 mg/L	GMS Search 18/05/10
Nitrogen (N)	1.13 – 17.83 mg/L	GMS Search 18/05/10
Calcium (Ca)	16 – 170 mg/L	GMS Search 18/05/10
Magnesium (Mg)	66 – 480 mg/L	GMS Search 18/05/10
Sodium (Na)	219 – 2484 mg/L	GMS Search 18/05/10
Potassium (K)	5.6 – 45 mg/L	GMS Search 18/05/10
Iron (Fe)	0.07 – 59 mg/L	GMS Search 18/05/10

Notes: * Converted from EC to TDS using a conversion factor of 0.65.

TDS – Total Dissolved Solids

EC – Electrical Conductivity

Based on the information above, the groundwater TDS in the vicinity of the site is likely to be between 338 and 18,850 mg/L, conservatively classifying it as ‘Segment A1’ quality groundwater according to the Groundwaters of Victoria SEPP (Victorian Government, 1997). The following beneficial uses of groundwater are therefore protected at the site:

- > Maintenance of ecosystems;
- > Potable water supply (desirable);
- > Potable water supply (acceptable);
- > Potable mineral water supply;
- > Agriculture, parks and gardens;
- > Stock watering;
- > Industrial water use;
- > Primary contact recreation; and
- > Buildings and structures.

The site is not located within a known mineral springs area (Victorian Mineral Water Committee, 2010), therefore this beneficial use (potable mineral water supply) is not considered to be relevant for this site.

5.7 Groundwater Use

A minor part of the site in the east may fall within the Deutgam Water Supply Protection Area (WSPA), which has been declared in response to significant groundwater use and declining water levels in the area. The purpose of the WSPA is to protect groundwater supply and quality for future users, by maintaining groundwater levels. Applications for additional groundwater may not be approved by the relevant water management authority (Southern Rural Water). The remainder of the site does not fall within a declared water management area, and as such there are no legislated restrictions on the extraction and use of groundwater at the site.

A summary of the groundwater bore uses as registered in the GMS is provided in Table 5.3.

Table 5.3 : Summary of Registered Groundwater Bore Uses

Groundwater Bore Use(s)	No. of Registered Groundwater Bores
Domestic and Stock (DS / ST DM)	33
Irrigation (IR)	9
Not Known (NKN)	27
Domestic (DM)	25
Domestic and Irrigation (DM and IR)	1
Investigation (IV)	3
Miscellaneous (MI)	1
Stock, Domestic and Irrigation (ST DM IR)	1
Total	100

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 Current Certificate of Title Information

The current certificates of title were reviewed to possibly ascertain information on the current land uses. A summary of the current title information is provided in **Appendix B**. A review of the titles revealed the following information:

- > A number of the land owners appear to be private individuals; and
- > A small proportion of the properties are owned by development companies (Transurban Developments (Aust) Pty Ltd, Fortune Developments Pty Ltd, Toorak Developments (Vic) Pty Ltd and Forrest Creek Developments Pty Ltd)

6.2 EPA Priority Sites Register

A search of the EPA's Priority Sites Register, which lists those sites for which EPA has requirements for active management of land and groundwater contamination, was conducted. The site was not listed on the Register and there are no registered priority sites within a 1km radius of the site.

6.3 EPA List of Sites Issued with Statements and Certificates of Environmental Audit

Under Victoria's *Environment Protection Act 1970*, statutory environmental audits of potentially contaminated land result in the issue of a Certificate of Environmental Audit if the site is considered suitable for any beneficial use (and land use). Sites are issued a Statement of Environmental Audit if they are not found to be suitable for all beneficial uses (or land uses), as defined under Section 4 of the Act. Issue of a Statement indicates that some contamination remains at the site. A statement precludes one or more beneficial uses and/or requires management for the site to be suitable for one or more land uses.

The Victorian EPA maintains a list of all sites for which a Certificate or Statement of Environmental Audit has been issued. At the time of reporting, the following three sites within a 5km radius of the site have been issued with a Statement or Certificate of Environmental Audit:

- > 126 Synnot Street, Werribee, Victoria (approximately 3.5 km to the south east of the site) – issued with a Certificate of Environmental Audit;
- > Area 2, Melbourne Water's Werribee Fields, Werribee, Victoria (approximately 4.0 km to the south of the site) – issued with a Certificate of Environmental Audit; and
- > Area 3, Werribee Fields, New Farm Road, Werribee, Victoria. (approximately 4.2 km to the south east of the site) – issued with a Certificate of Environmental Audit.

Although it is very unlikely that a certificate of environmental audit would be issued if a site represented a significant risk of off-site contamination, a review of these environmental audit reports was undertaken to gain an appreciation of the site use history of surrounding properties and to determine if any residual soil and/or groundwater impact at the audit site has the potential to impact upon the subject site. In addition, information concerning the geology and hydrogeology of the area was also obtained.

6.3.1 Werribee District Hospital Estate Pty Ltd. Environmental Audit of Land Pursuant to Part (XD) of the Environment Protection Act 1970. 126 Synnot Street, Werribee, Victoria (Peter J. Ramsay & Associates, 2008)

This audit site is located approximately 3.5 km to the south east of the subject site. Peter J. Ramsay & Associates (PRJA) was engaged to complete an environmental audit of the property formerly occupied by the Werribee District Hospital. The site history reported indicated that the Werribee District Hospital occupied the site between 1963 and 1993, with the site lying vacant from 1993 until the commencement of the audit when the

buildings on site were demolished. The potential sources of contamination identified at the site included leaks from the gas boiler room, asbestos building materials, and imported fill material.

Contamination of the soil with heavy metals and asbestos was identified on site as part of the initial site investigation, triggering site soil remediation and validation. Following on site soil remediation activities, all soil concentrations were reported below the adopted assessment guidelines. The audit concluded that the soils were not considered to represent a risk of off-site contamination. PRJA noted that no groundwater contamination sources were noted on site at present or from the site history review, therefore a groundwater assessment was not conducted on site.

Based on the review of this audit report, and given the inferred direction of groundwater flow towards the east and distance from the site, it is highly unlikely that migration of contaminants from the audit site has potential to impact on the subject site, located to the north east of the audit site.

6.3.2 Melbourne Water Corporation. Area 2, Melbourne Water's Werribee Fields, Werribee. Environmental Audit Report (GHD, 2004)

This audit site is located approximately 4.0 km to the south of the subject site. GHD was commissioned in 2000 to undertake an audit of a parcel of land which formed part of the Melbourne Water Werribee Fields Complex. The site history documented in the audit report indicated that the site has been used for agricultural purposes including grazing and cropping since at least 1920. It was thought that the site may have been used by the Royal Australian Air Force (RAAF) as a runway with a possible underground fuel tank, however subsequent detailed geophysical surveys and investigative trenching works undertaken across the site refuted this anecdotal information.

Information on the sites environmental setting was also detailed in the audit report and indicated that the site was located on the Quaternary aged Duetgam Silt unit which overlies the Quaternary Aged Newer Volcanics Formation. GHD (2004) reported that the Newer Volcanics Formation is likely to be the main groundwater bearing formation with groundwater encountered in this unit at depths of between 8 and 9 mbgl during the field investigations. The stabilised depth to groundwater was reported as being 6.8 to 9.3 mbgl. The local groundwater flow was expected to be to the east of the site towards the Werribee River with regional flows expected to be towards Port Phillip Bay to the south east of the audit site.

The soil assessment undertaken at the site identified elevated concentrations of chromium and arsenic in the soils at the site. The beneficial uses of the site were not considered to be precluded as the metals were considered to be naturally occurring and to have low bioavailability and leachability.

The groundwater assessment conducted at the site revealed that concentration of boron, copper, chromium, selenium and zinc were reported in excess of the adopted maintenance of ecosystems guidelines, and in the case of selenium, in excess of the drinking water guidelines. The assessment concluded that the elevated metals detected in the groundwater at the site were naturally occurring.

The audit report concluded that there was no indication that soil or groundwater contamination has migrated off site. Based on the review of this audit report, and given the inferred direction of groundwater flow and distance from the site, it is highly unlikely that migration of contaminants from the audit site has potential to impact on the subject site.

6.3.3 Melbourne Water Corporation. Area 3, Werribee Fields, New Farm Road, Werribee, Victoria. Environmental Audit Report (GHD, 2008)

This audit site is located approximately 4.2 km to the south east of the subject site. GHD was commissioned in 2000 to undertake an audit of a parcel of land referred to as Area 3, located to the east of Area 2, and which also formed part of the Melbourne Water Werribee Fields Complex. The site history documented in the audit report indicated that the site has been used for agricultural purposes including dairy farming, stock grazing and vegetable growing. Historical land uses of the land to the north of the audit site, referred to as Area 4, included five RAAF hangars, underground fuel storage tanks (USTs) and a timber treatment area, with the land to the south west of the Area 2 audit site (discussed above) noted as being irrigated by waste water from the Western

Treatment Plant. Potential sources of contamination at or in the vicinity the audit site were noted as being the surrounding land uses, the former farm homestead on site and former irrigation of the site with water from Werribee River and irrigation of nearby sites with waste water from the Western Treatment Plant.

The geological and hydrogeological conditions noted in the audit report for this site were generally consistent with the information presented in the 2004 GHD audit report summarised above, with the exception of Quaternary aged terrace alluvium noted to the north east of Area 3.

A number of source removal activities were undertaken at the site, including the removal of the homestead and associated infrastructure and other various pipelines and drainage culverts. Following all source removal activities on site, only minor concentration of inorganic contaminants including metals were reported in excess of the adopted ecological investigation levels in the soils at the site. The report concluded that exceedances were localised and within the normal variation of soil concentrations. Furthermore, leachability testing undertaken for certain inorganics in question revealed insignificant results. None of the beneficial land uses were considered to be precluded.

The groundwater assessment revealed that the direction of groundwater flow was towards the east of the site towards the Werribee River. The groundwater assessment completed on site identified elevated concentrations of cadmium, copper, lead, manganese, nickel, selenium, zinc, iron and nitrate. However, for various reasons stated in the audit report, these contaminants were not considered to preclude any of the beneficial uses relevant for the groundwater at the site.

The audit report concluded there was no indication that soil or groundwater contamination has migrated off site. Based on the review of this audit report, and given the inferred direction of groundwater flow and distance from the site, it is highly unlikely that migration of contaminants from the audit site has potential to impact on the subject site.

6.4 EPA List of Current Environmental Audit Sites

The Victorian EPA also maintains a list of all sites which are currently subject to the environmental audit process. At the time of reporting, the following sites within a 5km radius of the site, most of which form part of the Melbourne Water Werribee Fields site, were identified as current audit sites:

- > Farm Road (Werribee Fields)
- > Geelong Road (Werribee Fields)
- > New Farm Road (Werribee Fields)
- > Wests Road Refuse Disposal and Recycling Facility.

Given that the audits of the site listed above are currently in progress, no reports concerning the assessment works conducted at these properties were available for review.

6.5 Historical Aerial Photography Review

Aerial photographs from 1945 to 2009 were reviewed for land use changes. Observations are summarised in Table 6.1 below. Refer to **Appendix E** for aerial photographs.

Table 6.1 : Aerial Photograph and Historical Plan Summary

Date	Photo / Plan	Description	Source
1945	Aerial Photo	The aerial photography reviewed from 1945 shows that the land was cleared open space which was possibly being used for agricultural purposes (grazing). Major road including Hobbs Road, which runs through the centre of the site in a north-south direction and Ballan Road have been established. A small farm property in the far east of the site, on McGrath Road has been established on site.	DSE – LIC

Date	Photo / Plan	Description	Source
		The land surrounding the site was also occupied by rural/agricultural land uses and Werribee River to the north of the site.	
1963	Aerial Photo	There is no significant change to the site noted between 1945 and 1963. The land comprising the site and the surrounding areas was still cleared open space which was likely to be used for agricultural purposes.	DSE – LIC
1972	Aerial Photo	There is no significant change to the site noted between 1963 and 1972, however, there appear to be some scarring of the land due to flooding or the type of crop or pasture being farmed at the site. There are no significant changes to the surrounding land uses.	DSE – LIC
1979	Aerial Photo	There is no significant change to the site noted between 1972 and 1979. The land to the west of the only farming property evident on site no longer appears to be vegetated and instead has a bare earth surface. Medium density residential development of the land to the south east of the site is evident.	DSE – LIC
1991	Aerial Photo	The site has been established with a number of rural properties along Woolahra Rise and Hobbs Road. An oval formation has been established to the east of Woolahra Rise, this is inferred to be a horse training track. A number of farm dams were also scattered throughout the study area. A small parcel of land located in the north of the site and to the west of Werribee River appears to be used for more intensive (crop) farming. The medium density residential development noted in the 1979 aerial photography has since expanded northward to the land directly adjacent to the site. The land to the west of Ballan Road appears to be occupied by intensive agricultural land uses.	DSE – LIC
2008	Map	Nothing of significance was noted within the subject area, however McGrath Road to the east of the site was noted as being subject to flooding.	Melways 35 th Edition
2009	Aerial Photo	The landscape appears to be significantly drier than what was noted in previous years. There appears to have been greater development to the existing rural properties observed within the study area. A number of the farm dams observed appear to be dry. Residential development to the west of Ballan Road appears to be in progress.	Aus Image

6.6 Historical Zoning Records Review

The Department of Planning and Community Development (DPCD) website was accessed for historical zoning information in relation to the site. Historical planning scheme information was only available for 1985 and indicated that the northern half of the site was zoned as reserved living (R4) with the remaining southern half of the site zoned as general farming (F1).

6.7 Data Integrity Assessment

It is recognised that not all prior land use information has been identified, and given the resources provided for this investigation only a relatively general history of the site has been established. However, the completeness and quality of the historical data is considered to be sufficient for the purposes of the investigation.

The table below represents the years for which site use history data collected during this investigation was available.



Table 6.2 : Information Availability

	1880	1900	1920	1940	1960	1980	2000
Historical Plans							
Aerial Photographs							
Historical Photos							

Note: Blank boxes indicate no information was available.

Shaded Boxes indicate information was viewed.

7. Site Characterisation

7.1 Site Contamination Assessment

Based on the information presented in the previous sections, a number of potential sources of contamination were identified during the Stage 1 assessment of PSP Area 40. 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. Where potential on-site sources of contamination were identified as having a high risk of contamination during the Stage 1 assessment, a site inspection was recommended and then carried out during the Stage 2 assessment. No off-site potential sources of contamination were inspected during the Stage 2 Assessment.

Due to access constraints, properties 2, 3, 5, 6, 7, 8, 11, 12, 13, 16, 17, 18, 19, 21, 22, 23, 24 and 25 were not inspected as part of the Stage 2 assessment.

7.1.1 Potential Sources of Contamination On-Site and Findings of Site Inspection

The potential on-site sources of contamination were targeted during the site inspection of PSP Area 40 on 29 June 2010. Each of the potential sources of on-site contamination identified during the Stage 1 and 2 assessments are listed in Table 7.1 along with the findings of the Stage 2 site inspection. The original risk rankings have been re-evaluated following the site inspection with the revised risk rankings provided in Table 7.1. Appendix D provides photographs from the site inspection.

The property numbers referred to in Table 7.1 have been allocated to a particular property parcel by SKM for the purposes of this investigation. Figures 4a to 4d show the allocated property number and the location of each of these identified potential sources of contamination where possible.

The two general non-point sources of potential contamination listed in Table 7.1 were assessed as having a low to moderate risk of causing contamination. On the basis of this risk ranking and broad-scale and historical nature of these potential sources, a site inspection was not conducted specifically to identify these sources. Nevertheless, it is considered likely that further assessment of the land (through intrusive soil and groundwater assessments) may be required at a later date, once more certainty regarding the proposed land uses is available and an informed sampling strategy can be prepared. These general non-point sources of potential contamination sources, in addition to the other point sources identified as having a high potential for contamination, should be addressed at that time also.

Table 7.1 : Summary of Potential On-Site Sources of Contamination

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Revised Potential Contamination Risk
All properties	General/Non Point Source or Point Source: Long history of agricultural land uses across the site dating back to at least 1960s. May include activities such as the application of agricultural chemicals to crops.	Soil, Groundwater and Surface Water	OCPs, OPPs, herbicides, fungicides, insecticides, nutrients, metals, TPH and MAHs	Spraying equipment (both large and small scale equipment) was observed on several properties. Likely to be used for the application of pesticides.	Moderate
3, 6, 10, 23 and 24	Point Source: Numerous possible stockyards and cattle or sheep dips used to treat stock with pesticides and insecticides	Soil and Groundwater	OCPs, OPPs, herbicides, fungicides, insecticides, nutrients, metals and microbiological	No sheep dips were observed, however not all properties could be accessed.	High
All properties	General/Non Point Source: Possible use of imported fill material to level site.	Soil	Various	See description on imported fill for properties 15 and 20.	Low to Moderate
All Properties	Point Source: Numerous Farm properties with a residence and farmyard infrastructure including sheds and storage yards potentially used for chemical storage (fuels, oils, fertilisers, herbicides, insecticides) and machinery maintenance. (3, 4, 5, 6, 8, 11, 16, 17, 18, 19, 22, 23, 24 and 25). Note – these properties were not inspected (a higher risk rating has therefore been assigned)	Soil and Groundwater	OCPs, OPPs, herbicides, fungicides, insecticides, nutrients, and, TPH, MAHs, metals and asbestos	Sheds were observed on several properties for the following uses: <ul style="list-style-type: none"> • Farmyard machinery maintenance – Storage of tractors, excavators, hydraulic parts, used oil containers and tools. Minor staining on unconsolidated ground • Vehicle storage – Used for storing road vehicles, oils and lubricants. • General purpose – Storage of goods and wastes including empty paint tins, steel, empty oil drums <p>**A moderate to High Risk has been assigned, as these properties were not inspected - a detailed storage / use history of these sheds is unknown</p>	Moderate to High**

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Revised Potential Contamination Risk
10 and 15	Point Source: Numerous piles of dumped materials.	Soil	TPH, MAHs, metals and asbestos	Waste material stored as stockpiles included car and tractor tyres, scrap metal (steel and aluminium, fridges, stoves), empty gas cylinders, empty 200L oil drums, and approximately 20L pesticide containers (including glyphosate).	High
15 and 20	Point Source: Stockpiled Soils	Soil	Various	Stockpiled soils were observed at Property 15; however their origin could not be ascertained. A large area of elevated land was found at property 20; anecdotal evidence from site owner suggests the large amount of imported fill was sourced from the adjacent Manor Lakes Residential Estate on the opposite side of Ballan Road.	Low to Moderate
10	Point Source: Quarry	Soil and Groundwater	Metals, herbicides, fungicides, insecticides, nutrients	A small abandoned quarry was found to have been used as a domestic waste disposal site, with waste including: scrap metals, empty gas cylinders, vehicles, tyres & empty 200L oil drums.	High
10	Point Source: Remnant Stockyard	Soil and Groundwater	Metals, herbicides, fungicides, insecticides	Possible contamination due to application of insecticides to stock. No sheep or cattle dips observed.	Moderate to Low
10	Point Source: Vehicle Shed	Soil	TPH	Staining of unsealed ground with oils. Area used for the storage of oil, fuel, roundup (glyphosate) in small containers (capacity <20L).	Moderate to High
9	Point Source: Waste Stockpile (adjacent shed)	Soil and groundwater	TPH, metals	No access to shed. 200L oil drums and strong smell of hydrocarbons present in the immediate vicinity. The area was unsealed. Lead acid batteries were stored under cover on a concrete hard stand area, however still exposed to weather. Scrap metal (predominantly steel and aluminium) stock piled.	High
9	Point Source: Waste Stockpile (adjacent dam)	Soil and groundwater	TPH, metals	Aerial photograph shows the stockpile to likely consist predominantly of wood material and soils.	Moderate

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Revised Potential Contamination Risk
9	Point Source: Tractor Shed	Soil	TPH	Heavy farmyard machinery plus oils are stored. Discarded oil drums and tractor tyres in the area outside tractor shed.	Moderate to High
1	Point Source: Residence	Soil	Metals, TPH	Empty gas cylinders (inferred to be from domestic use) and abandoned farmyard machinery.	Low
1	Point Source: Vehicle shed	Soil	Metals	Abandoned farmyard equipment and automobiles.	Low
4	Point Source: Underground septic tank and storm water pits	Soil and Groundwater	Nutrients	An underground septic tank and storm water drains were found in yard near residence (Photo 1).	Moderate
14	Non Point Source: General land use across the site formerly used for commercial horse agistment purposes during the 1980s.	Soil and Groundwater	Nutrients	The property is no longer used for commercial purposes.	Moderate
14	Point Source: Vehicle shed	Soil	TPH, metals	Minor staining observed of bare ground within shed. Two empty oil drums (200 L) were found outside.	Moderate
14	Point Source: Gas cylinder storage outside residence	Soil	TPH, Metals	Domestic use Gas cylinders, both in-use and discarded, were found within close proximity to residence.	Moderate
14	Point Source: Stockpiles of soil material	Soil	Nutrients, TPH	Stockpiled soils were found in concrete lined bunker. One empty oil drum (200 L) was found nearby.	Moderate
14	Point Source: Waste piles	Soil	Metals	Scrap steel and aluminium stockpiled.	Low to Moderate
14	Point Source: Underground septic tank	Soil and Groundwater	Nutrients, metals	Septic tank location was advised by property owner and was used for household (toilet) waste disposal.	Moderate
15	Point Source: Vehicle shed	Soil	TPH, metals	Oils, lubricants and fuels stored in various sized containers within concrete lined shed.	Low to Moderate
15	Point Source: Waste pile area 1 (near shed)	Soil	Metals, nutrients, TPH,	Waste piles of scrap metal, empty paint tins, empty oil drums, and lead acid batteries are present. Imported fill material from an unknown source is also stockpiled.	Moderate to High

Property No.	Site Use/Activity	Potentially Contaminated Medium	Potential Contaminants of Concern	Findings of Site Inspection	Revised Potential Contamination Risk
15	Point Source: Waste pile area 2 (in paddock)	Soil and Groundwater	Metals	Rusted scrap metal, discarded heavy machinery, domestic waste.	Moderate
15	Point Source: Septic tank	Soil and Groundwater	Nutrients, metals	Septic tank location was advised by property owner and was used for household (toilet) waste disposal.	Moderate
20	Point Source: Storage shed	Soil	TPH	Concrete lined shed is used for tractor storage.	Low

Notes:

OCPs – Organochlorine Pesticides

OPP s– Organophosphorus Pesticides

TPH – Total Petroleum Hydrocarbons

MAHs – Monocyclic Aromatic Hydrocarbons (including benzene, toluene, ethylbenzene and xylenes)

PAHs – Polycyclic Aromatic Hydrocarbons

Nutrients – Ammonia, nitrate, nitrite, phosphate

7.1.2 Potential Sources of Contamination Off-Site

The areas surrounding the site were also considered during the Stage 1 assessment in order to identify the presence of off-site facilities or land uses that could potentially cause environmental impact to the site. The off-site sources identified in the vicinity of the site are summarised in Table 7.2 and illustrated on **Figure 5**. None of the off-site properties listed in Table 7.2 were inspected during the Stage 2 assessment.

Table 7.2 : Summary of Potential Off-Site Sources of Contamination

Type of Land Use / Facility	Potential Contaminants of Concern	Distance and Direction from Site (km)
General: Surrounding agricultural land uses	OCPs, OPPs, herbicides, fungicides, insecticides, nutrients, and, TPH, MAHs, metals.	All directions.
Audit Site: 126 Synnot Street, Werribee, Victoria	Metals and asbestos	3.5 km to the south east of the site
Industrial: Mountain View Quarries	TPH, MAHs, PAHs and CHCs	2.4 km to the north west of the site
Audit Site: Melbourne Water's Werribee Fields, Area 2, Werribee, Victoria	OCPs, OPPs, herbicides, fungicides, insecticides, nutrients, and, TPH, MAHs, metals.	4.0 km to the south of the site
Audit Site: Melbourne Water's Werribee Fields, Area 3, Werribee, Victoria	OCPs, OPPs, herbicides, fungicides, insecticides, nutrients, and, TPH, MAHs, metals and asbestos	4.2 km to the south east of the site
Industrial Facility: Powercor Depot and Store	Metals, TPH and PCBs	4.0 km to the south east of the site
Industrial Facility: Western Treatment Plant	Metals, VOCs, phenols, surfactants, nutrients and microbiological	3.3 km to the south east of the site
Commercial Facility: Service Station	TPH, MAHs, Phenols and Lead	5.0 km to the south of the site
Commercial Facility: Burmah Fuels Australia (Service Station)	TPH, MAHs, Phenols and Lead	1.3 km to the south of the site
Commercial Facility: Ampol Service Station	TPH, MAHs, Phenols and Lead	2.9 km to the south east of the site
Commercial Facility: Better Choice Fuels (Service Station)	TPH, MAHs, Phenols and Lead	1.1 km to the south east of the site
Industrial Facility: Wests Road Refuse Disposal and Recycling Facility	Metals, Nutrients, TPH, MAHs, PAHs, miscellaneous	5.2 km to the south west of the site
Extractive Land Use / Industrial Facility: Readymix Quarry	TPH, MAHs, PAHs	5.2 km to the south west of the site

Notes:

VOCs – Volatile Organic Compounds

A number of off-site sources of contamination have been identified in the vicinity of the site. The majority of the identified sources are located significant distances (>1km) from the site and are therefore not considered to represent a significant risk of contamination to the subject site. The potential sources of contamination in close proximity to the site which is the surrounding agricultural land uses are considered to represent a low risk of causing contamination at the site.

7.1.3 Potential Receptors of Contamination

Potential receptors of contamination (should any exist) at or near the site include:

- > Site workers at the site;
- > Residents at the site;

- > Future construction workers at the site;
- > Visitors to the site;
- > Underground utilities located on and around the site (including easements);
- > Surrounding residents and occupants and visitors (via windblown contamination during excavation works);
- > Sensitive land based ecosystems on and near the site; and
- > The nearest surface water bodies (including aquatic ecosystems), namely Werribee River and its tributaries and Lollypop Creek.

7.1.4 Exposure Pathways & Routes

These potential receptors may be impacted through ingestion, inhalation or dermal contact with potentially contaminated soil (on site) and groundwater (on and off site). Off site receptors (including humans and aquatic and land based ecosystems) may be impacted through the transport of contamination via a number of pathways such as trenches containing underground services (from the site to off site locations), storm water drainage networks, surface drainage via overland flow (runoff), groundwater flow and surface water transport (e.g. to and in the nearest surface water bodies to the site including the Werribee River and its tributaries and Lollypop Creek).

7.2 Geotechnical Assessment

7.2.1 General

Based on the available geological information, it is anticipated that the site is underlain by the quaternary aged Newer Volcanics Formation. The upper portion of the basalt profile in this formation (usually up to several metres) is typically weathered to highly reactive residual clay. However, shallow rock can be encountered, and large near surface basalt boulders (known as “floaters” or “corestones”) are often encountered in a clay matrix.

An indicative site classification of Class “H to E” is applicable to these conditions in accordance with AS2870-1996 (Residential Slabs and Footings). Characteristic surface movements in the range from 40mm to greater than 70mm may be anticipated. This classification would depend on the depth, thickness and reactivity of the clay material in this area. The thickness of the residual soil profile in the Newer Volcanics is variable, and it is our experience in this area and with this geological unit that the depth to basalt can vary significantly over relatively short horizontal distances.

Given the previous use of the site, it is considered that areas of fill material may be present. A site classification of Class “P” would apply for such areas where the history of the filling is unknown. A site classification of Class “P” requires that footings be designed on the basis of engineering principles as opposed to the adoption of the standard footing designs presented in AS2870.

The above site classifications are based on regional geological information and are intended for preliminary consideration only. Geotechnical site investigations including soil sampling and laboratory testing should be undertaken prior to the design and construction of any footing systems, pavements and associated civil infrastructure.

7.2.2 Site Inspection

No areas were specifically targeted for the geotechnical assessment, however at the time of the site inspection, surface water ponding was observed in the central area of the site. The owner of Property 15 indicated that the adjacent property (14) is prone to flooding after periods of rain. Based on our experience with similar ground conditions in the area, the soil profile is very moisture sensitive and prone to water logging in wetter months and after periods of rain, which may present trafficability problems for construction equipment.

Basalt boulders were observed on the surface in the area of property 20. It is likely that a shallow rock profile will be encountered in this area, which may present slower rates of site preparation and excavation at the time construction

7.3 Hydrogeological General

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

- > The presence of two minor aquifers at the site: the outcropping Newer Volcanics; and the underlying Brighton Group. The Werribee Formation is a more significant aquifer, but is likely to be around 200m deep at the site.
- > The Newport Formation is an aquitard which separates the Brighton Group and the Werribee Formation;
- > These units have a thickness of up to 250m. The hydraulic basement is Devonian Granite to the southwest, and Silurian siltstone further north;
- > The chilled base of the Newer Volcanics acts as a barrier for groundwater flow. There is therefore limited vertical flow between the watertable aquifer and the underlying units.
- > The Newer Volcanics are unconfined. All underlying units are confined;
- > Recharge to the New Volcanics is from direct infiltration of rainfall. Underlying aquifer are recharge by direct infiltration where they outcrop, and vertical recharge from surrounding units;
- > Groundwater discharges locally to Lollipop Creek and the Werribee River. Regional groundwater discharge is towards the southeast to Port Phillip Bay;
- > The watertable occurs within the Newer Volcanics. Groundwater levels are likely to be between 5m and 10m deep;
- > Groundwater salinity in the Newer Volcanics is commonly brackish (up to 13,000 mg/L); and
- > Hydraulic conductivity in the Newer Volcanics aquifer is in the order of 1-6 m/day, and transmissivity is less than 100 m²/day. Higher aquifer parameters (and therefore likely higher yields) are found in the Werribee Formation, with a hydraulic conductivity of 3 – 15 m/day and a transmissivity of up to 2,000 m²/day.

7.3.1 Site Inspection

No areas were specifically targeted for the hydrogeological assessment, however at the time of the site inspection an uncapped and disused bore was identified along the north western boundary of property 20. The depth to groundwater was measured and found to be 16.8 m below ground level.

As noted in the section above, at the time of the site inspection some water logged areas were also observed on. Before commencing development activities on site, it is important to confirm that the watertable is well below the surface, to ensure that groundwater is not the cause of water logging observed on site. Shallow water tables have the potential to cause implications for future development by causing groundwater inflows to drains, basements and any excavations. If shallow water tables are evident on site, this would require below ground structures to be either completely sealed, or have groundwater pumped out constantly and disposed of.

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 having a potentially 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. These areas will need to be assessed in greater detail through intrusive soil and groundwater sampling before a more robust conclusion regarding the site's suitability for a particular land use can be made.

A long history of agricultural land uses has been identified within the PSP Area 40. The DSE (2005) *Potentially Contaminated Land General Practice Note* recommends that such land undergo detailed Phase (Stage) 1 and 2 environmental site assessments prior to change of land use to a more sensitive receptor, given the potential contamination which may result from this land use. Therefore further, more detailed site specific investigations would be required prior to change of land use to a more sensitive receptor.

Stage 1 and 2 assessments 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 Audit is achieved (not a Certificate of Audit), the Statement may also specify site management measures that may constrain future development.

8.2 Geotechnical

Based on the available information, there does not appear to be any key geotechnical or geological constraints that indicate the area is unsuitable for development. However, the following issues requiring consideration in the planning and design of any development and should be assessed through a geotechnical site investigation.

- > The depth and reactivity of the Newer Volcanics residual clay which forms the surface geology across the site would determine the site classification for foundation design. It is expected that the site would be considered highly reactive (Class "H to E"). Foundations may need to be designed for characteristic surface movements in excess of 70mm;
- > The variable thickness of the clay horizon over relatively short horizontal distances can lead to differential settlement of structures. As such, a geotechnical investigation is required to assess the depth to rock across the site;
- > Excavations in the Newer Volcanics formation can transition abruptly from readily easily excavatable clays into high strength basalt, which may require rock breaking techniques or blasting. In the case of developments requiring excavations, delineation of the soil/rock interface should be assessed;
- > Design of roads, drainage works and underground assets would require consideration of the highly reactive nature of the clays to ensure serviceable performance and minimise ongoing maintenance requirements;
- > Fill material, which may be present, is expected to be uncontrolled and may not be suitable as a founding material in its current state;
- > Potential soft or loose deposits in the vicinity of the Werribee River floodplain, and in other areas where poor drainage conditions prevail, may provide low bearing capacities for potential developments; and

Potential near-surface groundwater in the vicinity of the Werribee River, which could rise in the event of flooding. In this case, consideration of developing part of this area (which slopes down towards the river) on an engineered fill platform may be required.

8.3 Hydrogeological

Based on the hydrogeological conceptual model described in this report, there does not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. The following issues would need to be considered however, in the planning and design of any development:

- > The shallow depth of the water table at the site means that excavations may intersect the water table and cause groundwater to flow into underground structures. This water would subsequently need to be collected and disposed of, or alternatively underground structures (e.g. basements) would need to be fully lined to prevent inflows. The depth of the watertable at the site would need to be confirmed through further investigations to determine whether a shallow watertable is an actual constraint to development.
- > Increases to groundwater recharge rates can occur due to the cumulative impacts of excessive urban irrigation of lawns and gardens over summer and autumn, recharge from artificially constructed lakes and wetlands, and leaky water supply and drainage infrastructure. If groundwater levels rise to within a couple of metres of the ground surface, high salinity levels and soil moisture have the potential to cause corrosion to infrastructure and buildings, unless appropriate engineering solutions are implemented. In addition, the increased recharge to groundwater is likely to increase the discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways as a result of increased salinity (SKM, 2009). The depth and salinity of the water table aquifer at the site would need to be confirmed through further investigations to determine whether this is an actual constraint to development.
- > The increased proportion of hard impermeable surfaces associated with the development of the site is likely to decrease local recharge to the underlying aquifers in winter and early spring, which could in turn reduce discharge to nearby surface water features. This could potentially have a negative impact on the ecological health of local waterways (SKM, 2009).

Several opportunities exist in relation to the use of groundwater at the site, reducing reliance on mains water. These include:

- > Installation of bores for stock and domestic uses, such as watering gardens
- > Installation of bores for irrigation of public reserves or ovals
- > Managed Aquifer Recharge (MAR) – this technique uses the aquifer as a storage facility. Excess water (for example rainfall runoff during winter) can be captured, injected into the aquifer, and stored until the water is required for use in a drier period. Generally, MAR schemes capture and store water during winter, and extract water for use in summer. Broad scale mapping indicates that there is potential for a high capacity MAR project (more than 200 ML/year) at this site (DSE, 2009). For general information on MAR, refer to the Waterlines report, produced by Dillon *et al* (2009) for the National Water Commission. This report explains MAR, describes the various drivers for MAR and presents information on the economics of MAR in relation to alternative sources of supply. The authors also discuss how to establish a MAR project, and look at MAR opportunities in an integrated urban water management context.
- > Aquifer Thermal Energy Storage (ATES) – this technology uses groundwater to efficiently heat and cool buildings. Groundwater maintains a relatively stable temperature throughout the year, which can be augmented so that one area contains warm groundwater, while another contains cool groundwater. Groundwater is then pumped between the warm and cool areas on an annual basis, and passed through a heat exchanger which uses the thermal energy stored in the groundwater to heat or cool a building. For example in winter, groundwater would be extracted from the warm area, and passed through the heat exchanger, before being injected into the cold groundwater area. The direction of flow is reversed in summer, to cool the building. The flow of water between areas of warm and cool groundwater maintains the temperature gradient required to heat or cool the building. Sites with deeper watertables and confined aquifers are more conducive to such systems.

Establishment of an MAR &/or ATES scheme is more likely to be feasible if the water table is deep, aquifer transmissivity is high, and confined or semi-confined aquifer are present. The existing hydrogeological conceptual model suggests these requirements could be fulfilled by the deeper aquifers at the site, although bores for the schemes would have to be deep. This would increase the cost of such a scheme.

The development of an MAR &/or ATEs scheme typically comprises a series of stages as follows:

- > Stage 1: Desktop feasibility
- > Stage 2: Preliminary Field Investigations
- > Stage 3: Detailed Field Investigations
- > Stage 4: Detailed Design and Approvals
- > Stage 5: Construction and Commissioning
- > Stage 6: Operation

The initial desktop feasibility for a site typically costs between \$10K - \$15K. The duration and complexity of each subsequent stage depends on the outcomes of the preceding stage and the establishment of a scheme from desktop feasibility to operation can typically take 1 to 3 years.

8.4 Land Use

Melbourne's Urban Growth Boundary has been reviewed to ensure that enough land is available to meet the needs of Melbourne's growing population. Delivering Melbourne's newest sustainable communities is the culmination of work focussed on land use, transport and environmental initiatives. It takes an integrated approach to land use and transport planning so that infrastructure and essential services will be delivered as new communities in the growth areas develop. These initiatives will deliver the most significant land use and transport changes that Melbourne has experienced in a generation. Importantly, these initiatives, built on sound policy platforms, will maintain Melbourne's liveability as the city's population approaches five million.

Delivering Melbourne's newest sustainable communities was informed by a number of separate but interlinked documents, including independent advice and specialist reports for the Urban Growth Boundary and transport projects, and a Strategic Impact Assessment Report to meet the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*.

The planning elements required for these projects are contained in Amendment VC67.

The Government's plan for managing the growth areas on Melbourne's fringe together with related transport (including the Regional Rail Link and the Outer Metropolitan Ring / E6 Transport Corridor) and biodiversity initiatives was recently put before Parliament in Amendment VC67.

PSP 40 (Ballan Road) is affected by the proposed Regional Rail Link. The new Manor Lakes Station is located to the south of PSP 40 (Ballan Road). The land allocated for the rail corridor and the stations has been identified by the Victorian Government and is proposed to be compulsorily acquired accordingly. Within the Wyndham Planning Scheme, the land is to be identified by the Public Acquisition Overlay and forms part of Amendment VC67. The Minister for Planning has approved and is now seeking parliamentary ratification of Amendment VC67. Due to changes requested by the State opposition, the Amendment is currently on hold awaiting legal advice to the President of the house. We understand that the only way changes can be made is if VC67 is withdrawn and a new amendment drafted which is a time consuming exercise, not impossible but will take time.

The land associated with Regional Rail Link will ultimately be zoned as Public Use Zone (Schedule 4 - Transport). A plan showing the location of PSP 40 in relation to Regional Rail Link and the Outer Metropolitan Ring / E6 Transport Corridor is attached.

The Outer Metropolitan Ring / E6 Transport Corridor will create a major arterial transport corridor providing links between Melbourne's west and north. The proposed route for the Transport Corridor includes road and rail links between the Werribee, Melton, Tullamarine and Craigieburn / Mickleham areas, a road link from the Metropolitan Ring Road in Thomastown to the Outer Metropolitan Ring Transport Corridor at the Hume Freeway, and a road link between the Deer Park Bypass and the Outer Metropolitan Ring is located to the west of PSP 40.

9. Planning considerations

A desktop planning assessment was conducted to identify potential land use and approvals risks and opportunities associated with the development of the PSP Area 40. The findings of the desktop assessments are presented in the following sections.

9.1 Planning Context

The *Planning and Environment Act 1987* allows certain documents to be incorporated in a planning scheme by reference within the Table to Clause 81.01 or the Schedule to Clause 81.01 of the relevant planning scheme. PSPs are incorporated documents and as such should be incorporated and read as part of the planning scheme.

The Urban Growth Zone (UGZ) applies to land that has been identified for future urban development within the Urban Growth Boundary. In the UGZ, the PSP is the long term strategic plan that allows the conversion of non-urban land to urban land. One of the main purposes of the PSPs is to identify and address any opportunities and constraints that will affect future urban development.

The planning system is the primary means for regulating land use and approving development and is an important mechanism for triggering the consideration of potentially contaminated land. As part of this assessment, a review of the Wyndham Planning Scheme has been undertaken. This included state and local policy, zones, overlays and relevant particular provisions which currently apply to the land occupied by existing potentially contaminating uses, and provides the relevant consideration of this issue if these land uses change in the future.

9.2 State, Municipal and Local Planning Policy Framework

The State Planning Policy Framework (SPPF) contains general principles for land use and development in Victoria and specific policies relating to strategic issues of State significance which must be considered by responsible authorities when planning decisions are made. It applies on a State-wide basis.

The Local Planning Policy Framework (LPPF) is a statement of the key strategic planning, land use and development objectives for each municipality and the strategies and actions for achieving these objectives. The Municipal Strategic Statement (MSS) establishes the strategic planning framework while the Local Planning Policies (LPP) provides the policy statements to achieve the vision for a municipality.

The following tables provide an outline of the state, municipal and local planning policy objectives relevant to the assessment of buffers within the PSP area.

Table 9.1 : State Planning Policy

Planning Policy	Policy Objective
State Planning Policy Framework	
Clause 12 – Metropolitan Development	<p>The purpose of this Clause 12.01 (A more compact city) is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.</p> <p>One of the strategies contained in this policy for the better management of metropolitan growth through the development of PSP consistent with the applicable Precinct Structure Plan Guidelines approved by the Minister for Planning to:</p> <ul style="list-style-type: none"> • Ensure greater housing choice, diversity and affordability. • Develop vibrant, well serviced activity centres. • Provide sustainable transport networks. • Deliver accessible community facilities and infrastructure. • Create multi-use, linked open space networks. • Boost employment and commercial activity. • Increase environmental sustainability.

Planning Policy	Policy Objective
Clause 15 – Environment	Clause 15.04 refers to air quality and seeks to prevent the reduction in community amenity by air emissions by ensuring, wherever possible, that there is suitable separation between potentially amenity reducing and sensitive land uses and developments. Consideration should be given to <i>Recommended Buffer Distances for Industrial Residual Air Emissions</i> (EPA 1990) to determine the extent of separation.
	Clause 15.06 refers to soil contamination and seeks to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely. Clause 15.06-2 refers to <i>Ministerial Direction No.1</i> and outlines requirements for applications for use of land or known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.
	Clause 15.05 seeks to assist the control of noise effects on sensitive land uses by ensuring that development is not prejudiced and community amenity is not reduced by noise emissions, by planning tools such as land use separation.

Table 9.2 : Local Planning Policy

Wyndham Planning Scheme	
Municipal Strategic Statement	
Clause 21.03-2 – Key Issues	Clause 21.03 (Wyndham’s Urban Growth Framework) identifies that the Werribee corridor was earmarked in the 1980s as one of Melbourne’s growth areas and identifies the need to planning for future growth.
Clause 21.04 – Wyndham’s Vision	This Clause outlines Wyndham’s Strategic Framework Plan and identifies the PSP areas as future residential land and open space.
Clause 21.05 – Objectives and Strategies	This Clause aims to achieve the following relevant objectives: <ul style="list-style-type: none"> • The cost-effective and orderly management of urban growth, balancing the city and country aspects of the municipality. • Access to a range and quality of housing opportunities which meet the needs of the population. • Accessible, safe and efficient options for the movement of people and goods within, into, and out of, the municipality. • Establishment of a network of current and future activity centres which satisfy a range of retail, commercial and community needs and which create a sense of place within the community. • Productive use of rural land, ensuring compatibility with land care values and effective separation from urban purposes.
Local Planning Policy Framework	
Clause 22.01 – Werribee West, Wyndham North and Point Cook Area Planning Policy	Growth is identified in three major fronts: Wyndham North, Werribee West and Point Cook. PSP areas 40 (Ballan Road) and 42 (Black Forest Road) are located within the Werribee West growth area (as shown on Map 1 of Clause 22.01).
Clause 22.13 – Non-Residential Uses in Residential Zones Policy	The objectives of this policy are to ensure non residential uses are appropriately located having regard to: <ul style="list-style-type: none"> • Location in areas that are appropriate to the intensity and scale of the proposed use where the use will have a minimal impact on the amenity of the local area and nearby residential facilities. Major facilities serving catchments beyond the local level should be located in commercial areas or sited on roads, which avoid extra generation of traffic on residential streets. • The siting and design of proposed buildings and works, including car parking areas and advertising signs, fencing, landscaping, lighting, open space, storage amenities and loading facilities. • To ensure appropriate location of access points. • To ensure the scale and character of development is consistent with nearby housing. • To reduce adverse impacts on the amenity of the area in regard to the intensity of use and hours of development, any overshadowing, overlooking, noise, traffic, light spill, waste management and the provision of facilities.

9.3 Zones and Overlays

Although there were a number of potentially contaminating land uses identified in the vicinity of the PSP Area 40 (see Table 7.1 and Table 7.2), this PSP area is located well outside the threshold distances/buffer zones for the identified potentially contaminating land uses, therefore no zones and overlay information with respect to the buffer distances have been provided.

Potentially contaminating activities in the area that do not require buffers include farming, market gardens and occasional light commercial use.

9.4 Future Land Use

If a 'sensitive use' (e.g. a proposal to rezone land to a residential use) is proposed on potentially contaminated land, consideration needs to be given to *Ministerial Direction No. 1- Potentially Contaminated Land (Direction No. 1)*. The purpose of this direction is:

“to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by any contamination.”

The Direction requires a planning authority to satisfy itself that the environmental conditions of potentially contaminated land or area will be suitable for a use proposed, through an environmental audit.

The Direction defines uses including residential use, a child care centre, pre-school or primary school as 'sensitive uses'.

An environmental audit is provided for under the *Environment Protection Act 1970* and involves an independent assessment of the condition of a site and requires an environmental auditor to form an opinion about its suitability for the proposed use.

The Environmental Audit Overlay (EAO) is a mechanism provided in the *Victorian Planning Provisions* and planning schemes to ensure the requirement for an environmental audit under *Direction No. 1* is met before the commencement of the sensitive use or any buildings and works associated with that use. The application of the overlay ensures the requirement will be met in the future but does not prevent the assessment and approval of a planning scheme amendment (e.g. rezoning).

By applying the overlay, the planning authority has made an assessment that the land is potentially contaminated, and is unlikely to be suitable for a sensitive use without more detailed assessment and remediation works or management. By applying the EAO the planning authority is also determining that the requirements of *Direction No. 1* may be deferred.

The EAO should not be used simply as a means of identifying land that is or might be contaminated, and previous zoning is not a sufficient reason to justify the application of an EAO. As stated in the Explanatory Statement to *Direction No. 1* it may only be appropriated to defer audit requirements (through the application of an EAO) if testing of the land before a notice of amendment is given is difficult or inappropriate.

Additionally, before deciding on a planning permit application, Section 60 of the *Planning and Environment Act 1987* requires a responsibility to consider:

“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.”

9.5 Key Contacts

City of Wyndham: 03 9742 0777

Peter Vantil (Planning Manager)

EPA Head Office: 03 9695 2722

9.6 Conclusion

Although there were a number of potentially contaminating land uses identified in the vicinity of the PSP Area 40, this PSP area is located well outside the threshold distances/buffer zones for the identified potentially contaminating land uses and is therefore those land uses are not expected to impede future development of the area.

Potentially contaminating activities in the area that do not require buffers include farming, and occasional commercial or light industrial use.

10. Conclusion and recommendations

10.1 Conclusions

Site Contamination Assessment

Based on the information gathered during this assessment, the following conclusions can be made:

- > The site history assessment found that the site has had a long history of agricultural land uses dating back to at least the 1960s;
- > A review of current aerial photography indicates that the site is currently used for agricultural purposes;
- > Based on the available information and site history assessment the following potential sources of contamination have been identified on site:
 - Application of agricultural chemicals to crops across the site (including broad application);
 - Numerous stockyards where stock may have been treated with pesticides and insecticides (Visually observed on property 10) ;
 - Possible use of imported fill material to level or build up site (Visually observed on property 20);
 - Numerous farm properties with a residence and farmyard infrastructure including sheds and storage yards potentially used for chemical storage (fuels, oils, fertilisers, herbicides, insecticides and pesticides) and machinery maintenance (properties 1, 3, 4, 5 ,6, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24 and 25);
 - Numerous piles of dumped materials;
 - Underground septic tanks (Visually observed on properties 4, 14 and 15); and
 - Stockpiled soils / imported fill material (observed on properties 15 and 20).
- > A number of potential off-site sources of contamination have also been identified in the vicinity of the site (see **Section 7.1.2**). The identified sources are located significant distances (>1km) from the site and are therefore not considered to represent a significant risk of contamination to the subject site or are considered to represent a low risk of contamination to the site; and
- > Based on the information obtained from the sources 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 a particular land use. Localised contamination is likely to be able to be effectively remediated or managed.

Geotechnical Assessment

Based on the available geological information, it is anticipated that the site is underlain by highly reactive residual clay overlying basalt rock. An indicative site classification of Class “H to E” has been assessed in accordance with AS2870-1996.

Key geotechnical issues associated with development of the site include the depth and reactivity of the basaltic clay in terms of its influence on site classification, foundation selection, differential settlement, subgrade performance and excavations. 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.

Hydrogeological Assessment

Based on the regional hydrogeological information and bore data in the vicinity of the site, two minor aquifers are present at the site and include the outcropping Newer Volcanics; and the underlying Brighton Group. The Werribee Formation is a more significant aquifer, but is likely to be around 200m deep at the site. The Newport Formation is an aquitard which separates the Brighton Group and the Werribee Formation. The chilled base of

the Newer Volcanics acts as a barrier for groundwater flow. There is therefore limited vertical flow between the watertable aquifer and the underlying units.

There do not appear to be any significant hydrogeological constraints which would render the land unsuitable for development. The following issues would need to be considered however, in the planning and design of any development:

- > The shallow watertable in the Newer Volcanics may cause groundwater inflow to excavations;
- > Increases to groundwater recharge rates (particularly over summer and autumn) has the potential to raise the water table to within a few metres of the ground surface, potentially causing corrosion to infrastructure and buildings; and
- > Decreased local groundwater recharge in winter and early spring has the potential to reduce discharge to nearby surface water features, which could potentially have a negative impact on the ecological health of local waterways.

Opportunities for groundwater use include extraction for garden watering and irrigation of parks and ovals (where the salinity is suitable), as well as high capacity MAR and ATES schemes. Further work would be required to assess the feasibility of these schemes.

10.2 Recommendations

Further assessment of the identified site contamination, hydrogeological and geotechnical issues are recommended to determine the suitability of the site for the proposed land uses and to confirm that future buildings and infrastructure (roads and underground service networks) are appropriately designed. Further assessment works may include, but are not limited to, the following activities:

- > Drilling and collection of soil samples from grid based and targeted locations (e.g. former in filled farm dams, storage yards and shed) to test the soil for potential contaminants of concern and also assess the geotechnical soil properties for building foundation and road design;
- > Drilling and installation of groundwater monitoring wells to determine the depth to groundwater, sampling of the groundwater to assess for potential contaminants of concern and aquifer hydraulics testing to determine aquifer properties;
- > Excavation and removal of underground storage tanks, soil remediation and tank pit validation if USTs are found on properties where access was not granted for site inspections; and
- > Removal of other potentially contaminating infrastructure (e.g. septic tanks and above ground storage tanks) followed by soil validation.

We understand that the proposed future use of the site is as future land supply for various land uses including sensitive uses such as residential and community facilities in addition to open space, retail and a range of business uses such as office, light industrial and manufacturing. As no specific land uses have been allocated to individual parcels of land, further assessment for site contamination, geotechnical or hydrogeological purposes is not considered appropriate at this point in time. Further assessment will instead be required at a later stage and an informed investigation strategy can be prepared once further information on the proposed land uses for specific areas of the site is available. Future intrusive assessment works should be timed to coincide with the cessation or scaling down of current site operations and prior to the commencement of the proposed development and construction works.

It is also recommended that the GAA approach the City of Wyndham Council to determine the requirement for a statutory environmental audit at the site. If an environmental audit of the site is required, a period of at least 6 months prior to development should be allowed to progress through the audit process. It is likely that a longer period of time will be required should significant contamination be identified at the site to allow for remediation works.

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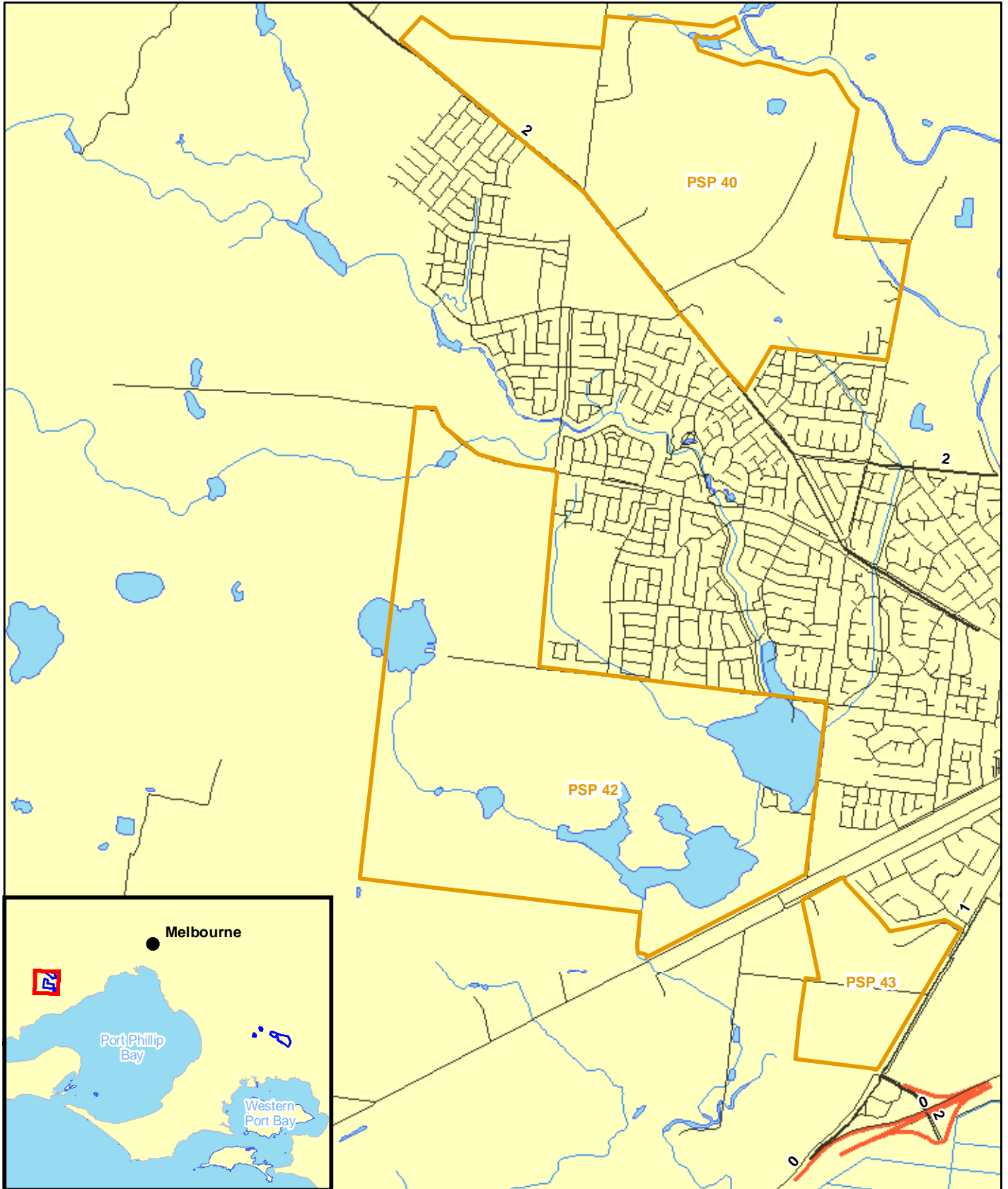
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Figures

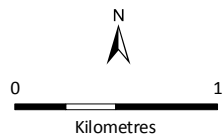
Figure 1 - Site Location Plan



Stage 1 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

LEGEND

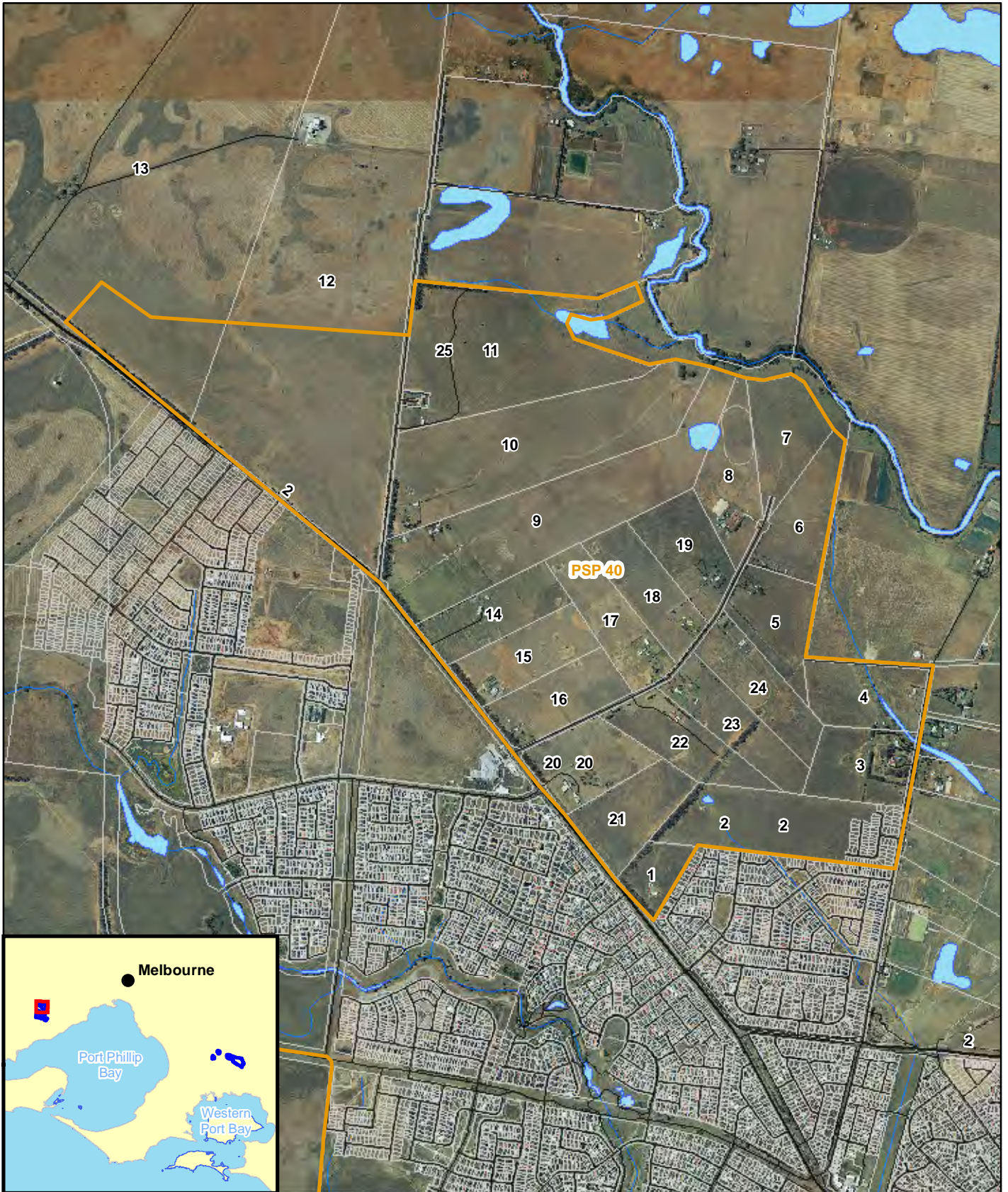
- PSP Boundary
- Watercourse
- Highway
- Waterbodies
- Major Road
- Minor Road



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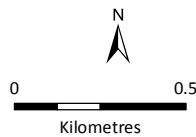
Figure 2 - PSP 40 Site Layout Plan



Stage 1 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

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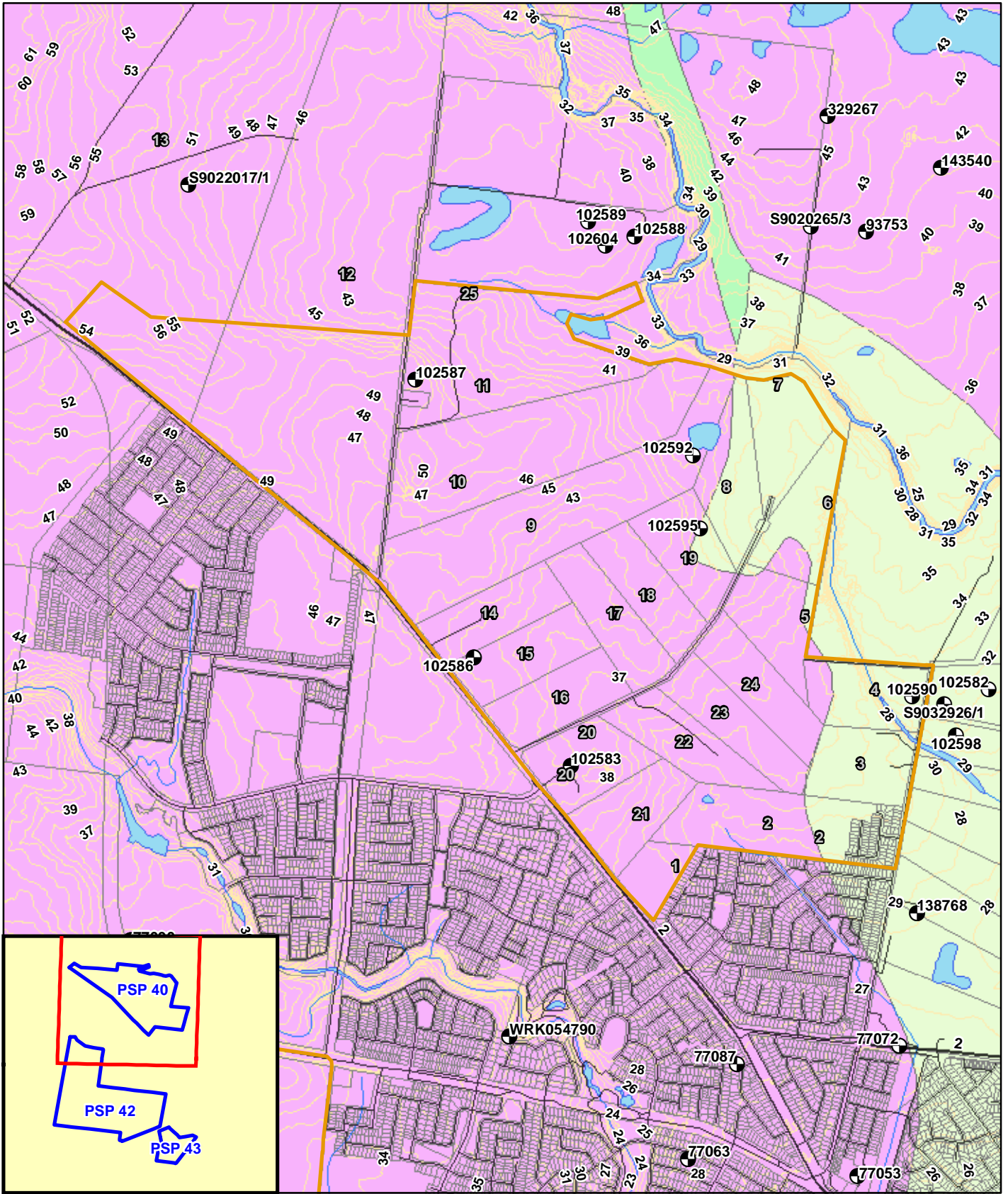
-  PSP Boundary
-  Watercourse
-  Highway
-  Waterbodies
-  Major Road
-  Cadastre
-  Minor Road



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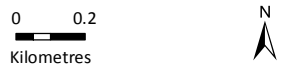
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Figure 3 - PSP 40 Site Setting Plan



Stage 1 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Groundwater Bore PSP Boundary Contour (1m) Highway Major Road Minor Road Cadastre Watercourse | <ul style="list-style-type: none"> Waterbody Surface Geology Unnamed alluvium Unnamed coastal dune deposits Unnamed colluvium Unnamed dune deposits | <ul style="list-style-type: none"> Unnamed incised alluvium Unnamed sheetflow basalt Unnamed swamp and lake deposits Newer Volcanic Group You Yangs Granite |
|--|---|---|



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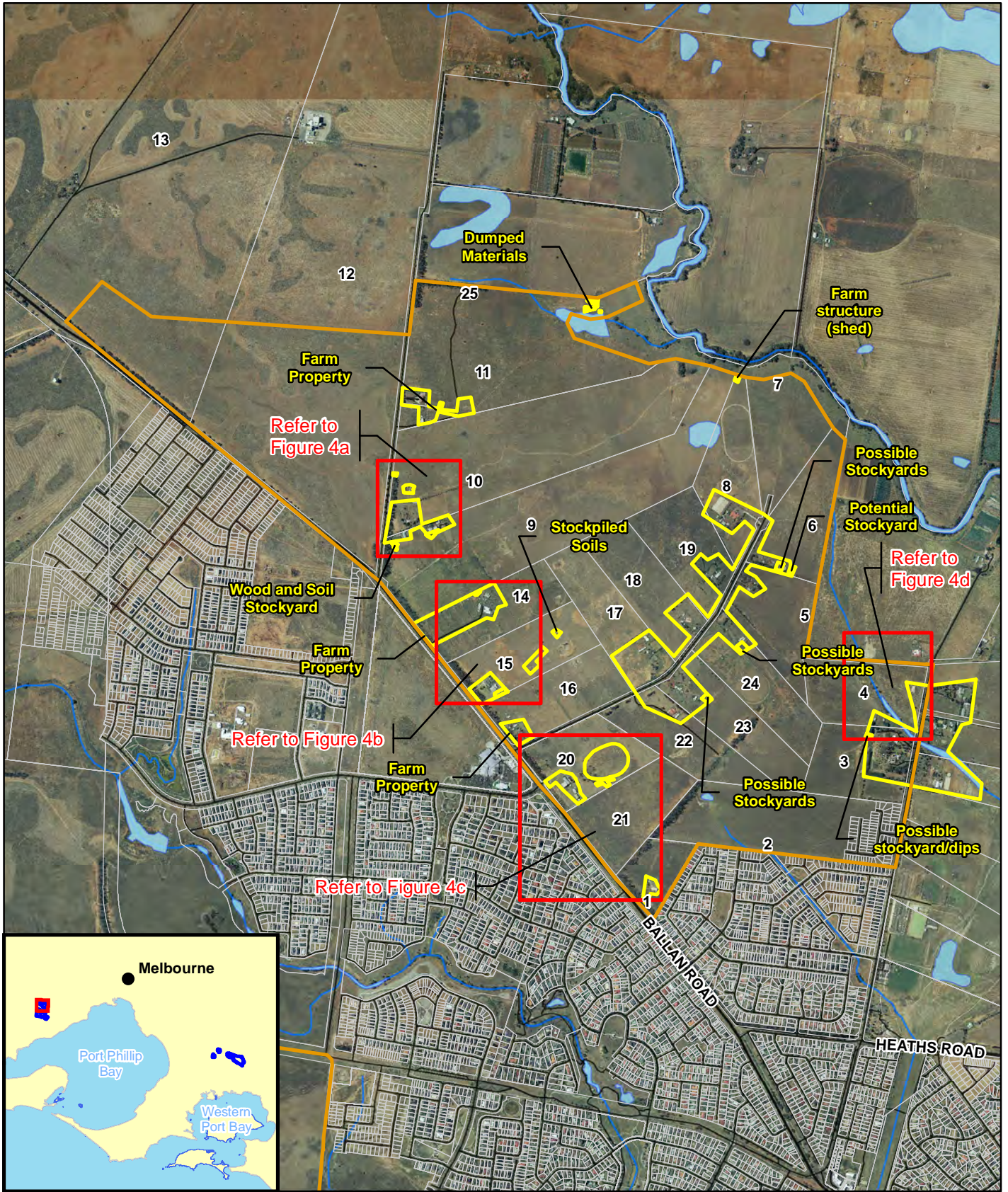
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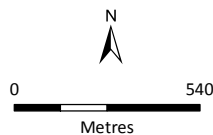
Figure 4 - PSP 40 Potential Sources of Contamination



Stage 1 and 2 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

LEGEND

- PSP Boundary
- Off-Site Potential Contamination
- On-Site Potential Contamination
- Cadastre
- Highway
- Major Road
- Minor Road
- Watercourse
- Waterbodies

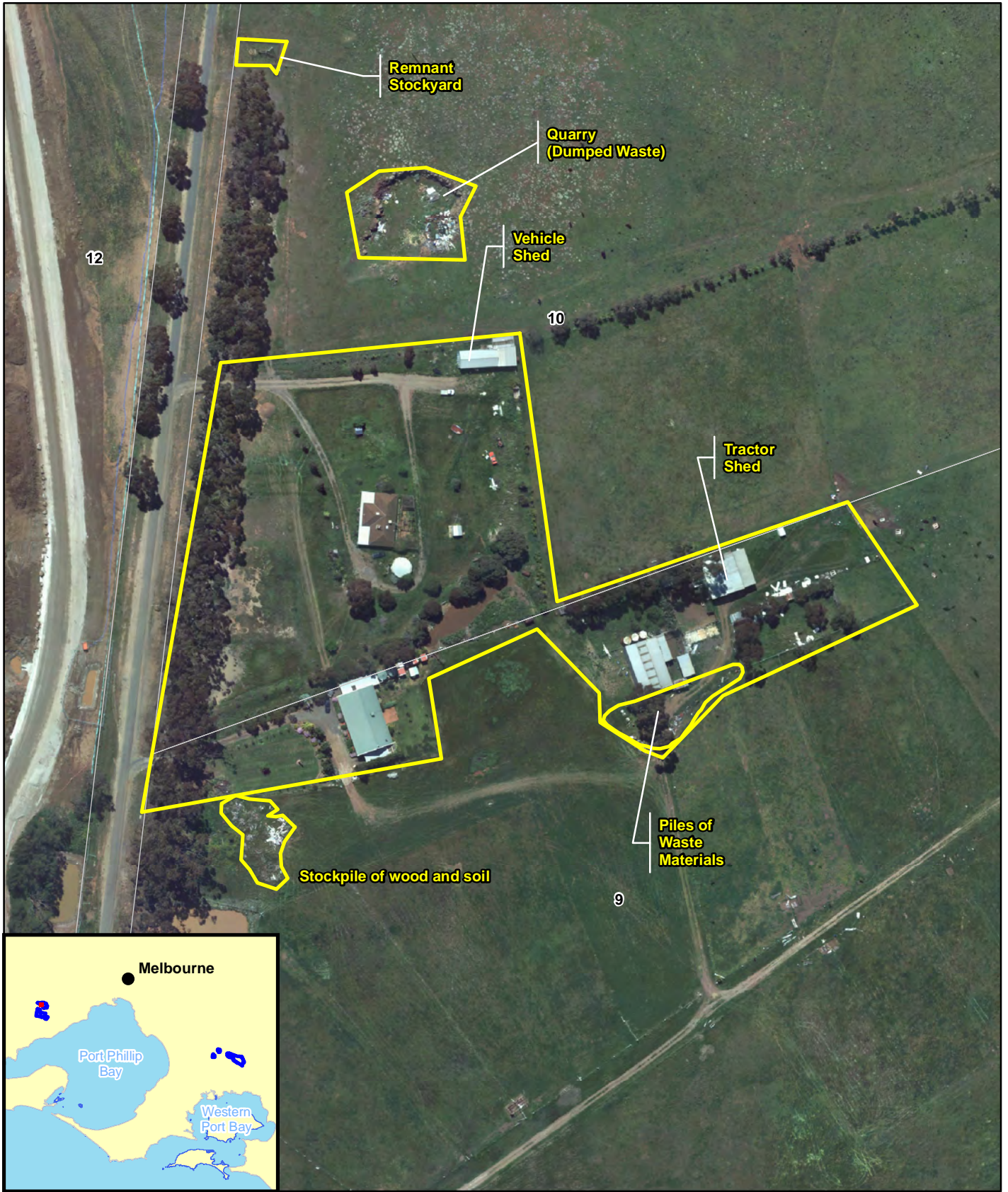


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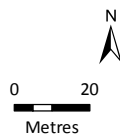
Figure 4a - PSP 40 Potential Sources of Contamination



Stage 1 and 2 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

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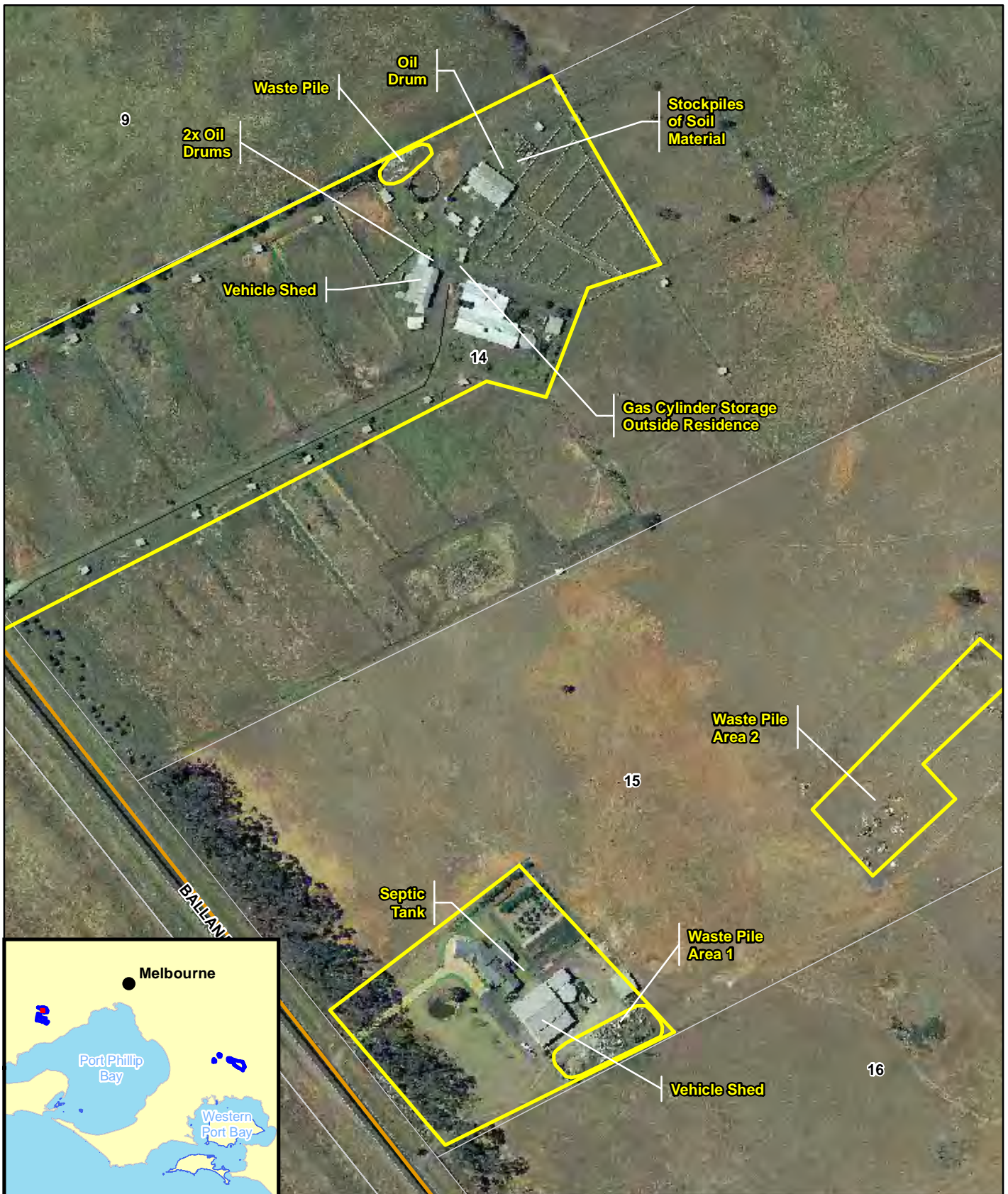
- | | |
|---------------------------------|-------------|
| PSP Boundary | Cadastre |
| On-Site Potential Contamination | Highway |
| Stockpile of wood and soil | Major Road |
| Waterbodies | Minor Road |
| Flood Prone Area | Watercourse |



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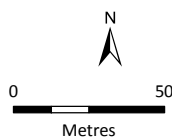
Figure 4b - PSP 40 Potential Sources of Contamination



Stage 1 and 2 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

LEGEND

- PSP Boundary
- On-Site Potential Contamination
- Cadastre
- Waterbodies
- Flood Prone Area
- Highway
- Major Road
- Minor Road
- Watercourse



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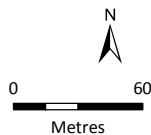
Figure 4c - PSP 40 Potential Sources of Contamination



Stage 1 and 2 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

LEGEND

- PSP Boundary
- On-Site Potential Contamination
- Cadastre
- Waterbodies
- Flood Prone Area
- Highway
- Major Road
- Minor Road
- Watercourse



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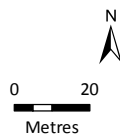
Figure 4d - PSP 40 Potential Sources of Contamination



Stage 1 and 2 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

LEGEND

- | | |
|---------------------------------|-------------|
| PSP Boundary | Cadastre |
| On-Site Potential Contamination | Highway |
| Waterbodies | Major Road |
| Flood Prone Area | Minor Road |
| | Watercourse |



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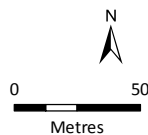
Figure 4e - PSP 40 Potential Sources of Contamination



Stage 1 and 2 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

LEGEND

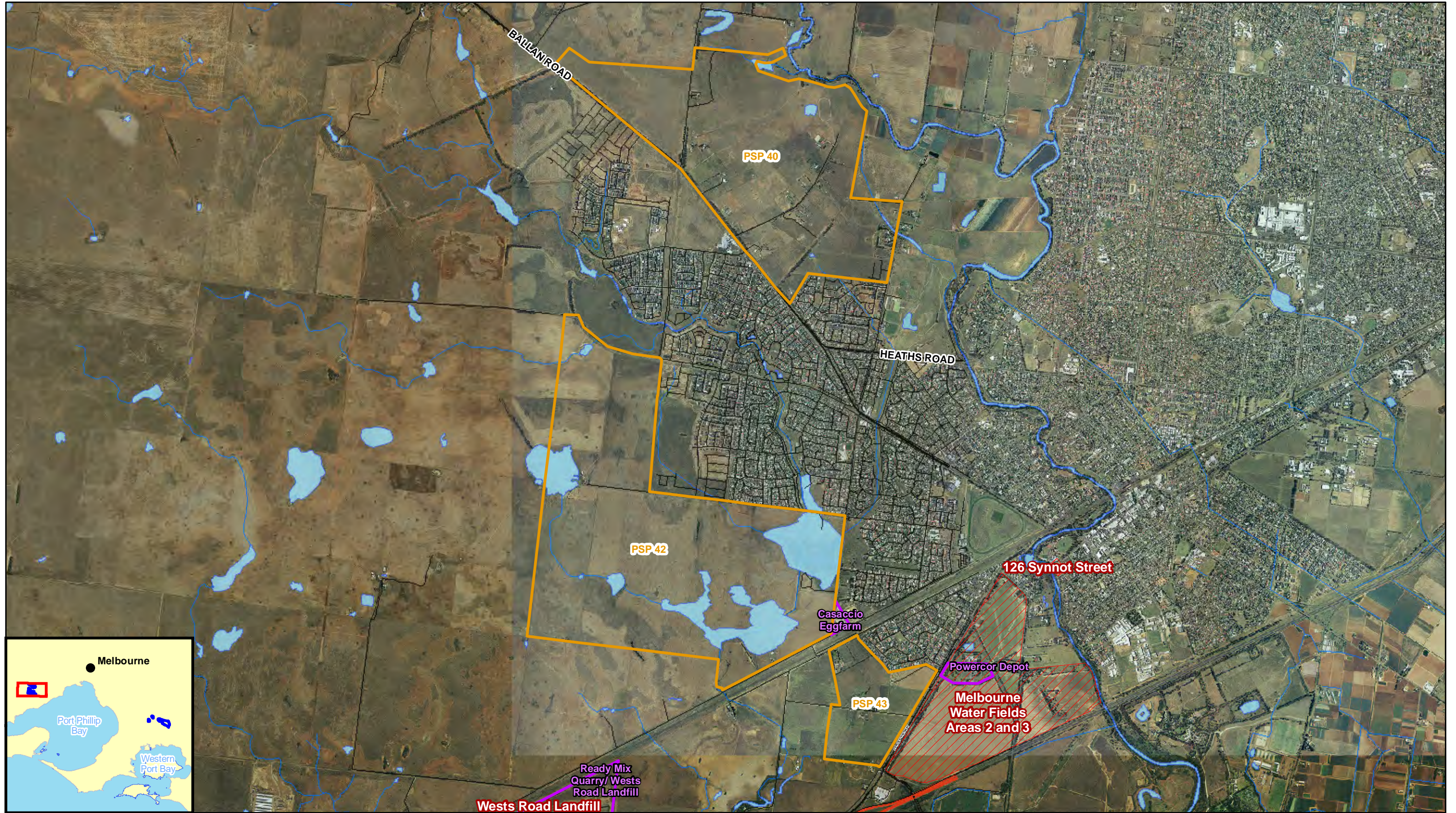
- PSP Boundary
- On-Site Potential Contamination
- Waterbodies
- Flood Prone Area
- Cadastre
- Highway
- Major Road
- Minor Road
- Watercourse



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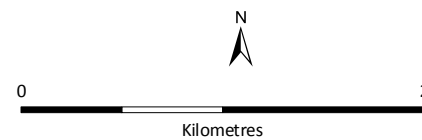
Figure 5 - PSP 43, PSP 42 and PSP 40 Potential Sources of Offsite Contamination



Stage 1 - Desktop Site Contamination, Hydrogeological and Geotechnical Assessment
Growth Areas Authority

LEGEND

- PSP Boundary
- Off-Site Potential Contamination
- EPA Audit Site
- Highway
- Major Road
- Minor Road
- Waterbodies
- Watercourse



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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 site 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 A11.1 : Beneficial Uses of Land

Land Use/ Beneficial Use	Parks & Reserves	Agricultural	Sensitive Use		Recreation / Open Space	Commercial	Industrial
			High Density	Other			
Maintenance of Ecosystems							
• <i>Natural Ecosystems</i>	✓						
• <i>Modified Ecosystems</i>	✓	✓		✓	✓		
• <i>Highly Modified Ecosystems</i>		✓	✓	✓	✓	✓	✓
Human Health	✓	✓	✓	✓	✓	✓	✓
Buildings and Structures	✓	✓	✓	✓	✓	✓	✓
Aesthetics	✓		✓	✓	✓	✓	
Production of food, flora & fibre	✓	✓		✓			

A.2 Groundwater SEPP

A.2.1 Beneficial Uses of Groundwater to be Protected

Table A11.2 : Beneficial Uses of Groundwater

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

Appendix B. Certificate of Title Information

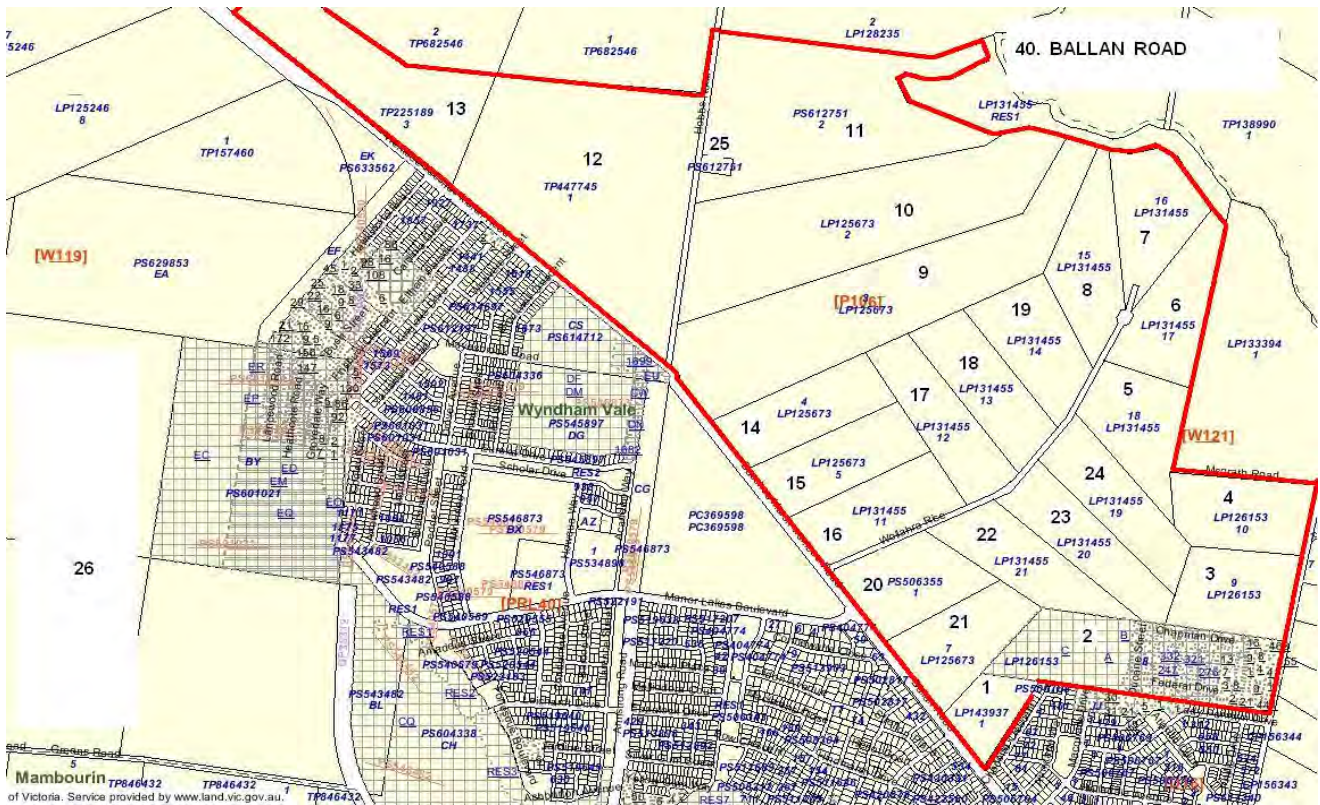


Table B1. Current Titles for PSP Area 40 – Ballan Road, Wyndham Vale, Victoria.

Parcel No.	Address	Certificate of Title Information		Owner
		Volume/Folio	Lot/Plan	
1	340-376 Ballan Road Wyndham Vale 3024	9530/273	1/LP143937	James Joseph Bonello & Carmen Bonello
2	445-479 McGrath Road Wyndham Vale	9464/477	8/LP126153	Transurban Developments (Aust) Pty Ltd
3	481-523 McGrath Road Wyndham Vale	9464/478	9/LP126153	Constantino Ballan, Mario Ballan & Luigi Ballan
4	525-559 McGrath Road Wyndham Vale	9464/479	10/LP126153	Gwenith Alice Rowe
5	Wollahra Rise Wyndham Vale 3024	9569/127	18/LP131455	Robert William Warwick & Joan Elaine Warwick
6	Wollahra Rise Wyndham Vale 3024	9464/470	17/LP131455	Giovanni Salamone & Dominica Salamone
7	Wollahra Rise Wyndham Vale 3024	9464/469	16/LP131455	Constantino Ballan, Mario Joseph Ballan & Luigino Anthony Ballan
8	Wollahra Rise Wyndham Vale 3024	9464/468	15/LP131455	Brett Anthony Copley & Dianna Louise Copley

Parcel No.	Address	Certificate of Title Information		Owner
		Volume/Folio	Lot/Plan	
9	Hobbs Road Wyndham Vale	9317/265	3/LP125673	Charlie Grima & Carmen Grima
10	40 Hobbs Road Wyndham Vale	9317/264	2/LP125673	Charlie Grima & Carmen Grima
11	Hobbs Road Wyndham Vale	11194/801	2/PS612751	Angelina Velinos
12	Ballan Road Wyndham Vale 3024	7649/106	1/TP447745	Lotus Oaks Pty Ltd
13	Ballan Road Wyndham Vale 3024	11085/720	3/TP225189	Lotus Oaks Pty Ltd
14	504-530 Ballan Road Wyndham Vale	9317/266	4/LP125673	Total Person Pty Ltd
15	468-502 Ballan Road Wyndham Vale	9317/267	5/LP125673	James Grima & Lillian Grima
16	Ballan Road Wyndham Vale 3024	9464/464	11/LP131455	Palmo Peter Samartino & Elizabeth Ann Sammartino
17	Wollahra Rise Wyndham Vale 3024	9464/465	12/LP131455	Graham Brian Elliot & Susan Ann Elliot
18	Wollahra Rise Wyndham Vale 3024	9464/466	13/LP131455	Fortune Developments Pty Ltd
19	Wollahra Rise Wyndham Vale 3024	9464/467	14/LP131455	Anita Gayle Peatling & Frank Vella
20	418-438 Ballan Road Wyndham	10731/092	1/PS506355	Wyndham Vale Christian Centre Inc.
21	378-416 Ballan Road Wyndham Vale	9317/269	7/LP125673	Penbury Downs Pty Ltd
22	Wollahra Rise Wyndham Vale 3024	10488/902	21/LP131455	Toorak Developments (Vic) Pty Ltd
23	Wollahra Rise Wyndham Vale 3024	9464/473	20/LP131455	Malake & Ali Holdings Pty Ltd
24	Wollahra Rise Wyndham Vale 3024	9464/472	19/LP131455	Forrest Creek Developments Pty Ltd
25	Hobbs Road Wyndham Vale	11194/800	1/PS612751	Angelina Velinos

LP143937

EDITION 1

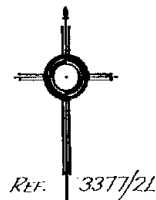
APPROVED 23/9/83.

D.

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS IA & IB SECTION 6
AND PART OF CROWN PORTION H SECTION 7
PARISH OF WERRIBEE

COUNTY OF GRANT
100 50 0 100 200
LENGTHS ARE IN METRES

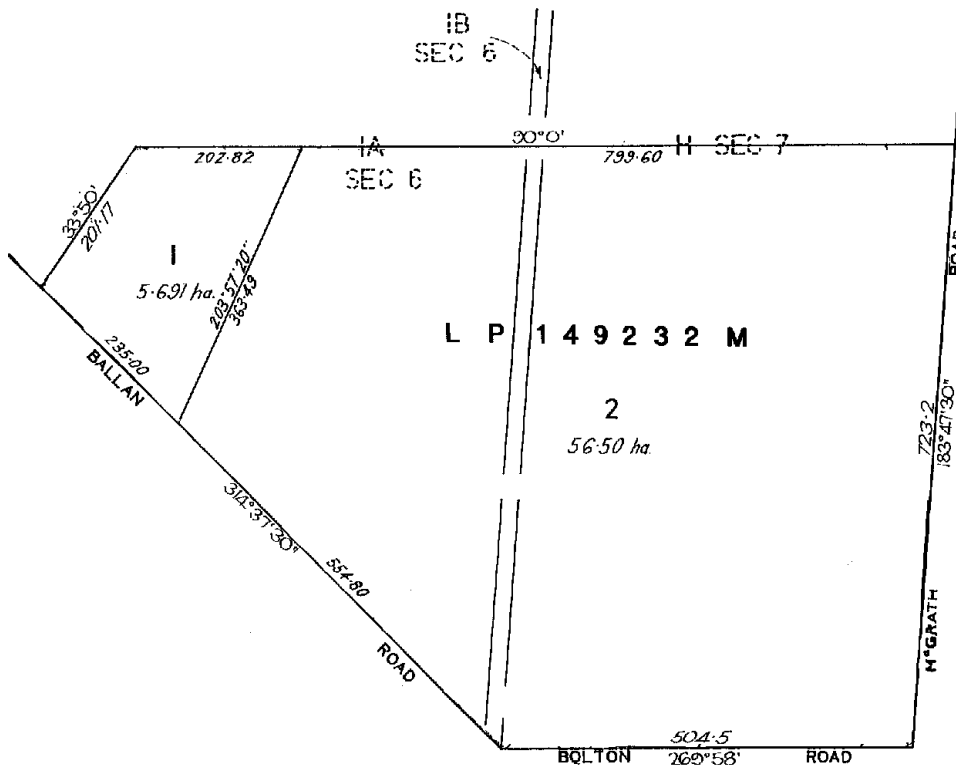
JOHN I. TAYLOR & ASSOCIATES (V)
Consulting Land Surveyors & Tors
484 ST. KILDA ROAD, MELBOURNE, 3004. T1



VOL. 4446 FOL. 026

DEPTH LIMITATION: 1524m (CA 1B)

CHART NO. 1



Certificate type: titles Matter: 40_1

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

VOLUME 09530 FOLIO 273

Security no : 124033791109M

Produced 20/05/2010 01:51 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 143937.
PARENT TITLE Volume 04446 Folio 026
Created by instrument LP143937 20/10/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JAMES JOSEPH BONELLO
CARMEN BONELLO both of 24 ROBERT ST. SPOTSWOOD
K809883A 21/03/1984

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG275995L 05/01/2009
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AH078299X 04/03/2010
Caveator
BENNI ARONI
Capacity PURCHASER/FEE SIMPLE
Lodged by
COLMAN LEGAL PTY. LTD.
Notices to
COLMAN LEGAL PTY LTD of 81 CITY ROAD SOUTHBANK VIC 3006

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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 LP143937 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AH078299X	CAVEAT Registered	04/03/2010

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

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

Street Address: 340-376 BALLAN ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

PLAN OF SUBDIVISION OF
PART OF CROWN PORTIONS A & B SECTION 9
PART OF CROWN ALLOTMENTS 1^A & 1^B SECTION 6
AND PART OF CROWN PORTIONS H & I SECTION 7

PARISH OF WERRIBEE

COUNTY OF GRANT

VOL. 9317 FOL. 270

MEASUREMENTS ARE IN METRES

DEPTH LIMITATION: 15.24m (C.A.1^B)

LP 126153

EDITION 1

APPROVED 10/07/78

COLOUR CODE

E-1 = YELLOW

E-2 = BLUE

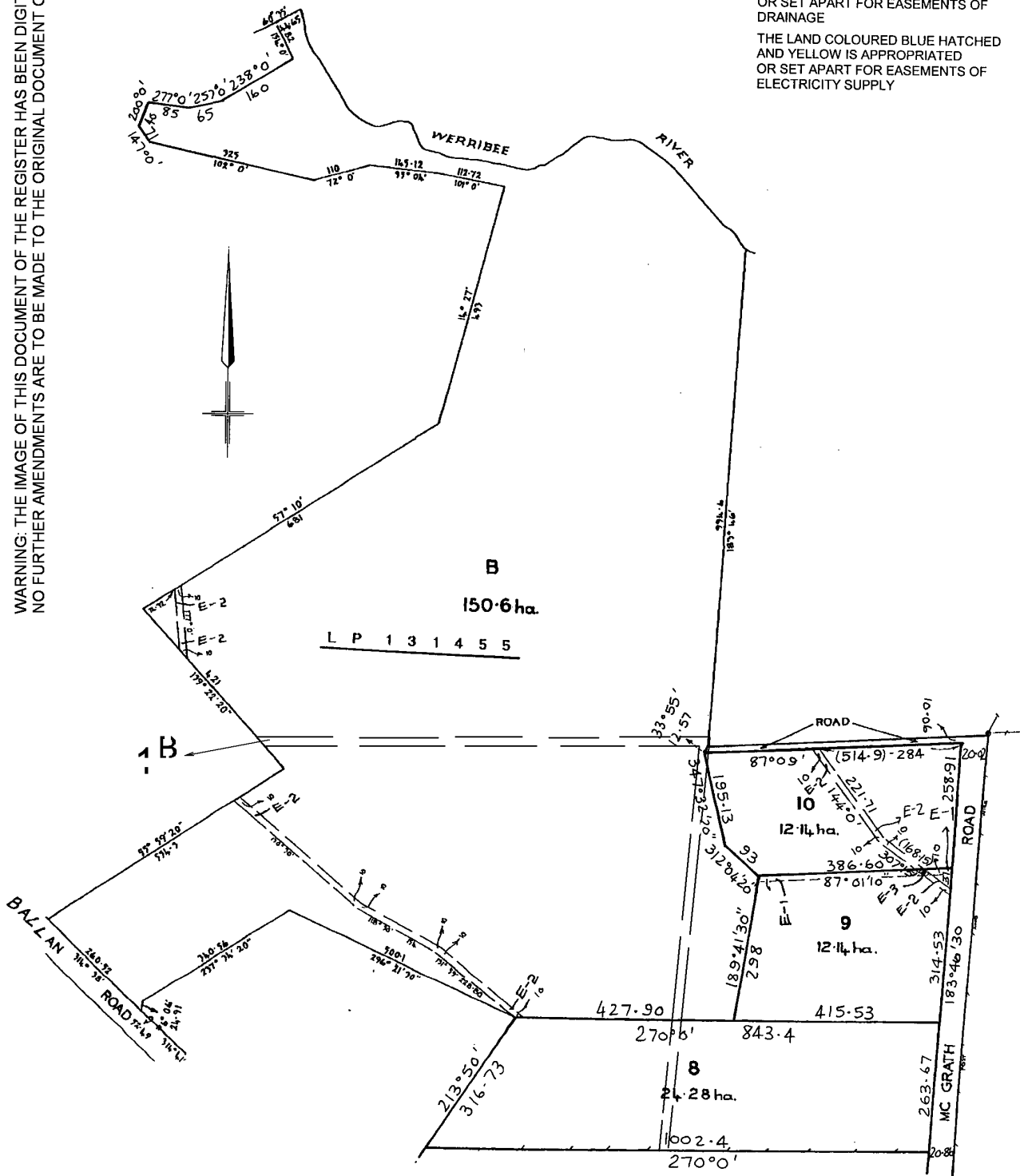
E-3 = BLUE

APPROPRIATIONS

THE LAND COLOURED BLUE AND BLUE HATCHED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

THE LAND COLOURED BLUE HATCHED AND YELLOW IS APPROPRIATED OR SET APART FOR EASEMENTS OF ELECTRICITY SUPPLY

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

VOLUME 09464 FOLIO 477

Security no : 124033791139E

Produced 20/05/2010 01:53 pm

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 126153.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP126153](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TRANSURBAN DEVELOPMENTS (AUST) PTY LTD of SUITE 1 LEVEL 2 17 BARRY DRIVE
CANBERRA ACT 2600

[AG936635L](#) 21/12/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AG936636J](#) 21/12/2009

ST. GEORGE BANK LTD

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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 [LP126153](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 445-479 MCGRATH ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

PLAN OF SUBDIVISION OF
PART OF CROWN PORTIONS A & B SECTION 9
PART OF CROWN ALLOTMENTS 1^A & 1^B SECTION 6
AND PART OF CROWN PORTIONS H & I SECTION 7

PARISH OF WERRIBEE

COUNTY OF GRANT

VOL. 9317 FOL. 270

MEASUREMENTS ARE IN METRES

DEPTH LIMITATION: 15.24m (C.A.1^B)

LP 126153

EDITION 1

APPROVED 10/07/78

COLOUR CODE

E-1 = YELLOW

E-2 = BLUE

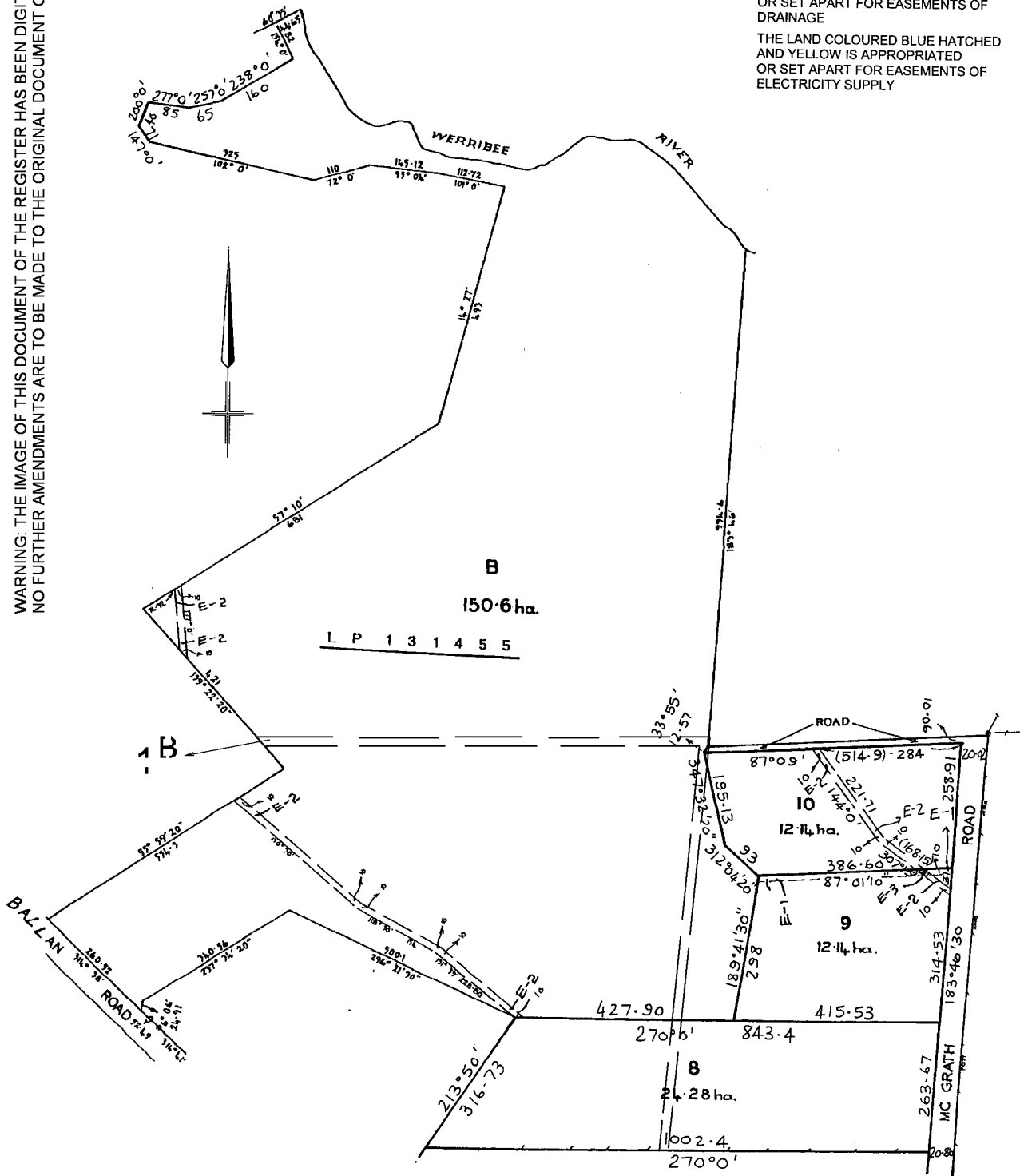
E-3 = BLUE

APPROPRIATIONS

THE LAND COLOURED BLUE AND BLUE HATCHED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

THE LAND COLOURED BLUE HATCHED AND YELLOW IS APPROPRIATED OR SET APART FOR EASEMENTS OF ELECTRICITY SUPPLY

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

VOLUME 09464 FOLIO 478

Security no : 124033791141B
Produced 20/05/2010 01:53 pm

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 126153.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP126153](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
CONSTANTINO BALLAN of 56 PRINCES HIGHWAY WERRIBEE
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
MARIO BALLAN of 56 PRINCES HIGHWAY WERRIBEE
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
LUIGI BALLAN of 56 PRINCES HIGHWAY WERRIBEE
[H713002](#) 08/10/1979

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [P169669R](#) 04/05/1989
COMMONWEALTH BANK OF AUSTRALIA

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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 [LP126153](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 481-523 MCGRATH ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

PLAN OF SUBDIVISION OF
PART OF CROWN PORTIONS A & B SECTION 9
PART OF CROWN ALLOTMENTS 1^A & 1^B SECTION 6
AND PART OF CROWN PORTIONS H & I SECTION 7

PARISH OF WERRIBEE

COUNTY OF GRANT

VOL. 9317 FOL. 270

MEASUREMENTS ARE IN METRES

DEPTH LIMITATION: 15.24m (C.A.1^B)

LP 126153

EDITION 1

APPROVED 10/07/78

COLOUR CODE

E-1 = YELLOW

E-2 = BLUE

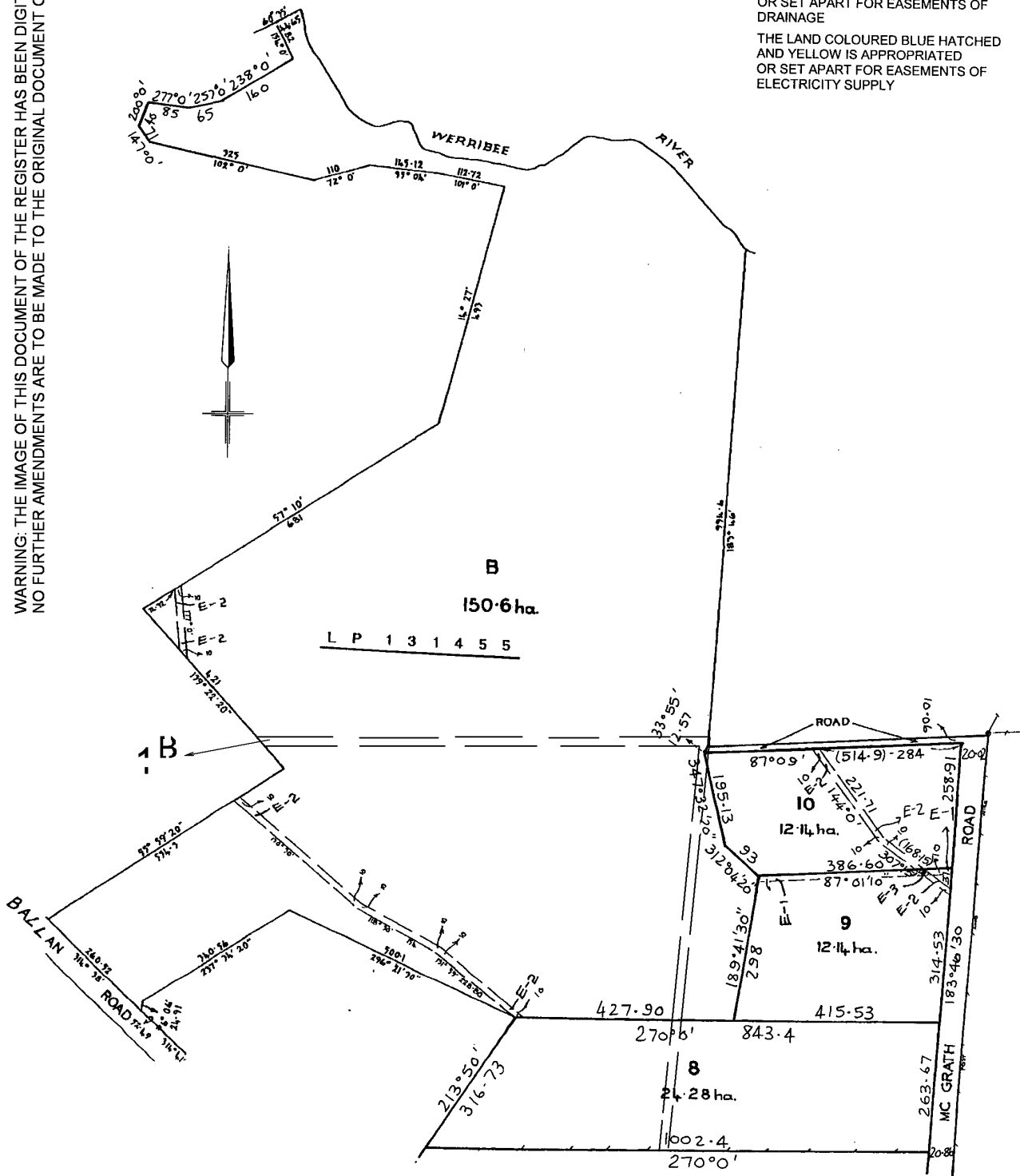
E-3 = BLUE

APPROPRIATIONS

THE LAND COLOURED BLUE AND BLUE HATCHED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

THE LAND COLOURED BLUE HATCHED AND YELLOW IS APPROPRIATED OR SET APART FOR EASEMENTS OF ELECTRICITY SUPPLY

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

VOLUME 09464 FOLIO 479

Security no : 124033791143A
Produced 20/05/2010 01:53 pm

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 126153.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP126153](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GWENETH ALICE ROWE of 525 MCGRATH RD NORTH WERRIBEE 3030
[T699995U](#) 26/05/1995

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE [LP126153](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 525-559 MCGRATH ROAD WYNDHAM VALE VIC 3024

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

VOLUME 09569 FOLIO 127 Security no : 124033791284W
Produced 20/05/2010 01:59 pm

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 131455.
PARENT TITLE Volume 09464 Folio 471
Created by instrument [L197610W](#) 09/08/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROBERT WILLIAM WARWICK
JOAN ELAINE WARWICK both of 65 TYRONE STREET WERRIBEE
[L197610W](#) 09/08/1984

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT [AE702350C](#) 01/11/2006
Caveator
MALAKIE AND ALI HOLDINGS PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
PEARSONS BARRISTERS & SOLICITORS
Notices to
PEARSONS of 794 PASCOE VALE ROAD GLENROY VIC 3046

CAVEAT [AH171299D](#) 20/04/2010
Caveator
DONALD JAMES ERSKINE
BARBARA MARY ERSKINE
Capacity SEE CAVEAT
Lodged by
PROFESSIONAL LEGAL GROUP
Notices to
PROFESSIONAL LEGAL GROUP of 1 GUNYAH DRIVE TRENTHAM VIC 3458

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DIAGRAM LOCATION

SEE [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AH171299D	CAVEAT Registered	20/04/2010

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

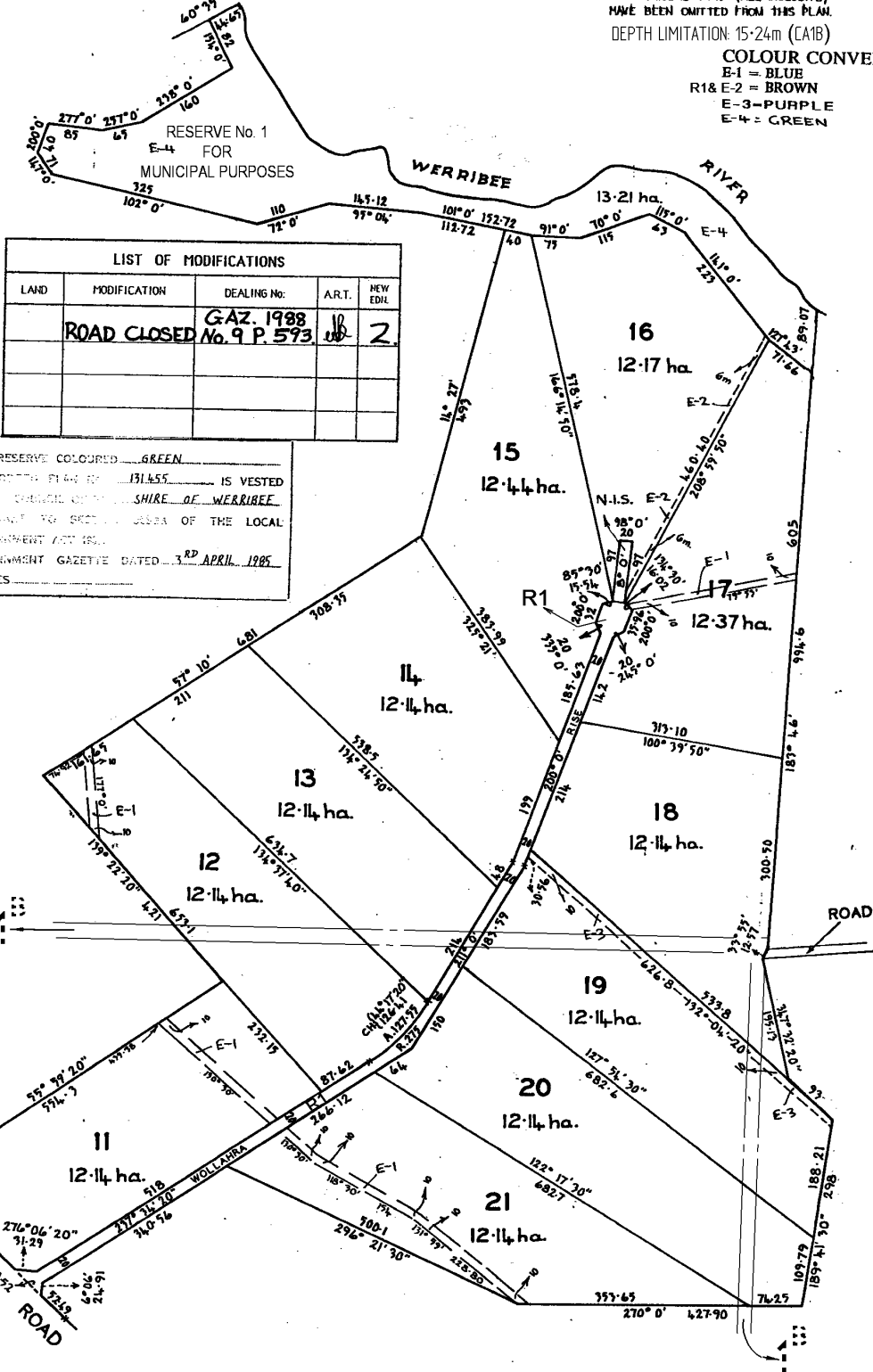
SCALE  METRES

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES

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

VOLUME 09464 FOLIO 470

Security no : 124033791278D

Produced 20/05/2010 01:59 pm

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GIOVANNI SALAMONE
DOMINICA SALAMONE both of 1 SCOTSBURN GROVE WERRIBEE
[K346678](#) 27/04/1983

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 [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

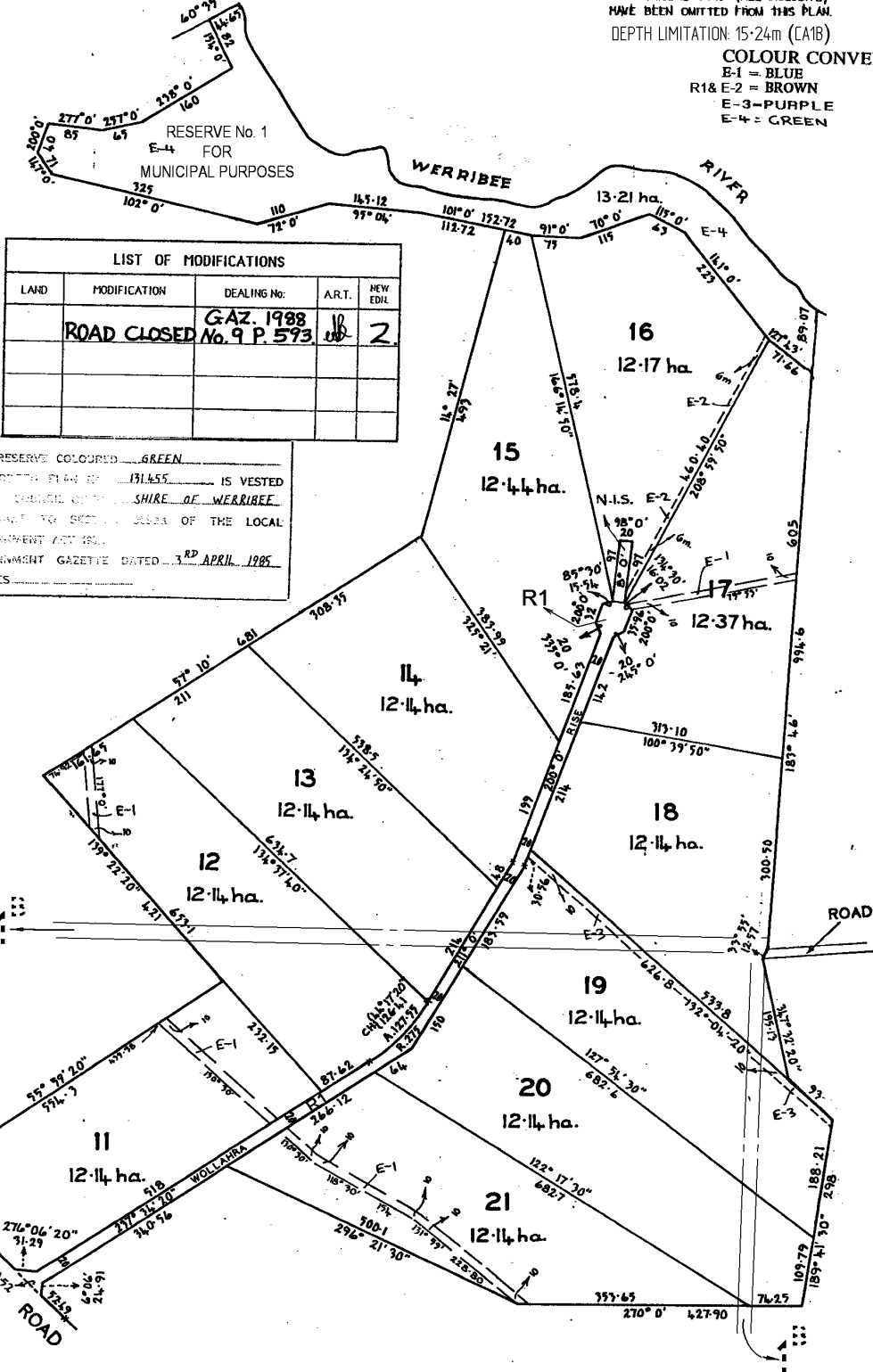
SCALE METRES

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDN.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES

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

VOLUME 09464 FOLIO 469

Security no : 124033791270M

Produced 20/05/2010 01:58 pm

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

CONSTANTINO BALLAN of 56 PRINCES HIGHWAY WERRIBEE

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

MARIO JOSEPH BALLAN of 56 PRINCES HIGHWAY WERRIBEE

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

LUIGINO ANTHONY BALLAN of 56 PRINCES HIGHWAY WERRIBEE

[K019928](#) 23/07/1982

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AF687993B](#) 01/03/2008

COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

SCALE
 V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

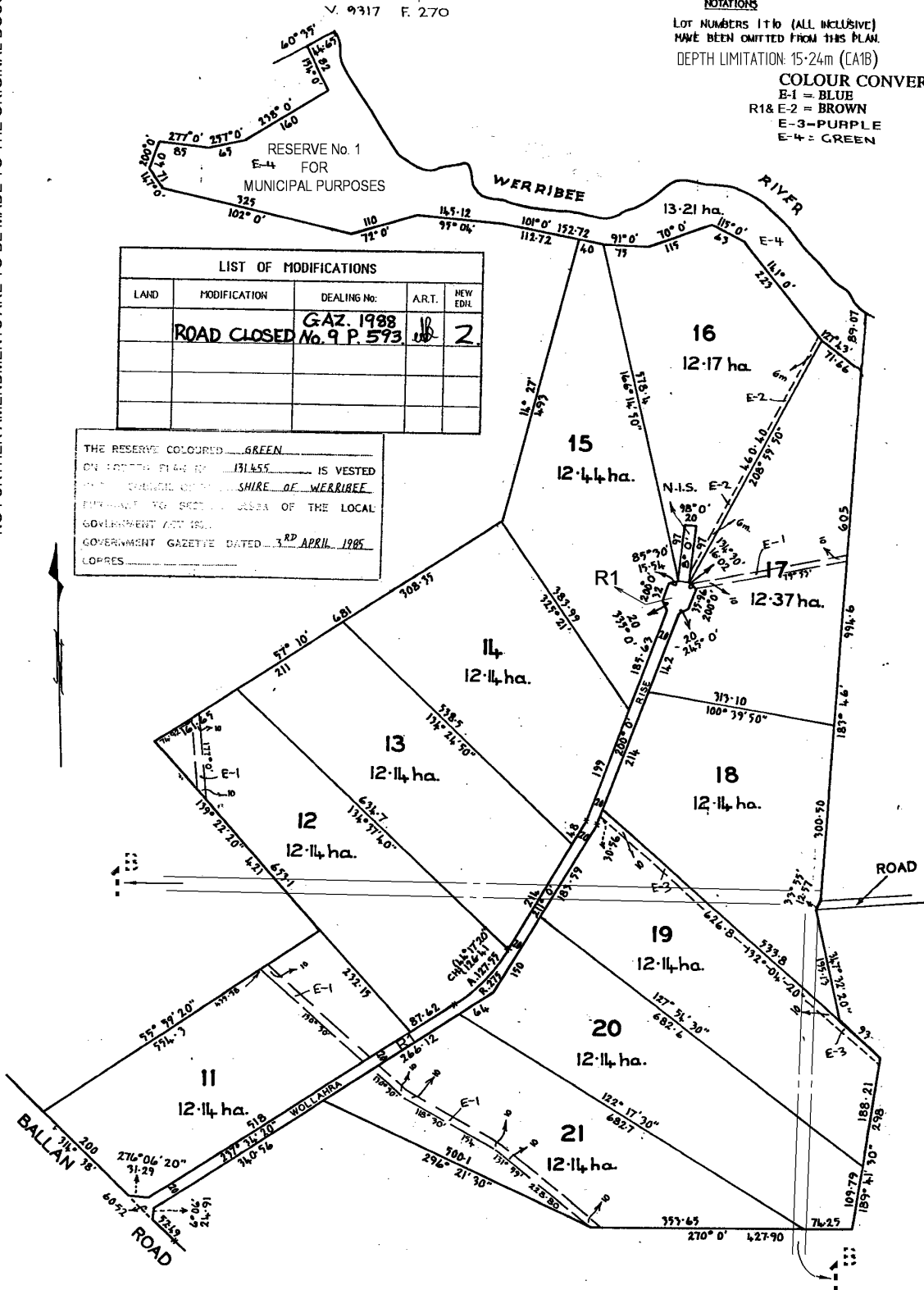
NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN

RESERVE No. 1
 E-4
 FOR
 MUNICIPAL PURPOSES

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES



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

VOLUME 09464 FOLIO 468

Security no : 124033791260X

Produced 20/05/2010 01:58 pm

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRETT ANTHONY COPLEY
DIANNA LOUISE COPLEY both of WOLLARAH RISE WERRIBEE 3030
[X091986L](#) 12/10/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

SCALE METRES

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

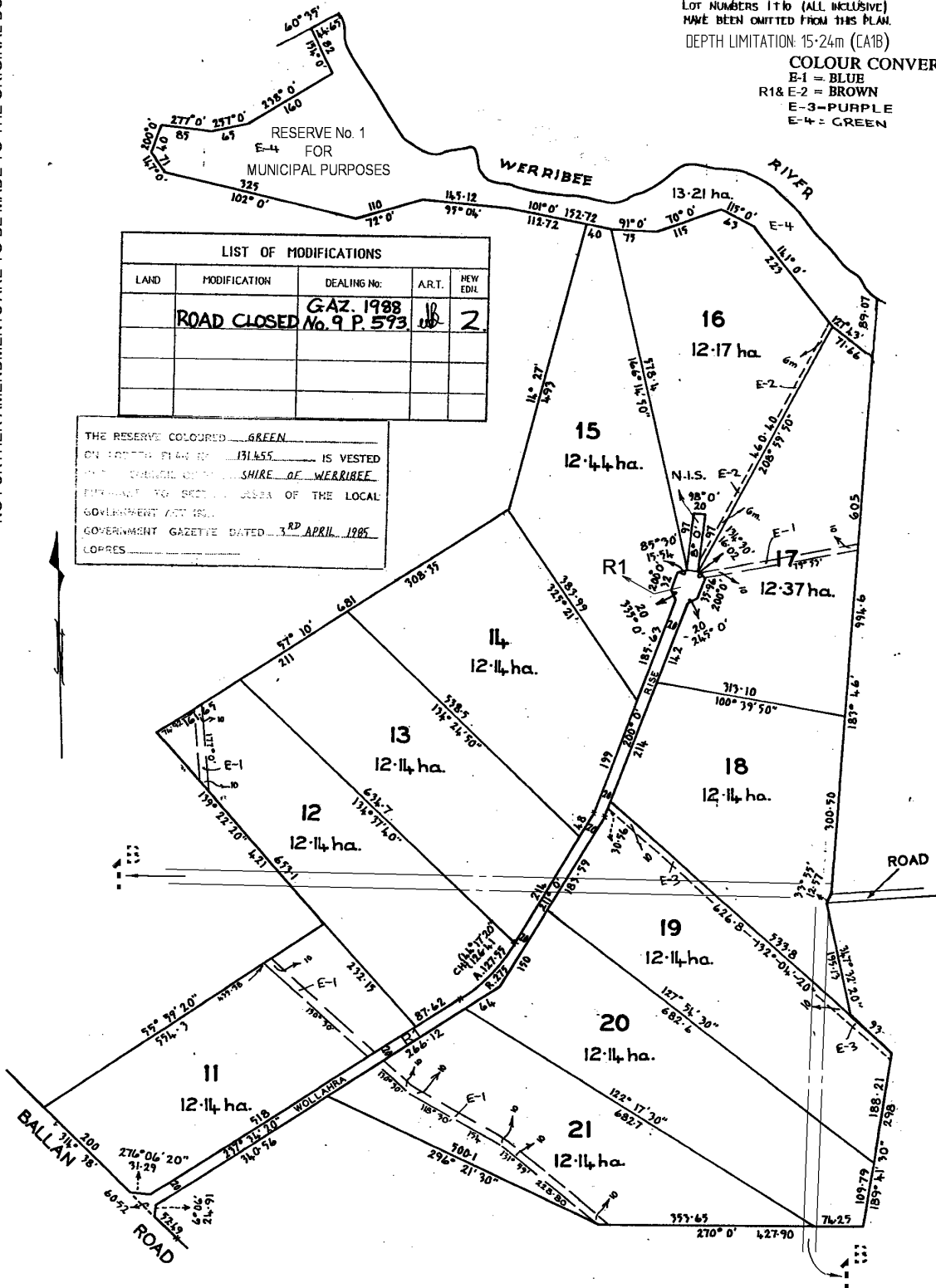
NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN

RESERVE No. 1
 FOR
 MUNICIPAL PURPOSES

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT PLAN 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES



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

VOLUME 09317 FOLIO 265

Security no : 124033791314P

Produced 20/05/2010 02:00 pm

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 125673.

PARENT TITLES :

Volume 03491 Folio 090 Volume 03707 Folio 205

Created by instrument [LP125673](#) 21/03/1979

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

CHARLIE GRIMA

CARMEN GRIMA both of 83 MARION STREET NORTH ALTONA

[J389895](#) 20/03/1981

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AF451750W](#) 03/11/2007

CRG NOMINEES PTY LTD

CAVEAT [AF338996U](#) 13/09/2007

Caveator

CRG NOMINEES PTY LTD

Capacity PURCHASER/FEE SIMPLE

Lodged by

DEACONS

Notices to

DEACONS of 15 485 BOURKE STREET MELBOURNE VIC 3000

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

DIAGRAM LOCATION

SEE [LP125673](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: HOBBS ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

LP125673

EDITION 1

APPROVED 4/7/78

2 SHEETS
SHEET 1

PLAN OF SUBDIVISION
CROWN PORTION B SECTION 9
PART OF CROWN PORTION A SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTIONS H AND I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT
MEASUREMENTS ARE IN
METRES
VOL.3491 FOL.090
VOL.3707 FOL.205

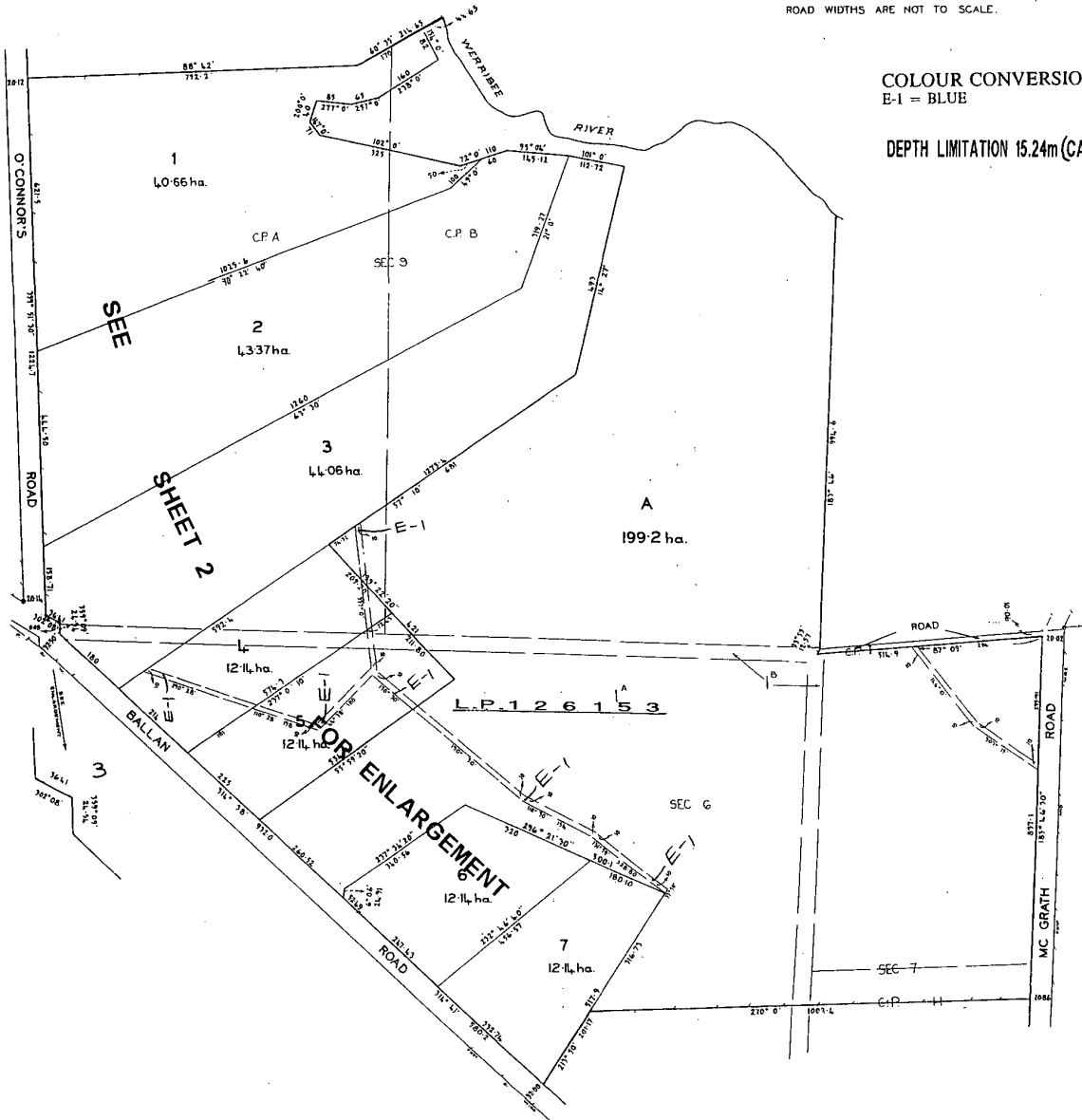


APPROPRIATIONS
BLUE DRAINAGE

NOTATIONS
ROAD WIDTHS ARE NOT TO SCALE.

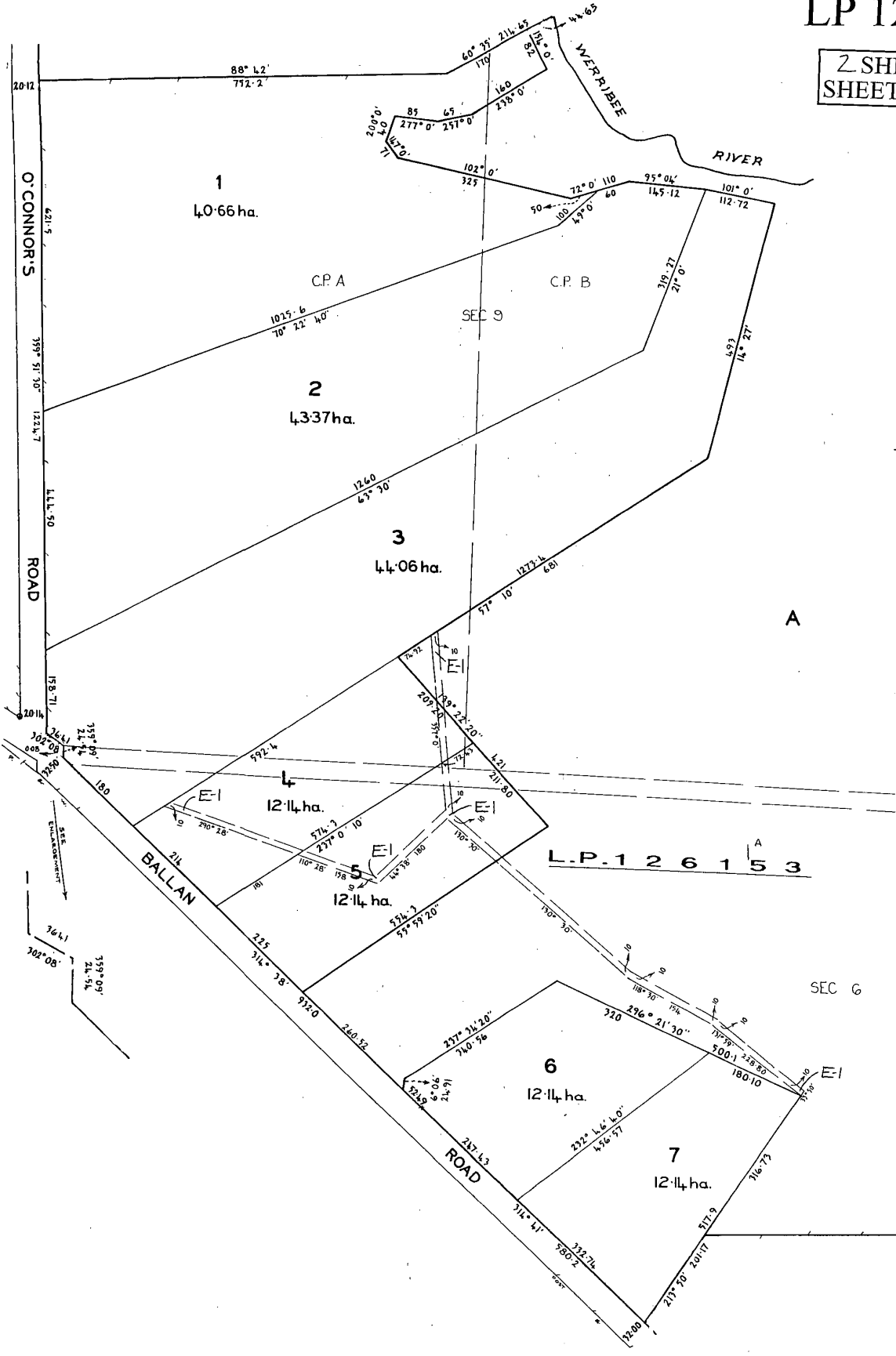
COLOUR CONVERSION
E-1 = BLUE

DEPTH LIMITATION 15.24m (CAIB)



LP 125673

2 SHEETS
SHEET 2



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

VOLUME 09317 FOLIO 264

Security no : 124033791312R

Produced 20/05/2010 02:00 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 125673.
PARENT TITLE Volume 03491 Folio 090
Created by instrument [LP125673](#) 21/03/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHARLIE GRIMA
CARMEN GRIMA both of 83 MARION ST NORTH ALTONA 3025
[V065278N](#) 29/10/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AF451750W](#) 03/11/2007
CRG NOMINEES PTY LTD

CAVEAT [AF339015G](#) 13/09/2007

Caveator
CRG NOMINEES PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
DEACONS
Notices to
DEACONS of 15 485 BOURKE STREET MELBOURNE VIC 3000

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DIAGRAM LOCATION

SEE [LP125673](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 40 HOBBS ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

LP125673

EDITION 1

APPROVED 4/7/78

2 SHEETS
SHEET 1

PLAN OF SUBDIVISION
CROWN PORTION B SECTION 9
PART OF CROWN PORTION A SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTIONS H AND I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT
MEASUREMENTS ARE IN
METRES
VOL.3491 FOL.090
VOL.3707 FOL.205

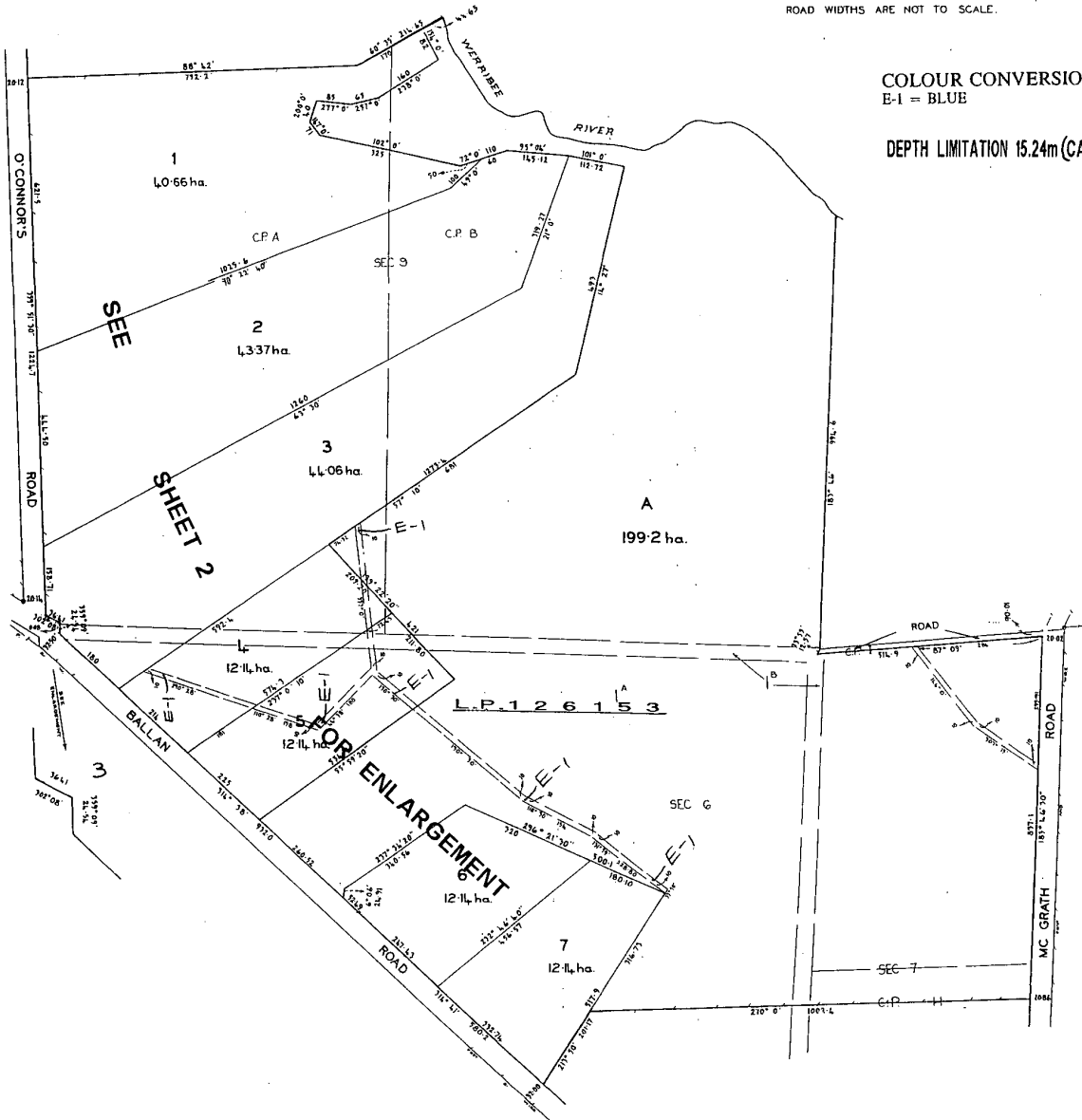


APPROPRIATIONS
BLUE DRAINAGE

NOTATIONS
ROAD WIDTHS ARE NOT TO SCALE.

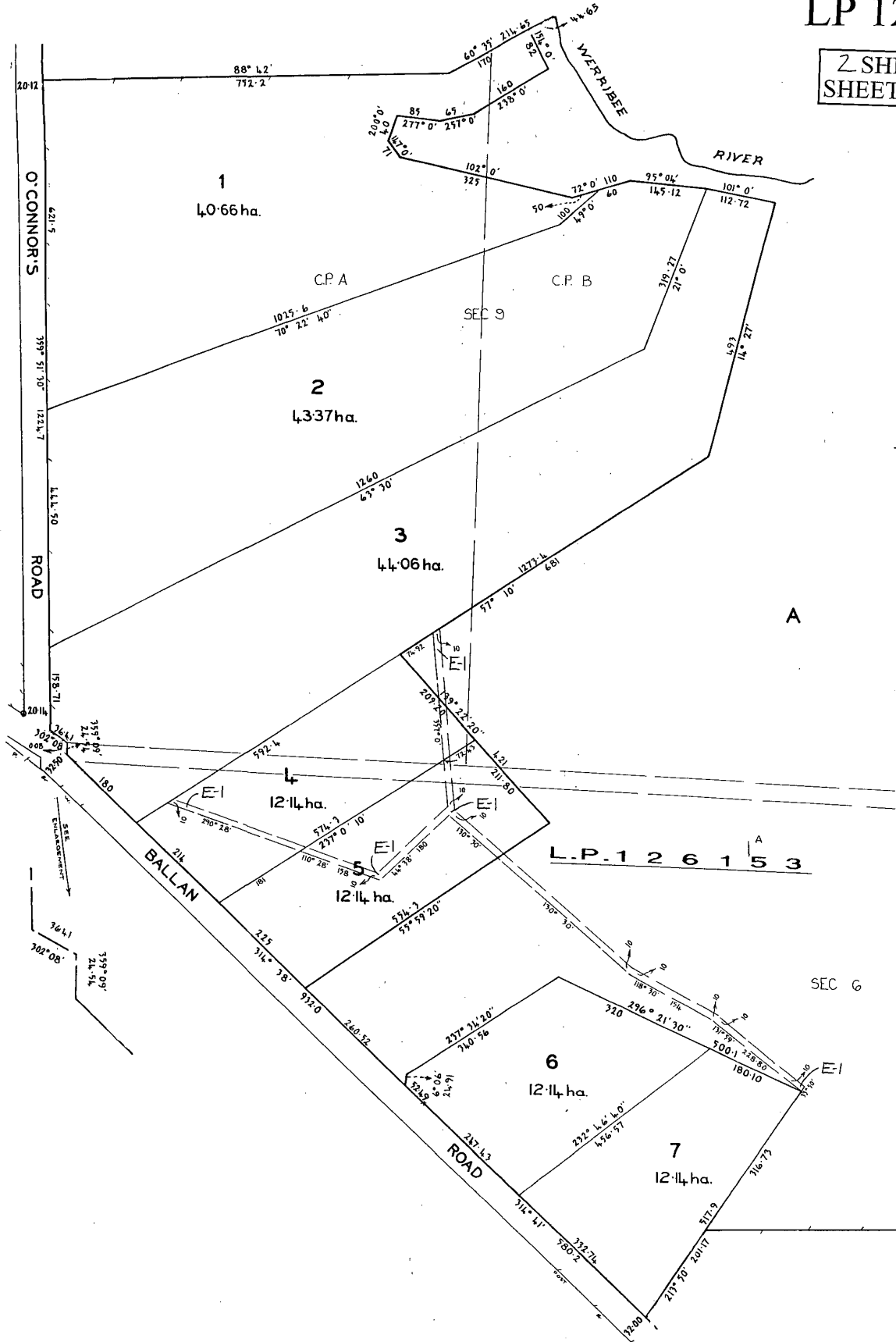
COLOUR CONVERSION
E-1 = BLUE

DEPTH LIMITATION 15.24m (CAIB)



LP 125673

2 SHEETS
SHEET 2



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

VOLUME 11194 FOLIO 801 Security no : 124033791371B
Produced 20/05/2010 02:03 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 612751Q.
PARENT TITLE Volume 09317 Folio 263
Created by instrument [PS612751Q](#) 06/04/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ANGELINA VELINOS of 70 HOBBS ROAD WYNDHAM VALE VIC 3024
[PS612751Q](#) 06/04/2010

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT [AH157963B](#) 14/04/2010
Caveator
MENN DEVELOPMENT PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
FISCHER MCCRAE
Notices to
FISCHER MCCRAE of LEVEL 3 389 LONSDALE STREET MELBOURNE VIC 3000

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

AGREEMENT Section 173 Planning and Environment Act 1987
[AH001595C](#) 28/01/2010

DIAGRAM LOCATION

SEE [PS612751Q](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS


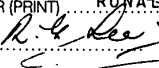
NUMBER		STATUS	DATE
PS612751Q	PLAN OF SUBDIVISION	Registered	06/04/2010
AH157963B	CAVEAT	Registered	14/04/2010

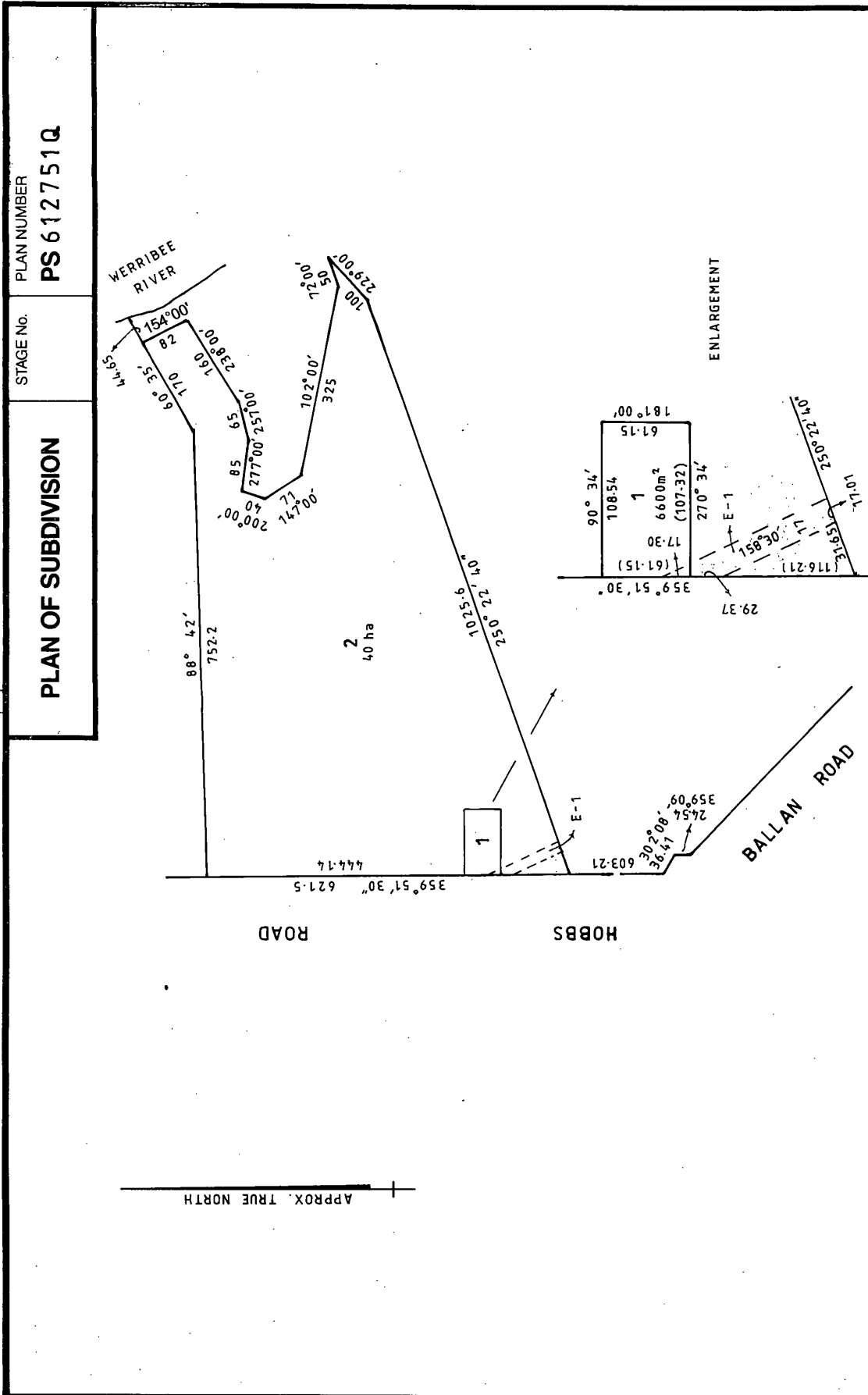
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: HOBBS ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY EDITION 1	PLAN PS	PS612751Q 10/02/2010 \$669.80 PS 
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: SECTION: 9 CROWN ALLOTMENT: CROWN PORTION: PART OF A & B LTO BASE RECORD: VICMAP DIGITAL PROPERTY TITLE REFERENCES: VOL 9317 FOL 263 LAST PLAN REFERENCE/S: LOT 1 LP125673 POSTAL ADDRESS: 70 HOBBS ROAD WYNDHAM VALE (At time of subdivision) MGA 94 AMG Co-ordinates (of approx centre of land in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: WYNDHAM CITY COUNCIL REF: WY3 064358 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 15/12/2009 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 19/02/2010			
VESTING OF ROADS AND/OR RESERVES					
IDENTIFIER		COUNCIL/BODY/PERSON			
NIL		NIL			
NOTATIONS					
STAGING This is not a staged subdivision. Planning permit No.					
DEPTH LIMITATION NIL					
SURVEY THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.					
EASEMENT INFORMATION				LTO USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
				RECEIVED <input type="checkbox"/>	
				DATE 10/02/10	
				LTO USE ONLY PLAN REGISTERED TIME 11.56 DATE 06/04/2010	
				Ian R Mcleod Assistant Registrar of Titles	
				SHEET 1 OF 2 SHEETS	
R G LEE 26 CHURCH STREET WERRIBEE 3030 TEL / FAX 97423786		LICENSED SURVEYOR (PRINT) RONALD G LEE SIGNATURE  DATE 15/2/10 REF 1131 B08 VERSION 4		DATE 19/02/2010 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	



SHEET 2 OF 2 SHEETS DATE 19/08/2010 COUNCIL DELEGATE SIGNATURE	LICENSED SURVEYOR (PRINT) RONALD G. LEE SIGNATURE <i>R. Lee</i> REF 1131B08 VERSION 4
	ORIGINAL SCALE 1:6000 SHEET SIZE A3 LENGTHS ARE IN METRES SCALE 0 60 120 180 240 300 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

PS04
Confid45

TITLE PLAN		EDITION 1	TP 447745Q			
Location of Land Parish: WERRIBEE Township: Section: 19 Crown Allotment: 30 (PT), 31 (PT) Crown Portion: B (PT) Last Plan Reference: LP5409 Derived From: VOL 7649 FOL 106 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 22/05/2000 VERIFIED: PC				
		TOTAL AREA = 179A OR 21P				
		<table border="1"> <thead> <tr> <th>TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td>PARCEL 1 = LOT 9 (PTS) ON LP5409</td> </tr> </tbody> </table>		TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = LOT 9 (PTS) ON LP5409
TABLE OF PARCEL IDENTIFIERS						
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962						
PARCEL 1 = LOT 9 (PTS) ON LP5409						
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets				

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

VOLUME 07649 FOLIO 106

Security no : 124033791393D

Produced 20/05/2010 02:04 pm

LAND DESCRIPTION

Lot 1 on Title Plan 447745Q (formerly known as part of Lot 9 on Plan of
Subdivision 005409).

PARENT TITLE Volume 03502 Folio 391

Created by instrument 2408421 05/06/1951

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

LOTUS OAKS PTY LTD of 54 CHAPEL RD KEYSBOROUGH 3173

V600593F 24/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC550762N 17/12/2003

WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE TP447745Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

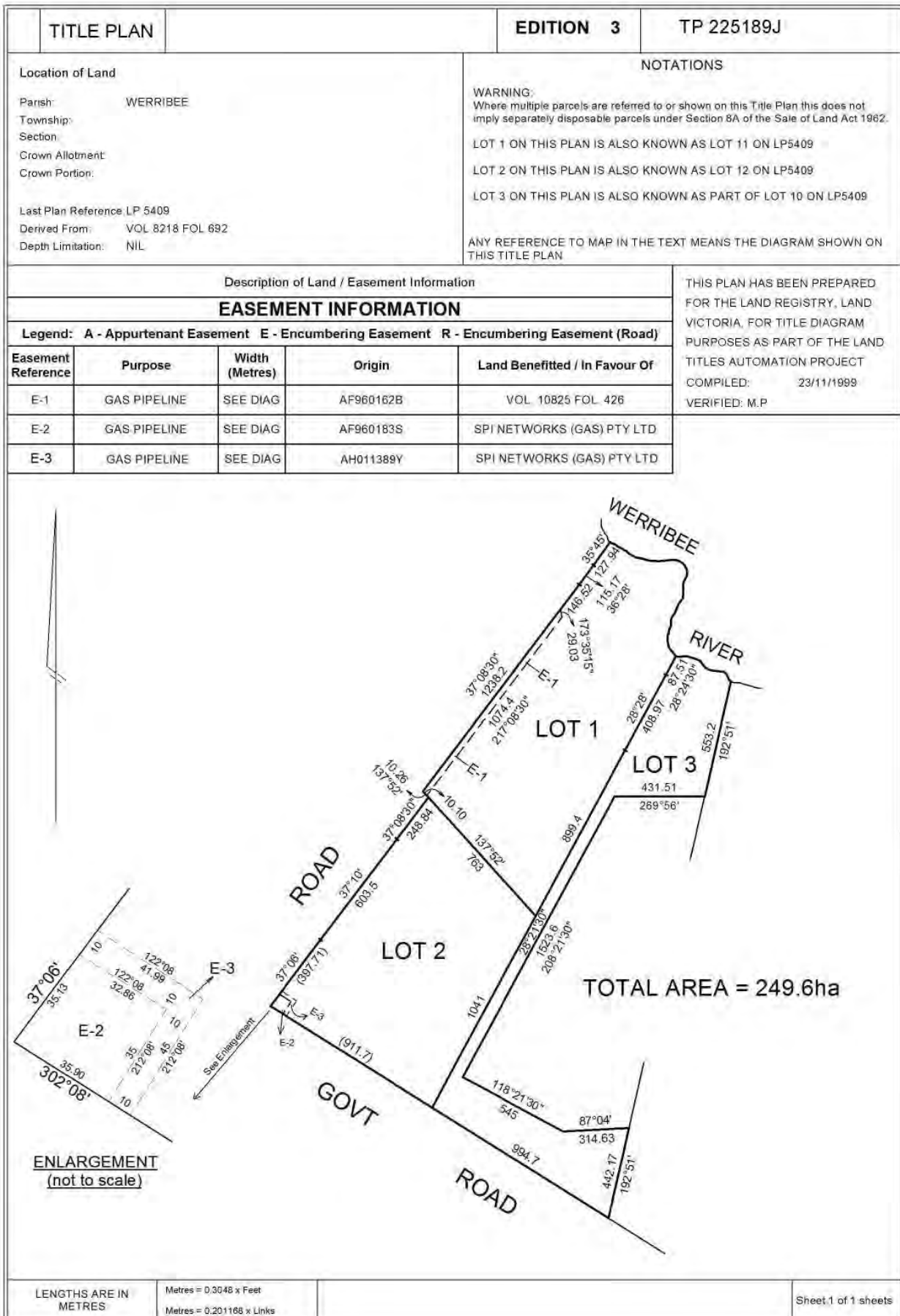
NIL

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

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

Street Address: BALLAN ROAD WYNDHAM VALE VIC 3024

DOCUMENT END



LENGTHS ARE IN METRES

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 1 of 1 sheets

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

VOLUME 11085 FOLIO 720

Security no : 124033791414F

Produced 20/05/2010 02:04 pm

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 225189J (formerly known as part of Lot 10 on Plan of Subdivision 005409, Lots 11 and 12 on Plan of Subdivision 005409).

PARENT TITLE Volume 08218 Folio 692

Created by instrument [AF960162B](#) 10/07/2008

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

LOTUS OAKS PTY LTD of 54 CHAPEL ROAD KEYSBOROUGH VIC 3173

[V600594C](#) 24/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AC550762N](#) 17/12/2003

WESTPAC BANKING CORPORATION

COVENANT as to part [AF960162B](#) 10/07/2008

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 [TP225189J](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AH011389Y	CREATION OF EASEMENT	Registered	08/02/2010

DOCUMENT END

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

VOLUME 09317 FOLIO 266

Security no : 124033791318K

Produced 20/05/2010 02:00 pm

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 125673.
PARENT TITLE Volume 03491 Folio 090
Created by instrument [LP125673](#) 21/03/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TOTAL PERSON PTY LTD of LEVEL 1 427 BLACKBURN ROAD MT WAVERLEY VIC 3149
[AE065868H](#) 15/12/2005

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 [LP125673](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 504-530 BALLAN ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

LP125673

EDITION 1

APPROVED 4/7/78

2 SHEETS
SHEET 1

PLAN OF SUBDIVISION
CROWN PORTION B SECTION 9
PART OF CROWN PORTION A SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTIONS H AND I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT
MEASUREMENTS ARE IN
METRES
VOL.3491 FOL.090
VOL.3707 FOL.205

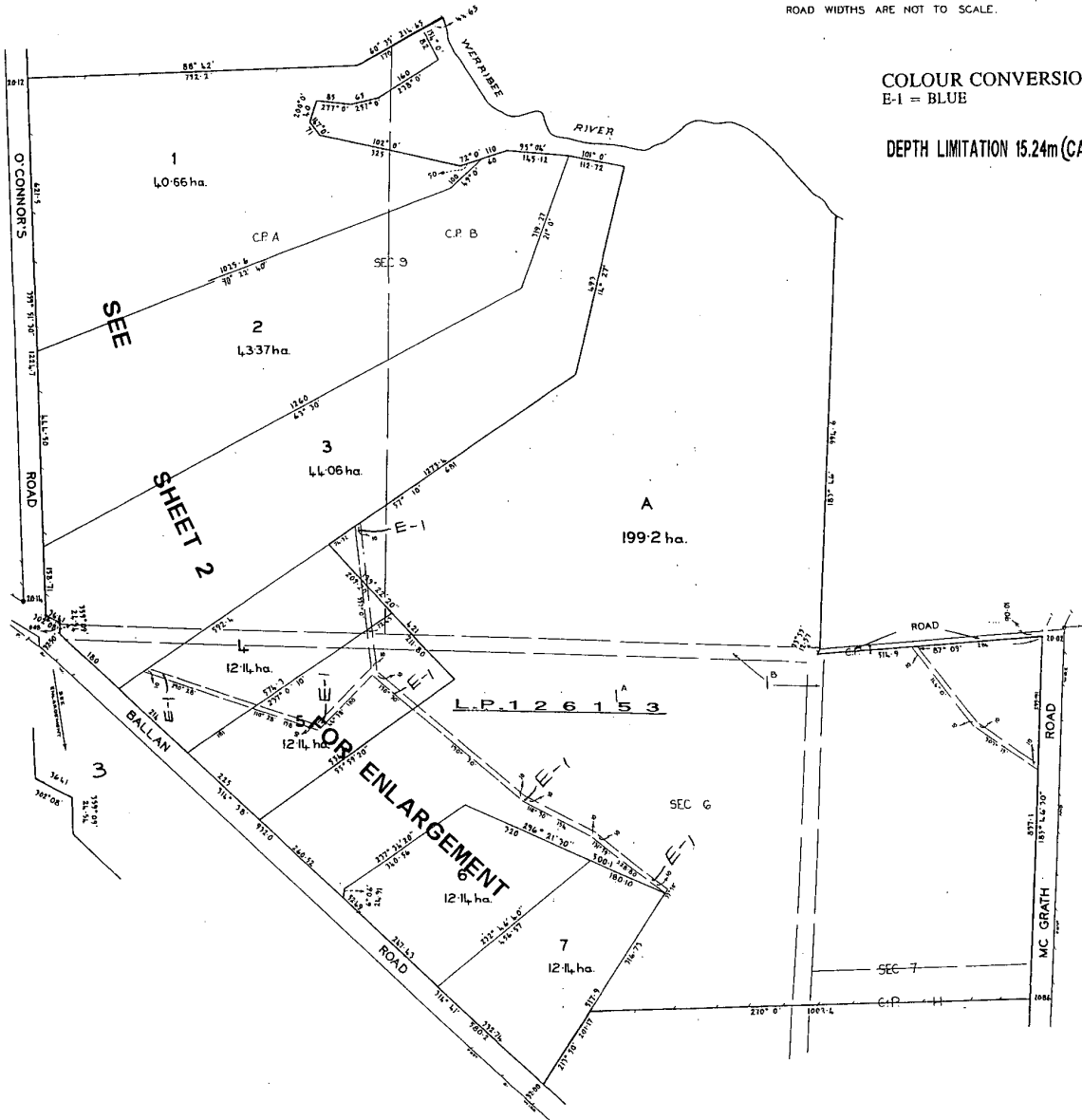


APPROPRIATIONS
BLUE DRAINAGE

NOTATIONS
ROAD WIDTHS ARE NOT TO SCALE.

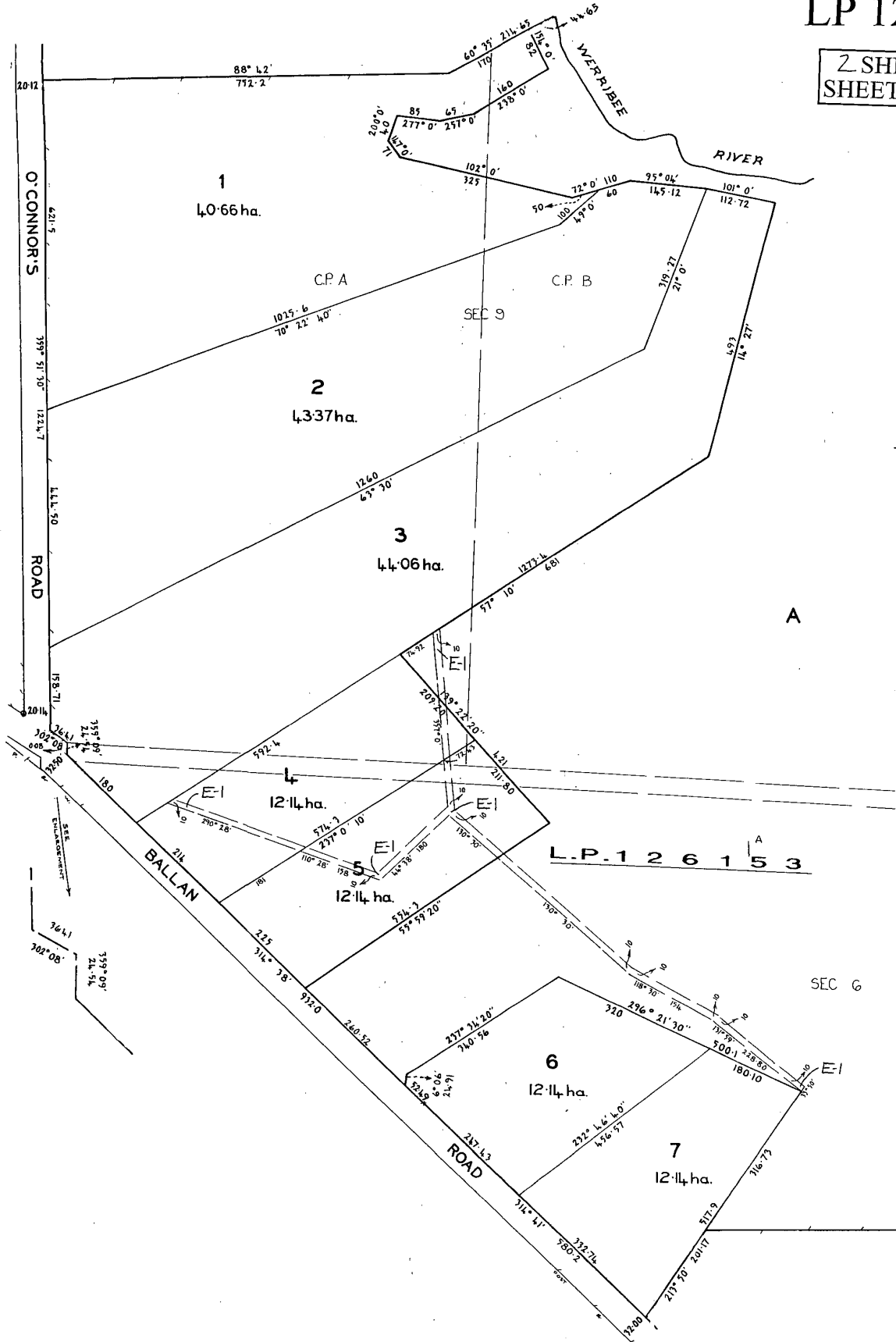
COLOUR CONVERSION
E-1 = BLUE

DEPTH LIMITATION 15.24m (CAIB)



LP 125673

2 SHEETS
SHEET 2



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

VOLUME 09317 FOLIO 267

Security no : 124033791320H

Produced 20/05/2010 02:00 pm

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 125673.

PARENT TITLES :

Volume 03491 Folio 090 Volume 03707 Folio 205

Created by instrument [LP125673](#) 21/03/1979

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JAMES GRIMA

LILLIAN GRIMA both of 14 WEEDEN DR WERRIBEE 3030

[U805026N](#) 04/06/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AD500505J](#) 16/03/2005

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
plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [LP125673](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 468-502 BALLAN ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

LP125673

EDITION 1

APPROVED 4/7/78

2 SHEETS
SHEET 1

PLAN OF SUBDIVISION
CROWN PORTION B SECTION 9
PART OF CROWN PORTION A SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTIONS H AND I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT
MEASUREMENTS ARE IN
METRES
VOL.3491 FOL.090
VOL.3707 FOL.205

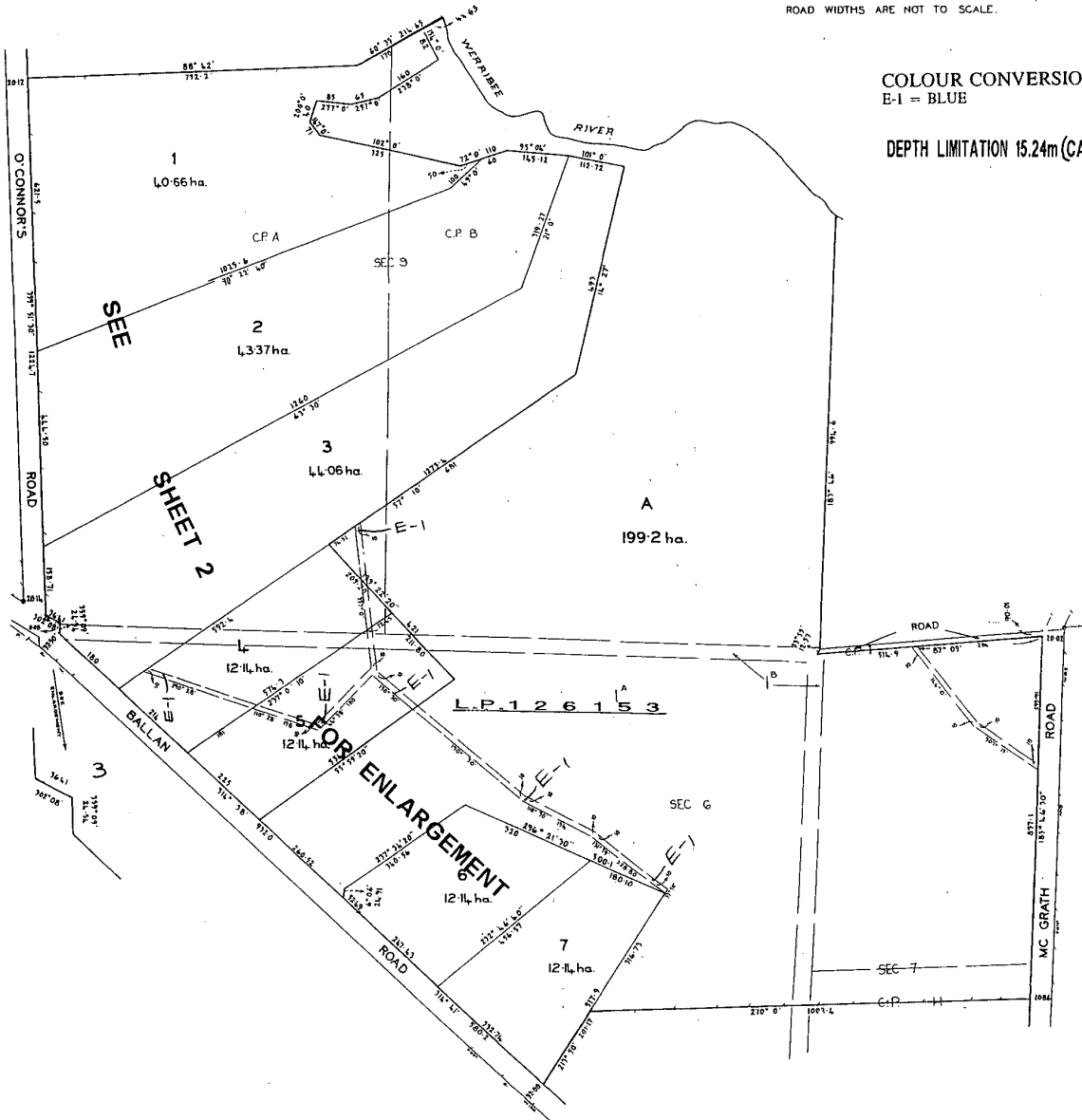


APPROPRIATIONS
BLUE DRAINAGE

NOTATIONS
ROAD WIDTHS ARE NOT TO SCALE.

COLOUR CONVERSION
E-1 = BLUE

DEPTH LIMITATION 15.24m (CAIB)



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PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

SCALE
 V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

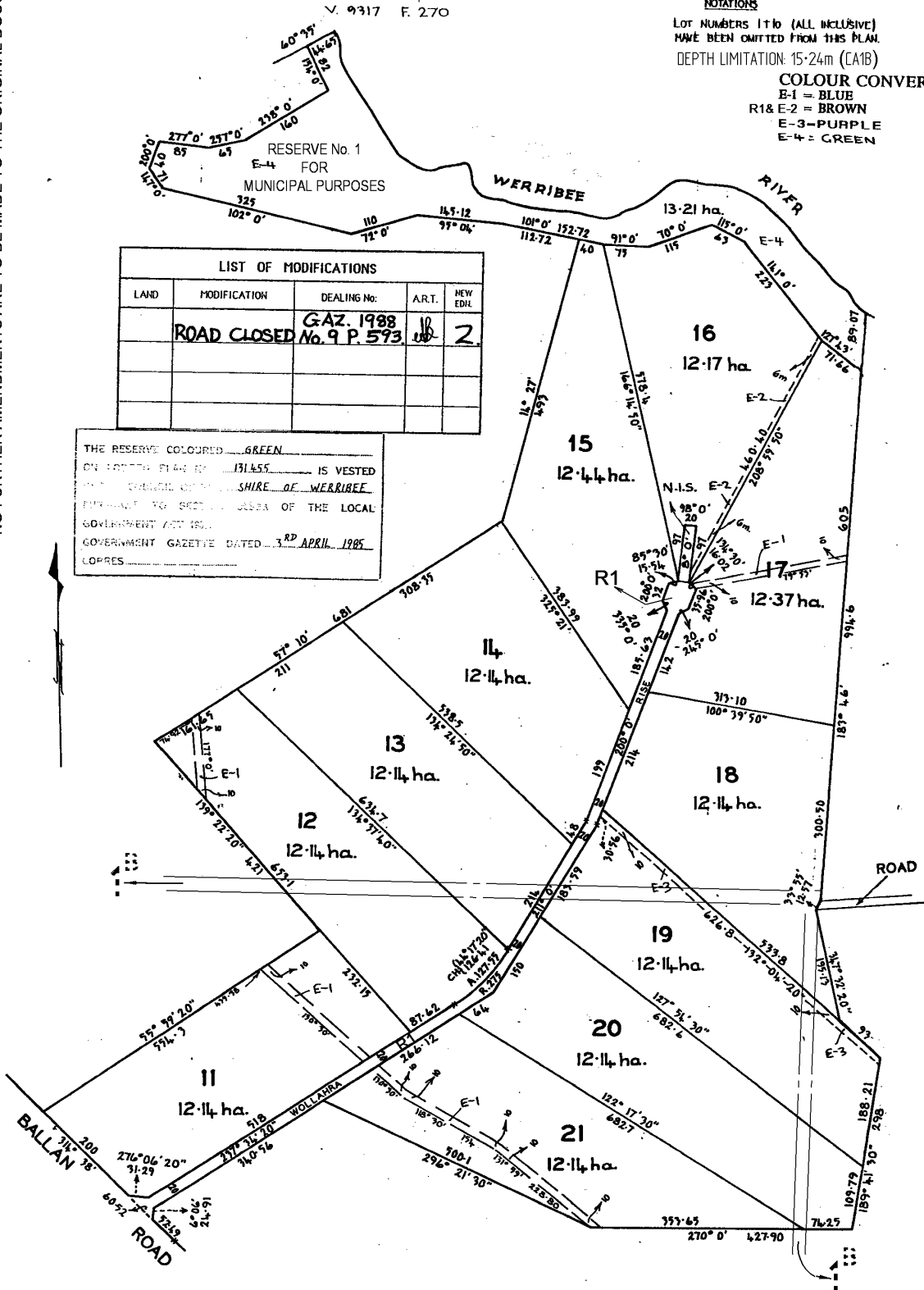
NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN

RESERVE No. 1
 FOR
 MUNICIPAL PURPOSES

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	18	2

THE RESERVE COLOURED GREEN
 ON LOT PLAN 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES



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

VOLUME 09464 FOLIO 464

Security no : 124033791244Q

Produced 20/05/2010 01:58 pm

LAND DESCRIPTION

Lot 11 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PALMO PETER SAMMARTINO
ELIZABETH ANN SAMMARTINO both of 6 RAINSFORD STREET WERRIBEE
[K040094](#) 10/08/1982

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 [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: BALLAN ROAD WYNDHAM VALE VIC 3024

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

VOLUME 09464 FOLIO 465 Security no : 124033791248L
Produced 20/05/2010 01:58 pm

LAND DESCRIPTION

Lot 12 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GRAHAM BRIAN ELLIOTT
SUSAN ANN ELLIOTT both of 6 TORRENS STREET WERRIBEE
[K606943](#) 28/10/1983

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT [AF148574G](#) 22/06/2007
Caveator
MALAKE & ALI HOLDINGS PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
PEARSONS BARRISTERS & SOLICITORS
Notices to
PEARSONS BARRISTERS & SOLICITORS of 794 PASCOE VALE ROAD GLENROY VIC 3046

CAVEAT [AH147430V](#) 09/04/2010
Caveator
DONALD JAMES ERSKINE
BARBARA MARY ERSKINE
Capacity SEE CAVEAT
Lodged by
PROFESSIONAL LEGAL GROUP
Notices to
PROFESSIONAL LEGAL GROUP of 1 GUNYAH DRIVE TRENTHAM VIC 3458

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 [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AH147430V	CAVEAT Registered	09/04/2010
AH186588M	CAVEAT Registered	28/04/2010
AH222613U	WITHDRAWAL OF CAVEAT Registered	15/05/2010

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

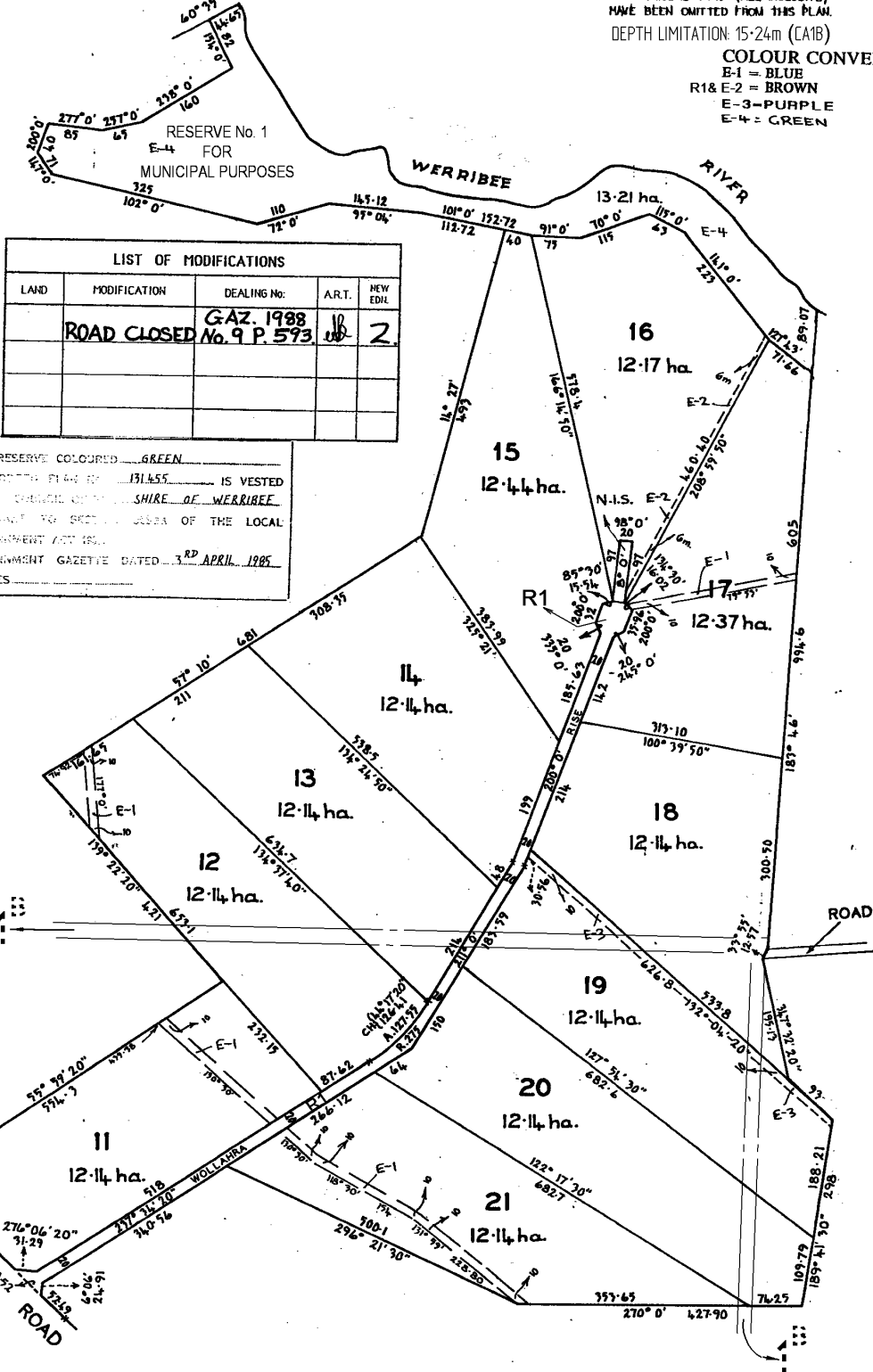
SCALE METERS

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES

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

VOLUME 09464 FOLIO 466

Security no : 124033791249K

Produced 20/05/2010 01:58 pm

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FORTUNE DEVELOPMENTS PTY LTD of 493 BURKE ROAD CAMBERWELL VIC 3124
[AG594306J](#) 29/06/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AH205780V](#) 07/05/2010
R.M.B.L. INVESTMENTS 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 [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AH205780V	MORTGAGE	Registered	07/05/2010

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

SCALE
 V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY.
 BLUE . . . DRAINAGE.
 BROWN . . . CARRIAGEWAY & DRAINAGE.

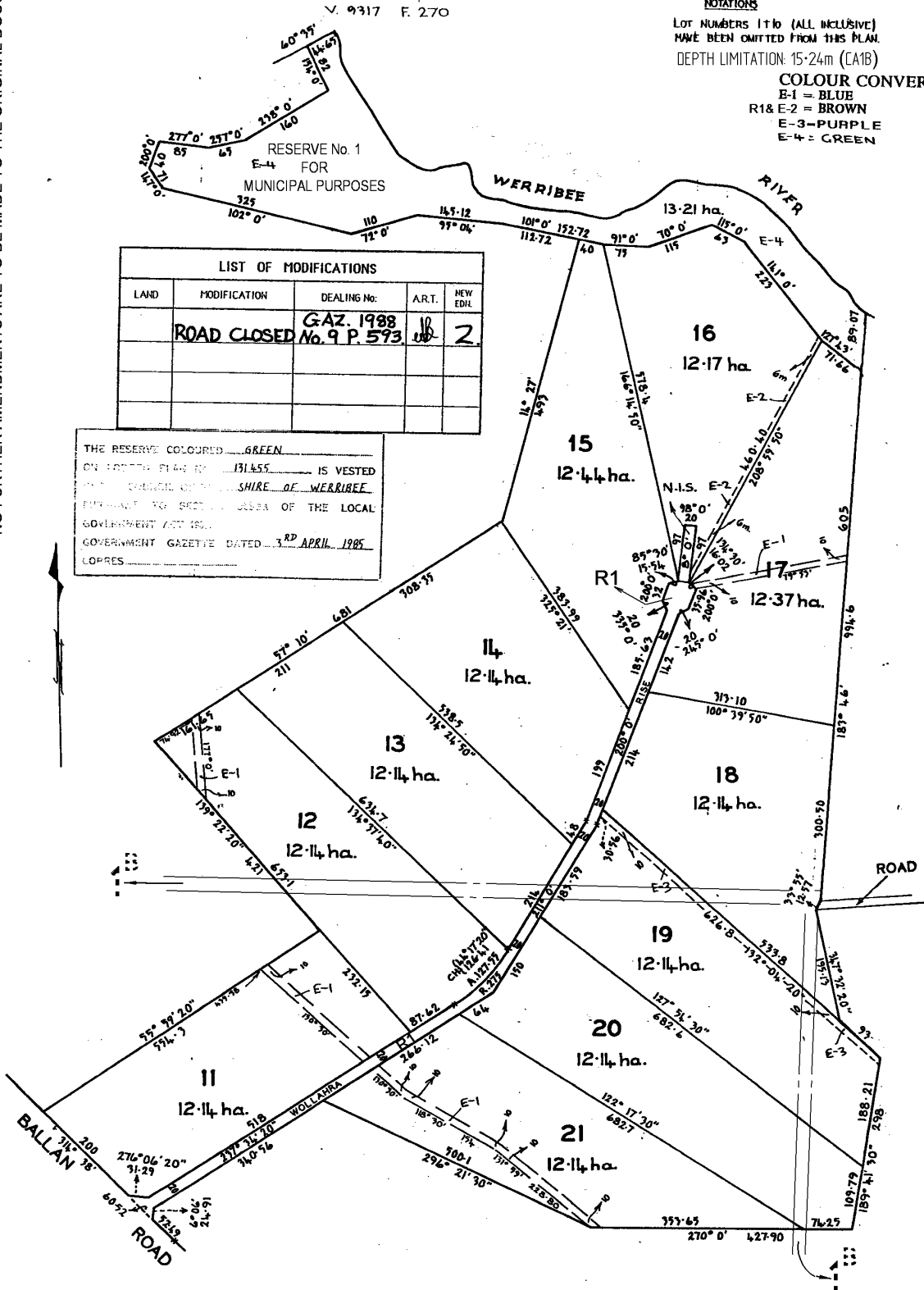
NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN

RESERVE No. 1
 E-4
 FOR
 MUNICIPAL PURPOSES

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES



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

VOLUME 09464 FOLIO 467

Security no : 124033791253F
Produced 20/05/2010 01:58 pm

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANITA GAYLE PEATLING
FRANK VELLA both of WOLLAHRA RS WYNDHAM VALE 3024
[AD902297W](#) 28/09/2005

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT [AE798982V](#) 20/12/2006

Caveator
MALAKE & ALI HOLDINGS PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
PEARSONS BARRISTERS & SOLICITORS
Notices to
PEARSONS BARRISTERS & SOLICITORS of 794 PASCOE VALE RD GLENROY VIC 3046

CAVEAT [AH222616N](#) 15/05/2010

Caveator
TOORAK DEVELOPMENTS (VIC) PTY LTD
Capacity SEE CAVEAT
Lodged by
FELDMAN J G
Notices to
JOHN G. FELDMAN of 24-26 AUTUMN PLACE DOVETON VIC 3177

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 [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AH229163M	TRANSFER	Unregistered	18/05/2010
AH229164K	MORTGAGE	Unregistered	18/05/2010
AH222616N	CAVEAT	Registered	15/05/2010

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

SCALE METRES

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

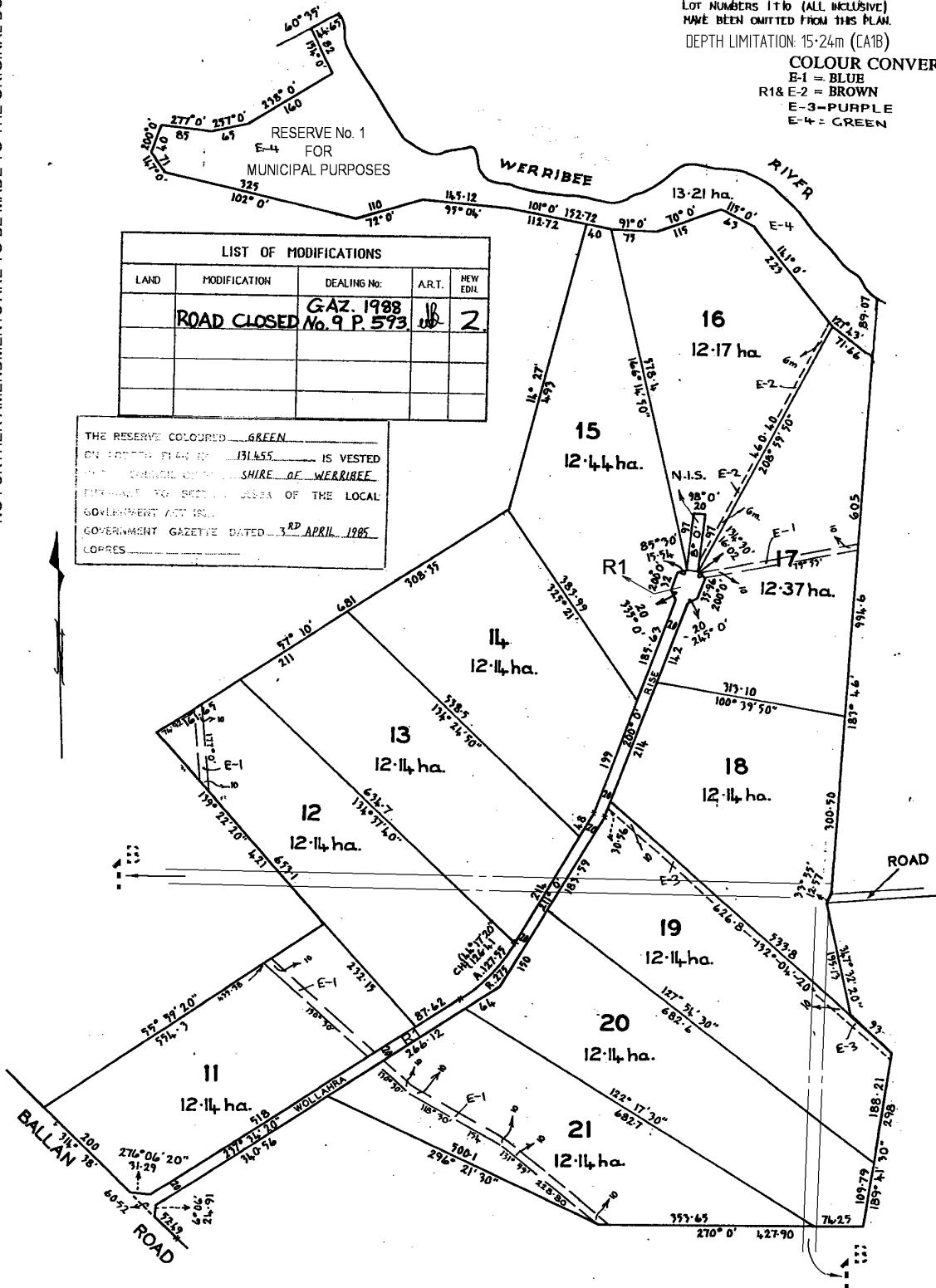
NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

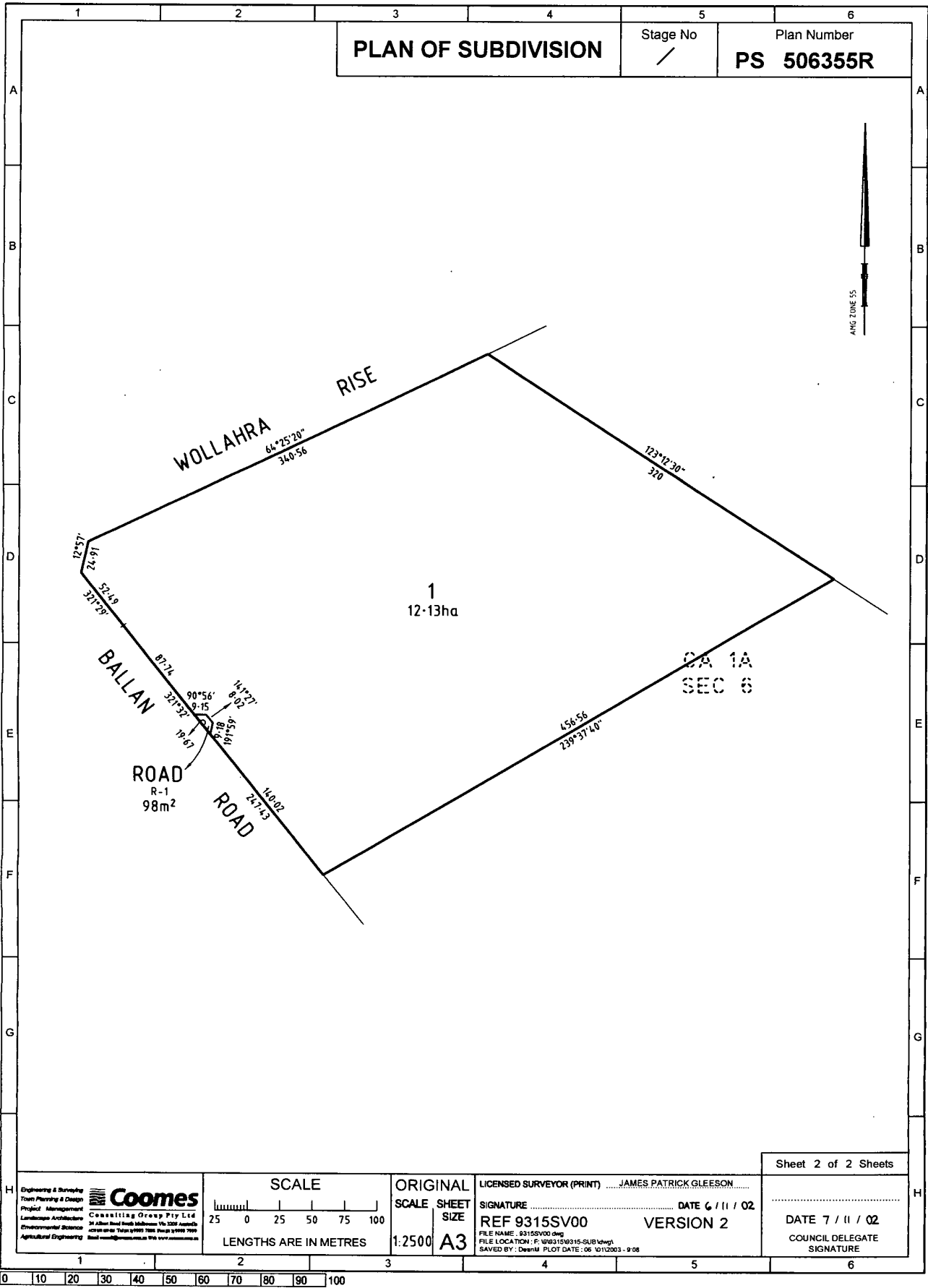
COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN

RESERVE No. 1
 FOR
 MUNICIPAL PURPOSES

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10731 FOLIO 092

Security no : 124033791432L
Produced 20/05/2010 02:05 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 506355R.
PARENT TITLE Volume 09317 Folio 268
Created by instrument [PS506355R](#) 16/06/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WYNDHAM VALE CHRISTIAN CENTRE INC of 418-434 BALLAN ROAD WERRIBEE 3030
[PS506355R](#) 16/06/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AF823489J](#) 06/05/2008
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
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [PS506355R](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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

VOLUME 09317 FOLIO 269

Security no : 124033791323E

Produced 20/05/2010 02:00 pm

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 125673.
PARENT TITLE Volume 03707 Folio 205
Created by instrument [LP125673](#) 21/03/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PENBURY DOWNS PTY LTD of MCGRATH RD WYNDHAMVALE 3030
[U511224D](#) 19/11/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [U511225A](#) 19/11/1996
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE [LP125673](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

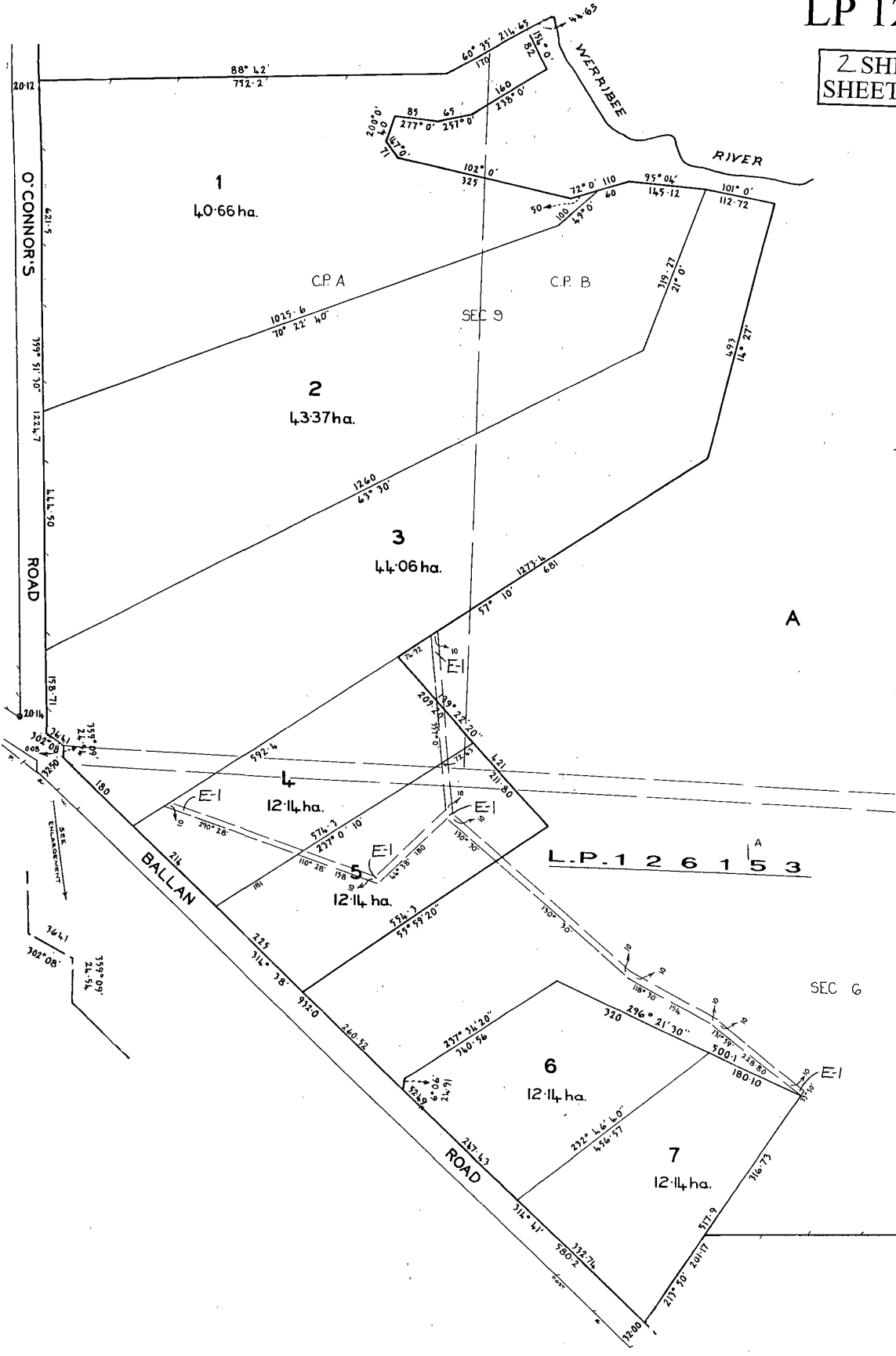
Additional information: (not part of the Register Search Statement)

Street Address: 378-416 BALLAN ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

LP 125673

2 SHEETS
SHEET 2



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

VOLUME 10488 FOLIO 902

Security no : 124033791291P

Produced 20/05/2010 01:59 pm

LAND DESCRIPTION

Lot 21 on Plan of Subdivision 131455.
PARENT TITLE Volume 09464 Folio 474
Created by instrument W335136E 07/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TOORAK DEVELOPMENTS (VIC) PTY LTD of 493 BURKE ROAD CAMBERWELL VIC 3124
[AG624995T](#) 14/07/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AG872600K](#) 17/11/2009
BANK OF CYPRUS 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

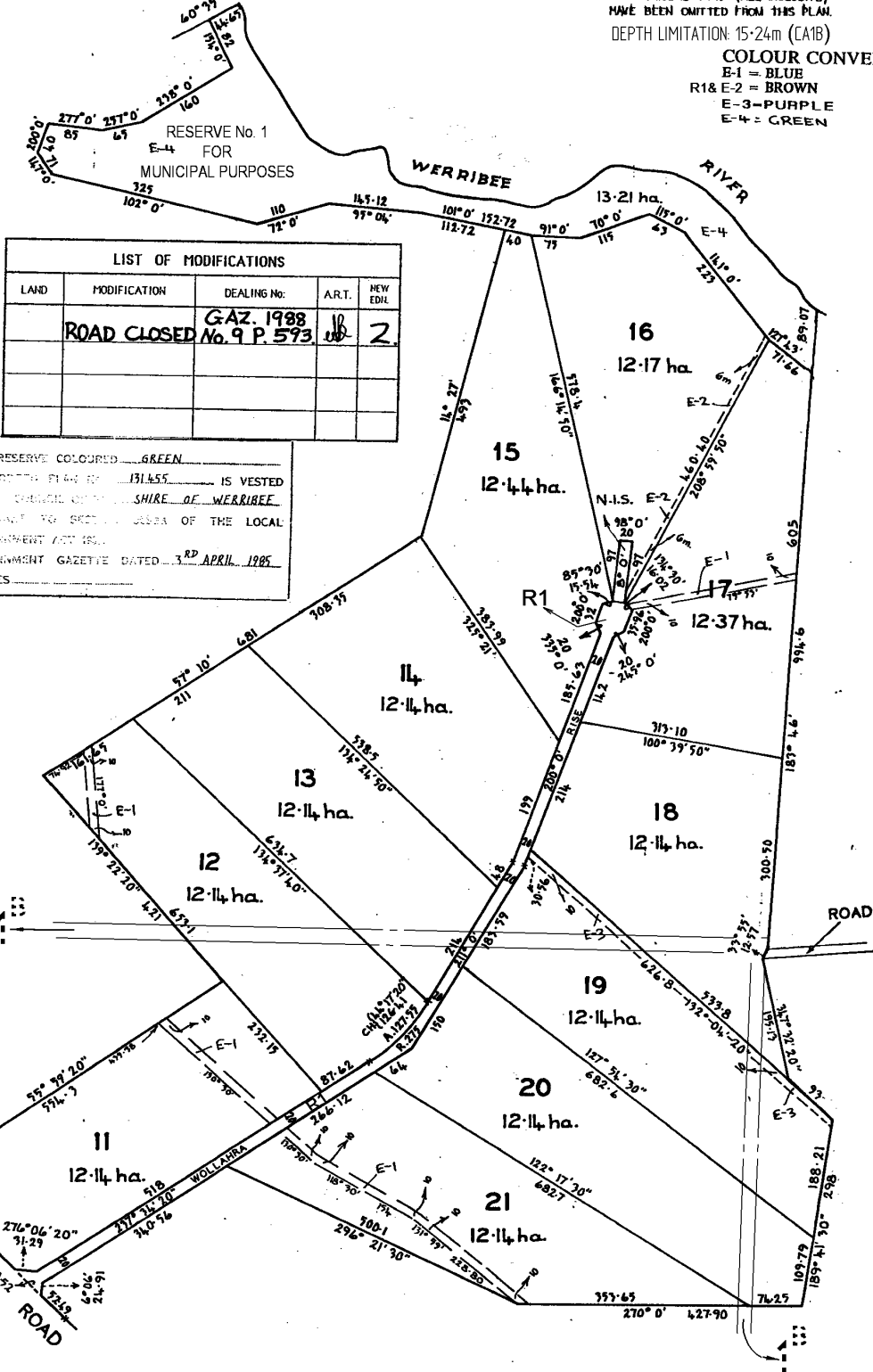
SCALE METRES

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES

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

VOLUME 09464 FOLIO 473 Security no : 124033791288S
Produced 20/05/2010 01:59 pm

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MALAKE & ALI HOLDINGS PTY LTD of 35-77 EMU ROAD MAIDSTONE VIC 3012
[AG829248R](#) 22/10/2009

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT [AH186549X](#) 28/04/2010
Caveator
FORTUNE DEVELOPMENTS PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
FELDMAN J G
Notices to
JOHN G. FELDMAN of 24-26 AUTUMN PLACE DOVETON VIC 3177

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 [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AH186549X	CAVEAT Registered	28/04/2010

CAVEAT

STATUS

DATE

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

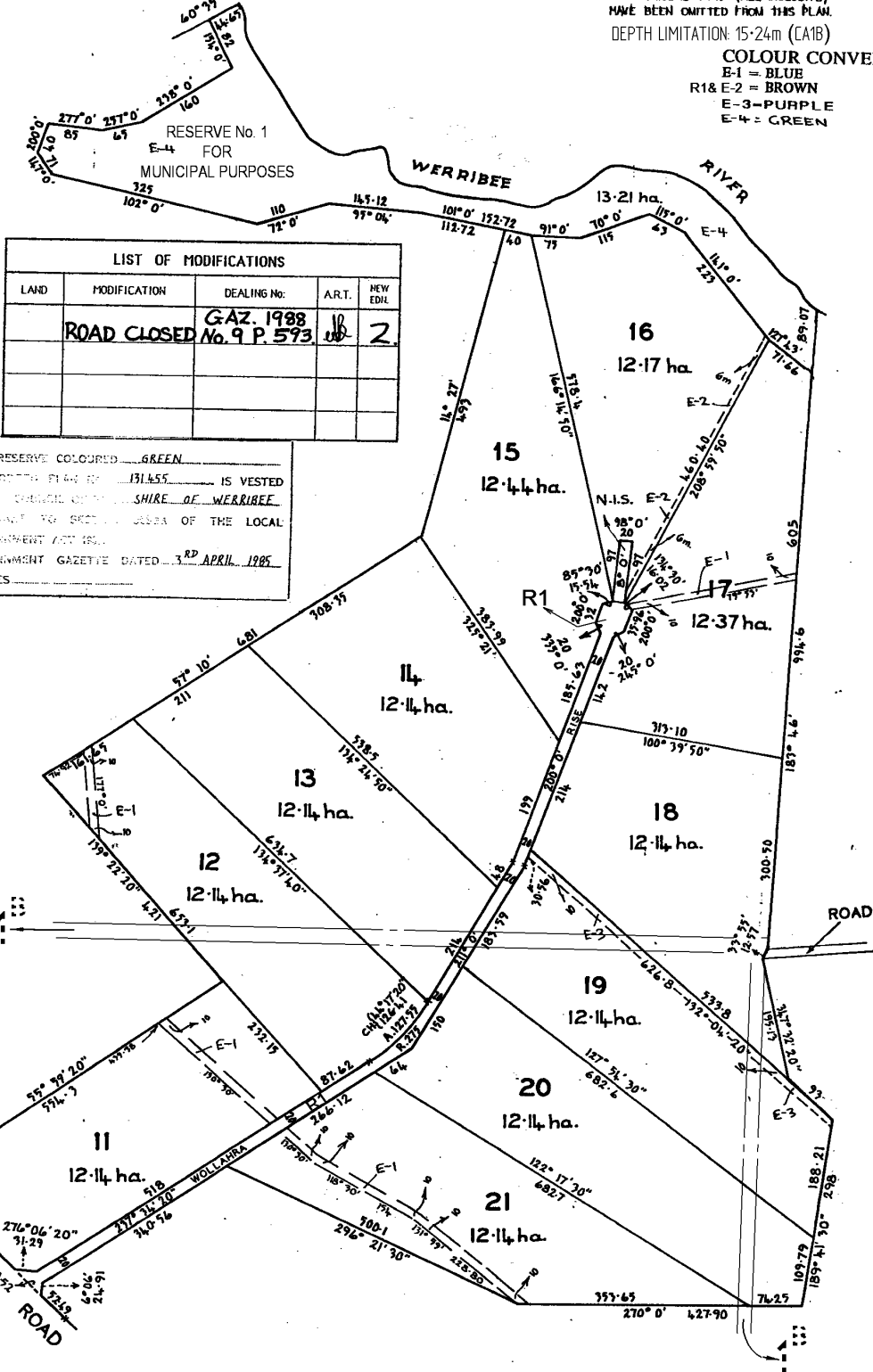
SCALE METRES

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE

NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09464 FOLIO 472

Security no : 124033791285V

Produced 20/05/2010 01:59 pm

LAND DESCRIPTION

Lot 19 on Plan of Subdivision 131455.
PARENT TITLE Volume 09317 Folio 270
Created by instrument [LP131455](#) 04/05/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FORREST CREEK DEVELOPMENTS PTY LTD of LEVEL 1 20 COUNCIL STREET HAWTHORN
EAST VIC 3123
[AF504016L](#) 30/11/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE [AF504017J](#) 30/11/2007
R.M.B.L.INVESTMENTS 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 [LP131455](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: WOLLAHRA RISE WYNDHAM VALE VIC 3024

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PLAN OF SUBDIVISION
PART OF CROWN PORTIONS A AND B SECTION 9
PART OF CROWN ALLOTMENTS 1^A AND 1^B SECTION 6
AND PART OF CROWN PORTION I SECTION 7
PARISH OF WERRIBEE
COUNTY OF GRANT

LP131455
EDITION 2
 APPROVED 17/2/82
 CHART 1

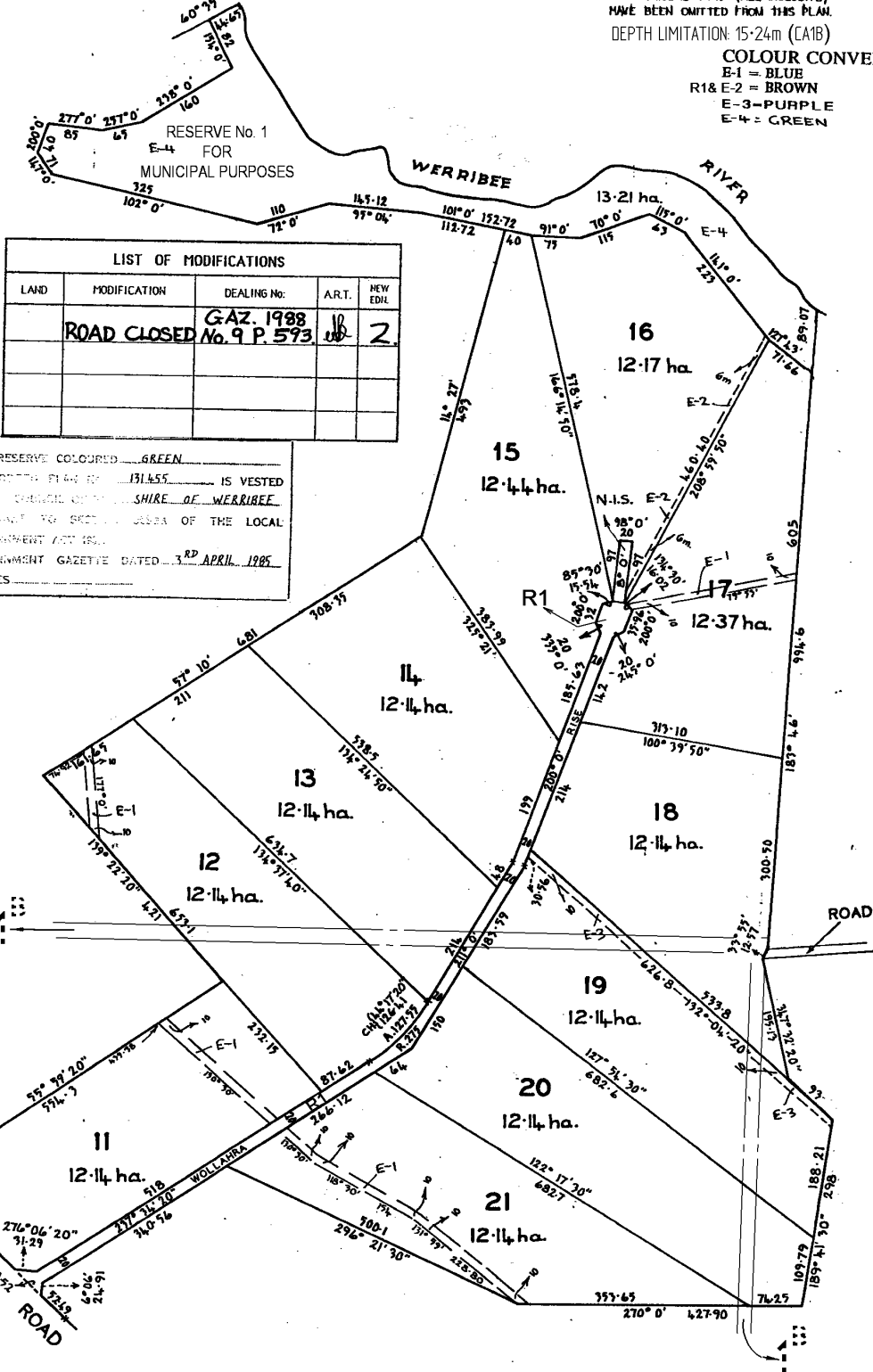
SCALE METERS

V. 9317 F. 270

APPROPRIATIONS
 PURPLE . . . ELECTRICITY SUPPLY
 BLUE . . . DRAINAGE
 BROWN . . . CARRIAGEWAY & DRAINAGE


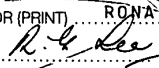
NOTATIONS
 LOT NUMBERS 1 TO 10 (ALL INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.
 DEPTH LIMITATION: 15.24m (CA1B)

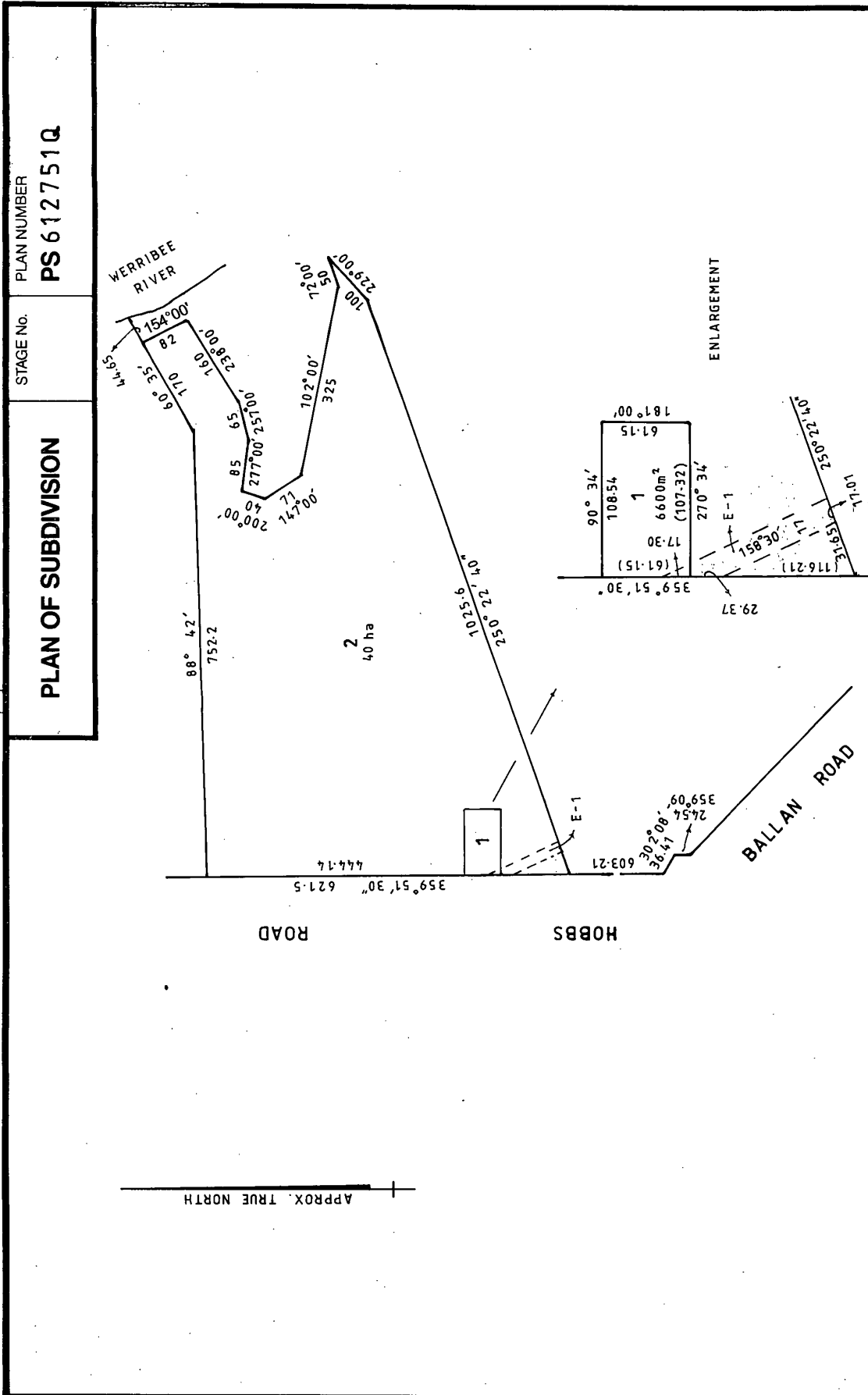
COLOUR CONVERSION
 E-1 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	ART.	NEW EDL.
	ROAD CLOSED	GAZ. 1988 No. 9 P. 593	10	2

THE RESERVE COLOURED GREEN
 ON LOT 16 PLAN LP 131455 IS VESTED
 IN THE SHIRE OF WERRIBEE
 PURSUANT TO SECTION 105A OF THE LOCAL
 GOVERNMENT ACT 1988.
 GOVERNMENT GAZETTE DATED 3RD APRIL 1985
 LOPRES

PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY EDITION 1	PLAN PS	PS612751Q 10/02/2010 \$669.80 PS 
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: SECTION: 9 CROWN ALLOTMENT: CROWN PORTION: PART OF A & B LTO BASE RECORD: VICMAP DIGITAL PROPERTY TITLE REFERENCES: VOL 9317 FOL 263 LAST PLAN REFERENCE/S: LOT 1 LP125673 POSTAL ADDRESS: 70 HOBBS ROAD WYNDHAM VALE (At time of subdivision) MGA 94 AMG Co-ordinates (of approx centre of land in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: WYNDHAM CITY COUNCIL REF: WY3 064358 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 15/12/2009 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 19/02/2010			
VESTING OF ROADS AND/OR RESERVES					
IDENTIFIER		COUNCIL/BODY/PERSON			
NIL		NIL			
NOTATIONS					
STAGING This is not a staged subdivision. Planning permit No.					
DEPTH LIMITATION NIL					
SURVEY THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.					
EASEMENT INFORMATION				LTO USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
				RECEIVED <input type="checkbox"/>	
				DATE 10/02/10	
				LTO USE ONLY PLAN REGISTERED TIME 11.56 DATE 06/04/2010	
				Ian R Mcleod Assistant Registrar of Titles	
				SHEET 1 OF 2 SHEETS	
R G LEE 26 CHURCH STREET WERRIBEE 3030 TEL / FAX 97423786		LICENSED SURVEYOR (PRINT) RONALD G LEE SIGNATURE  DATE 15/2/10 REF 1131 B08 VERSION 4		DATE 19/02/2010 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	



PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 612751Q

ORIGINAL SCALE 1:6000 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) RONALD G. LEE	SHEET 2 OF 2 SHEETS
	SIGNATURE <i>R. Lee</i>	DATE 15 / 2 / 10
SCALE 60 0 60 120 180 240 300 LENGTHS ARE IN METRES	REF 1131B08 VERSION 4	DATE 19 / 08 / 2010 COUNCIL DELEGATE SIGNATURE
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm	Confidat PS04	

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

VOLUME 11194 FOLIO 800

Security no : 124033791368F
Produced 20/05/2010 02:03 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 612751Q.
PARENT TITLE Volume 09317 Folio 263
Created by instrument [PS612751Q](#) 06/04/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ANGELINA VELINOS of 70 HOBBS ROAD WYNDHAM VALE VIC 3024
[PS612751Q](#) 06/04/2010

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.

AGREEMENT Section 173 Planning and Environment Act 1987
[AH001595C](#) 28/01/2010

DIAGRAM LOCATION

SEE [PS612751Q](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS612751Q	PLAN OF SUBDIVISION	Registered	06/04/2010

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

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

Street Address: HOBBS ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

Appendix C. Groundwater Management System Data

Groundwater Management System

****SITE LOCATION REPORT****

Printed 19.05.2010 @ 11:35

SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
WRK054790		WLE045491	55	290279.00	5804146.00	05.02.2010	15.70		BOR	DS	ROA	N	Y			N/A
44387		NONE	55	292442.00	5806536.00	02.11.2009	47.00		BOR	IR	ROA	N	Y			N/A
2518 DEUTGAM																
59869	3251810038	13954	55	293310.13	5803910.17	19.11.1980	15.00		BOR	DM	ROT	N	Y	8.00	15.00	TSS
59999	3251810168	21512	55	292893.13	5803104.17	15.10.1983	21.34		BOR	DM	CBT	N	Y			N/A
59969	3251810138	24276	55	292343.13	5803524.17	31.10.1983	24.38		BOR	ST DM	ROA	N	Y	0.00	0.00	TDS
59959	3251810128	23724	55	293283.13	5803414.17	25.07.1983	18.29		BOR	ST DM	DHH	N	Y	0.00	0.00	TDS
132471		47408	55	292410.00	5802881.00	16.03.1997	16.50		BOR	DM	ROA	N	Y			N/A
S9019433/1		S9019433	55	292817.00	5803549.00	26.03.2004	23.00		BOR	DS	ROA	N	Y			N/A
3047 MAMBOURIN																
77061	3304710025	19540	55	293343.13	5803314.17	15.01.1983	34.00		BOR	NKN	ROA	N	Y			N/A
77062	3304710026	19540	55	293353.13	5803324.17	18.01.1983	40.70		BOR	DM	ROM	N	Y	0.00	0.00	TDS
77063	3304710027	21588	55	291013.12	5803644.17	28.02.1983	31.70		BOR	DM	ROA	N	Y	0.00	0.00	TDS
77058	3304710022	22337	55	293003.13	5803504.17	12.03.1983	24.38		BOR	DM	ROA	N	Y	0.00	0.00	TDS
77064	3304710028	20199	55	292663.13	5802964.17	22.03.1983	15.24		BOR	DM	ROA	N	Y			N/A
77067	3304710031	20802	55	293237.13	5803402.17	27.02.1983	34.70		BOR	ST DM	DHH	N	Y	0.00	0.00	TDS
77069	3304710033	19315	55	293353.13	5803394.17	15.12.1982	15.00		BOR	NKN	DHH	N	Y			N/A
77071	3304710035	21856	55	293265.13	5803320.17	10.03.1983	34.09		BOR	ST DM	ROA	N	Y	0.00	0.00	TDS
77072	3304710036	21862	55	291880.13	5804109.17	09.03.1983	37.80		BOR	DM ST	ROA	N	Y	0.00	0.00	TDS
77038	3304710002	3369	55	292479.13	5803334.17	16.02.1973	18.28		BOR	ST DM	ROT	N	Y	15.24	18.28	TSC
77053	3304710017	20570	55	291709.13	5803572.17	11.02.1983	30.48		BOR	DM	ROA	N	Y			N/A
77076	3304710040	20324	55	292233.13	5803044.17	29.01.1983	30.00		BOR	DM	ROA	N	Y	0.00	0.00	TDS
77080	3304710045	18713	55	293053.13	5803094.17	17.11.1982	13.72		BOR	ST DM	AGH	N	Y			N/A
77082	3304710047	25240	55	292633.13	5803444.17	01.06.1984	15.24		BOR	ST DM	ROA	N	Y			N/A
77083	3304710048	25341	55	292953.13	5803064.17	03.06.1984	24.38		BOR	ST DM	ROA	N	Y			N/A
77085	3304710050	24171	55	292693.13	5802864.17	15.10.1983	21.95		BOR	DM	ROA	N	Y	0.00	0.00	TDS
77086	3304710051	24164	55	291533.12	5802884.17	12.10.1983	23.78		BOR	DM	ROA	N	Y	0.00	0.00	TDS
77087	3304710052	24195	55	291213.13	5804034.17	13.10.1983	39.58		BOR	DM	ROA	N	Y			N/A
77088	3304710053	25241	55	292913.13	5803234.17	02.06.1984	21.34		BOR	DM	ROA	N	Y	0.00	0.00	TDS
77090	3304710055	27866	55	288725.12	5804542.17	30.10.1985	20.50		BOR	ST DM	ROT	N	Y	0.00	0.00	TDS
77074	3304710038	24301	55	292513.13	5803524.17	05.11.1983	15.24		BOR	DM	ROA	N	Y	0.00	0.00	TDS

Groundwater Management System

****SITE LOCATION REPORT****

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SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
77073	3304710037	24061	55	292823.13	5803004.17	30.10.1983	15.24		BOR	DM	ROA	N	Y	0.00	0.00	TDS
77036	3304708004	NONE	55	292734.13	5802889.17	31.12.1965	20.00		BOR	IR	NKN	N	N			N/A
S9018600/1		S9018600	55	293285.13	5803462.17	21.01.2004	33.00		BOR	DS	ROA	N	Y			N/A
S9020266/1		S9020266	55	290228.12	5802547.17	18.06.2004	10.50		BOR	IV	ROA	N	Y			N/A
S9029146/1		S9029146	55	292956.00	5803365.00	19.02.2007	18.00		BOR	DS	DHH	N	N			N/A
S9030896/1		S9030896	55	293292.00	5803457.00		40.00		BOR			N	N			N/A
77037	3304710001	3135	55	292706.13	5803256.17	02.02.1973	21.94		BOR	ST DM	ROT	N	Y	18.28	21.94	TSC
3552 TARNEIT																
93750	3355210014	17475	55	291513.13	5809184.18	22.09.1982	37.50		BOR	ST DM	ROA	N	Y	31.10	37.50	TSC
93751	3355210015	18262	55	293693.13	5805564.17	15.12.1982	30.48		BOR	NKN	ROA	N	Y			N/A
93744	3355210008	9080	55	292789.13	5804086.17	05.09.1977	34.00		BOR	IR	ROT	N	Y			N/A
93752	3355210016	18262	55	293673.13	5805444.17	16.12.1982	37.00		BOR	NKN	ROA	N	Y			N/A
93753	3355210017	16976	55	291744.13	5807454.18	13.11.1982	91.40		BOR	DM ST	ROT	N	N			N/A
93761	3355210025	17849	55	293081.13	5806370.17	14.03.1983	36.00		BOR	IR	DHH	N	Y			N/A
93762	3355210026	23514	55	293482.13	5803773.17	17.07.1983	18.29		BOR	IR	ROA	N	Y			N/A
93766	3355210030	23058	55	293493.13	5806344.17	27.04.1983	45.00		BOR	NKN	DHH	N	Y			N/A
93723	3355208017	NONE	55	293879.13	5806138.17	31.12.1970	0.00		BOR	NKN	NKN	N	N			N/A
93733	3355208027	NONE	55	293047.13	5807874.17	31.12.1970	0.00		BOR	NKN	NKN	N	N			N/A
93774	3355210038	17191	55	293403.13	5806554.17	19.02.1984	53.00		BOR	NKN	DHH	N	Y			N/A
93775	3355210039	21070	55	293653.13	5805124.17	01.03.1983	28.95		BOR	NKN	DHH	N	Y	24.38	28.95	TDS
93776	3355210040	28823	55	293693.13	5807184.17	25.03.1986	28.00		BOR	ST DM	ROA	N	Y	0.00	0.00	TDS
93779	3355210043	32489	55	293628.13	5807944.17	20.04.1988	29.00		BOR	ST	DHH	N	Y	23.00	29.00	TDS
93780	3355210044	32409	55	294203.13	5807234.17	20.04.1988	26.00		BOR	ST DM	DHH	N	Y	20.00	26.00	TDS
93791	3355215010	38270	55	293073.13	5804084.17	13.05.1991	25.00		BOR	DS	DHH	N	Y	20.00	22.00	TDS
93718	3355208012	NONE	55	292464.13	5806578.17	31.12.1964	24.40		BOR	ST DM IR	NKN	N	N			N/A
S9035165/1		S9035165	55	292822.00	5804760.00	13.10.2008	23.00		BOR	DS	ROA	N	Y			N/A
93722	3355208016	NONE	55	293624.13	5806027.17	31.12.1970	0.00		BOR	NKN	NKN	N	N			N/A
93721	3355208015	NONE	55	293716.13	5806280.17	31.12.1970	0.00		BOR	NKN	NKN	N	N			N/A
93773	3355210037	17191	55	293403.13	5806554.17	18.02.1984	49.00		BOR	NKN	DHH	N	Y			N/A
93772	3355210036	18357	55	294273.13	5806844.17	22.12.1982	27.43		BOR	ST	ROA	N	Y	13.71	22.86	TSS
S9034311/1		S9034311	55	293061.00	5806455.00	19.04.2008	30.00		BOR	IR	ROA	N	Y			N/A

Groundwater Management System

****SITE LOCATION REPORT****

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SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
329273	3355208032	NONE	55	293157.13	5807123.17	17.10.1981	243.00		BOR	NG		N	N			N/A
329267	3355200010	NONE	55	291587.13	5807927.18	02.10.1975	65.83		BOR	NG		N	N			N/A
S9030681/1		S9030681	55	293167.00	5803981.00	08.05.2007	17.50		BOR	DS	ROA	N	Y			N/A

329264	3355200007	NONE	55	294220.13	5807100.17	15.08.1975	62.17		BOR	NG		N	N			N/A
S9029557/1		S9029557	55	292867.00	5804833.00	02.03.2007	26.00		BOR	DS	ROA	N	Y			N/A
S9028108/1		S9028108	55	293607.00	5805360.00	05.01.2006	60.00		BOR	DS	DHH	N	Y			N/A
S9033429/1		S9033429	55	293587.00	5805571.00	17.01.2008	150.00		BOR			N	N			N/A
S9034321/1		S9034321	55	293878.00	5806316.00		150.00		BOR			N	N			N/A
93719	3355208013	NONE	55	293172.13	5807139.17	31.12.1970	0.00		BOR	NKN	NKN	N	N			N/A
113118		39729	55	292813.13	5804734.17	02.05.1992	15.00		BOR	DM	ROA	N	Y			N/A
115139		40534	55	293053.13	5804154.17	24.01.1993	25.00		BOR	DM	ROA	N	Y			N/A
129562		46672	55	294233.13	5805564.17	15.12.1996	57.00		BOR	DM IR	ROA	N	Y			N/A
131568		48426	55	293593.13	5804964.17	13.09.1997	24.00		BOR	DM	ROA	N	Y			N/A
132268		47139	55	292993.13	5804664.17	08.03.1997	21.00		BOR	DM	ROA	N	Y			N/A
93716	3355208010	NONE	55	293044.13	5809005.18	31.12.1970	22.80		BOR	ST DM	NKN	N	N			N/A
133251		50512	55	292693.13	5804184.17	05.04.1998	21.00		BOR	DM	ROA	N	Y			N/A
134755		50970	55	292753.13	5804104.17	16.05.1998	21.00		BOR	DM	ROA	N	Y			N/A
142525		56492	55	293783.13	5805734.17	05.10.2000	33.60		BOR	DM	DHH	N	Y			N/A
S9027422/1		S9027422	55	293523.00	5805993.00	04.01.2007	45.00		BOR	DS	DHH	N	Y			N/A
S9027501/1		S9027501	55	293468.00	5805883.00	08.01.2007	38.00		BOR	DS	DHH	N	N			N/A
142114		54910	55	292763.13	5804524.17	05.01.2000	28.00		BOR	DM	ROA	N	Y			N/A
S9020265/3		S9020265	55	291518.13	5807475.18		30.00		BOR			N	N			N/A
143540		53513	55	292053.13	5807714.18	26.06.1999	91.50		BOR	IR	ROA	N	Y			N/A
S9025990/1		S9025990	55	290415.00	5809405.00	01.08.2006	30.00		BOR	DS	ROA	N	N			N/A
S61911/1		S61911	55	292790.13	5804273.17	04.07.2003	18.00		BOR	DS	ROA	N	Y			N/A
93709	3355208003	NONE	55	293456.13	5804479.17	23.01.1960	0.00		BOR	NKN	NKN	N	N			N/A
S9020265/2		S9020265	55	293150.13	5807188.17	16.06.2004	17.50		BOR	IV	ROA	N	Y			N/A
3797 WERRIBEE																
102596	3379710018	29615	55	292675.13	5805384.17	30.10.1986	36.00		BOR	IR	ROA	N	Y			N/A
138768		53729	55	291953.13	5804654.17	28.06.1999	42.00		BOR	MI	DHH	N	Y			N/A
102588	3379710008	19893	55	290793.13	5807434.18	06.06.1984	27.00		BOR	NKN	DHH	N	Y			N/A

Groundwater Management System

****SITE LOCATION REPORT****

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SITE NO	OLD SITE NO	RIG NO./ LIC NO.	MGA ZONE	EAST	NORTH	DATE COMPLETED	TOTAL DEPTH (m)	RLNS	SITE TYPE	USES	DRILL METHOD	LOGS G	LOGS D	AQUIF FROM (m)	AQUIF TO (m)	TSS mg/L
S9022017/1		S9022017	55	288962.13	5807645.18	22.03.2005	85.50		BOR	DS	ROA	N	N			N/A
102589	3379710009	19893	55	290603.13	5807494.18	06.06.1984	42.00		BOR	NKN	DHH	N	Y			N/A
102599	3379715003	NONE	55	292574.13	5806140.17	01.01.1988	51.80		BOR	NKN	NKN	N	N			N/A
102598	3379715002	35675	55	292113.13	5805384.17	01.02.1990	46.00		BOR	ST DM	DHH	N	Y	3.00	46.00	TDS
102595	3379710016	29667	55	291063.13	5806234.17	02.11.1986	31.00		BOR	DM	DHH	N	Y	0.00	0.00	TDS
102587	3379710007	17148	55	289893.13	5806844.18	03.06.1984	46.00		BOR	NKN	DHH	N	Y			N/A
102592	3379710012	21689	55	291033.13	5806534.17	06.03.1983	42.67		BOR	DM	ROA	N	Y	0.00	0.00	TDS
102590	3379710010	14727	55	291933.13	5805544.17	11.05.1981	70.00		BOR	IR	CBT	N	Y			N/A
102586	3379710006	19323	55	290133.13	5805704.17	05.06.1984	42.00		BOR	DM ST	DHH	N	Y			N/A

S9032926/1		S9032926	55	292065.00	5805512.00		150.00		BOR			N	N			N/A
102604	3379715008	NONE	55	290674.13	5807396.18	31.12.1969	66.00		BOR	IR	NKN	N	N			N/A
102605	3379715009	NONE	55	292362.13	5806281.17	01.01.1988	60.00		BOR	ST	NKN	N	N			N/A
102606	3379715010	NONE	55	292437.13	5806131.17	01.01.1988	0.00		BOR	ST DM	NKN	N	N			N/A
S9034847/1		S9034847	55	292607.00	5804396.00		150.00		BOR			N	N			N/A
102584	3379710004	13562	55	292713.13	5805109.17	27.08.1980	42.00		BOR	IV	DHH	N	Y	26.00	38.00	TSS
102582	3379710001	85	55	292248.13	5805571.17	06.05.1971	33.52		BOR	NKN	NKN	N	Y	12.80	27.43	TSS
102583	3379710002	7203	55	290531.13	5805259.17	20.02.1976	28.95		BOR	ST	CBT	N	Y	24.00	28.00	TSS

Groundwater Management System

****SITE WATER LEVEL REPORT****

Printed 19.05.2010 @ 11:42

SITE NO	DITR NO	READING DATE	METHOD	RWL (mAHD)	DBNS (m)	WLDP (m)	BORE COND'N	EC (uS/cm)
44387								
WRK054790								
2518 DEUTGAM								
132471								
59869	3251810038							
59959	3251810128							
59969	3251810138							
59999	3251810168							
S9019433/1								
3047 MAMBOURIN								
77036	3304708004							
77037	3304710001							
77038	3304710002							
77053	3304710017							
77058	3304710022							
77061	3304710025							
77062	3304710026							
77063	3304710027							
77064	3304710028							
77067	3304710031							
77069	3304710033							
77071	3304710035							

131568	
132268	
133251	
134755	
142114	
142525	
143540	
329264	3355200007
329267	3355200010
329273	3355208032
93709	3355208003
93716	3355208010
93718	3355208012
93719	3355208013
93721	3355208015
93722	3355208016
93723	3355208017
93733	3355208027
93744	3355210008
93750	3355210014

Groundwater Management System

****SITE WATER LEVEL REPORT****

Printed 19.05.2010 @ 11:42

SITE NO	DITR NO	READING DATE	METHOD	RWL (mAHD)	DBNS (m)	WLDP (m)	BORE COND'N	EC (uS/cm)
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93751	3355210015
93752	3355210016
93753	3355210017
93761	3355210025
93762	3355210026
93766	3355210030
93772	3355210036
93773	3355210037
93774	3355210038
93775	3355210039
93776	3355210040
93779	3355210043
93780	3355210044
93791	3355215010
S61911/1	
S9020265/2	
S9020265/3	
S9025990/1	
S9027422/1	
S9027501/1	
S9028108/1	
S9029557/1	
S9030681/1	
S9033429/1	
S9034311/1	
S9034321/1	
S9035165/1	
3797 WERRIBEE	
102582	3379710001
102583	3379710002
102584	3379710004

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
44387	02.11.2009	0.0	2.0	Brown Clay
	02.11.2009	2.0	4.0	Grey Clay
	02.11.2009	4.0	5.8	Weathered Basalt
	02.11.2009	5.8	14.2	Basalt
	02.11.2009	14.2	16.0	Weathered/Fractured Basalt
	02.11.2009	16.0	22.4	Basalt
	02.11.2009	22.4	28.0	Weathered/Fractured Basalt
	02.11.2009	28.0	46.5	Basalt
	02.11.2009	46.5	47.0	Red Clay
WRK054790	05.02.2010	0.0	1.0	topsoil brown clay
	05.02.2010	1.0	2.0	brown clay
	05.02.2010	2.0	7.0	weathered shale
	05.02.2010	7.0	10.0	red basalt
	05.02.2010	10.0	12.0	grey shale
	05.02.2010	12.0	15.7	basalt
2518 DEUTGAM				
132471	16.03.1997	0.0	1.0	CLAYEY BROWN SOIL
	16.03.1997	1.0	7.5	SILT
	16.03.1997	7.5	8.5	GREY CLAY
	16.03.1997	8.5	9.5	WHITE CLAY
	16.03.1997	9.5	11.8	SOFT BASALT
	16.03.1997	11.8	14.0	SCORIA
	16.03.1997	14.0	16.5	WEATHERED BASALT
59869	19.11.1980	0.0	8.0	SANDY CLAY
	19.11.1980	8.0	15.0	SAND AND GRAVEL
59959	25.07.1983	0.0	12.2	YELLOW CLAY
	25.07.1983	12.2	18.3	SOFT BASALT
59969	31.10.1983	0.0	1.5	OVERBURDEN
	31.10.1983	1.5	7.3	SAND
	31.10.1983	7.3	12.2	CLAY
	31.10.1983	12.2	12.7	SANDSTONE
	31.10.1983	12.7	24.4	BASALT

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
59999	15.10.1983	0.0	1.2	OVERBURDEN
	15.10.1983	1.2	10.3	CLAY
	15.10.1983	10.3	11.6	SILT STONE
	15.10.1983	11.6	21.3	BASALT
S9019433/1	26.03.2004	0.0	1.0	BROWN CLAY
	26.03.2004	1.0	2.0	SILT
	26.03.2004	2.0	8.5	BROWN CLAY
	26.03.2004	8.5	16.0	BASALT
	26.03.2004	16.0	20.0	FRACTURED BASALT
	26.03.2004	20.0	23.0	BASALT

3047 MAMBOURIN

77036				
77037	02.02.1973	0.0	0.6	TOPSOIL
	02.02.1973	0.6	6.1	RED GRANITE
	02.02.1973	6.1	21.9	GRANITE
77038	16.02.1973	0.0	0.9	TOP SOIL
	16.02.1973	0.9	12.8	RED CLAY
	16.02.1973	12.8	18.3	GRAVEL AND SAND
77053	11.02.1983	0.0	2.0	CLAY
	11.02.1983	2.0	30.5	BASALT
77058	12.03.1983	0.0	0.6	TOP SOIL
	12.03.1983	0.6	12.2	CLAY
	12.03.1983	12.2	24.4	BASALT
77061	15.01.1983	0.0	4.0	CLAY
	15.01.1983	4.0	8.0	SANDY CLAY
	15.01.1983	8.0	16.0	RIVER GRAVEL
	15.01.1983	16.0	24.0	WEATHERED BASALT
	15.01.1983	24.0	34.0	BASALT
77062	18.01.1983	0.0	4.0	CLAY
	18.01.1983	4.0	8.0	SANDY CLAY
	18.01.1983	8.0	16.0	RIVER GRAVEL
	18.01.1983	16.0	24.0	WEATHERED BASALT

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	18.01.1983	24.0	40.0	BASALT

	18.01.1983	40.0	40.7	CLAY
77063	28.02.1983	0.0	0.3	TOP SOIL
	28.02.1983	0.3	2.4	CLAY
	28.02.1983	2.4	31.7	BASALT
77064	22.03.1983	0.0	6.7	CLAY
	22.03.1983	6.7	15.2	BASALT
77067	27.02.1983	0.0	1.5	TOP SOIL
	27.02.1983	1.5	10.3	RED CLAY
	27.02.1983	10.3	34.7	BASALT
77069	15.12.1982	0.0	9.0	CLAY
	15.12.1982	9.0	15.0	BASALT
77071	10.03.1983	0.0	2.1	TOP SOIL
	10.03.1983	2.1	9.7	RED CLAY
	10.03.1983	9.7	34.1	BASALT
77072	09.03.1983	0.0	2.4	CLAY
	09.03.1983	2.4	37.8	BASALT
77073	30.10.1983	0.0	2.6	OVER BURDEN
	30.10.1983	2.6	10.1	CLAY
	30.10.1983	10.1	10.7	SANDSTONE
	30.10.1983	10.7	15.2	BASALT
77074	05.11.1983	0.0	1.5	OVERBURDEN
	05.11.1983	1.5	7.0	SAND
	05.11.1983	7.0	7.6	CLAY
	05.11.1983	7.6	15.2	BASALT
77076	29.01.1983	0.0	4.2	GREY CLAY
	29.01.1983	4.2	30.0	BASALT
77080	17.11.1982	0.0	0.5	LOAM
	17.11.1982	0.5	10.0	CLAY
	17.11.1982	10.0	13.7	DECOMPOSED BASALT
77082	01.06.1984	0.0	2.1	OVERBURDEN
	01.06.1984	2.1	9.4	CLAY

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	01.06.1984	9.4	10.7	SILTSTONE
	01.06.1984	10.7	15.2	BASALT
77083	03.06.1984	0.0	3.6	OVERBURDEN
	03.06.1984	3.6	13.1	CLAY
	03.06.1984	13.1	14.0	SILTSTONE
	03.06.1984	14.0	24.4	BASALT

77085	15.10.1983	0.0	1.0	TOP SOIL
	15.10.1983	1.0	2.0	RED CLAY
	15.10.1983	2.0	9.0	SOFT WHITE CLAY
	15.10.1983	9.0	9.5	RIVER PEBBLES
	15.10.1983	9.5	21.9	BASALT
77086	12.10.1983	0.0	0.6	TOP SOIL
	12.10.1983	0.6	3.6	CLAY
	12.10.1983	3.6	23.8	BASALT
77087	13.10.1983	0.0	0.3	TOP SOIL
	13.10.1983	0.3	3.0	CLAY
	13.10.1983	3.0	39.6	BASALT
77088	02.06.1984	0.0	2.5	OVERBURDEN
	02.06.1984	2.5	12.3	CLAY
	02.06.1984	12.3	13.2	SILTSTONE
	02.06.1984	13.2	21.3	BASALT
77090	30.10.1985	0.0	4.0	LIGHT GREY CLAYS
	30.10.1985	4.0	14.8	BASALT (FRACT)
	30.10.1985	14.8	20.5	CEMENTED SANDS AND GRAVEL
S9018600/1	21.01.2004	0.0	0.8	OVERBURDEN
	21.01.2004	0.8	4.3	BROWN CLAY
	21.01.2004	4.3	10.1	BROWN SILT
	21.01.2004	10.1	28.0	BASALT
	21.01.2004	28.0	31.5	FRACTURED BASALT
	21.01.2004	31.5	33.0	BLUESTONE
S9020266/1	18.06.2004	0.0	5.0	DRY BROWN CLAY
	18.06.2004	5.0	6.0	MOIST GREY CLAY

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	18.06.2004	6.0	9.4	BASALT
	18.06.2004	9.4	10.5	FRACTURED BASALT
S9029146/1				
S9030896/1				
3552 TARNEIT				
113118	02.05.1992	0.0	4.0	OVERBURDEN
	02.05.1992	4.0	6.5	CLAY
	02.05.1992	6.5	11.0	BASALT
	02.05.1992	11.0	14.0	FRACTURED BASALT
	02.05.1992	14.0	15.0	HARD BASALT
115139	24.01.1993	0.0	3.0	OVERBURDEN

	24.01.1993	3.0	9.5	CLAYEY SOIL
	24.01.1993	9.5	13.0	BASALT (SOFT)
	24.01.1993	13.0	22.0	BASALT (HARD)
	24.01.1993	22.0	24.0	BASALT (POROUS)
	24.01.1993	24.0	25.0	SCORIA
129562	15.12.1996	0.0	4.5	GREY CALY
	15.12.1996	4.5	25.5	SOFT BASALT
	15.12.1996	25.5	42.5	HARD BASALT
	15.12.1996	42.5	46.0	BROWN CLAY
	15.12.1996	46.0	50.3	HARD BASALT
	15.12.1996	50.3	56.0	FRACTURED BASALT
	15.12.1996	56.0	57.0	HARD BASALT
131568	13.09.1997	0.0	3.0	BROWN CLAYEY SOIL
	13.09.1997	3.0	5.0	GREY CLAY
	13.09.1997	5.0	7.5	HARD BASALT
	13.09.1997	7.5	9.5	SOFT BASALT
	13.09.1997	9.5	11.5	HARD BASALT
	13.09.1997	11.5	19.0	FRACTURED BASALT
	13.09.1997	19.0	21.0	HARD BASALT
	13.09.1997	21.0	22.5	FRACTURED BASALT
	13.09.1997	22.5	24.0	HARD BASALT

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
132268	08.03.1997	0.0	1.5	CLAYEY SOIL
	08.03.1997	1.5	5.5	GREY SOIL
	08.03.1997	5.5	12.0	SOFT BASALT
	08.03.1997	12.0	21.0	FRACTURED BASALT
	08.03.1997	21.0	0.0	HARD BASALT
133251	05.04.1998	0.0	0.5	OVERBURDEN
	05.04.1998	0.5	4.5	BROWN CLAYEY SOIL
	05.04.1998	4.5	6.5	GREY CLAY
	05.04.1998	6.5	10.5	SOFT BASALT
	05.04.1998	10.5	21.0	FRACTURED BASALT
134755	16.05.1998	0.0	1.0	OVERBURDEN
	16.05.1998	1.0	3.5	CLAYEY SILT
	16.05.1998	3.5	5.9	GREY CLAY
	16.05.1998	5.9	11.5	BASALT
	16.05.1998	11.5	19.0	FRACTURED BASALT
	16.05.1998	19.0	21.0	HARD BASALT

142114	05.01.2000	0.0	2.5	OVERBURDEN
	05.01.2000	2.5	4.0	SANDY SILT
	05.01.2000	4.0	6.0	GREY CLAY
	05.01.2000	6.0	15.0	BASALT
	05.01.2000	15.0	27.0	FRACTURED BASALT
	05.01.2000	27.0	28.0	HARD BASALT
142525	05.10.2000	0.0	5.0	SOIL & CLAY
	05.10.2000	5.0	21.0	WEATHERED BASALT
	05.10.2000	21.0	30.0	BASALT
	05.10.2000	30.0	33.6	WEATHERED BASALT
143540	26.06.1999	0.0	1.0	VOLCANIC TOP SOIL
	26.06.1999	1.0	11.0	GREY PUG CLAY
	26.06.1999	11.0	18.0	BASALT
	26.06.1999	18.0	30.0	BLUESTONE
	26.06.1999	30.0	36.0	BROWN/BLUE CLAY
	26.06.1999	36.0	41.0	BASALT

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	26.06.1999	41.0	50.0	BROWN BASALT
	26.06.1999	50.0	64.0	VERY HARD BLUESTONE
	26.06.1999	64.0	91.5	BROWN BASALT
329264				
329267				
329273				
93709				
93716				
93718				
93719				
93721				
93722				
93723				
93733				
93744	05.09.1977	6.0	34.0	VISICULAR BASALT
93750	22.09.1982	0.0	0.6	TOP SOIL
	22.09.1982	0.6	1.1	STICKY BROWN CLAY
	22.09.1982	1.1	3.7	SICKY GREY CLAY
	22.09.1982	3.7	9.1	BROWN BASALT
	22.09.1982	9.1	17.4	GREY BASALT
	22.09.1982	17.4	26.7	BROWN BASALT

	22.09.1982	26.7	37.5	DARK BROWN BASALT
93751	15.12.1982	0.0	6.1	YELLOW CLAY
	15.12.1982	6.1	30.5	BASALT
93752	16.12.1982	0.0	4.5	YELLOW CLAY
	16.12.1982	4.5	6.1	DECOM BASALT
	16.12.1982	6.1	37.0	BASALT
93753				
93761	14.03.1983	0.0	3.0	TOPSOIL
	14.03.1983	3.0	9.0	CLAY
	14.03.1983	9.0	36.0	BASALT
93762	17.07.1983	0.0	10.6	YELLOW CLAY

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	17.07.1983	10.6	12.2	BASALT-CLAY BANDS
	17.07.1983	12.2	18.3	BASALT
93766	27.04.1983	0.0	3.0	CLAY
	27.04.1983	3.0	6.0	BASALT
	27.04.1983	6.0	12.0	WEATHERED ROCK
	27.04.1983	12.0	15.0	BASALT
	27.04.1983	15.0	18.0	HONEYCOMB/WATER WAX
	27.04.1983	18.0	21.0	ROTTEN ROCK
	27.04.1983	21.0	24.0	BASALT
	27.04.1983	24.0	30.0	WEATHERED BASALT
	27.04.1983	30.0	36.0	BASALT
	27.04.1983	36.0	42.0	CLAY
	27.04.1983	42.0	45.0	BASALT ROTTEN CLAY
93772	22.12.1982	0.0	3.6	REDDISH CLAY
	22.12.1982	3.6	27.4	BASALT
93773	18.02.1984	0.0	2.0	CLAY
	18.02.1984	2.0	36.0	BASALT
	18.02.1984	36.0	41.0	GREY CLAY
	18.02.1984	41.0	49.0	BASALT
93774	19.02.1984	0.0	3.0	CLAY
	19.02.1984	3.0	36.0	BASALT
	19.02.1984	36.0	37.0	GREY CLAY
	19.02.1984	37.0	53.0	BASALT
93775	01.03.1983	0.0	1.0	TOP SOIL
	01.03.1983	1.0	7.2	GREY CLAY
	01.03.1983	7.2	28.9	BASALT

93776	25.03.1986	0.0	0.5	TOP SOIL
	25.03.1986	0.5	2.5	CLAY
	25.03.1986	2.5	28.0	BASALT
93779	20.04.1988	0.0	0.2	SOIL
	20.04.1988	0.2	1.3	CLAY
	20.04.1988	1.3	29.0	BASALT

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
93780	20.04.1988	0.0	0.5	TOPSOIL
	20.04.1988	0.5	2.5	CLAY
	20.04.1988	2.5	26.0	BASALT
93791	13.05.1991	0.0	1.0	TOP SOIL & CLAY
	13.05.1991	1.0	18.0	CLAY
	13.05.1991	18.0	25.0	WASH
S61911/1	04.07.2003	0.0	0.5	OVERBURDEN
	04.07.2003	0.5	3.2	BROWN CLAY
	04.07.2003	3.2	8.0	GREY CLAY
	04.07.2003	8.0	12.0	BASALT
	04.07.2003	12.0	18.0	FRACTURED BASALT
S9020265/2	16.06.2004	0.0	0.8	OVERBURDEN
	16.06.2004	0.8	3.0	GREY CLAY
	16.06.2004	3.0	4.0	WEATHERED BASALT
	16.06.2004	4.0	14.0	BASALT
	16.06.2004	14.0	15.9	WEATHERED BASALT
	16.06.2004	15.9	16.4	BASALT
	16.06.2004	16.4	17.5	FRACTURED BASALT
S9020265/3				
S9025990/1				
S9027422/1	04.01.2007	0.0	3.0	BROWN CLAY
	04.01.2007	3.0	7.0	BROWN SANDY LOAM
	04.01.2007	7.0	34.0	WEATHERED BASALT
	04.01.2007	34.0	44.0	FRACTURED BASALT
	04.01.2007	44.0	45.0	BROWN CLAY
S9027501/1				
S9028108/1	05.01.2006	0.0	5.0	BROWN CLAY
	05.01.2006	5.0	12.0	BASALT
	05.01.2006	12.0	22.0	WEATHERED BASALT
	05.01.2006	22.0	43.5	BLUESTONE
	05.01.2006	43.5	46.5	BROWN CLAY

	05.01.2006	46.5	57.0	BASALT
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SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	05.01.2006	57.0	60.0	FRACTURED BASALT
S9029557/1	02.03.2007	0.0	1.0	BROWN CLAY
	02.03.2007	1.0	5.5	BROWN LOAM
	02.03.2007	5.5	10.5	BASALT
	02.03.2007	10.5	15.5	WEATHERED BASALT
	02.03.2007	15.5	19.5	FRACTURED BASALT
	02.03.2007	19.5	26.0	BASALT
S9030681/1	08.05.2007	0.0	2.0	BROWN SANDY CLAY
	08.05.2007	2.0	5.0	BROWN CLAY
	08.05.2007	5.0	11.0	GREY CLAY
	08.05.2007	11.0	12.0	BASALT
	08.05.2007	12.0	17.5	FRACTURED BASALT
S9033429/1				
S9034311/1	19.04.2008	0.0	3.8	BROWN CLAY
	19.04.2008	3.8	5.9	WEATHERED BASALT & CLAY
	19.04.2008	5.9	24.0	WEATHERED BASALT
	19.04.2008	24.0	30.0	BASALT
S9034321/1				
S9035165/1	13.10.2008	0.0	0.5	TOP SOIL
	13.10.2008	0.5	5.0	BROWN SILT
	13.10.2008	5.0	6.0	BROWN CLAY
	13.10.2008	6.0	13.0	TIGHT BASALT
	13.10.2008	13.0	15.0	WEATHERED BASALT
	13.10.2008	15.0	23.0	BASALT
3797 WERRIBEE				
102582	06.05.1971	0.0	0.6	TOP SOIL
	06.05.1971	0.6	3.0	RIVER SILT DRY
	06.05.1971	3.0	5.5	HARD DRY BLUE CLAY
	06.05.1971	5.5	9.1	BLUESTONE
	06.05.1971	9.1	12.8	BROWN BASALT
	06.05.1971	12.8	15.9	RED BASALT AND WATER
	06.05.1971	15.9	24.7	BROWN BASALT

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	06.05.1971	24.7	33.5	SOFT BLUESTONE
102583	20.02.1976	0.0	0.3	TOP SOIL
	20.02.1976	0.3	1.5	RED CLAY
	20.02.1976	1.5	28.9	BASALT
102584	27.08.1980	0.0	0.1	TOP SOIL
	27.08.1980	0.1	3.0	MEDIUM FIRM FINE SANDY CLAY FRAGILE
	27.08.1980	3.0	3.2	VERY FINE BASALTIC CLAY
	27.08.1980	3.2	10.3	MEDIUM HARD BASALT
	27.08.1980	10.3	20.2	MEDIUM HARD PARTLY DECOMPOSED PINK BASALT
	27.08.1980	20.2	24.5	HARD BLUE STONE
	27.08.1980	24.5	25.3	MEDIUM HARD BASALT AND TRACES OF ALIVENE
	27.08.1980	25.3	28.5	MEDIUM HARD PINK BASALT FRACTURED
	27.08.1980	28.5	33.2	MEDIUM HARD BROWN
	27.08.1980	33.2	40.2	MEDIUM HARD BLUE
	27.08.1980	40.2	41.5	HARD BASALT
	27.08.1980	41.5	41.7	BROWN BASALT CLAYEY
	27.08.1980	41.7	42.0	FIRM BLUE SANDY CLAY
102586	05.06.1984	0.0	0.1	SURFACE SOIL
	05.06.1984	0.1	37.0	BASALT
	05.06.1984	37.0	42.0	BROKEN BASALT
102587	03.06.1984	0.0	0.1	TOPSOIL
	03.06.1984	0.1	40.0	BASALT
	03.06.1984	40.0	43.0	BROKEN BASALT
	03.06.1984	43.0	46.0	BASALT
102588	06.06.1984	0.0	1.0	TOPSOIL
	06.06.1984	1.0	10.0	CLAY
	06.06.1984	10.0	27.0	CLAY DRY GRAVEL
102589	06.06.1984	0.0	1.0	TOPSOIL
	06.06.1984	1.0	25.0	BASALT
	06.06.1984	25.0	37.0	WEATHERED BASALT
	06.06.1984	37.0	42.0	BASALT AND CLAY
102590	11.05.1981	0.0	3.0	TOP SOIL AND RED CLAY

SITE NO	START DATE	DEPTH FROM (m)	DEPTH TO (m)	MATERIAL
	11.05.1981	3.0	7.5	MOTTLED CLAY
	11.05.1981	7.5	47.0	BASALT
	11.05.1981	47.0	51.0	RED CLAY
	11.05.1981	51.0	57.0	BROWN AND GREY CLAY
	11.05.1981	57.0	70.0	BASALT
102592	06.03.1983	0.0	3.6	CLAY
	06.03.1983	3.6	42.7	BASALT
102595	02.11.1986	0.0	0.5	RED TOPSOIL
	02.11.1986	0.5	9.0	BASALT
	02.11.1986	9.0	15.0	YELLOW/RED CLAY
	02.11.1986	15.0	31.0	BASALT
102596	30.10.1986	0.0	7.0	RED TOPSOIL & CLAY
	30.10.1986	7.0	36.0	BASALT
102598	01.02.1990	0.0	1.0	TOPSOIL
	01.02.1990	1.0	2.0	CLAY
	01.02.1990	2.0	46.0	BASALT
102599				
102604				
102605				
102606				
138768	28.06.1999	0.0	3.0	TOP SOIL AND BROWN CLAY
	28.06.1999	3.0	4.0	HARD YELLOW CLAY
	28.06.1999	4.0	6.0	SOFT BROWN BASALT
	28.06.1999	6.0	12.0	SOFT BLUE BASALT
	28.06.1999	12.0	40.0	VERY PORUS SOFT BLUE BASALT
	28.06.1999	40.0	42.0	STICKY GREY CLAY
S9022017/1				
S9032926/1				
S9034847/1				

Appendix D. Site Inspection Photographs



Photo A.1 : Waste water drain covers (foreground), Septic tank (background). Property 4.



Photo A.2 : Disused quarry filled with waste. Property 9.



Photo A.3 : Tractor shed. Property 10



Photo A.4 : Scrap metal waste piles. Property 14.



Photo A.5 : Waste piles for various materials. Property 15



Photo A.6 : Waste piles. Property 15

Appendix E. Historical Aerial Photographs



Aerial Photograph

Site: PSP Area 40 - Ballan Road, Wyndham Vale, Victoria

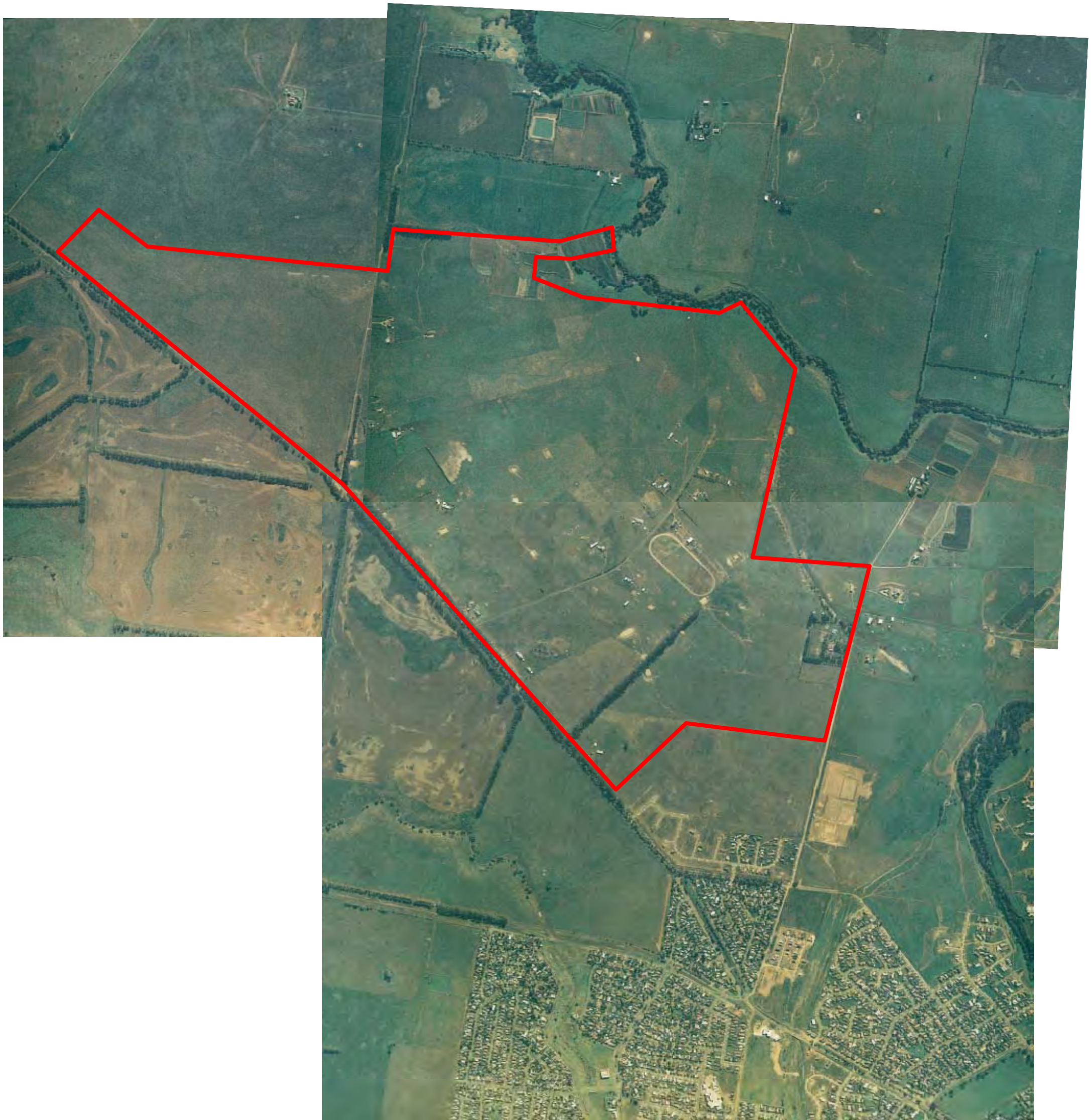
Year: 2009

Scale: 1:14,66 (Enlarged)

Run: NA

Photo: NA

Source: AusImage



Aerial Photograph

Site: PSP Area 40 - Ballan Road, Wyndham Vale, Victoria

Year: 1991

Scale: 1:15,000 (Enlarged)

Run: 20A and 21W

Photo: 172 and 173 (Run 20A) / 163 (Run 21W)

Source: Department of Sustainability and Environment – Land Information Centre



Aerial Photograph

Site: PSP Area 40 - Ballan Road, Wyndham Vale, Victoria

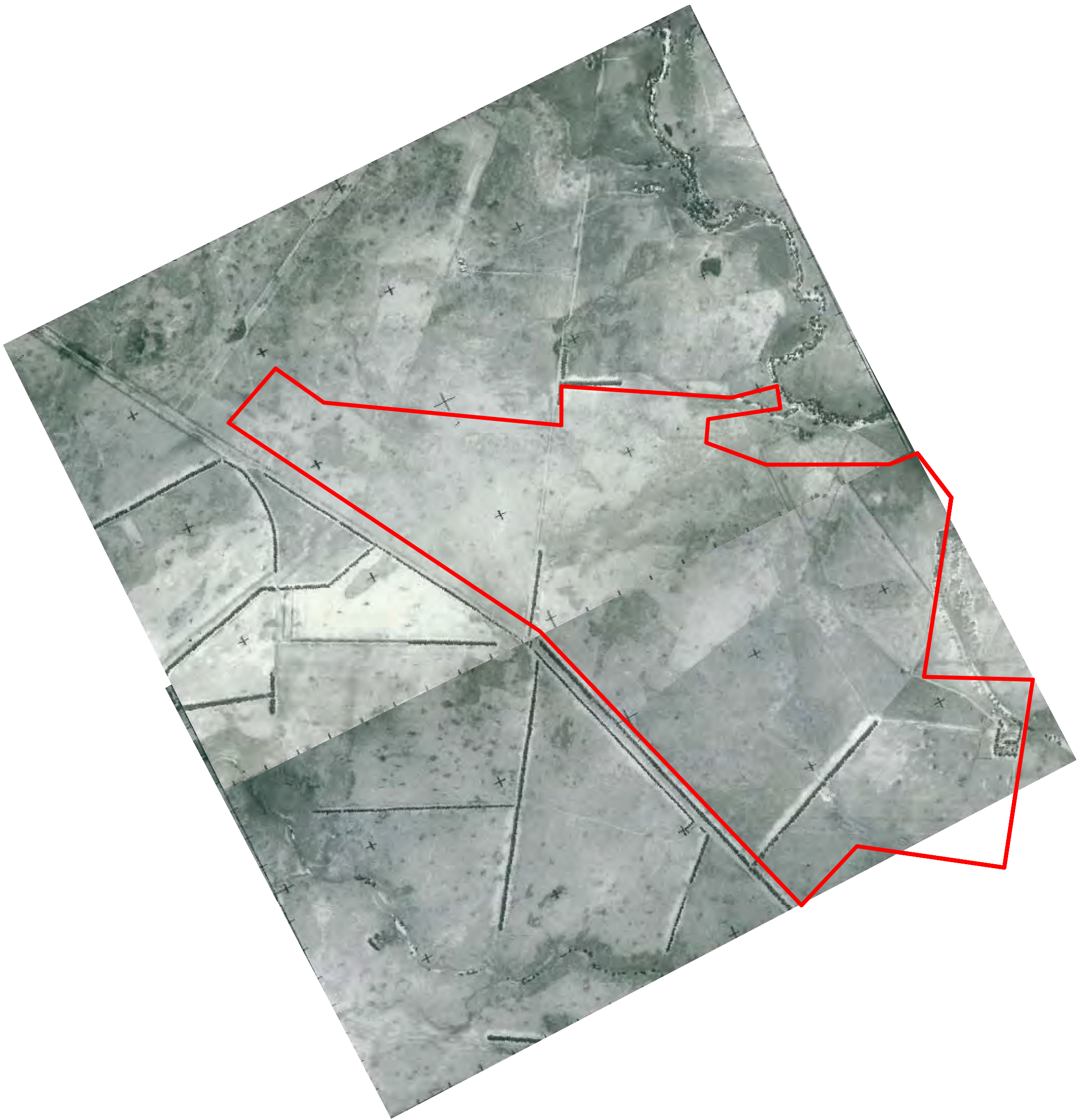
Year: 1963

Scale: 1:9,600 (Enlarged)

Run: 16 and 17W

Photo: 142 and 144 (Run 16) / 2 and 4 (Run 17W)

Source: Department of Sustainability and Environment – Land Information Centre



Aerial Photograph

Site: PSP Area 40 - Ballan Road, Wyndham Vale, Victoria

Year: 1946

Scale: 1:15,480 (Enlarged)

Run: 2

Photo: 67394

Source: Department of Sustainability and Environment – Land Information Centre