



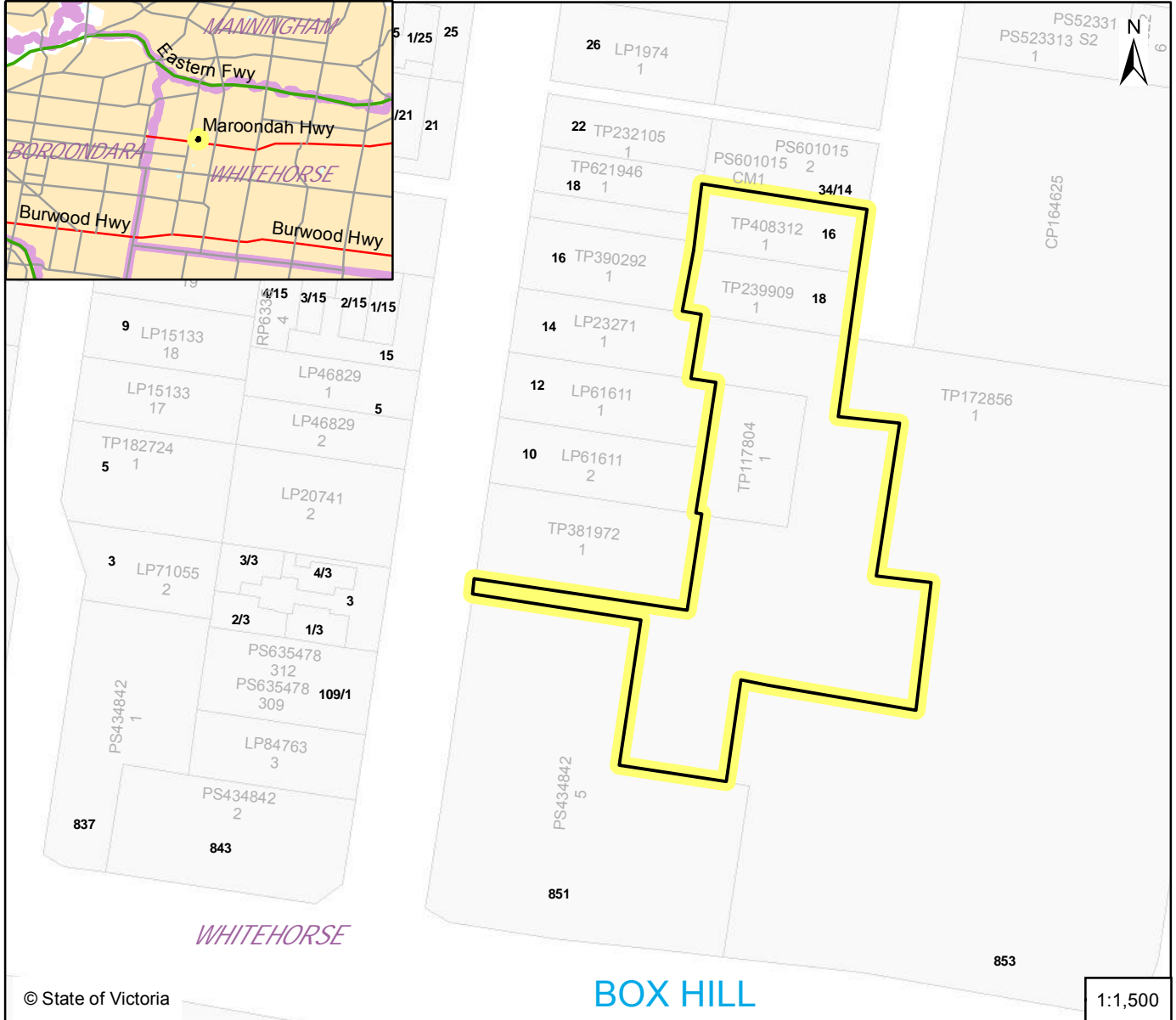
853 Whitehorse Road, Box Hill, 3128

CS00419










This report has been produced for the subject site:

853 Whitehorse Road, Box Hill, 3128



**Legend**

-  Subject Site
-  Watercourse
-  LGA NAME
-  Waterbody
-  Locality Name
-  Reserves
-  LGA Boundary

**What is CheckSite?**

Gathering information about a particular site to understand its history of use can be a time consuming and frustrating task. As a professional environmental auditor, developer or property consultant, you need access to a variety of information from reliable sources to assess whether the site may be associated with a risk or hazard.

CheckSite draws on information from a wide range of government agencies and authoritative sources to generate reports about a property. CheckSite provides you with complete, professional reports compiled from the best current information, freeing up your resources. All you have to do is provide an address or property description (Lot on Plan), CheckSite will do the rest!

Standard CheckSite reports not what you are looking for? Please contact Spatial Vision with your needs – we would be happy to provide an estimate of a custom solution.

CheckSite reports are produced by:  
 Spatial Vision Innovations Pty Ltd  
 Level 4, 575 Bourke Street Melbourne VIC 3000  
 Contact: ph +61 3 9691 3000 or info@checksite.com.au  
 www.checksite.com.au

The following searches have been undertaken for this report.

CONTENT	SOURCES	SEARCH UNDERTAKEN	INFO. PROVIDED	DETAILS
Current Aerial Image	<a href="#">Department of Environment Land, Water and Planning</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Provided
Title Search – Current Title	<a href="#">Landata</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Provided
Title Search – Copy of Plan	<a href="#">Landata</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Provided
Planning – Planning Property Report	<a href="#">Land Channel</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Provided
Basic Property Report	<a href="#">Land Channel</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Provided

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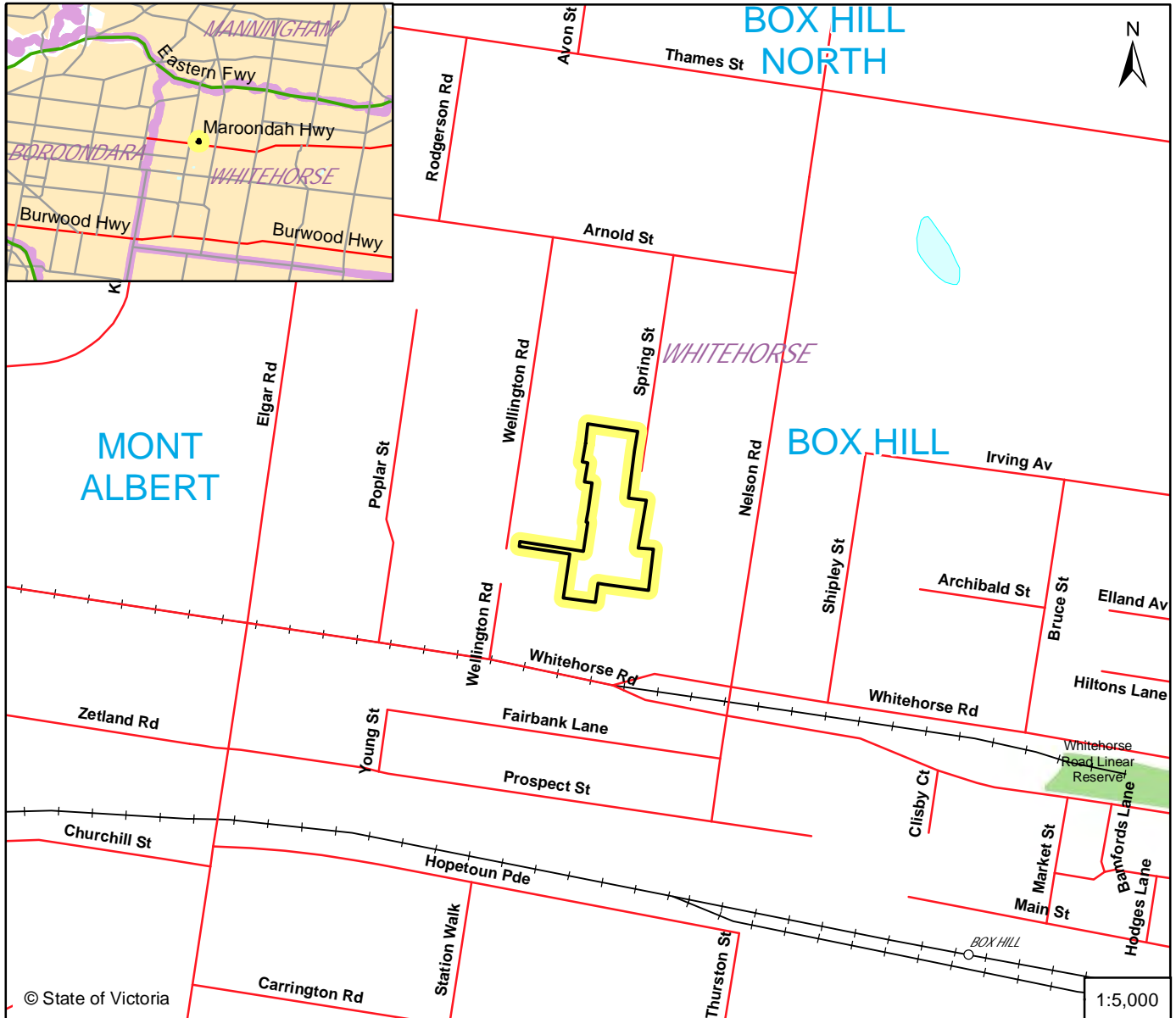
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## Property Description




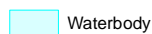












Address: 853 Whitehorse Road, Box Hill, 3128

Parish: Nunawading

Description: Part of Lot 2 on PS803396. Lot 1 on TP117804; Lot 1 on TP239909 and Lot 1 on TP408312



### Legend

 Subject Site	 Road Freeway	 Road 2WD	 Waterbody
 Road Highway	 Road 4WD	 Reserves	 LGA Boundary
 Road Local Sealed	 Road Bicycle Track	 Railway	
 Road Local Unsealed	 Road Walking Track	 Railway Station	
 Road Private Access			
 Road Proposed			

LGA  
NAME  
Locality  
Name

## Current Aerial Photography

Source: Department of Environment Land Planning and Transport Coordinated Imagery Program

Date: Autumn Epoch April 2016

Address: 853 Whitehorse Road, Box Hill, 3128



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

VOLUME 05585 FOLIO 842

Security no : 124064335193V  
Produced 01/02/2017 11:13 am

LAND DESCRIPTION

Lot 1 on Title Plan 408312U (formerly known as part of Portion 4 at Box Hill Parish of Nunawading).

PARENT TITLES :

Volume 04160 Folio 808      Volume 04349 Folio 783  
Created by instrument 1408097 03/09/1929

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

BOX HILL INSTITUTE OF TECHNICAL AND FURTHER EDUCATION of 465 ELGAR ROAD BOX HILL VIC 3128  
AC601447R 14/01/2004

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP408312U 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: 16 SPRING STREET BOX HILL VIC 3128

DOCUMENT END

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 408312U</b>
-------------------	------------------	-------------------

<p><b>Location of Land</b></p> <p>Parish: AT BOX HILL PARISH OF NUNAWADING</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion: 4(PT)</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 5585 FOL 842</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

**Description of Land / Easement Information**

*All this piece of Land delineated and coloured--*

red, blue, green and purple on the map in the margin being part of Crown Portion Four at Box Hill Parish of Nunawading County of Bourke - Together with a right of drainage and sewerage over the land colored yellow on the said map - As to the land colored red and purple Together with a right of carriage way over the roads shown on Plan of Subdivision No.1974 lodged in the Office of Titles -----

**ENCUMBRANCES REFERRED TO.**

As to the land colored green and purple -----

THE DRAINAGE AND SEWERAGE EASEMENT reserved by Instrument of Transfer No.1408097 in the Register Book -----

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 18/04/2000

VERIFIED: M.P

**COLOUR CODE**  
 BL = BLUE G = GREEN  
 R = RED Y = YELLOW  
 P = PURPLE

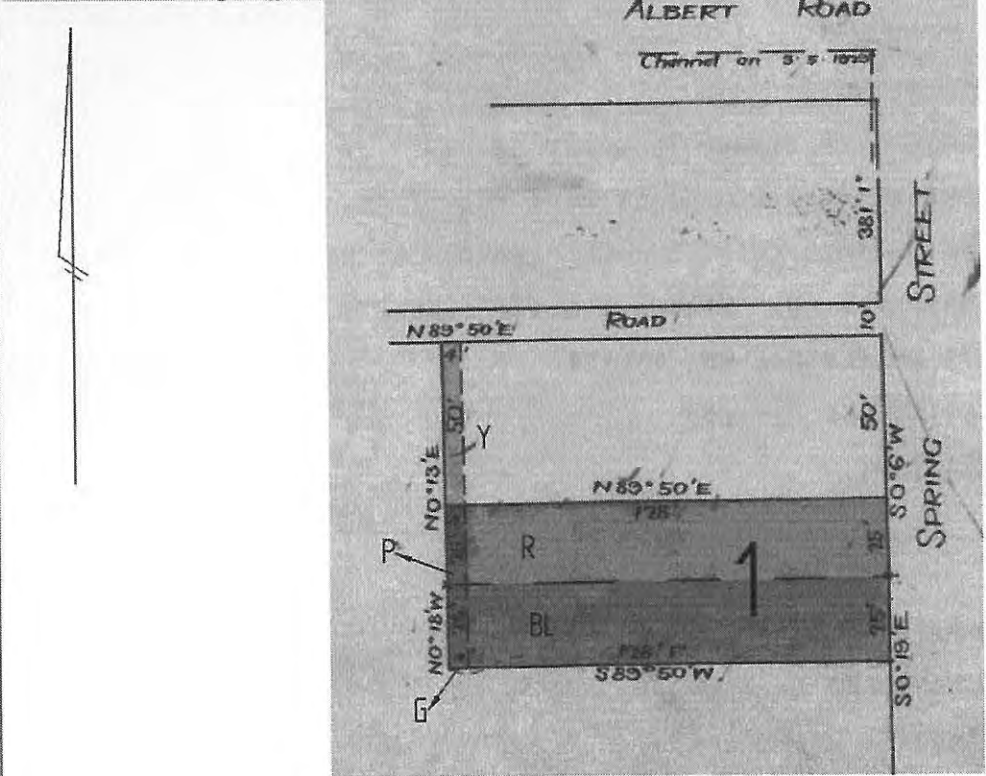


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CP 4 (PT)	

LENGTHS ARE IN FEET & INCHES	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 06848 FOLIO 499

Security no : 124064335104S

Produced 01/02/2017 11:10 am

LAND DESCRIPTION

Lot 1 on Title Plan 239909W (formerly known as part of Portion 4 Parish of Nunawading).

PARENT TITLE Volume 04349 Folio 783

Created by instrument 1994368 26/03/1946

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BOX HILL INSTITUTE OF TECHNICAL AND FURTHER EDUCATION of 465 ELGAR ROAD BOX HILL VIC 3128

AC601447R 14/01/2004

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP239909W 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: 18 SPRING STREET BOX HILL VIC 3128

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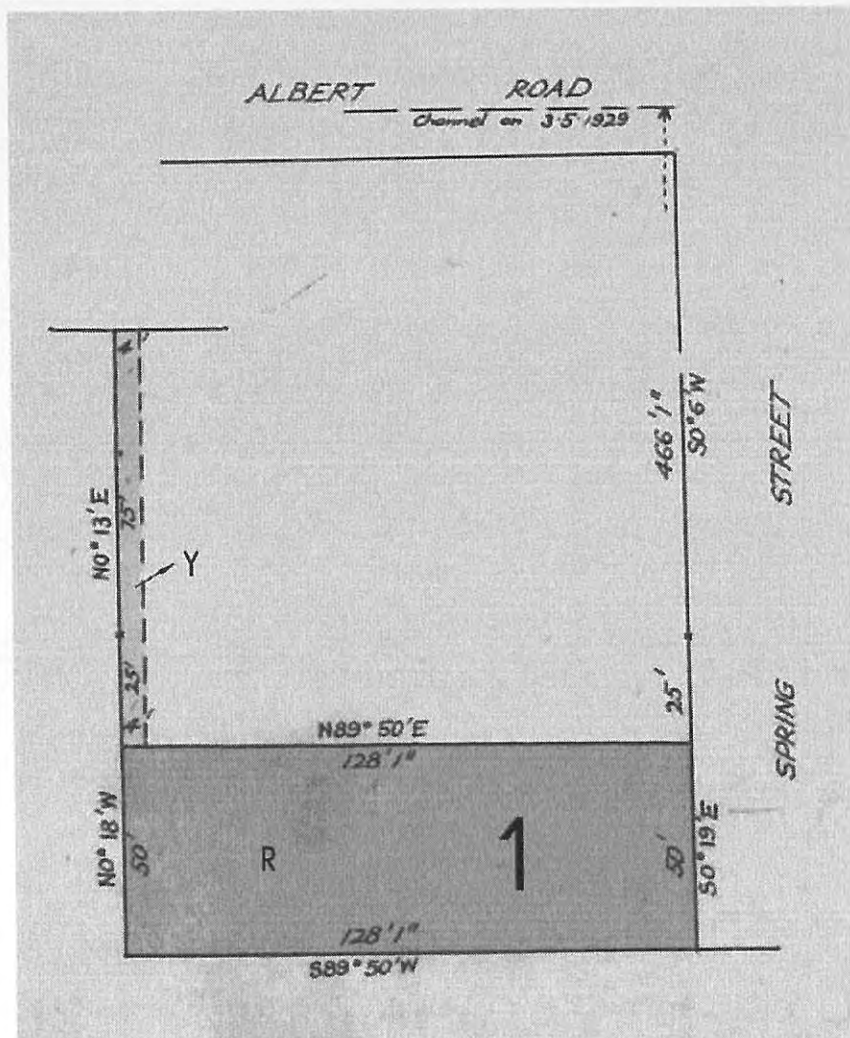
<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 239909W</b>
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<b>Location of Land</b> Parish: NUNAWADING Township: Section: Crown Allotment: Crown Portion: 4 (PT)  Last Plan Reference: Derived From: VOL 6848 FOL 499 Depth Limitation: NIL	<b>Notations</b>      ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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**Description of Land / Easement Information**

*All that piece of Land, delineated and coloured - red on the map in the margin being part of Crown Portion Four Parish of Nunawading County of Bourke - Together with a right of drainage and sewerage over the land -- coloured yellow on the said map - - - - -*

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED: 07/12/1999  
 VERIFIED: AA



**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 = CP 4 (PT)

**COLOUR CODE**  
 R = RED Y = YELLOW

LENGTHS ARE IN FEET & INCHES  
 Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

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

VOLUME 09792 FOLIO 863

Security no : 124064335109M  
Produced 01/02/2017 11:10 am

LAND DESCRIPTION

Lot 1 on Title Plan 117804T.  
PARENT TITLE Volume 08409 Folio 919  
Created by Application No. 062710R 03/08/1987

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BOX HILL INSTITUTE OF TECHNICAL AND FURTHER EDUCATION of 465 ELGAR ROAD BOX HILL VIC 3128  
AL407075H 07/10/2014

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP117804T 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: 853 WHITEHORSE ROAD BOX HILL VIC 3128

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 117804T
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<p>Location of Land</p> <p>Parish: NUNAWADING</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion: 4 (PT)</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9792 FOL 863</p> <p>Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 24/08/1999</p> <p>VERIFIED: CP</p>
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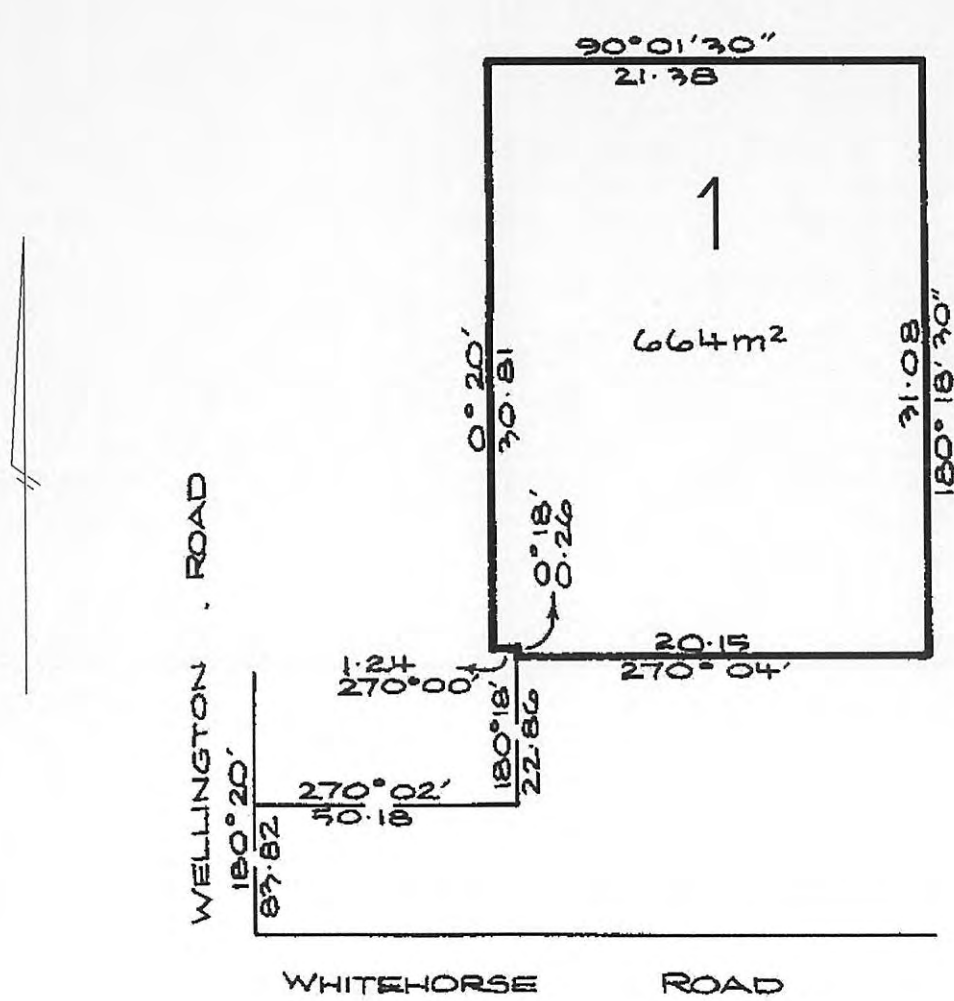


TABLE OF PARCEL IDENTIFIERS	
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PARCEL 1 = CP 4 (PT)	

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

VOLUME 11536 FOLIO 918

Security no : 124064335313Q  
Produced 01/02/2017 11:16 am

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 434842D.  
PARENT TITLE Volume 09260 Folio 168  
Created by instrument AL512793N 25/11/2014

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BOX HILL INSTITUTE OF TECHNICAL AND FURTHER EDUCATION of 465 ELGAR ROAD BOX  
HILL VIC 3128  
AL407075H 07/10/2014

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE PS434842D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS


NIL

DOCUMENT END

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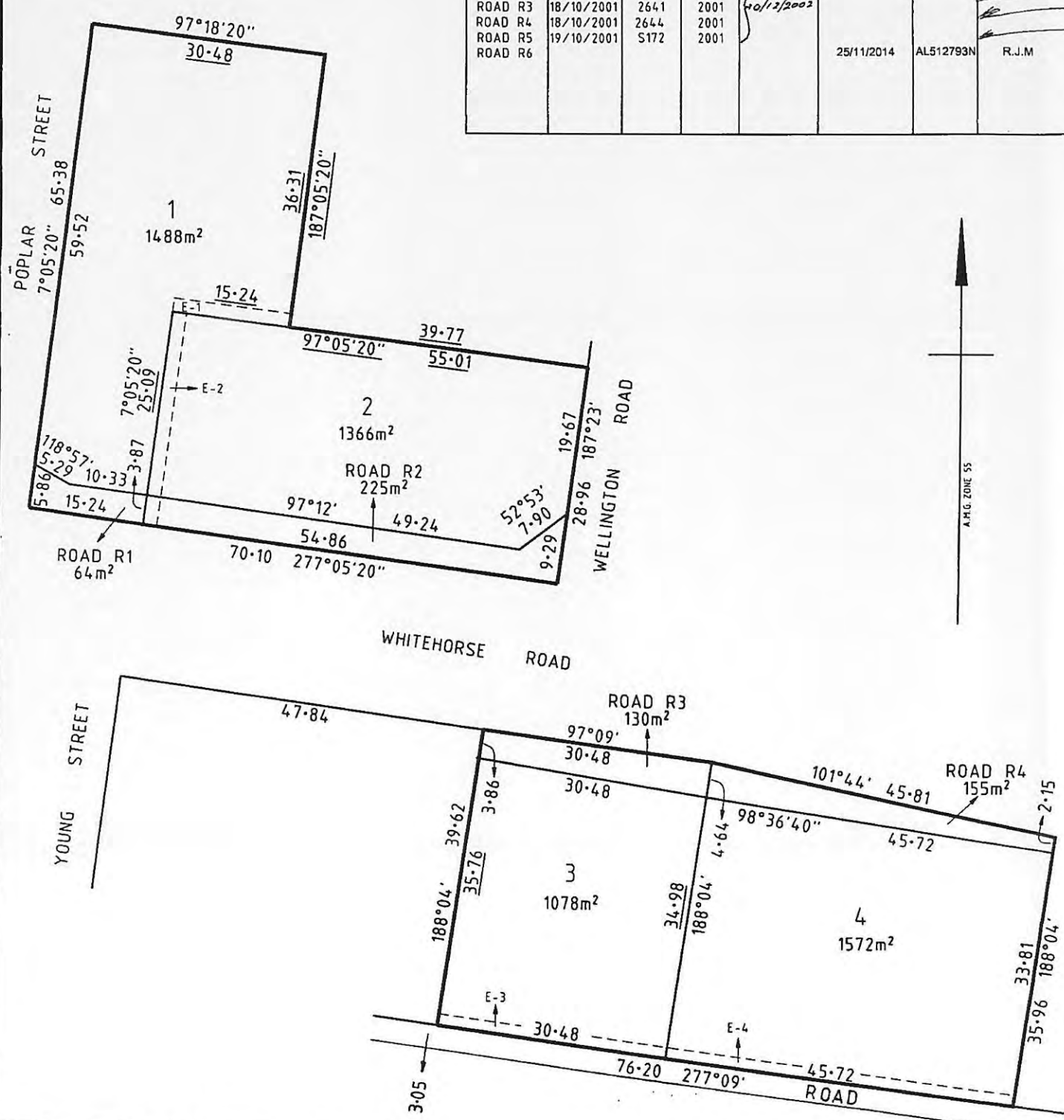
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<b>PLAN OF SUBDIVISION</b> Under Section 35 of the Subdivision Act 1988		STAGE NO. <hr/>	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 434842D</b>																																																																		
<b>Location of Land</b> Parish: Nunawading At Box Hill Section: _____ Crown Allotment: _____ Crown Portion: Part 4 & 5 LTO Base Record: DCMB (Metro) Title Reference: C/Ts Vol 8714 Fol 123, Vol 9260 Fol 168, Vol 9723 Fol 403, Vol 10671 Fol 860 Vol 10006 Fol 861 & Vol 10324 Fol 890 Last Plan Reference: Lot 1 LP 80231 CP 172329C, PC 160291T, . . . . . PC 163459P & PC 362684H Postal Address: Whitehorse Road (at time of subdivision) Box Hill 3128 AMG Co-ordinates E 334 200 ZONE: 55 (of approx. centre of land in plan) N 5 812 600		<b>Council Certification and Endorsement</b> Council Name: Whitehorse City Council Ref: 2874 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988. <del>C. This is a plan under section 35 of the Subdivision Act 1988 which creates (one) additional lot(s).</del> <del>D. It is certified under section 6 of the Subdivision Act 1988.</del> E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 6. <b>28 / 6 / 2002</b> G. This is a statement of compliance under section 21 of the Subdivision Act 1988. Council Delegate <del>Council Seal</del> Date <b>16 / 10 / 2002</b> Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate <del>Council Seal</del> Date <b>16 / 10 / 2002</b>																																																																				
<b>Vesting of Roads and / or Reserves</b> Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered. Only roads and reserves marked thus (%) vest upon registration of this plan.		<b>Notations</b>																																																																				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Identifier</th> <th style="width: 80%;">Council/Body/Person</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>ROADS CORPORATION</td> </tr> <tr> <td>ROAD R2</td> <td>ROADS CORPORATION</td> </tr> <tr> <td>ROAD R3</td> <td>ROADS CORPORATION</td> </tr> <tr> <td>ROAD R4</td> <td>ROADS CORPORATION</td> </tr> <tr> <td>ROAD R5</td> <td>ROADS CORPORATION</td> </tr> <tr> <td>ROAD R6</td> <td>ROADS CORPORATION</td> </tr> </tbody> </table>		Identifier	Council/Body/Person	ROAD R1	ROADS CORPORATION	ROAD R2	ROADS CORPORATION	ROAD R3	ROADS CORPORATION	ROAD R4	ROADS CORPORATION	ROAD R5	ROADS CORPORATION	ROAD R6	ROADS CORPORATION	Staging This is not a staged subdivision Planning Permit No. Not applicable  Depth Limitation Does not apply  Land to be acquired by compulsory process: Roads R1, R2, R3, R4 & R5  Land to be acquired by agreement: Road R6  All the land is to be acquired free from all encumbrances other than any easements specified on this plan. The land being subdivided is enclosed within thick continuous lines. Dimensions shown underlined are not the result of this survey.  Survey This plan is based on survey and is compiled from Roads Corp SPs 19960C & 19961. This survey has been connected to permanent marks no(s). _____ in Proclaimed Survey Area No. _____																																																						
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<b>Easement Information</b> Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)  Easements marked (-) are existing easements. Easements marked (+) are created upon registration of this plan. Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (W) are removed when the appropriate vesting date is recorded or transfer registered.		LTO use only  Statement of Compliance/ Exemption Statement  Received <input checked="" type="checkbox"/>  Date <b>14 / 8 / 02</b>  LTO use only <b>PLAN REGISTERED</b> Time <b>9.09 AM</b> Date <b>10 / 12 / 2002</b>   Assistant Registrar of Titles Sheet 1 of 3 Sheets																																																																				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Symbol</th> <th>Subject Land</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>E-1</td> <td>DRAINAGE &amp; SEWERAGE</td> <td>1-83</td> <td>LP 84763</td> <td>LAND IN LP 84763</td> </tr> <tr> <td>-</td> <td>E-2</td> <td>DRAINAGE &amp; SEWERAGE</td> <td>1-83</td> <td>LP 80231</td> <td>LAND IN LP 80231</td> </tr> <tr> <td>-</td> <td>E-3</td> <td>CARRIAGEWAY</td> <td>1-50</td> <td>INSTRUMENT M500866P</td> <td>CITY OF BOX HILL</td> </tr> <tr> <td>-</td> <td>E-4</td> <td>CARRIAGEWAY</td> <td>1-50</td> <td>INSTRUMENT M67902A</td> <td>CITY OF BOX HILL</td> </tr> <tr> <td>*</td> <td>R1</td> <td>WAY</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>LAND IN THIS PLAN</td> </tr> <tr> <td>*</td> <td>R2</td> <td>WAY</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>LAND IN THIS PLAN</td> </tr> <tr> <td>*</td> <td>R3</td> <td>WAY</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>LAND IN THIS PLAN</td> </tr> <tr> <td>*</td> <td>R4</td> <td>WAY</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>LAND IN THIS PLAN</td> </tr> <tr> <td>*</td> <td>R5</td> <td>WAY</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>LAND IN THIS PLAN</td> </tr> <tr> <td>*</td> <td>R6</td> <td>WAY</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>LAND IN THIS PLAN</td> </tr> </tbody> </table>		Symbol	Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	-	E-1	DRAINAGE & SEWERAGE	1-83	LP 84763	LAND IN LP 84763	-	E-2	DRAINAGE & SEWERAGE	1-83	LP 80231	LAND IN LP 80231	-	E-3	CARRIAGEWAY	1-50	INSTRUMENT M500866P	CITY OF BOX HILL	-	E-4	CARRIAGEWAY	1-50	INSTRUMENT M67902A	CITY OF BOX HILL	*	R1	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN	*	R2	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN	*	R3	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN	*	R4	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN	*	R5	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN	*	R6	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN	Licensed Surveyor <b>KENNETH DOUGLAS ADAMS</b> (PRINT) SIGNATURE _____ DATE <b>24 / 9 / 02</b> JBN 20968 REF. <b>SP 19960C PS1</b> VERSION 1 DATE <b>16 / 10 / 2002</b> COUNCIL DELEGATE SIGNATURE Original sheet size A3		
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-	E-3	CARRIAGEWAY	1-50	INSTRUMENT M500866P	CITY OF BOX HILL																																																																	
-	E-4	CARRIAGEWAY	1-50	INSTRUMENT M67902A	CITY OF BOX HILL																																																																	
*	R1	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN																																																																	
*	R2	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN																																																																	
*	R3	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN																																																																	
*	R4	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN																																																																	
*	R5	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN																																																																	
*	R6	WAY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN																																																																	
ROADS CORPORATION Land Information and Survey Department 60 Denmark Street Kew 3101 K.D. Adams Tel 98542086 Fax 98533537 USTN FILE:- LI&S/semetro01/20968psa.dgn																																																																						

<b>PLAN OF SUBDIVISION</b> Under section 35 of the Subdivision Act 1988	Stage No. _____	Plan Number <b>PS 434842D</b>
--	-----------------	----------------------------------

Land affected	Land acquired by compulsory process				Date of recording of vesting date	Date of registration of transfer	LTO reference	Assistant Registrar of Titles Signature
	Vesting date	Government Gazette		Date of registration of transfer				
		Page	Year					
ROAD R1	8/11/2001	2808	2001	20/12/2002			R.J.M.	
ROAD R2	18/10/2001	2641	2001					
ROAD R3	18/10/2001	2641	2001					
ROAD R4	18/10/2001	2644	2001					
ROAD R5	19/10/2001	5172	2001					
ROAD R6								



**ROADS CORPORATION**  
 Land Information and Survey Department  
 60 Denmark Street  
 Kew 3101  
 K.D. Adams Tel 98542086 Fax 98533537  
 USTN FILE - L1&S/semetra01/20960psa.dgn

ORIGINAL SCALE  
 SCALE SHEET SIZE  
 1:500 A3

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) **KENNETH DOUGLAS ADAMS**

SIGNATURE \_\_\_\_\_ DATE **24 / 9 / 02**

JBN 20968  
 REF. **SP 19960C PS1** VERSION 1

Sheet 2 of 3 Sheets

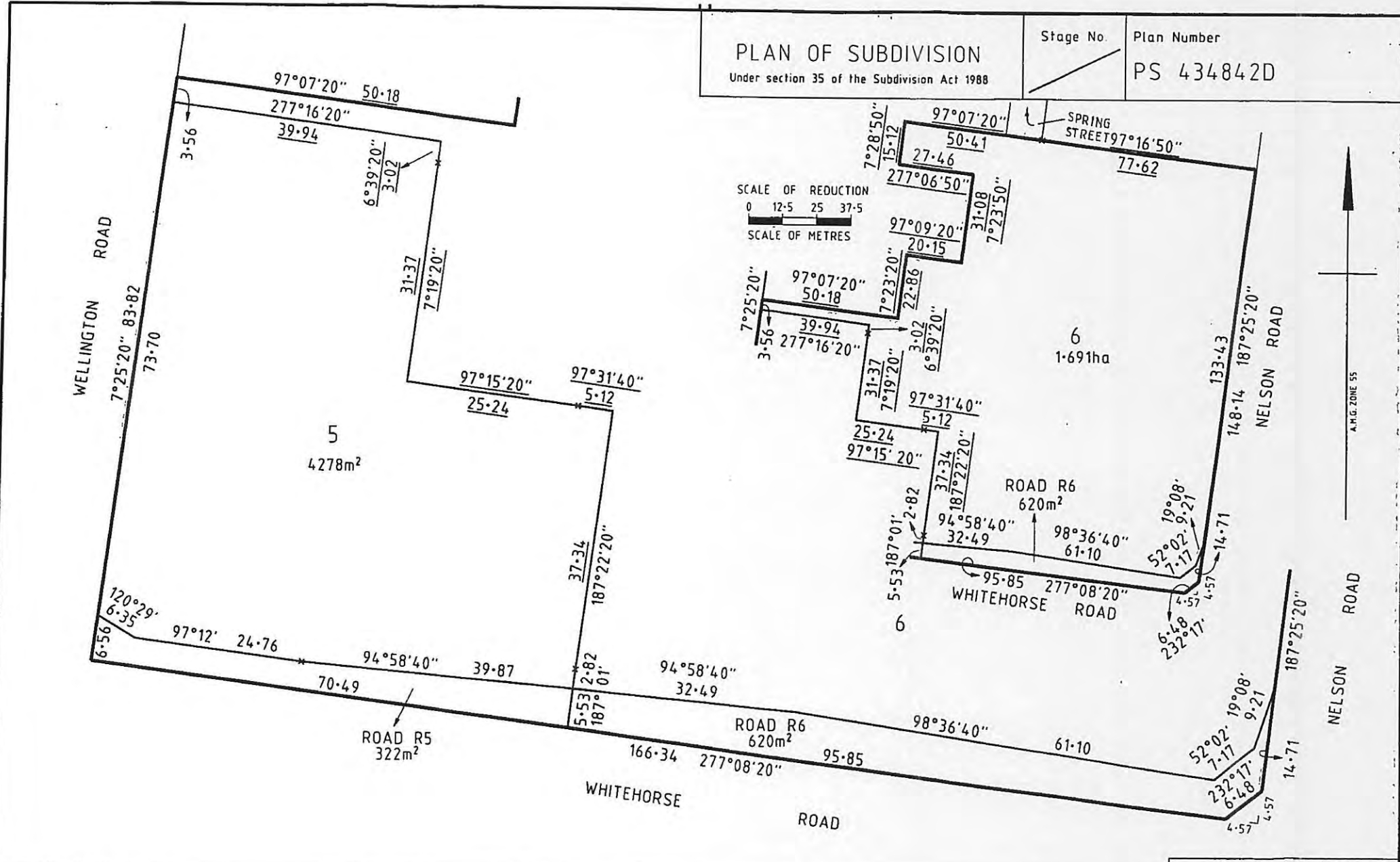
DATE **16 / 10 / 2002**

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

Original sheet size A3

**PLAN OF SUBDIVISION**  
 Under section 35 of the Subdivision Act 1988

Stage No.	Plan Number
	PS 434842D



**ROADS CORPORATION**  
 Land Information and Survey Department  
 60 Denmark Street  
 Kew 3101  
 K.D. Adams Tel 98542086 Fax 98533537  
 USTN FILE:- LI&S/semetro01/20968psa.dgn

ORIGINAL		SCALE
SCALE	SHEET SIZE	
1.500	A3	

5 0 5 10 15 20  
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) **KENNETH DOUGLAS ADAMS**

SIGNATURE \_\_\_\_\_ DATE **24 / 7 / 02**

JBN 20968  
 REF. **SP 19960C** PS1 VERSION 1

Sheet 3 of 3 Sheets

DATE **16 / 10 / 2002**

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_  
 Original sheet size A3

<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 172856L</b>
-------------------	--	------------------	-------------------

<p><b>Location of Land</b></p> <p>Parish: NUNAWADING</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion: 4(PT)</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9260 FOL 168</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 04/10/1999</p> <p>VERIFIED: BC</p>
--	---

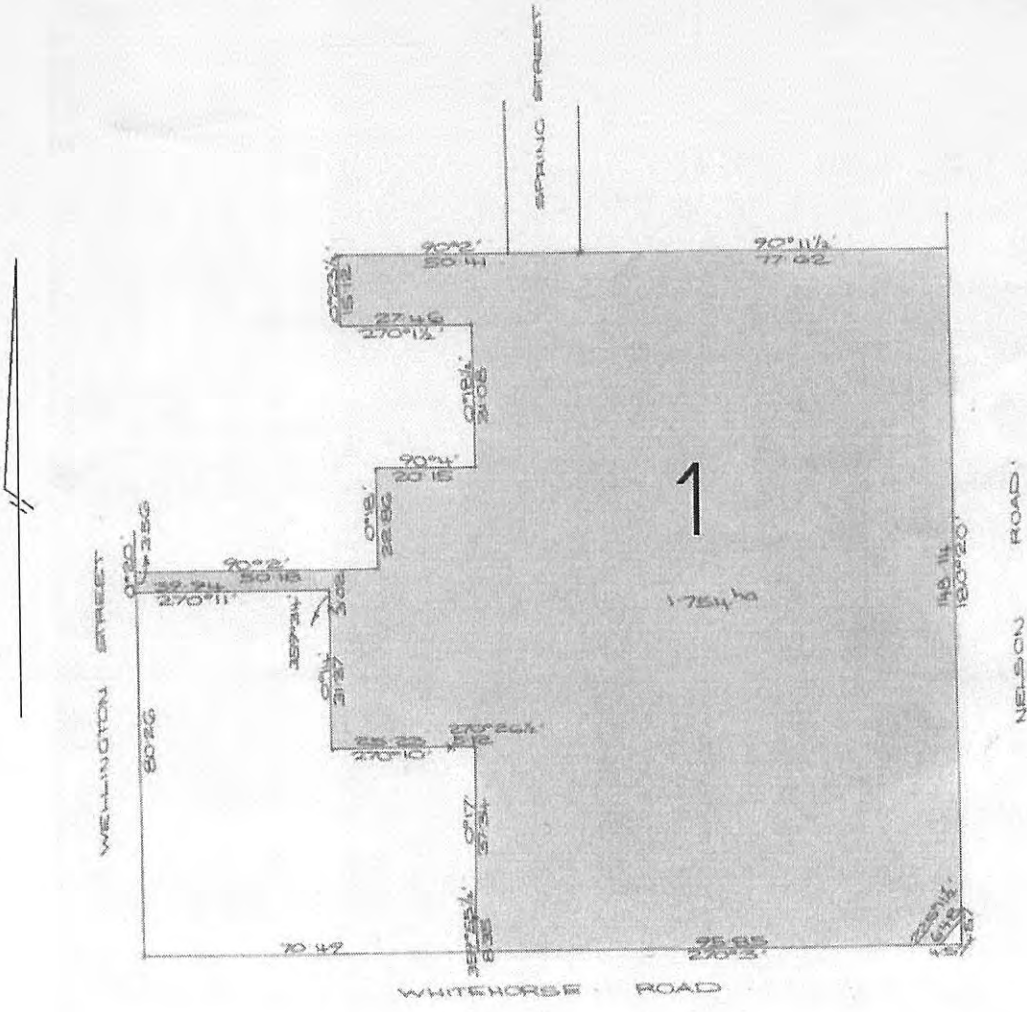


TABLE OF PARCEL IDENTIFIERS
<p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p> <p>PARCEL 1 = CP 4 (PT)</p>

<p>LENGTHS ARE IN METRES</p>	<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>
------------------------------	--	----------------------------



## What is CheckSite?

Gathering information about a particular site to understand its history of use can be a time consuming and frustrating task. As a professional environmental auditor, developer or property consultant, you need access to a variety of information from reliable sources to assess whether the site may be associated with a risk or hazard.

CheckSite draws on information from a wide range of government agencies and authoritative sources to generate reports about a property. CheckSite provides you with complete, professional reports compiled from the best current information, freeing up your resources. All you have to do is provide an address or property description (Lot on Plan), CheckSite will do the rest!

Standard CheckSite reports not what you are looking for? Please contact Spatial Vision with your needs – we would be happy to provide an estimate of a custom solution.

CheckSite reports are produced by:

Spatial Vision Innovations Pty Ltd

Level 4, 575 Bourke Street Melbourne VIC 3000

Contact: ph +61 3 9691 3000 or [info@checksite.com.au](mailto:info@checksite.com.au)

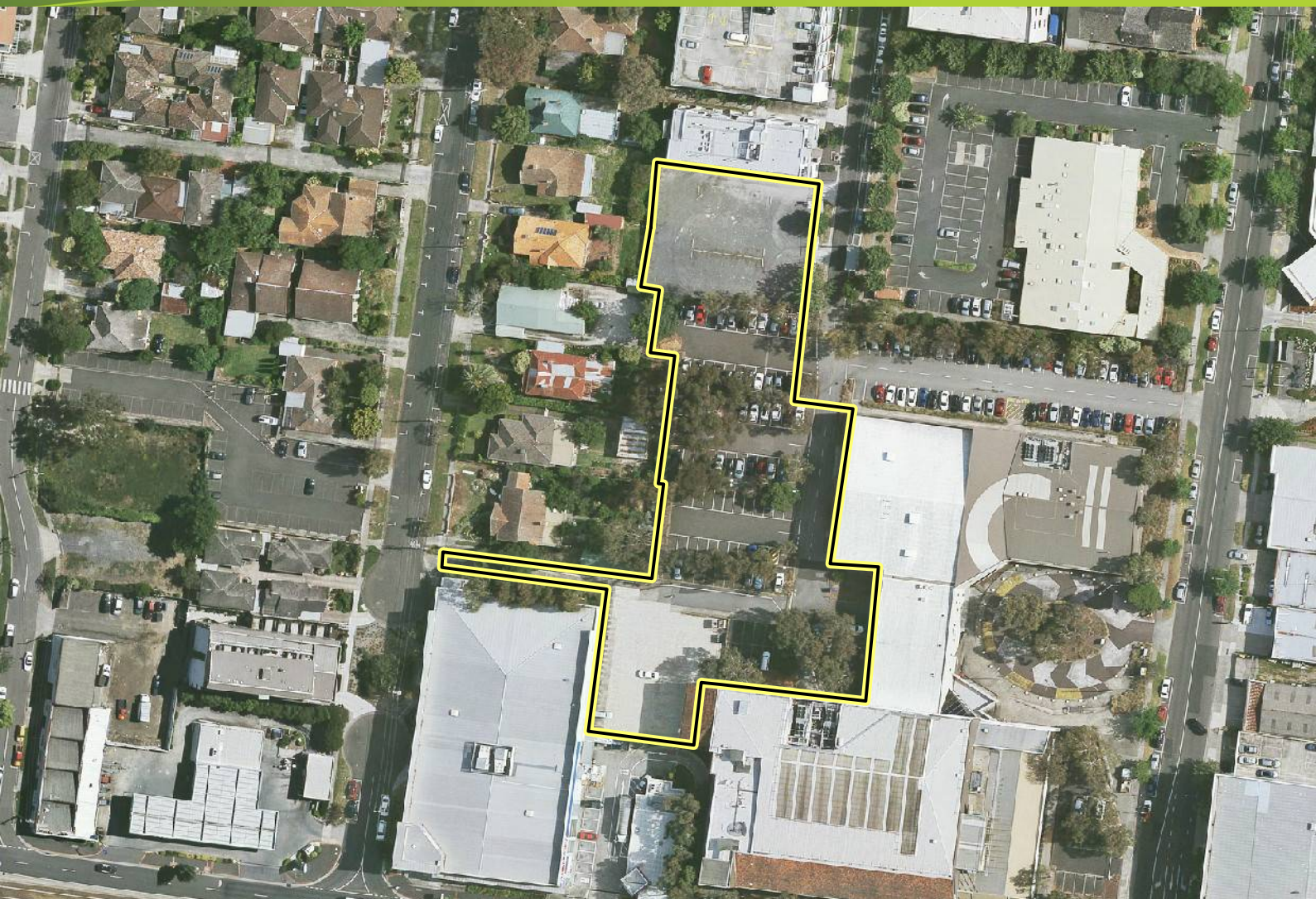
[www.checksite.com.au](http://www.checksite.com.au)



**CheckSite**  
Environmental

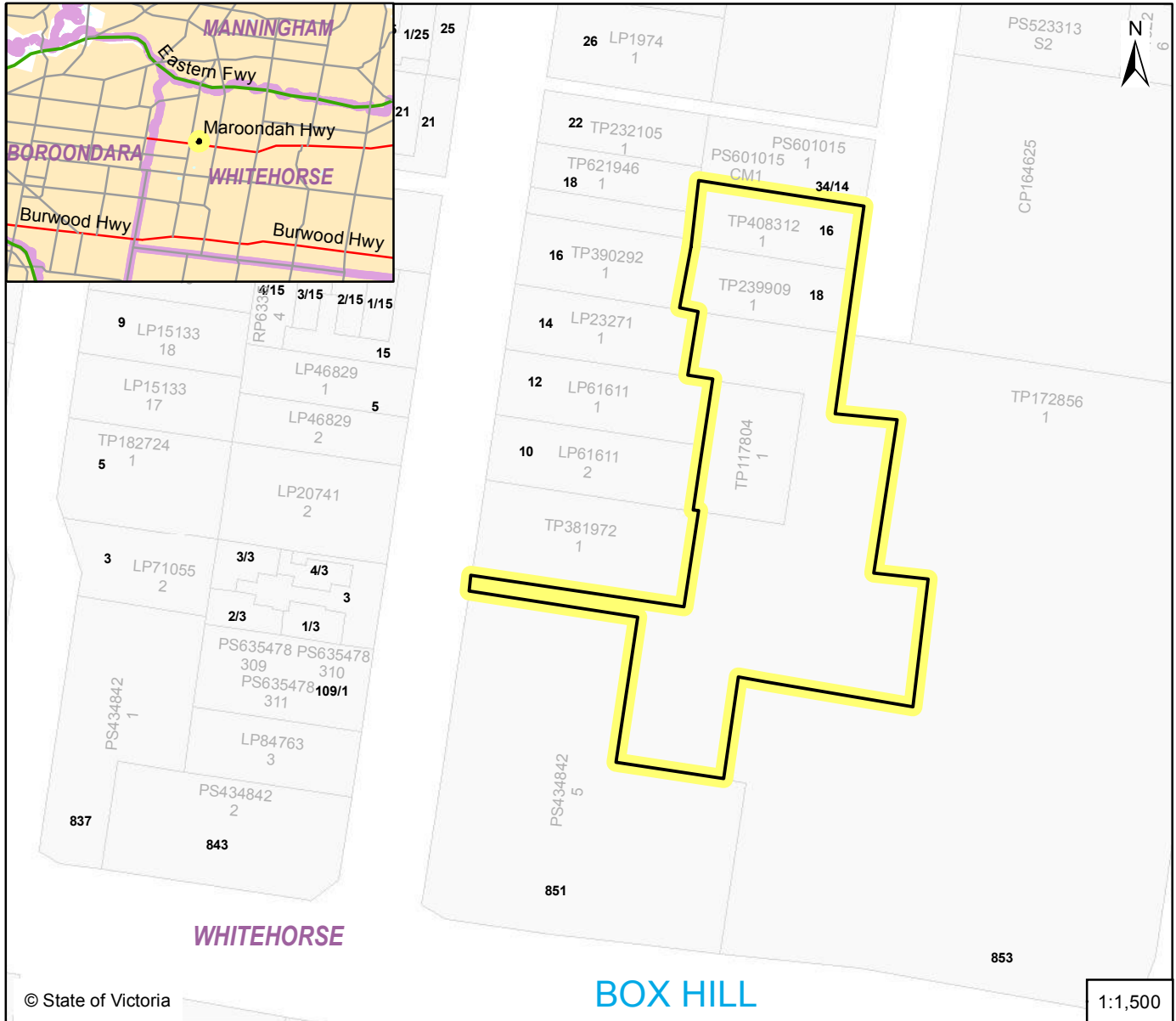
853 Whitehorse Road, Box Hill, 3128

CS00419








This report has been produced for the subject site:

**853 Whitehorse Road, Box Hill, 3128**



**Legend**

-  Subject Site
-  Watercourse
-  Waterbody
-  Reserves
-  LGA Boundary
- LGA NAME**
- Locality Name**

**What is CheckSite?**

Gathering information about a particular site to understand its history of use can be a time consuming and frustrating task. As a professional environmental auditor, developer or property consultant, you need access to a variety of information from reliable sources to assess whether the site may be associated with a risk or hazard.

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 www.checksite.com.au

## Environment Protection Responsibility in Victoria

The Environment Protection Authority's sole role is to regulate pollution and has independent authority to make regulatory decisions under the [Environment Protection Act 1970](#).

EPA aspires to create a healthy environment that supports a liveable and prosperous Victoria. By effectively regulating pollution in Victoria, the EPA strives to deliver clean air, healthy waterways, safe land and minimal disturbances from noise and odour for Victorians.

EPA is an administrative office of the Department of Sustainability and Environment.

CheckSite provides you with information regarding three different aspects of the work of the EPA in Victoria. It provides information on

- EPA Priority Sites
- EPA Licensed Sites
- Certificates and Statements of Environmental Audit

### *Priority Sites and the Priority Sites Register*

Priority sites are sites for which EPA has issued a clean-up notice pursuant to section 62A or a pollution abatement notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the [Environment Protection Act 1970](#).

The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean-up, monitoring and/or institutional controls.

The Priority Sites Register is not a listing of all contaminated sites in Victoria, nor is it a list of all contaminated sites of which EPA has knowledge.

The Priority Sites Register does not list sites managed by voluntary agreements or sites subject to management by planning controls (for example sites managed in accordance with section 173 agreement under the Planning and Environment Act 1987). Land purchasers should be aware of these limitations and make their own enquiries.

Click [here](#) for further information about Priority Sites and the Priority Sites Register.

### *EPA Licences*

Under the *Environment Protection Act 1970*, premises which have the potential for significant environmental impact are subject to works approvals (for construction or modification of facilities or processes) and/or licences (for operating conditions, discharge limits, monitoring and reporting requirements).

The *Environment Protection (Scheduled Premises and Exemptions) Regulations 2007* prescribe the premises that are subject to works approval and/or licensing by EPA, and provide for exemptions in certain circumstances. They provide a means to effectively manage these premises in a transparent way, which ensures an adequate level of community confidence is maintained.

EPA issues licences for all scheduled premises. Licences contain standard conditions that aim to control the operation of the premises so that there is no adverse effect on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, and

noise and odour. The [Environment Protection Act 1970](#) specifies penalties for breach of licence conditions and for operating a site without a licence.

For further information about EPA Licences visit the [Licences](#) section of the EPA Website

#### *Certificates and Statements of Environmental Audit.*

An environmental audit is an assessment of the nature and extent of harm (or risk of harm) to the environment posed by an industrial process or activity, waste, substance or noise. An audit must be able to deliver authoritative advice that can be relied upon to make decisions affecting our future.

The [Environment Protection Act 1970](#) provides for the statutory appointment of environmental auditors and their responsibilities to ensure high quality, rigorous environmental audits are conducted by appropriately qualified professionals.

[Appointed environmental auditors](#) may be engaged by anyone from private or public sectors to provide independent, objective environmental advice.

The most extensive use of the system to date has been by planning authorities, government agencies and the private sector to ensure potentially contaminated land is suitable for its intended use, or to advise how to make the land suitable for its intended use.

EPA maintains a searchable list of properties issued either with a certificate or statement of environmental audit under part IXD of the *Environment Protection Act 1970* since the environmental audit system commenced in 1990.

**A certificate of environmental audit** is issued for a property where, following an audit, an environmental auditor believes the environmental condition of the land is suitable for any beneficial use.

**A statement of environmental audit** is issued where, following an audit, an environmental auditor believes the land isn't suitable for all possible beneficial uses, but is suitable for specific uses or developments. It may contain conditions for clean-up or management of contamination. If the land use changes for a property which has been issued an environmental audit, a new audit may be needed.

Further information about Victoria's system of Environmental Auditing may be found [here](#).

## **Energy Safe Victoria - Cathodic Protection Database Search**

Cathodic protection devices protect structures and metalwork from corrosion. They place the metal to be protected by a cathode element in an electric current which encourages corrosion in a less critical or cheaper, anode material.

Cathodic protection systems are often used with structures like building reinforcement, buried metallic pipeline and cables.

The [Electricity Safety Act 1998](#) (the Act) contains provisions relating to Cathodic Protection Systems (CPS), Mitigation Systems and the constitution of the Victorian Electrolysis Committee (VEC). Section 93(1) of the Act prohibits the operation of a Cathodic Protection System unless that system is registered with Energy Safe Victoria (ESV) in accordance with the Regulations.

The VEC maintains the register to Cathodic Protection Systems installed in Victoria. CheckSite requests a search of the Cathodic Protection register to determine whether there is any CPS at the subject site.

The Cathodic Protection search will only identify whether CPS are present at the subject site – it will not identify whether they are present at neighbouring sites.

For further information about Cathodic Protection in Victoria visit the ESV [website](#).

### **WorkSafe Victoria Dangerous Goods Database Search**

Dangerous goods can cause injury and death and can seriously damage property and the environment.

In Victoria WorkSafe Victoria licences certain types of work including the handling and transport of Dangerous Goods. WorkSafe Victoria maintains a database of sites where licences have been issued permitting Dangerous Goods handling and storage. CheckSite requests a search of the Dangerous Goods Database to determine whether there is any record of Dangerous Goods handling and storage at the subject site.

The property owner's permission must be provided before a Dangerous Goods Database Search can be undertaken for a site. The database search will only identify whether Dangerous Goods are managed at the subject site – it will not identify whether they are present at neighbouring sites.

For further information about the management and licensing of Dangerous Goods in Victoria visit the WorkSafe Victoria [website](#).

The following searches have been undertaken for this report.

CONTENT	SOURCES	SEARCH UNDERTAKEN	INFO. PROVIDED	DETAILS
Certificates and Statements of Environmental Audit.	<a href="#">EPA Victoria</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Audits within 1km of site Refer to map
EPA Priority Sites Register	<a href="#">EPA Victoria</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Priority sites exist within 1km radius Refer to map
EPA Priority Sites Extract *	<a href="#">Landata</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Refer to Extract from Priority Sites Register
EPA Licence Register	<a href="#">EPA Victoria</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	No EPA Licenses within 1km of site Refer to map
Petrol Stations/ Garages 1965, 1975, 1985 and 1995	<a href="#">Spatial Vision</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Petrol Stations/Garages Within 1km of site Refer to map
Energy Safe Victoria - Cathodic Protection Search	<a href="#">Energy Safe Victoria</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	No Cathodic Protection on site. ESV response included in this report
WorkSafe Victoria - Dangerous Goods Search	<a href="#">WorkSafe Victoria</a>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	Awaiting permission letter Not included in this report

\*Note that occasionally the information provided on the Priority Sites map will differ from the information in the EPA Priority Sites Extract. The extract is based on an approximate map reference, while CheckSite researches the Priority Sites Register to identify the Priority Sites on and around a property.

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## EPA SEARCH

	Certificates and Statements of Environmental Audit	Priority Sites Register	EPA Licences
On the site	NO	NO	NO
Around the site	YES	YES	NO

### Certificates and Statements of Environmental Audit

CARMS No	Address	Locality	Link to Further Information
45255-1	FEDERATION STREET	BOX HILL	<a href="http://apps.epa.vic.gov.au/EnvAuditFiles/53X/45255-1/45255-1_a.pdf">http://apps.epa.vic.gov.au/EnvAuditFiles/53X/45255-1/45255-1_a.pdf</a>
19617-1	27-28 OXFORD ST	BOX HILL	<a href="http://apps.epa.vic.gov.au/EnvAuditFiles/53X/19617-1/19617-1_a_C.pdf">http://apps.epa.vic.gov.au/EnvAuditFiles/53X/19617-1/19617-1_a_C.pdf</a>
73893-1	519-521 STATION STREET	BOX HILL	<a href="http://apps.epa.vic.gov.au/EnvAuditFiles/53X/73893-1/73893-1_a.pdf">http://apps.epa.vic.gov.au/EnvAuditFiles/53X/73893-1/73893-1_a.pdf</a>

### EPA Priority Sites Register

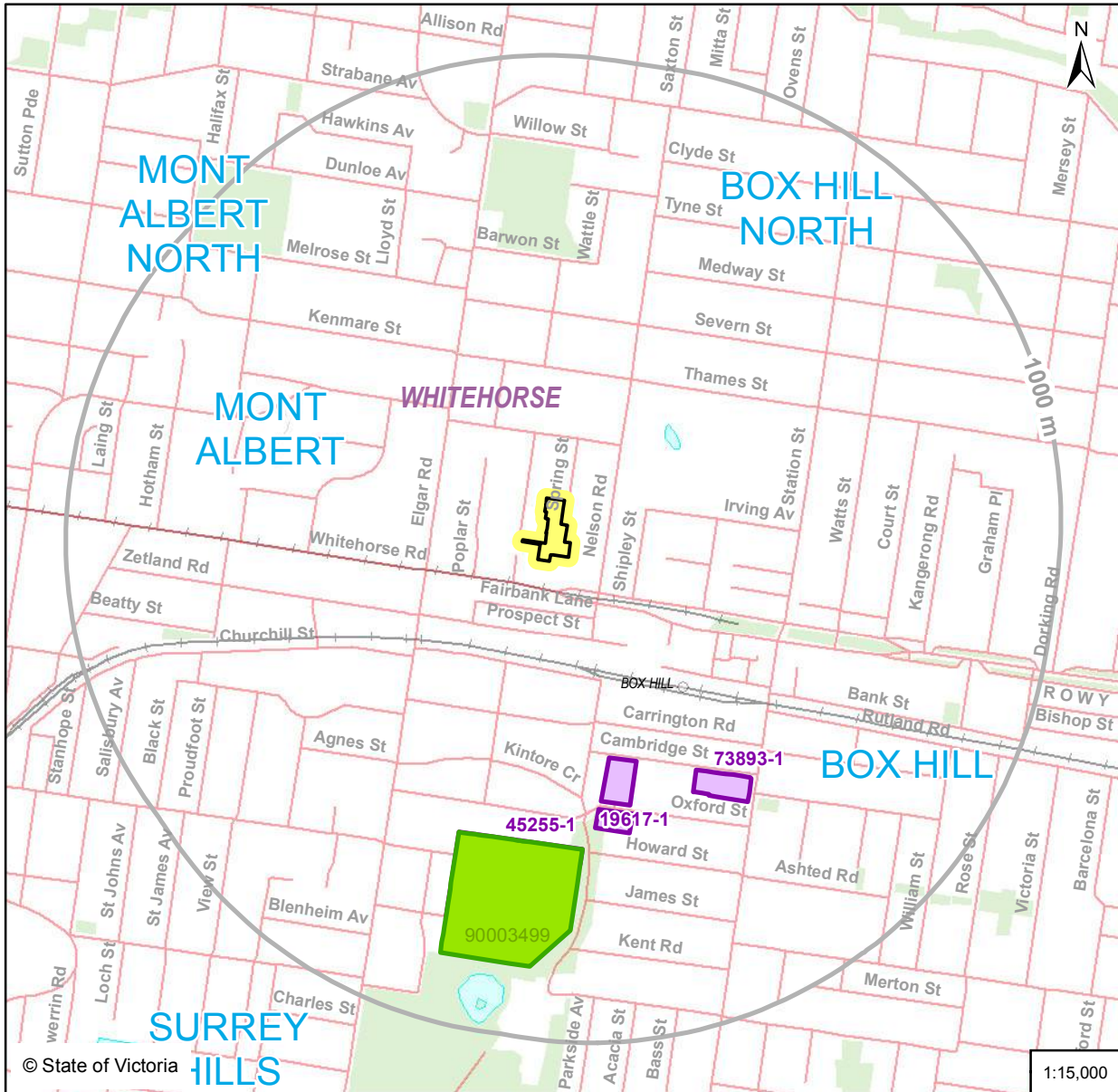
NOTICE Id	Address	Locality	Issue
90003499	14 Federation ST	Box Hill	Former Landfill. Requires ongoing management

### EPA Licences






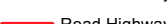












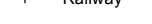


Licence Id	Licensee	Premises Address	Link to Further Information

## Environmental Information Search

### 853 Whitehorse Road, Box Hill, 3128



#### Legend

 Subject Site	 Road Freeway	 Road 2WD	 Waterbody	<b>LGA</b>	 EPA Priority Sites
	 Road Highway	 Road 4WD	 Reserves	<b>NAME</b>	 Former EPA Priority Sites
	 Road Local Sealed	 Road Bicycle Track	 LGA Boundary	<b>Locality</b>	 EPA Audits
	 Road Local Unsealed	 Road Walking Track	 Railway	<b>Name</b>	 EPA Licence Sites
	 Road Private Access	 Railway Station			 EPA Corporate Licences
	 Road Proposed				

# Extract of EPA Priority Site Register

Page 1 of 1



\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 18 SPRING STREET  
SUBURB: BOX HILL  
MUNICIPALITY: CITY OF WHITEHORSE

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 75A Reference D2  
Melways 40th Edition, Street Directory, Map 47 Reference C8

DATE OF SEARCH: 27th October 2016

## PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

## IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which EPA has requirements for active management of land and groundwater contamination. Appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a:

Clean Up Notice pursuant to section 62A, or a  
Pollution Abatement Notice pursuant to section 31A or 31B  
of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register & Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre  
Herald & Weekly Times Tower  
40 City Road, Southbank 3006  
Tel: (03)9695 2700 Fax:(03)9695 2710

[Extract of Priority Sites Register] # 23437623 - 23437623094749  
'CS00419'

## Petrol Stations and Garages in Metropolitan Melbourne

The location of former petrol stations is of key interest to those investigating the potential for land contamination. CheckSite has developed a geographic database of petrol stations for the Melbourne Metropolitan area for ten year intervals from 1965 to 1995.

The data shows the location of either operational or former operational Garages and Petrol retailers. Each location also has a confidence measure of high, moderate or low. In many cases, the CheckSite team has been able to locate these sites with a high degree of confidence. In other instances the location cannot be determined with absolute accuracy and the position is indicative. Sites with a low degree of confidence should be treated with caution.

### Map Data

The maps show 3 different categories of site;

1. Current Petrol Stations/Garages – site currently used for the sale and storage of petrol.
2. Former Petrol Stations/Garages – site not currently used for the sale/storage of petrol, however was likely to be used in the past (in many cases, this has been inferred due to reference between the site and a former retail petroleum company (i.e Golden Fleece, Shell, Esso etc.) or if the past use of a site has been described as ‘Service Station’.
3. Mechanical Services Only Garage – site has been identified as a garage or workshop, but there is no evidence that the site sold petrol such as a past or current relationship to a retail petroleum company. Caution should be exercised as some garages may have sold petrol as independent retailers.

### Tabular Data

The table below lists the following fields

ID	Site identifier – a single site record to which petrol station or garage “entities” have been linked across multiple years
Year	The year in which a particular entity related to a site appears in source material.
Name	The name of the entity in a particular year
Address	The address provided for an entity in a particular year.
Current Proprietor	The current proprietor of the site, if known.
Confidence	Provides an estimate of the accuracy of the geocoded location of a site. There are three levels of confidence;  100 (High) Sites are given this confidence level where there is strong evidence that the site has been used as a Petrol Station or Garage (eg it is currently operational).  50 (Medium) This rating was assigned under one of two circumstances; (i) a listing in a historical report exists that could be fully geocoded, or (ii) a listing in a historical report exists that could be only

	<p>partially geocoded, but could be traced to a site where there is sufficient evidence in the current use or site appearance (for example evidence of a building, apron, porch or driveway configuration indicative of the past use).</p> <p>25 (Low) This value is assigned where there is not a good match between a historical report of an Address of a site and the geocoded address. In particular, where the location is given as 'Corner of X Road and Y Street' and follow up review does not provide enough evidence to determine the exact corner. The location was placed at a "most likely" corner or in some cases in the road between likely corner locations.</p>
--	--

### **Sites for which a location could not be determined**

In a relatively small number of instances, the location of a service station could not be determined. Usually these are where the location of the site is described in the manner of "Smithfield Road Newmarket" or in cases where there is a street number provided there may be uncertainty about the suburb or locality. These sites are separately listed in a sheet that can be provided on request.

### **Sources**

- Various Business Directories
- Aerial imagery
- EPA Priority Sites Register

### **Tell us if we are wrong**

CheckSite welcomes any feedback on this data, whether on the location or on the data attributes. Any information that improves the Petrol Station/Garage data would be very welcome.

Contact [info@checksite.com.au](mailto:info@checksite.com.au)

## SERVICE STATION SEARCH

	Service Stations
On the site	NO
Around the site	YES

### Petrol Stations and Garages within 1km of 853 Whitehorse Road, Box Hill, 3128

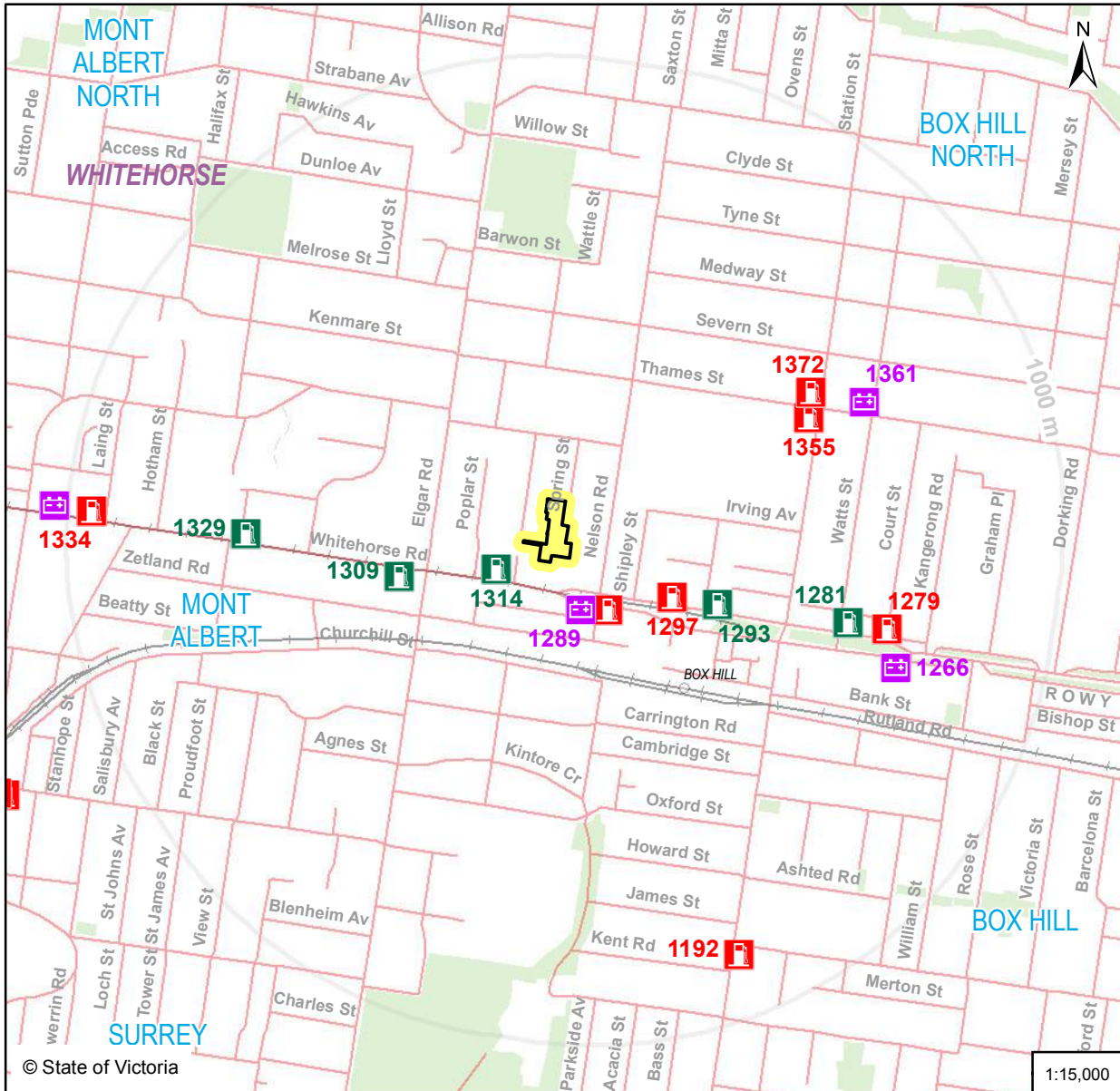
ID	Year	Name	Address	Current Proprietor	Confidence
1289	1975	Sutherland DB & MA	860 Whitehorse Rd, BOX HILL		25
1287	1965	BP Blue Hills Service Station	852 Whitehorse Rd, BOX HILL		50
1314	1975	Amoco (Aust) Pty Ltd	Cnr Whitehorse & Wellington Rds, BOX HILL	BP Australia	100
1314	1985	Amoco Australia Ltd	Cnr Whitehorse & Wellington Rds, BOX HILL	BP Australia	100
1314	1995	BP Service Station	Cnr Whitehorse & Wellington Rds, BOX HILL	BP Australia	100
1297	1965	Golden Fleece Service Station	901 Whitehorse Rd, BOX HILL		50
1297	1975	Golden Fleece Petroleum	901 Whitehorse Rd, BOX HILL		50
1297	1985	Golden Fleece Petroleum Ltd	901 Whitehorse Rd, BOX HILL		50
1293	1965	Garia Auto Port	Cnr Whitehorse Rd & Bruce St, BOX HILL		100
1293	1975	Garia Auto Port	Cnr Whitehorse Rd & Bruce St, BOX HILL	7 Eleven	100
1293	1985	Shell Co of Aust Ltd	913 Whitehorse Rd, BOX HILL	7 Eleven	100
1309	1965	Elgar Service Station	Cnr Whitehorse & Elgar Rds, MONT ALBERT	Mobil Service Stations	100
1309	1975	Elgar Service Station	786 Whitehorse Rd, MONT ALBERT	Mobil Service Station	100

CS00419




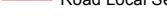


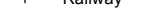
ID	Year	Name	Address	Current Proprietor	Confidence
1309	1985	Mobil Oil Service Stations Ltd	786 Whitehorse Rd, BOX HILL	Mobil Service Station	100
1355	1965	Thames Service Station	Cnr Thames & Station Sts, BOX HILL		50
1355	1995	BP Service Station	Cnr Station & Thames Sts, BOX HILL		50
1372	1985	Box Hill Motors Pty Ltd	Cnr Station & Thames STs, BOX HILL		50
1372	1995	Box Hill Motors	Cnr Station & Thames Sts, BOX HILL		50
1281	1965	Esso Standard Oil (Aust) Ltd	Cnr Whitehorse Rd & Watt St, BOX HILL		100
1329	1965	Kingsley Park Service Station	797 Whitehorse Rd, MONT ALBERT	Caltex Oil (Australia) Pty Ltd	100
1329	1975	Kingsley Park	797 Whitehorse Rd, MONT ALBERT	Caltex Oil (Australia)	100
1329	1995	Solo Box Hill	797 Whitehorse Rd, BOX HILL	Caltex Oil (Australia)	100
1361	1985	Gibbons John Motors	Rear 52 Thames St, BOX HILL		50
1279	1965	Ampol Petroleum (Vic) Pty Ltd	Cnr Whitehorse Rd & Court St, BOX HILL		25
1266	1985	Motor Sales	1020 Whitehorse Rd, BOX HILL		25
1192	1965	Ampol Petroleum (Vic) Pty Ltd	500 Station, BOX HILL		100
1192	1975	Ampol Petroleum (Vic) Pty Ltd	500 Station St, BOX HILL		50
1192	1985	XL Box Hill	500 Station St, BOX HILL		100
1334	1965	BP Kingsley Service Station	731 Whitehorse Rd, MONT ALBERT		50
1334	1985	BP Kingsley Service Station	731 Whitehorse Rd, MONT ALBERT		50

## Petrol Station Search

853 Whitehorse Road, Box Hill, 3128



### Legend

- |   |   |  |  |   |
|---|---|--|--|---|
|  Subject Site |  Road Freeway        |  Road 2WD           |  Waterbody    |  Active Petrol Station             |
|   |  Road Highway        |  Road 4WD           |  Reserves     |  Former Petrol Station             |
|   |  Road Local Sealed   |  Road Bicycle Track |  LGA Boundary |  Garage/Workshop (Active/Inactive) |
|   |  Road Local Unsealed |  Road Walking Track |  |   |
|   |  Road Private Access |  Railway            |  |   |
|   |  Road Proposed       |  Railway Station    |  |   |
- LGA NAME**  
**Locality Name**



25 October 2016

To: Jeremy Alcorn  
Spatial Vison

T: 03 9691 3022

M: Mob: 0438 062 188

## SEARCH FOR CATHODIC PROTECTION SYSTEMS

With reference to your email of 19/10/2016, a search of the CP database has failed to identify any cathodic protection systems registered at the following location:

- **853 Whitehorse Road, Box Hill**

Yours sincerely



Peter Wade  
**MANAGER ELECTROLYSIS MITIGATION**

### Disclaimer

*Energy Safe Victoria provides this information in good faith, but cannot guarantee the accuracy or validate the information provided. The Cathodic Protection (CP) database is a register of currently operating Cathodic Protection systems in Victoria and was established in 1970. The CP database is administered under the Electricity Safety Act 1998 and the Electricity Safety (Cathodic Protection) Regulations 2009.*

*Some underground fuel tanks may not be listed in the CP database including: if the tank is not metallic (therefore not requiring CP); the tank is metallic but CP was not installed; the CP system was not registered, or the CP system has been de-commissioned.*

*If you believe underground tanks may be present and not shown on ESV's database you should conduct your own tests and investigations.*

## What is CheckSite?

Gathering information about a particular site to understand its history of use can be a time consuming and frustrating task. As a professional environmental auditor, developer or property consultant, you need access to a variety of information from reliable sources to assess whether the site may be associated with a risk or hazard.

CheckSite draws on information from a wide range of government agencies and authoritative sources to generate reports about a property. CheckSite provides you with complete, professional reports compiled from the best current information, freeing up your resources. All you have to do is provide an address or property description (Lot on Plan), CheckSite will do the rest!

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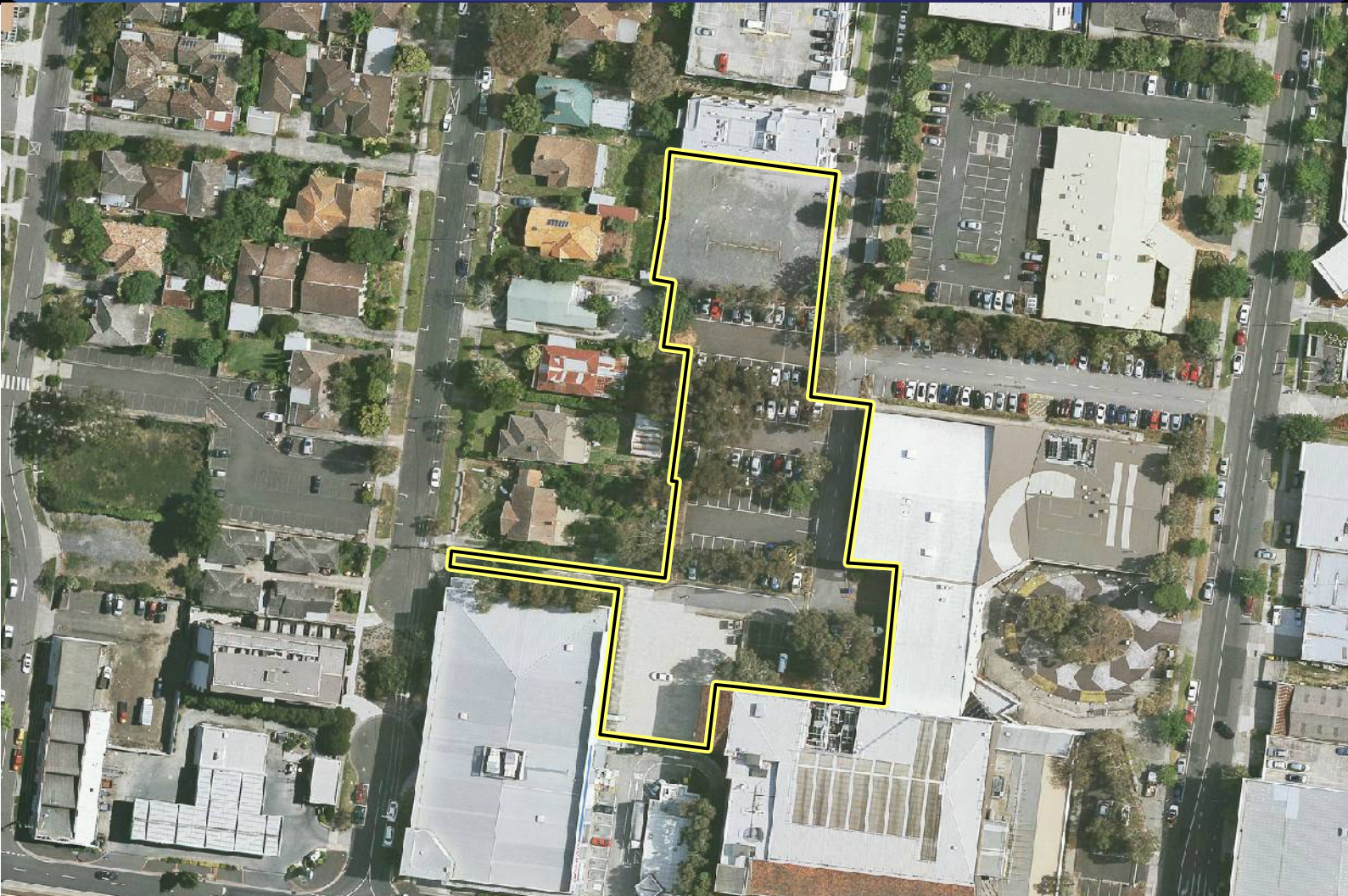
Contact: ph +61 3 9691 3000 or [info@checksite.com.au](mailto:info@checksite.com.au)

[www.checksite.com.au](http://www.checksite.com.au)



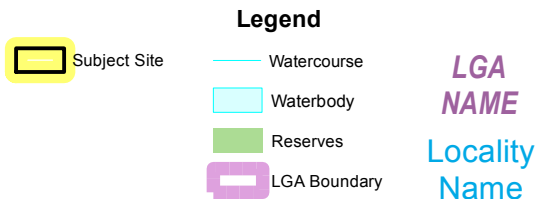
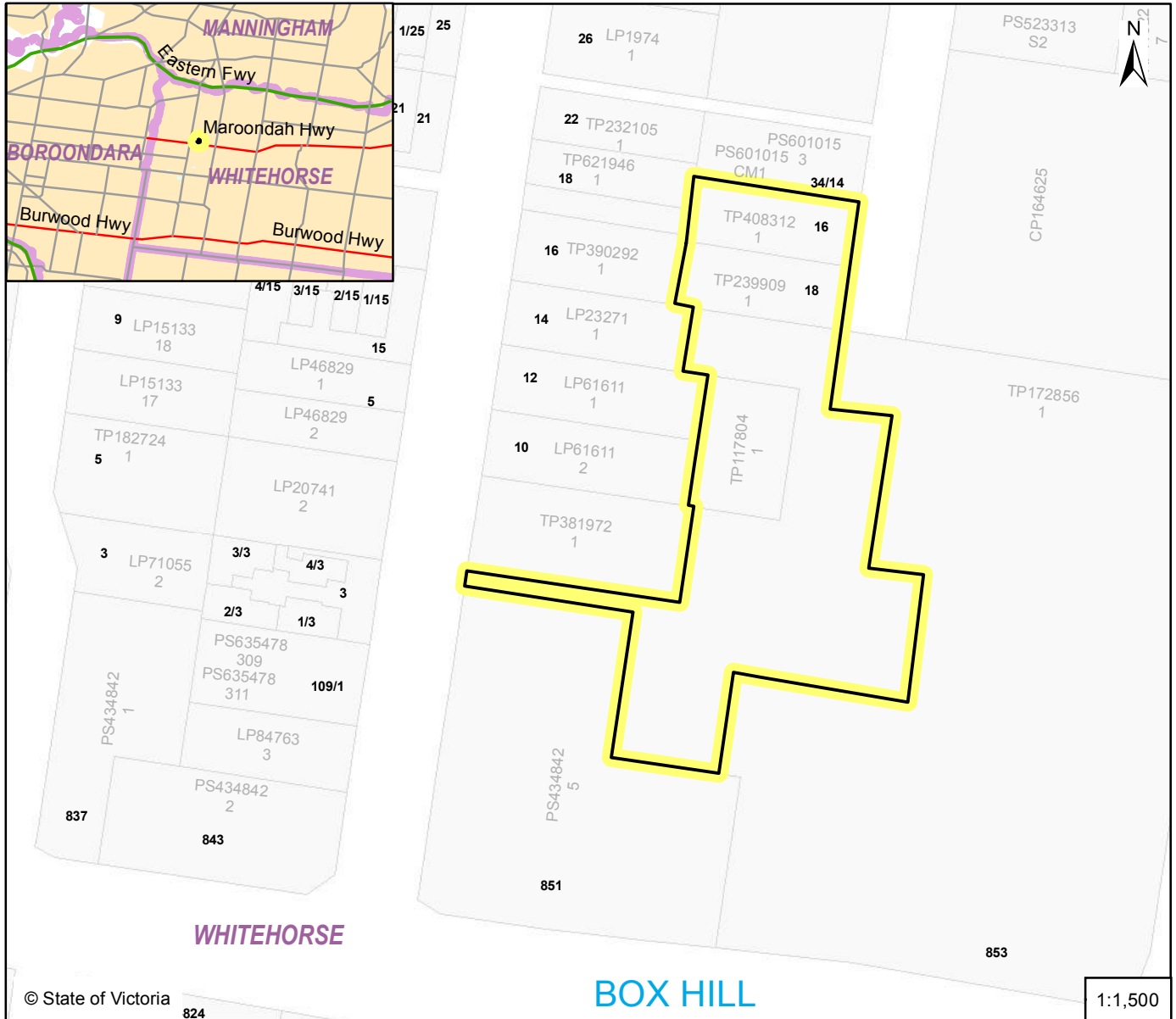
853 Whitehorse Road, Box Hill, 3128

CS00419



This report has been produced for the subject site:

**853 Whitehorse Road, Box Hill, 3128**



**What is CheckSite?**

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 Contact: ph +61 3 9691 3000 or info@checksite.com.au  
 www.checksite.com.au

The following searches have been undertaken for this report.

CONTENT	SOURCES	SEARCH UNDERTAKEN	INFO. PROVIDED	DETAILS
Groundwater Bores*	<a href="#">Visualising Victoria's Groundwater</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	19 Bores identified within 1km of site:	Bores identified within 1km of site Refer to map
Coastal Acid Sulfate Soils (CASS)	<a href="#">Department of Economic Development, Jobs, Transport and Resources</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	Potential for CASS on or near site.	No CASS on or near site Refer to map
Groundwater Resource Report	<a href="#">Groundwater Resource Report</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Refer to report
Geological Map	<a href="#">Geoscience Victoria</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Refer to map
Topographic Map	<a href="#">land.vic.gov.au</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Refer to map

\* To view Groundwater Bore data click on the Visualising Victoria's Groundwater link provided, click within the map, Agree to the Terms and Conditions of Use. In the Info box at the bottom right hand side of the map page click on the Search tab and enter the bore ID of the bore in which you are interested.

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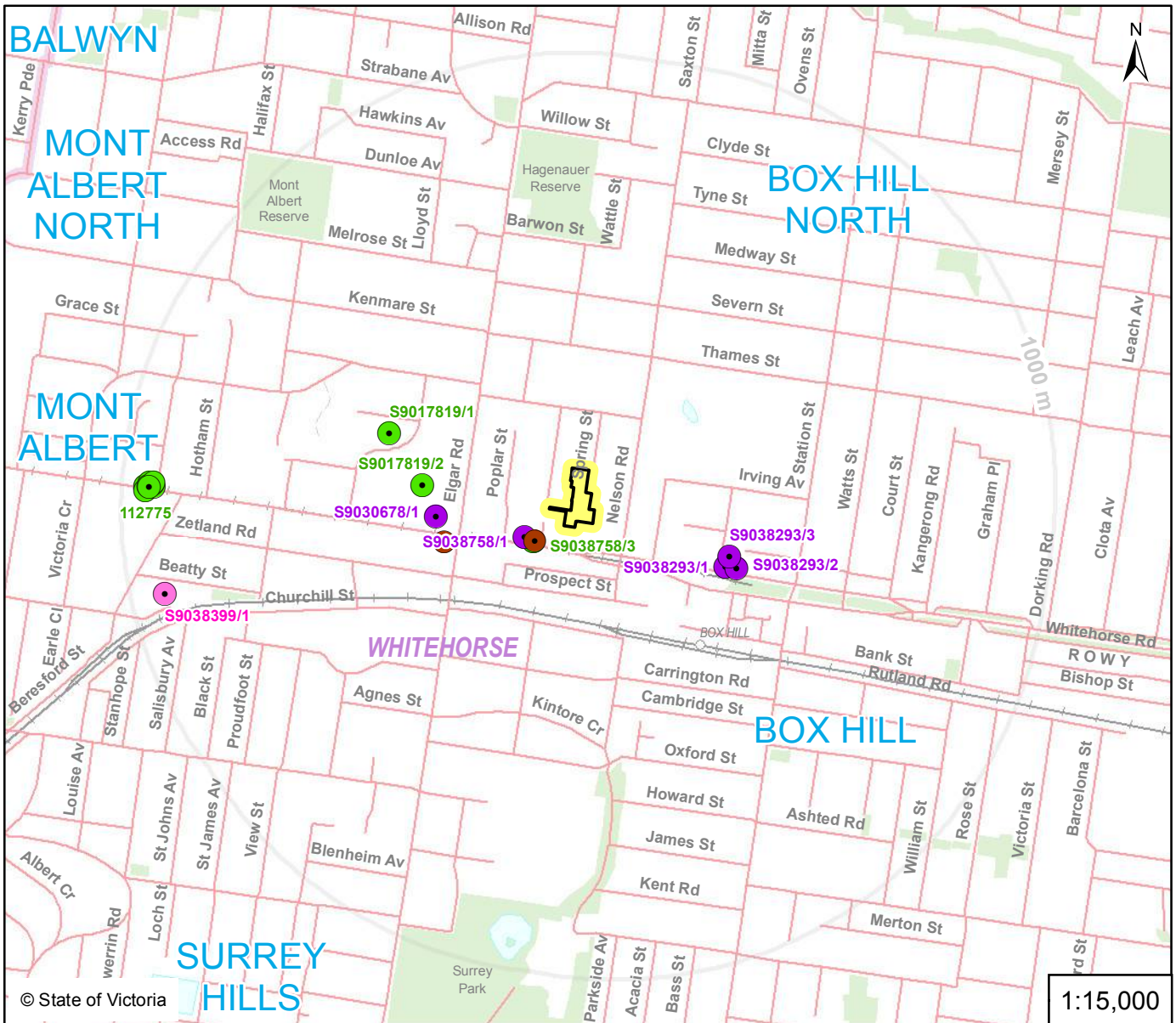
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**Groundwater Bores within 1km of 853 Whitehorse Road, Box Hill, 3128**

Bore ID	Date Completed	Depth (m)	Distance (m)	Lithologic	Use Code
WRK052339	11/11/2009	10.00	76.5	Y	OBSERVATION
S9038758/3	11/08/2009	10.90	80.0	Y	GROUNDWATER INVESTIGATION
S9038758/1		25.00	87.8	N	NOT KNOWN
S9038293/1		30.00	257.0	N	NOT KNOWN
WRK068365	5/03/2012	11.00	258.0	Y	OBSERVATION
S9038293/3		30.00	261.6	N	NOT KNOWN
S9030678/1		25.00	265.2	N	NOT KNOWN
S9038293/2		30.00	282.0	N	NOT KNOWN
S9017819/2	9/07/2003	7.50	301.1	Y	GROUNDWATER INVESTIGATION
S9017819/1	9/07/2003	7.50	412.2	Y	GROUNDWATER INVESTIGATION
S9038399/1	18/08/2009	119.00	919.3	Y	DOMESTIC AND STOCK
112776	4/03/1992	10.00	924.5	Y	GROUNDWATER INVESTIGATION
115840	4/05/1993	4.50	925.9	Y	GROUNDWATER INVESTIGATION
115838	4/05/1993	5.70	928.7	Y	GROUNDWATER INVESTIGATION
112777	4/03/1992	10.00	935.0	Y	GROUNDWATER INVESTIGATION
115841	4/05/1993	7.50	935.5	Y	GROUNDWATER INVESTIGATION
115839	4/05/1993	7.50	936.5	Y	GROUNDWATER INVESTIGATION
112775	4/02/1992	7.50	944.3	Y	GROUNDWATER INVESTIGATION
112774	4/02/1992	7.00	944.5	Y	GROUNDWATER INVESTIGATION

## Groundwater Bores within 1km of 853 Whitehorse Road, Box Hill, 3128



### Legend

- |                     |                    |                 |              |
|---------------------|--------------------|-----------------|--------------|
| Subject Site        | Road Freeway       | Road 2WD        | Waterbody    |
| Road Highway        | Road 4WD           | Reserves        | LGA Boundary |
| Road Local Sealed   | Road Bicycle Track | Railway         |              |
| Road Local Unsealed | Road Walking Track | Railway Station |              |
| Road Private Access |                    |                 |              |
| Road Proposed       |                    |                 |              |

### Bores Types:

- |                              |
|------------------------------|
| DOMESTIC; DOMESTIC AND STOCK |
| OBSERVATION                  |
| GROUNDWATER INVESTIGATION    |
| IRRIGATION                   |
| NON GROUNDWATER              |
| NOT KNOWN                    |

Source: Department of Sustainability and Environment

CS00419

## Coastal Acid Sulfate Soils

853 Whitehorse Road, Box Hill, 3128



### Coastal Acid Sulfate Soil Potential in Victoria

The disturbance of acid sulfate soil can lead to degradation of water quality in estuaries and degradation of lowland land environments.

In Victoria the potential distribution of acid sulfate soil is concentrated in coastal areas

On Victoria the Department of Primary Industries (DPI) undertook a pilot study by Paul Rampant, Austin Brown and George Croatto (2003) into the distribution of Coastal Acid Sulfate Soil (CASS) in Victoria.

The study used digital elevation models, review of the geological record, aerial photo analysis, fieldwork and lab testing of soils to prepare maps of potential areas of CASS distribution.

The maps are intended as a guide for the potential distribution of CASS and are intended to indicate where caution is needed or further investigation required before undertaking any land disturbance.

Note that because of scale limitations in the mapping, those areas adjacent to those identified as potential CASS hazard should also be investigated.

The CheckSite CASS map indicates the potential presence of CASS on or near a nominated site. A 1000 metre buffer has been applied.

Further information about Coastal Acid Sulphate Soils, can be found here:

[http://www.dpi.vic.gov.au/dpi/vro/vrosite.nsf/pages/soil\\_acid\\_sulfate\\_soils](http://www.dpi.vic.gov.au/dpi/vro/vrosite.nsf/pages/soil_acid_sulfate_soils).



# Groundwater Resource Report

Groundwater catchment : East Port Phillip Bay

VICGRID94 Easting: 2510424 Northing: 2409421

Depth to Water Table: 10 - 20m Water Table Salinity (mg/L): 1001-3500

Groundwater Layers (Aquifers and Aquitards)	Depth Below Surface (m)	Groundwater Salinity (mg/L)	Groundwater Management Unit (GMU)	(GMU) Depth Below Surface (m)	PCV (ML/yr)
BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.	0  200	1001-3500	Unincorporated Area		

**For further information about this report contact:**  
 Department of Environment, Land, Water & Planning  
 Email: [ground.water@delwp.vic.gov.au](mailto:ground.water@delwp.vic.gov.au)

**For further information on groundwater licensing in this area contact:**  
 Southern Rural Water Corporation  
 Phone: 1300 139 510  
 Email: [srw@srw.com.au](mailto:srw@srw.com.au)  
 Website: [www.srw.com.au](http://www.srw.com.au)

Printed: 26 Oct 2016  
 Date Updated: 31 May 2014

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# How to read this report

## Introduction

Groundwater is part of the water cycle. When rain or snow falls on land, some of it evaporates, some flows to streams and rivers, and some seeps into the soil. Some of the water in the soil is used by plants but some continues to move down through the soil and rock until all the pores and cracks are full of water. This is known as the water table and this water is called groundwater.

Groundwater is a finite resource that, like surface water, is allocated under the *Water Act (1989)*. A Bore Construction Licence is required to drill for groundwater including for domestic and stock purposes. Taking and using groundwater for commercial or irrigation purposes requires an additional licence.

## Purpose of this report

This report has been prepared to provide potential groundwater users with basic information about groundwater beneath their property. This includes the different geological layers, the depths of the layers and the salinity of groundwater in the layers. Information on the groundwater management units (GMU) and any associated caps on the volume that can be licensed (the PCV) are also provided.

## Definitions and context

Term	Description
Groundwater Catchment	An identified area of the State within which groundwater resources are connected.
Easting / Northing	The VICGRID 94 coordinates of the spot that was selected on the interactive map.
Groundwater Salinity	Indicates the possible concentration of salts within the groundwater. The salt content indicates the possible uses of the water (see the Beneficial Use Table below). Fertilisers and other contaminants can also enter groundwater and affect its use. It is up to you to make sure that the groundwater you use is suitable for your purpose.
Aquifer	An aquifer is a layer of soil or rock which stores usable volumes of groundwater. Aquifers are generally limestones, gravels and sands, as well as some fractured rocks where the cracks in the rock are open and connected (some basalts, sandstones and limestones). How much water can be pumped from an aquifer depends on how much water is stored in pores and cracks, how well connected the pores and cracks are, and how thick the layer is. It is more likely that volumes of water for irrigation and urban water supply will come from gravels, sands, limestones and basalts that are at least 30 metres thick. Low volumes of water for domestic and stock use are likely from any aquifer greater than 10 metres thick. The advice above is a guide only, as the amount of water available can be highly variable. Actual pumping volumes can only be determined from drilling, appropriate construction and testing of a bore.
Aquitard	An aquitard is a layer of rock or soil that does not allow water to move through it easily, limiting its capacity to supply water. Aquitards are generally silts, clays and fractured rocks (where there are few cracks in the rock or the cracks are poorly connected).
Groundwater Management Unit (GMU)	A collective term for groundwater management areas (GMAs) and water supply protection areas (WSPAs). GMAs and WSPAs are defined areas and depths below the surface where rules for groundwater use may apply. WSPAs often have caps on groundwater use and plans describing how the resource is managed. GMAs usually have caps on groundwater use and may have local plans and rules. All other areas are managed directly through the Water Act (1989). Always check with your local Rural Water Corporation to be sure that the information on the GMU is correct for your specific location.
Permissible Consumptive Volume (PCV)	A cap that is set under the Water Act (1989) declaring the total volume of groundwater that may be taken from the area. Once the PCV is reached, no additional extraction can be licensed for use within the area unless traded from another groundwater licence holder.
Depth to Water Table	This is an indication of the depth at which groundwater might first be encountered when drilling a bore. The depth can vary from year to year, and from place to place and may vary significantly from that indicated in this report.

## Beneficial use table

Salinity Range (mg/L TDS)	Beneficial Use as described by State Environment Protection Policy (Groundwaters of Victoria) s160							
	Potable Water - Preferred	Potable Water - Acceptable	Potable Mineral Water	Irrigation	Stock Water	Industry	Ecosystem Protection	Buildings and Structures
<500	✓	✓	✓	✓	✓	✓	✓	✓
501-1000		✓	✓	✓	✓	✓	✓	✓
1001-3500			✓	✓	✓	✓	✓	✓
3501-13000					✓	✓	✓	✓
13001+						✓	✓	✓

## Accessibility

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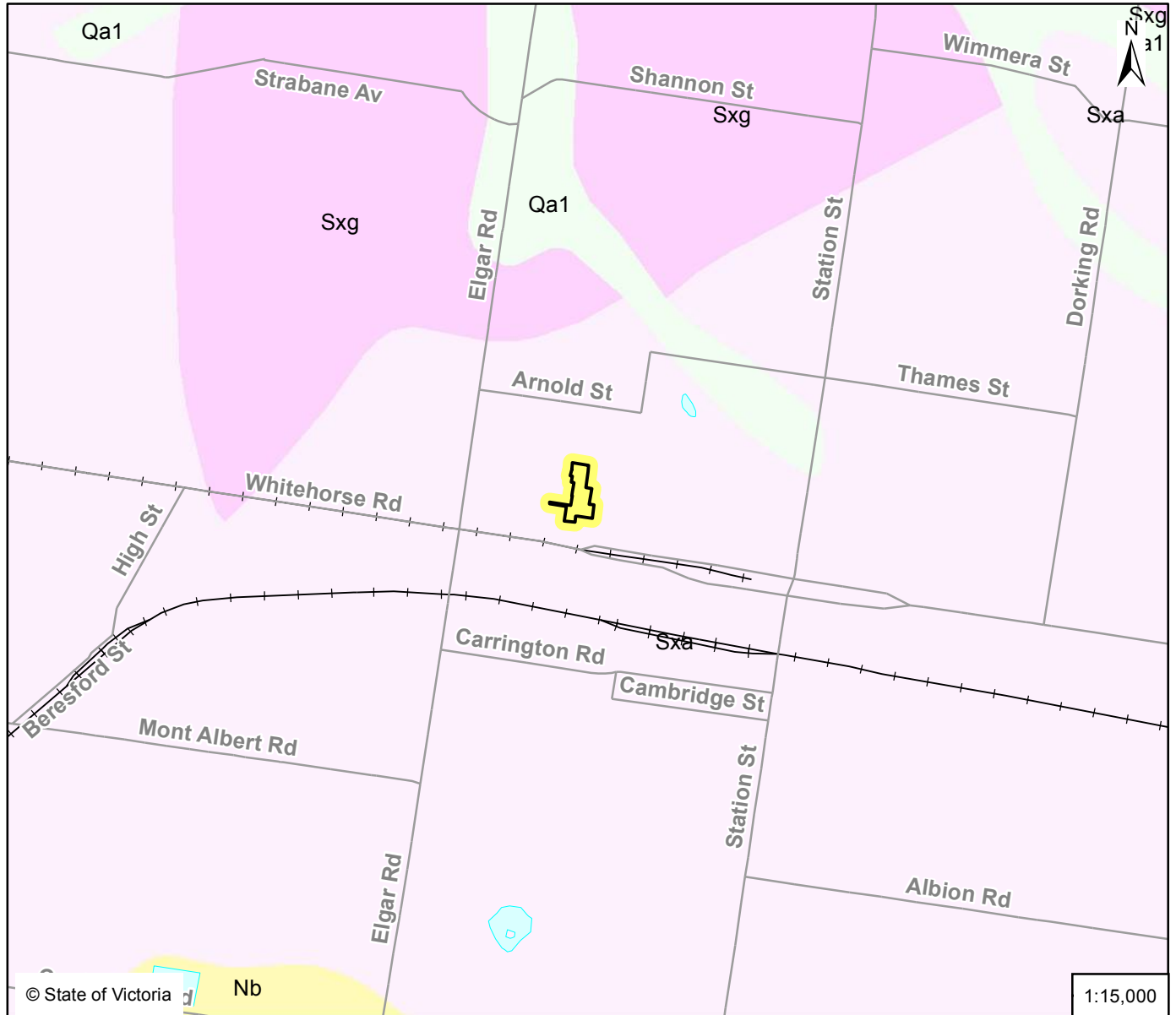
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853 Whitehorse Road, Box Hill, 3128



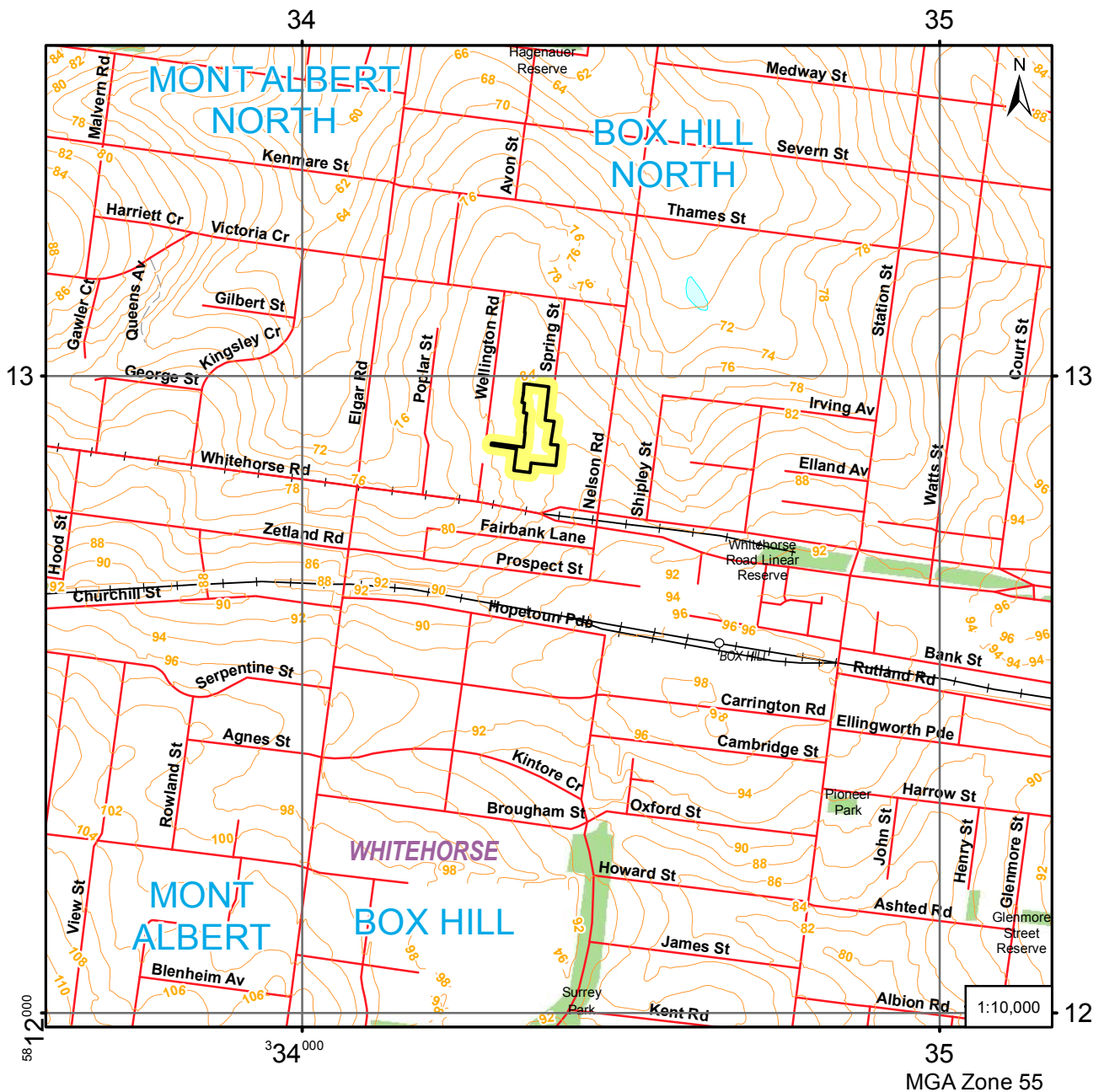
### Geological Interpretations

- Nb - Brighton Group: Fluvial: gravel, sand, silt
- Qa1 - Unnamed Alluvium: Fluvial: alluvium, gravel, sand, silt
- Sxa - Andresons Creek Formation: Marine: sandstone, thick to thin bedded, siltstone, minor conglomerate
- Sxg - Dargile Formation: Marine: siltstone, thin-bedded sandstone






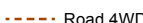



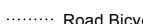


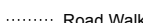


- Railway
- Watercourse
- Subject Site

# Topographic Map

853 Whitehorse Road, Box Hill, 3128



### Legend

- |   |  |   |   |
|---|--|---|---|
|  Subject Site        |  Road Freeway       |  Road 2WD  |  Waterbody    |
|  Road Highway        |  Road 4WD           |  Reserves |  LGA Boundary |
|  Road Local Sealed   |  Road Bicycle Track |  Railway   |   |
|  Road Local Unsealed |  Road Walking Track |   |   |
|  Road Private Access |  |   |   |
|  Road Proposed       |  |   |   |

LGA  
NAME

Locality  
Name

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Contact: ph +61 3 9691 3000 or [info@checksite.com.au](mailto:info@checksite.com.au)

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PID#7



# AES

## ACTIVE ENVIRONMENTAL SOLUTIONS

### Calibration and Service Report – PID

<b>Company:</b> Cardno Lane Piper Pty Ltd (VIC)	<b>Manufacturer:</b> RAE	<b>Serial #:</b> 595-001075
<b>Contact:</b> Renata Pangemanan	<b>Instrument:</b> MINIRAE LITE SN: 595-001075	<b>Asset #:</b>
<b>Address:</b> Level 4, 501 Swanston Street Melbourne Vic 3000	<b>Model:</b> MiniRAE Lite	<b>Part #:</b> 059-A126-100
	<b>Configuration:</b> VOC	<b>Sold:</b> 23.07.2014
	<b>Wireless:</b> -	<b>Last Cal:</b> 30.05.2016
<b>Phone:</b> (03) 8415 7777	<b>Network ID:</b> -	<b>Job #:</b> 26459
<b>Fax:</b> (03) 8415 7788	<b>Unit ID:</b> -	<b>Cal Spec:</b>
<b>Email:</b> <a href="mailto:renata.pangemanan@cardno.cc">renata.pangemanan@cardno.cc</a>	<b>Details:</b>	<b>Order #:</b> 655500

Item	Test	Pass/Fail	Comments	Serial Number
Battery	NiCd, NiMH, Dry cell, Lilon	P		
Charger	Power Supply	P		
	Cradle, Travel Charger	P		
Pump	Flow	P	Cleaned, >500 mL/min	
Filter	Filter, fitting, etc	P		
Alarms	Audible, visual, vibration	P		
Display	Operation	P		
Switches	Operation	P		
PCB	Operation	P		
Connectors	Condition	P		
Firmware	Version	P	Upgraded, 2.14	
Datalogger	Operation	P		
Monitor Housing	Condition	P		
Case	Condition / Type	P	Dirty, cleaned	
Sensors				
	PID Lamp	P	Dirty, cleaned	
	PID Sensor	P		
	THP Sensor	P		

#### Engineer's Report

Data download and PC configuration checked - Firmware upgraded to latest (Version: 2.14).  
 PID sensor checked if moisture sensitive - passed O.K.  
 Pump assembly, Lamp and Rubber Boot cleaned. Pump Flow rate >500mL/min.  
 New Flexible Inlet Probe fitted. Unit calibrated and serviceable.

<b>Melbourne</b>	<b>Head Office</b>	2 Merchant Avenue	THOMASTOWN VIC 3074	T: +(613) 9464 2300	F:+(613) 9464 3421
<b>Sydney</b>	S14 Lvl 2	6-8 Holden Street	ASHFIELD NSW 2131	T: +(612) 9716 5966	F:+(612) 9716 5988
<b>Perth</b>	Unit 6	41 Holder Way	MALAGA WA 6090	T: +(618) 9249 5663	F:+(618) 9249 5362
<b>Brisbane</b>	Unit 17	23 Ashtan Place	BANYO QLD 4014	T: +(617) 3267 1433	F:+(617) 3267 3559

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F#019



# AES

ACTIVE ENVIRONMENTAL SOLUTIONS

## Calibration Certificate

Sensor	Type	Serial No.	Span Gas	Concentration	Traceability Lot #	CF	Reading	
							Zero	Span
PID	10.6eV	1062R502034	Isobutylene	100 PPM	S110317-1		0	100

Calibrated/Repaired by: DARREN FRANCALANZA

Date: 07.11.2016

Next Due: 07.05.2017


Melbourne	<b>Head Office</b>	2 Merchant Avenue	THOMASTOWN VIC 3074	T: +(613) 9464 2300	F: +(613) 9464 3421
Sydney	S14 Lvl 2	6-8 Holden Street	ASHFIELD NSW 2131	T: +(612) 9716 5966	F: +(612) 9716 5988
Perth	Unit 6	41 Holder Way	MALAGA WA 6090	T: +(618) 9249 5663	F: +(618) 9249 5362
Brisbane	Unit 17	23 Ashtan Place	BANYO QLD 4014	T: +(617) 3267 1433	F: +(617) 3267 3559

## F3.01 – Quality Control Sample Register

### Project Details

Project Name: PSI Box Hill	Job Number: V1611916
Site Address: Spring St, Box Hill	PP/PM: LJM/DJC
Client Company/Contact: Box Hill Institute	Date: 27/1/17
Persons Present: RMH, NB	Notes By: RH

### Quality Control Requirements

#### Standard QC Sample Requirements (see Proposal for project specific details)

Rinsate Blank:	1/day (even if only placed on hold)
DI Water Blank:	1/day (even if only placed on hold)
Trip Blank:	1/day or 1/esky (if volatiles are suspected or present at site)
Blind Replicate (Primary List):	1 in 20 primary samples
Split Replicate (Secondary List):	1 in 20 primary samples

#### Labelling

Samples to be labelled **QC##\_date** where **##** is a numerical sequence commencing at **01** for each field event and **date** is the date of sampling in ddmmyyy format (e.g. QC01\_03112010)

### Quality Control Sample Register

QC Sample e.g. QC01_03112010	Primary Sample	Description	DI Water Batch Number
QC01-270117	SBO2/0.5	Duplicate	
QC02-270117		Split	
QC03-270117		Rinsate	
QC04-270117		Trip Blank	



# About Site Environmental Assessment Reports

## 1. Introduction

This document explains the Environmental Site Assessment (ESA) process and the context that applies to the use of Environmental Reports issued by Cardno.

## 2. What is an ESA?

Environmental Site Assessments (ESA) are undertaken for a range of purposes, specific to the brief issued by the client in each case. The scope may include one or a combination of any of the following:

- A factual report of the condition of a portion of the site or one aspect of an entire site.
- Assessment of the contamination levels in soil to be removed from a site – a waste classification assessment.
- Validation of the success of remediation of a site or a portion of a site.
- Provision of a professional opinion about the suitability of a site for one or more uses, in terms of its contamination status.

The scope of any ESA needs to be defined at the outset.

An ESA is not an Environmental Audit. Such audits are undertaken in accordance with the provisions of regulations enacted in various states of Australia, and are referred to as Site Audits in some jurisdictions. Statutory audits provide certification by EPA accredited auditors that a site is suitable for one or more uses. An ESA may provide similar advice but cannot be used in place of an audit if the latter is required by regulation in any instance. However in some circumstances and jurisdictions an ESA is sufficient to provide “environmental sign-off” of a site.

An ESA may be undertaken for due diligence purposes, to establish whether the site has been impacted to the extent that some beneficial uses of the site may be precluded. Due diligence audits in many cases may be completed as non-statutory Audits, although in some jurisdictions they can also be statutory audits, if defined as such at the outset.

## 3. The ESA Process

The Client generally initiates the ESA process by specifying a brief which identifies the specific objectives of the assessment. If not, it is the consultants’ duty to so specify the ESA

In the case of an ESA to provide an opinion about the suitability of the site for use, it would be conducted in accordance with NEPM (Site Assessment). Such ESA would not commence until a thorough site history assessment (Phase 1 Assessment: to identify the potential for significant contamination at a site) is conducted. However, where the history is unclear, a broad screening of chemical parameters can be used to test environmental media. This normally includes a broad range of organic and inorganic compounds and elements, often referred to as an Environmental Screen.

(In the case of an ESA for a purpose other than to provide an opinion about the suitability of the site for use, it is not always necessary to undertake a Phase 1 assessment.)

The ESA requires sampling of soil at representative locations across the site. A NATA accredited laboratory performs the analysis of soil. It is impractical for all of the soil to be assessed. The ESA is often based on a statistical method of grid or random sampling, augmented by targeted sampling at locations known or suspected to be contaminated. Guidance on sampling strategy and density is provided in Australian Standard AS4482.1–2005. However, some considerable degree of judgement is still required in the application of any sampling and testing strategy. For example the blanket application of the “hot spot” method presented in this standard is often inappropriate given its limitations.

The field program also investigates the likelihood of contamination below the site surface. Field investigations must sample and test fill as well as the natural soils. If contamination is found then it is common for further work to be undertaken to characterise, to the extent practical, its vertical and horizontal extent. However, where fill is encountered and testing shows it to be uncontaminated, it must be realised that the heterogeneous nature of the material might mean that not all pockets of contaminated material can be detected using normal sampling regimes.

EPA guidelines for auditors, that may be relevant for an ESA, indicate the need in all cases to consider the potential for groundwater contamination in any site. This does not mean all sites need to be drilled to sample groundwater, but it is most often the case. Most hydrogeological settings and groundwater conditions are complex and vary in space and time. The condition of groundwater is investigated to identify if any beneficial use or environmental value of groundwater is precluded due to contamination.

As previously stated for soil, all groundwater at the site cannot be tested. The environmental investigations are conducted in accordance with industry standards and guidelines (e.g. EPA Vic Pub 668). This provides a level of confidence that a sufficiently comprehensive assessment of the groundwater at the site is achieved.

Where an investigation shows that groundwater is polluted, consideration should be given to assessing the risks and the need for and practicality of any clean up.

## 4. Environmental Assessment Report

The ESA Report details the findings of the ESA. It provides summary information on the site definition, the reasons for the assessment and other relevant facts. It reviews the scope and quality of the site investigations, laboratory testing and data analyses undertaken. These reports also present a review of the contamination status of the site, the need for any further clean up, and an opinion on the suitability of the site for a range of beneficial uses and land uses such as “residential – low density”, “commercial” etc, as appropriate.

However, as noted above, some ESA have a narrow scope such as for classification of waste soil for removal from site, and do not make conclusions on suitability of site for use.

The ESA Report generally includes copies of other documents and reports, necessary to support the assessment findings, presented as appendices. These can contain more detailed information than the body of the ESA Report. Care should be taken to also read the appended documents and the ESA report in full.

Cardno generally issues reports in electronic form (e-Report) on CD ROM. ESA Reports are issued in this format as Adobe Acrobat™ PDF files. However, a paper copy of the executive summary of the ESA Report is generally issued to the client, and others as required by the brief or by regulation.

## 5. Limitations of Environmental Assessment Report

The ESA Report is prepared in a manner that can be easily read by a lay person with a legitimate interest in the contamination status of the site, such as the site owner or occupier, EPA and Local Planning Authority. The ESA report is not intended for use by other parties or for other purposes. Anyone who uses the assessment report for purposes other than specified in the report, does so at their own risk.

The site should only be used for one or more of the beneficial uses and land uses identified in the ESA as suitable.

The conditions and qualifications may apply to the suitability of the site for use, and it is the responsibility of the Client to be cognizant of and accept these in accepting the report. Cardno are only responsible for the issuing of the ESA report but accepts no liability for the costs incurred in the implementation of ESA findings.

The ESA provides a “snapshot” of the site conditions at the time of the site investigation. Consequently, the report may not be valid at a later time if there has been any change to the contamination status of the site in that time. Verification of the status of the site may be required in cases where a significant time has elapsed, or site conditions have changed since the assessment and audit.

The ESA is necessarily limited by constraints such as time, cost and available information; although normal professional practice at the time has been applied with all due care to prepare the report. A necessary requirement of this process is the horizontal and vertical interpolation of data from discrete locations. However, site conditions are generally not homogenous and some discrepancies will occur between the actual and predicted results at locations not directly sampled. There is a risk that contamination may occur at the site and not be identified by a competent investigation and assessment. The approach adopted in sampling (a combination of statistically based grid and judgmental sampling) seeks to reduce, but cannot eliminate, this risk.

Where unexpected occurrences of contamination arise, subsequent to the issue of the ESA Report, Cardno should be permitted to make an interpretation of these facts in relation to the ESA Report findings. Consequently, the Client should inform Cardno and seek their opinion. Cardno accepts no liability for costs incurred due to such

unexpected occurrences, given the inherent uncertainties in the assessment process.

Cardno uses information provided by other parties as the basis for the ESA, and reliance on this information is at the discretion of Cardno. However, however Cardno cannot guarantee any of the facts, findings or conclusions presented by other parties. Cardno will not be liable for the use of information, provided by others that is subsequently found to be intentionally misleading.

The ESA Report is not and does not purport to be anything other than a contaminated land ESA. It is not a geotechnical report and bore logs reproduced are for interpretation of the likely distribution of contamination. They are not intended for geotechnical interpretations and may not be adequate for this purpose.

The ESA Report is not intended to be a comprehensive analysis of the presence and associated risk of asbestos in buildings and services. Where asbestos in buildings and services is known or likely, the report may only caution that an appropriately qualified person be engaged to undertake demolition to avoid contamination of the site.

**Cardno**

13 August 2015