

SCHEDULE 4

Environmental Audit

NOBEL BANKS DRIVE

STATEMENT

AA3b

DATE: 31/01/2001

LOT CV

STATEMENT

AA3a

DATE: 31/01/2001

ROAD

JORDAN

KEN

LOT CX

CERTIFICATE

AA5

DATE: 23/03/2000

Audit Areas within lot CV :	
AA3b	9000m ²
AA3a	6334m ²
AA5	4435m ²
Total	1.977ha

Audit Boundary

Cairnlea Estate - Croquet Centre Audit Plan

Client	Cairnlea Estate	Sheet	1 of 1
Reference No	9646P15	Date	15/02/2005
Drawing Status	Final	Revision	1
Map Reference	Melway 25 FS	Drawn	S/MC
NORTH Co-ordinate Datum		10	0 10 20 30m
AMG		Scale 1 : 1000 @ A3	

Notations

Disclaimers

Revision	Initials	Amendments	Date

We have obtained a copy of the original title plan for this site. The site is shown as being within the boundaries of the title plan.

© Coomes Consulting Group Pty Ltd
Standard Drawing FS A3/L - Version 02/02

Coomes Consulting Group Pty Ltd
 24 Albert Road PO Box 305 South Melbourne VIC 3205 T 61 3 9593 7998 F 61 3 9593 7999
 144 Westford Street PO Box 928 Shepparton VIC 3632 T 61 3 5831 4448 F 61 3 5831 4449
 Engineering Surveying Urban Design Planning Landscape Architecture
 Sustainability and Environment Agribusiness Project Management

COOMES CONSULTING



ENVIRONMENT PROTECTION ACT 1970
SECTION 57AA
STATEMENT OF ENVIRONMENTAL AUDIT

I, Phillip Leigh Sinclair, of Coffey Partners International Pty Ltd, a person appointed by the Environment Protection Authority ("the Authority") under the Environment Protection Act 1970 ("The Act") as an environmental auditor for the purpose of the Act, having:

1. been requested by the Urban Land Corporation acting on behalf of Department of Defence, to issue a Certificate of Environmental Audit in relation to the site known as Audit Area 3a being part of the former Albion Explosives Factory site, Stallon Road, St Albans, defined in Figures 1 and 2 attached to this Certificate ("the site") owned by the Department of Defence.
2. had regard to, amongst other things,
 - (i) guidelines issued by the Authority for the purposes of Section 57AA of the Act;
 - (ii) the beneficial uses that may be made of the site; and
 - (iii) relevant State environment protection policies/industrial waste management policies, namely the State Environment Protection Policy (Waters of Victoria), the State Environment Protection Policy (Groundwaters of Victoria), and the Draft State Environment Protection Policy (Prevention and Management of Contamination of Land),

in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the relevant segment at the site by any industrial processes or activity, waste or substance (including any chemical substance); and

3. completed an environmental audit report in accordance with Section 57AA(2) of the Act, a copy of which has been sent to the Authority.

HEREBY STATE that I am of the opinion that:

1. The site is suitable for the following beneficial uses subject to the conditions attached thereto:
 - Educational Facility Uses;
 - Public Open Space -- Public Park Uses;
 - Commercial Uses;
 - Industrial Uses;

as may be allowed under designated use zonings provided for by the Brimbank City Council Planning Scheme. The site is not considered suitable nor should it be used for ancillary activities which may involve more sensitive use such as the provision of residential accommodation or the production of garden produce for human consumption.



2. The condition of the site is detrimental or potentially detrimental to any (one or more) beneficial uses of the site. Accordingly, I have not issued a Certificate of Environmental Audit for the site in its current condition, reasons for which are presented in the environmental audit report and are summarised as follows:

- Residual contamination remaining on the site fails to conform to the site-specific acceptance criteria adopted for more sensitive uses than those nominated above.
- Concentrations of the explosive contaminant RDX (also known as cyclonite) are present at depths greater than 1.5m below the surface at concentrations exceeding acceptance criteria for surface soils at the site. The existing surface of Audit Area 3a is described by the survey coordinates and contour plan presented in Figure 2.

To manage the above issues, the Auditor requires that Audit Area 3a should not be allowed to be reduced below the survey levels presented in Figure 2 without review and provision of written approval by a Victorian EPA Appointed Environmental Auditor (Contaminated Land). Further, no excavation below the survey levels should be allowed to occur unless it is conducted in accordance with the Statement Condition Management Plan for Audit Area 3a attached to this Statement.

Accordingly the Auditor considers the site to be suitable for the uses identified above (i.e. Public Open Space, Educational Facilities and Commercial/Industrial providing the separation distance between the contamination at depth and the surface of the site is maintained. As such, this Statement of Environmental Audit is issued subject to the following conditions:

- The surface levels for Audit Area 3a shall be protected by maintenance of the upper surface elevations as shown in Figure 2 and by the requirements of the Statement Conditions Management Plan attached to this Statement of Environmental Audit.
- No excavation is to occur within Audit Area 3a unless in accordance with the Statement Conditions Management Plan for this area (refer Golder Document No. 99613825/005SCMP) attached to this Statement.

This Statement forms part of environmental audit report entitled "Statutory Environmental Audit, Audit Area 3, Former Albion Explosives Factory, Station Road, St Albans" (Colfey Partners International Pty Ltd, Report No. E3565/1-LB dated 31 January 2001. Further details regarding the condition of the site may be found in the environmental audit report.

DATED: 31 January 2001

SIGNED: P. Furlan

COPY 6 OF 6



ENVIRONMENT PROTECTION ACT 1970

SECTION 57AA

STATEMENT OF ENVIRONMENTAL AUDIT

I, Phillip Leigh Sinclair, of Coffey Partners International Pty Ltd, a person appointed by the Environment Protection Authority (the Authority) under the Environment Protection Act 1970 ("The Act") as an environmental auditor for the purpose of the Act, having:

1. been requested by the Urban Land Corporation acting on behalf of Department of Defence, to issue a Certificate of Environmental Audit in relation to the site known as Audit Area 3b being part of the former Alblon Explosives Factory site, Station Road, ST Albans, defined in Figures 1 and 2 attached to this Certificate ("the site") owned by the Department of Defence.
2. had regard to, amongst other things,
 - (i) guidelines issued by the Authority for the purposes of Section 57AA of the Act;
 - (ii) the beneficial uses that may be made of the site; and
 - (iii) relevant State environment protection policies/industrial waste management policies, namely the State Environment Protection Policy (Waters of Victoria), the State Environment Protection Policy (Groundwaters of Victoria), and the draft State Environmental Protection Policy (Prevention and Management of Contamination of Land),

in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the relevant segment at the site by any industrial processes or activity, waste or substance (including any chemical substance); and

3. completed an environmental audit report in accordance with Section 57AA(2) of the Act, a copy of which has been sent to the Authority.

HEREBY STATE that I am of the opinion that:

1. The site is suitable for the following beneficial uses subject to the conditions attached thereto:
 - Educational Facility Uses;
 - Public Open Space – Public Park Uses;
 - Commercial Uses;
 - Industrial Uses;

as may be allowed under designated use zonings provided for by the Brimbank City Council Planning Scheme. The site is not considered suitable nor should it be used for ancillary activities which may involve more sensitive use such as the provision of residential accommodation or the production of garden produce for human consumption.



2. The condition of the site is detrimental or potentially detrimental to any (one or more) beneficial uses of the site. Accordingly I have not issued a Certificate of Environmental Audit for the site in its current condition, reasons for which are presented in the environmental audit report and are summarised as follows:

- Residual contamination remaining on the site falls to conform to the acceptance criteria adopted for more sensitive uses than those nominated above.

Accordingly the Auditor considers the site to be suitable for the uses identified above (i.e. Public Open Space, Educational Facilities and Commercial/Industrial).

This Statement forms part of environmental audit report entitled "Statutory Environmental Audit; Audit Area AA3, Former Alblon Explosives Factory, Station Road, St Albans" (Coffey Partners International Pty Ltd, Report No. E3565/1-LB dated 31 January 2001. Further details regarding the condition of the site may be found in the environmental audit report.

DATED:

31 January 2001

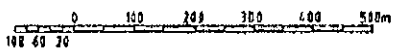
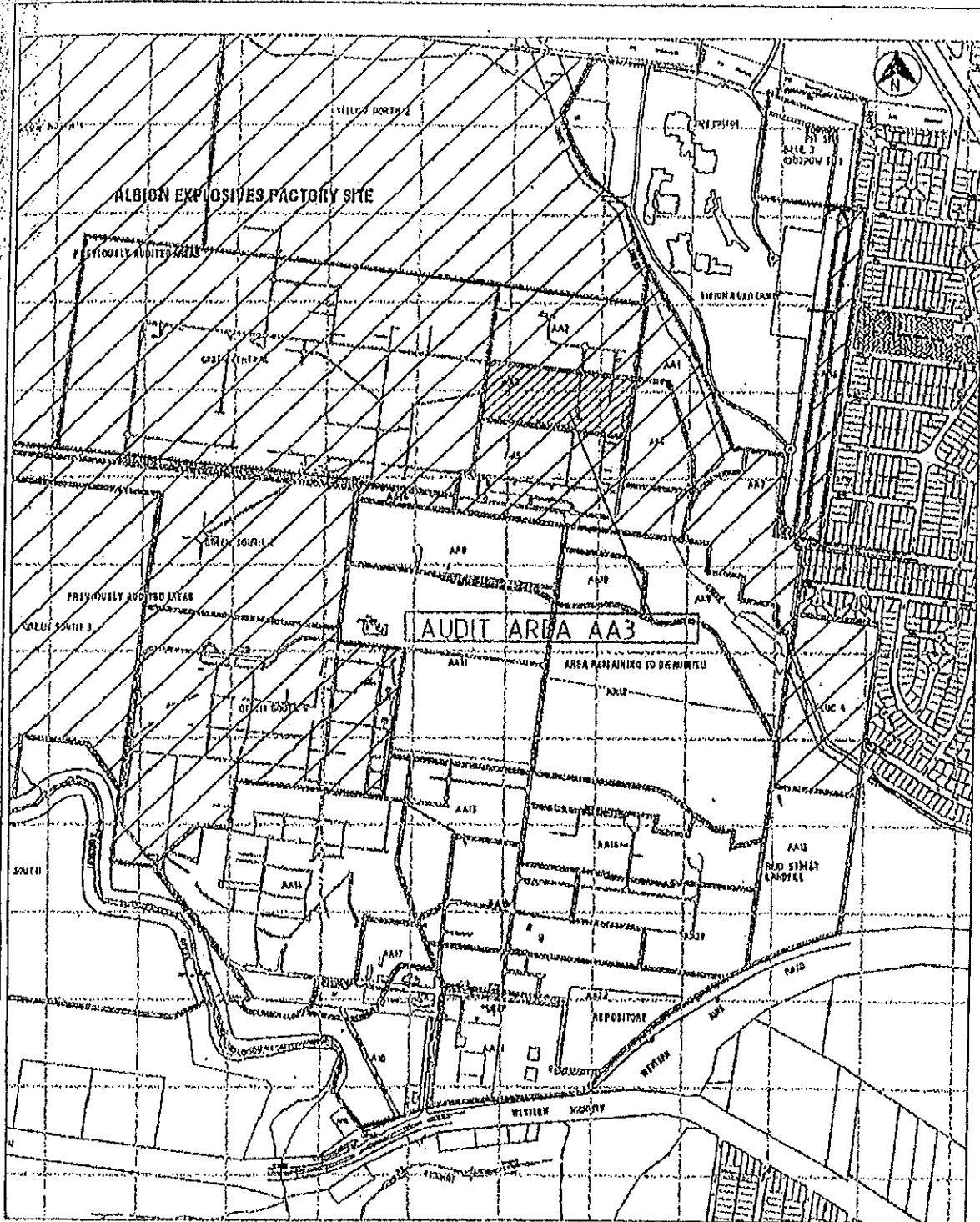
SIGNED:

P. Luntan

COPY

6 OF 6

page 2 of 2



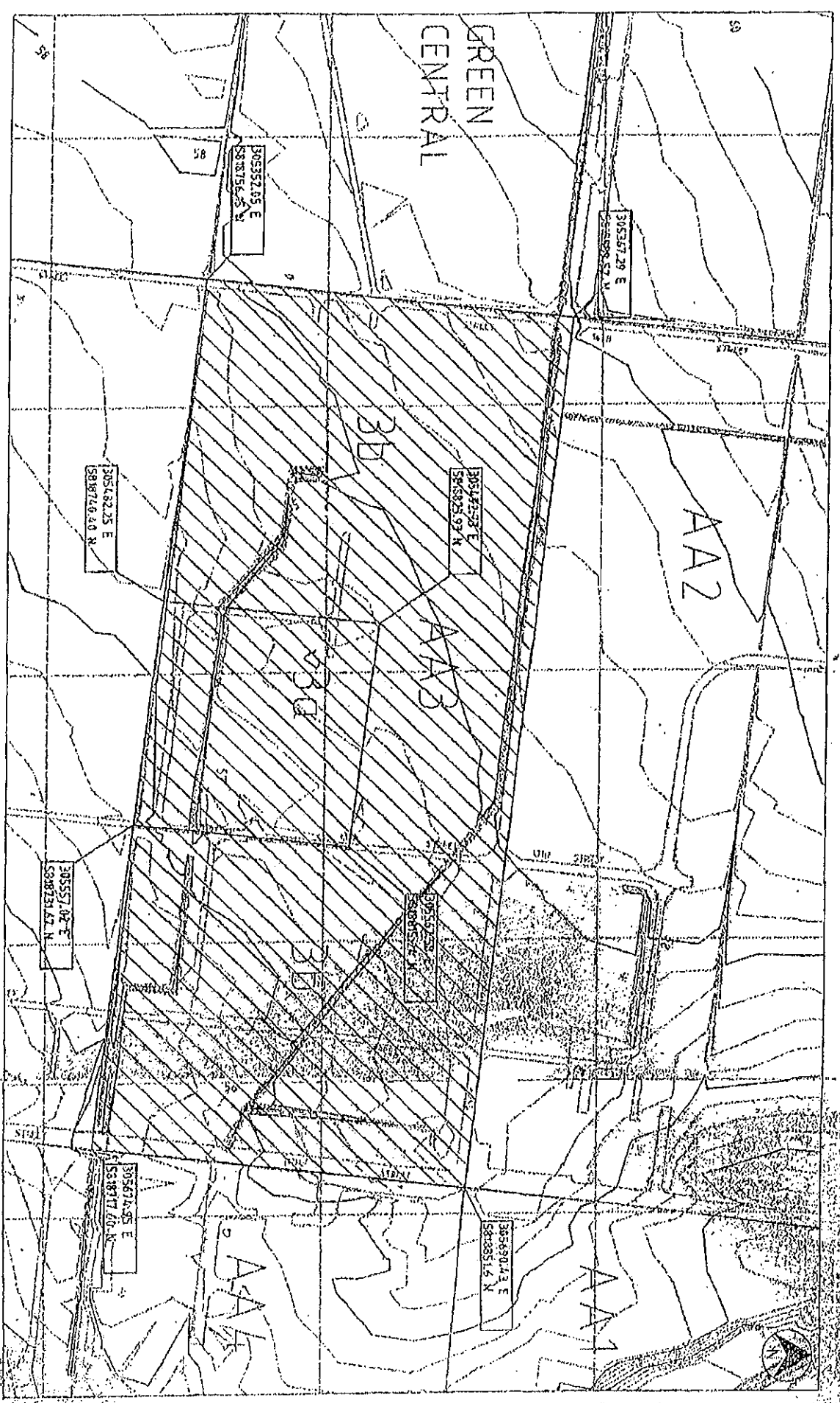
Coffey Partners International Pty Ltd ACN 058 335 816 ABN 07 003 092 019

Geotechnical | Resources | Environment | Technical | Project Management

Revision	Description	Drawn	Approved	Date	Drawn	JLG	DEPT. OF DEFENCE/URBAN LAND CORPORATION ALBION EXPLOSIVES FACTORY AUDIT AREA AA3 SITE LOCATION & SURROUNDING AUDIT AREAS TAKEN FROM GOLDFER DRAIVING NO. 1026201	DRAWING NO.
					Approved	YWSM		FIGURE 1
					Drawn	24/01/01		FIGURE
					Scale	AS SHOWN		231655 LO

TABLE OF CONTENTS

SECTION	PAGE
INTRODUCTION	1
ANTICIPATED STATEMENT CONDITIONS	1
OBJECTIVE	2
BACKGROUND	2
REFERENCES	3
ALLOWABLE LAND USES	4
MANAGEMENT ROLE AND RESPONSIBILITY	4
COMPLIANCE WITH STATEMENT CONDITIONS	4
HEALTH AND SAFETY	5
MAINTENANCE	5
EXCAVATION AND RESTORATION	5
STATEMENT OF ENVIRONMENTAL AUDIT	



Coffey Partners International Pty Ltd ABN 955 335 516 ABN 67 003 692 073

Revision		Drawn	Approved	CHK	Issue	AS	Scale
					PLS	AS SHOWN	AS SHOWN
					22/01/01	AS SHOWN	AS SHOWN

DEPT. OF DEFENCE/REAR LAND CORPORATION
 ALBION EXPLOSIVES FACTORY AUDIT AREA 4A3
 AUDIT AREA BOUNDARIES AND CO-ORDINATES
 Taken from Coffey Drawing No. 8250002 and 8250109

FIGURE 2
 E365571.3

Coffey Partners International Pty Ltd

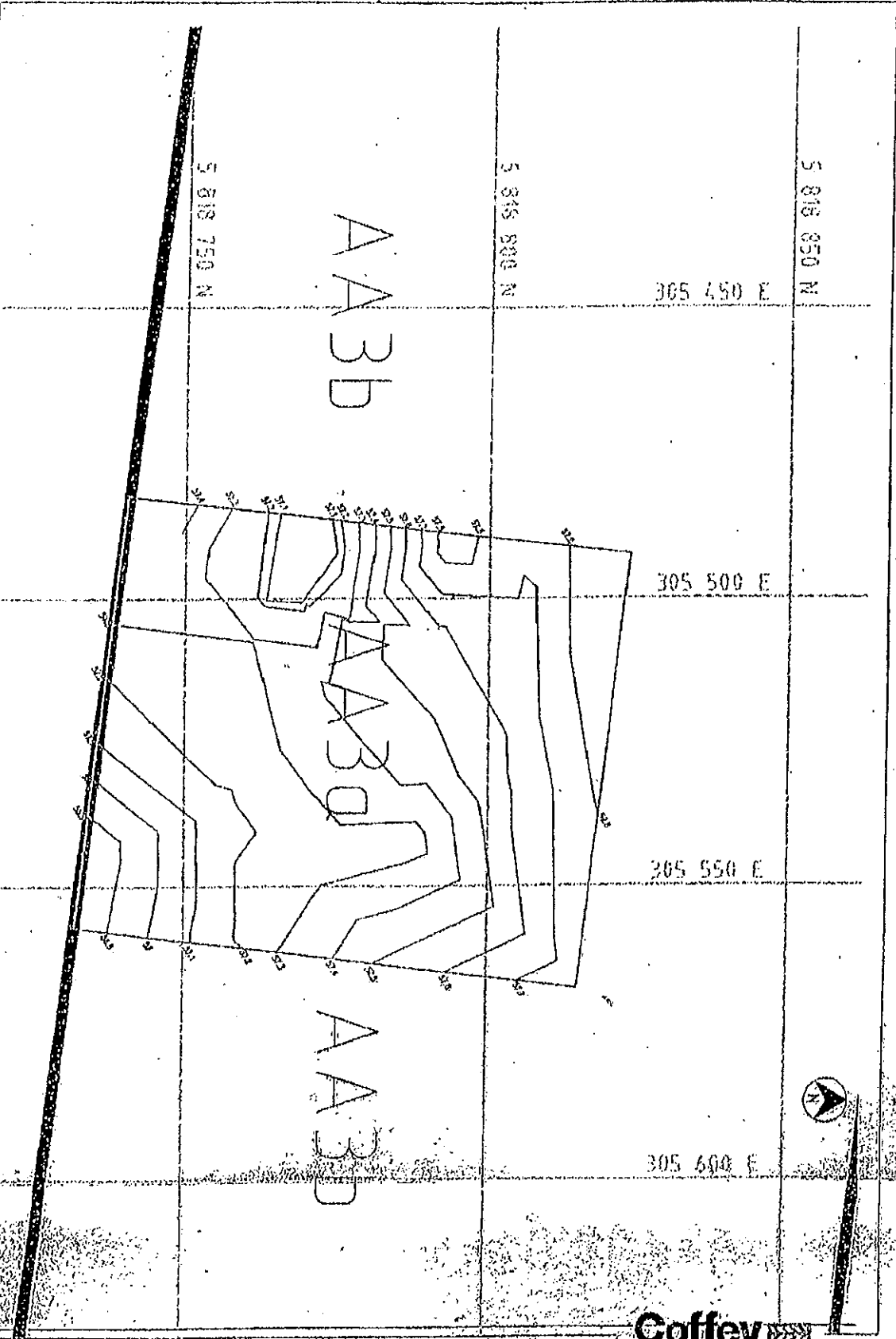
404 055 335 516 425151 023 622 079

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Revision		Date	Prepared	By	Checked	Scale	Drawn	Approved	By	Scale	AS/NZS 1824	AS/NZS 1824

DEPT OF DEFENCE/URBAN LAND COOPERATION
 ALBION EXPLOSIVES FACTORY AUDIT AREA A33
 SURFACE CONTOUR PLAN
 TAKEN FROM COLLIER DRAWINGS NO. 8220/91

Figure 2A
 SCALE: 1:1000



Coffey

STATEMENT CONDITIONS MANAGEMENT PLAN
AUDIT AREA 3a
CAIRNLEA

INTRODUCTION

Prior to release for development, all areas of Cairnlea have been the subject of statutory Environmental Audits which have been undertaken in accordance with the requirements of the Environment Protection Act 1970.

The majority of Cairnlea is covered by Certificates of Environmental Audit. These indicate that the areas concerned are suitable for all uses consistent with the Brimbank City Council Planning Scheme.

In some areas, the Auditor has concluded that the land may not be suitable for all uses. In such areas Statements of Environmental Audit have been issued confirming the land's suitability for particular uses such as for open space or commercial use. In turn, some of these Statements of Environmental Audit also have Conditions in place, which require on going management to ensure that any remaining soil contamination cannot affect those using these areas or the environment.

Audit Area AA3 of the Former Albion Explosives Factory (Cairnlea) site is one such area. Discussion with the Auditor has indicated that a Statement of Environmental Audit will be issued for this part of the Cairnlea site. Based on the advice provided by the Auditor as to the likely content of the Statement of Environmental Audit conditions, this Statement Conditions Management Plan (SCMP) has been prepared to set out the management measures required to be satisfy the proposed Statement conditions. It is intended that the SCMP will be provided to the Auditor for use as an explanatory attachment to the final Statement.

ANTICIPATED STATEMENT CONDITIONS

Based on advice from the Auditor, the Environmental Audit Statement Condition applying to AA3a will be as follows:

- *The surface levels for Audit Area 3a shall be protected by maintenance of the upper surface elevations as shown in Figure 2 and by the requirements of the*

Statement Conditions Management Plan attached to this Statement of Environmental Audit.

- *No excavation below these levels can occur unless in accordance with the Statement Conditions Management Plan for this area."*

The areas constituting AA3a is shown in Figure 1 attached to the Statement of Environmental Audit.

OBJECTIVE

The objectives of this SCMP are to outline measures necessary to comply with the Statement Conditions and in particular to:

- Advise site owners of the soil contamination present;
- Advise site owners of the management measures that are in place;
- To protect the health and safety of all who work on, or use, the site;
- Outline procedures to be followed during development, and on-going site use related to contamination;

BACKGROUND

Audit Area 3a (AA3a) is part of the former Albion Explosives Factory, which was decommissioned and remediated prior to the end of 2000. At the end of 2000, AA3a was mainly open ground, which slopes gently to the south-east towards Jones Creek. The location and boundary co-ordinates of AA3a are presented in Figure 1 of the Statement of Environmental Audit.

Audit Area 3a generally comprises:

- (i) A buffer zone of at least 5m around the perimeter of the area of concern. The buffer zone lies completely within AA3a.

(ii) Over the remainder:

- A minimum 1500mm layer of "clean" soil (generally meeting EPA Fill Material Criteria in EPA Publication 448, Classification of Wastes, 1995 or site specific criteria consistent with the proposed uses of the area, including those for explosives organic compound and other organic compounds). The surface levels of AA3a are shown in Figure 2 attached to the Statement of Environmental Audit.
- Underlying this layer, some chemical analysis results indicate the presence of residual RDX. RDX (also known as cyclonite) is an explosives organic compound produced on the Albion site and used in the manufacture of a range of munitions and plastic explosives. Concentrations of up to 69 mg/kg were reported. This compares with an average criteria for RDX of 100 mg/kg and a maximum criteria of 250 mg/kg which have been specifically established for RDX for the range of uses proposed and the soils at this depth. The RDX concentrations present in soils at depths greater than 1500mm are significantly below these at which an explosion could occur.
- Natural soil and rock.

REFERENCES

Information about this area is set out in the reports:

- Coffey, Statutory Environmental Audit Area AA3, Former Albion Explosives Factory Station Rd., St.Albans.
- Golder Associates, Environmental Assessment and Remediation Report Audit Area AA3, Former Albion Explosives Factory, Deer Park, March 2000.

Copies of these reports have been lodged with the EPA and the Brimbank City Council.

ALLOWABLE LAND USES

Uses allowed by the Statement of Environmental Audit comprise:

- Educational Facility Uses;
- Public Open Space – Public Park Areas;
- Commercial Uses;
- Industrial Uses

Audit Area 3a is not considered suitable for associated activities which may involve more sensitive uses, including the provision of ancillary residential accommodation or the production of garden produce for human consumption.

MANAGEMENT ROLE AND RESPONSIBILITY

The management of the site and compliance with the Statement Condition will:

- (a) Be the responsibility of the Urban Land Corporation (ULC) up to completion of site development works undertaken prior to transfer of the land from ULC ownership.
- (b) Thereafter be the responsibility of the owner of the land.

These parties are referred to in this SCMP as the "Responsible Person".

COMPLIANCE WITH STATEMENT CONDITIONS

Compliance with Audit Statement Conditions will be demonstrated as follows:

1. At completion of the ULC site development works, it will be the responsibility of ULC to obtain sign-off from a Victorian EPA Appointed Environmental Auditor (Contaminated Land), confirming that the Statement Conditions have been complied with.
2. Prior to the occupancy of any buildings or the use of land in the case of Open Space it is the responsibility of Owner of the land to ensure implementation of the Statement Conditions. This could be by sign-off from a Victorian EPA Appointed Environmental Auditor (Contaminated Land), confirming that the Statement Conditions have been complied with.

Compliance with Statement Conditions post-occupancy is the responsibility of the Owner of the land.

HEALTH AND SAFETY

The statutory Environmental Audit process considers the health and safety effects of remaining chemicals in soil at the site. This means that during normal maintenance activities the soils, present no additional impost on works at the site beyond usual worker health and safety requirements. Contractors who work on this site remain responsible for all health and safety issues associated with their activities.

MAINTENANCE

The current surface levels as shown on Figure 2 must be maintained during any use or future development of this area unless written approval is obtained from an Environmental Auditor for Contaminated Land.

In addition, the Responsible Person will prevent any erosion of the ground surface, which would lead to a reduction in the thickness of the cover materials. Should any such erosion occur the cover must be repaired to maintain the surface levels shown on Figure 2.

The Responsible Person will minimise disturbance of the site by wildlife. Burrows and any other holes should be backfilled and procedures adopted to move any wildlife to a more suitable location.

EXCAVATION AND RESTORATION

Any excavation within AA3a must be subject to reinstatement to meet the original construction standards in terms of placement and material contamination status unless approved otherwise by an Environmental Auditor for Contaminated Land. Such activity and the final condition of this area following re-instatement will be the responsibility of the Responsible Person.

Written records must be kept of all excavations and of the restoration of these areas.

Any material excavated from a depth of greater than 1500 mm will be treated as potentially contaminated and will be subject to appropriate contamination assessment prior to removal, reuse and/or disposal off-site.

No material excavated from a depth of greater than 1500 mm can be:

- Re-used closer than 1500 mm to the surface in the area covered by the Statement Conditions i.e. AA3a.
- Taken outside this area except in accordance with EPA requirements for offsite disposal of soil.

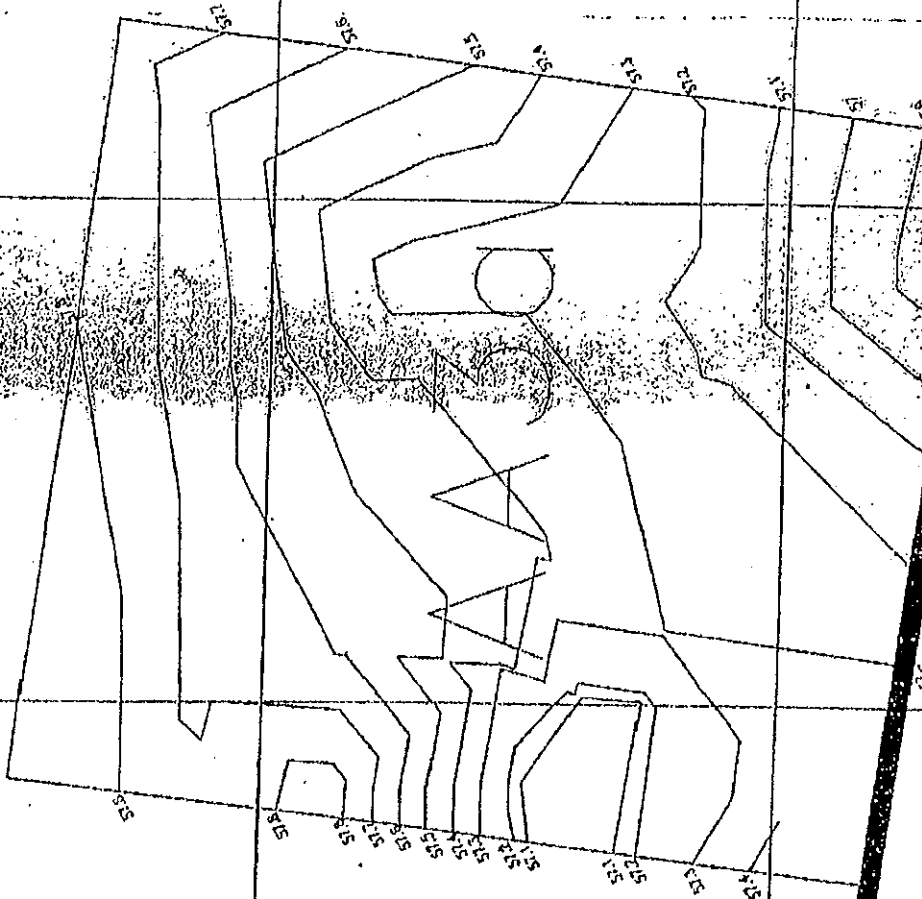
305 600



AA3b



305 550



305 500

AA3b

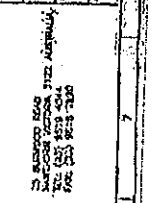
818 800 N

818 750 N

305 450

ALBION EXPLOSIVES FACTORY REHABILITATION PROJECT
 DEPARTMENT OF DEFENCE
 FIGURE 2
 AUDIT AREA AA3b
 FINAL SURFACE CONTOURS
 99615825
 835D101

25 BUNDOORA ROAD
 MELBOURNE VIC 3003
 TEL 031 823 7344
 FAX 031 823 7344



APPROVED UNDER THE ACT
 OF 1974 (AS AMENDED)
 BY THE ENGINEERING
 BOARD OF AUSTRALIA
 (E) 1999 GOMT ASSOCIATES PTY LTD

PROPOSED UNDER THE ACT
 OF 1974 (AS AMENDED)
 BY THE ENGINEERING
 BOARD OF AUSTRALIA
 (E) 1999 GOMT ASSOCIATES PTY LTD

NO.	DATE	BY	REVISION

PROJECT: 99615825
 DRAWING: 835D101

DATE: 22/11/00
 SCALE: 1:500

PROJECT: 99615825
 DRAWING: 835D101

E3565/1-HY
23 March 2000
Revised page 1

**ENVIRONMENT PROTECTION ACT 1970
SECTION 57AA
CERTIFICATE OF ENVIRONMENTAL AUDIT**

I, Timothy Wallace Marshall, of Coffey Partners International Pty Ltd, a person appointed by the Environment Protection Authority ("the Authority") under the Environment Protection Act 1970 ("The Act") as an environmental auditor for the purpose of the Act, having:

1. been requested by the Urban Land Corporation acting on behalf of Department of Defence, to issue a Certificate of Environmental Audit in relation to the site known as Audit Area AA5 being part of the former Albion Explosives Factory site, Station Road, St Albans, defined in Figures 1 and 2 attached to this Certificate ("the site") owned by the Department of Defence.
2. had regard to, amongst other things,
 - (i) guidelines issued by the Authority for the purposes of Section 57AA of the Act;
 - (ii) the beneficial uses that may be made of the site; and
 - (iii) relevant State environment protection policies/industrial waste management policies, namely the State Environment Protection Policy (Waters of Victoria), the State Environment Protection Policy (Groundwaters of Victoria), and the Draft State Environment Protection Policy (Prevention and Management of Contamination of Land),
 in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the relevant segment at the site by any industrial processes or activity, waste or substance (including any chemical substance); and
3. completed an environmental audit report in accordance with Section 57AA(2) of the Act, a copy of which has been sent to the Authority;

HEREBY CERTIFY that I am of the opinion that the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.

This Certificate forms part of the Environmental Audit Report entitled "Statutory Environmental Audit, Audit Area AA5, Former Albion Explosives Factory, Station Road, St Albans" (Coffey Partners International Pty Ltd Report E3565/1-HY dated 23 March 2000). Further details regarding the condition of the site may be found in the Environmental Audit report.

DATED: 23/3/2000

SIGNED:

T Marshall

Coffey



ALBION EXPLOSIVES FACTORY SITE



NOTE: BASED ON GOLDBER DRAWING No. 827D001

Coffey Partners International Pty Ltd

ACN 003 692 019

Consulting Engineers, Managers and Scientists
Environment • Geotechnics • Mining • Water Resources

drawn	TM/SA
approved	
date	16/3/00
scale	AS SHOWN

DEPARTMENT OF DEFENCE / URBAN LAND CORPORATION
 ALBION EXPLOSIVES FACTORY AUDIT AREA AA5
 SITE LOCATION AND SURROUNDING AUDIT AREAS



FIGURE 1

Job no: F3565/1-HY



JONES CREEK

AA1

AA7

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

AA9

AA10

AA3

AA5

AA8

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

DISCUSS E
SCHEDULE M

AA24

GREEN CENTRAL

NOTE:
BASED ON GOLDER DRAWING NO. 827D002



Coffey Partners International Pty Ltd 4/100, 100 Sturt St
 Consulting Engineers, Managers and Scientists
 Surveying • Geomatics • Planning • Urban Resources

COFFEY

DEPARTMENT OF DEFENCE / URBAN LAND CORPORATION
 ALBION EXPLOSIVES FACTORY AUDIT AREA A35
 AUDIT AREA BOUNDARIES AND SURVEY CO-ORDINATES

revision	description	drawn	approved	date	checked	date

AS SHOWN
 scale (metres)

TM/SA
 16/3/00

FIGURE 2

job no. E3565/1-RT

Sale of Land Act 1962 (the "Act")

**STATEMENT BY VENDOR UNDER SECTION 32 OF
THE ACT OF MATTERS AFFECTING LAND BEING SOLD**

VENDOR **VICTORIAN URBAN DEVELOPMENT AUTHORITY ("VicUrban")**

LAND **LOT 2919 CNR NOBEL BANKS DRIVE & KEN JORDAN ROAD CAIRNLEA – LOT
2919 ON PS513889L AND BEING PART OF THE LAND DESCRIBED IN
CERTIFICATE OF TITLE VOLUME 10806 FOLIO 939**

(the "Land")

IMPORTANT NOTICE TO PURCHASER

THE USE TO WHICH YOU PROPOSE TO PUT THE LAND MAY BE PROHIBITED BY PLANNING OR BUILDING CONTROLS APPLYING TO THE LOCALITY OR MAY REQUIRE THE CONSENT OR PERMIT OF THE MUNICIPAL COUNCIL OR OTHER RESPONSIBLE AUTHORITY. IT IS IN YOUR INTEREST TO UNDERTAKE A PROPER INVESTIGATION OF PERMITTED LAND USE BEFORE YOU COMMIT YOURSELF TO BUY. YOU SHOULD ALSO CHECK WITH THE APPROPRIATE AUTHORITIES AS TO THE AVAILABILITY OF, AND THE COST OF PROVIDING, ANY ESSENTIAL SERVICES NOT CONNECTED TO THE LAND.

THE PROPERTY MAY BE LOCATED IN AN AREA WHERE COMMERCIAL AGRICULTURAL PRODUCTIVITY MAY AFFECT YOUR ENJOYMENT OF THE PROPERTY. IT IS THEREFORE IN YOUR INTEREST TO UNDERTAKE AN INVESTIGATION OF THE POSSIBLE AMENITY AND OTHER IMPACTS FROM NEARBY PROPERTIES AND THE AGRICULTURAL PRACTICES CONDUCTED THERE.

1. RESTRICTIONS

- (a) A description and the particulars of any easement, covenant or other similar restriction affecting the Land (whether registered or unregistered) is set out in the attached copy title; sewers/drains (if any) may be laid outside registered easements.
- (b) To the knowledge of VicUrban, there is no existing failure to comply with the terms of the easement, covenant or restriction.

2. PLANNING

A planning instrument applies to the Land and particulars are:

- (a) Name - Brimbank Planning Scheme
- (b) The Responsible Authority is - Brimbank City Council
- (c) Zoning and/or Reservation – Residential 1 - Environmental Audit Overlay and Development Plan Overlay; Planning Permit P336/2004 (amended) affects. See copy attached.

3. RATES, TAXES, CHARGES AND OUTGOINGS

- (a) The Land is presently not rateable in the hands of VicUrban. It will be rateable, and may be taxable, in the hands of the Purchaser following settlement. The Purchaser should make, and be satisfied with, independent inquiries of relevant rating and taxing authorities concerning the level of rates, taxes, charges and other outgoings.

which will attach to the Land following settlement. Land tax is to be adjusted in accordance with Condition 9 of Table A of the Transfer of Land Act 1958.

- (b) despite paragraph 3(a), VicUrban undertakes to pay:
- (i) the current year's land tax assessment and any arrears; and
 - (ii) all water supplied by measure charges to the date of settlement.

4. SERVICES

- (a) Electricity, gas, water, sewerage and telephone services will be available to the Land but they are presently not connected and the cost of connecting them to the Land will be the responsibility of the Purchaser.
- (b) For information purposes only, VicUrban advises the Purchaser that the suppliers of services to the Land will be:

	Service	Supplier
(i)	Electricity	Powercor
(ii)	Gas	Westar
(iii)	Water	City West Water
(iv)	Sewerage	City West Water
(v)	Telephone	Telstra

- (c) The Purchaser should make, and be satisfied with, independent inquiries of relevant service suppliers concerning the cost of connecting relevant services to the Land.

5. NOTICES

There are no notices, orders, declarations, reports or recommendations of a public authority or government department or approved proposal affecting the Land of which VicUrban might reasonably be expected to have knowledge, but VicUrban has no means of knowing of all decisions of public authorities and government departments unless communicated to VicUrban.

6. TITLE

VicUrban is purchasing the Cairnlea Estate from the Commonwealth of Australia pursuant to an Agreement dated 26 November 1997 and pursuant to such Agreement is entitled to develop and sell the land hereby sold. Attached is a copy of the Certificate of Title, the proposed plan of subdivision and a copy of the draft transfer from the Commonwealth of Australia in respect of the land sold.

DATED 1 April 2005

.....
Signed for and on behalf of VicUrban by its Sales Administration Manager. The Purchaser acknowledges being given a duplicate of this Statement signed by VicUrban before the Purchaser signed the Contract.

DATED _____ 2005

.....
Signed and acknowledged by the Purchaser(s)

PLAN OF SUBDIVISION

Stage No.

/

LR use only

EDITION

Plan Number

PS 513889L

Location of Land

Parish: MARIBYRNONG

Township: -

Section: 7

Crown Allotment: D(Pt), E(Pt), F(Pt) & K(Two)(Pt)

Section: 11

Crown Allotment: H(Pt)

Title References

C/T VOL FOL ...

Last Plan Reference: Lot CH on PS443726E

Postal Address: CAIRNLEA DRIVE
(At time of subdivision) DEER PARK 3023

AMG Co-ordinates E 305 820 Zone 55
(Of approx. centre of plan) N 5 818 950

Council Certification and Endorsement

Council Name: BRIMBANK CITY COUNCIL Ref:

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/...../
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 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 / /

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R-1	BRIMBANK CITY COUNCIL

Notations

Staging: This is not a staged subdivision
Planning permit No.

Depth Limitations: 76.20 metres below the surface applies to Allotment K2, Section 7 Parish of Maribyrnong contained in C/G Vol 7877 Fol 028 and does not apply to the remaining land in this plan.

Lots 1 to 2818 and A to CV have been omitted from this plan

Survey: This plan is based on survey BP 1278
(To be completed where applicable)

This survey has been connected to permanent mark no(s). MMB2552, MMB2523 & MMB2257
In Proclaimed Survey Area no. -

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	Carriageway	See Diag	C/E R252045N	Land in C/T Vol 10037 Fol 248
E-2	Drainage	2	This Plan	Brimbank City Council

LR use only

Statement of compliance/
Exemption Statement

Received

Date: / /

LR use only

PLAN REGISTERED
TIME

Date: / /

Assistant Registrar of Titles.

CAIRNLEA ESTATE - CROQUET CENTRE

Sheet 1 of 4 Sheets

Coomes Consulting Group Pty Ltd
24 Albert Road PO Box 305 South Melbourne Victoria 3205 Australia
T 61 3 9993 7680 F 61 3 9993 7009
144 Welford Street PO Box 926 Shepparton Victoria 3632 Australia
T 61 3 6531 4448 F 61 3 6531 4449

LICENSED SURVEYOR (PRINT) KEITH ROBERT JONES

SIGNATURE DATE / /

REF: 9640P11 VERSION 6

FILE NAME: 9640P11.dwg
FILE LOCATION: P:\9640-Subs\0640-Subs\4448\0640.dwg
LAYOUT NAME: 0640P11
SAVE DATE: Fri, 10 Feb 2005 - 13:05 LAST SAVED BY: asuter

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No /

Plan Number

PS 513889L

KEN JORDAN ROAD

R-1

216m²

CX
SEE SHEET 2

ENLARGEMENT
NOT TO SCALE

NOBEL BANKS DRIVE

5189m²

ENLARGEMENT
NOT TO SCALE

CAIRNLEA DRIVE

2919
1-977ha

JORDAN ROAD

R-1

7192m²

CW
3-231ha

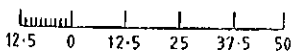
FURLONG ROAD

ROAD

Coomes Consulting Group Pty Ltd
consult@coomes.com.au coomes.com.au
24 Albert Road PO Box 305 North Melbourne Victoria 3205 Australia
T 01 3 9693 7020 F 01 3 9663 7099
144 Wakeford Street PO Box 920 Shepparton Victoria 3632 Australia
T 01 3 8331 4440 F 01 3 6031 4449



SCALE



LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE
1:1250 A3

LICENSED SURVEYOR **KEITH ROBERT JONES**

SIGNATURE

DATE / /
VERSION 6

REF: 9640P11
FILE NAME: 9640P11.dwg
FILE LOCATION: C:\Users\KJ\Documents\Subdivisions\9640P11
LAYOUT NAME: Sheet 3 P
SAVE DATE: 14 Feb 2005 13:00 LAST DAVED BY: KJ

Sheet 3 of 4 Sheets

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No. /

LR use only
EDITION

Plan Number

PS 443726E

Location of Land

Parish: MARIBYRNONG

Township: -

Section: 7

Crown Allotment: B(Pt), C(Pt), D(Pt), E(Pt), F(Pt) & K(Two)(Pt)

Section: 11

Crown Allotment: A(Pt), H(Pt)

Title References

C/T VOL FOL ...

Last Plan Reference: Lot AL on PS 437312T

Postal Address: Furlong Road
(At time of subdivision) Dear Park 3023

AMG Co-ordinates: E 305 300
(Of approx. centre of plan) N 5 819 150 Zone 55

Vesting of Roads or Reserves

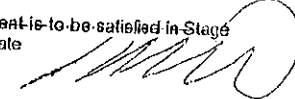
Identifier	Council/Body/Person
RESERVE No. 1	Brimbank City Council

Council Certification and Endorsement

Council Name: **BRIMBANK CITY COUNCIL** Ref: *502077*

- This Plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 4(7) of the Subdivision Act 1988
Date of original certification under section 6 ... / ... / ...~~
- ~~This is a statement of compliance issued under section 24 of the
Subdivision Act 1988.~~

- OPEN SPACE**
- A requirement for public open space under Section 18 Subdivision Act 1988 ~~has not been made.~~
 - ~~The requirement has been satisfied.~~
 - ~~The requirement is to be satisfied in Stage~~

Council delegate
Council seal
Date *19/07/07* 

~~Re-certified under section 4(7) of the Subdivision Act 1988.~~

~~Council delegate
Council seal
Date / /~~

Notations

Depth Limitations:

76.20 metres below the surface applies to Allotment K2, Section 7 Parish of Maribyrnong contained in C/G Vol 7977 Fol 028 and does not apply to the remaining land in this plan

Staging: This is not a staged subdivision
Planning permit No. -

Survey: This plan is based on survey BP 1274
(To be completed where applicable)

This survey has been connected to permanent mark no(s). MMB2552, MMB2523 & MMB2257 in Proclaimed Survey Area no.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1 E-2	Sewerage Drainage	1.83 1.83	C/E D845492 C/E B642738	M.M.B.W. City of Sunshine
E-3, E-6	Carriageway, Drainage, Water, Telephone, Gas Supply & Power	See Diag.	Instr N584172P	Land in C/T Vol 9862 Fol 314
E-3, E-4 & E-7	Powerline	See Diag.	This Plan - Section 88 of the Electricity Industry Act 2000	SPI PowerNet
E-5, E-7	Drainage & Floodway	See Diag.	This Plan	Melbourne Water Corporation
E-8	Carriageway	See Diag.	C/E R252645N	Land in C/T Vol 10037 Fol 248

LR use only

Statement of compliance/
Exemption Statement

Received

Date: / /

LR use only

PLAN REGISTERED

TIME

Date: / /

Assistant Registrar of Titles.

Sheet 1 of 2 Sheets

AIRNLEA ESTATE - WETLANDS

AREA OF STAGE - 47.51ha

Engineering & Surveying
Planning & Design
Project Management
Landscape Architecture
Environmental Science
Cultural Engineering



Coomes

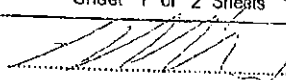
Consulting Group Pty Ltd
24 Albert Road South Melbourne Vic 3205 Australia
ACN 690027035 Tel: (03) 9993 7838 Fax: (03) 9993 7929
Email: consult@coomes.com.au Web: www.coomes.com.au

LICENSED SURVEYOR (PRINT) Keith Robert Jones

SIGNATURE  DATE 20/4/03

REF: 9637SV00 VERSION 4

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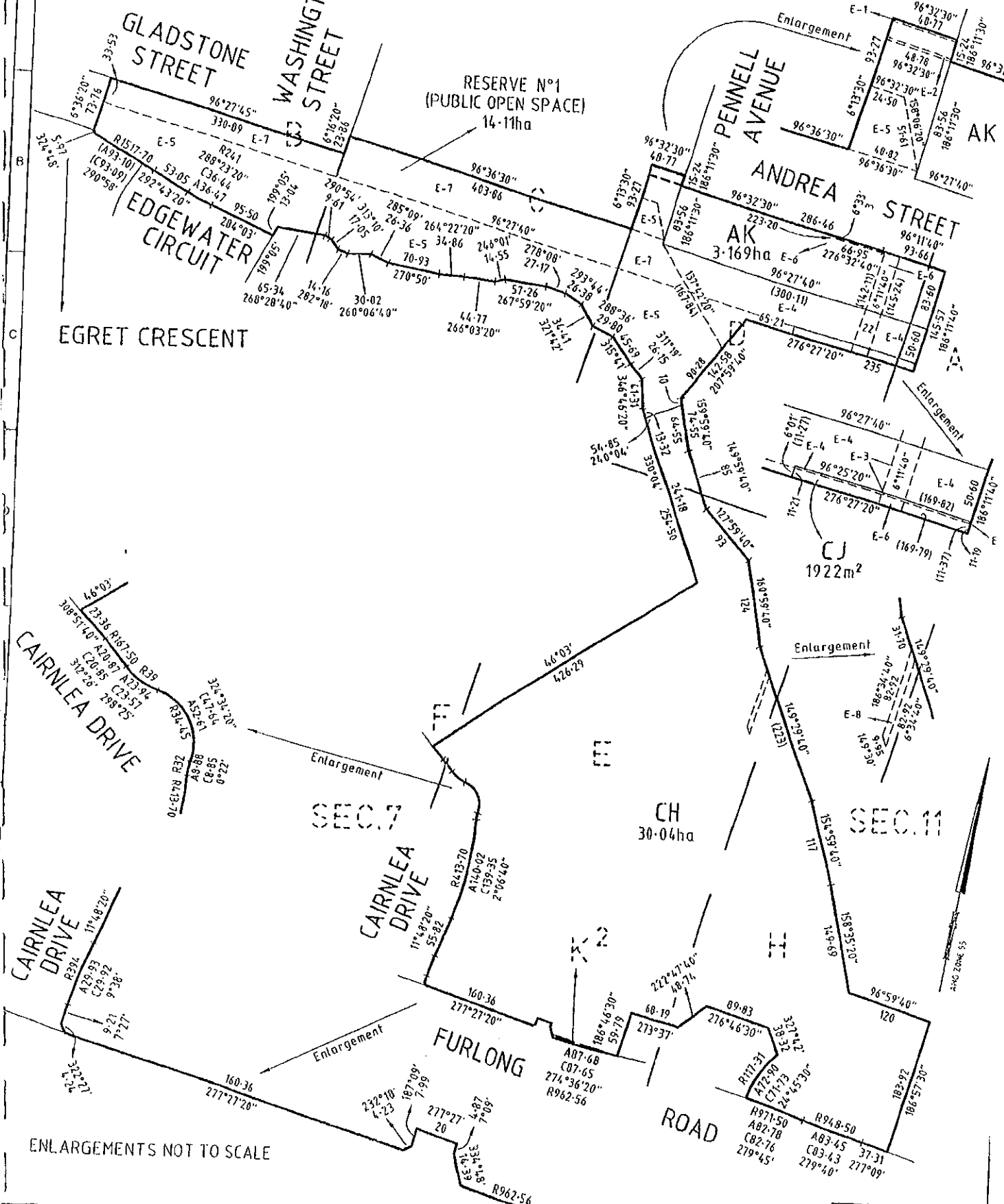

DATE 19/07/07
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Stage No

Plan Number

PS 443726E



EGRET CRESCENT

CAIRNLEA DRIVE

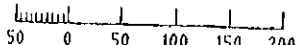
CAIRNLEA DRIVE

FURLONG ROAD

ROAD

ENLARGEMENTS NOT TO SCALE

SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET SIZE

1:5000 A3

LICENSED SURVEYOR Keith Robert Jones

SIGNATURE *[Signature]* DATE 28/4/03

REF: 9637SV00 VERSION 4

Sheet 2 of 2 Sheets

DATE 19/01/03

COUNCIL DELEGATE SIGNATURE

Coomes
 Consulting Group Pty Ltd
 21 A'Bea Road South Melbourne Vic 3193 Australia
 0393111111 Fax 0393111111
 Email: info@coomes.com.au Website: www.coomes.com.au

FILE NAME: 0037sv00.dwg
 FILE LOCATION: E:\0037\Work Units\0037-Subdivision\DWG
 LAYOUT NAME: Sheet 2
 SAVE DATE: Fri 14 Aug 2003 11:54:00 AM

LAWPOINT TITLE SEARCH
10806 939

17/02/2005 15:59

Page 1

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124013230614C

Volume 10806 Folio 939
Produced 17/02/2005 04:00 pm

LAND DESCRIPTION

Lot AL on Plan of Subdivision 437312T.
PARENT TITLE Volume 10687 Folio 569
Created by instrument PS437312T 09/06/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
COMMONWEALTH OF AUSTRALIA
PS437312T 09/06/2004

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 PS437312T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS443726E		Unregistered	13/11/2003

STATEMENT END

*** END OF REPORT ***

PRINTED BY LAWPOINT ON 17 FEB 2005 AT 03:59pm FOR RRE REF VUDA1743876

PLAN OF SUBDIVISION	Stage No. /	LR use only EDITION	Plan Number PS 437312T
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Location of Land
 Parish: MARIBYRNONG
 Township: -
 Section: 7
 Crown Allotment: B(Pt), C(Pt), D(Pt), E(Pt) & K(Two)(Pt)
 Section: 11
 Crown Allotment: A(Pt) & H(Pt)
Title References
 C/T VOL.... FOL...
 Last Plan Reference: Lot BD on PS502246T
Postal Address: Station Road
(At time of subdivision) DEER PARK 3023
AMG Co-ordinates: E 305 500 Zone 55
(Of approx. centre of plan) N 5 819 200

Council Certification and Endorsement

Council Name: BRIMBANK CITY COUNCIL **Ref:** S63057

1. This Plan is certified under Section 8 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 8 -~~
~~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 10 Subdivision Act 1988 has/have not been made.
~~(ii) The requirement has been satisfied.~~
~~(iii) The requirement is to be satisfied by Council delegate~~
~~Council delegate~~
~~Council seal~~
 Date 12/9/03
~~Not certified under section 11(7) of the Subdivision Act 1988.~~
~~Council delegate~~
~~Council seal~~
 Date / /

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R-1	BRIMBANK CITY COUNCIL

Notations

Staging: This is not a staged subdivision
 Planning permit No. _____

Depth Limitations:
 78.20 metres below the surface applies to Allotment K2, Section 7 Parish of Maribyrnong contained in C / G Vol 7077 Fol 028 and does not apply to the remaining land in this plan

Lots A to AK (both inclusive) have been omitted from this plan

Survey: This plan is based on survey BP1274 (To be completed where applicable)

This survey has been connected to permanent mark no(s). MMB2552, MMB2523 & MMB2257 in Proclaimed Survey Area no. -

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Flood)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of	
E-1	Sewerage	1.83	C/E D845482	M.M.B.W.	LR use only Statement of compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date: 7/6/04 PLAN REGISTERED TIME 8:28am Date: 9/6/04 GJ Neuman Assistant Registrar of Titles.
E-2	Drainage	1.03	C/E B642738	City of Sunshine	
E-3	Carriageway, Drainage, Water Telephone, Gas Supply & Power	See Diag	Instr N584172P	Land in C/T Vol 0882 Fol 314	
E-4	Carriageway	See Diag	C/E R252645N	Land in C/T Vol 10037 Fol 248	

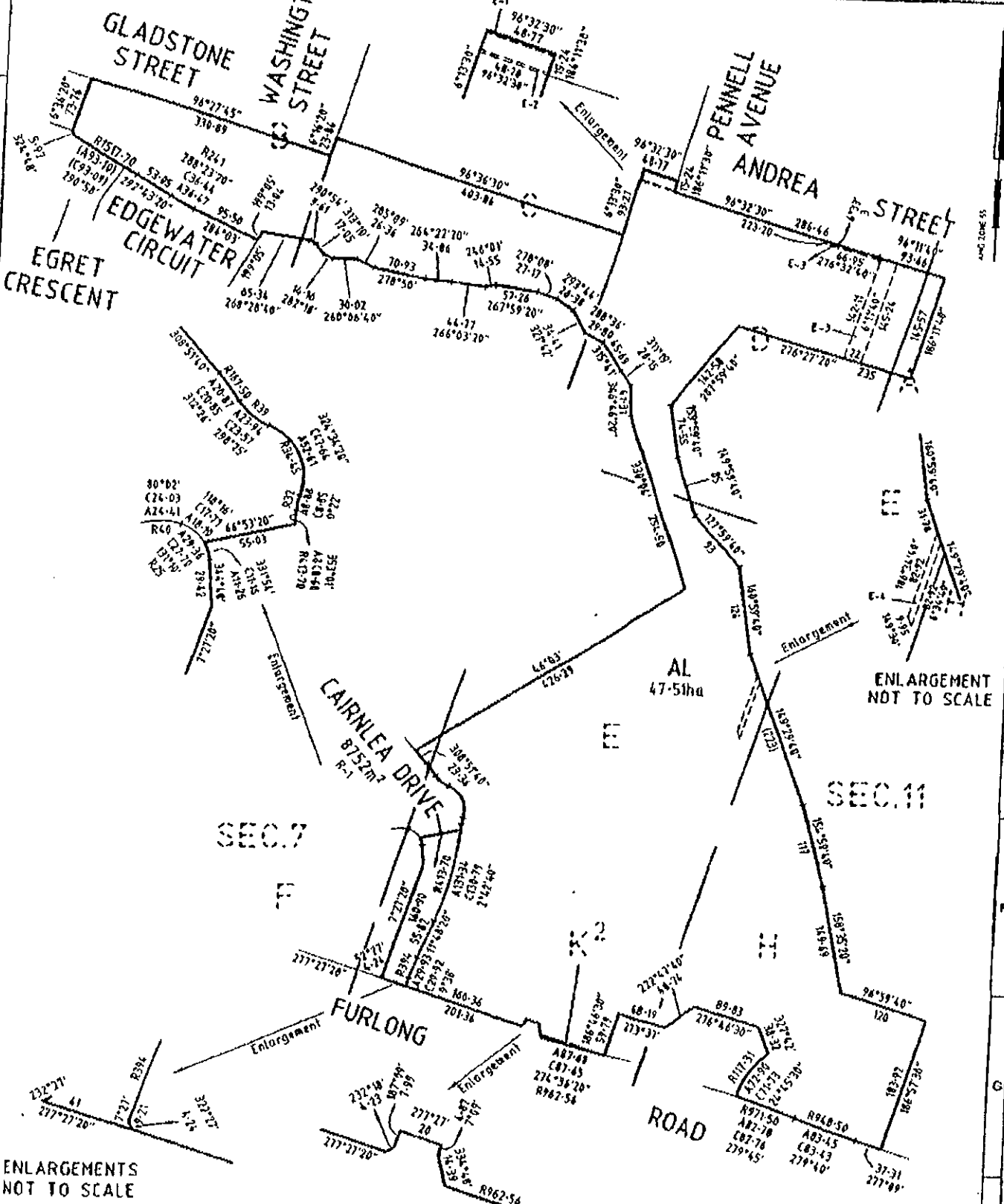
CAIRNLEA ESTATE - CD4

<p>Engineering & Surveying Town Planning & Design Project Management Landscape Architecture Environmental Science Agricultural Engineering</p> <p style="text-align: center;">Coomes</p> <p style="text-align: center;"><small>Consulting Group Pty Ltd</small> 24 Albert Road South Melbourne Vic 3205 Australia 10140 91111 Tel: 03 9599 7888 Fax: 03 9599 7999 Email: coomes@coomes.com.au Web: www.coomes.com.au</p>	<p>LICENSED SURVEYOR (PLINT) Kelli Robert Jones</p> <p>SIGNATURE _____ DATE / /</p> <p>REF: 9637SV01</p> <p><small>FILE NAME: 9637SV01.dwg FILE LOCATION: P:\9637\9637.dwg LAYOUT NAME: 9637.dwg SAVE DATE: Thu 07 Apr 2003 11:03:46 AM</small></p> <p style="text-align: center;">VERSION 1</p>
---	--

Sheet 1 of 2 Sheets

DATE / /
COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

PLAN OF SUBDIVISION Stage No / Plan Number **PS 437312T**



ENLARGEMENTS NOT TO SCALE

ENLARGEMENT NOT TO SCALE

Consulting Group Pty Ltd

 11 Belmont Road, Belmont, WA 6004

 Tel: (08) 9447 1111

 Fax: (08) 9447 1112

 Email: info@coomes.com.au

SCALE

 LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE

 1:5000 **A3**

LICENSED SURVEYOR Keith Robert Jones

 SIGNATURE _____ DATE / /

 REF: 9637SV01 VERSION 1

 THE ENGINEERING BOARD OF AUSTRALIA

 THE SOCIETY OF PROFESSIONAL ENGINEERS

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 THE INSTITUTE OF WIND ENGINEERS

Sheet 2 of 2 Sheets

 DATE / /

COUNCIL DELEGATE SIGNATURE

 Original sheet size A3