

Woolworths Group

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Phase I Site Assessment
17 – 23 Apsley Street, 19 – 23 Apsley Lane
& 39 Blucher Street
Strathfieldsaye VIC

29 July 2025
REF: 25127RPT01

Document Distribution and Control

Compass Environmental Pty Ltd

ABN: 29 938 692 270

Suite 6, 5 Rose Street Hawthorn East Victoria 3123

Tel: +61 3 9819 4704 Fax: +61 3 9819 4724

www.compassenviro.com.au

Document Status

Revision	Date	Status	Written by	Reviewed by
0	29 July 2025	Final	RB/WP	DS

Document Distribution

Revision	Date	No. of Copies	Format	Issued To
0	29 July 2025	1	Electronic copy	Woolworths Group
0	29 July 2025	1	Electronic copy	Compass Environmental Pty Ltd

Approval for Issue

Revision	Date	Approved by
0	29 July 2025	Damon Scoffern Principal Environmental Scientist

Contents

1	INTRODUCTION	4
2	SCOPE OF WORK	5
3	SITE DESCRIPTION	6
3.1	SITE DETAILS	6
3.2	TOPOGRAPHY	7
3.3	GEOLOGY.....	8
3.4	HYDROGEOLOGY.....	9
4	SITE INSPECTION	10
5	SITE HISTORY REVIEW	12
5.1	HISTORICAL AERIAL PHOTOGRAPHS.....	12
5.2	REVIEW OF HISTORICAL CERTIFICATES OF TITLE	15
5.3	EXTRACT OF EPA PRIORITY SITES REGISTER.....	16
5.4	EPA SITE MANAGEMENT ORDER REGISTER	16
5.5	HISTORICAL MINING INFORMATION	16
5.6	REVIEW OF VICTORIA UNEARTHED AND INTERNET SEARCH	16
5.7	SUMMARY OF SURROUNDING COMPLETED ENVIRONMENTAL AUDITS & PRSAs.....	17
6	CONCLUSIONS	18
7	REFERENCES	20
8	LIMITATIONS	21

Figures

Figure 1	Site Plan
Figure 2	Site Features Plan

Appendices

Appendix A	Property and Planning Reports
Appendix B	DEECA Groundwater Resource Report
Appendix C	Historical Aerial Photographs
Appendix D	Current and Historical Title Information
Appendix E	Extract of EPA Priority Sites Register
Appendix F	GeoVic Extract of Historical Mining Information

1 Introduction

Compass Environmental (Compass) was engaged by Woolworths Group to complete a Phase I Site Assessment at the property located 17 – 23 Apsley Street, 19 – 23 Apsley Lane & 39 Blucher Street, Strathfieldsaye VIC (the 'site'). Compass understood that Woolworths Group were considering the potential acquisition of the site for re-development for a commercial use (Woolworths supermarket, auxiliary shops and at-grade car parking).

In general, the objective of the assessment was to review relevant background information in relation to the site to develop and understanding of historical activities and their potential to have resulted in contamination.

On 01 July 2021, Victoria introduced a new environmental protection framework, which includes the *Environment Protection Act 2017 (Vic)* ("the Act"). Section 39 of the EP Act creates a duty on persons/entities in management or control of contaminated land (including groundwater) to minimise the risks of harm to human health and the environment from contamination so far as is reasonably practicable (duty to manage contaminated land). This imposes a legal requirement on duty holders to inform themselves of the potential for contamination at their site, investigate the contamination and implement reasonably practicable measures to minimise risk of harm, and provide information to any person that may be affected by the contamination. Section 40 of the EP Act requires that a person in management or control of land must notify the Authority if the land has been contaminated by notifiable contamination as soon as practicable after the person becomes aware of, or reasonably should have become aware of, the notifiable contamination. This assessment will assist in achieving compliance with these legal requirements, and no further discussion is provided on this matter.

2 Scope of work

The following scope of work was implemented:

- Detailed site inspection.
- Site history review including:
 - Review of historical aerial photographs at the Land Information Office of the Department of Energy, Environment and Climate Action (DEECA).
 - Review of relevant site zonings.
 - Review of historic titles.
 - Review of EPA Priority Sites Register to assess whether any Environmental Action Notices or other notices to manage contaminated land have been issued for the site or immediately surrounding properties.
 - Review of the EPA register for Site Management Orders.
 - Review of completed Environmental Audits or Preliminary Risk Screening Assessments in the near vicinity of the site.
 - Enquiry to Department of Primary Industries (now integrated into Resources Victoria) to obtain available historic information on potential mine shafts, and/or more specifically mine audits, at the site
 - Review of the Victoria Unearthed portal to appraise other matters relating to the site.
- Review of geological, hydrogeological and topographical maps.
- Preparation of a report detailing findings of the assessment.

3 Site Description

3.1 Site Details

The site comprised three property address and three land parcels. Site details are provided in **Table 1** below. The site layout is shown in **Figure 1**.

Table 1 Site Details

Site Details		
Property Address Details	19 - 23 Apsley Lane, Strathfieldsaye VIC 3551. 17 - 23 Apsley Street, Strathfieldsaye VIC 3551. 39 Blucher Street, Strathfieldsaye VIC 3551.	
Lot Description / Standard Parcel Identifier	19 - 23 Apsley Lane, Strathfieldsaye VIC: Lot 2 of Plan PS830957. 17 - 23 Apsley Street, Strathfieldsaye VIC: Lot 12 – 3 Plan of PP5740. 39 Blucher Street, Strathfieldsaye VIC: Lot 1 Plan of PS434901.	
Local Government (Council)	City of Greater Bendigo.	
Planning Zone	Commercial Zone 1 (C1Z).	
Current Planning Overlay(s)	Design and Development Overlay (DDO27).	
Surrounding Land Use	North	Commercial Zone 1 (C1Z). General Residential Zone (GRZ).
	South	Commercial Zone 1 (C1Z). Principal Road Network (TRZ2).
	West	Commercial Zone 1 (C1Z). General Residential Zone (GRZ).
	East	Commercial Zone 1 (C1Z). Special Use Zone 1 (SUZ). Public Park and Recreation Zone (PPRZ).
Site Area (approximate)	Total area – 14,627 m ² (1.46 ha).	


The site was located within a **Designated Bushfire Prone Area**, with part of the site located within an area of **Aboriginal Cultural Heritage Sensitivity**.

Copies of the Property and Planning Reports are provided in **Appendix A**.

3.2 Topography

Details of the topography at the site are provided in **Table 2** below.

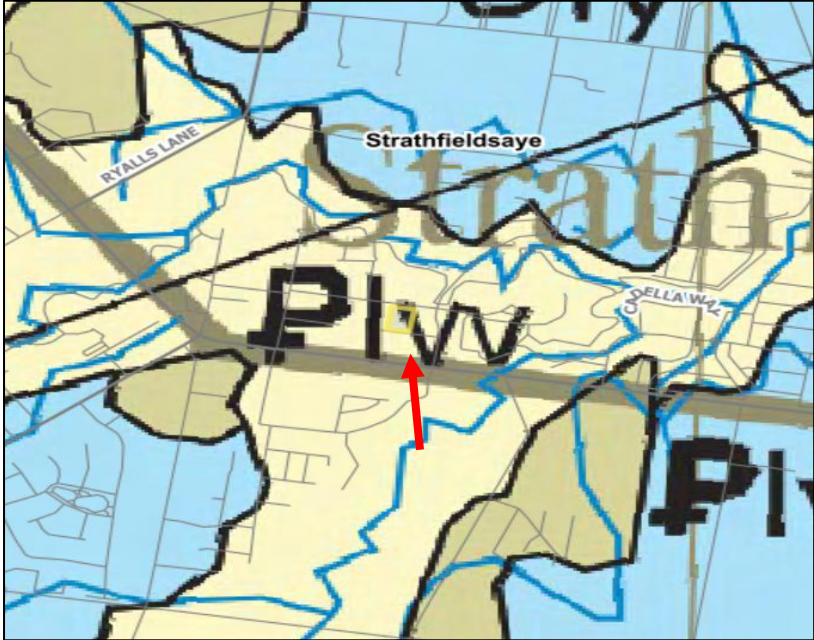
Table 2 Site Topography

Site Topography	
Approximate Site Elevation (m AHD)	200 - 209 m AHD (approximate).
Grade and Direction of Slope	The site and surrounding land appeared relatively flat, with a slight downwards slope in a northeast direction towards Sheep wash Creek, located approximately 164 m north of the site (at its closest point).
Indicative Plan of Topography	 <p style="text-align: center;">Figure 1: Regional Topography Source: www.mapshare.vic.gov.au (16 July 2025).</p>

3.3 Geology

Details of the regional geology are provided in **Table 3** below.

Table 3 Regional Geology

Regional Geology	
Geological Formation	Qs: Neogene – Shepparton Formation.
Description	Qs: Fluvial: prior stream, valley-backfill and floodplain deposits; clay, sand, silt, gravel.
Indicative Plan of Regional Geology	 <p>Figure 2: Regional Geology Source: Geological survey of Victoria 1:250,000 series Bendigo Map Sheet Edition 3 (SJ 55 – 1 Zone 55 Edition 3).</p>

A review of the *Australian National Soil Information System (ANSIS)* indicated that there was low probability for the occurrence of acid sulphate soils at the site. This was consistent with the indicated geological formation.

3.4 Hydrogeology

Details of the hydrogeology at the site are provided in **Table 4** below.

Table 4 Site Hydrogeology

Site Hydrogeology	
Potential Underlying Aquifer System/s	<p>UTQA Upper Tertiary / Quaternary Aquifer: comprising layered clay, sand and silt from 0 – 10 m bgl.</p> <p>BSE Mesozoic and Palaeozoic Bedrock (basement): comprising sedimentary (fractured rock): sandstone, siltstone, mudstone, shale and igneous (fractured rock) volcanics, granites, granodiorites from >10 m bgl.</p> <p>Inferred depth to groundwater: < 5 m bgl.</p>
Groundwater Classification (ERS)	<p>Inferred Segment C (3,101 – 5,400 mg/L TDS).</p> <p>Environmental Values: water dependent ecosystems and species, potable mineral water supply, agriculture and irrigation (stock watering), industrial and commercial, water-based recreation (primary contact recreation), Traditional Owner cultural values, buildings and structures and geothermal properties.</p>
Nearest Surface Water body	<p>Sheepwash Creek was located approximately 164 m north of the site (at its closest point), with Emu Creek located approximately 174 m south of the site (at its closest point).</p> <p>Emu Creek flows in the northeast direction, with Sheepwash Creek flowing in an easterly direction and joining with Emu Creek approximately 586 m northeast of the site (at its closest point).</p>
Inferred Direction of Groundwater Flow	Inferred north/northeast to Sheepwash Creek.
<p>Notes: Source: Department of Energy, Environment and Climate Action (DEECA) Groundwater Resource Report (printed 15 July 2025). Depths to groundwater are reported in metres below ground level (m bgl). Groundwater classification is in accordance with the Environment Reference Standard (ERS).</p>	

A copy of the DEECA Groundwater resource report is provided in **Appendix B**.

4 Site Inspection

Compass Environmental inspected the site on 21 July 2025. A summary of the observations made during the site inspection is provided in **Table 5** below.

It is noted that the site inspection was completed from external points only with access across the site and within the on-site buildings not available at the time of inspection.

Table 5 Site Inspection

Site Observations	
Current Site Use	The properties located at 17 - 23 Apsley Street and 19 - 23 Apsley Lane comprised open vacant land, with the property located at 39 Blucher Street appearing to be utilised for commercial/industrial purposes.
Buildings and Structures	<p>Two large buildings were present in the southwest of property located at 39 Blucher Street, which appeared to be internally connected and associated with the commercial/industrial use of the property. A shipping container with a whirly bird (ventilation) was located in the central north of the property. No further information was available.</p> <p>No buildings or structures were present across the properties located at 17 - 23 Apsley Street and 19 - 23 Apsley Lane.</p>
Site Observations	<p style="text-align: center;">39 Blucher Street:</p> <p>The southeast area of the property comprised an open concrete car park.</p> <p>Two large buildings were present in the southwest of property, which appeared to be utilised for commercial/industrial purposes.</p> <p>Four IBCs were observed at the rear of the buildings (west of the buildings), which appeared to contain liquids, however no further information was available. An air compressor was also observed to the west of the building on a small concrete slab.</p> <p>A large rainwater tank was visible in the southwest corner of the property.</p> <p>The north area of the site comprised an open area used for storage, including vehicles (trucks & buses) and two shipping containers. The surface across the north of the property largely comprised gravel, with limited vegetation around the perimeter.</p> <p style="text-align: center;">17 – 23 Apsley Street:</p> <p>The property largely comprised an open grassed area, with several medium to large trees observed in the north.</p> <p>The land was relatively flat; however, appeared to comprise a slightly raised area in the centre of the property, with a slight downward slope from the central area to both the north and south boundaries.</p> <p>A soil mound was observed in the northeast of the property surrounding several trees. The soil mound appeared to have vegetation growing across the surface.</p> <p>A vehicle track was visible along the western boundary of the property leading from Apsley Street (to the north) to Apsley Lane (to the south).</p> <p style="text-align: center;">19 – 23 Apsley Lane:</p> <p>The property largely comprised an open grassed area in the east, with soil visible at surface in the west of the site.</p> <p>Two piles of inert concrete waste were visible in the northeast of the property.</p>
Evidence of Staining	No staining was observed during the inspection; however, it is noted that observations were limited to external points only at the time of inspection.

Site Observations		
Potential Underground Infrastructure		No evidence of underground infrastructure (tanks, pits, etc) was observed during the site inspection; however, it is noted that observations were limited to external points only. The potential presence of underground infrastructure cannot be excluded.
Surrounding Land Use	North	Childcare facility, Apsley Street, low-density residential properties and Sheepwash Creek.
	South	Apsley Lane, commercial properties, Strathfieldsaye Road and low-density residential properties.
	East	Blucher Street, childcare facilities, vacant properties, primary school and low-density residential.
	West	Childcare facility, open walking path/public open space and low-density residential properties.

5 Site History Review

Information on the history of the site was obtained from the following sources:

- Review of historical aerial photographs at the Land Information Office of the Department of Energy, Environment and Climate Action (DEECA).
- Historical title search to identify past registered proprietors of the site.
- Review of EPA Priority Sites Register to assess whether any Environmental Action Notices or other notices to manage contaminated land have been issued for the site or immediately surrounding properties.
- Review of the EPA register for Site Management Orders.
- Review of available historic information on potential mine shafts, and/or more specifically mine audits, via Enquiry to Department of Primary Industries (now integrated into Resources Victoria).
- Review of the DEECA Victoria Unearthed online portal.

The findings of the site history review are summarised in the following sections.

5.1 Historical Aerial Photographs

A total of nine historical aerial photographs dated between 1945 and 2025 were viewed. Observations interpreted from the photographs are provided in **Table 6** below.

Table 6 Summary of Historical Aerial Photographs

Photograph	Observations
07/1945 Run: 10 Film: 56 Photo: 15,270 Scale: 1:15,840	<p>Site: The site appears to be part of a larger property used for agricultural purposes. The surface across the west of the site (19 – 23 Apsley Lane) appeared to comprise open grassed land, with the surface across the centre (17 – 23 Apsley Street) and east (39 Blucher Street) of the site appearing to potentially be utilised for cropping activities. Further detail was difficult to distinguish due to the age and quality of the image.</p> <p>Surrounding area: The land surrounding the site appeared to be used for agricultural purposes, largely comprising open grassed land and an area of potential cropping adjacent to the south of the site. Multiple rural residences were visible in the surrounding area, with multiple dams also visible. Strathfieldsaye Road and Emu Creek were visible further to the south of the site, with Sheepwash Creek visible further to the north of the site.</p>
11/1970 Run: 10 Film: 2,345 Photo: 133 Scale: 1:9,600	<p>Site: The central and east of the site no longer appeared to be utilised for cropping purposes, with the surface across the site largely comprising open grassed land.</p> <p>Two buildings/structures were visible in the central south of the site, with a third structure (potentially a shed) visible in the southeast of the site. Further detail was difficult to distinguish due to the age and quality of the image.</p> <p>A dam had been constructed in the west of the larger parent property, with the dam appearing to cover part of the property located at 19–23 Apsley Lane. Three stockpiles were visible adjacent to the west of the dam, appearing to be associated with the construction of the dam.</p> <p>Surrounding area: Areas of land surrounding the site to the south, east, and southwest had been re-developed for residential purposes with some large sheds also visible on some properties. A dam had</p>

	<p>been constructed on the property adjacent to the south of the site, with another dam also constructed on the property adjacent to the east of the site (east of Blucher Street).</p> <p>Various other dams appeared to have been constructed in areas further surrounding the site.</p>
<p>02/1987 Run: 1 Film: 4,086 Photo: 155 Scale: 1:10,000</p>	<p>Site: The site had undergone further significant change, with the buildings noted in the November 1970 aerial image no longer visible, except for a small structure (or part of a structure) in the central south of the site.</p> <p>The large dam constructed in the west of the larger parent property (covering part of 19 – 23 Apsley Lane) was no longer visible and appeared to have been backfilled.</p> <p>Surrounding area: The land adjacent to the south of the site had undergone further re-development, including the backfilling of the former dam (noted in the November 1970 aerial image) and the construction of a commercial building and asphalt car park in its place.</p> <p>The dam (noted in the November 1970 aerial image) on the property adjacent to the east of the site (east of Blucher Street) was no longer visible and appeared to have been backfilled.</p> <p>A property adjacent to the south of the site appeared to have undergone further re-development, with a new building/warehouse visible, potentially used for commercial/industrial purposes.</p> <p>Additional residential properties had been constructed on the land adjacent to the southwest of the site, with areas of land further surrounding the site appearing to have been re-developed for residential and potentially for commercial/industrial properties.</p> <p>Apsley Street had been constructed to the north of the site.</p>
<p>03/2006 Source: Google Earth Imagery</p>	<p>Site: The east of the site (39 Blucher Street) had undergone significant re-development for commercial/industrial purposes. The surface across the east of the site appeared to have been stripped and replaced with gravel, with two large buildings/structures constructed in the south. The northeast area appeared to be utilized for the storage of vehicles and/or equipment associated with commercial/industrial re-development.</p> <p>The remaining area of the site appeared largely unchanged; however, two soil stockpiles and one gravel stockpile were visible in the central area of the site. Further details were difficult to distinguish, due to the age and quality of the image.</p> <p>It is noted that the northeast section of the larger parent property (adjacent to the northeast of the site) had been subdivided and re-developed as part of the Blucher Street and Apsley Street roadway re-development.</p> <p>Surrounding area: The commercial/industrial building on the land adjacent to the south (noted in the February 1987 aerial image) had undergone further re-development, including the extension of the building.</p> <p>Another area of land adjacent to the south of the site appeared to be undergoing re-development, including the demolition and clearing of multiple former residential and commercial/industrial properties and the construction of a large commercial/industrial building.</p> <p>An area of land to the northeast of the site appeared to have been re-developed for an educational facility (primary school) and a large recreational oval.</p> <p>Areas of land further surrounding the site continued to be re-developed, largely for residential purposes, and some commercial/industrial properties.</p>

<p>02/2007 Source: Google Earth Imagery</p>	<p>Site: The southeast area of the site appeared to have undergone further re-development, with the construction of an asphalt car park. Vehicle tracks and minor ground disturbances were visible in the south of the site, potentially associated with the construction of Apsley Lane (to the south of the site).</p> <p>Surrounding area: Apsley Lane had been constructed to the south of the site, with the large commercial/industrial re-development (noted in the March 2006 aerial image) appearing to have been completed with an asphalt car park constructed to the west and south of the large commercial/industrial building.</p>
<p>11/2013 Source: Google Earth Imagery</p>	<p>Site: The site appeared largely unchanged; however, an additional shed had been constructed adjacent to the north of the buildings in the southeast of the site.</p> <p>Surrounding area: The land to the southeast of the site appeared to have been re-developed, with the former residential and commercial/industrial properties demolished and the construction of a new large commercial/industrial building at the corner of Strathfieldsaye Road and Blucher Street. The building footprints appeared to be consistent with the BP service station noted in the most recent May 2025 aerial image.</p>
<p>02/2021 Source: Google Earth Imagery</p>	<p>Site: The November</p> <p>Surrounding area: The land adjacent to the northwest of the site had been re-developed, with the building footprint appearing consistent with the childcare facility noted in the most recent May 2025 aerial image.</p> <p>Areas of land further surrounding the site continued to be re-developed, largely for residential purposes, and some commercial/industrial properties.</p>
<p>11/2024 Source: Nearmaps Imagery</p>	<p>Site: The west of the site (19 – 23 Apsley Lane) appeared to be utilised as a storage yard/laydown area, associated with the re-development of the land adjacent to the west of the site.</p> <p>The surface across the west of the site (19 – 23 Apsley Lane) appeared to have been disturbed/scraped, with multiple stockpiles, earthmoving equipment (excavator and bobcat) and equipment/construction consumables visible.</p> <p>Surrounding area: The land adjacent to the west of the site appeared to be undergoing re-development for a public open space.</p>
<p>05/2025 Source: Nearmaps Imagery</p>	<p>Site: The west of the site (19 – 23 Apsley Lane) appeared to no longer be utilised as a storage yard/laydown yard, with the surface appearing to largely comprise soils at surface and a potential soil mound. Further detail was difficult to distinguish due to the age and quality of the image.</p> <p>Surrounding area: The land adjacent to the west of the site (noted in the November 2024 aerial image) appeared to have been completed, and comprised an public open space.</p>

Copies of the aerial photographs are provided in **Appendix C**.

5.2 Review of Historical Certificates of Title

Compass Environmental completed a historical title search on 15 and 16 July 2025. Three live folios and three historical folios was reviewed for the site. Title information is provided in **Table 7** below.

Table 7 Summary of Current and Historical Title Information

Address	Certificate of Title	Parent Title	Transfer Date	Details
17 – 23 Apsley Street, Strathfieldsaye VIC	V 03521 F 150	-	06/06/1911	John Thomas Smith.
			19/12/1956	Honora Francis Edith Smith & Jean Catherine Smith.
			21/02/1957	Frances Ronald Truscott.
			16/08/1985	Lesley Catherine Frances.
19 – 23 Apsley Lane, Strathfieldsaye VIC	V 03521 F 149	-	06/06/1911	John Thomas Smith.
			19/12/1956	Honora Francis Edith Smith & Jean Catherine Smith.
			21/02/1957	Frances Ronald Truscott.
			02/04/2019	Perrady Property Group Pty Ltd.
	V 12576 F 697	V 3521 F 149	10/10/2024	Perrady Investments Pty Ltd
39 Blucher Street, Strathfieldsaye VIC	V 03551 F 064	-	16/06/1908	Thomas Jones.
			26/02/1935	Melford Burton Smith.
			26/02/1935	Frances Louisa Smart.
			09/07/1937	Thomas M Mahon.
			10/04/1942	James M Mahon.
			31/03/1948	Daniel Herbert Hogan.
			08/09/1953	Albert Truscott.
			05/05/1959	Frances Ronald Truscott.
			24/05/1984	Eric Wakeman & Enid Isobel Wakeman.

	V 10370 F 834	V 10314 F889 V 03551 F 064	04/03/1998	Eric Wakeman & Enid Isobel Wakeman.
	V 10512 F 278	V 10370 F 834	28/04/2000	Eric Wakeman & Enid Isobel Wakeman.
			17/11/2000	M.T.C. Holdings Pty Ltd.
			22/06/2006	Thirty-Nine Ventures Pty Ltd.
			03/03/2016	Reilly Properties Pty Ltd.

Copies of the current and historical titles reviewed are provided in **Appendix D**.

5.3 Extract of EPA Priority Sites Register

Compass Environmental collected an Extract of EPA Priority Sites Register via the Landata online resource (<https://www.landata.online/>). The extract search (information as of 16 July 2025) indicated that the site was not listed on the Register or located in the vicinity of a property listed on the Register at the time of the enquiry.

A copy of the Extract of EPA Priority Sites Register is provided in **Appendix E**.

5.4 EPA Site Management Order Register

Compass Environmental completed a review of the EPA Site Management Order (SMO) Register on 16 July 2025. The search indicated that the site was not listed on the Register or located within the vicinity of a property listed on the Register at the time of the enquiry.

5.5 Historical Mining Information

Compass reviewed the GeoVic online portal on 24 July 2025 for any information regarding the historical mining activities and the location of any potential mine shafts on-site or in the immediate vicinity of the site (100 m radius). The search did not indicate the presence of any mining activity or mine shafts within the site boundaries, nor did it identify any mine shafts within the immediate vicinity of the site (within a 100 m radius).

It was noted that all or part of the site was covered by multiple **historic Mineral Tenements**, all of which were expired.

A copy of the extract is provided in **Appendix F**.

5.6 Review of Victoria Unearthed and Internet Search

Compass reviewed the DEECA Victoria Unearthed online portal and completed a brief internet search on 16 July 2025 for any available information for the site and the immediately surrounding land. The main findings of the review and internet search were as follows:

- No Environmental Audits or Preliminary Risk Screen Assessments (PRSAs) were completed at the site.
- No completed Environmental Audits, PRSAs or Groundwater Quality Restricted Use Zones (GQRUZs) were located within a 1 km radius of the site.

- No registered landfill was located within a 1 km radius of the site.
- No EPA Priority Sites were located within a 1 km radius of the site.
- No EPA Licensed Sites were located within a 1 km radius of the site.
- No listings were available in the Sands and McDougall Directories for the site, nor were there any listings for the land surrounding the site (within a 200 m radius).

5.7 Summary of Surrounding Completed Environmental Audits & PRSAs

Compass completed a review of nearby Environmental Audits and PRSAs in the vicinity of the site to better understand the likely conditions in the area. No completed Audits or PRSAs with available groundwater information were located within a 1 km radius of the site.

6 Conclusions

Compass Environmental was engaged by Woolworths Group to complete a Phase I Site Assessment at the property located 17 – 23 Apsley Street, 19 – 23 Apsley Lane & 39 Blucher Street, Strathfieldsaye VIC. Compass understood that Woolworths Group were considering the potential acquisition of the site for re-development for a commercial use (Woolworths supermarket, auxiliary shops and at-grade car parking).

Based on the results of the assessment completed, Compass makes the following conclusions:

- The site appeared to be part of a larger property used for agricultural purposes from at least circa 1945, with the surface across the west of the site comprising open grassed land, and the surface across the central and east of the site appearing to potentially be utilised for cropping activities. By November 1970 the central and east of the site no longer appeared to be utilised for cropping purposes, and two buildings/structures were visible in the central south of the site, with a third structure (potentially a shed) visible in the southeast. A dam had been constructed in the west of the larger parent property, with the dam covering part of the property located at 19 – 23 Apsley Lane. Three stockpiles were visible adjacent to the west of the dam, appearing to be associated with the construction of the dam.

The February 1987 aerial image showed that the site had undergone further change, with the former buildings (noted in the November 1970 aerial image) no longer visible, except for a small section of a structure in the central south of the site. The large dam in the west of the site (partially covering part of 19 – 23 Apsley Lane) was no longer visible and appeared to have been backfilled. By March 2006 the east of the site (39 Blucher Street) had undergone significant re-development for commercial/industrial purposes, with the surface appearing to have been stripped and replaced with gravel, and the construction of two large buildings/structures in the south. The northeast area appeared to be utilized for the storage of vehicles and/or equipment (associated with the commercial/industrial re-development). The remaining area of the site appeared largely unchanged; however, two soil stockpiles and one gravel stockpile were visible in the central area of the site.

The February 2007 aerial image showed the southeast area of the site had undergone further re-development, with the construction of an asphalt car park. Vehicle tracks and minor ground disturbances was visible in the south of the site, potentially associated with the construction of Apsley Lane (to the south of the site). The November 2013 aerial image showed that the site appeared largely unchanged; however, an additional shed had been constructed adjacent to the north of the buildings in the southeast of the site.

The February 2021 aerial image showed surface across the west of the site appeared to have been partially disturbed (likely associated with the re-development to the north/northwest of the site), with the November 2024 aerial image showing that the west of the site appeared to be utilised as a storage yard/laydown area, with multiple stockpiles, earthmoving equipment (excavator and bobcat) and equipment/construction consumables visible across the surface. By May 2025 the west of the site appeared to no longer be utilised as a storage yard/laydown yard, with the surface appearing to largely comprise soil at surface and a potential soil mound.

- The information available on the reviewed titles generally showed that the site was owned by a series of private proprietors and entities since the early 1900s.
- The site was not listed on, nor located in the vicinity of, a site listed on the EPA Site Management Order Register (as of 16 July 2025) or EPA Priority Sites Register (as of 16 July 2025).

- The GeoVic online portal (information as of 24 July 2025) did not indicate the presence of any mining activity or mine shafts within the site boundaries, nor did it identify any mine shafts within the immediate vicinity of the site (within a 100 m radius). It was noted that all or part of the site was covered by multiple historic Mineral Tenements, all of which were expired.
- The site was not subject to an Environmental Audit Overlay.
- No Environmental Audits or PRSAs were completed at the site.
- No completed Environmental Audits, PRSAs or Groundwater Quality Restricted Use Zones were located within a 1 km radius of the site.
- No registered landfills, EPA Priority Sites or EPA Licensed Sites were located within a 1 km radius of the site.
- No listings were available in the Sands and McDougall Directories for the site, nor were there any listings for the land surrounding the site (within a 200 m radius).
- The main potential on-site sources of contamination included the historical and current use of the site for agricultural and commercial/industrial purposes, the historical use of the western section of the site as a storage/laydown yard (associated with off-site construction activities), the presence of historically imported fill material, including possible inclusions of building demolition rubble or inert wastes. As discussed above, the site was covered by multiple historic Mineral Tenements, all of which were expired, however there is the potential for the presence of mine spoil to be present at the site, as well as infrastructure associated with potential historic mining activities.
- A review of the *Australian National Soil Information System (ANSIS)* indicated that there was low probability for the occurrence for acid sulphate soils at the site. This was consistent with the indicated geological formation.
- Observations during the site inspection were completed from external points around the perimeter only with access across the site and within the on-site buildings not available at the time of inspection. Observations identified the following:
 - Two large buildings in the southeast of site appeared to be utilised for commercial/industrial purposes, with the northeast used for storage, including vehicles (trucks & buses) and two shipping containers.
 - Four IBCs appearing to contain unknown liquid were observed adjacent to the west of the building in the southeast of the site.
 - A soil mound was visible in the northeast of the property located at 17 – 23 Apsley Street.
 - Two piles of inert concrete waste were visible in the northeast of the property located at 19 – 23 Apsley Lane.
 - No evidence of underground infrastructure (tanks, pits, etc) was observed during the site inspection, however, the potential presence of underground infrastructure cannot be excluded.
- This review is of a desktop nature only, and intrusive testing will be required to confirm the contamination status of the site.

7 References

Environment Reference Standard 2021. Victorian Government Gazette No. S245, May 2021, as amended by Environment Reference Standard No. S158 Gazette 29, March 2022.

EPA 2021a. EPA Publication 1940 Contaminated Land: Understanding Section 35 of the *Environment Protection Act 2017*, February 2021.

National Environment Protection Council (NEPC) 1999. National Environment Protection (Assessment of Site Contamination) Measure (as amended 2013). NEPM 1999 (as amended 2013).

8 Limitations

Compass Environmental has conducted this assessment in accordance with the scope of work and for the purpose outlined in this report. The services performed by Compass Environmental have been conducted in a manner consistent with the level of quality and skill generally exercised by the consulting profession.

This report should be read in full and may not be used to support any other objectives than those set out in the report. This report has been prepared for the use of the Woolworth Group and may not contain sufficient information for purposes of other parties or users. Any reliance on this report by a third party shall be at its sole risk.


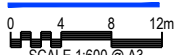
This report is based on the conditions encountered and data reviewed to 29 July 2025. Compass Environmental assumes no responsibility for any changes that may have occurred after this time. The methodologies and sources of information used by Compass Environmental are outlined in the report. Compass Environmental has made no independent verification of this information beyond the agreed scope of work and assumes no responsibility for any inaccuracies or omissions.

Intrusive investigations are based on known or suspected site conditions and seek to achieve a level of understanding of the subsurface conditions at selected points only. Intrusive investigations are normally subject to various constraints, and in-ground conditions can vary significantly. Contamination impacts can migrate through preferential pathways and not be intersected by intrusive investigations and conditions can also change over time. Intrusive investigations may not intersect the zones of representative or worst contamination impacts or identify contamination that occurs in unexpected locations or from unexplained sources, even when all testing and sampling is performed with reasonable skill, care and diligence.

The potential presence of asbestos containing materials in areas not subject to intrusive investigations or within underground services cannot be excluded.

FIGURES



NORTH: 
 SITE BOUNDARY: 
 SCALE: SCALE 1:600 @ A3
 BASE PLAN: LANDATA/NEARMAP 2MAY25
 CLIENT: WOOLWORTHS
 LOCATION: 17-23 & 19-23 APSLEY LANE
 AND 39 BUTCHER STREET,
 STRATFIELDSAYE VIC

DETAIL: SITE LAYOUT
 DRAWN BY: MG
 REVIEWED BY: WP
 DRAWING DATE: 16 July 2025
 FILE REFERENCE: 25127_DRW01V01.DWG
 FIGURE NUMBER: 1



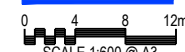
compass environmental
 COMPASS ENVIRONMENTAL PTY LTD
 SUITE 6, 5 ROSE STREET HAWTHORN EAST VICTORIA 3123
 PH: 9819 4704 FAX: 9819 4724 EMAIL: enquiry@compassenviro.com.au
This figure remains the copyright and intellectual property of Compass Environmental Pty Ltd. This figure shall not be reproduced without the prior written consent of Compass Environmental Pty Ltd.



NORTH:



SITE BOUNDARY:



SCALE:

SCALE 1:600 @ A3

BASE PLAN:

LANDATA/NEARMAP 2MAY25

CLIENT:

WOOLWORTHS

LOCATION:

17-23 & 19-23 APSLEY LANE
AND 39 BUTCHER STREET,
STRATFIELDSAYE VIC

DETAIL:

SITE FEATURES

DRAWN BY:

MG

REVIEWED BY:

WP

DRAWING DATE:

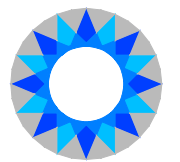
29 July 2025

FILE REFERENCE:

25127_DRW01V01.DWG

FIGURE NUMBER:

2



compass environmental

COMPASS ENVIRONMENTAL PTY LTD
SUITE 6, 5 ROSE STREET HAWTHORN EAST VICTORIA 3123
PH: 9819 4704 FAX: 9819 4724 EMAIL: enquiry@compassenviro.com.au
This figure remains the copyright and intellectual property of Compass
Environmental Pty Ltd. This figure shall not be reproduced without the
prior written consent of Compass Environmental Pty Ltd.

APPENDIX A

Property and Planning Reports

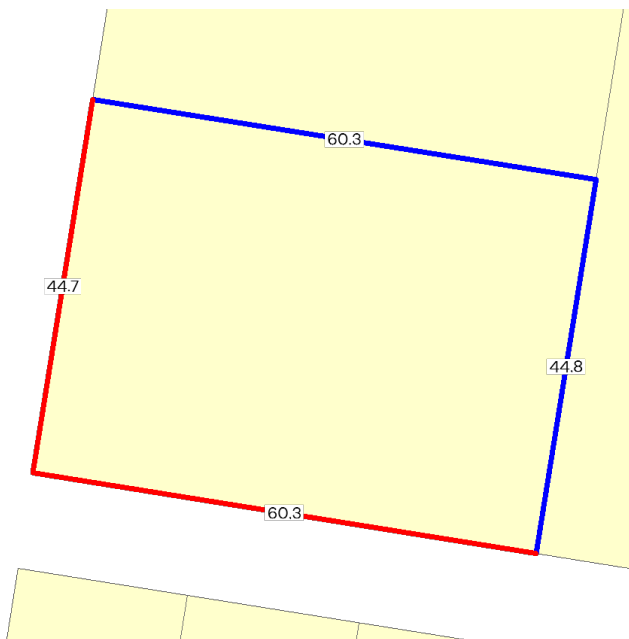
PROPERTY DETAILS

Address: **19-23 APSLEY LANE STRATHFIELDSAYE 3551**
Lot and Plan Number: **Lot 2 PS830957**
Standard Parcel Identifier (SPI): **2\PS830957**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **251880**
Directory Reference: **Vicroads 615 M4**

www.bendigo.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 2702 sq. m

Perimeter: 210 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENDIGO EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



Selected Property

From www.planning.vic.gov.au at 15 July 2025 03:44 PM

PROPERTY DETAILS

Address: **19-23 APSLEY LANE STRATHFIELDSAYE 3551**
 Lot and Plan Number: **Lot 2 PS830957**
 Standard Parcel Identifier (SPI): **2\PS830957**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **251880**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 615 M4**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Coliban Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENDIGO EAST**
 Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)

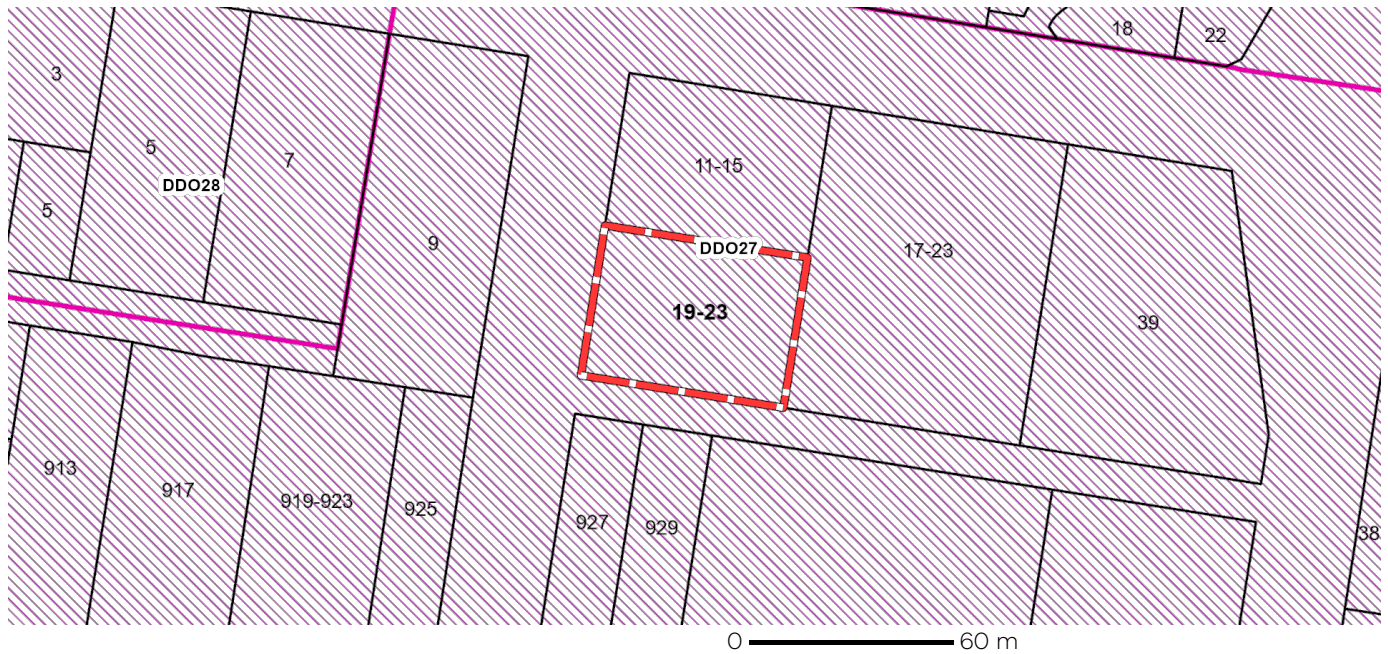


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 27 \(DDO27\)](#)



 **DDO - Design and Development Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 11 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

From www.land.vic.gov.au at 15 July 2025 03:33 PM

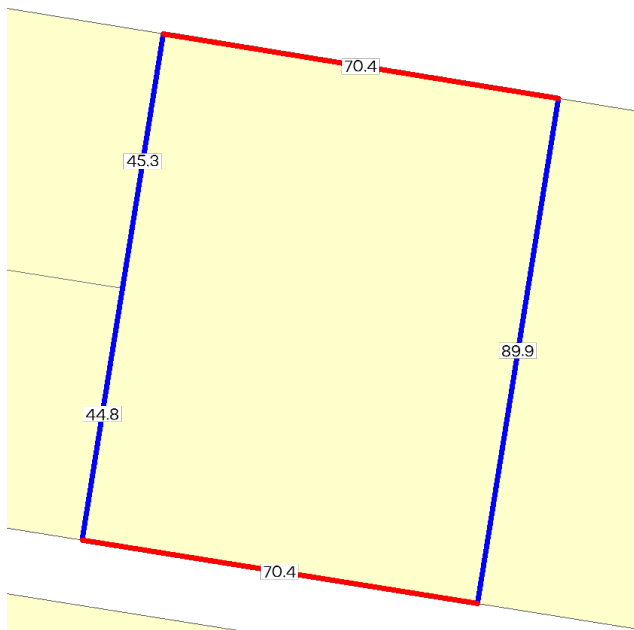
PROPERTY DETAILS

Address: **17-23 APSLEY STREET STRATHFIELDSAYE 3551**
Crown Description: **Allot. 12 Sec. 3 TOWNSHIP OF STRATHFIELDSAYE**
Standard Parcel Identifier (SPI): **12-3\PP5740**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **194188**
Directory Reference: **Vicroads 615 M4**

www.bendigo.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 6336 sq. m

Perimeter: 321 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENDIGO EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



From www.planning.vic.gov.au at 15 July 2025 03:38 PM

PROPERTY DETAILS

Address: **17-23 APSLEY STREET STRATHFIELDSAYE 3551**
 Crown Description: **Allot. 12 Sec. 3 TOWNSHIP OF STRATHFIELDSAYE**
 Standard Parcel Identifier (SPI): **12-3\PP5740**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **194188**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 615 M4**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Coliban Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

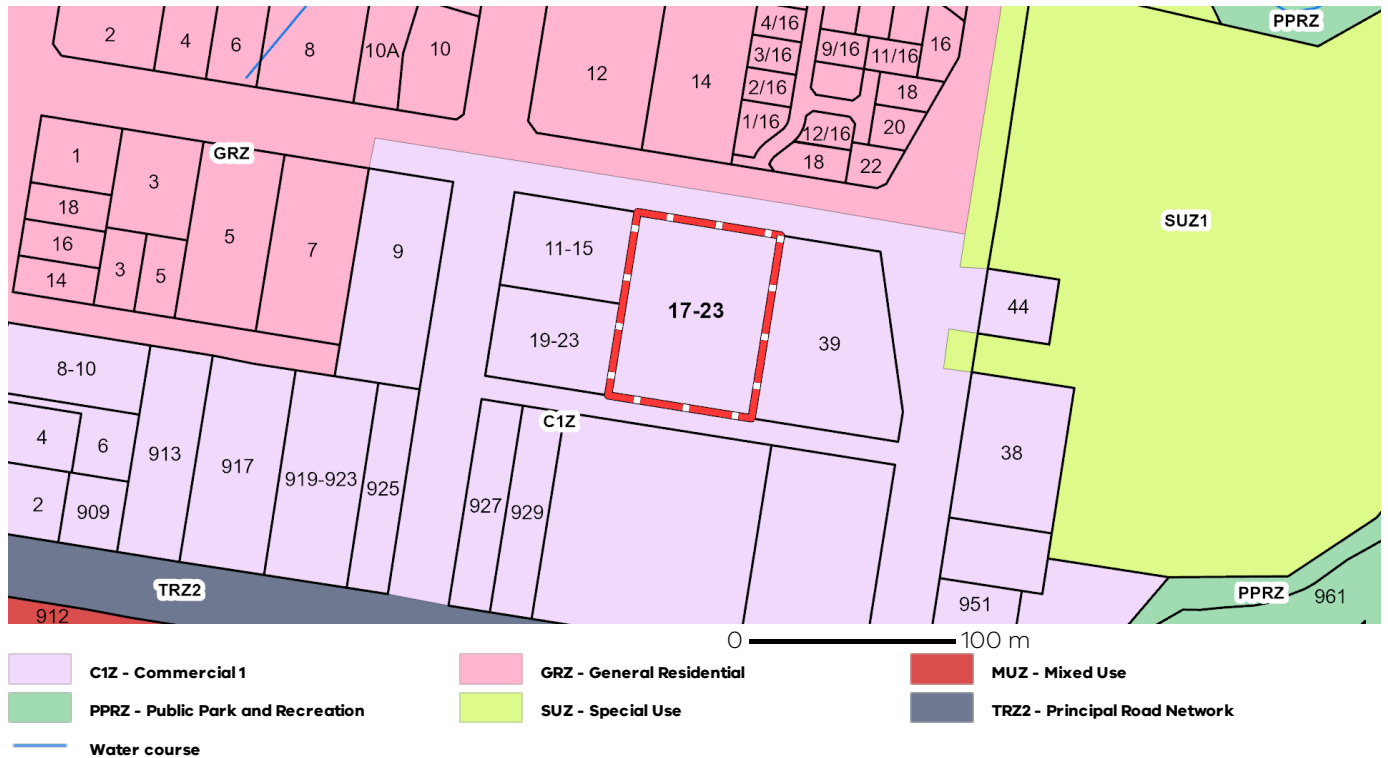
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENDIGO EAST**
 Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)

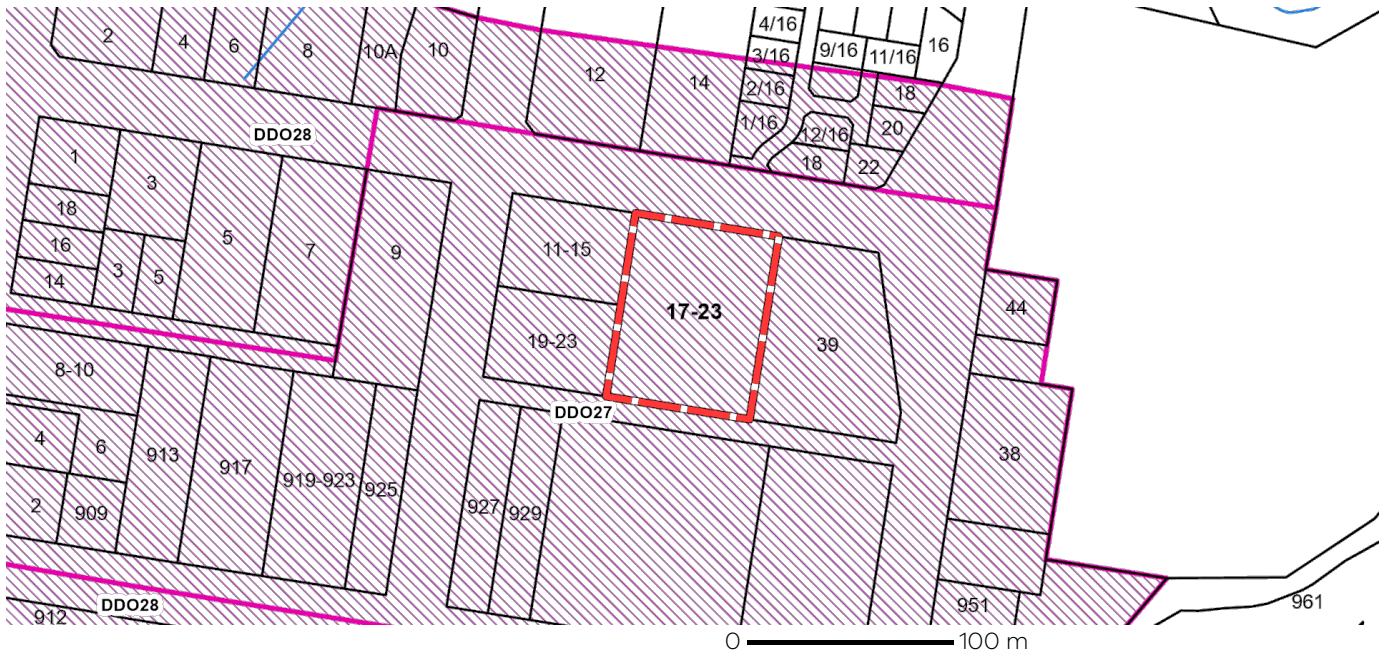


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 27 (DDO27)



DDO - Design and Development Overlay **Water course**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



DPO - Development Plan Overlay **ESO - Environmental Significance Overlay** **LSIO - Land Subject to Inundation Overlay**
 Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 11 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

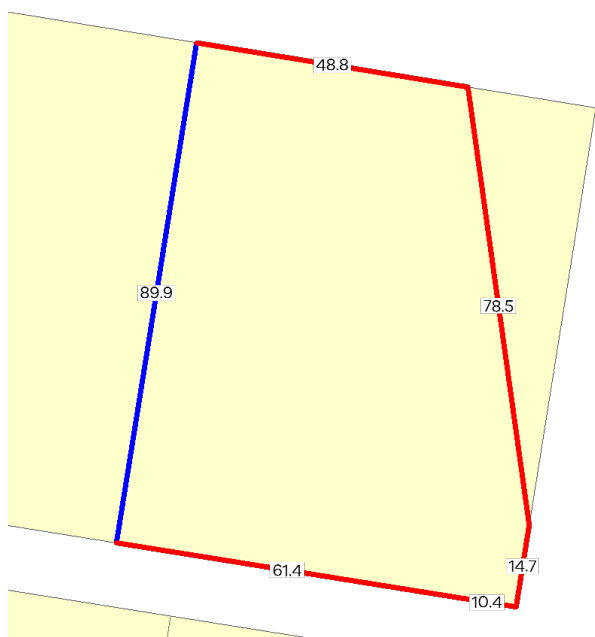
PROPERTY DETAILS

Address: **39 BLUCHER STREET STRATHFIELDSAYE 3551**
Lot and Plan Number: **Lot 1 PS434901**
Standard Parcel Identifier (SPI): **1\PS434901**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **194189**
Directory Reference: **Vicroads 615 N4**

www.bendigo.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 5589 sq. m

Perimeter: 304 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENDIGO EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



From www.planning.vic.gov.au at 15 July 2025 03:45 PM

PROPERTY DETAILS

Address: **39 BLUCHER STREET STRATHFIELDSAYE 3551**
 Lot and Plan Number: **Lot 1 PS434901**
 Standard Parcel Identifier (SPI): **1\PS434901**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **194189**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 615 N4**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Coliban Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

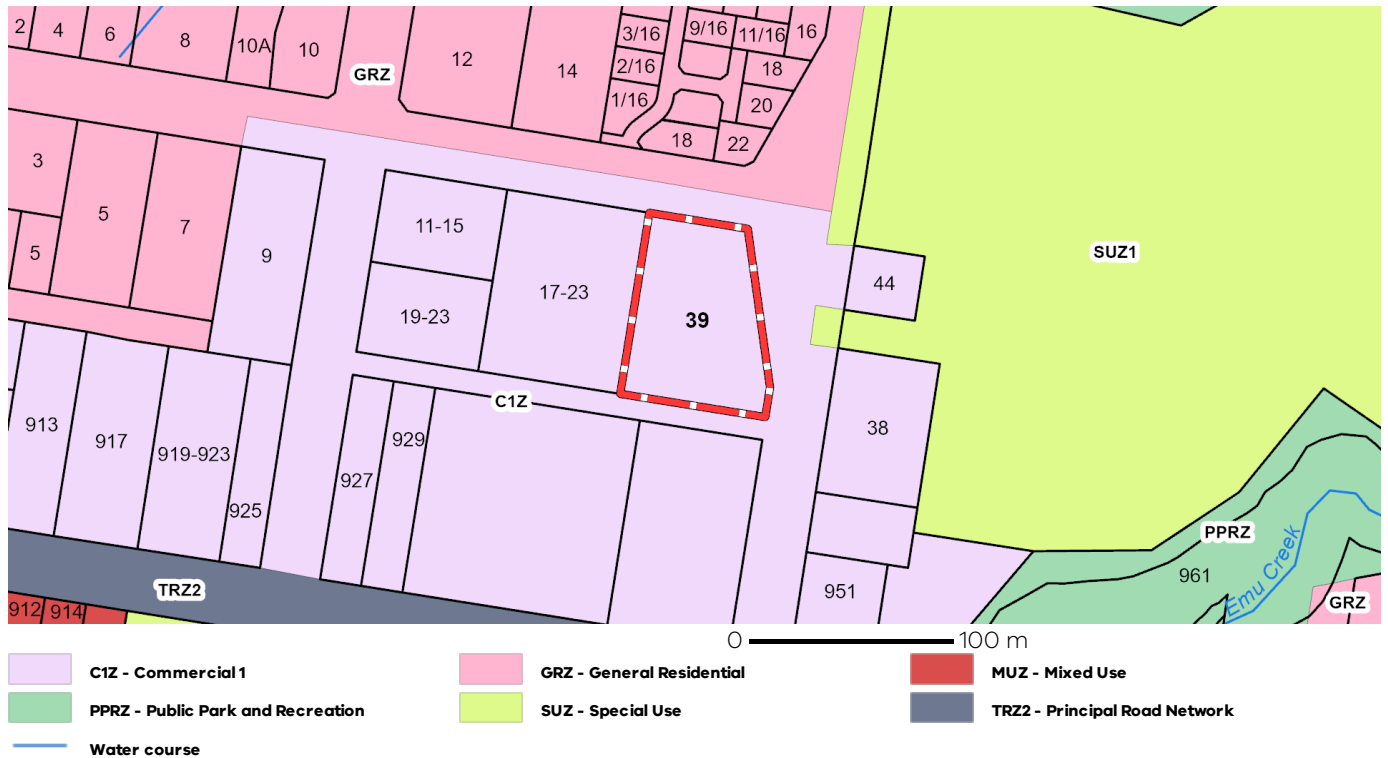
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENDIGO EAST**
 Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria

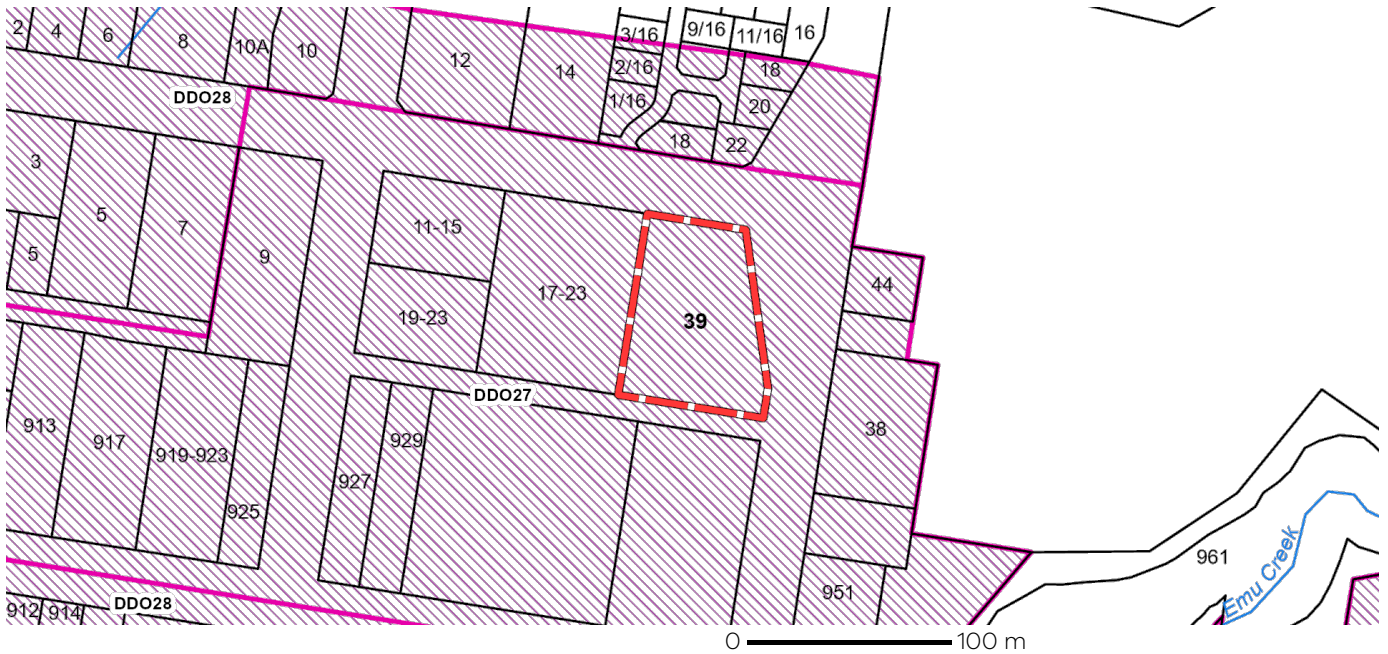
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 27 (DDO27)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

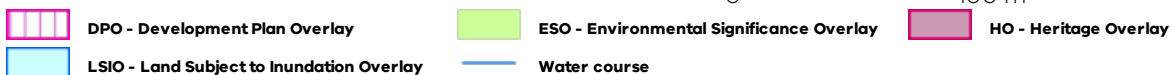
Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 11 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

APPENDIX B

DEECA Groundwater Resource Report

Groundwater Resource Report

Groundwater catchment: Campaspe

VICGRID94 Easting: 2442639 Northing: 2521446

Depth to water table: < 5m

Water table salinity (mg/L): 3501 - 7000

Groundwater layers (Aquifers and Aquitards)	Depth below surface (m)	Groundwater salinity (mg/L)
UTQA Upper Tertiary / Quaternary Aquifer layered clay, sands and silt	0 - 10	3501 - 13000
BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.	10 - 210	3501 - 13000

There are no GMUs at this location

For further information about this report contact:

Department of Environment, Land, Water & Planning

Email: ground.water@delwp.vic.gov.au

For further information on groundwater licensing in this area contact:

Goulburn Murray Water

Phone: 1800 013 357

Email: reception@g-mwater.com.au

Website: <http://www.g-mwater.com.au/water-resources/ground-water>

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Printed: 15 July 2025

Date Updated: 11 January 2019



Environment,
Land, Water
and Planning

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

If you would like to receive this publication in an alternate format, please telephone or email the DELWP Customer Service Centre 136 186, email customer.service@delwp.vic.gov.au, or via the National Relay Service on 133 677 www.relayservice.com.au.

© The State of Victoria Department of Environment, Land, Water & Planning 2019

This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968.

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.


Printed: 15 July 2025

Date Updated: 11 January 2019


APPENDIX C

Historical Aerial Photographs




DATE		07/1945	NORTH ORIENTATION
IMAGE DETAILS	Run	10	
	Film	56	
	Photo	15270	
	Scale	15,840	
ELEVATION		-	
SOURCE		Department of Energy, Environment and Climate Action (DEECA)	




DATE		11/1970	NORTH ORIENTATION
IMAGE DETAILS	Run	10	
	Film	2,435	
	Photo	133	
	Scale	9,600	
ELEVATION		-	
SOURCE		Department of Energy, Environment and Climate Action (DEECA)	



DATE		02/1987	
IMAGE DETAILS	Run	1	
	Film	4,086	
	Photo	155	
	Scale	10,000	
ELEVATION		-	
SOURCE		Department of Energy, Environment and Climate Action (DEECA)	



DATE		03/2006	NORTH ORIENTATION	
IMAGE DETAILS	Run	-		
	Film	-		
	Photo	-		
	Scale	-		
ELEVATION		-		
SOURCE		Goggle Earth Images		



DATE		02/2007	NORTH ORIENTATION
IMAGE DETAILS	Run	-	
	Film	-	
	Photo	-	
	Scale	-	
ELEVATION		-	
SOURCE		Goggle Earth Images	



DATE		11/2013	NORTH ORIENTATION
IMAGE DETAILS	Run	-	
	Film	-	
	Photo	-	
	Scale	-	
ELEVATION		-	
SOURCE		Goggle Earth Images	



DATE		02/2021	NORTH ORIENTATION
IMAGE DETAILS	Run	-	
	Film	-	
	Photo	-	
	Scale	-	
ELEVATION		-	
SOURCE		Goggle Earth Images	



DATE		11/2024	NORTH ORIENTATION
IMAGE DETAILS	Run	-	
	Film	-	
	Photo	-	
	Scale	-	
ELEVATION		-	
SOURCE		Nearmap Images	



DATE		05/2025	NORTH ORIENTATION
IMAGE DETAILS	Run	-	
	Film	-	
	Photo	-	
	Scale	-	
ELEVATION		-	
SOURCE		Nearmap Images	

APPENDIX D

Current and Historical Title Information

Produced 16/07/2025 10:11 AM

Volume 3521 Folio 149

Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 08/05/2003 05:06:48 AM

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

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

02/04/2019	02/04/2019	AS056662J (E)	N
------------	------------	---------------	---

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
 LC Id: 3830296
 Removed by Dealing AS057266M

02/04/2019	02/04/2019	AS057266M (E)	N
------------	------------	---------------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

FRANCIS RONALD TRUSCOTT

TO:

PERRADY PROPERTY GROUP PTY LTD 094121730

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

PERRADY PROPERTY GROUP PTY LTD of 34 ECHINDA COURT ARARAT VIC 3377

AS057266M 02/04/2019

09/04/2019	09/04/2019	AS075108E (E)	N
------------	------------	---------------	---

APPLICATION TO NOMINATE AN ECT TO A PAPER INSTRUMENT

Nominated Dealing Type: Application to correct name

Nominated Dealing Party : to BJT Legal Pty Ltd

Removed by Dealing AS114120C

26/04/2019	26/04/2019	AS114120C	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

PERRADY PROPERTY GROUP PTY LTD 094121730

TO:

PERRADY INVESTMENTS PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

PERRADY INVESTMENTS PTY LTD of 34 ECHIDNA COURT ARARAT VIC 3377

AS114120C 26/04/2019

21/05/2019	21/05/2019	AS184788T (E)	N
------------	------------	---------------	---

HISTORICAL SEARCH STATEMENT

Land Use Victoria

TRANSFER CONTROL OF AN ELECTRONIC CERTIFICATE OF TITLE

21/05/2019 21/05/2019 AS185785U (E) N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT

ELF Id: 203194854

Removed by Dealing AS185789L

21/05/2019 21/05/2019 AS185789L (E) N

MORTGAGE OF LAND

MORTGAGE AS185789L 21/05/2019

CENTRAL VICTORIAN INVESTMENTS LTD

23/03/2020 23/03/2020 AT095944T (E) N

CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE

LC Id: 204386753

Removed by Dealing AT101390K

24/03/2020 24/03/2020 AT101390K (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AS185789L

24/03/2020 24/03/2020 AT101391H (E) N

MORTGAGE OF LAND

MORTGAGE AT101391H 24/03/2020

BENDIGO AND ADELAIDE BANK LTD

03/10/2024 03/10/2024 AY464641P (E) N

APPLICATION TO NOMINATE AN ECT TO A PAPER INSTRUMENT

Nominated Dealing Type: Plan of Subdivision PS830957B

Nominated Dealing Party : to PERRADY INVESTMENTS PTY LTD

Removed by Dealing PS830957B

04/10/2024 10/10/2024 PS830957B (B) Y

PLAN OF SUBDIVISION, SUBDIVISION ACT 1988

Cancelled by PS830957B

STATEMENT END

VOTS Snapshot

VOLUME 03521 FOLIO 149

124076830670F

Produced 02/04/2019 10:00 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 11 Section 3 Township of Strathfieldsaye Parish of Strathfieldsaye.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

FRANCIS RONALD TRUSCOTT of MCIVOR ROAD JUNORTOUN

A293274 21/02/1957

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP358277T FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

3521/149 - Version 0, Date 01/02/2000

J. J. Colbourne
Assistant Registrar of Titles.
No. 275/11
159

George V.,



by the Grace of God of the United Kingdom of Great Britain and Ireland and of the British Dominions beyond the Seas KING Defender of the Faith
EMPEROR of India To all to whom these presents shall come GREETING Whereas in conformity with the laws relating to the Sale and Occupation of Crown Lands in our State of Victoria the person hereinafter named has in consideration of the sum of Sixteen pounds two shillings and six pence which sum has been duly paid become entitled to a grant in fee simple of the surface and down to the depth of fifty feet below the surface of the land hereinafter described Now know ye that in consideration of the sum so paid and in pursuance of the Land Act 1901 WE DO HEREBY GRANT unto

John Thomas Smith of Thraithfieldraye Farmer

his heirs and assigns so much and such parts as lie above the depth of fifty feet below the surface of All THAT PIECE OF LAND in the said State containing one acre one rood and fifteen perches more or less being allotment eleven of Section three in the Town of Thraithfieldraye Parish of Thraithfieldraye County of Bendigo

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto us our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all other metals and mineral ores and to time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

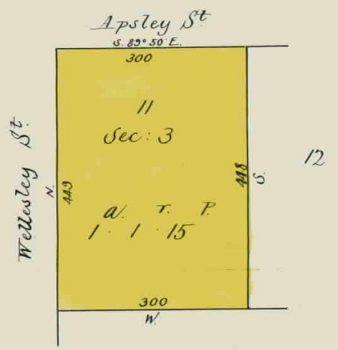
To hold unto the said John Thomas Smith

his heirs and assigns for ever PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 180 of the Land Act 1901 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said John Thomas Smith

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

Dated the sixth day of June in the year of our Lord One thousand nine hundred and eleven being the day the person herein named became entitled to this Grant.

In testimony whereof we have caused this our Grant to be sealed at Melbourne with the Seal of the said State.
Witness our trusty and well-beloved Sir John Michael Melbourne Fuller, Baronet, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Governor in and over the said State of Victoria and its Dependencies in the Commonwealth of Australia.



T03521-149-1-2

J. Fuller



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

NOTE.—The bearings and measurements are approximately given on this plan.
393. The measurements are in links.

b71

S 3227

MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
<p>No. A. 268077</p> <p>29th January 1956. Probate of his Will has been granted to HONORA FRANCES EDITH SMITH and JEAN CATHERINE SMITH both of 19 Strathfieldsaye Spinster.</p> <p>DATE 19th December 1956</p>	<p>The JOHN THOMAS SMITH died on 29th January 1956. Probate of his Will has been granted to HONORA FRANCES EDITH SMITH and JEAN CATHERINE SMITH both of 19 Strathfieldsaye Spinster.</p> <p>at 10 o'clock in the afternoon.</p> <p><i>B. H. Jones</i> Assistant Registrar of Titles.</p> <hr/> <p>Francis Ronald <u>Tusscott</u> of McBoor Road Juniorsdown Water Bailiff is now the proprietor of the within described estate by transfer registered on 21 February 1957 and numbered A 293274</p> <p><i>James Blank</i> Assistant Registrar of Titles.</p>		



HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 1 of 1

Produced 16/07/2025 09:46 AM

Volume 12576 Folio 697
Folio Creation: Created as a computer folio
Parent title Volume 03521 Folio 149

STATEMENT END

VOTS Snapshot

VOLUME 12576 FOLIO 697
124118929109H
Produced 10/10/2024 03:08 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 830957B.
PARENT TITLE Volume 03521 Folio 149
Created by instrument PS830957B 10/10/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PERRADY INVESTMENTS PTY LTD of 34 ECHIDNA COURT ARARAT VIC 3377
PS830957B 10/10/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT101391H 24/03/2020
BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE PS830957B FOR FURTHER DETAILS AND BOUNDARIES

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 15/07/2025 04:52 PM

Volume 3521 Folio 150

Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 08/05/2003 05:06:48 AM

RECORD OF HISTORICAL DEALINGS

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

RECORD OF VOTS DEALINGS

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

03/10/2007	03/10/2007	AF378467X	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
L837300C

03/10/2007	03/10/2007	AF378468V	Y
------------	------------	-----------	---

MORTGAGE OF LAND
MORTGAGE AF378468V 03/10/2007
WESTPAC BANKING CORPORATION

10/06/2014	10/06/2014	AL138102F	Y
------------	------------	-----------	---

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AF378468V

12/03/2016	12/03/2016	AM628865J (O)	Y
------------	------------	---------------	---

MORTGAGE OF LAND
MORTGAGE AM628865J 12/03/2016
WESTPAC BANKING CORPORATION

STATEMENT END

VOTS Snapshot

Volume 03521 Folio 150
124023561435X
Produced 03/10/2007 03:02 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 12 Section 3 Township of Strathfieldsaye Parish of Strathfieldsaye.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

LESLEY CATHERINE FRANCES HOSKING of "THE OAKS" R S D KERANG
L837299P 16/08/1985

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE L837300C 16/08/1985

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

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

DIAGRAM LOCATION

SEE TP364858M FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

3521/150 - Version 0, Date 01/02/2000

J. Melbourne
Assistant Registrar of Titles.

George V.,



by the Grace of God of the United Kingdom of Great Britain and Ireland and of the British Dominions beyond the Seas KING Defender of the Faith
EMPEROR of India To all to whom these presents shall come GREETING Whereas in conformity with the laws relating to the Sale and Occupation of Crown Lands in our
State of Victoria the person hereinafter named has in consideration of the sum of Twenty three pounds ten shillings and eight pence
which sum has been duly paid become entitled to a grant in fee simple of the surface and down to the depth of fifty feet below the surface of the land
hereinafter described Now know ye that in consideration of the sum so paid and in pursuance of the Land Act 1901 WE DO HEREBY GRANT unto

John Thomas Smith of Mathfieldsaye Farmer

his heirs and assigns so much and such parts as lie above the depth of fifty feet below the surface of **ALL** THAT PIECE OF LAND in the said State
containing one acre two roods and eleven perches more or less being allotment twelve of Section three in the Town of
Mathfieldsaye Parish of Mathfieldsaye County of Bendigo

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be
entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though
he held the land without limitation as to depth EXCEPTING nevertheless unto us our heirs and successors all gold and silver and auriferous and argenteiferous earth and stone and all
mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and mineral ores in upon and under and within the boundaries of the land
hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their licensees agents and servants at any
time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to
extract and remove therefrom any gold silver and any auriferous and argenteiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to
search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in
upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary
or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the
working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

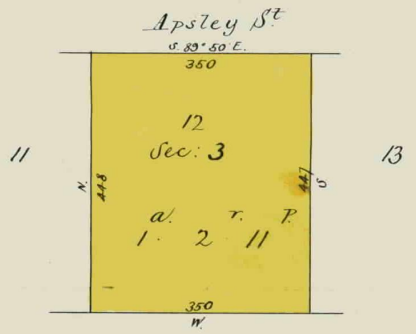
To hold unto the said John Thomas Smith

his heirs and assigns for ever PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 180 of
the Land Act 1901 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or
minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy
mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the
date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be
paid to the said John Thomas Smith

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

Dated the sixth day of June in the year of our Lord One thousand
nine hundred and eleven being the day the person herein named became entitled to this Grant.

In testimony whereof we have caused this our Grant to be sealed at Melbourne with the Seal of the said State.
Witness our trusty and well-beloved Sir John Michael Hedderley Fuller
Richard David Gibson Carmichael, Baronet, Knight Commander of the Most
Distinguished Order of Saint Michael and Saint George, Governor in and over the said State of Victoria and its Dependencies
in the Commonwealth of Australia.



T03521-150-1-1

J. Fuller



8751
14




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

Note.—The bearings and measurements are approximately given on this plan
393. The measurements are in links.

251

S
32

MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
<p>No. A. 268077</p> <p>29th January 1956. Probate of his Will has been granted to HONORA FRANCES EDITH SMITH and JEAN CATHERINE SMITH both of Strathfieldsaye Spinsters.</p> <p>DATED 19th December 1956.</p>	<p>JOHN THOMAS SMITH died on 29th January 1956. Probate of his Will has been granted to HONORA FRANCES EDITH SMITH and JEAN CATHERINE SMITH both of Strathfieldsaye Spinsters.</p> <p>19th at _____, at _____ o'clock in the _____ noon.</p> <p style="text-align: right;"><i>B. H. Jones</i> Assistant Registrar of Titles.</p>		
<p><i>Francis Ronald Truscott of McEwen Road Juno or Eau Water Bailiff is now the proprietor of the within described estate by transfer registered on 21 February and numbered A393274</i></p> <p><i>104-58</i></p>	<p>Assistant Registrar of Titles,</p>		
<p>PROPRIETOR</p> <p>LESLEY CATHERINE FRANCES HOSKING OF "THE OAKS"</p> <p>R.S.D. KERANG</p> <p>REGISTERED 16/8/85</p> <p>L837299P</p>	<p style="text-align: center;"></p>		
<p>MORTGAGE</p> <p>AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED</p> <p>REGISTERED 16/8/85</p> <p>L837300C-</p> <p>L837299P</p> <p>Amended No. L904853C - 7 OCT 1985</p>	<p style="text-align: center;"></p> <p style="text-align: center;"></p>		



HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 16/07/2025 12:11 PM

Volume 3551 Folio 064

Folio Creation: Created as paper folio continued as computer folio

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
04/03/1998	04/03/1998	PC361399M	Y	Cancelled by PC361399M

RECORD OF VOTS DEALINGS

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

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

3551/064 - Version 0, Date 01/02/2000

Stadico

11/71

Entered in the Register Book
Vol. 3551 Fol. 710064



CANCELLED
M. L. Lumb
Assistant Registrar of Titles
4-12-71

George V.,

by the Grace of God of the United Kingdom of Great Britain and Ireland and of the British Dominions beyond the Seas KING Defender of the Faith
EMPEROR of India To all to whom these presents shall come GREETING

Whereas in conformity with the laws relating to the Sale and Occupation of Crown Lands in our State of Victoria the person hereinafter named has in consideration of the sum of eleven pounds which sum has been duly paid become entitled to a grant in fee simple of the surface and down to the depth of fifty feet below the surface of the land hereinafter described. Now know ye that in consideration of the sum so paid and in pursuance of the Land Act 1901 WE DO HEREBY GRANT unto

Thomas Jones of Strathfieldsaye Laborer

his heirs and assigns so much and such parts as lie above the depth of fifty feet below the surface of **ALL** THAT PIECE OF LAND in the said State containing one acre one rood and seventeen perches more or less being Allotment thirteen of Section three in the Town of Strathfieldsaye Parish of Strathfieldsaye County of Bendigo

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

To hold unto the said Thomas Jones

his heirs and assigns for ever PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 180 of the Land Act 1901 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be

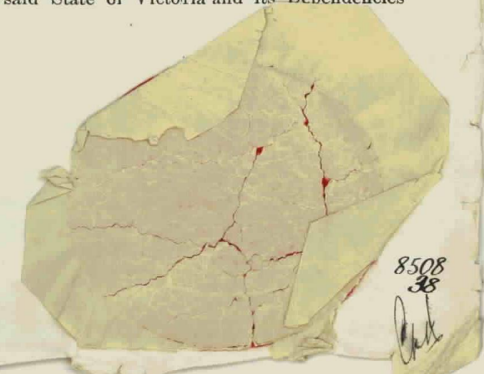
paid to the said Thomas Jones

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

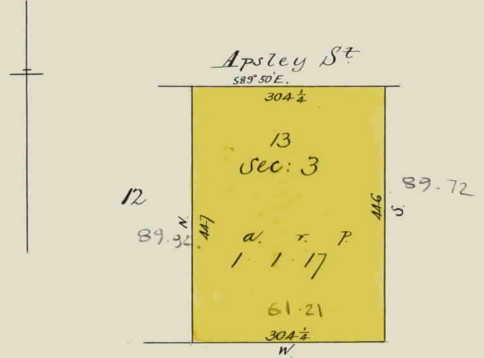
Dated, the sixteenth day of June in the year of our Lord One thousand nine hundred and eight being the day the person herein named became entitled to this Grant.

In testimony whereof we have caused this our Grant to be sealed at Melbourne with the Seal of the said State. Witness our trusty and well-beloved Sir JOHN MICHAEL FLEETWOOD FULLER, Baronet, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Governor in and over the said State of Victoria and its Dependencies in the Commonwealth of Australia.

J. Fuller



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



PLAN PC 361399M
AFFECTS LAND HEREIN



T03551-064-1-9

S
373

Note.—The bearings and measurements are approximately given on this plan.
The measurements are in links.

8508
38

MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
<p>Red Ink No. 3407570.</p> <p>THOMAS JONES died on 21st August 1934. Probate of his Will has been granted to MELFORD BURTON SMITH of Strathfieldsaye</p> <p>DATED 26th February 1935.</p>	<p>The day of 19 , at o'clock in the noon.</p> <p><i>Alf Edgoose</i> Assistant Registrar of Titles.</p>	<p>Red Ink No. 4562581.</p> <p><i>James Mc Mahon</i> died on 15th November 1947 Probate of his Will has been granted to <i>Daniel Herbert Hogan</i> of 68 Bull Street Bendigo Solicitor</p> <p>Dated 9th March 1948 <i>Assistant Registrar of Titles</i></p>	<p><i>Albert Truscott</i> of Dreschler Street</p> <p><i>Flora Hill</i> Bendigo Orchardist is now the proprietor of the within described estate by transfer registered on 8 Sept 1953 and numbered 2586599</p> <p><i>Assistant Registrar of Titles</i></p>
<p>FRANCES LOUISA SMART of Strathfieldsaye Widow is now the proprietor of the within described estate by transfer registered on 26th February 1935 and numbered 1571055.</p>	<p><i>Alf Edgoose</i> Assistant Registrar of Titles.</p>	<p>FRANCIS RONALD TRUSCOTT of Strathfieldsaye Water Bailiff is now the proprietor by Transfer A751706 Registered 5th June 1959</p>	<p><i>ERIC WAKEMAN and ENID ISOBEL WAKEMAN</i> both of Strathfieldsaye are now JOINT PROPRIETORS Registered 24th May 1984 No. L54699R</p>
<p>MORTGAGE to JAMES ALLEN registered 26th February 1935 numbered 706726</p>	<p><i>Alf Edgoose</i> Assistant Registrar of Titles</p>	<p><i>Thomas Mc Mahon</i> of Strathfieldsaye Farmer is now the proprietor of the within described estate by transfer registered on 9th July 1937 and numbered 1654074</p> <p><i>Assistant Registrar of Titles</i></p>	<p>CANCELLED NO. <i>PC 361399M</i></p>
<p>Red Ink No. 4043491.</p> <p><i>Thomas Mc Mahon</i> died on 10th April 1942 Probate of his Will has been granted to <i>James Mc Mahon</i> of Strathfieldsaye</p> <p>Dated 31 August 1942</p>	<p><i>Assistant Registrar of Titles</i></p>	<p>DISCHARGED 9th July 1937</p>	<p><i>By Authority: J. Kemp, Government Printer, Melbourne.</i></p>

RA ✓

SO ✓

18-3-35

FR ✓

18-3-35

DISCHARGED
Mortgage to James Allen registered 26th February 1935 numbered 706726
9th July 1937

FR ✓

22-7-37

12-12-42





Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 16/07/2025 09:59 AM

Volume 10370 Folio 834
 Folio Creation: Created as a computer folio

Parent titles :
 Volume 10314 Folio 889 Volume 03551 Folio 064

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
28/04/2000	28/04/2000	PS434901P	Y	Cancelled by PS434901P

RECORD OF VOTS DEALINGS

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

STATEMENT END

VOTS Snapshot

NIL

HISTORICAL REPRINT(S)

Volume 10370 Folio 834
 90602299060C Page 1
 Produced 04/03/1998 03:38 pm

LAND

Land in Plan of Consolidation 361399M.
 PARENT TITLE(S):

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 2 of 2

Volume 03551 Folio 064 Volume 10314 Folio 889
Created by instrument PC361399M 04/03/1998

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

WAKEMAN, ERIC; RYALLS LANE STRATHFIELDSAYE 3551

WAKEMAN, ENID ISOBEL; RYALLS LANE STRATHFIELDSAYE 3551

PC361399M 04/03/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PC361399M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 15/07/2025 05:03 PM

Volume 10512 Folio 278
 Folio Creation: Created as a computer folio
 Parent title Volume 10370 Folio 834

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
17/11/2000	24/11/2000	X160126B	Y	TRANSFER M.T.C. HOLDINGS PTY LTD
17/11/2000	24/11/2000	X160127X	Y	MORTGAGE COMMONWEALTH BANK OF AUSTRALIA

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	
22/06/2006	22/06/2006	AE433264S	Y	DISCHARGE OF MORTGAGE MORTGAGE(S) REMOVED X160127X
22/06/2006	22/06/2006	AE433265Q	Y	TRANSFER OF LAND BY ENDORSEMENT FROM: M.T.C. HOLDINGS PTY LTD TO: THIRTY-NINE VENTURES PTY LTD RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor THIRTY-NINE VENTURES PTY LTD of 39 BLUCHER STREET STRATHFIELD SAYE VIC 3551 AE433265Q 22/06/2006
22/06/2006	22/06/2006	AE433266N	Y	MORTGAGE OF LAND MORTGAGE AE433266N 22/06/2006 BENDIGO BANK LTD
14/01/2016	14/01/2016	AM475764P	Y	CAVEAT CAVEAT AM475764P 14/01/2016 Caveator REILLY PROPERTIES PTY LTD

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

24/12/2015

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

ROBERTSON HYETTS SOLICITORS

Notices to

ROBERTSON HYETTS SOLICITORS of 386 HARGREAVES STREET BENDIGO VIC 3550

03/03/2016 03/03/2016 AM608256Y (O) Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AE433266N

03/03/2016 03/03/2016 AM608257W (O) Y

TRANSFER OF LAND BY ENDORSEMENT AND REMOVAL OF CAVEAT AM475764P

FROM:

THIRTY-NINE VENTURES PTY LTD

TO:

REILLY PROPERTIES PTY LTD 152081466

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

REILLY PROPERTIES PTY LTD of 60 BREEN STREET BENDIGO VIC 3550

AM608257W 03/03/2016

03/03/2016 03/03/2016 AM608258U (O) Y

MORTGAGE OF LAND

MORTGAGE AM608258U 03/03/2016

WESTPAC BANKING CORPORATION

01/12/2022 01/12/2022 AW329082Y (E) N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AM608258U

01/12/2022 01/12/2022 AW329083W (E) N

MORTGAGE OF LAND

MORTGAGE AW329083W 01/12/2022

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

STATEMENT END

VOTS Snapshot

Volume 10512 Folio 278

124018219029L

Produced 22/06/2006 07:05 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 434901P.
PARENT TITLE Volume 10370 Folio 834
Created by instrument PS434901P 28/04/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
M.T.C. HOLDINGS PTY LTD of 418 SOMERSET PARK RD. STRATHFIELDSAYE 3551
X160126B 17/11/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X160127X 17/11/2000
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE PS434901P FOR FURTHER DETAILS AND BOUNDARIES

HISTORICAL REPRINT(S)

Volume 10512 Folio 278

11190656876C Page 1
Produced 28/04/2000 12:04 pm

LAND

LOT 1 on Plan of Subdivision 434901P.
PARENT TITLE Volume 10370 Folio 834
Created by instrument PS434901P 28/04/2000

REGISTERED PROPRIETOR

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 4 of 5

ESTATE FEE SIMPLE
JOINT PROPRIETORS

WAKEMAN, ERIC; RYALLS LANE STRATHFIELDSAYE 3551
WAKEMAN, ENID ISOBEL; RYALLS LANE STRATHFIELDSAYE 3551
PS434901P 28/04/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

Any other encumbrances shown or entered on the plan.

SEE PS434901P FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 10512 Folio 278

113290532652G Page 1
Produced 24/11/2000 11:47 am

LAND

LOT 1 on Plan of Subdivision 434901P.
PARENT TITLE Volume 10370 Folio 834
Created by instrument PS434901P 28/04/2000

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
SOLE PROPRIETOR

M.T.C. HOLDINGS PTY LTD; 418 SOMERSET PARK RD. STRATHFIELDSAYE 3551
X160126B 17/11/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 X160127X 17/11/2000 MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA

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

Any other encumbrances shown or entered on the plan.



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 5 of 5

SEE PS434901P FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

APPENDIX E

Extract of EPA Priority Sites Register

Extract of EPA Priority Site Register

Page 1 of 1

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 19 - 23 APSLEY LANE

SUBURB: STRATHFIELDSAYE

MUNICIPALITY: GREATER BENDIGO

MAP REFERENCES: Vicroads Eighth Edition, State Directory, Map 44 Reference G6

DATE OF SEARCH: 16th July 2025

ACKNOWLEDGMENT AND IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER AND THIS EXTRACT:

A search of the Priority Sites Register for the above map reference(Melways), corresponding to the street address provided above, has indicated there is no Priority Site within the same map reference based on the most recent file provided to LANDATA by the Environment Protection Authority, Victoria (EPA).

The Priority Sites Register is not an exhaustive or comprehensive list of contaminated sites 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 EPA may not have information regarding all contaminated sites. While EPA has published information regarding potentially contaminating land uses, local councils and other relevant planning authorities may hold additional records or data concerning historical land uses. It is recommended that these sources of information should also be consulted in addition to this Extract.

Prospective buyers or parties to property transactions should undertake their own independent investigations and due diligence. This Extract should not be relied upon as the sole source of information regarding site contamination.

To the maximum extent permitted by law:

- Neither LANDATA, SERV nor EPA warrants the accuracy or completeness of the information in this Extract. Any person using or relying upon such information does so on the basis that LANDATA, SERV and EPA assume no liability whatsoever for any errors, faults, defects or omissions in the information in this Extract. Users are advised to undertake independent due diligence and seek professional advice before relying on this information
- Users of this Extract accept all risks and responsibilities for losses, damages, costs or other consequences resulting directly or indirectly from reliance on the information in this Extract or any related information; and
- LANDATA, SERV and EPA expressly disclaim all liability to any person for any claims arising from the use of this Extract or information therein. In circumstances where liability cannot be excluded, the total liability of LANDATA, SERV and EPA is limited to the payment made by you for the supply by LANDATA of this Extract.

For sites listed on the Priority Sites Register, copies of the relevant Notices, including reasons for issuance and associated management requirements, is available on request from EPA through the contact centre via 1300 EPA VIC (1300 372 842). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

[Extract of Priority Sites Register] # 77443062 - 77443062094337
'<no reference>'

Extract of EPA Priority Site Register

Page 1 of 1

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 17 APSLEY STREET
SUBURB: STRATHFIELDSAYE
MUNICIPALITY: GREATER BENDIGO
MAP REFERENCES: Vicroads Eighth Edition, State Directory, Map 44 Reference G6
DATE OF SEARCH: 15th July 2025

ACKNOWLEDGMENT AND IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER AND THIS EXTRACT:

A search of the Priority Sites Register for the above map reference(Melways), corresponding to the street address provided above, has indicated there is no Priority Site within the same map reference based on the most recent file provided to LANDATA by the Environment Protection Authority, Victoria (EPA).

The Priority Sites Register is not an exhaustive or comprehensive list of contaminated sites 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 EPA may not have information regarding all contaminated sites. While EPA has published information regarding potentially contaminating land uses, local councils and other relevant planning authorities may hold additional records or data concerning historical land uses. It is recommended that these sources of information should also be consulted in addition to this Extract.

Prospective buyers or parties to property transactions should undertake their own independent investigations and due diligence. This Extract should not be relied upon as the sole source of information regarding site contamination.

To the maximum extent permitted by law:

- Neither LANDATA, SERV nor EPA warrants the accuracy or completeness of the information in this Extract. Any person using or relying upon such information does so on the basis that LANDATA, SERV and EPA assume no liability whatsoever for any errors, faults, defects or omissions in the information in this Extract. Users are advised to undertake independent due diligence and seek professional advice before relying on this information
- Users of this Extract accept all risks and responsibilities for losses, damages, costs or other consequences resulting directly or indirectly from reliance on the information in this Extract or any related information; and
- LANDATA, SERV and EPA expressly disclaim all liability to any person for any claims arising from the use of this Extract or information therein. In circumstances where liability cannot be excluded, the total liability of LANDATA, SERV and EPA is limited to the payment made by you for the supply by LANDATA of this Extract.

For sites listed on the Priority Sites Register, copies of the relevant Notices, including reasons for issuance and associated management requirements, is available on request from EPA through the contact centre via 1300 EPA VIC (1300 372 842). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

[Extract of Priority Sites Register] # 77435657 - 77435657164758
'<no reference>'

Extract of EPA Priority Site Register

Page 1 of 1

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 39 BLUCHER STREET
SUBURB: STRATHFIELDSAYE
MUNICIPALITY: GREATER BENDIGO
MAP REFERENCES: Vicroads Eighth Edition, State Directory, Map 44 Reference G6
DATE OF SEARCH: 15th July 2025

ACKNOWLEDGMENT AND IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER AND THIS EXTRACT:

A search of the Priority Sites Register for the above map reference(Melways), corresponding to the street address provided above, has indicated there is no Priority Site within the same map reference based on the most recent file provided to LANDATA by the Environment Protection Authority, Victoria (EPA).

The Priority Sites Register is not an exhaustive or comprehensive list of contaminated sites 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 EPA may not have information regarding all contaminated sites. While EPA has published information regarding potentially contaminating land uses, local councils and other relevant planning authorities may hold additional records or data concerning historical land uses. It is recommended that these sources of information should also be consulted in addition to this Extract.

Prospective buyers or parties to property transactions should undertake their own independent investigations and due diligence. This Extract should not be relied upon as the sole source of information regarding site contamination.

To the maximum extent permitted by law:

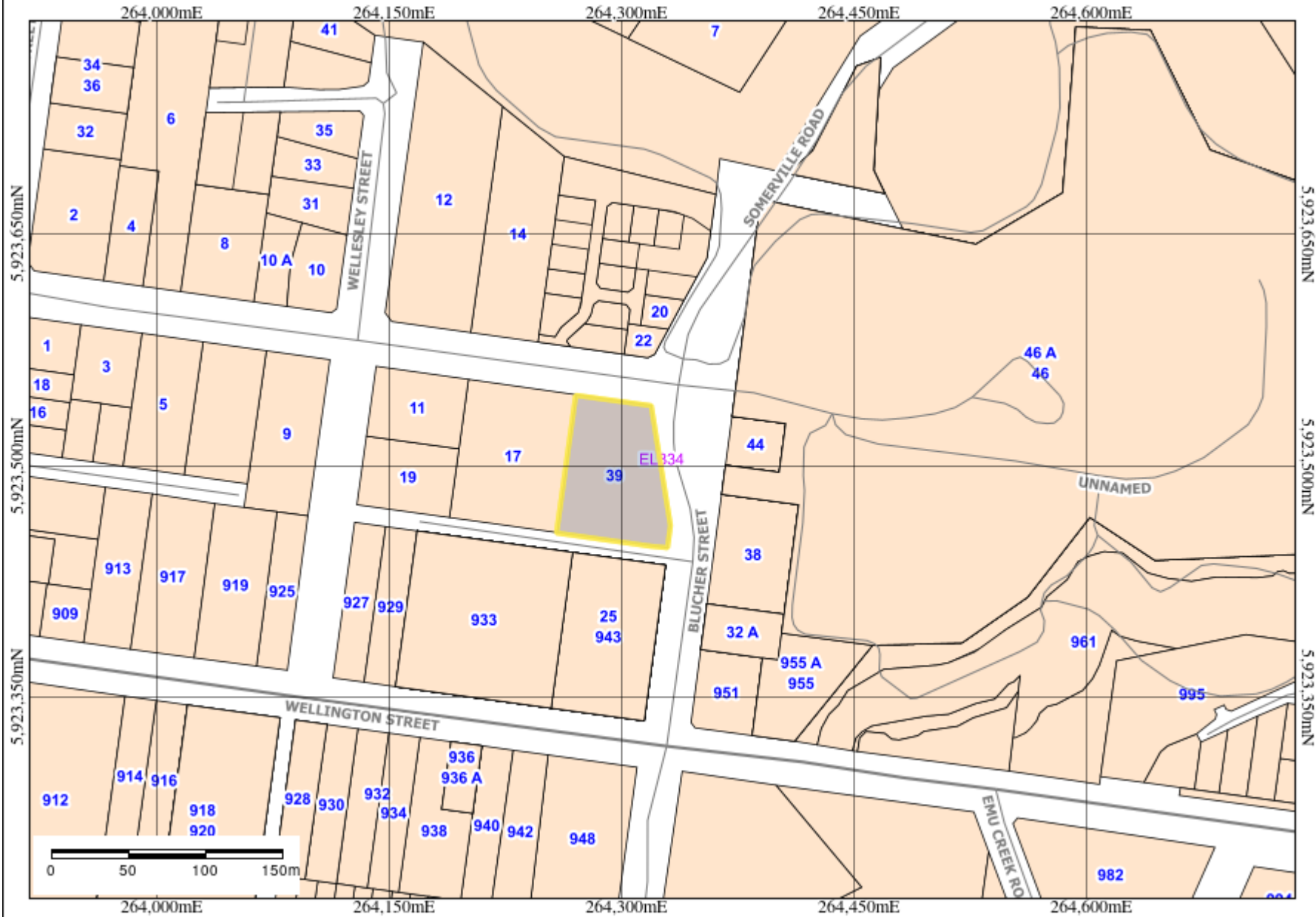
- Neither LANDATA, SERV nor EPA warrants the accuracy or completeness of the information in this Extract. Any person using or relying upon such information does so on the basis that LANDATA, SERV and EPA assume no liability whatsoever for any errors, faults, defects or omissions in the information in this Extract. Users are advised to undertake independent due diligence and seek professional advice before relying on this information
- Users of this Extract accept all risks and responsibilities for losses, damages, costs or other consequences resulting directly or indirectly from reliance on the information in this Extract or any related information; and
- LANDATA, SERV and EPA expressly disclaim all liability to any person for any claims arising from the use of this Extract or information therein. In circumstances where liability cannot be excluded, the total liability of LANDATA, SERV and EPA is limited to the payment made by you for the supply by LANDATA of this Extract.

For sites listed on the Priority Sites Register, copies of the relevant Notices, including reasons for issuance and associated management requirements, is available on request from EPA through the contact centre via 1300 EPA VIC (1300 372 842). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

[Extract of Priority Sites Register] # 77435963 - 77435963170123
'<no reference>'

APPENDIX F

GeoVic Extract of Historical Mining Information



Mines and Mineral Occurrence

- MAJOR
- INTERMEDIATE
- MINOR
- UNKNOWN

Towns (25K)

- Locality
- Small Town
- Town
- Large Town
- Major Town
- Regional Centre
- City

All Mineral Tenements



Expired Tailings Licences



Expired Gold Mining Leases -

- Expired Gold Mining Lease - 1860s to 1958

Expired Mineral Leases - 1860s to 1958



Expired Mining Licences and Leases - 1860s to 1958



Current Mining Licences and Leases



Disclaimer: This map is a snapshot generated from Victoria Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Map Scale: 1:3,616
Projection: MGA94 55

The map contains zonal grid lines that extends beyond their zone boundary.

