Contract of sale of land

Property:

26 Ridgeway Street, Rowville VIC 3178

Provey Conveyancing ABN 62 631 516 738
Conveyancing licence no. 001349L

Level 21 North Tower 459 Collins St
Melbourne VIC 3000

+61 3 8609 1200 contact@provey.com.au
provey.com.au

REIV
THE DIFFERENCE

LAW INSTITUTE VICTORIA

Contract of Sale of Land

Property:

26 Ridgeway Street, Rowville VIC 3178

© Copyright September 2025

AICVIC
AUSTRALIAN INSTITUTE OF CONVEYANCERS VICTORIA

Endorsed by the Australian Institute of Conveyancers (Victorian Division)

Contract of sale of land

© Copyright September 2025

IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

Cooling-off period (Section 31 of the *Sale of Land Act 1962* (Vic))

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for $100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS: the 3-day cooling-off period does not apply if:

- you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- you bought the land within 3 clear business days after a publicly advertised auction was held; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

Off-the-plan sales (Section 9AA(1A) of the *Sale of Land Act 1962* (Vic))

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

Approval

This contract is approved as a standard form of contract under section 53A of the *Estate Agents Act 1980* (Vic) by the Law Institute of Victoria Limited. The Law Institute of Victoria Limited is authorised to approve this form under the *Legal Profession Uniform Law Application Act 2014* (Vic).

Copyright

This document is published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd and is copyright. It may only be reproduced in accordance with an agreement with the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd for each specific transaction that is authorised. Any person who has purchased a paper copy of this document may only copy it for the purpose of documenting a specific transaction for the sale of a particular property.

Disclaimer

This document is a precedent intended for users with the knowledge, skill and qualifications required to use the precedent to create a document suitable for the transaction.

Like all precedent documents it does not attempt and cannot attempt to include all relevant issues or include all aspects of law or changes to the law. Users should check for any updates including changes in the law and ensure that their particular facts and circumstances are appropriately incorporated into the document to achieve the intended use.

To the maximum extent permitted by law, the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd and their respective contractors and agents are not liable in any way for any loss or damage (including special, indirect or consequential loss and including loss of business profits), arising out of or in connection with this document or its use.

© Copyright September 2025

WARNING TO ESTATE AGENTS
DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

Contract of sale of land

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.
The terms of this contract are contained in the –

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING CONTRACT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962* (Vic).

The authority of a person signing –

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties –

must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER:

WHERE SIGNATORY IS AN INDIVIDUAL

SIGNED on ……../……/…….....

for and on behalf of:

…… ……..
Name of individual Signature of individual

State nature of authority (if applicable): .....

WHERE SIGNATORY IS AN INDIVIDUAL

SIGNED on ……../……/…….....

for and on behalf of:

…… ……..
Name of individual Signature of individual

State nature of authority (if applicable): .....

SIGNED BY THE PURCHASER:

WHERE SIGNATORY IS A COMPANY

EXECUTED by ……

ABN ……..….
in accordance with the requirements of s.127
Corporations Act 2001 (Cth) by:

…… ……..
Name of director Signature of director

…… ……
Name of director/secretary Signature of director/secretary

This offer will lapse unless accepted within [ ] clear business days (3 clear business days if none specified)
In this contract, "business day" has the same meaning as in section 30 of the *Sale of Land Act 1962* (Vic)

SIGNED BY THE VENDOR:

SIGNED on ……/……/……...

for and on behalf of:

Allan Malcolm Vaz
…… ……..
Name of individual Signature of individual

State nature of authority (if applicable):

SIGNED on ……../……/…….....

for and on behalf of:

Michelle Vaz
…… ……..
Name of individual Signature of individual

State nature of authority (if applicable):

The **DAY OF SALE** is the date by which both parties have signed this contract

Table of contents

Particulars of sale

Special conditions

General conditions

1. ELECTRONIC SIGNATURE
2. LIABILITY OF SIGNATORY
3. GUARANTEE
4. NOMINEE
5. ENCUMBRANCES
6. VENDOR WARRANTIES
7. IDENTITY OF THE LAND
8. SERVICES
9. CONSENTS
10. TRANSFER AND DUTY
11. RELEASE OF SECURITY INTEREST
12. BUILDER WARRANTY INSURANCE
13. GENERAL LAW LAND
14. DEPOSIT
15. DEPOSIT BOND
16. BANK GUARANTEE
17. SETTLEMENT
18. ELECTRONIC SETTLEMENT
19. GST
20. LOAN
21. BUILDING REPORT
22. PEST REPORT
23. ADJUSTMENTS
24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING
25. GST WITHHOLDING
26. TIME & CO-OPERATION
27. SERVICE
28. NOTICES
29. INSPECTION
30. TERMS CONTRACT
31. LOSS OR DAMAGE BEFORE SETTLEMENT
32. BREACH
33. INTEREST
34. DEFAULT NOTICE
35. DEFAULT NOT REMEDIED

© COPYRIGHT SEPTEMBER 2025

Particulars of Sale

Vendor's estate agent

Name:	O'Brien Real Estate - Blackburn						
Address:	98 South Parade, Blackburn VIC 3130						
Email:	anthony.molinaro@obrienrealestate.com.au						
Tel:	03 9894 2044	Mob:	0411 061 796	Fax:		Ref:	Anthony Molinaro

Vendor

Name:	Allan Malcolm Vaz and Michelle Vaz
Address:	C/- Provey Conveyancing Level 21, 459 Collins Street, Melbourne VIC 3000
ABN/ACN:	
Email:	

Vendor's legal practitioner or conveyancer

Name:	Provey Conveyancing		
Address:	Level 21, 459 Collins Street, Melbourne VIC 3000 GPO Box 1685, Melbourne VIC 3001		
Email:	renny@provey.com.au	Mob:	0488 886 325
Tel:	+61 3 8609 1200	Ref:	1758702

Purchaser's estate agent

Name:							
Address:							
Email:							
Tel:		Mob:		Fax:		Ref:	

Purchaser

Name:	
Address:	
ABN/ACN:	
Email:	

Purchaser's legal practitioner or conveyancer

Name:							
Address:							
Email:							
Tel:		Mob:		Fax:		Ref:	

Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference				being lot	on plan
Volume	12644	Folio	097	545	PS 902275F

If no title or plan references are recorded in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures unless otherwise stated or inferred.

Property address

The address of the land is: 26 Ridgeway Street, Rowville VIC 3178

Goods sold with the land (general condition 6.3(f)) (*list or attach schedule*) Nil – Vacant Land

Payment

Price $ .....

Deposit $ ..... by (of which has been paid)

Balance $ ..... payable at settlement

Deposit bond

☐ General condition 15 applies only if the box is checked

Bank guarantee

☐ General condition 16 applies only if the box is checked

GST (general condition 19)

Subject to general condition 19.2 and special condition 8, the price includes GST (if any), unless the next box is checked

☐ GST (if any) must be paid in addition to the price if the box is checked

- ☐ This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked
- ☐ This sale is a sale of a 'going concern' if the box is checked
- ☐ The margin scheme will be used to calculate GST if the box is checked

Settlement (general conditions 17 & 26.2)

is due on

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; and
- the 14th day after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

Lease (general condition 5.1)

☐ At settlement the purchaser is entitled to vacant possession of the property unless the box is checked, in which case the property is sold subject to*:

(**only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document*)

☐ a lease for a term ending on ..... / ..... /20..... with [.....] options to renew, each of [.....] years

OR

☐ a periodic tenancy determinable by notice

Terms contract (general condition 30)

☐ This contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* (Vic) if the box is checked. (*Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions)*

Loan (general condition 20)

☐ This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender: .....

(or another lender chosen by the purchaser)

Loan amount: $ ..... Approval date: .....

Building report

☐ General condition 21 applies only if the box is checked

Pest report

☐ General condition 22 applies only if the box is checked

Supplier Notification - GST Withholding

The vendor reserves its rights to vary the notice at or prior to settlement

To: Purchaser / buyer

Property: 26 Ridgeway Street, Rowville VIC 3178

Supplier details

Name of supplier: Allan Malcolm Vaz and Michelle Vaz

ABN: Not applicable

Address: C/- Provey Conveyancing Level 21, 459 Collins Street, Melbourne VIC 3000

Withholding payment details

Purchaser / buyer must make a GST withholding payment: ☒ No ☐ Yes

Reason: the premises is not new or sale is not a taxable supply

Supplier's proportion of residential withholding payment: Not applicable

To be paid: Not applicable

Any consideration expressed otherwise than an amount in money? Not applicable

If yes, the GST inclusive market value of the non-monetary consideration: Not applicable

Other details: .....Not applicable

Special Conditions

Special condition 1 – Auction

1.1 If the property is sold by way of auction then:

(a) The rules for the conduct of the auction shall be as set out in the Schedules to the Sale of Land Regulations 2005 or any rules prescribed by regulation which modify or replace those rules.

(b) The Property is offered for sale by public auction, subject to the vendor's reserve price.

(c) The bidding must be at a lump sum for the property sold. Subject to this contract and to the vendor's reserve price, the person making the highest bid which is accepted by the auctioneer by the fall of the hammer is the purchaser. If any dispute arises over any bid the auctioneer may decide:

(i) who was the last bidder; or

(ii) to submit the property at some former bidding.

(d) No person may retract a bid or advance a lesser sum than the amount named by the auctioneer and the vendor may refuse any bid or withdraw the property from sale.

1.2 Payment of deposit

The person making the highest bid which is accepted by the auctioneer must immediately upon acceptance pay the deposit to the vendor's agent and sign this contract. If ten (10) minutes after acceptance the highest bidder has not paid the deposit and signed this contract the vendor may at any time sell the property to any other person either by auction, private treaty or any other means the purchaser will have no rights against the vendor, the vendor's agent or the auctioneer.

Special condition 2 – Entire agreement and acknowledgements

2.1 Acknowledgment

The purchaser acknowledges and agrees that:

(a) this contract of sale is the sole repository of the agreement between the parties;

(b) there are no terms, conditions, representations or warranties relating to the sale of the land which have been relied upon by the purchaser in entering into this contract of sale except those included in this contract of sale;

(c) the purchaser has not relied on any information in any brochure, investment report, information, memorandum, sales material or advertisement about the Land relating to:

(i) its area or measurements;

(ii) any description of any improvements, chattels, fixtures or fittings on the land,

(d) the purchaser has relied on its own inspection and inquiries in purchasing the land, fixtures, fittings and goods sold with the land;

(e) the purchaser has purchased the property in its present condition and state of repair with all existing patent and latent defects, infestations, contamination and dilapidation;

(f) the purchaser agrees to the vendor not removing any items situated on the garden or land nor is the vendor required to attend to any gardening works of whatsoever nature on the property prior to settlement;

(g) general conditions 9, 12, 13 and 19.1 do not apply;

(h) for the purposes of general condition 23.1, periodic outgoings include all payments required to be made to the owners corporation on a periodic or instalment basis, including any special levies or other levies, whether short-term or ongoing, and any contributions relating to the owners corporation's obligation to repay a loan, if applicable.

2.2 No warranties

The vendor and the agents of the vendor have not made any representation or given any warranty:

(a) about the condition or quality of the Installations, the property or the services connected or available to it;

(b) that the property is suitable for any purpose which the purchaser may have indicated as its intention to pursue;

(c) that any permit of any nature has been obtained or is available from any relevant authority;

(d) that any other land is available for acquisition (unless otherwise indicated in this contract of sale);

(e) about the merchantability, quality or fitness for any purpose of the property;

(f) that the property is free from defects, infestations, contamination or dilapidation;

(g) that the property will be free from defects, infestations, contamination or dilapidation;

(h) whether development of any description may be carried out on the property; or

(i) whether the improvements have been built or placed on the land in accordance with each approval required by law or currently comply with any law affecting such improvement.

2.3 No compensation

The purchaser must not seek compensation due to any building on the land not complying with the *Building Act 1993*, the *Building* Regulations *2006*, the *Building Code of Australia* or any other statutes, regulations, rules or local laws or because of their state of repair and condition and general condition 28.1 does not apply if it relates to a building.

Special condition 3 – Waiver

3.1 An express or implied waiver of a breach of any obligation, provision or condition of this contract of sale does not operate as a waiver of any other breach of the same or any obligation, provision or condition of this contract of sale.

Special condition 4 – Swimming Pool/Spa (if applicable)

4.1 If the Land includes a swimming pool, spa or pond, the purchaser acknowledges and agrees that:

(a) the purchaser has made its own enquiries regarding the obligations with respect to the pool, spa and pond and any existing or required safety barriers located at the property and accepts the current condition of the pool, spa and pond, whether it is fenced, unfenced or registered with the council;

(b) the purchaser will be responsible to comply with the *Building Act 1993* and its regulations including any amendments to the *Building Act 1993* in relation to the pool, spa or pond from the day of sale in relation to the pool or any existing or required safety barriers;

(c) the purchaser shall not make any claim against the vendor in relation to the pool, spa and pond or any existing safety barriers;

(d) the purchaser indemnifies the vendor against all costs associated with the pool, spa and pond including and safety barriers; and

(e) acknowledges that neither the vendor's agent or vendor has made any representation or warranties in relation to the pool or any safety barriers.

Special condition 5 – Stamp duty - purchasers buying unequal interests

5.1 If there is more than one purchaser, it is the purchasers' responsibility to ensure that the contract of sale correctly records at the date of sale the proportions in which they are buying the property (**the proportions**).

5.2 If the proportions recorded in the transfer of land differ from those recorded in the contract of sale, it is the purchasers' responsibility to pay any additional duty which may be assessed as a result of the variation.

5.3 The purchasers fully indemnify the vendor, the vendor's agent and the vendor's legal practitioner against any claims or demands which may be made against any or all of them in relation to any additional duty payable as a result of the proportions in the Transfer differing from those in the contract of sale.

Special condition 6 – FIRB

6.1 The purchaser warrants that the provisions of the *Foreign Acquisitions and Takeovers Act 1975* (Cth) do not require the purchaser to obtain consent to enter this contract of sale or if there is a requirement to obtain consent, the purchaser has already received consent and been approved to purchase the property.

6.2 If there is a breach of the warrant contained in this clause the purchaser must compensate indemnify and keep indemnified the vendor for any loss, damage or cost the vendor incurs as a result of the breach.

Special condition 7 – Delivery of statement of adjustments

7.1 The purchaser agrees to deliver to the vendor or vendor's legal practitioner's office a statement of adjustments together with copies of all certificates and other information used to calculate the adjustments under general condition 23 at least 5 business days prior to settlement. Should the purchaser default in providing the statement of adjustments as required under this special condition, the purchaser must pay the vendor's reasonable costs $220.00.

Special condition 8 – Default

8.1 If the purchaser default in payment of the whole or part of the purchase money the purchaser must pay upon demand:

(a) all reasonable expenses incurred by the vendor as a result of the breach;

(b) the purchaser agrees that the reasonable costs of each and every default is $990.00 for each and every default. The exercise of the vendor's right hereunder shall be without prejudice to any other rights, powers or remedies of the vendor under this contract of sale or otherwise.

8.2 The purchaser agrees to not seek a variation of the contract of sale or variation or extension of any due date under the contract of sale. In the event of the purchaser's breach of this special condition and for the purposes of section 42(3)(a) of the *Property Law Act 1958* the purchaser agrees to pay the vendor's costs and expenses including but not limited to:

(a) rescheduling settlement at $220.00 for each change to the settlement time;

(b) requests to change the settlement date at $330.00 for each change and if requested by the vendor then the purchaser must enter into a deed of variation to record the change.

8.3 The parties acknowledge that in the event that the purchaser fails to complete the purchase of the property on the due date under the contract the vendor will suffer loss and damages. The purchaser will in addition to interest chargeable on the balance of purchase moneys outstanding under the contract pay to the vendor the following sums:

(a) the cost of obtaining bridging finance to complete the vendor's purchase of another property and interest charged on such bridging finance;

(b) interest payable by the Vendor under any existing mortgage over the property calculated from the due date of settlement;

(c) accommodation expenses necessarily incurred by the vendor;

(d) storage cost of the vendor's furniture and other possessions;

(e) legal costs and expenses as between solicitor and client;

(f) penalties payable by the vendor through any delay in completion of the vendor's purchase of another property;

Special condition 9 – Guarantee and indemnity

9.1 Delivery of guarantee and indemnity

If the purchaser is or includes a corporation (other than a corporation whose shares are listed on a recognised Australian public securities exchange or a subsidiary of one), the purchaser must deliver to the vendor a guarantee and indemnity in the form annexed to this contract on the day of sale:

(a) duly completed and executed by every director of the purchaser; or

(b) if the purchaser is a wholly owned subsidiary of a corporation whose shares are listed on a recognised Australian public securities exchange or a subsidiary of one, duly completed and executed by that listed corporation.

9.2 Consequences of non-compliance

If the purchaser does not comply with special condition 9.1, the vendor may immediately rescind this contract by notice in writing to the purchaser and retain the Deposit.

Special condition 10 – GST

10.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any) unless:

(a) the purchaser is required to under general condition 19.2; or

(b) the purchaser is ineligible for an input tax credit and notwithstanding the particulars of sale specifying:

(i) the price as including GST,

(ii) the supply as being a 'going concern', or

(iii) the supply as being of land on which a 'farming business' is carried on;

in the event of the supply not being GST-free, then the purchaser must pay GST in addition to the price.

10.2 The purchaser acknowledges that any nomination of a substitute or an additional person take the transfer of the land is subject to the vendor's consent (in its absolute discretion) and for the nominated purchaser to agree for GST to be treated in the same manner as provided for under this contract between the vendor and the purchaser. The parties agree that the purchaser's right to nominate under the common law does not apply.

Special condition 11 – Compensation for additional land tax and CIPT due to purchaser's default

11.1 The purchaser acknowledges and agrees that if as a result of the purchaser's breach, settlement of this contract takes place on a date that is after 31 December in the year that settlement of this contract is due to take place (**Settlement Year**), then

(a) The purchaser's breach will in addition to other losses, result in loss to the vendor in the amount of the vendor's land tax assessment and commercial and industrial property tax (CIPT) assessment (if CIPT is payable) for the year following the Settlement Year as a result of the property continuing to be included in the vendor's total landholdings in Victoria; and

(b) The additional tax which the vendor will incur in accordance with this special condition is a reasonably foreseeable loss incurred by the vendor as a result of the purchaser's breach in respect of which the vendor is entitled to compensation from the purchaser.

11.2 The purchaser further acknowledges that if this special condition applies due to the purchaser's default, then on settlement date the purchaser must in addition to the balance payable to the vendor under this contract pay to the vendor on account of compensation payable to the vendor for that loss an amount equal to 2.65% of the price of the property (**Amount Paid**).

11.3 The parties agree that if the additional tax as assessed by the commissioner of State Revenue Office is:

(a) less than the Amount Paid, the vendor will refund the difference to the purchaser; or

(b) more than the Amount Paid, the purchaser must pay the difference to the vendor within 7 days of being served with a written demand for such payment.

11.4 Payment of the purchase price must not be delayed and no money must be withheld by the purchaser from the vendor out of the purchase price on account of any land tax or CIPT which may be or may subsequently become charged on the property.

11.5 The purchaser acknowledges that the vendor is not required to pay any land tax or CIPT assessed on the property before it is due as specified in the assessment notice.

Special condition 12 – Loan approval (if applicable)

12.1 If the particulars of sale specify that this contract is subject to a loan being approved, and for the purposes of general condition 20.2(c), written evidence of rejection or non-approval of the loan must be from the bank or non-bank lender. For the avoidance of doubt a letter from a mortgage broker is not satisfactory written evidence.

General conditions

Contract signing

1. ELECTRONIC SIGNATURE

1.1 In this general condition "***electronic signature*** "means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.

1.2 The parties' consent to this contract being signed by or on behalf of a party by an electronic signature.

1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.

1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.

1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.

1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3. GUARANTEE

The vendor may require all directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4. NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

Title

5. ENCUMBRANCES

5.1 The purchaser buys the property subject to –

(a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and

(b) any reservations, exceptions and conditions in the crown grant; and

(c) any lease or tenancy referred to in the particulars of sale.

5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6. VENDOR WARRANTIES

6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out at the foot of this page.

6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.

6.3 The vendor warrants that the vendor –

(a) has, or by the due date for settlement will have, the right to sell the land; and

(b) is under no legal disability; and

(c) is in possession of the land, either personally or through a tenant; and

(d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and

(e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and

(f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

6.4 The vendor further warrants that the vendor has no knowledge of any of the following –

(a) public rights of way over the land;

(b) easements over the land;

(c) lease or other possessory agreement affecting the land;

(d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;

(e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.

6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.

6.6 If sections 137B and 137C of the *Building Act 1993* (Vic) apply to this contract, the vendor warrants that –

(a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and

(b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and

(c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act 1993* (Vic) and regulations made under the *Building Act 1993* (Vic).

6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act 1993* (Vic) have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.

7.2 The purchaser may not –

(a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or

(b) require the vendor to amend title or pay any cost of amending title.

8. SERVICES

8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.

8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9. CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10. TRANSFER & DUTY

10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.

10.2 The vendor must promptly initiate the digital duties form or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11. RELEASE OF SECURITY INTEREST

11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act 2009* (Cth) applies.

11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.

11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must –

(a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and

(b) keep the date of birth of the vendor secure and confidential.

11.4 The vendor must ensure that at or before settlement, the purchaser receives –

(a) a release from the secured party releasing the property from the security interest; or

(b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or

(c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.

11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property –

(a) that –

(i) the purchaser intends to use predominantly for personal, domestic or household purposes; and

(ii) has a market value of not more than $5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act* 2009 (Cth), not more than that prescribed amount; or

(b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.

11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if –

(a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or

(b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.

11.7 A release for the purposes of general condition 11.4(a) must be in writing.

11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.

11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.

11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.

11.11 At least 21 days before the due date for settlement the purchaser must notify the vendor of any registered security interest which the purchaser reasonably requires to be released.

11.12 The vendor may delay settlement until 21 days after the purchaser notifies the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide a notification under general condition 11.11.

11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor –

(a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and

(b) any reasonable costs incurred by the vendor as a result of the delay –

as though the purchaser was in default.

11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.1.

11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

12. DOMESTIC BUILDING INSURANCE

The vendor will provide any current domestic building insurance required pursuant to section 43B of the *Domestic Building Contracts Act 1995* (Vic), in the vendor's possession relating to the property, if requested in writing to do so at least 14 days before settlement.

13. GENERAL LAW LAND

13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* (Vic) before settlement if the land is the subject of a provisional folio under section 23 of that Act.

13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958* (Vic).

13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.

13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.

13.5 The purchaser is taken to have accepted the vendor's title if –

(a) 21 days have elapsed since the day of sale; and

(b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.

13.6 The contract will be at an end if –

(a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and

(b) the objection or requirement is not withdrawn in that time.

13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.

13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958* (Vic).

Money

14. DEPOSIT

14.1 The purchaser must pay the deposit –

(a) to the vendor's licensed estate agent; or

(b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or

(c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.

14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit –

(a) must not exceed 10% of the price; and

(b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.

14.3 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.

14.4 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.

14.5 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* (Vic) to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.

14.6 Payment of the deposit may be made or tendered –

(a) in cash up to $1,000 or 0.2% of the price, whichever is greater; or

(b) by cheque drawn on an authorised deposit-taking institution; or

(c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.

However, unless otherwise agreed –

(d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and

(e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.

14.7 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.

14.8 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.

14.9 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.

14.10 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959* (Cth) is in force.

15. DEPOSIT BOND

15.1 This general condition only applies if the applicable box in the particulars of sale is checked.

15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.

15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.

15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.

15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of –

(a) settlement;

(b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;

(c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and

(d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.

15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.

15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.

15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

16.1 This general condition only applies if the applicable box in the particulars of sale is checked.

16.2 In this general condition –

(a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and

(b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959* (Cth).

16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.

16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of –

(a) settlement;

(b) the date that is 45 days before the bank guarantee expires;

(c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and

(d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.

16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.

16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.

16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

17.1 At settlement –

(a) the purchaser must pay the balance; and

(b) the vendor must –

(i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and

(ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.

17.2 Where settlement is not conducted electronically, settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.

17.3 Where settlement is conducted electronically in accordance with the Electronic Conveyancing National Law, settlement must occur during the time available for settlement in the operating time of the settling ELNO.

17.4 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

18.1 Settlement and lodgement of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.

18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.

18.3 Each party must –

(a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law;

(b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law; and

(c) conduct the transaction in accordance with the Electronic Conveyancing National Law.

18.4 The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. For the purposes of any electronic transactions legislation (only) the workspace is an electronic address for the service of notices and for written communications.

18.5 This general condition 18.5 applies if there is more than one electronic lodgement network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.

To the extent that any interoperability rules governing the relationship between electronic lodgement network operators do not provide otherwise –

(a) the electronic lodgement network operator to conduct all the financial and lodgement aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgement network operators after the workspace locks;

(b) if two or more electronic lodgement network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.

18.6 Settlement occurs when the workspace records that –

(a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or

(b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgement.

18.7 The parties must do everything reasonably necessary to effect settlement –

(a) electronically on the next business day, or

(b) at the option of either party, otherwise than electronically as soon as possible –

if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred during the hours that the settling ELNO operates in the State of Victoria.

18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.

18.9 The vendor must before settlement –

(a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract;

(b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the electronic lodgement network operator;

(c) deliver all other physical documents and items (other than the goods sold with the land to which the purchaser is entitled at settlement), and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract; and

(d) give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgement network operator of settlement.

19. GST

19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).

19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if –

(a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or

(b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or

(c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or

(d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.

19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser, unless the margin scheme applies.

19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on –

(a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and

(b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.

19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':

(a) the parties agree that this contract is for the supply of a going concern; and

(b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and

(c) the vendor warrants that the vendor will carry on the going concern until the date of supply.

19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.

19.7 In these general conditions –

(a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and

(b) 'GST' includes penalties and interest.

20. LOAN

20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.

20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser –

(a) immediately applied for the loan; and

(b) did everything reasonably required to obtain approval of the loan; and

(c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and,

(d) is not in default under any other condition of this contract when the notice is given.

20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

21.1 This general condition only applies if the applicable box in the particulars of sale is checked.

21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:

(a) obtains a written report from –

(i) a registered building surveyor;

(ii) a registered building inspector;

(iii) a registered domestic builder; or

(iv) an architect,

which is –

(v) prepared in compliance with Australian Standard AS 4349.1-2007;

(vi) identifies a current defect in a structure on the land; and

the author states is a major defect.

(b) gives the vendor a copy of the report and a written notice ending this contract; and

(c) is not then in default.

21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

22.1 This general condition only applies if the applicable box in the particulars of sale is checked.

22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser –

(a) obtains a written report from a pest inspector which is prepared in accordance with the relevant Australian Standard approved on behalf of the Council of Standards Australia and which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;

(b) gives the vendor a copy of the report and a written notice ending this contract; and

(c) is not then in default.

22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property, must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.

23.2 The periodic outgoings and rent and other income must be apportioned on the basis that the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and

23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23 if requested by the vendor.

23.4 For the purposes of general condition 23, the expression "periodic outgoings" does not include any amounts to which section 10G of the *Sale of Land Act 1962* (Vic) applies.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) (Tax Act) have the same meaning in this general condition unless the context requires otherwise.

24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the Tax Act. The specified period in the clearance certificate must include the actual date of settlement.

24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the Tax Act ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.

24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

24.5 The purchaser must –

(a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and

(b) ensure that the representative does so.

24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must –

(a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;

(b) promptly provide the vendor with proof of payment; and

(c) otherwise comply, or ensure compliance, with this general condition;

despite –

(d) any contrary instructions, other than from both the purchaser and the vendor; and

(e) any other provision in this contract to the contrary.

24.7 The representative is taken to have complied with the requirements of general condition 24.6 if –

(a) the settlement is conducted through an electronic lodgement network; and

(b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the Tax Act must be given to the purchaser at least 5 business days before the due date for settlement.

24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the Tax Act. The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.

24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the Tax Act or in the GST Act have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.

25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the Tax Act at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.

25.3 The vendor must, at least 14 days before the due date for settlement, provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the Tax Act, and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.

25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the Tax Act because the property is *new residential premises or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the Tax Act. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.

25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the Tax Act. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

25.6 The purchaser must –

(a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and

(b) ensure that the representative does so.

25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must –

(a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;

(b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and

(c) otherwise comply, or ensure compliance, with this general condition;

despite –

(d) any contrary instructions, other than from both the purchaser and the vendor; and

(e) any other provision in this contract to the contrary.

25.8 The representative is taken to have complied with the requirements of general condition 25.7 if –

(a) settlement is conducted through an electronic lodgement network; and

(b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the Tax Act, but only if –

(a) so agreed by the vendor in writing; and

(b) the settlement is not conducted through an electronic lodgement network.

However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must –

(c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and

(d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.

25.10 A party must provide the other party with such information as the other party requires to –

(a) decide if an amount is required to be paid or the quantum of it, or

(b) comply with the purchaser's obligation to pay the amount,

in accordance with section 14-250 of Schedule 1 to the Tax Act. The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.

25.11 The vendor warrants that –

(a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the Tax Act if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and

(b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the Tax Act is the correct amount required to be paid under section 14-250 of the legislation.

25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that –

(a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or

(b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250(1) of Schedule 1 to the Tax Act.

The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26. TIME & CO OPERATION

26.1 Time is of the essence of this contract.

26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.

26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement and must act in a prompt and efficient manner.

26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.

27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

27.3 A document is sufficiently served –

(a) personally; or

(b) by pre-paid post; or

(c) in any manner authorised by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner; or

(d) by email.

27.4 Any document properly sent by –

(a) express post is taken to have been served on the next business day after posting, unless proved otherwise;

(b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;

(c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;

(d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.

27.5 Any written communication in the workspace of the electronic lodgement network does not constitute service of a notice other than a notice for the purposes of any electronic transactions legislation.

27.6 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

28. NOTICES

28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale and does not relate to periodic outgoings.

28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale and does not relate to periodic outgoings.

28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

28.4 General condition 28 does not apply to any amounts to which section 10G or 10H of the *Sale of Land Act 1962* (Vic) applies.

29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30. TERMS CONTRACT

30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962* (Vic) –

(a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962* (Vic); and

(b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

30.2 While any money remains owing and the purchaser is entitled to possession or receipt of the rents and profits, each of the following applies –

(a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;

(b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;

(c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;

(d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;

(e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand

without affecting the vendor's other rights under this contract;

(f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;

(g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;

(h) the purchaser must observe all obligations that affect owners or occupiers of land;

(i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

31.1 The vendor carries the risk of loss or damage to the property until settlement.

31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.

31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2 but may claim compensation from the vendor after settlement.

32. BREACH

A party who breaches this contract must pay to the other party on demand –

(a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and

(b) any interest due under this contract as a result of the breach.

Default

33. INTEREST

Interest at the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act 1983* (Vic) is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34. DEFAULT NOTICE

34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.

34.2 The default notice must –

(a) specify the particulars of the default; and

(b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given –

(i) the default is remedied; and

(ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.

35.2 The contract immediately ends if –

(a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and

(b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.

35.3 If the contract ends by a default notice given by the purchaser:

(a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and

(b) all those amounts are a charge on the land until payment; and

(c) the purchaser may also recover any loss otherwise recoverable.

35.4 If the contract ends by a default notice given by the vendor or acceptance by the vendor of a repudiation by the purchaser –

(a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and

(b) the vendor is entitled to possession of the property; and

(c) in addition to any other remedy, the vendor may within one year of the contract ending either:

(i) retain the property and sue for damages for breach of contract; or

(ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and

(d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and

(e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

© COPYRIGHT SEPTEMBER 2025

Guarantee and Indemnity

1. Guarantee

1.1 The persons signing below as guarantors (each, a **Guarantor** and together, the **Guarantors**), in consideration of the vendor entering into this contract of Sale with the purchaser at the Guarantors' request, hereby jointly and severally guarantee to the vendor (and the vendor's successors and assigns) the due and punctual payment of:

(a) the deposit;

(b) the balance of the price;

(c) any interest payable under this contract; and

(d) any other amounts payable by the purchaser under this contract (together, the **Guaranteed Money**).

1.2 The Guarantors further jointly and severally guarantee the due and punctual performance and observance by the purchaser of all the purchaser's obligations under this contract (**Guaranteed Obligations**).

1.3 If the purchaser defaults in:

(a) payment of any of the Guaranteed Money, or

(b) performance of any of the Guaranteed Obligations,

then, immediately upon demand by the vendor, the Guarantors must pay the vendor the amount of the Guaranteed Money unpaid and must indemnify and keep indemnified the vendor against all loss, costs, charges, expenses, damages, and liabilities whatsoever incurred by the vendor arising from or in connection with any default by the purchaser.

2. Continuing Guarantee and Indemnity

This Guarantee and Indemnity is a continuing obligation and:

(a) is not affected by any time or other indulgence granted by the vendor to the purchaser or to the Guarantors;

(b) is not discharged or prejudiced by any variation (including any extension of time or waiver), novation, assignment, or termination of the contract;

(c) remains in full force despite the vendor assigning its rights under the contract;

(d) is not affected by the death, bankruptcy, liquidation, administration, or insolvency of the purchaser, any co-guarantor, or any other person;

(e) is not affected by any release or discharge of any co-guarantor; and

(f) binds the Guarantors jointly and severally, and their respective executors, administrators, legal personal representatives, and permitted assigns.

3. No Discharge

The Guarantors waive all rights inconsistent with this guarantee and indemnity, including any rights of subrogation, contribution, or indemnity against the purchaser until all Guaranteed Money and Guaranteed Obligations have been fully paid and performed.

4. Security and Enforcement Rights

4.1 The vendor may enforce this Guarantee and Indemnity without first being required to exhaust any remedy it may have against the purchaser or enforce any other guarantee or security.

4.2 Any payment by the Guarantors which is later avoided by law shall be deemed not to have discharged the Guarantors' liability, and the vendor shall be entitled to recover the amount from the Guarantors as if the payment had not been made.

Dated: ...…….....

Execution

Print Name: ……. Guarantor (Sign): …….

Print Name: ……. Guarantor (Sign): …….

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	26 RIDGEWAY STREET, ROWVILLE VIC 3178

Vendor's name	Allan Malcolm Vaz	Date / /
Vendor's signature _____		
Vendor's name	Michelle Vaz	Date / /
Vendor's signature _____		

Purchaser's name	Date / /
Purchaser's signature _____	
Purchaser's name	Date / /
Purchaser's signature _____	

1. FINANCIAL MATTERS

1.1 **Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them)

(a) ☒ Are contained in the attached certificate/s.

1.2 **Particulars of any Charge** (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

$0.00	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

1.5 **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 100
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 **Owner Builder**

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or

unregistered):

☒ Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Knox Planning Scheme
(b)	Name of responsible authority	Knox City Council
(c)	Zoning of the land	GRZ - General Residential Zone
(d)	Name of planning overlay	Please refer to attached report

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable

4.2 **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

Not Applicable

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act*

1987.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☒	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the Due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

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.

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

VOLUME 12644 FOLIO 097

Security no : 124131973769E
Produced 09/02/2026 10:57 AM

LAND DESCRIPTION

Lot 545 on Plan of Subdivision 902275F.
PARENT TITLE Volume 12580 Folio 242
Created by instrument PS902275F 14/11/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ALLAN MALCOLM VAZ
MICHELLE VAZ both of 53 CAMBRIDGE DRIVE BERWICK VIC 3806
BA075337K 30/01/2026

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA075338H 30/01/2026
FUNDING PTY LTD

COVENANT PS902275F 14/11/2025

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 PS902275F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS902275F (B)	PLAN OF SUBDIVISION	Registered	14/11/2025
AZ828536B (E)	TRANSFER CONTROL OF ECT	Completed	19/11/2025
BA075337K (E)	TRANSFER	Registered	30/01/2026
BA075338H (E)	MORTGAGE	Registered	30/01/2026

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

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

Street Address: 26 RIDGEWAY STREET ROWVILLE VIC 3178

ADMINISTRATIVE NOTICES

NIL

eCT Control 25824J GREEN MORTGAGE LAWYERS
Effective from 30/01/2026

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.
The information supplied by Triconvey (Reseller) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**PS902275F**
Number of Pages (excluding this cover sheet)	**10**
Document Assembled	**09/02/2026 10:57**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Delivered from the LANDATA® System by InfoTrack Pty Ltd.
The information supplied by Triconvey (Reseller) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 1 of 10

PLAN OF SUBDIVISION

EDITION 1

PS902275F

LOCATION OF LAND

PARISH: NARREE WORRAN

TOWNSHIP: -

SECTION: -

CROWN PORTION: 2 (PART)
A of 1 (PART)

TITLE REFERENCE: Vol. 12580 Fol. 242

LAST PLAN REFERENCE: Lot G on PS839262Q

POSTAL ADDRESS: Bankside Boulevard
(at time of subdivision) ROWVILLE 3178

MGA 2020 CO-ORDINATES: E: 344 030 ZONE: 55
(of approx centre of land in plan) N: 5802 040

Council Name: Knox City Council

Council Reference Number: CRT/2022/8147
Planning Permit Reference: P/2019/7216
SPEAR Reference Number: S201909H

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 21/10/2024

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Christopher Seow for Knox City Council on 19/08/2025

Statement of Compliance issued: 06/11/2025

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 6

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Knox City Council
Reserve No. 1	Knox City Council
Reserve No. 2	United Energy Distribution Pty Ltd

NOTATIONS

DEPTH LIMITATION: Does Not Apply

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. P/2019/7216

BANKSIDE - Release No. 5
Area of Release: 3.814ha
No. of Lots: 45 Lots and Superlot EE

NOTATIONS

Lots 501 - 545 on this plan are affected a restriction. Refer to Creation of Restrictions A & B on sheets 9 & 10 of this plan for details.

OTHER PURPOSE OF PLAN
To remove easements E-15, that part of E-16 relating to Drainage & Sewerage vide LP147177 in favour of Land in LP147177 only, that part of E-17 relating to Drainage vide LP44529 in favour of Land in LP44529 and Drainage & Sewerage vide LP147177 in favour of Land in LP147177 only, that part of E-18 relating to Drainage vide LP53482 in favour of Land in LP53482 and Drainage & Sewerage vide LP147177 in favour of Land in LP147177 only, E-19, E-20, E-21, E22, E-23, E-25, E-26, E-33, E-34, E-35 & E-36 shown on PS839262Q in so far as where it lies within Road R1, Reserve No. 1 and lots on this plan.
GROUNDS FOR REMOVAL:
By directive in Planning Permit No. P/2019/7216.

Warning: The Restrictive covenant(s)/Restriction(s) in this plan may have been varied or removed for current information please refer to the relevant folio(s) of the register, noting section 88(3) of the Transfer of Land Act 1958

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
			SEE SHEET 2 FOR EASEMENT DETAILS	

TAYLORS
Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylorsds.com.au

SURVEYORS FILE REF: Ref. 22051-S5 Ver. 6

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 10

Digitally signed by: Mark James Sommerville, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2025, SPEAR Ref: S201909H

Land Use Victoria Plan Registered
02:10 PM
14/11/2025
Assistant Registrar of Titles

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

PS902275F

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	See Diagram	L186521J	Melbourne Water Corporation
			PS731558T	South East Water Corporation
E-2	Sewerage	See Diag.	PS731558T	South East Water Corporation
E-3	Drainage	See Diag.	This Plan	Knox City Council
E-4	Sewerage	2.50	This Plan	South East Water Corporation
E-5	Purpose under Section 146 Gas Industry Act 2001 (Clause a-e of the schedule apply)	4	This Plan Section 146 Gas Industry Act 2001	Multinet Gas (DB No.1) Pty Ltd & Multinet Gas (DB No.2) Pty Ltd (trading as Multinet Partnership)
	Supply of Water (Through underground pipes)		This Plan	South East Water Corporation
E-6	Sewerage	See Diagram	PS731558T	South East Water Corporation
	Power Line		This Plan Section 88 Electricity Industry Act 2000	United Energy Distribution Pty Ltd
	Transmission of Telecommunication Signals by Underground Cables		This Plan	Lots on This Plan
E-7	Sewerage	See Diagram	L186521J	Melbourne Water Corporation
			PS731558T	South East Water Corporation
	Power Line		This Plan Section 88 Electricity Industry Act 2000	United Energy Distribution Pty Ltd
	Transmission of Telecommunication Signals by Underground Cables		This Plan	Lots on This Plan
E-8	Sewerage	See Diagram	C/E K110540	Melbourne Water Corporation
			PS731558T	South East Water Corporation
E-9	Sewerage	See Diagram	C/E K110540	Melbourne Water Corporation
			PS731558T	South East Water Corporation
	Power Line		This Plan Section 88 Electricity Industry Act 2000	United Energy Distribution Pty Ltd
	Transmission of Telecommunication Signals by Underground Cables		This Plan	Lots on This Plan

TAYLORS
Urban Development | Infrastructure
8/270 Ferntree Gully Road, Notting Hill VIC 3168
Phone: (03) 9501 2800 | www.taylorsds.com.au

ORIGINAL SHEET SIZE: A3 | Ref. 22051-S5 Ver. 6 | SHEET 2

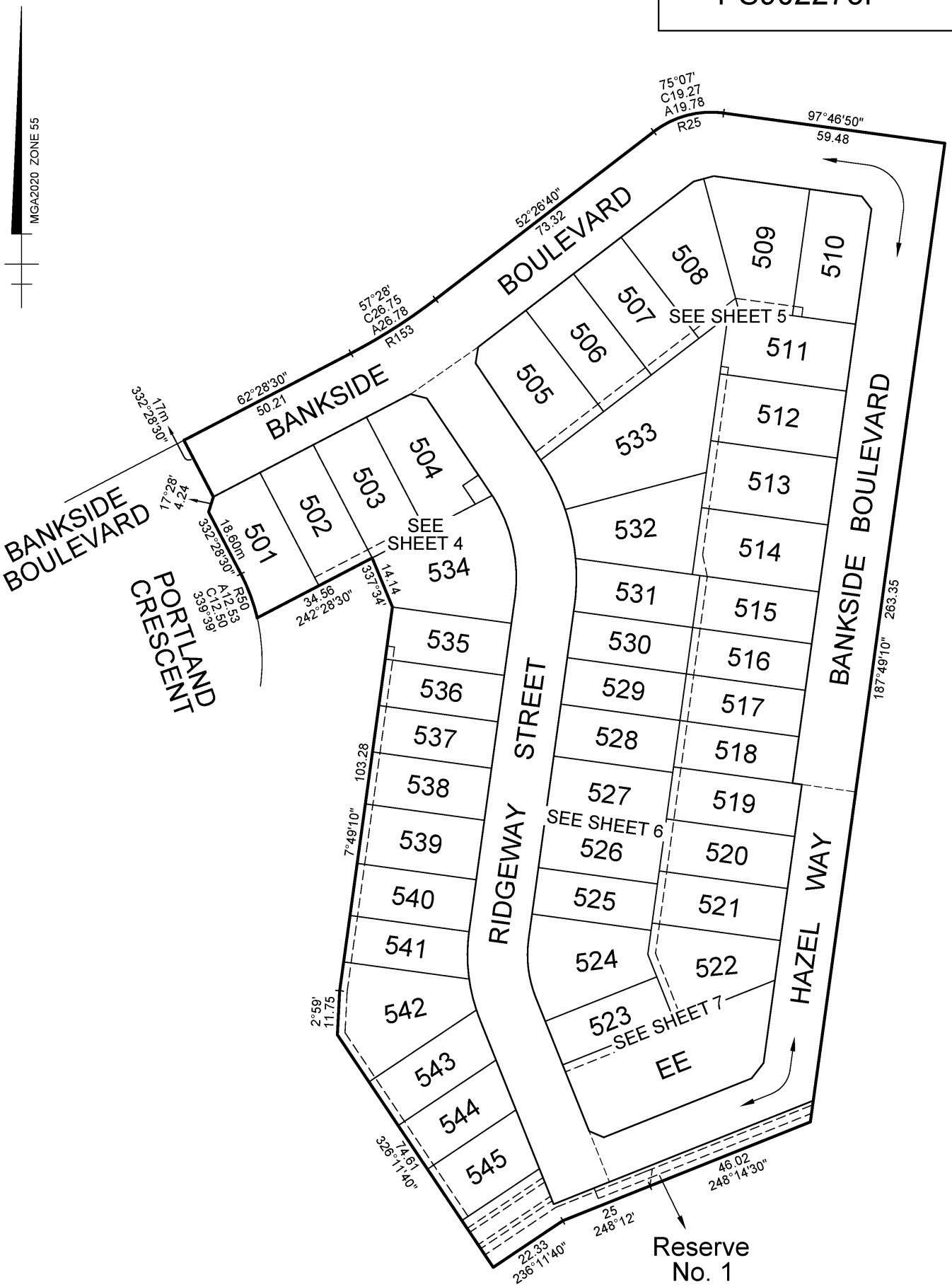
Digitally signed by: Mark James Sommerville, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2025, SPEAR Ref: S201909H

Digitally signed by:
Knox City Council,
19/08/2025,
SPEAR Ref: S201909H

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 3 of 10

PS902275F

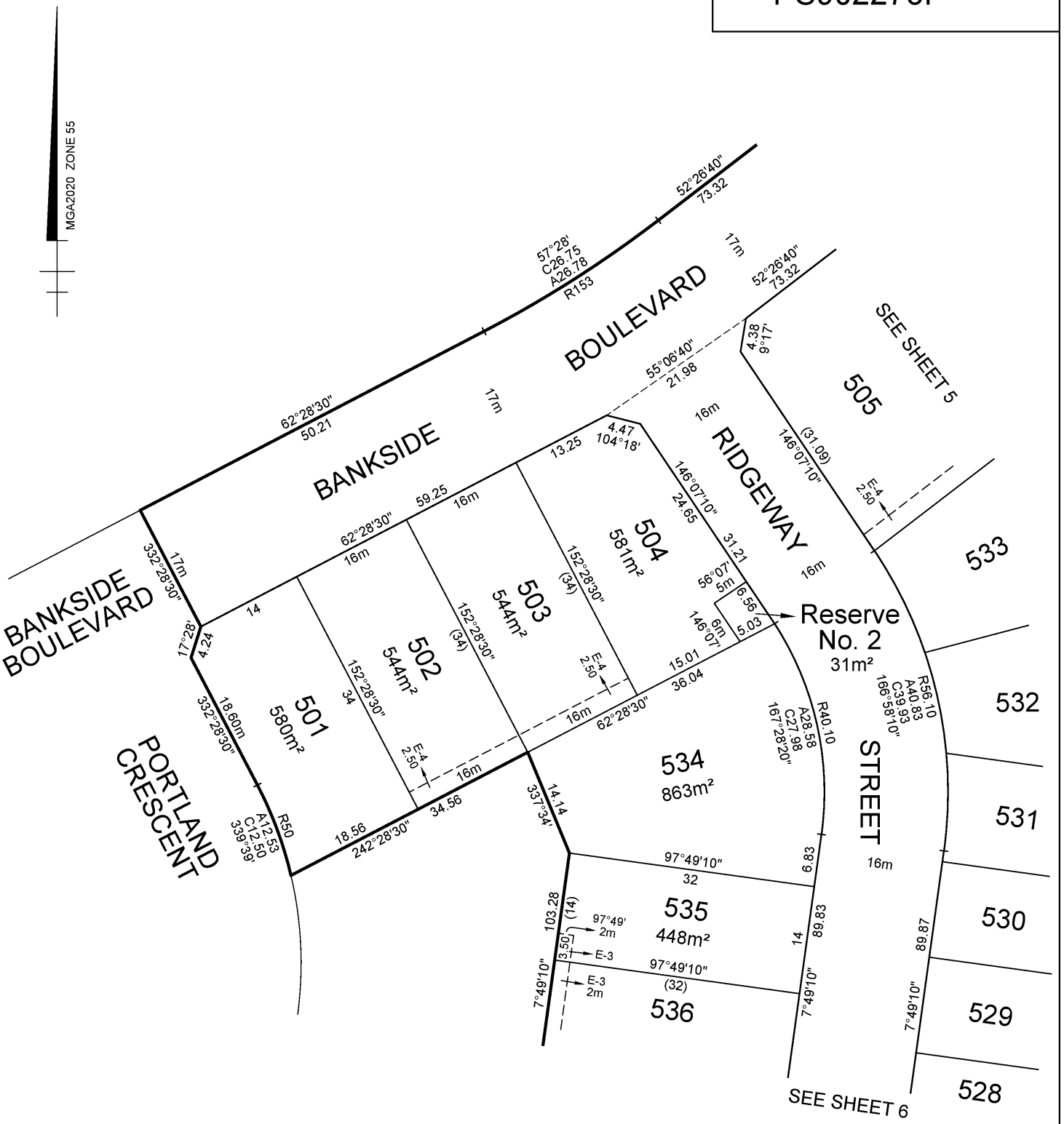


TAYLORS Urban Development | Built Environments | Infrastructure *8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168* ***Tel:*** *61 3 9501 2800* | ***Web:*** *taylorsds.com.au*	SCALE 1:1000 10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 22051-S5 Ver. 6	SHEET 3
	Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (6), 28/04/2025, SPEAR Ref: S201909H	Digitally signed by: Knox City Council, 19/08/2025, SPEAR Ref: S201909H		

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 4 of 10

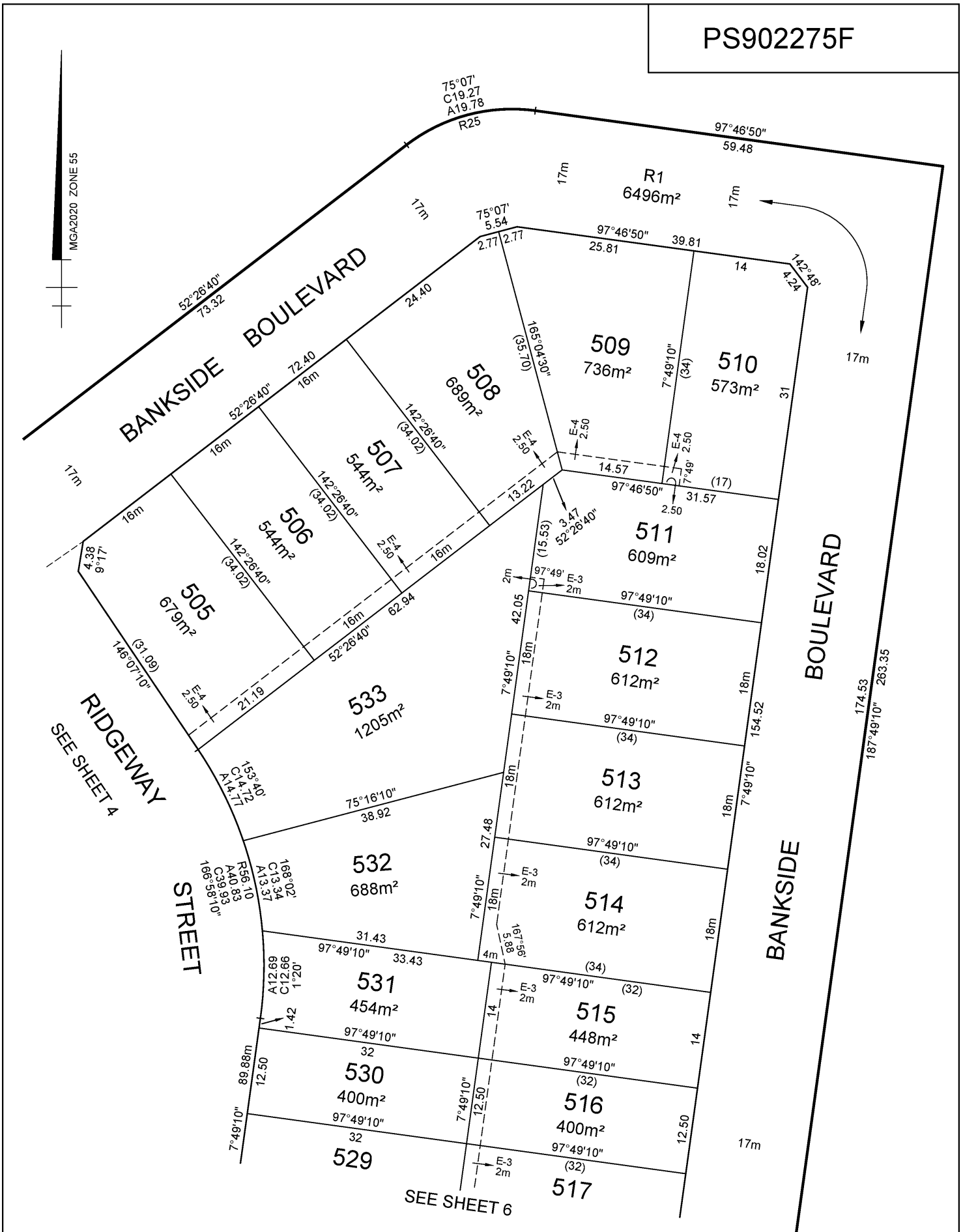
PS902275F



TAYLORS Urban Development | Built Environments | Infrastructure *8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168* ***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*	SCALE 1:500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 22051-S5 Ver. 6	SHEET 4
	Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (6), 28/04/2025, SPEAR Ref: S201909H		Digitally signed by: Knox City Council, 19/08/2025, SPEAR Ref: S201909H	

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

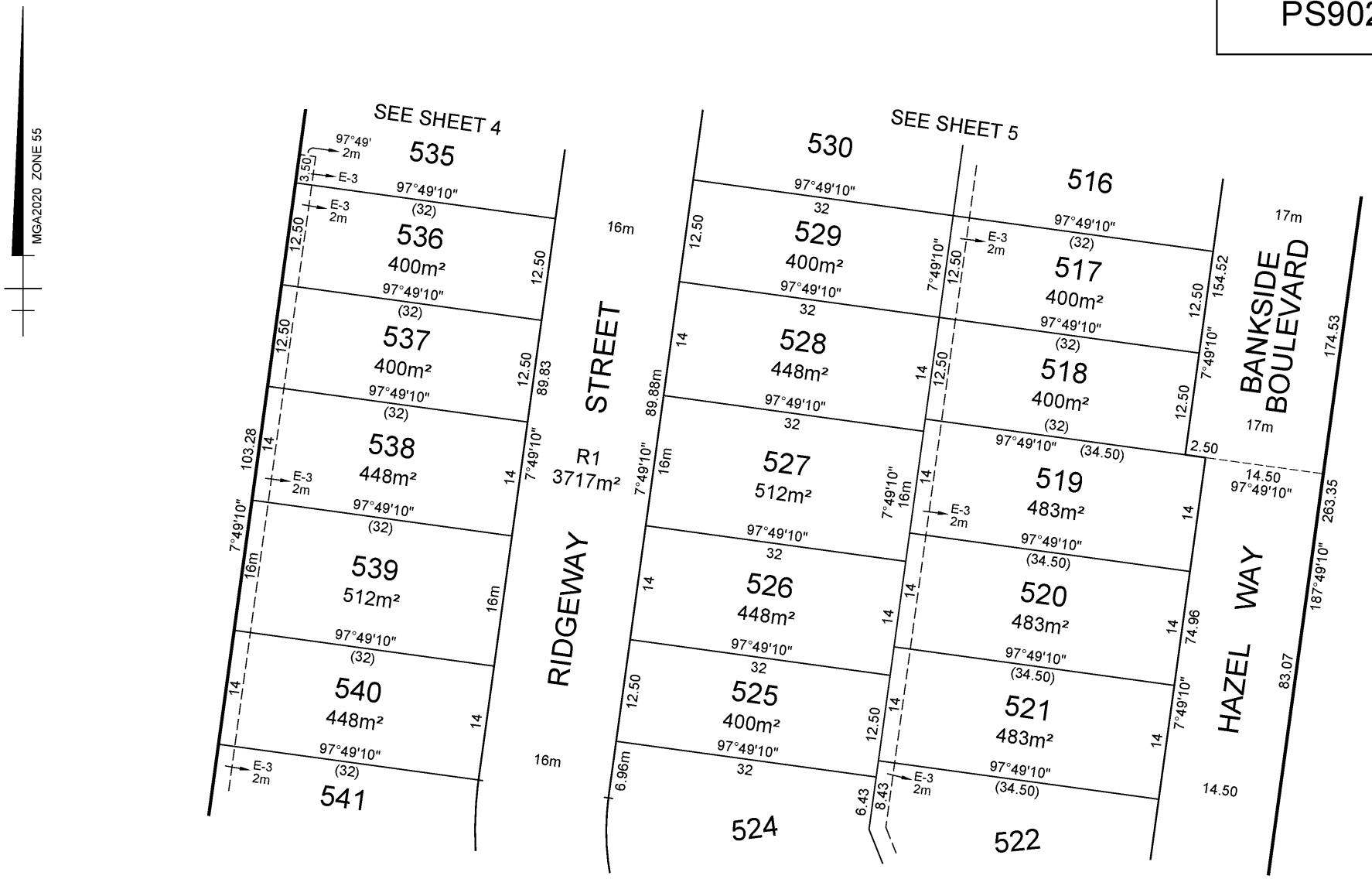
PS902275F



TAYLORS Urban Development | Built Environments | Infrastructure *8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168* ***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 22051-S5 Ver. 6	SHEET 5
	Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (6), 28/04/2025, SPEAR Ref: S201909H		Digitally signed by: Knox City Council, 19/08/2025, SPEAR Ref: S201909H		

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

PS902275F



TAYLORS
Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylorsds.com.au

SCALE		ORIGINAL SHEET	Ref. 22051-S5	SHEET 6
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	Ver. 6	

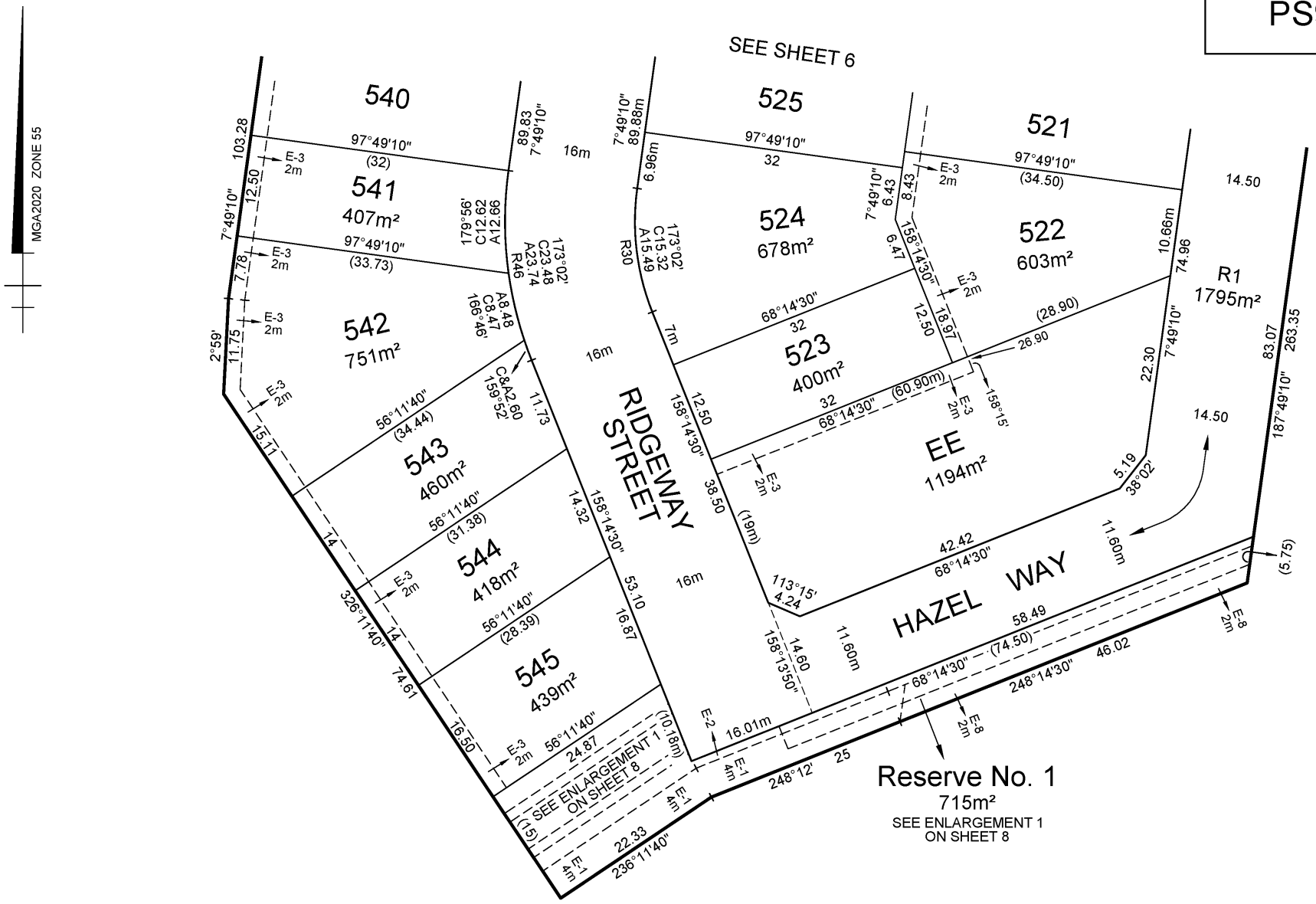
Digitally signed by: Mark James Sommerville, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2025, SPEAR Ref: S201909H

Digitally signed by:
Knox City Council,
19/08/2025,
SPEAR Ref: S201909H

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 6 of 10

PS902275F



TAYLORS

Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168

Tel: *61 3 9501 2800* | ***Web:*** *taylorsds.com.au*

SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 22051-S5 Ver. 6	SHEET 7

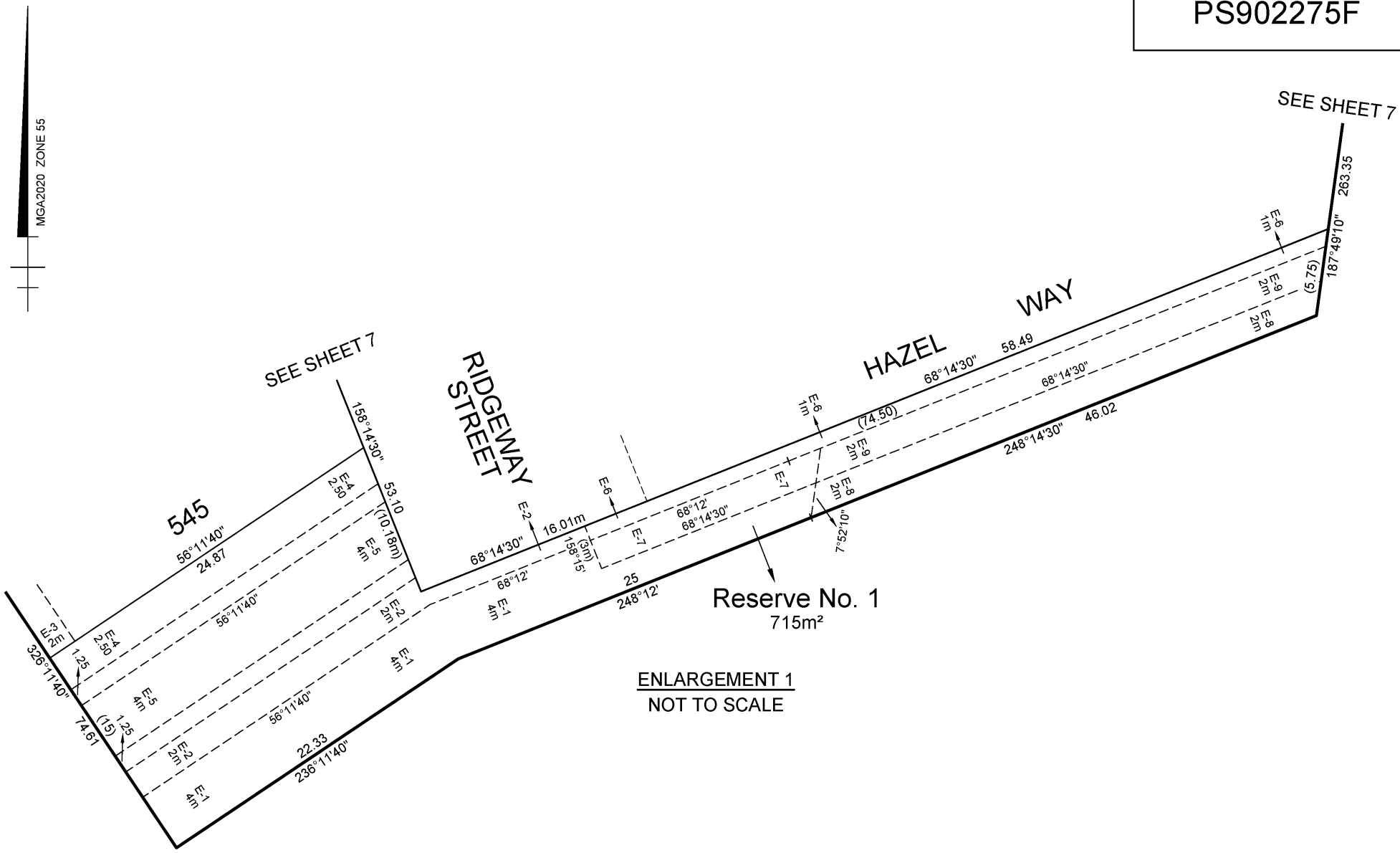
Digitally signed by: Mark James Sommerville, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2025, SPEAR Ref: S201909H

Digitally signed by:
Knox City Council,
19/08/2025,
SPEAR Ref: S201909H

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 7 of 10

PS902275F



TAYLORS

Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168

Tel: *61 3 9501 2800* | ***Web:*** *taylorsds.com.au*

SCALE	0 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 22051-S5 Ver. 6	SHEET 8

Digitally signed by: Mark James Sommerville, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2025, SPEAR Ref: S201909H

Digitally signed by:
Knox City Council,
19/08/2025,
SPEAR Ref: S201909H

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 8 of 10

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 9 of 10

CREATION OF RESTRICTION A

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 1
BENEFITED LAND: See Table 1

DESCRIPTION OF RESTRICTION:
The registered proprietors for the time being of any burdened lot to which this restriction applies must not:-

1. Build or allow to be built or remain on the lot or any part of it:
   1.1. Any dwelling house or structure other than a dwelling house or structure which has been constructed in accordance with plans, drawings, designs and specifications, which have first been approved in writing by Bankside Design Review Panel in accordance with Pask's Bankside Living Design Principles ("Design Principles") as amended from time to time subject to the satisfaction of Knox City Council as referenced in MCP Dealing No. AA010723 ; and
   1.2. Any dwelling house or structure other than a dwelling house or structure which complies with the provisions of the Design Principles.

Expiry date: 01/01/2030

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502
502	501, 503
503	502, 504, 534
504	503, 534
505	506, 533
506	505, 507, 533
507	506, 508, 533
508	507, 509, 511, 533
509	508, 510, 511
510	509, 511
511	508, 509, 510, 512, 533
512	511, 513, 533
513	512, 514, 532, 533
514	513, 515, 531, 532
515	514, 516, 531
516	515, 517, 530
517	516, 518, 529
518	517, 519, 528
519	518, 520, 527, 528
520	519, 521, 526, 527
521	520, 522, 525, 526
522	521, 523, 524, 525
523	522, 524

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
524	522, 523, 525
525	521, 522, 524, 526
526	520, 521, 525, 527
527	519, 520, 526, 528
528	518, 519, 527, 529
529	517, 528, 530
530	516, 529, 531
531	514, 515, 530, 532
532	513, 514, 531, 533
533	505, 506, 507, 508, 511, 512, 513, 532
534	503, 504, 535
535	534, 536
536	535, 537
537	536, 538
538	537, 539
539	538, 540
540	539, 541
541	540, 542
542	541, 543
543	542, 544
544	543, 545
545	544

TAYLORS
Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylorsds.com.au

Digitally signed by: Mark James Sommerville, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2025, SPEAR Ref: S201909H

Digitally signed by:
Knox City Council,
19/08/2025,
SPEAR Ref: S201909H

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

Delivered by LANDATA®, timestamp 09/02/2026 10:57 Page 10 of 10

CREATION OF RESTRICTION B

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 2
BENEFITED LAND: See Table 2

DESCRIPTION OF RESTRICTION:
The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies must not :-

Build or permit to be built or remain on the lot any building or garage on a side boundary of a lot unless the building or garage is set back a minimum of one metre from the other side boundary of that lot in order to provide the required reasonable access for maintenance of any sewer assets at the rear of the lot by the relevant authority.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502
502	501, 503
503	502, 504, 534
504	503, 534
505	506, 533
506	505, 507, 533
507	506, 508, 533
508	507, 509, 511, 533
509	508, 510, 511
510	509, 511
534	503, 504, 535

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
535	534, 536
536	535, 537
537	536, 538
538	537, 539
539	538, 540
540	539, 541
541	540, 542
542	541, 543
543	542, 544
544	543, 545
545	544

TAYLORS
Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylorsds.com.au

Digitally signed by: Mark James Sommerville, Licensed Surveyor,
Surveyor's Plan Version (6),
28/04/2025, SPEAR Ref: S201909H

Digitally signed by:
Knox City Council,
19/08/2025,
SPEAR Ref: S201909H

Amended by: Leo Alexander Bateman, Licensed Surveyor 14/11/2025.

Knox City Council Land Information Certificate

For the period 1 July 2025 to 30 June 2026

Section 121 Local Government Act 2020
Local Government (Land Information) Regulations 2021

Knox City Council

Landata (Web Service)
LEVEL 12/2 Lonsdale St
MELBOURNE VIC 3000

Assessment number	187916
Applicant reference	79579463-015-0:65076
Issue date	09-Feb-2026
Certificate number	112098
	Page 1 of 2
Verbal update	**03 9298 8000**

Certificate validity

This certificate is **valid for 3 months** from the issue date. Verbal updates can be obtained within the 3 months. Once expired, no updates will be given and a new application must be submitted to Council for further updates.

Property and valuation details

Property location	26 Ridgeway Street ROWVILLE VIC 3178		
Property title details	Lot 545 PS 902275F		
AVPCC	100 Vacant Residential Home SiteSurveyed Lot		
Valuation type	Site value	Capital Improved value	Net Annual value
Current year valuations	$520,000	$520,000	$26,000
Valuations effective from	01/07/2025		
Valuations relevant date	01/01/2025		

Rates and charges	**Levied**	**Balance**
Overdue as at 30/6/2025 (rates, waste, interest, fire service, land clearance)		$0.00
Penalty interest charges balance	$0.00	
Legal costs balance	$0.00	
Municipal Rates **Supplementary rated from 14/11/2025**	$1,234.85	
	$	
	$	
	$	
Emergency Services Volunteers Fund	$141.70	
Sub total	$1,376.55	**$1,376.55**
Less Pensioner concession/rebate	$0.00	
Less Payments received	$-1,376.55	
Total balance payable		**$0.00**

BPAY

BILLER CODE: 18077

REF. NO. 187916 3

Penalty interest charges at 10% will be added if the total due is not received by 15 February 2026 and will continue to accrue until paid in full.
If paying by four instalments, penalty interest charges will be added on each instalment that is not paid by its due date until it is paid.

Additional notes.
Nil

Knox City Council

Applicant reference	79579463-015-0:65076
Issue date	09-Feb-2026
Certificate number	112098
Verbal update	**03 9298 8000**

This certificate **provides** information regarding valuations, rates, charges, other monies owing and any orders and notices made under the *Local Government Act 1958*, *Local Government Act 1989*, *Local Government Act 2020* or under a local law or by law of the Council.

This certificate **is not required** to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant Authority. A fee may be charged for such information.

All overdue amounts are to be paid at sale settlement as per section 175 of the *Local Government Act 1989*.

Property location Lot 545 PS 902275F

Flood level.
This Council does not specify flood levels.
Information regarding any designated flood level can be obtained from Melbourne Water.

Notices, orders and potential liabilities.

During the high fire danger period all owners of vacant land are issued with written directions to clear any fire hazards on their land. Although there may be no charge shown on this Certificate it is possible that a charge will exist by the settlement date.

We have received the fee sum of **$30.60** for this certificate.

Delegated Officer: . Zoran Krstevski

Authorised By: Sandra Furmston

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Provey Lawyers Conveyancing Services
C/- Triconvey (Reseller)
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 545 RIDGEWAY STREET
ROWVILLE 3178
545 PS 902275

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56R//18166/00023	LANDATA CER 79579463-023-5	09 FEBRUARY 2026	51386659

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/01/2026 to 31/03/2026	$22.45
Melbourne Water Corporation Total Service Charges	01/01/2026 to 31/03/2026	$31.25

(b) By South East Water

Subtotal Service Charges	$53.70
TOTAL UNPAID BALANCE	$53.70

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): **https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update**

***** Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at ***www.southeastwater.com.au*****.**
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.

AUTHORISED OFFICER:

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

AUTHORISED OFFICER:

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

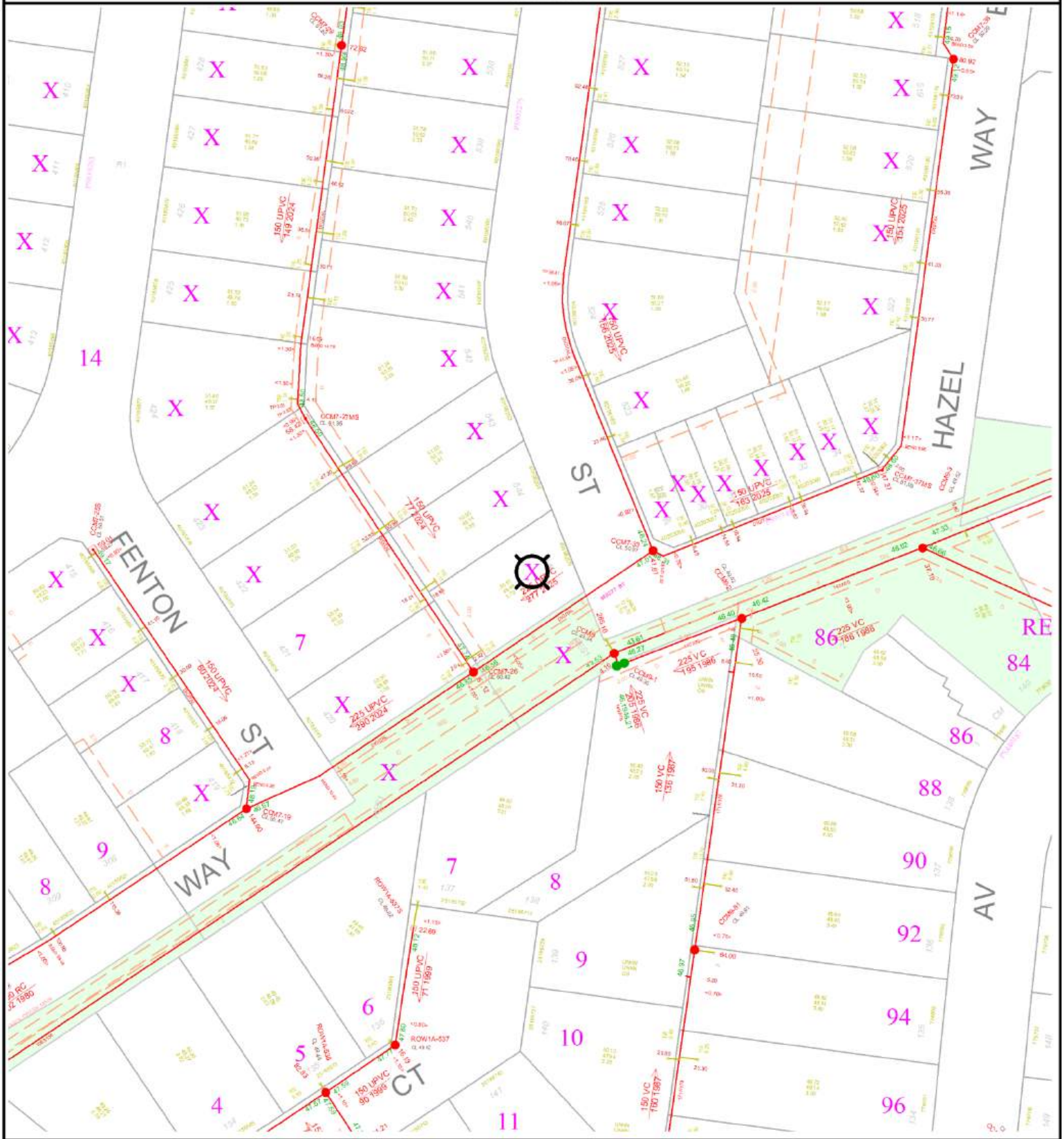
ASSET INFORMATION - SEWER & DRAINAGE

Property: Lot 545 LOT 545 RIDGEWAY STREET ROWVILLE 3178

Case Number: 51386659

20 0 20 40
Scale in Metres

Date: 09FEBRUARY2026



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

- Title/Road Boundary
- Proposed Title/Road
- Easement
- Subject Property
- Sewer Main & Property Connections
- 225 VC 280 MOR — Direction of Flow
- Maintenance Hole
- Abandoned Sewer
- Inspection Shaft
- <1.0> Offset from Boundary

Melbourne Water Assets

- Sewer Main
- Maintenance Hole
- Underground Drain
- Channel Drain
- Natural Waterway
- Underground Drain M.H.

ASSET INFORMATION - WATER

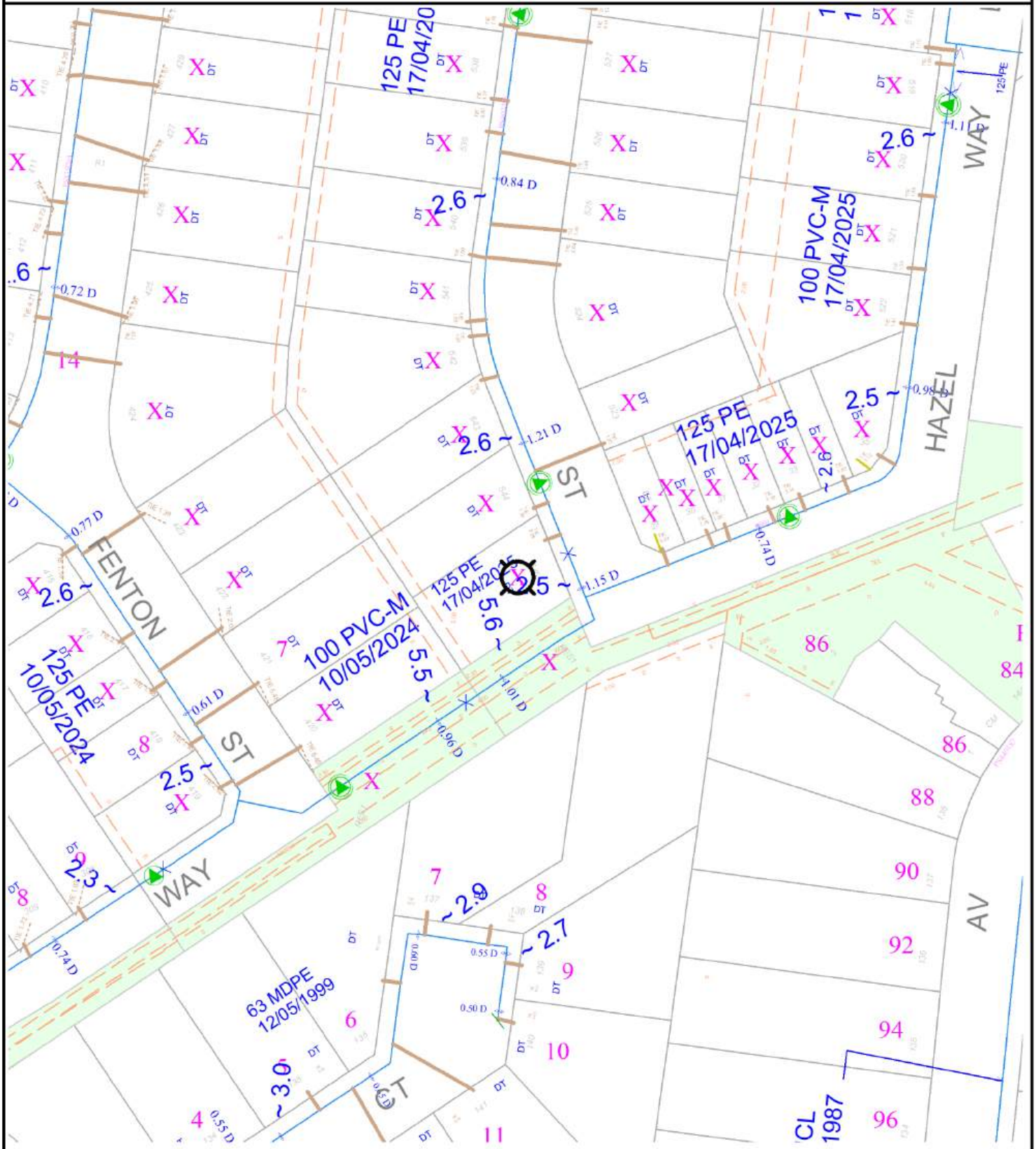
South East Water

Property: Lot 545 LOT 545 RIDGEWAY STREET ROWVILLE 3178

20 0 20 40
Scale in Metres

Case Number: 51386659

Date: 09FEBRUARY2026



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement
- Subject Property
- Water Main Valve
- Water Main & Services
- Hydrant
- Fireplug/Washout
- ~ 1.0 Offset from Boundary

South East Water

ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

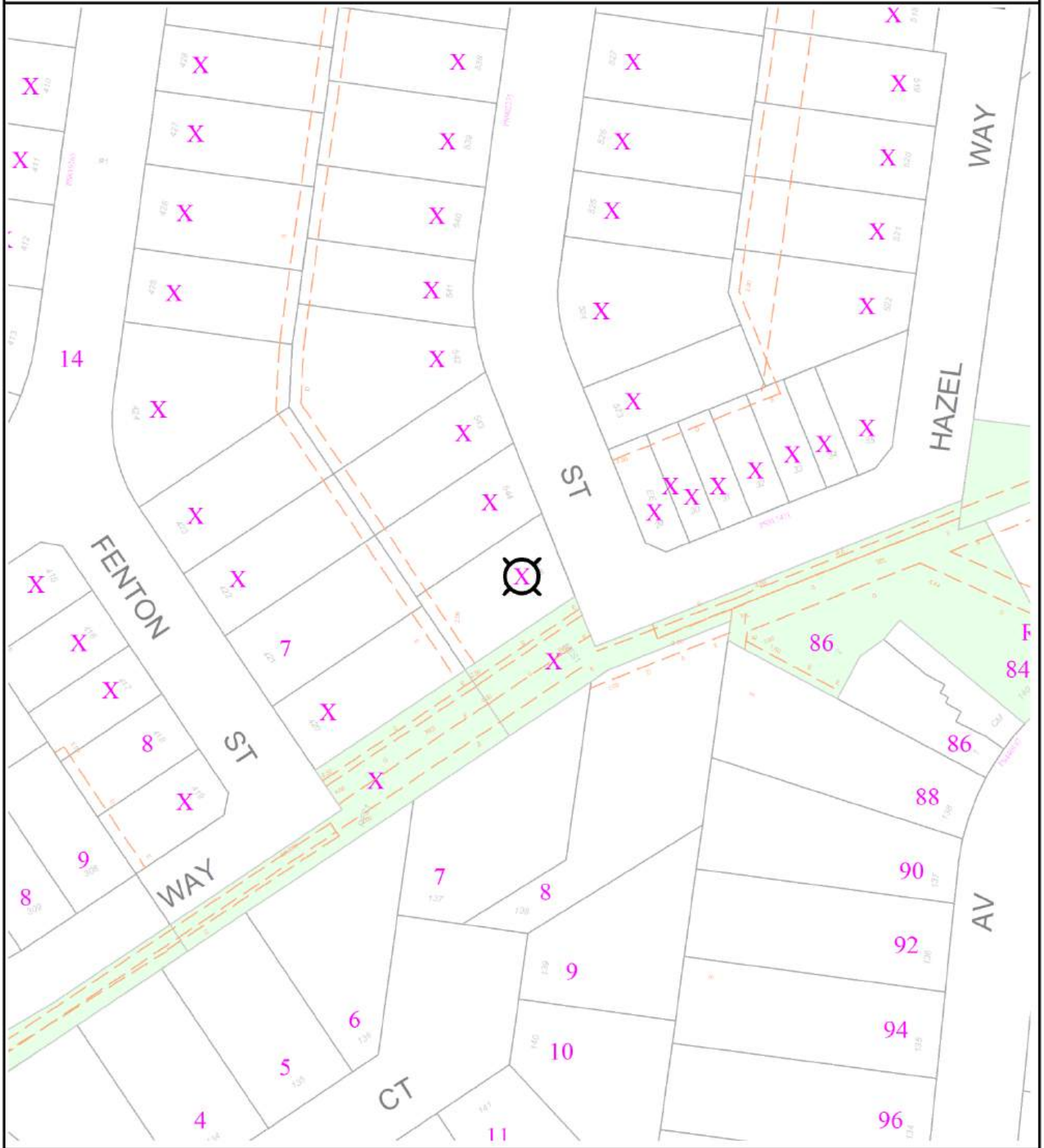
Property: Lot 545 LOT 545 RIDGEWAY STREET ROWVILLE 3178

20 0 20 40

Scale in Metres

Case Number: 51386659

Date: 09FEBRUARY2026



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement
- Subject Property
- Recycled Water Main Valve
- 100 CICL 26.9.1975 — Recycled Water Main & Services
- Hydrant
- Fireplug/Washout
- ~ 1.0 — Offset from Boundary

Property Clearance Certificate

Land Tax

INFOTRACK / PROVEY LAWYERS CONVEYANCING SERVICES

Your Reference:	1758702
Certificate No:	97693676
Issue Date:	12 FEB 2026
Enquiries:	JXD11

Land Address: 26 RIDGEWAY STREET ROWVILLE VIC 3178

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: MICHELLE VAZ

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$520,000
SITE VALUE (SV):	$520,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$14,731.37**

Notes to Certificate - Land Tax

Certificate No: 97693676

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
   - Land tax that has been assessed but is not yet due,
   - Land tax for the current tax year that has not yet been assessed, and
   - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $2,010.00

Taxable Value = $520,000

Calculated as $1,350 plus ($520,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $5,200.00

Taxable Value = $520,000

Calculated as $520,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 97693676

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 97693676

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Land Tax

Certificate No: 97693676

Land Address: 26 RIDGEWAY STREET ROWVILLE VIC 3178

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51017141	545	902275	12644	97	$1,081.95

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
VALLEY GROUP DEVELOPMENTS PTY	2025	$136,204	$3,576.45	$0.00	$1,081.95

Comments:

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total

Comments:

Current Land Tax Charge: **51017141** **$1,081.95**

Land Address: 26 RIDGEWAY STREET ROWVILLE VIC 3178

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51764340	545	902275	12644	97	$13,649.42

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
VALLEY GROUP DEVELOPMENTS PTY	2026	$520,000	$13,649.42	$0.00	$13,649.42

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total

Comments:

Current Land Tax Charge: **51764340** **$13,649.42**

Total: **$14,731.37**

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / PROVEY LAWYERS CONVEYANCING SERVICES

Your Reference:	1758702
Certificate No:	97693676
Issue Date:	12 FEB 2026
Enquires:	JXD11

Land Address: 26 RIDGEWAY STREET ROWVILLE VIC 3178

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51017141	545	902275	12644	97	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
N/A	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

Land Address: 26 RIDGEWAY STREET ROWVILLE VIC 3178

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51764340	545	902275	12644	97	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
100	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	
SITE VALUE:	
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 97693676

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997,* the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
   - the request is within 90 days of the original Certificate's issue date, and
   - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / PROVEY LAWYERS CONVEYANCING SERVICES

Your Reference:	1758702
Certificate No:	97693676
Issue Date:	12 FEB 2026

Land Address:	26 RIDGEWAY STREET ROWVILLE VIC 3178

Lot	Plan	Volume	Folio
545	902275	12644	97

Vendor: MICHELLE VAZ

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 97693676

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 97693675

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 97693675

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 09 February 2026 10:52 AM

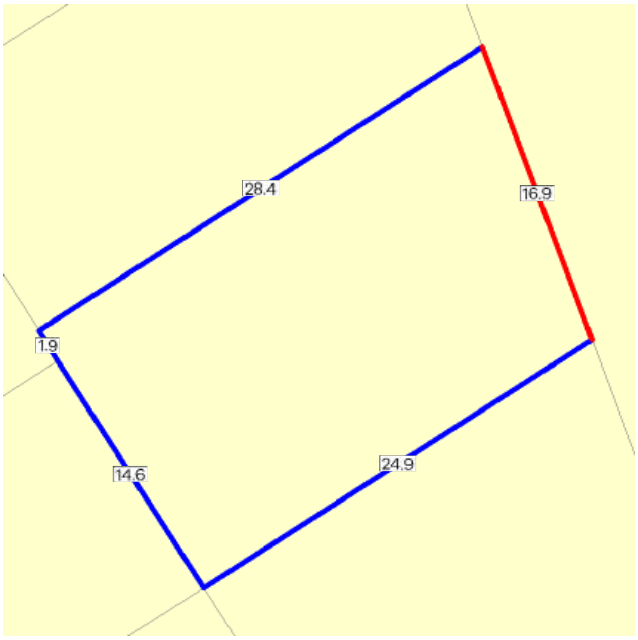
PROPERTY DETAILS

Address:	**26 RIDGEWAY STREET ROWVILLE 3178**
Lot and Plan Number:	**Lot 545 PS902275**
Standard Parcel Identifier (SPI):	**545\PS902275**
Local Government Area (Council):	**KNOX**
Council Property Number:	**187916**
Directory Reference:	**Melway 72 G12**

www.knox.vic.gov.au

SITE DIMENSIONS

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



Area: 440 sq. m
Perimeter: 87 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:	**Southern Rural Water**
Melbourne Water Retailer:	**South East Water**
Melbourne Water:	**Inside drainage boundary**
Power Distributor:	**UNITED ENERGY**

STATE ELECTORATES

Legislative Council:	**SOUTH-EASTERN METROPOLITAN**
Legislative Assembly:	**ROWVILLE**

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

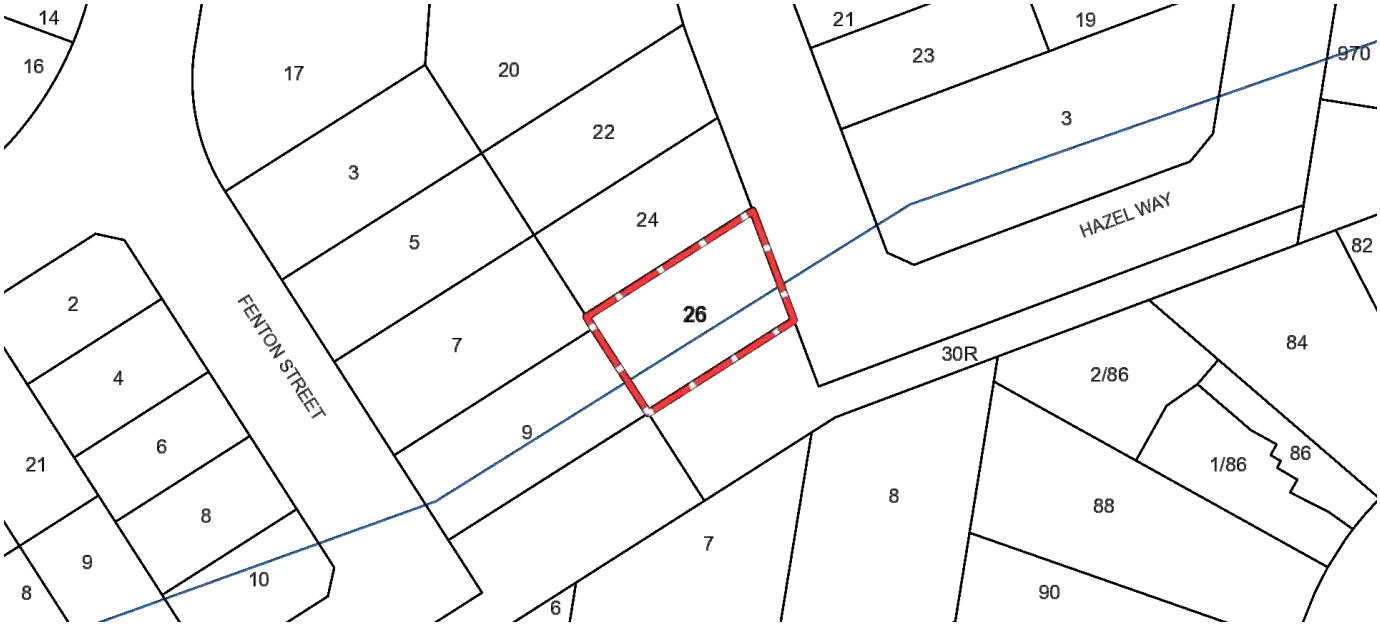
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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.deeca.vic.gov.au/disclaimer

PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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.deeca.vic.gov.au/disclaimer

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 09 February 2026 10:52 AM

PROPERTY DETAILS

Address:	**26 RIDGEWAY STREET ROWVILLE 3178**
Lot and Plan Number:	**Lot 545 PS902275**
Standard Parcel Identifier (SPI):	**545\PS902275**
Local Government Area (Council):	**KNOX** www.knox.vic.gov.au
Council Property Number:	**187916**
Planning Scheme:	**Knox** Planning Scheme - Knox
Directory Reference:	**Melway 72 G12**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Melbourne Water Retailer:	**South East Water**
Melbourne Water:	**Inside drainage boundary**
Power Distributor:	**UNITED ENERGY**

STATE ELECTORATES

Legislative Council:	**SOUTH-EASTERN METROPOLITAN**
Legislative Assembly:	**ROWVILLE**

OTHER

Registered Aboriginal Party:	**Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential **NRZ - Neighbourhood Residential** **PPRZ - Public Park and Recreation**

Water course

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).

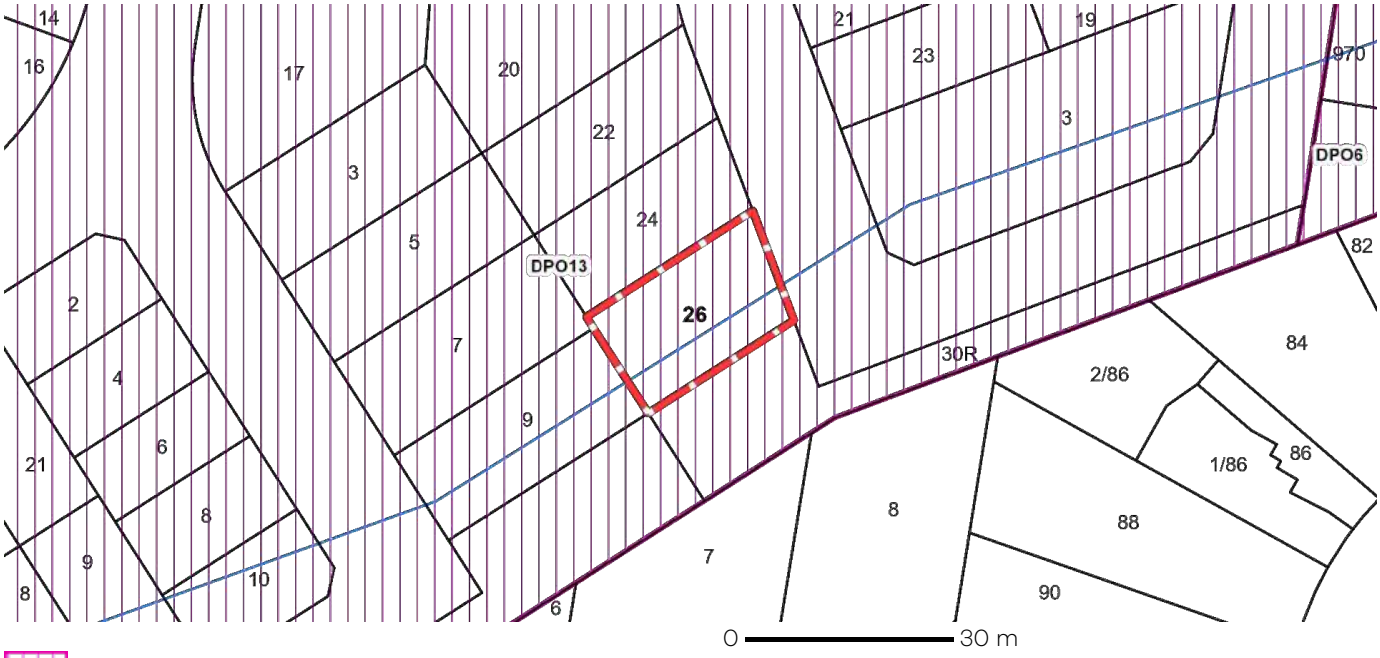
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 13 (DPO13)



DPO - Development Plan 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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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).

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 23 January 2026.

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 abut 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.vic.gov.au/vicplan/

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

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 PROPERTY REPORT

Department of Transport and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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 Victoria 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 Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ 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)

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).

WILSON SURVEYING

ENGINEERING & RESCODE SURVEYS
PO BOX 251, Lilydale VIC 3140
P: (03) 9735 9085
Email:- wilsonsurveying@wilsonsurveying.com.au

DATE 18/09/25 **Survey No.** (1) 2 3

Client: HENLEY **Ref Number:** 363533

Lot No. 545 **Street No.**
Street Name RIDGEWAY STREET **Suburb** ROWVILLE
Municipality **Melway Ref.** 72 G12

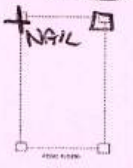
Services:

	Nothing Built			*Construction Incomplete*				
Power	(Yes)	No	N/Sighted	O/Head	U/Ground	FL (FR)	RL	RR
Sewer	(Yes)	No		**Pit Sighted**		Yes	(No)	
Gas	Yes	No	(N/Sighted)	**Tapping Sighted**		Yes	(No)	
Water	(Yes)	No		**Tapping Sighted**		Yes	(No)	
Water Main	(Same Side)	Opp.Side	N/Sighted			Existing Tap		
Stormwater Drainage	(Yes)	No		**Discharge Point**		Yes		(N/Sighted)

Site: **Re-Establishment Survey Required** (Yes)* No

**All sites require a second feature survey after a Title Re-establishment survey*

Is Sub Complete (Yes) No **Existing Title Pegs** Yes (No) Will Be
Any Trees On Site Yes (No) **Levels May Change** Yes (No)
Neighbouring Blocks Have Trees Yes (No) Left Right Rear



Exist Fences 1. Left Ht 2.0 2. Right Ht. ____ 3. Rear Ht. ____ 4. Front Ht. ____

Left =	Picket	Paling	Brick	Metal	Cyclone	P & W	Brush	SCAT ON RETWALL
Right =	Picket	Paling	Brick	Metal	Cyclone	P & W	Brush	
Rear =	Picket	Paling	Brick	Metal	Cyclone	P & W	Brush	
Front =	Picket	Paling	Brick	Metal	Cyclone	P & W	Brush	
Lattice Ext. =	1. Left Ht. ____			2. Right Ht. ____		3. Rear Ht. ____		4. Front Ht. ____

Neighbouring Front Fence 1. Left Ht ____ 2. Right Ht ____

Left =	Picket	Paling	Brick	Metal	Cyclone	P & W	Brush
Right =	Picket	Paling	Brick	Metai	Cyclone	P & W	Brush

Private Open Space: **Front Left** **Rear Left** **Front Right** **Rear Right** **Rear Property**

Road Details:

	Nothing Built			*Construction Incomplete*			
Construction Type:	(Bitumen)	Concrete	Brick	Unmade			
Footpath	(Yes)	No	**Damaged**	Yes	No	____	Bays
Vehicle Crossing	(Yes)	No	**Damaged**	Yes	No	____	Bays
Kerb & Channel	(Yes)	No	**Damaged**	Yes	No	____	Bays
Rollover Kerb	Yes	(No)	**Kerb Opening**		(Yes)	No	

Adjacent Site Details:

Left Side	Vacant	Developed
N/A	RESERVE	
1 Storey	2 Storey	
Brick	W/Board	Other
Windows	Yes	No
Eave Width	Yes	No
Eave Ht.	Yes	No
X-OVER	Adj	Opp (N/S)

Right Side	(Vacant)	Developed
N/A		
1 Storey	2 Storey	
Brick	W/Board	Other
Windows	Yes	No
Eave Width	Yes	No
Eave Ht.	Yes	No
X-OVER	Adj	(Opp) N/S

Rear	(Vacant)	Developed
N/A	COCK UP	
1 Storey	(2 Storey)	
(Brick)	W/Board	Other
Windows	(Yes)	No
Eave Width	(Yes)	No
Eave Ht.	(Yes)	No

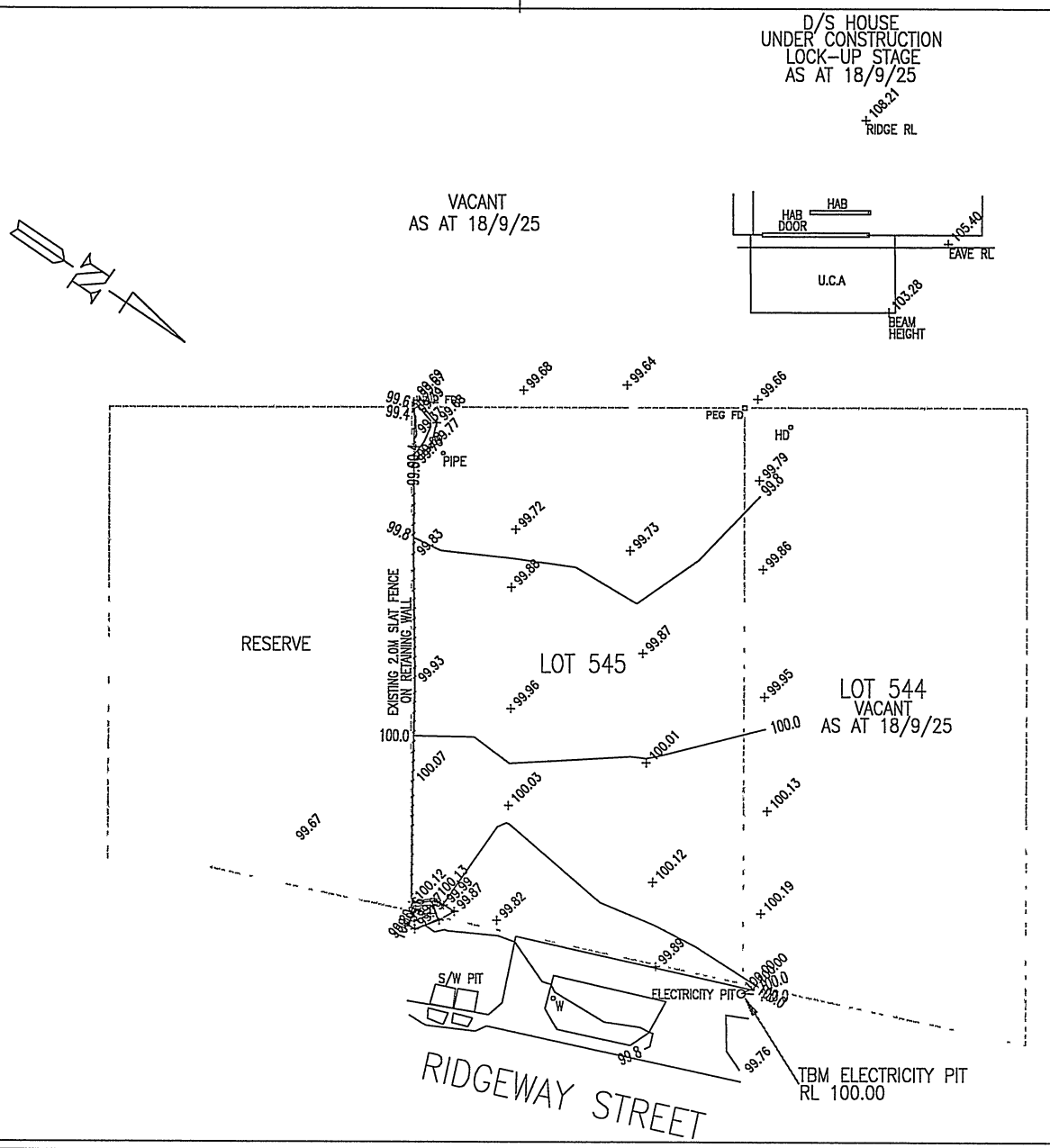
Land Status: No XO No FP No K&C No Bit No TS Mounds NAA

Estimated Weeks Until Sub-Division Complete: 2 4 6 8 10 12 16 20 26+

Surveyed by: AF ATD BS CS DL JI LB ML (NS)

Comments: Rubbish Pile where LPOD expected to be

IL



LEVEL AND FEATURE SURVEY

This survey is for planning purposes only. It is not a title re-establishment survey and any boundary lines shown on this survey are for property identification purposes only.
A title re-establishment survey should be carried out if the boundary position is critical to your building project.
A second level and feature survey should be carried out after:
. A subsequent title re-establishment survey.
. Existing buildings or features are demolished or changed.
Only those services that are visible on the day have been shown, relevant authorities need to be contacted for all services. Tree classification should be clarified with an Arborist.

Only significant vegetation is shown on plan. Tree canopy sizes and tree heights are approximate only.
Second storey windows may be shown offset for clarity, hab/non hab designation is best estimate based on information visible on the day.
Where survey datum is specified as AHD, levels shown are in metres to AHD by GNSS,
(Accuracy of levels shown in relativity to TBM +/-0.02m) (Accuracy of AHD levels via GPS: +/-0.05m)
AHD levels not certified by Licensed Surveyor.

Contour interval is 0.2m
Level datum is ARBITRARY
Level datums used: N/A

DRAWN MJ | DATE 19/9/25 | ORIG SCALE 1:200

WILSON SURVEYING PTY LTD
EMAIL - WILSONSURVEYING@WILSONSURVEYING.COM.AU
PO BOX 251 LILYDALE 3140
TEL 9735 9085

363533

Douglas PARTNERS

GROUNDED EXPERTISE

Report on Earthworks Inspections and Testing

Stage 5 Bankside Estate

Bankside Boulevard, Rowville VIC

Prepared for Montdami Constructions Pty Ltd

Project 220078.05

29 May 2025

Douglas Partners Pty Ltd
ABN 75 053 980 117
douglaspartners.com.au
231 Normanby Road, South Melbourne, VIC 3205
(03) 9673 3500

Document History

Details

Project No.	220078.05
Document Title	Report on Earthworks Inspections and Testing
Site Address	Bankside Boulevard, Rowville VIC
Report Prepared For	Montdami Constructions Pty Ltd
Filename	220078.05.R.005.DftA

Status and Review

Status	Prepared by	Reviewed by	Date issued
DftA	Andrew Murphy		29 May 2025

Distribution of Copies

Status	Issued to
DftA	

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature	Date
Author	
Reviewer	

FS604853

Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.

Table of Contents

Page No

1. Introduction and Background 1
2. Scope 5
3. Project Description 5
4. Geological Setting 5
5. Earthworks Specification 7
6. Earthworks Description 7
7. Earthworks Test Results 7
   - 7.1 Retrospective Testing of Existing Fill 7
   - 7.2 October 2024 to April 2025 Fill 10
8. Conclusion 11
   - 8.1 Previously Placed Fill 11
   - 8.2 New Stage 5 Fill 12
9. Limitations 12

Appendix A: About This Report

Appendix B: Selected Drawings

Appendix C1: Retrospective Density Test Certificates and Plans

Appendix C2: New Fill Density Test Certificates and Plans

Report on Earthworks Inspections and Testing
Stage 5 Bankside Estate
Bankside Boulevard, Rowville VIC

1. Introduction and Background

This report prepared by Douglas Partners Pty Ltd (Douglas) presents the results of earthworks inspections and testing services carried out for Stage 5 of the Bankside residential subdivision at Bankside Boulevard, Rowville VIC. The services were commissioned by email instructing to proceed in October 2024 from Federico Saraga of Montdami Constructions Pty Ltd (Montdami) and were undertaken in accordance with Douglas' standard conditions of engagement. Spiire, are the civil designers for the project.

Douglas carried out bulk earthworks inspection and testing services from 24 October 2025 to 2 April 2025. Stage 5 comprises 45 lots and a future medium density housing area (MDH), with an area of approximately 4 ha. This includes a new street connection through a council reserve to the east. An aerial image of Stage 5 is presented in Figure 1 and the general locality, within the broader sub-division, is presented in Figure 2.



Figure 1. Stage 5 Aerial Image (25.02.25)

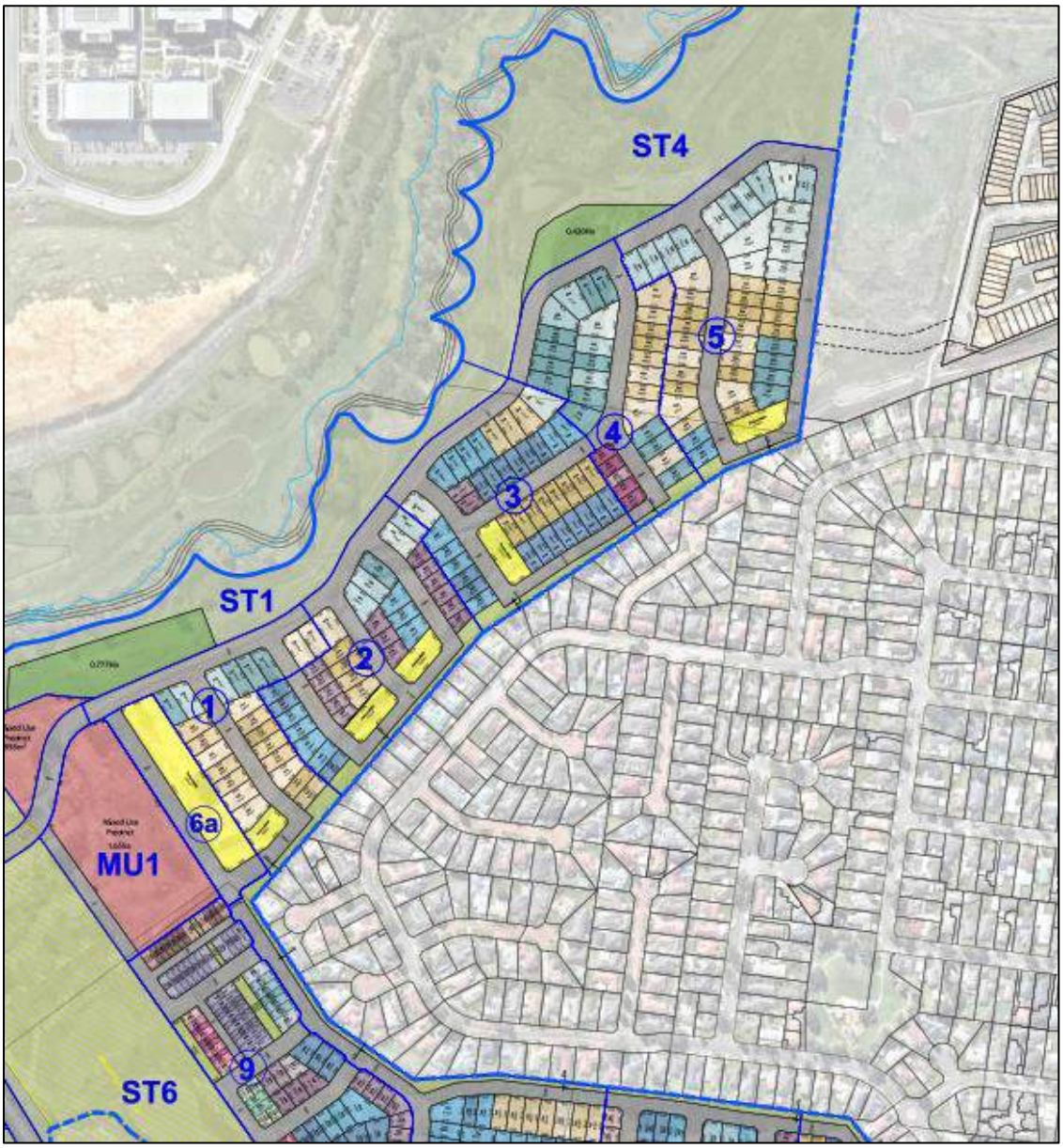


Figure 2. General location of Stage 5. Extract of Tract Master Plan attached in Appendix B.

The following is understood in relation to previous activity / history relating to the general sub-division and Stage 5, prior to the Oct-2024 to April-2025 earthworks period mentioned above.

a) The Bankside Estate Stages, including the Stage 6A area was formerly occupied by a golf course (Kingston Links).

b) Variable thickness fill was placed over the former golf course across Stages 1 to 6A of the subdivision. The master plan for the sub-division is attached in Appendix B and an extract is presented in Figure 2.

c) The bulk fill was reportedly constructed by Montdami Constructions Pty Ltd (Montdami) in 2019 under the Level 1 Earthworks Inspection and Testing' methods defined in accordance with AS3798-2007. Inspection and testing was performed by Civil Geotechnical Services (CGS). Douglas have been provided with a number of CGS earthworks reports for the general area, but these did not appear to include the Stage 5 site.

d) Geotechnical investigation was carried out across Bankside Estate Stages 1 to 6A in January and April 2020, following the above mentioned bulk fill construction. The investigation was carried out by T & T (Tonkin and Taylor Pty Ltd , 2021). The investigation included test pit excavation, borehole drilling and laboratory testing. The report included pavement profile design and construction advice.

e) Examination of historical aerial images (metromap.com.au) of the Stage 5 area indicated the golf course remaining until late 2018. Bulk earthworks activity occurred form late 2108 to late 2019. Further activity, including surface stockpiling and bulk fill placement was visible through late 2023 to around July 2024. Earthworks activity was visible in the adjacent Stage 4 area through 2024. The Stage 4 street pavements appeared to be complete by September 2024.

Montdami advised Douglas that the company providing testing services (CGS) for the previous Level 1 controlled earthworks, ceased operation in 2024. It was stated that the relevant inspection and test records for the Stage 5 earthworks in c) above, were not available.

Montdami stated that the fill was well constructed, by placement in layers with similar materials to other stages in the Bankside development. It was requested that Douglas carry out retrospective testing on the existing fill within Stage 5, rather than removal and replacement. Montdami were advised that retrospective assessment of the fill, would require historical survey records on the stripped surface prior to fill placement.

Montdami reported survey data was available and produced the "heat" map in Figure 3, showing previous fill thicknesses, based on survey data before and after fill placement. Douglas provided a scope for retrospective testing, which is summarised in Section 2.

A pre commencement aerial image of the site is presented in Figure 4, with surface stockpiles visible on the site surface. Initial retrospective density tests of the existing bulk fill had to be positioned on the ground surrounding the stockpiles. It is noted that a later round of retrospective density testing was carried out after the stockpiles were removed.



Figure 3. Map showing previous Stage 5 bulk fill thickness. Supplied by Montdami, based on survey records.



Figure 4 Aerial Image 27.09.2025. Boundary approximate (metromap.com.au)

2. Scope

The agreed testing and inspection scope comprised:

1) Review of the heat map indicating previous fill thicknesses. Preparation of a retrospective density testing plan to assess compaction status of the existing fill, at selected locations and depth intervals. This was to include examination of the ground profile during excavation and testing below the existing surface.

2) Commencement meeting with contractor and DP inspection / testing personal, to discuss / confirm safety and inspection testing methodology / reporting / scheduling.

3) Stripped surface inspections / test rolls, prior to receipt of overlying fill.

4) Daily earthworks monitoring and testing by Geotechnician. Field density testing in general accordance with the Level 1 inspection and testing as defined in Australian Standards (AS 3798, 2007). Ongoing monitoring, sampling and testing of imported material materials prior to and during placement to ensure suitability.

5) Periodic site attendance by geotechnical engineer/s and more senior personal to assist with subgrade preparation methods and other technical challenges during the works.

6) Preparation of an earthworks closure report, describing the earthworks, defining specified material and compaction requirements and presenting a summary of the compaction control test results along with test certificates.

3. Project Description

Stage 5 comprises 45 lots and a future medium density housing area (MDH). The site area is approximately 4 ha, including a new street connection through a council reserve to the east. An aerial images of Stage 5 are presented in Figures 1 and 4, and the general locality, within the broader sub-division, is presented in Figure 2. Design lot levels range from around RL 51.5 m to RL 52.4 m on the northern most lots, with levels set around RL 51 m along the southern edge of the stage. An extract of the Spiire design layout drawing is presented in Figure 5, with selected design drawings attached in Appendix B.

4. Geological Setting

The geological map of the area shows the site surface geological unit to comprise Quaternary alluvium, typically comprising clay, clayey sand, silt clay and gravel. Ground conditions encountered in excavations across the Stage 5 area were consistent with the reported geological conditions

Published online data sources indicate groundwater at the site to be present within 5 m of the existing ground surface.

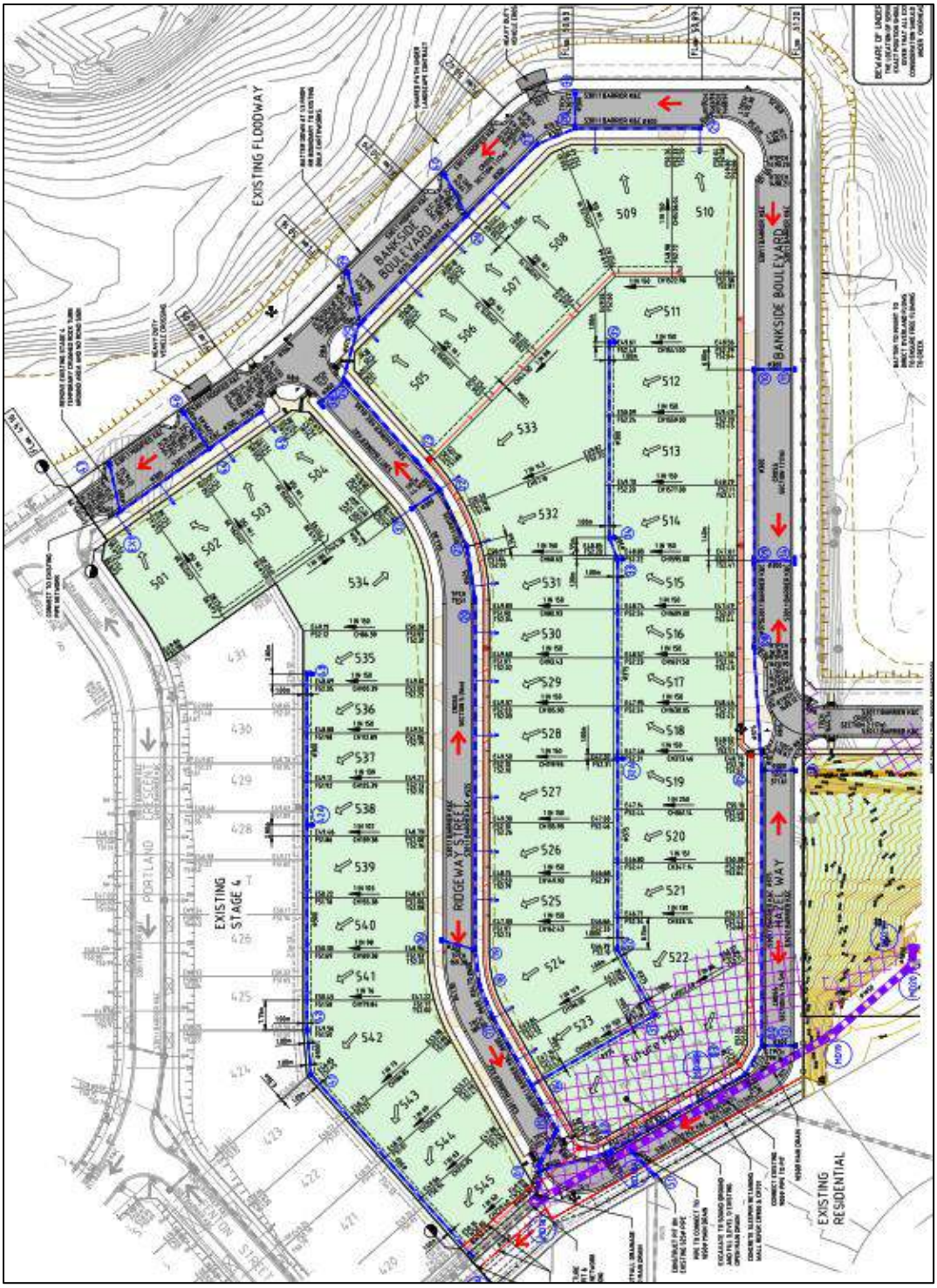


Figure 5 Extract of Spiire Design Layout Drawing (attached in Appendix B)

5. Earthworks Specification

Earthworks requirements were:

- Placement to a minimum density ratio of 95% standard compaction, consistent with the requirement in AS3798-2007 for bulk subdivisional fill.
- Placement of clayey fill at a minimum moisture ratio of 80% of standard compaction.
- Placement in maximum 0.2 m thick layers.

Testing and Inspection to be carried out as required for the Level 1 testing regime defined in AS3798-2007.

6. Earthworks Description

Inspection and testing services for the Stage 5 earthworks were carried out between 24 October 2024 and April 2025.

Initial works included retrospective assessment of the previously placed fill using the Montdami fill-depth-map. Earthworks during this phase comprised excavation of test surfaces at selected depths and sites (24 and 25 October), results are discussed in Section 7.1

Montdami removed all existing fill in the southern part of the site, including part of the MDH lot and adjacent roadways. There was a deep open drainage channel in this area, visible in Figures 1 and 4. Fill removal in this area was in the order of 2 m to 4 m deep. In order to maintain channel flows, uncontrolled fill removal and backfill, in this area was carried out in an initial southern strip and a subsequent adjacent strip to its north. Natural surfaces were inspected and confirmed prior to backfill of fill under the Level 1 inspection and testing, summarised in Section 7.

Pre-existing, apparent uncontrolled fill was also identified in the street reserve, passing through the council area east of the site, shown in Figures 1 to 4. The natural surface in this area was confirmed and test rolled by Douglas prior to placement of backfill to design levels, under the Level 1 testing, summarised in Section 7.

Bulk fill comprised, previously stockpiled and site won silty clay, sandy clay, gravelly sandy clay and was compacted with a pad foot roller in maximum 0.2 m thick layers as required.

7. Earthworks Test Results

7.1 Retrospective Testing of Existing Fill

Density tests were carried out on the previously compacted fill by excavating to the required pre-determined test depth. Tests were carried out at 30 locations and depth intervals as presented in the Table 1. These were selected from the fill “heat” map, with locations presented in Figure 6.

Table 1. Retrospective Density Tests. Stage 5

Location Number	Test Number	Test Surface Depth (m)	Location Number	Test Number	Test Surface Depth (m)
1	33	0.05	18	70	0.05
	34	0.5		71	0.5
	35	0.7		72	0.9
2	36	0.05	19	73	0.05
	37	0.5		74	0.5
3	38	0.05		75	0.9
	39	0.3	20	76	0.05
4	40	0.05		77	0.5
	41	0.05		78	0.9
5	42	0.05	21	79	0.05
	43	0.5		80	0.5
6	44	0.05	22	81	0.05
	45	0.5		82	0.7
7	46	0.05	23	83	0.05
	47	0.3	24	84	0.05
8	48	0.05		85	0.5
	49	0.3	25*	331	0.05
9	50	0.05		332	0.2
	51	0.3		333	0.5
10	52	0.05	26*	334	0.05
	53	0.3		335	0.5
11	54	0.05	27*	336	0.05
	55	0.3		337	0.5
12	56	0.05		338	0.8
13	57	0.05	28*	338	0.05
	58	0.7		340	0.2
14	62	0.05		341	0.5
	63	0.5	29*	342	0.05
15	64	0.05		343	0.5
16	65	0.05		344	0.9
	66	0.5	30*	345	0.05
17	67	0.05		346	0.5
	68	0.4		347	0.9
	69	0.9	-	-	-

* Carried out on 2/4/25 after stockpile removal, all other tests carried out on 24 & 25 October 2024

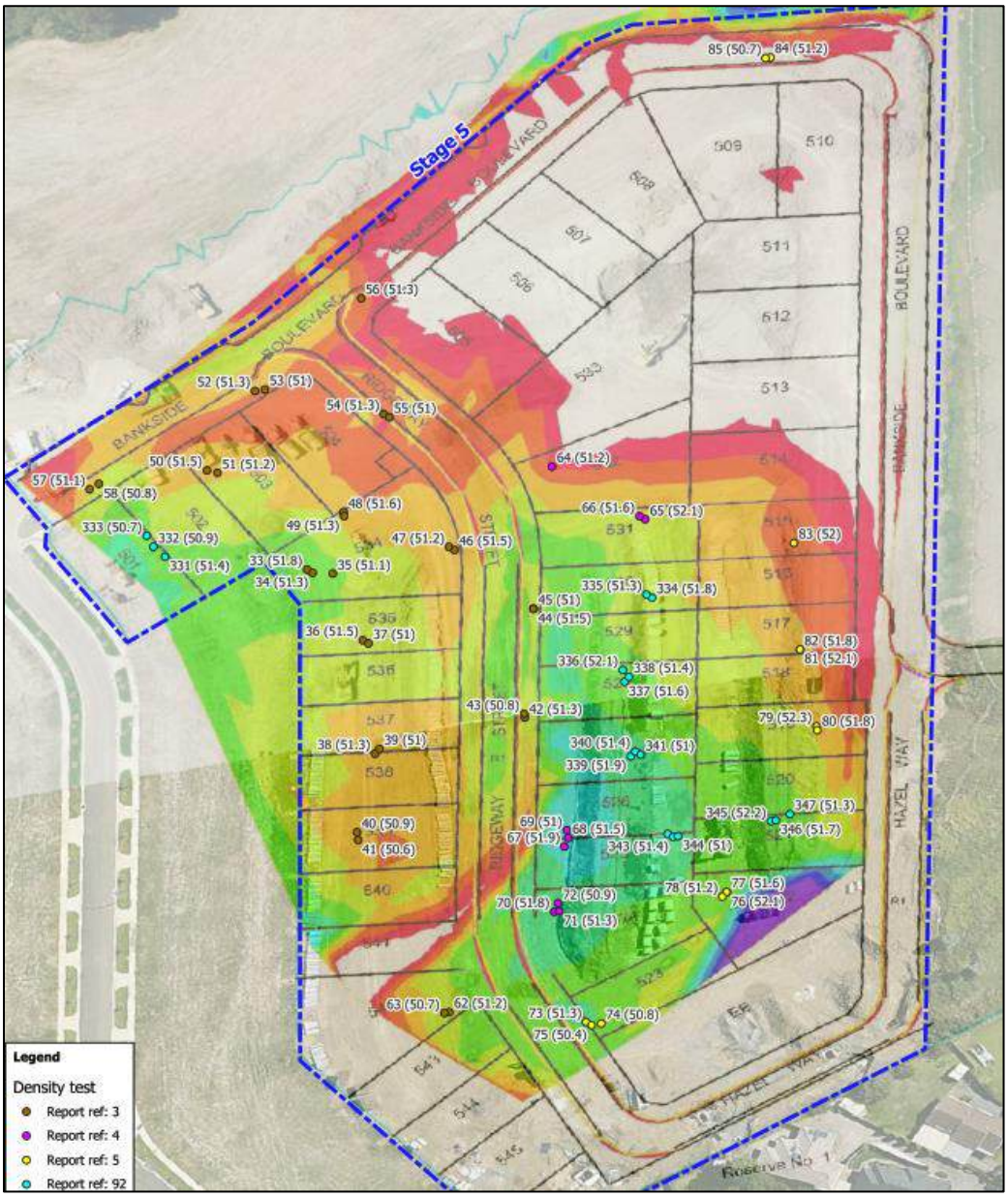


Figure 6. Retrospective Density Test Locations and Levels (extract with drawing attached in Appendix B).

A geo-technician carried out the density tests and examined the excavated materials during test site excavation. Sixty seven tests were carried out at 30 locations and the results are summarised in Table 2, with the certificates and location plans presented in Appendix C1.

Table 2: Density Test Summary: Retrospective Tests on Previously Placed stage 6A Fill.

	Density Ratio	Standard Moisture Ratio
Specification	95% standard (min)	-
No. of tests performed	67	67
Range	95.5% to 108.0%	66.5% to 118%
No. of tests outside specification	0	-
Average of all tests	101%	100.7%

All of the density tests met the density ratio requirement of 95% standard compaction, and it is noted that the results were typically above 98% standard compaction. The acceptability of the existing fill is presented in Section 8. It is noted that soil moisture is of limited relevance for fill that is aged, and the moisture specification is not considered relevant for the retrospective tests. The results were presented for information purposes.

7.2 October 2024 to April 2025 Fill

A geo-technician carried out the density tests and monitored the composition of the bulk fill as it was placed in layers. One hundred and eighty five (185) tests were carried out through the layered bulk fill placed over the site and the results are summarised in Table 3, with the density certificates and test location plans presented in Appendix C2.

Table 3: Density Test Summary: Stage 6A New Fill.

	Density Ratio	Standard Moisture Ratio
Specification	*95% standard (min)	80% - 115%
No. of tests performed	185	185
Range	93.5 to 107.5%	57.5% to 133%
No. of tests outside specification	1 (93.5%)	6 (57.5% to 79.5%)
Average of all tests	101.1%	98.7%

Tests on the new fill met the density requirement, except for one test, (DT176) where the layer was reworked and the area re-tested, with the subsequent test (No 181, passing at 99.5%). The moisture ratio results met the requirement except for six results that were dry of the specified placement moisture range. The moisture ration non-conformances were typically marginal, infrequent and considered insignificant in terms of the performance of the fill.

8. Conclusion

8.1 Previously Placed Fill

The Level 1 testing method defined in AS3798-2007, requires testing authority presence during fill placement and inspection of stripped surfaces prior to placement of overlying fill. It is not possible to comment on pre-existing fill quality with reference to the Level 1 form of testing.

However, the retrospective testing carried out and observations made by Douglas give an indication of the acceptability of the fill for residential lot development and pavement construction. Key factors in considering the suitability of the fill for residential development are:

- The retrospective density test results, where all tests met the density requirement of 95%, with most tests exceeding 98% compaction . It is noted that the tests were carried out at variable depths and across the relevant area.
- While Douglas did not witness or inspect the areas that the surfaces that the fill was placed over, to confirm stripped surface conditions, there were opportunities to judge the condition of the underlying profile. It is noted that:
    - The test excavations for the density tests generally appeared to penetrate the fill and these indicated natural sub soil below the transition, without encountering vegetation, or organic topsoil, consistent with appropriate stripping prior to fill placement, at the locations probed.
    - Uncontrolled fill was encountered in the southern portion of Stage 5, in and south of the MDH area and adjacent road reserve. Uncontrolled fill in this area was treated by complete removal of fill, with inspection of the excavated surface by Douglas prior to overlying fill placement. This area represents the deepest fill zone on the development site, and therefore, it can be sated that the fill in this area was placed under the Level 1 inspection and testing methods, meeting density and placement requirements as far as Douglas can determine.
    - Uncontrolled fill was also identified in the road reserve area, extending through the council reserve east of the site. The uncontrolled fill in this area was removed to the underlying natural surface, followed by placement and compaction fill to designated levels under the Level 1 inspection and testing regime.

In conclusion Douglas considers the pre-existing fill remaining on site, and as far as Douglas are able to determine, is suitable for overlying lot development and pavement construction subject to the site not being subject to subsequent disturbance .

8.2 **New Stage 5 Fill**

Douglas Partners Pty Ltd (DP) undertook inspection and earthworks testing services, for the new fill on Stage 5, as defined in Section 8.2 of AS 3798 - 2007 “Guidelines on Earthworks for Commercial and Residential Developments”, referred to as Level 1 inspection and testing.

The number of density tests exceeded the minimum frequency stipulated by AS 2798-2007, Table 8.1. Tests were distributed through the height and area of the fill.

Based on our observations and the test results and as far as Douglas are able to determine, it is considered that the fill placed and compacted as described in this report, was carried out in accordance with the general intent of the specified engineered fill requirements. The above comments relate to conditions at the cessation of earthworks. Ground conditions may change due to; installation of services, placement of additional filling, disturbance associated with civil construction and building activity. Douglas cannot be held responsible for such changes and they should be considered as/where appropriate.

9. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at Bankside Boulevard, Rowville VIC under instruction received from Frederico Saraga of Montdami Constructions Pty Ltd in October 2024. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of Montdami Constructions Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

Appendix A

About This Report

About this Report

November 2023

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

intentionally blank

intentionally blank

Appendix B

Selected Drawings

DEVELOPMENT ANALYSIS		REVISION 44		
TOTAL SITE AREA	68.066	ha	% TSA	% NDA
OPEN SPACE				
SERVICE OPEN SPACE (ENCUMBERED)				
Drainage Line / Drainage Line / Wetland / Retarding	22.893	ha	33.63%	58.09%
Linear Reserve (non-credited open space)	1.303	ha	1.91%	3.31%
SUB-TOTAL	24.196	ha	35.55%	61.40%
CREDITED OPEN SPACE (UNENCUMBERED)				
Active Open Space	2.710	ha	3.98%	6.88%
Passive Open Space	1.751	ha	2.57%	4.44%
SUB-TOTAL	4.461	ha	6.55%	11.32%
TOTAL OPEN SPACE	28.657	ha	42.10%	72.72%
NET DEVELOPABLE AREA (NDA) - EXCLUDES DRAINAGE / POWER EASEMENT	39.409	ha	57.90%	

NET DEVELOPABLE AREA (NDA)

DESCRIPTION	Area (Ha)		% of TSA	% of NDA
NET RESIDENTIAL AREA (NRA)	39.409	ha	57.90%	
ROADS				
Access Street (including landscaping)	13.008	ha	19.11%	33.01%
SUB-TOTAL	13.008	ha	19.11%	33.01%
RESIDENTIAL				
Residential (excludes medium density)	20.766	ha	30.51%	52.69%
Residential - Medium Density (14 superlots)	2.438	ha	3.58%	6.19%
Mixed Use	3.197	ha	4.70%	8.11%
SUB-TOTAL	26.401	ha	38.79%	66.99%

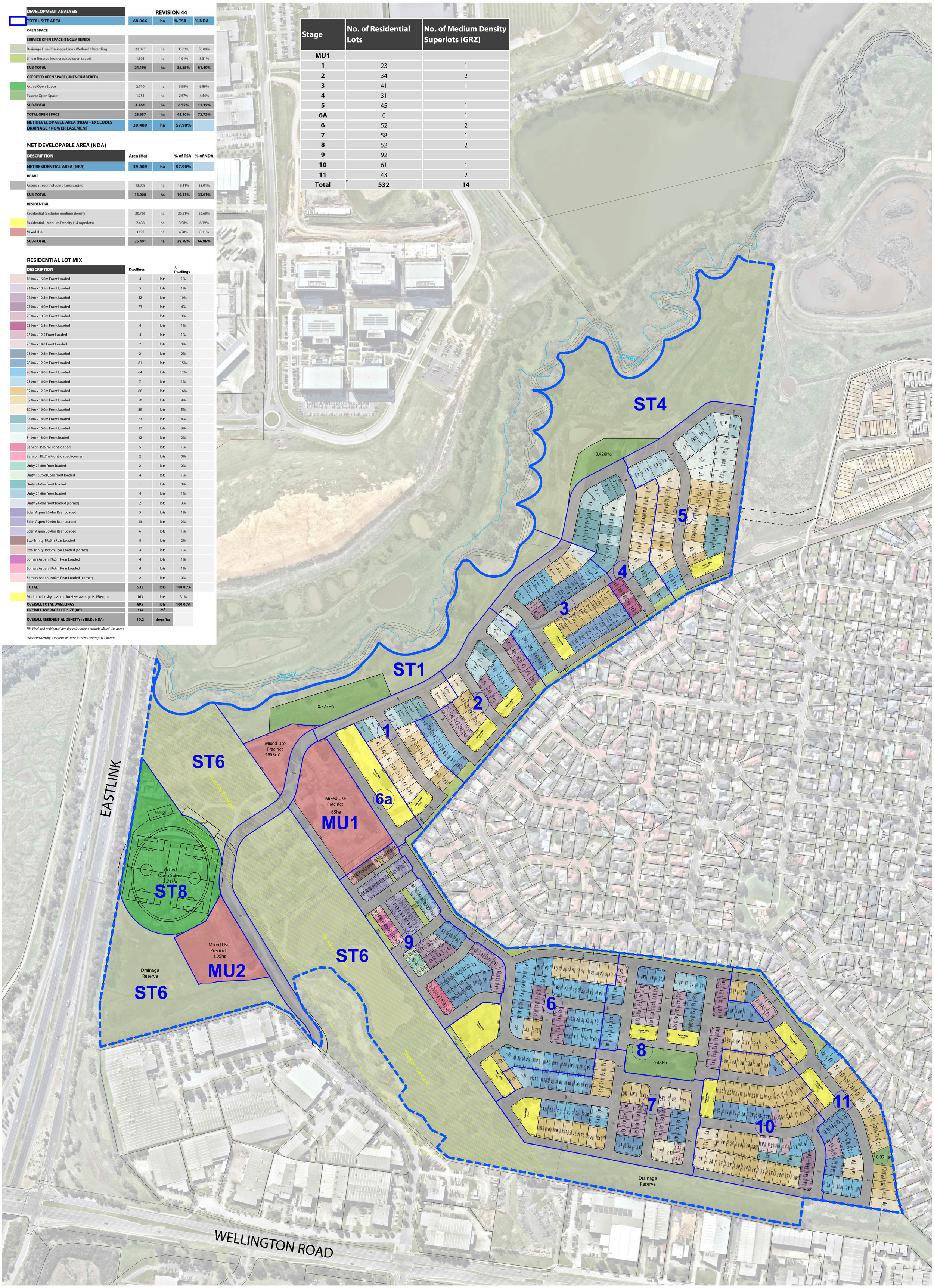
RESIDENTIAL LOT MIX

DESCRIPTION	Dwellings		% Dwellings
16.0m x 16.0m Front Loaded	4	lots	1%
21.0m x 10.5m Front Loaded	5	lots	1%
21.0m x 12.5m Front Loaded	52	lots	10%
21.0m x 14.0m Front Loaded	23	lots	4%
23.0m x 10.5m Front Loaded	1	lots	0%
23.0m x 12.5m Front Loaded	4	lots	1%
25.0m x 12.5 Front Loaded	4	lots	1%
25.0m x 14.0 Front Loaded	2	lots	0%
28.0m x 10.5m Front Loaded	2	lots	0%
28.0m x 12.5m Front Loaded	81	lots	15%
28.0m x 14.0m Front Loaded	64	lots	12%
28.0m x 16.0m Front Loaded	7	lots	1%
32.0m x 12.5m Front Loaded	86	lots	16%
32.0m x 14.0m Front Loaded	50	lots	9%
32.0m x 16.0m Front Loaded	29	lots	5%
34.0m x 14.0m Front Loaded	23	lots	4%
34.0m x 16.0m Front Loaded	17	lots	3%
34.0m x 18.0m Front loaded	12	lots	2%
Barwon 19x7m Front loaded	5	lots	1%
Barwon 19x7m Front loaded (corner)	2	lots	0%
Unity 22x8m front loaded	2	lots	0%
Unity 13.75x10.5m front loaded	4	lots	1%
Unity 24x6m front loaded	1	lots	0%
Unity 24x8m front loaded	4	lots	1%
Unity 24x8m front loaded (corner)	2	lots	0%
Eden Aspen 30x4m Rear Loaded	5	lots	1%
Eden Aspen 30x6m Rear Loaded	13	lots	2%
Eden Aspen 30x8m Rear Loaded	6	lots	1%
Etto Trinity 19x6m Rear Loaded	8	lots	2%
Etto Trinity 19x6m Rear Loaded (corner)	4	lots	1%
Somers Aspen 19x5m Rear Loaded	4	lots	1%
Somers Aspen 19x7m Rear Loaded	4	lots	1%
Somers Aspen 19x7m Rear Loaded (corner)	2	lots	0%
TOTAL	532	lots	100.00%
Medium density (assume lot sizes average is 150sqm)	163	lots	31%
OVERALL TOTAL DWELLINGS	695	lots	100.00%
OVERALL AVERAGE LOT SIZE (m^2)	334	m^2	
OVERALL RESIDENTIAL DENSITY (YIELD / NDA)	19.2	dwgs/ha	

NB: Yield and residential density calculations exclude Mixed Use areas

**Medium density superlots assume lot sizes average is 150sqm*

Stage	No. of Residential Lots	No. of Medium Density Superlots (GRZ)
MU1		
1	23	1
2	34	2
3	41	1
4	31	
5	45	1
6A	0	1
6	52	2
7	58	1
8	52	2
9	92	
10	61	1
11	43	2
Total	532	14



SCALE 1:2500 @ A1

0 50 100 250m

SUBDIVISION LAYOUT

Kingston Links

PROJ./DRG.NO. 0314-0744-01-U-D001 REV. 47 DRAWN QT APP'D. MN DATE 26.03.2025

Tract

MGA 94
ZONE 55

EXISTING STAGE 4

EXISTING FLOODWAY

EXISTING RESIDENTIAL

PORTLAND CRESCENT

RIDGEWAY STREET
S301.1 BARRIER K&C ⌀525
CROSS SECTION 5 (16m)

HAZEL WAY
S301.1 BARRIER K&C ⌀375
CROSS SECTION 4 (14.5m)

BANKSIDE BOULEVARD
S301.1 BARRIER K&C ⌀375
CROSS SECTION 1 (17m)

BANKSIDE BOULEVARD
S301.1 BARRIER K&C
CROSS SECTION 1 (17m)

CROSS SECTION 2 (17m)
S301.1 BARRIER K&C

CONNECT TO EXISTING PIPE NETWORK

REMOVE EXISTING STAGE 4 TEMPORARY CRUSHED ROCK TURN AROUND AREA AND NO ROAD SIGN

HEAVY DUTY VEHICLE CROSSING.

BATTER DOWN AT 1:3 FROM RR BOUNDARY TO EXISTING BULK EARTHWORKS

SHARED PATH UNDER LANDSCAPE CONTRACT

HEAVY DUTY VEHICLE CROSSING.

EXTEND SERVICES FROM PREVIOUS STAGE

CONCRETE SLEEPER RETAINING WALL REFER CR900 & CR701

REMOVE TEMP. INLET STRUCTURE AND CONSTRUCT JUNCTION PIT & CONNECT TO EXISTING PIPE NETWORK (1650⌀ MAIN DRAIN EXTENSION)

OUTFALL DRAINAGE TO MAIN DRAIN

CONSTRUCT PIT ON EXISTING 525⌀ PIPE

PIPE TO CONNECT TO 1650⌀ MAIN DRAIN

EXCAVATE TO SOUND GROUND AND FILL (LEVEL 1) EXISTING OPEN MAIN DRAIN

CONCRETE SLEEPER RETAINING WALL REFER CR900 & CR701

CONNECT EXISTING 900⌀ PIPE TO PIT

1650⌀ MAIN DRAIN

BATTER TO INVERT TO DIRECT OVERLAND FLOWS TO ENSURE FREE FLOWING TO CREEK.

FOR CONTINUATION REFER 309197CR201

FL100 49.16
FL100 50.05
FL100 50.16
FL100 50.29
FL100 50.42
FL100 50.63
FL100 50.89
FL100 51.20

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES

THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

Rev	Amendments	Approved	Date
3	DRAINAGE AMENDMENTS	N.W	29-11-24
2	PIT 47 & PARKING BAY AMENDED	N.W	11-10-24
1	EXISTING CONTOURS AND DRAINAGE LABEL AMENDED	N.W	26-08-24
0	ISSUED FOR CONSTRUCTION	N.W	17-07-24
D	DRAINAGE AMENDMENTS	N.W	16-07-24
C	DRAINAGE AMENDMENTS	N.W	13-06-24
B	DRAINAGE PIT 24 & 38 AMENDED	N.W	04-05-24
A	PRELIMINARY ISSUE	N.W	12-08-23

Scale
H 1500
SCALE @ A1
0 5 10 15 20 25

dlcs ISO 9001 certified ISO 45001 certified ISO 14001 certified
System Certified

© Spiire Australia Pty Ltd All Rights Reserved
This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

spiire
1/126 Albert Road Warragul
Victoria 3820 Australia T 61 3 5644 5000
spiire.com.au ABN 55 050 029 635

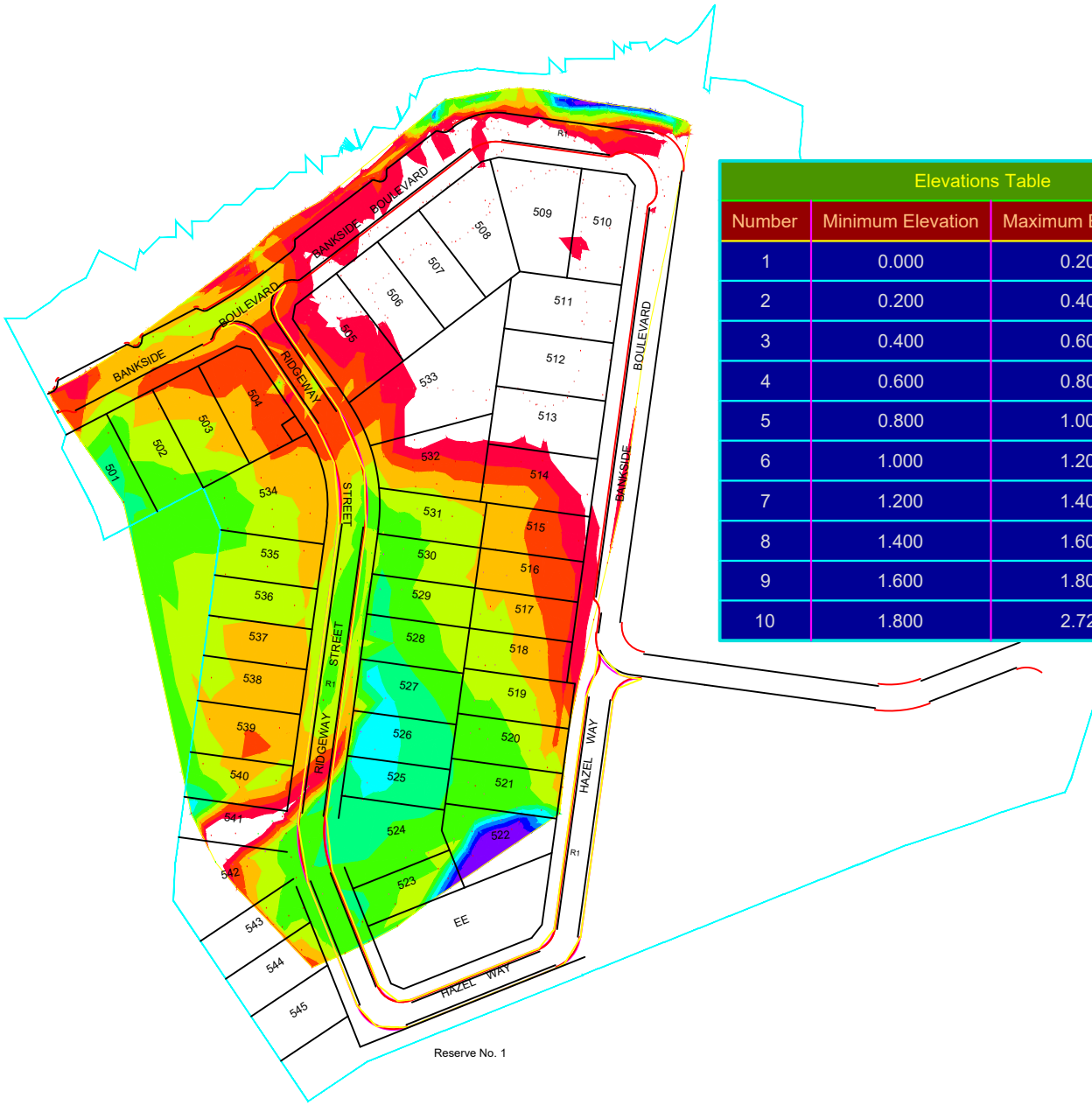
PASKGROUP™

Designed D.PRATT
Checked N.WORME
Authorised N.GREEN
Date DECEMBER 23

BANKSIDE RESIDENTIAL SUBDIVISION STAGE 5
ROAD AND DRAINAGE
ROAD LAYOUT PLANS - SHEET 1
CITY OF KNOX
PASK GROUP

CONSTRUCTION
Drg No 309197CR200
Rev 3

file name 309197CR200.dwg layout name CR200 plotted by Synergy
file location F:\Synergy\Projects\125Synergy\ServerService\39725\0986eb6-cce4-44bc-ac2b-873ad998a311 plot date 29/11/2024 10:23 AM Sheet 2 of 43 Sheets



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	0.000	0.200	
2	0.200	0.400	
3	0.400	0.600	
4	0.600	0.800	
5	0.800	1.000	
6	1.000	1.200	
7	1.200	1.400	
8	1.400	1.600	
9	1.600	1.800	
10	1.800	2.727	

Appendix C1

Retrospective Density Test Certificates and Plans

Material Test Report

Report Number: **220078.05-3**
Issue Number: 1
Date Issued: 08/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7169
Date Sampled: 24/10/2024
Dates Tested: 24/10/2024 - 08/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7169A	ME-7169B	ME-7169C	ME-7169D	ME-7169E	ME-7169F
Client Sample #	**	**	**	**	**	**
Test Number	33	34	35	36	37	38
Date Tested	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024
Time Tested	07:41	07:46	07:51	08:06	08:11	08:24
Test Request #/Location	Stage 5 - DT 36	Stage 5 - DT 36	Stage 5 - DT 36	Stage 5 - DT 24	Stage 5 - DT 24	Stage 5 - DT 34
Easting	343972	343973	343977	343981	343982	343980
Northing	5802061	5802060	5802059	5802041	5802040	5802012
Elevation (m)	51.8	51.3	51.1	51.5	51.0	51.3
Thickness of Layer (mm)	200	250	250	200	250	200
Soil Description	Gravelly CLAY	Sandy CLAY	Gravelly CLAY	Sandy CLAY	Sandy CLAY	Silty CLAY
Test Depth (mm)	175	225	225	175	225	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.25	2.16	2.17	2.14	2.12	2.05
Field Moisture Content %	12.5	14.1	14.9	16.3	15.7	18.1
Field Dry Density (FDD) t/m^3	2.00	1.89	1.89	1.84	1.83	1.74
Peak Converted Wet Density t/m^3	2.08	2.17	2.16	2.14	2.14	2.09
Adjusted Peak Converted Wet Density t/m^3	**	**	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	12.5	14.1	14.9	16.3	15.7	18.1
Moisture Ratio % (AS1289.5.4.1)	87.0	103.0	107.0	103.0	104.0	107.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**	**
Moisture Variation (Wv) %	2.0	-0.5	-1.0	-0.5	-0.5	-1.0
Adjusted Moisture Variation %	**	**	**	**	**	**
Hilf Density Ratio (%)	**108.0**	**99.5**	**100.5**	**100.0**	**99.0**	**98.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Report Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-3**
Issue Number: 1
Date Issued: 08/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7169
Date Sampled: 24/10/2024
Dates Tested: 24/10/2024 - 08/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7169G	ME-7169H	ME-7169I	ME-7169J	ME-7169K	ME-7169L
Client Sample #	**	**	**	**	**	**
Test Number	39	40	41	42	43	44
Date Tested	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024
Time Tested	08:30	08:44	08:49	09:05	09:10	09:24
Test Request #/Location	Stage 5 - DT 34	Stage 5 - DT 46	Stage 5 - DT 46	Stage 5 - DT 38	Stage 5 - DT 38	Stage 5 - DT 20
Easting	343981	343974	343974	344011	344011	344016
Northing	5802013	5801993	5801991	5802015	5802016	5802042
Elevation (m)	51.0	50.9	50.6	51.3	50.8	51.5
Thickness of Layer (mm)	250	200	250	200	250	200
Soil Description	Silty CLAY	Sandy CLAY	Sandy CLAY	Silty CLAY	Gravelly CLAY	Silty CLAY
Test Depth (mm)	225	175	225	175	225	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	5	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.13	2.21	2.16	2.07	2.12	2.01
Field Moisture Content %	14.1	12.5	16.8	19.2	15.8	22.8
Field Dry Density (FDD) t/m^3	1.87	1.97	1.85	1.74	1.83	1.64
Peak Converted Wet Density t/m^3	2.16	**	2.15	2.06	2.14	2.09
Adjusted Peak Converted Wet Density t/m^3	**	2.20	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	11.9	**	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.1	11.8	16.8	19.2	15.8	22.8
Moisture Ratio % (AS1289.5.4.1)	102.0	**	113.5	105.5	104.5	111.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	100.0	**	**	**	**
Moisture Variation (Wv) %	-0.5	**	-2.0	-1.0	-0.5	-2.0
Adjusted Moisture Variation %	**	0.0	**	**	**	**
Hilf Density Ratio (%)	**98.5**	**100.0**	**100.5**	**100.5**	**99.0**	**96.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Report Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-3**
Issue Number: 1
Date Issued: 08/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7169
Date Sampled: 24/10/2024
Dates Tested: 24/10/2024 - 08/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7169M	ME-7169N	ME-7169O	ME-7169P	ME-7169Q	ME-7169R
Client Sample #	**	**	**	**	**	**
Test Number	45	46	47	48	49	50
Date Tested	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024
Time Tested	09:30	10:14	10:20	10:39	10:47	10:59
Test Request #/Location	Stage 5 - DT 20	Stage 5 - DT 37	Stage 5 - DT 37	Stage 5 - DT 31	Stage 5 - DT 31	Stage 5 - DT 19
Easting	344016	344002	344001	343981	343981	343955
Northing	5802042	5802060	5802061	5802074	5802073	5802090
Elevation (m)	51.0	51.5	51.2	51.6	51.3	51.5
Thickness of Layer (mm)	250	200	250	200	250	200
Soil Description	Silty CLAY	Gravelly CLAY	Sandy CLAY	Gravelly CLAY	Silty Gravelly CLAY	Gravelly CLAY
Test Depth (mm)	225	175	225	175	225	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.11	2.17	2.10	2.21	2.11	2.23
Field Moisture Content %	16.0	10.9	17.5	11.8	16.9	12.2
Field Dry Density (FDD) t/m^3	1.82	1.95	1.79	1.98	1.80	1.99
Peak Converted Wet Density t/m^3	2.15	2.12	2.12	2.11	2.13	2.13
Adjusted Peak Converted Wet Density t/m^3	**	**	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	16.0	10.9	17.5	11.8	16.9	12.2
Moisture Ratio % (AS1289.5.4.1)	104.5	81.5	112.5	80.0	110.5	92.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**	**
Moisture Variation (Wv) %	-0.5	2.5	-2.0	3.0	-1.5	1.0
Adjusted Moisture Variation %	**	**	**	**	**	**
Hilf Density Ratio (%)	**98.5**	**102.0**	**99.5**	**105.0**	**99.0**	**104.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Report Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-3**
Issue Number: 1
Date Issued: 08/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7169
Date Sampled: 24/10/2024
Dates Tested: 24/10/2024 - 08/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7169S	ME-7169T	ME-7169U	ME-7169V	ME-7169W	ME-7169X
Client Sample #	**	**	**	**	**	**
Test Number	51	52	53	54	55	56
Date Tested	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024	24/10/2024
Time Tested	11:02	11:30	11:36	11:57	12:04	12:27
Test Request #/Location	Stage 5 - DT 19	Stage 5 - DT 29	Stage 5 - DT 29	Stage 5 - DT 35	Stage 5 - DT 35	Stage 5 - DT 32
Easting	343957	343967	343969	343992	343993	343991
Northing	5802089	5802108	5802108	5802097	5802096	5802127
Elevation (m)	51.2	51.3	51.0	51.3	51.0	51.3
Thickness of Layer (mm)	250	200	250	200	250	200
Soil Description	Silty Gravelly CLAY	Silty CLAY	Silty CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Gravelly CLAY
Test Depth (mm)	225	175	225	175	225	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	3	0	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.16	2.16	2.14	2.16	2.14	2.22
Field Moisture Content %	14.3	17.7	16.3	15.6	15.9	13.4
Field Dry Density (FDD) t/m^3	1.90	1.83	1.84	1.87	1.85	1.95
Peak Converted Wet Density t/m^3	**	2.12	2.12	2.12	2.07	2.10
Adjusted Peak Converted Wet Density t/m^3	2.16	**	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	13.7	**	**	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	13.8	17.7	16.3	15.6	15.9	13.4
Moisture Ratio % (AS1289.5.4.1)	**	102.5	102.0	99.5	99.5	91.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	101.0	**	**	**	**	**
Moisture Variation (Wv) %	**	-0.5	-0.5	0.0	0.0	1.5
Adjusted Moisture Variation %	0.0	**	**	**	**	**
Hilf Density Ratio (%)	**100.0**	**101.5**	**101.0**	**102.0**	**103.5**	**105.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Report Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-3**
Issue Number: 1
Date Issued: 08/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7169
Date Sampled: 24/10/2024
Dates Tested: 24/10/2024 - 08/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7169Y	ME-7169Z	ME-7169AE	ME-7169AF		
Client Sample #	**	**	**	**		
Test Number	57	58	62	63		
Date Tested	24/10/2024	24/10/2024	24/10/2024	24/10/2024		
Time Tested	13:16	13:21	14:15	14:24		
Test Request #/Location	Stage 5 - DT 27	Stage 5 - DT 27	Stage 5 - DT 47	Stage 5 - DT 47		
Easting	343931	343933	343987	343986		
Northing	5802090	5802091	5801944	5801944		
Elevation (m)	51.1	50.8	51.2	50.7		
Thickness of Layer (mm)	200	250	200	250		
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty CLAY		
Test Depth (mm)	175	225	175	225		
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0		
Percentage of Wet Oversize (%)	7	0	4	3		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**		
Field Wet Density (FWD) t/m^3	2.18	2.13	2.18	2.06		
Field Moisture Content %	17.1	14.8	12.3	16.3		
Field Dry Density (FDD) t/m^3	1.88	1.85	1.95	1.77		
Peak Converted Wet Density t/m^3	**	2.14	**	**		
Adjusted Peak Converted Wet Density t/m^3	2.15	**	2.12	2.11		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.3	**	13.4	15.7		
Adj. Field Moisture Content % (AS1289.5.4.1)	16.0	14.8	11.9	15.9		
Moisture Ratio % (AS1289.5.4.1)	**	99.0	**	**		
Adjusted Moisture Ratio % (AS1289.5.4.1)	104.5	**	89.0	101.0		
Moisture Variation (Wv) %	**	0.0	**	**		
Adjusted Moisture Variation %	-0.5	**	1.5	0.0		
Hilf Density Ratio (%)	**101.5**	**99.5**	**102.5**	**97.5**		
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**		
Report Remarks	**	**	**	**		

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 3	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-4**
Issue Number: 1
Date Issued: 11/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7173
Date Sampled: 25/10/2024
Dates Tested: 25/10/2024 - 09/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7173A	ME-7173B	ME-7173C	ME-7173D	ME-7173E
Client Sample #	**	**	**	**	**
Test Number	64	65	66	67	68
Date Tested	25/10/2024	25/10/2024	25/10/2024	25/10/2024	25/10/2024
Time Tested	07:48	08:01	08:10	08:51	08:56
Test Request #/Location	Stage 5 - DT 40	Stage 5 - DT 41	Stage 5 - DT 41	Stage 5 - DT 45	Stage 5 - DT 45
Easting	344024	344041	344040	344015	344016
Northing	5802077	5802060	5802061	5801981	5801983
Elevation (m)	51.2	52.1	51.6	51.9	51.5
Thickness of Layer (mm)	200	200	250	200	250
Soil Description	Silty Gravelly CLAY	Sandy CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	225	175	225
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	3	0	4	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.20	2.10	2.13	2.18	2.08
Field Moisture Content %	17.3	9.4	15.6	16.6	15.5
Field Dry Density (FDD) t/m^3	1.88	1.92	1.85	1.87	1.80
Peak Converted Wet Density t/m^3	**	2.12	**	2.14	2.14
Adjusted Peak Converted Wet Density t/m^3	2.10	**	2.14	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.6	**	14.5	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	16.7	9.4	15.0	16.6	15.5
Moisture Ratio % (AS1289.5.4.1)	**	81.5	**	107.5	100.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	107.0	**	103.5	**	**
Moisture Variation (Wv) %	**	2.0	**	-1.0	0.0
Adjusted Moisture Variation %	-1.0	**	-0.5	**	**
Hilf Density Ratio (%)	**104.5**	**99.0**	**99.5**	**102.0**	**97.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Report Remarks	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-4**
Issue Number: 1
Date Issued: 11/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7173
Date Sampled: 25/10/2024
Dates Tested: 25/10/2024 - 09/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7173F	ME-7173G	ME-7173H	ME-7173I	
Client Sample #	**	**	**	**	
Test Number	69	70	71	72	
Date Tested	25/10/2024	25/10/2024	25/10/2024	25/10/2024	
Time Tested	09:01	09:32	09:39	09:43	
Test Request #/Location	Stage 5 - DT 45	Stage 5 - DT 26	Stage 5 - DT 26	Stage 5 - DT 26	
Easting	344016	344011	344012	344012	
Northing	5801985	5801965	5801965	5801967	
Elevation (m)	51.0	51.8	51.3	50.9	
Thickness of Layer (mm)	250	200	250	250	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly Clay	
Test Depth (mm)	225	175	225	225	
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	
Percentage of Wet Oversize (%)	4	0	3	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	
Field Wet Density (FWD) t/m^3	2.08	2.14	2.16	2.10	
Field Moisture Content %	16.0	15.6	17.1	15.5	
Field Dry Density (FDD) t/m^3	1.80	1.85	1.85	1.82	
Peak Converted Wet Density t/m^3	**	2.14	**	2.13	
Adjusted Peak Converted Wet Density t/m^3	2.15	**	2.14	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.1	**	15.4	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	15.4	15.6	16.6	15.5	
Moisture Ratio % (AS1289.5.4.1)	**	103.5	**	101.0	
Adjusted Moisture Ratio % (AS1289.5.4.1)	101.5	**	107.5	**	
Moisture Variation (Wv) %	**	-0.5	**	0.0	
Adjusted Moisture Variation %	0.0	**	-1.0	**	
Hilf Density Ratio (%)	**96.5**	**100.0**	**101.0**	**98.5**	
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	
Report Remarks	**	**	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 4	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-5**
Issue Number: 1
Date Issued: 11/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7181
Date Sampled: 28/10/2024
Dates Tested: 28/10/2024 - 09/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7181A	ME-7181B	ME-7181C	ME-7181D	ME-7181E
Client Sample #	**	**	**	**	**
Test Number	73	74	75	76	77
Date Tested	28/10/2024	28/10/2024	28/10/2024	28/10/2024	28/10/2024
Time Tested	08:07	08:12	08:16	08:39	08:43
Test Request #/Location	Stage 5 - DT 30	Stage 5 - DT 30	Stage 5 - DT 30	Stage 5 - DT 23	Stage 5 - DT 23
Easting	344014	344017	344015	344046	344046
Northing	5801936	5801935	5801935	5801963	5801963
Elevation (m)	51.3	50.8	50.4	52.1	51.6
Thickness of Layer (mm)	200	250	250	200	250
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	225	225	175	225
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.19	2.14	2.09	2.19	2.19
Field Moisture Content %	13.7	15.6	19.0	12.0	17.3
Field Dry Density (FDD) t/m^3	1.93	1.85	1.76	1.96	1.86
Peak Converted Wet Density t/m^3	2.10	2.15	2.12	2.11	2.12
Adjusted Peak Converted Wet Density t/m^3	**	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	13.7	15.6	19.0	12.0	17.3
Moisture Ratio % (AS1289.5.4.1)	88.0	102.5	116.0	88.0	100.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**
Moisture Variation (Wv) %	2.0	-0.5	-2.5	1.5	0.0
Adjusted Moisture Variation %	**	**	**	**	**
Hilf Density Ratio (%)	**104.5**	**99.0**	**98.5**	**104.0**	**103.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Report Remarks	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-5**
Issue Number: 1
Date Issued: 11/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7181
Date Sampled: 28/10/2024
Dates Tested: 28/10/2024 - 09/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7181F	ME-7181G	ME-7181H	ME-7181I	ME-7181J
Client Sample #	**	**	**	**	**
Test Number	78	79	80	81	82
Date Tested	28/10/2024	28/10/2024	28/10/2024	28/10/2024	28/10/2024
Time Tested	08:50	09:11	09:17	09:42	09:45
Test Request #/Location	Stage 5 - DT 23	Stage 5 - DT 28	Stage 5 - DT 28	Stage 5 - DT 44	Stage 5 - DT 44
Easting	344045	344069	344069	344068	344068
Northing	5801962	5802001	5802000	5802021	5802021
Elevation (m)	51.2	52.3	51.8	52.1	51.8
Thickness of Layer (mm)	250	200	250	200	250
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	225	175	225	175	225
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	10	2	3	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.17	2.23	2.21	2.14	2.16
Field Moisture Content %	16.6	12.7	14.1	14.8	15.6
Field Dry Density (FDD) t/m^3	1.86	2.00	1.94	1.87	1.87
Peak Converted Wet Density t/m^3	2.14	**	**	**	2.15
Adjusted Peak Converted Wet Density t/m^3	**	2.15	2.15	2.16	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	11.8	13.7	14.0	**
Adj. Field Moisture Content % (AS1289.5.4.1)	16.6	11.5	13.7	14.4	15.6
Moisture Ratio % (AS1289.5.4.1)	111.5	**	**	**	112.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	98.0	100.0	103.0	**
Moisture Variation (Wv) %	-1.5	**	**	**	-1.5
Adjusted Moisture Variation %	**	0.5	0.0	-0.5	**
Hilf Density Ratio (%)	**101.0**	**104.0**	**102.5**	**99.5**	**100.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Report Remarks	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-5**
Issue Number: 1
Date Issued: 11/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7181
Date Sampled: 28/10/2024
Dates Tested: 28/10/2024 - 09/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7181K	ME-7181L	ME-7181M		
Client Sample #	**	**	**		
Test Number	83	84	85		
Date Tested	28/10/2024	28/10/2024	28/10/2024		
Time Tested	10:00	10:38	10:43		
Test Request #/Location	Stage 5 - DT 42	Stage 5 - DT 48	Stage 5 - DT 48		
Easting	344070	344080	344079		
Northing	5802048	5802171	5802171		
Elevation (m)	52.0	51.2	50.7		
Thickness of Layer (mm)	200	200	250		
Soil Description	Silty Gravelly CLAY	Silty CLAY	Silty CLAY		
Test Depth (mm)	175	175	225		
Sieve used to determine oversize (mm)	19.0	19.0	19.0		
Percentage of Wet Oversize (%)	4	0	0		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**		
Field Wet Density (FWD) t/m^3	2.17	2.08	1.97		
Field Moisture Content %	16.7	17.8	18.4		
Field Dry Density (FDD) t/m^3	1.87	1.77	1.66		
Peak Converted Wet Density t/m^3	**	2.04	2.06		
Adjusted Peak Converted Wet Density t/m^3	2.15	**	**		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	13.6	**	**		
Adj. Field Moisture Content % (AS1289.5.4.1)	16.0	17.8	18.4		
Moisture Ratio % (AS1289.5.4.1)	**	97.0	99.0		
Adjusted Moisture Ratio % (AS1289.5.4.1)	118.0	**	**		
Moisture Variation (Wv) %	**	0.5	0.0		
Adjusted Moisture Variation %	-2.5	**	**		
Hilf Density Ratio (%)	**101.0**	**102.0**	**95.5**		
Compaction Method	**Standard**	**Standard**	**Standard**		
Report Remarks	**	**	**		

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 5	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-92**
Issue Number: 1
Date Issued: 24/04/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7648
Date Sampled: 02/04/2025
Dates Tested: 02/04/2025 - 23/04/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7648A	ME-7648B	ME-7648C	ME-7648D	ME-7648E	ME-7648F
Client Sample #	**	**	**	**	**	**
Date Tested	02/04/2025	02/04/2025	02/04/2025	02/04/2025	02/04/2025	02/04/2025
Time Tested	09:04	09:07	09:11	10:12	10:21	10:34
Test Request #/Location	Stage 5 - DT39 (Depth: 0.05m)	Stage 5 - DT39 (Depth: 0.5m)	Stage 5 - DT39 (Depth: 0.7m)	Stage 5 - DT25 (Depth: 0.05m)	Stage 5 - DT25 (Depth: 0.5m)	Stage 5 - DT43 (Depth: 0.05m)
Easting	343944	343942	343941	344040	344039	344032
Northing	5802070	5802073	5802076	5802040	5802041	5802023
Elevation (m)	51.4	50.9	50.7	51.8	51.3	52.1
Thickness of Layer (mm)	200	250	250	200	250	200
Soil Description	Silty Gravelly CLAY	Silty CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty CLAY
Test Depth (mm)	175	225	225	175	225	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	1	3	3	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.21	2.10	2.16	2.20	2.22	2.01
Field Moisture Content %	12.8	17.8	17.9	13.8	16.7	21.7
Field Dry Density (FDD) t/m^3	1.96	1.79	1.84	1.94	1.90	1.65
Peak Converted Wet Density t/m^3	2.06	**	**	**	2.11	1.96
Adjusted Peak Converted Wet Density t/m^3	**	2.12	2.13	2.17	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	16.0	15.6	13.4	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	12.8	17.6	17.3	13.4	16.7	21.7
Moisture Ratio % (AS1289.5.4.1)	82.0	**	**	**	103.0	108.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	110.0	111.0	99.5	**	**
Moisture Variation (Wv) %	3.0	**	**	**	-0.5	-1.5
Adjusted Moisture Variation %	**	-1.5	-1.5	0.0	**	**
Hilf Density Ratio (%)	**107.5**	**99.0**	**101.0**	**101.5**	**105.0**	**102.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-92**
Issue Number: 1
Date Issued: 24/04/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7648
Date Sampled: 02/04/2025
Dates Tested: 02/04/2025 - 23/04/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7648G	ME-7648H	ME-7648I	ME-7648J	ME-7648K	ME-7648L
Client Sample #	**	**	**	**	**	**
Date Tested	02/04/2025	02/04/2025	02/04/2025	02/04/2025	02/04/2025	02/04/2025
Time Tested	10:41	10:51	11:21	11:33	11:43	12:12
Test Request #/Location	Stage 5 - DT43 (Depth: 0.5m)	Stage 5 - DT43 (Depth: 0.7m)	Stage 5 - DT22 (Depth: 0.05m)	Stage 5 - DT22 (Depth: 0.5m)	Stage 5 - DT22 (Depth: 0.9m)	Stage 5 - DT21 (Depth: 0.05m)
Easting	344032	344033	344031	344032	344033	344036
Northing	5802020	5802021	5802001	5802002	5802001	5801980
Elevation (m)	51.6	51.4	51.9	51.4	51.0	51.9
Thickness of Layer (mm)	250	250	200	250	250	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	225	225	175	225	225	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.18	2.08	2.20	2.17	2.08	2.09
Field Moisture Content %	14.9	15.0	13.2	16.0	15.8	8.7
Field Dry Density (FDD) t/m^3	1.90	1.81	1.95	1.87	1.79	1.92
Peak Converted Wet Density t/m^3	2.12	2.16	2.09	2.09	2.13	2.08
Adjusted Peak Converted Wet Density t/m^3	**	**	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.9	15.0	13.2	16.0	15.8	8.7
Moisture Ratio % (AS1289.5.4.1)	102.5	101.0	88.0	100.0	103.5	66.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**	**
Moisture Variation (Wv) %	-0.5	0.0	2.0	0.0	-0.5	4.5
Adjusted Moisture Variation %	**	**	**	**	**	**
Hilf Density Ratio (%)	**103.0**	**96.5**	**105.5**	**103.5**	**97.5**	**100.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-92**
Issue Number: 1
Date Issued: 24/04/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7648
Date Sampled: 02/04/2025
Dates Tested: 02/04/2025 - 23/04/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7648M	ME-7648N	ME-7648O	ME-7648P	ME-7648Q	
Client Sample #	**	**	**	**	**	
Date Tested	02/04/2025	02/04/2025	02/04/2025	02/04/2025	02/04/2025	
Time Tested	12:17	13:26	13:34	13:46	13:53	
Test Request #/Location	Stage 5 - DT21 (Depth: 0.5m)	Stage 5 - DT21 (Depth: 0.9m)	Stage 5 - DT33 (Depth: 0.05m)	Stage 5 - DT33 (Depth: 0.5m)	Stage 5 - DT33 (Depth: 0.9m)	
Easting	344037	344038	344057	344058	344061	
Northing	5801979	5801979	5801979	5801979	5801980	
Elevation (m)	51.4	51.0	52.2	51.7	51.3	
Thickness of Layer (mm)	250	250	200	250	250	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	225	225	175	225	225	
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	
Percentage of Wet Oversize (%)	0	2	0	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	
Field Wet Density (FWD) t/m^3	2.18	2.17	2.19	2.21	2.18	
Field Moisture Content %	14.7	16.3	12.6	14.4	14.5	
Field Dry Density (FDD) t/m^3	1.90	1.87	1.94	1.93	1.90	
Peak Converted Wet Density t/m^3	2.15	**	2.12	2.16	2.13	
Adjusted Peak Converted Wet Density t/m^3	**	2.17	**	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	14.1	**	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	14.7	15.9	12.6	14.4	14.5	
Moisture Ratio % (AS1289.5.4.1)	100.5	**	91.0	100.5	101.0	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	112.5	**	**	**	
Moisture Variation (Wv) %	0.0	**	1.0	0.0	0.0	
Adjusted Moisture Variation %	**	-2.0	**	**	**	
Hilf Density Ratio (%)	**101.5**	**100.0**	**103.0**	**102.0**	**102.5**	
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	
Remarks	**	**	**	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne
				DWG BY: KB
				DATE: May 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 92	REV: 0	SCALE: 1:400 @A3

Appendix C2

New Fill Density Test Certificates and Plans

Material Test Report

Report Number: **220078.05-6**
Issue Number: 1
Date Issued: 25/11/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7190
Date Sampled: 31/10/2024
Dates Tested: 31/10/2024 - 15/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Silty Sandy Clay
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7190A	ME-7190B	ME-7190C	ME-7190D	ME-7190E
Client Sample #	**	**	**	**	**
Test Number	86	87	88	89	90
Date Tested	31/10/2024	31/10/2024	31/10/2024	31/10/2024	31/10/2024
Time Tested	11:51	12:31	14:06	14:53	15:23
Test Request #/Location	Road reserve backfill	Road reserve backfill	Road reserve backfill	Road reserve backfill	Road reserve backfill
Easting	344066	344301	344053	344060	344029
Northing	5801926	5801906	5801914	5801927	5801904
Elevation (m)	48.0	48.0	47.9	48.2	48.4
Thickness of Layer (mm)	200	200	200	200	200
Soil Description	Silty Sandy Clay	Silty Sandy Clay	Silty Sandy Clay	Silty Sandy Clay	Silty Sandy Clay
Test Depth (mm)	175	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.08	2.14	2.06	2.14	2.15
Field Moisture Content %	13.5	13.3	11.0	12.6	12.3
Field Dry Density (FDD) t/m^3	1.83	1.89	1.86	1.90	1.91
Peak Converted Wet Density t/m^3	2.18	2.17	2.17	2.14	2.18
Adjusted Peak Converted Wet Density t/m^3	**	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	13.5	13.3	11.0	12.6	12.3
Moisture Ratio % (AS1289.5.4.1)	105.0	98.0	97.5	100.0	97.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**
Moisture Variation (Wv) %	-0.5	0.5	0.5	0.0	0.5
Adjusted Moisture Variation %	**	**	**	**	**
Hilf Density Ratio (%)	**95.5**	**99.0**	**95.0**	**100.0**	**98.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 6	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-7**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7192
Date Sampled: 01/11/2024
Dates Tested: 01/11/2024 - 18/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7192A	ME-7192B	ME-7192C	ME-7192D	ME-7192E	ME-7192F
Client Sample #	**	**	**	**	**	**
Test Number	91	92	93	94	95	96
Date Tested	01/11/2024	01/11/2024	01/11/2024	01/11/2024	01/11/2024	01/11/2024
Time Tested	08:47	10:10	10:19	10:26	11:33	12:42
Test Request #/Location	Stage 5 - Swale backfill - Re-test of Test 86	Stage 5 - Lot 541	Stage 5 - Lot 543	Stage 5 - Lot 544	Stage 5 - Road reserve	Stage 5 - Lot 539
Easting	344066	343971	343976	343992	344029	343985
Northing	5801926	5801957	5801932	5801913	5801905	5801987
Elevation (m)	48.0	50.3	50.1	49.9	48.6	51.0
Thickness of Layer (mm)	200	200	200	200	200	200
Soil Description	Silty Sandy Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay
Test Depth (mm)	175	175	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	2	3	12	9	6	4
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.16	1.98	2.06	2.08	2.09	2.04
Field Moisture Content %	11.7	19.3	18.8	18.4	18.4	18.0
Field Dry Density (FDD) t/m^3	1.94	1.67	1.77	1.78	1.78	1.74
Peak Converted Wet Density t/m^3	**	**	**	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.17	2.08	2.10	2.11	2.09	2.11
Adj. Optimum Moisture Content % (AS1289.5.4.1)	12.1	18.3	16.5	16.8	17.4	17.5
Adj. Field Moisture Content % (AS1289.5.4.1)	11.5	18.7	16.5	16.8	17.4	17.3
Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	95.0	102.5	100.0	100.0	99.5	98.5
Moisture Variation (Wv) %	**	**	**	**	**	**
Adjusted Moisture Variation %	0.5	-0.5	0.0	0.0	0.0	0.0
Hilf Density Ratio (%)	**99.5**	**95.0**	**98.0**	**98.5**	**100.0**	**97.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-7**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7192
Date Sampled: 01/11/2024
Dates Tested: 01/11/2024 - 18/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7192G	ME-7192H	ME-7192I	ME-7192J	ME-7192K	
Client Sample #	**	**	**	**	**	
Test Number	97	98	99	100	101	
Date Tested	01/11/2024	01/11/2024	01/11/2024	01/11/2024	01/11/2024	
Time Tested	13:10	13:20	13:31	13:41	13:49	
Test Request #/Location	Stage 5 - Lot 537	Stage 5 - Lot 536	Stage 5 - Swale backfill	Stage 5 - Swale backfill - Re-test of Test 88	Stage 5 - Swale backfill	
Easting	343995	343978	344063	344052	344030	
Northing	5802023	5802033	5801932	5801916	5801906	
Elevation (m)	51.6	51.5	48.6	48.0	48.5	
Thickness of Layer (mm)	200	200	200	200	200	
Soil Description	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	
Test Depth (mm)	175	175	175	175	175	
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	
Percentage of Wet Oversize (%)	6	6	0	10	2	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	
Field Wet Density (FWD) t/m^3	2.11	2.08	2.10	2.13	2.12	
Field Moisture Content %	20.8	18.0	16.0	17.1	16.6	
Field Dry Density (FDD) t/m^3	1.76	1.78	1.81	1.85	1.82	
Peak Converted Wet Density t/m^3	**	**	2.10	**	**	
Adjusted Peak Converted Wet Density t/m^3	2.07	2.08	**	2.12	2.11	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	19.3	16.9	**	15.5	16.6	
Adj. Field Moisture Content % (AS1289.5.4.1)	19.7	16.9	16.0	15.4	16.3	
Moisture Ratio % (AS1289.5.4.1)	**	**	99.5	**	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	102.0	100.0	**	99.5	98.0	
Moisture Variation (Wv) %	**	**	0.0	**	**	
Adjusted Moisture Variation %	-0.5	0.0	**	0.0	0.5	
Hilf Density Ratio (%)	**102.0**	**100.0**	**100.0**	**100.5**	**100.5**	
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	
Remarks	**	**	**	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 7	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-8**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7198
Date Sampled: 06/11/2024
Dates Tested: 06/11/2024 - 18/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Gravelly Silty CLAY
Material Source: Site Derived

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7198A	ME-7198B	ME-7198C	ME-7198D
Client Sample #	**	**	**	**
Test Number	102	103	104	105
Date Tested	06/11/2024	06/11/2024	06/11/2024	06/11/2024
Time Tested	10:23	11:45	12:08	13:48
Test Request #/Location	Stage 5 - Swale backfill	Stage 5 - Swale backfill	Stage 5 - Swale backfill	Stage 5 - Swale backfill
Easting	344060	344046	344034	344074
Northing	5801931	5801910	5801907	5801925
Elevation (m)	48.8	48.5	48.8	49.2
Thickness of Layer (mm)	200	200	200	200
Soil Description	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY
Test Depth (mm)	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	5	5	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	2.08	2.06	2.06	2.06
Field Moisture Content %	18.0	19.8	19.2	20.4
Field Dry Density (FDD) t/m^3	1.78	1.73	1.73	1.71
Peak Converted Wet Density t/m^3	**	**	2.05	2.05
Adjusted Peak Converted Wet Density t/m^3	2.09	2.06	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	16.8	18.6	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	17.0	18.9	19.2	20.4
Moisture Ratio % (AS1289.5.4.1)	**	**	100.0	104.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	101.5	101.5	**	**
Moisture Variation (Wv) %	**	**	0.0	-1.0
Adjusted Moisture Variation %	0.0	-0.5	**	**
Hilf Density Ratio (%)	**99.5**	**100.0**	**100.5**	**100.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 8	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-9**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7203
Date Sampled: 07/11/2024
Dates Tested: 07/11/2024 - 20/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Gravelly Silty CLAY
Material Source: Stockpile

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7203A	ME-7203B	ME-7203C	ME-7203D
Client Sample #	**	**	**	**
Test Number	106	107	108	109
Date Tested	07/11/2024	07/11/2024	07/11/2024	07/11/2024
Time Tested	07:45	10:36	11:31	15:02
Test Request #/Location	Stage 5 - Culvert Backfill	Stage 5 - Culvert Backfill	Stage 5 - Culvert Backfill	Stage 5 - Culvert Backfill
Easting	344045	344025	344062	344045
Northing	5801911	5801906	5801934	5801912
Elevation (m)	49.2	49.4	49.8	49.9
Thickness of Layer (mm)	200	200	200	200
Soil Description	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY
Test Depth (mm)	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	5	4	2	3
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	2.06	2.14	2.06	2.10
Field Moisture Content %	19.4	15.3	17.4	16.0
Field Dry Density (FDD) t/m^3	1.74	1.87	1.76	1.82
Peak Converted Wet Density t/m^3	**	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.06	2.14	2.05	2.13
Adj. Optimum Moisture Content % (AS1289.5.4.1)	18.3	14.9	17.2	14.6
Adj. Field Moisture Content % (AS1289.5.4.1)	18.4	14.7	17.0	15.5
Moisture Ratio % (AS1289.5.4.1)	**	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	100.0	99.0	98.5	106.0
Moisture Variation (Wv) %	**	**	**	**
Adjusted Moisture Variation %	0.0	0.0	0.0	-1.0
Hilf Density Ratio (%)	**100.0**	**100.0**	**100.5**	**99.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 9	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-10**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7206
Date Sampled: 08/11/2024
Dates Tested: 08/11/2024 - 21/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Gravelly Silty CLAY
Material Source: Stockpile

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7206A	ME-7206B	ME-7206C
Client Sample #	**	**	**
Test Number	110	111	112
Date Tested	13/11/2024	13/11/2024	13/11/2024
Time Tested	09:10	11:50	13:36
Test Request #/Location	Stage 5 - culvert backfill	Stage 5 - culvert backfill	Stage 5 - culvert backfill
Easting	344050	344026	344061
Northing	5801915	5801904	5801936
Elevation (m)	50.2	50.2	50.6
Thickness of Layer (mm)	200	200	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	9	0	2
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.10	2.11	2.17
Field Moisture Content %	19.0	15.7	14.5
Field Dry Density (FDD) t/m^3	1.79	1.82	1.90
Peak Converted Wet Density t/m^3	**	2.13	**
Adjusted Peak Converted Wet Density t/m^3	2.12	**	2.18
Adj. Optimum Moisture Content % (AS1289.5.4.1)	17.2	**	14.4
Adj. Field Moisture Content % (AS1289.5.4.1)	17.2	15.7	14.2
Moisture Ratio % (AS1289.5.4.1)	**	96.0	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	100.0	**	98.5
Moisture Variation (Wv) %	**	0.5	**
Adjusted Moisture Variation %	0.0	**	0.0
Hilf Density Ratio (%)	**99.0**	**99.0**	**99.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 10	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-14**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7216
Date Sampled: 13/11/2024
Dates Tested: 13/11/2024 - 21/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Silty Gravelly Clay
Material Source: Stockpile

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7216A	ME-7216B	ME-7216C	ME-7216D
Client Sample #	**	**	**	**
Test Number	124	125	126	127
Date Tested	13/11/2024	13/11/2024	13/11/2024	13/11/2024
Time Tested	09:00	09:11	11:53	12:07
Test Request #/Location	Stage 5 - Lot 539, Re-test for Test 96	Stage 5 - Lot 541, Re-test for Test 92	Stage 5 - Lot 535	Stage 5 - Lot 536
Easting	343985	343971	343984	343981
Northing	5801987	5801957	5802045	5802027
Elevation (m)	51.0	50.3	51.8	51.7
Thickness of Layer (mm)	200	200	200	200
Soil Description	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY
Test Depth (mm)	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	12	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	2.11	2.12	2.10	2.09
Field Moisture Content %	14.8	17.7	14.5	13.5
Field Dry Density (FDD) t/m^3	1.84	1.83	1.83	1.84
Peak Converted Wet Density t/m^3	2.08	**	2.14	2.15
Adjusted Peak Converted Wet Density t/m^3	**	2.13	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	15.5	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.8	15.6	14.5	13.5
Moisture Ratio % (AS1289.5.4.1)	90.5	**	99.0	100.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	101.0	**	**
Moisture Variation (Wv) %	1.5	**	0.0	0.0
Adjusted Moisture Variation %	**	0.0	**	**
Hilf Density Ratio (%)	**101.5**	**99.0**	**98.5**	**97.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 14	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-15**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7218
Date Sampled: 14/11/2024
Dates Tested: 14/11/2024 - 21/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Gravelly Silty CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1						
Sample Number	ME-7218A	ME-7218B	ME-7218C	ME-7218D	ME-7218E	ME-7218F
Client Sample #	**	**	**	**	**	**
Test Number	128	129	130	131	132	133
Date Tested	14/11/2024	14/11/2024	14/11/2024	14/11/2024	14/11/2024	14/11/2024
Time Tested	12:05	12:19	12:39	14:47	13:07	14:31
Test Request #/Location	Stage 5 - Lot 538	Stage 5 - Lot 539	Stage 5 - Lot 541	Stage 5 - Lot 532	Stage 5 - Lot 513	Stage 5 - Lot 542
Easting	343993	343974	343967	344049	344073	343969
Northing	5802005	5801992	5801964	5802080	5802079	5801938
Elevation (m)	51.6	51.3	50.8	51.0	51.2	50.6
Thickness of Layer (mm)	200	200	200	200	200	200
Soil Description	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay	Silty Gravelly Clay
Test Depth (mm)	175	175	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	4	0	0	17
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.07	2.08	2.12	2.09	2.08	2.07
Field Moisture Content %	18.1	14.6	15.8	14.7	14.8	16.8
Field Dry Density (FDD) t/m^3	1.75	1.82	1.84	1.82	1.81	1.81
Peak Converted Wet Density t/m^3	2.06	2.11	**	2.13	2.14	**
Adjusted Peak Converted Wet Density t/m^3	**	**	2.13	**	**	2.12
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	15.0	**	**	14.6
Adj. Field Moisture Content % (AS1289.5.4.1)	18.1	14.6	15.1	14.7	14.8	14.0
Moisture Ratio % (AS1289.5.4.1)	102.0	101.0	**	100.0	100.0	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	100.5	**	**	96.0
Moisture Variation (Wv) %	-0.5	0.0	**	0.0	0.0	**
Adjusted Moisture Variation %	**	**	0.0	**	**	0.5
Hilf Density Ratio (%)	**100.5**	**99.0**	**99.5**	**98.0**	**97.0**	**97.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 15	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-17**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7224
Date Sampled: 18/11/2024
Dates Tested: 18/11/2024 - 22/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7224A	ME-7224B	ME-7224C
Client Sample #	**	**	**
Test Number	135	136	140
Date Tested	18/11/2024	18/11/2024	18/11/2024
Time Tested	11:04	12:29	15:16
Test Request #/Location	Stage 5 - Lot 542	Stage 5 - Lot 514	Stage 5 - Lot 532
Easting	343965	344068	344030
Northing	5801947	5802077	5802080
Elevation (m)	51.1	51.5	51.0
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	5	5
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.13	2.20	2.30
Field Moisture Content %	17.8	17.0	14.3
Field Dry Density (FDD) t/m^3	1.81	1.89	2.02
Peak Converted Wet Density t/m^3	2.06	**	**
Adjusted Peak Converted Wet Density t/m^3	**	2.14	2.18
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	15.8	13.4
Adj. Field Moisture Content % (AS1289.5.4.1)	17.8	16.1	13.6
Moisture Ratio % (AS1289.5.4.1)	100.0	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	101.5	101.5
Moisture Variation (Wv) %	0.0	**	**
Adjusted Moisture Variation %	**	-0.5	0.0
Hilf Density Ratio (%)	**103.5**	**102.5**	**105.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 17	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number:	**220078.05-19**
Issue Number:	1
Date Issued:	03/12/2024
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7227
Date Sampled:	19/11/2024
Dates Tested:	19/11/2024 - 22/11/2024
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5
Material Source:	Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7227A	ME-7227B	ME-7227C
Client Sample #	**	**	**
Test Number	141	145	146
Date Tested	19/11/2024	20/11/2024	20/11/2024
Time Tested	11:04	11:14	11:29
Test Request #/Location	Stage 5 - Lot 543	Stage 5 - Lot 532	Stage 5 - Lot 532
Easting	343979	344022	344046
Northing	5801929	5802076	5802078
Elevation (m)	51.1	51.6	51.6
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.12	2.06	2.04
Field Moisture Content %	15.8	18.7	18.9
Field Dry Density (FDD) t/m^3	1.83	1.73	1.72
Peak Converted Wet Density t/m^3	2.11	2.04	2.04
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	15.8	18.7	18.9
Moisture Ratio % (AS1289.5.4.1)	98.5	101.5	102.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	0.0	-0.5	-0.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**100.5**	**101.0**	**100.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 19	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number:	**220078.05-22**
Issue Number:	1
Date Issued:	03/12/2024
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7235
Date Sampled:	20/11/2024
Dates Tested:	20/11/2024 - 22/11/2024
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5
Material Source:	Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.1.1 & 5.4.1 & 2.1.1			
Sample Number	ME-7235A		
Test Number	150		
Date Tested	20/11/2024		
Time Tested	14:43		
Test Request #/Location	Stage 5 - road reserve		
Easting	343991		
Northing	5802139		
Elevation (m)	50.6		
Thickness of Layer (mm)	300		
Soil Description	Silty CLAY		
Fraction Tested (mm)	19.0		
Oversize (wet basis) %	0		
Oversize (dry basis) %	0		
Curing Hours	**		
Method used to Determine Plasticity	**		
Field Moisture Content %	21.0		
Field Dry Density t/m^3	1.76		
Maximum Dry Density t/m^3	1.74		
Adjusted Maximum Dry Density t/m^3	**		
Optimum Moisture Content (OMC) %	17.0		
Adjusted Optimum Moisture Content (OMC) %	**		
Moisture Variation %	-4.0		
Moisture Ratio %	124.0		
Density Ratio %	**101.0**		
Compaction Method	**Standard**		

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-22**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7235
Date Sampled: 20/11/2024
Dates Tested: 20/11/2024 - 22/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7235B	ME-7235C	
Client Sample #	**	**	
Test Number	151	152	
Date Tested	20/11/2024	20/11/2024	
Time Tested	14:51	15:01	
Test Request #/Location	Stage 5 - road reserve	Stage 5 - road reserve	
Easting	344016	344045	
Northing	5802154	5802170	
Elevation (m)	50.8	51.1	
Thickness of Layer (mm)	300	300	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.18	2.19	
Field Moisture Content %	14.8	15.7	
Field Dry Density (FDD) t/m^3	1.90	1.90	
Peak Converted Wet Density t/m^3	2.15	2.11	
Adjusted Peak Converted Wet Density t/m^3	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	14.8	15.7	
Moisture Ratio % (AS1289.5.4.1)	106.5	99.5	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	
Moisture Variation (Wv) %	-1.0	0.0	
Adjusted Moisture Variation %	**	**	
Hilf Density Ratio (%)	**101.5**	**104.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 22	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number:	**220078.05-23**
Issue Number:	1
Date Issued:	03/12/2024
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7236
Date Sampled:	21/11/2024
Dates Tested:	21/11/2024 - 22/11/2024
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5
Material Source:	Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7236A	ME-7236B	ME-7236C
Client Sample #	**	**	**
Test Number	153	157	158
Date Tested	21/11/2024	21/11/2024	21/11/2024
Time Tested	10:48	15:20	15:26
Test Request #/Location	Stage 5 - Lot 532	Stage 5 - road reserve	Stage 5 - road reserve
Easting	344031	344047	344034
Northing	5802078	5802167	5802155
Elevation (m)	51.8	51.4	51.4
Thickness of Layer (mm)	200	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.06	2.12	2.12
Field Moisture Content %	16.9	18.5	16.9
Field Dry Density (FDD) t/m^3	1.77	1.79	1.82
Peak Converted Wet Density t/m^3	2.11	2.05	2.10
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	16.9	18.5	16.9
Moisture Ratio % (AS1289.5.4.1)	103.5	102.0	102.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-0.5	-0.5	-0.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**98.0**	**103.0**	**101.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 23	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-25**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7238
Date Sampled: 22/11/2024
Dates Tested: 22/11/2024 - 25/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7238A	ME-7238B	
Client Sample #	**	**	
Test Number	159	160	
Date Tested	22/11/2024	22/11/2024	
Time Tested	10:44	11:27	
Test Request #/Location	Stage 5 - road reserve	Stage 5 - Lot 545	
Easting	343990	343992	
Northing	5802140	5801907	
Elevation (m)	50.9	50.2	
Thickness of Layer (mm)	300	300	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	6	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.18	2.12	
Field Moisture Content %	16.1	18.1	
Field Dry Density (FDD) t/m^3	1.90	1.79	
Peak Converted Wet Density t/m^3	**	2.08	
Adjusted Peak Converted Wet Density t/m^3	2.12	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.1	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	15.0	18.1	
Moisture Ratio % (AS1289.5.4.1)	**	118.0	
Adjusted Moisture Ratio % (AS1289.5.4.1)	100.0	**	
Moisture Variation (Wv) %	**	-3.0	
Adjusted Moisture Variation %	0.0	**	
Hilf Density Ratio (%)	**103.0**	**102.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-25**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7238
Date Sampled: 22/11/2024
Dates Tested: 22/11/2024 - 25/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.1.1 & 5.4.1 & 2.1.1			
Sample Number	ME-7238C		
Test Number	161		
Date Tested	22/11/2024		
Time Tested	13:33		
Test Request #/Location	Stage 5 - Lot 505		
Easting	344002		
Northing	5802128		
Elevation (m)	51.2		
Thickness of Layer (mm)	300		
Soil Description	Silty Gravelly CLAY		
Fraction Tested (mm)	19.0		
Oversize (wet basis) %	0		
Oversize (dry basis) %	0		
Curing Hours	**		
Method used to Determine Plasticity	**		
Field Moisture Content %	18.4		
Field Dry Density t/m^3	1.81		
Maximum Dry Density t/m^3	1.76		
Adjusted Maximum Dry Density t/m^3	**		
Optimum Moisture Content (OMC) %	16.0		
Adjusted Optimum Moisture Content (OMC) %	**		
Moisture Variation %	-2.5		
Moisture Ratio %	115.0		
Density Ratio %	**102.5**		
Compaction Method	**Standard**		

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 25	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-26**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7244
Date Sampled: 25/11/2024
Dates Tested: 25/11/2024 - 26/11/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7244A		
Client Sample #	**		
Test Number	162		
Date Tested	25/11/2024		
Time Tested	08:02		
Test Request #/Location	Stage 5 - Lot 545		
Easting	343994		
Northing	5801905		
Elevation (m)	50.5		
Thickness of Layer (mm)	300		
Soil Description	Silty Gravelly CLAY		
Test Depth (mm)	275		
Sieve used to determine oversize (mm)	19.0		
Percentage of Wet Oversize (%)	4		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**		
Field Wet Density (FWD) t/m^3	2.18		
Field Moisture Content %	18.3		
Field Dry Density (FDD) t/m^3	1.86		
Peak Converted Wet Density t/m^3	**		
Adjusted Peak Converted Wet Density t/m^3	2.11		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.9		
Adj. Field Moisture Content % (AS1289.5.4.1)	17.5		
Moisture Ratio % (AS1289.5.4.1)	**		
Adjusted Moisture Ratio % (AS1289.5.4.1)	110.0		
Moisture Variation (Wv) %	**		
Adjusted Moisture Variation %	-1.5		
Hilf Density Ratio (%)	**103.5**		
Compaction Method	**Standard**		
Remarks	**		

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 26	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-27**
Issue Number: 1
Date Issued: 03/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7259
Date Sampled: 29/11/2024
Dates Tested: 29/11/2024 - 02/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7259A	ME-7259B	ME-7259C	ME-7259D
Client Sample #	**	**	**	**
Test Number	163	164	165	166
Date Tested	29/11/2024	29/11/2024	29/11/2024	29/11/2024
Time Tested	09:59	12:05	13:39	15:37
Test Request #/Location	Stage 5 - South Backfill	Stage 5 - South Backfill	Stage 5 - South Backfill	Stage 5 - South Backfill
Easting	344023	344046	344057	344032
Northing	5801916	5801938	5801945	5801917
Elevation (m)	47.6	48.1	48.5	48.4
Thickness of Layer (mm)	300	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	19	7	7	3
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	2.23	2.26	2.30	2.07
Field Moisture Content %	8.0	15.0	14.8	15.1
Field Dry Density (FDD) t/m^3	2.10	1.98	2.02	1.81
Peak Converted Wet Density t/m^3	**	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.30	2.16	2.15	2.15
Adj. Optimum Moisture Content % (AS1289.5.4.1)	8.5	13.9	14.4	14.6
Adj. Field Moisture Content % (AS1289.5.4.1)	6.5	14.0	13.8	14.6
Moisture Ratio % (AS1289.5.4.1)	**	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	76.5	100.5	95.5	100.0
Moisture Variation (Wv) %	**	**	**	**
Adjusted Moisture Variation %	2.0	0.0	0.5	0.0
Hilf Density Ratio (%)	**97.0**	**104.5**	**107.0**	**96.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 27	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-28**
Issue Number: 1
Date Issued: 09/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7261
Date Sampled: 02/12/2024
Dates Tested: 02/12/2024 - 03/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7261A	ME-7261B	ME-7261C	ME-7261D	ME-7261E
Client Sample #	**	**	**	**	**
Test Number	167	168	169	170	171
Date Tested	02/12/2024	02/12/2024	02/12/2024	02/12/2024	02/12/2024
Time Tested	08:24	11:42	13:55	15:32	17:08
Test Request #/Location	Stage 5 - South Backfill; re-test for #166	Stage 5 - South Backfill	Stage 5 - South Backfill	Stage 5 - South Backfill	Stage 5 - South Backfill
Easting	344032	344039	344050	344016	344058
Northing	5801917	5801926	5801939	5801911	5801947
Elevation (m)	48.2	48.5	48.9	48.4	49.6
Thickness of Layer (mm)	300	300	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	5	6	4	7	3
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.28	2.26	2.24	2.26	2.27
Field Moisture Content %	14.7	11.4	17.2	13.8	17.2
Field Dry Density (FDD) t/m^3	2.00	2.04	1.93	2.00	1.94
Peak Converted Wet Density t/m^3	**	**	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.17	2.20	2.15	2.21	2.16
Adj. Optimum Moisture Content % (AS1289.5.4.1)	14.1	11.5	13.6	12.3	15.7
Adj. Field Moisture Content % (AS1289.5.4.1)	14.0	10.8	16.4	12.8	16.7
Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	99.0	94.0	121.0	104.5	106.5
Moisture Variation (Wv) %	**	**	**	**	**
Adjusted Moisture Variation %	0.0	0.5	-3.0	-0.5	-1.0
Hilf Density Ratio (%)	**104.5**	**102.5**	**104.0**	**102.5**	**105.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 28	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-29**
Issue Number: 1
Date Issued: 09/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7265
Date Sampled: 03/12/2024
Dates Tested: 03/12/2024 - 04/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7265C		
Client Sample #	**		
Test Number	174		
Date Tested	03/12/2024		
Time Tested	16:45		
Test Request #/Location	Stage 5 - South Backfill		
Easting	344022		
Northing	5801913		
Elevation (m)	49.1		
Thickness of Layer (mm)	300		
Soil Description	Silty Gravelly CLAY		
Test Depth (mm)	275		
Sieve used to determine oversize (mm)	19.0		
Percentage of Wet Oversize (%)	4		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**		
Field Wet Density (FWD) t/m^3	2.16		
Field Moisture Content %	16.8		
Field Dry Density (FDD) t/m^3	1.87		
Peak Converted Wet Density t/m^3	**		
Adjusted Peak Converted Wet Density t/m^3	2.15		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.7		
Adj. Field Moisture Content % (AS1289.5.4.1)	16.1		
Moisture Ratio % (AS1289.5.4.1)	**		
Adjusted Moisture Ratio % (AS1289.5.4.1)	102.5		
Moisture Variation (Wv) %	**		
Adjusted Moisture Variation %	-0.5		
Hilf Density Ratio (%)	**100.5**		
Compaction Method	**Standard**		
Remarks	**		

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-29**
Issue Number: 1
Date Issued: 09/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7265
Date Sampled: 03/12/2024
Dates Tested: 03/12/2024 - 04/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.1.1 & 5.4.1 & 2.1.1			
Sample Number	ME-7265A	ME-7265B	
Test Number	172	173	
Date Tested	03/12/2024	03/12/2024	
Time Tested	14:00	16:37	
Test Request #/Location	Stage 5 - South Backfill	Stage 5 - South Backfill	
Easting	344054	344038	
Northing	5801946	5801927	
Elevation (m)	49.7	49.6	
Thickness of Layer (mm)	300	300	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	
Fraction Tested (mm)	19.0	19.0	
Oversize (wet basis) %	3	0	
Oversize (dry basis) %	3	0	
Curing Hours	**	**	
Method used to Determine Plasticity	**	**	
Field Moisture Content %	17.5	17.7	
Field Dry Density t/m^3	1.85	1.84	
Maximum Dry Density t/m^3	**	1.85	
Adjusted Maximum Dry Density t/m^3	1.87	**	
Optimum Moisture Content (OMC) %	**	14.5	
Adjusted Optimum Moisture Content (OMC) %	13.0	**	
Moisture Variation %	-4.5	-3.0	
Moisture Ratio %	137.0	121.0	
Density Ratio %	**99.0**	**99.5**	
Compaction Method	**Standard**	**Standard**	

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 29	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-30**
Issue Number: 1
Date Issued: 09/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7268
Date Sampled: 04/12/2024
Dates Tested: 04/12/2024 - 09/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7268A	ME-7268B	ME-7268C
Client Sample #	**	**	**
Test Number	175	176	179
Date Tested	04/12/2024	04/12/2024	04/12/2024
Time Tested	12:04	13:34	15:26
Test Request #/Location	Stage 5 - South Backfill	Stage 5	Stage 5 - South Backfill
Easting	344036	344098	344047
Northing	5801921	5802072	5801921
Elevation (m)	49.8	50.5	50.2
Thickness of Layer (mm)	200	200	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	5	4	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.23	2.03	2.20
Field Moisture Content %	15.3	15.8	11.9
Field Dry Density (FDD) t/m^3	1.94	1.76	1.97
Peak Converted Wet Density t/m^3	**	**	2.15
Adjusted Peak Converted Wet Density t/m^3	2.18	2.18	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	12.3	14.4	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.5	15.2	11.9
Moisture Ratio % (AS1289.5.4.1)	**	**	105.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	118.0	105.5	**
Moisture Variation (Wv) %	**	**	-0.5
Adjusted Moisture Variation %	-2.0	-1.0	**
Hilf Density Ratio (%)	**102.0**	**93.5**	**102.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 30	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-32**
Issue Number: 1
Date Issued: 12/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7273
Date Sampled: 05/12/2024
Dates Tested: 05/12/2024 - 09/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7273A	ME-7273B	ME-7273C	ME-7273D	ME-7273E
Client Sample #	**	**	**	**	**
Test Number	180	181	182	183	184
Date Tested	05/12/2024	05/12/2024	05/12/2024	05/12/2024	05/12/2024
Time Tested	07:20	07:39	07:54	08:02	09:11
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve; Re-test for #176	Stage 5 - Road Reserve	Stage 5 - Lot 508	Stage 5 - South Backfill
Easting	344097	344099	344016	344046	344022
Northing	5802063	5802071	5802149	5802163	5801919
Elevation (m)	50.8	50.5	51.5	51.9	50.1
Thickness of Layer (mm)	300	200	300	300	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	175	275	275	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	2	0	0	0	3
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.15	2.18	2.20	2.11	2.18
Field Moisture Content %	17.5	13.3	14.2	18.2	12.0
Field Dry Density (FDD) t/m^3	1.84	1.92	1.93	1.79	1.95
Peak Converted Wet Density t/m^3	**	2.19	2.16	2.14	**
Adjusted Peak Converted Wet Density t/m^3	2.14	**	**	**	2.23
Adj. Optimum Moisture Content % (AS1289.5.4.1)	14.9	**	**	**	11.8
Adj. Field Moisture Content % (AS1289.5.4.1)	17.2	13.3	14.2	18.2	11.6
Moisture Ratio % (AS1289.5.4.1)	**	103.5	106.5	116.5	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	115.0	**	**	**	98.0
Moisture Variation (Wv) %	**	-0.5	-1.0	-2.5	**
Adjusted Moisture Variation %	-2.0	**	**	**	0.0
Hilf Density Ratio (%)	**100.5**	**99.5**	**101.5**	**99.0**	**98.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-32**
Issue Number: 1
Date Issued: 12/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7273
Date Sampled: 05/12/2024
Dates Tested: 05/12/2024 - 09/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7273F	ME-7273G	ME-7273H	ME-7273I	
Client Sample #	**	**	**	**	
Test Number	185	186	187	191	
Date Tested	05/12/2024	05/12/2024	05/12/2024	05/12/2024	
Time Tested	11:19	11:28	11:45	14:59	
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - South Backfill	
Easting	344098	344102	344091	344061	
Northing	5802073	5802117	5802019	5801951	
Elevation (m)	51.1	51.4	49.8	51.1	
Thickness of Layer (mm)	200	200	200	300	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	175	175	175	275	
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	
Percentage of Wet Oversize (%)	0	2	0	2	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	
Field Wet Density (FWD) t/m^3	2.19	2.15	2.16	2.26	
Field Moisture Content %	14.9	14.5	15.1	13.6	
Field Dry Density (FDD) t/m^3	1.90	1.88	1.88	1.99	
Peak Converted Wet Density t/m^3	2.16	**	2.15	**	
Adjusted Peak Converted Wet Density t/m^3	**	2.18	**	2.16	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	13.8	**	13.1	
Adj. Field Moisture Content % (AS1289.5.4.1)	14.9	14.2	15.1	13.3	
Moisture Ratio % (AS1289.5.4.1)	105.5	**	103.0	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	103.0	**	102.0	
Moisture Variation (Wv) %	-0.5	**	-0.5	**	
Adjusted Moisture Variation %	**	-0.5	**	-0.5	
Hilf Density Ratio (%)	**101.5**	**98.5**	**100.5**	**104.5**	
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	
Remarks	**	**	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 32	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-34**
Issue Number: 1
Date Issued: 12/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7275
Date Sampled: 06/12/2024
Dates Tested: 06/12/2024 - 10/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7275A	ME-7275B	ME-7275C
Client Sample #	**	**	**
Test Number	192	198	199
Date Tested	06/12/2024	09/12/2024	09/12/2024
Time Tested	12:08	14:02	14:09
Test Request #/Location	Stage 5 - South Backfill	Stage 5 - South Backfill	Stage 5 - South Backfill
Easting	344023	344044	344032
Northing	5801910	5801922	5801929
Elevation (m)	50.3	50.9	51.2
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.19	2.23	2.19
Field Moisture Content %	17.2	14.4	12.3
Field Dry Density (FDD) t/m^3	1.87	1.95	1.95
Peak Converted Wet Density t/m^3	2.11	2.17	2.14
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	17.2	14.4	12.3
Moisture Ratio % (AS1289.5.4.1)	100.5	102.5	90.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	0.0	-0.5	1.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**103.5**	**103.0**	**102.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 34	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-36**
Issue Number: 1
Date Issued: 12/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7280
Date Sampled: 09/12/2024
Dates Tested: 09/12/2024 - 10/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7280A	ME-7280B	ME-7280C
Client Sample #	**	**	**
Test Number	200	201	202
Date Tested	09/12/2024	09/12/2024	09/12/2024
Time Tested	14:16	15:39	15:57
Test Request #/Location	Stage 5 - South Backfill	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344055	344088	344099
Northing	5801935	5802021	5802085
Elevation (m)	51.1	50.2	51.5
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	10	6	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.27	2.15	2.11
Field Moisture Content %	12.1	19.7	19.4
Field Dry Density (FDD) t/m^3	2.04	1.82	1.77
Peak Converted Wet Density t/m^3	**	**	2.10
Adjusted Peak Converted Wet Density t/m^3	2.19	2.09	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	11.8	16.9	**
Adj. Field Moisture Content % (AS1289.5.4.1)	10.9	18.6	19.4
Moisture Ratio % (AS1289.5.4.1)	**	**	119.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	92.0	110.0	**
Moisture Variation (Wv) %	**	**	-3.0
Adjusted Moisture Variation %	1.0	-1.5	**
Hilf Density Ratio (%)	**103.5**	**103.0**	**100.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 36	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-38**
Issue Number: 1
Date Issued: 12/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7283
Date Sampled: 10/12/2024
Dates Tested: 10/12/2024 - 11/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7283A	ME-7283B	ME-7283C
Client Sample #	**	**	**
Test Number	203	204	205
Date Tested	10/12/2024	10/12/2024	10/12/2024
Time Tested	12:05	13:32	13:42
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Lot 505
Easting	344084	343987	344006
Northing	5802002	5802134	5802111
Elevation (m)	50.6	51.1	51.4
Thickness of Layer (mm)	300	200	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	9	0	6
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.21	2.15	2.26
Field Moisture Content %	12.1	16.2	11.9
Field Dry Density (FDD) t/m^3	1.99	1.85	2.03
Peak Converted Wet Density t/m^3	**	2.12	**
Adjusted Peak Converted Wet Density t/m^3	2.23	**	2.21
Adj. Optimum Moisture Content % (AS1289.5.4.1)	11.4	**	11.4
Adj. Field Moisture Content % (AS1289.5.4.1)	11.1	16.2	11.1
Moisture Ratio % (AS1289.5.4.1)	**	113.0	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	97.0	**	98.0
Moisture Variation (Wv) %	**	-2.0	**
Adjusted Moisture Variation %	0.5	**	0.0
Hilf Density Ratio (%)	**99.0**	**101.5**	**102.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 38	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-40**
Issue Number: 1
Date Issued: 13/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7286
Date Sampled: 11/12/2024
Dates Tested: 11/12/2024 - 12/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7286A	ME-7286B	ME-7286C
Client Sample #	**	**	**
Test Number	210	211	212
Date Tested	11/12/2024	11/12/2024	11/12/2024
Time Tested	14:56	15:05	15:11
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344091	344084	344080
Northing	5802028	5801997	5801975
Elevation (m)	50.8	51.0	51.0
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	2	6	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.23	2.22	2.21
Field Moisture Content %	14.6	15.1	15.0
Field Dry Density (FDD) t/m^3	1.95	1.94	1.92
Peak Converted Wet Density t/m^3	**	**	2.13
Adjusted Peak Converted Wet Density t/m^3	2.17	2.16	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	12.8	13.9	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.2	14.2	15.0
Moisture Ratio % (AS1289.5.4.1)	**	**	101.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	111.0	102.0	**
Moisture Variation (Wv) %	**	**	0.0
Adjusted Moisture Variation %	-1.5	-0.5	**
Hilf Density Ratio (%)	**103.0**	**103.0**	**103.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 40	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-41**
Issue Number: 1
Date Issued: 16/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7292
Date Sampled: 12/12/2024
Dates Tested: 12/12/2024 - 13/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7292B	ME-7292C	ME-7292D
Client Sample #	**	**	**
Test Number	214	217	220
Date Tested	12/12/2024	12/12/2024	12/12/2024
Time Tested	09:58	11:27	15:04
Test Request #/Location	Stage 5 - Lot 505	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344025	344087	344097
Northing	5802107	5801995	5802087
Elevation (m)	51.4	51.2	51.7
Thickness of Layer (mm)	300	200	200
Soil Description	Silty Gravelly CLAY	Silty CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	5	0	3
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.25	2.09	2.10
Field Moisture Content %	12.6	18.5	20.1
Field Dry Density (FDD) t/m^3	2.01	1.77	1.76
Peak Converted Wet Density t/m^3	**	2.14	**
Adjusted Peak Converted Wet Density t/m^3	2.15	**	2.12
Adj. Optimum Moisture Content % (AS1289.5.4.1)	12.1	**	17.5
Adj. Field Moisture Content % (AS1289.5.4.1)	12.0	18.5	19.5
Moisture Ratio % (AS1289.5.4.1)	**	113.0	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	99.0	**	111.0
Moisture Variation (Wv) %	**	-2.0	**
Adjusted Moisture Variation %	0.0	**	-2.0
Hilf Density Ratio (%)	**104.5**	**98.0**	**99.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number:	**220078.05-41**
Issue Number:	1
Date Issued:	16/12/2024
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7292
Date Sampled:	12/12/2024
Dates Tested:	12/12/2024 - 13/12/2024
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5
Material Source:	Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.1.1 & 5.4.1 & 2.1.1			
Sample Number	ME-7292A		
Test Number	213		
Date Tested	12/12/2024		
Time Tested	09:46		
Test Request #/Location	Stage 5 - Lot 533		
Easting	344052		
Northing	5802109		
Elevation (m)	51.5		
Thickness of Layer (mm)	300		
Soil Description	Silty Gravelly CLAY		
Fraction Tested (mm)	19.0		
Oversize (wet basis) %	5		
Oversize (dry basis) %	6		
Curing Hours	**		
Method used to Determine Plasticity	**		
Field Moisture Content %	19.4		
Field Dry Density t/m^3	1.87		
Maximum Dry Density t/m^3	**		
Adjusted Maximum Dry Density t/m^3	1.79		
Optimum Moisture Content (OMC) %	**		
Adjusted Optimum Moisture Content (OMC) %	15.0		
Moisture Variation %	-4.5		
Moisture Ratio %	130.0		
Density Ratio %	**104.5**		
Compaction Method	**Standard**		

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 41	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-44**
Issue Number: 1
Date Issued: 17/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7298
Date Sampled: 13/12/2024
Dates Tested: 13/12/2024 - 16/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7298A	ME-7298B	ME-7298C
Client Sample #	**	**	**
Test Number	224	225	226
Date Tested	13/12/2024	13/12/2024	13/12/2024
Time Tested	15:04	15:13	15:24
Test Request #/Location	Stage 5 - Lot 533	Stage 5 - Lot 508	Stage 5 - Road Reserve
Easting	344034	344053	344089
Northing	5802109	5802158	5802022
Elevation (m)	51.8	52.0	51.6
Thickness of Layer (mm)	300	200	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty CLAY
Test Depth (mm)	275	175	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.15	2.17	2.05
Field Moisture Content %	17.0	15.6	21.0
Field Dry Density (FDD) t/m^3	1.83	1.88	1.69
Peak Converted Wet Density t/m^3	2.08	2.11	2.04
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	17.0	15.6	21.0
Moisture Ratio % (AS1289.5.4.1)	104.0	104.5	110.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-0.5	-0.5	-2.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**103.0**	**103.0**	**100.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 44	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-45**
Issue Number: 1
Date Issued: 18/12/2024
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7303
Date Sampled: 16/12/2024
Dates Tested: 16/12/2024 - 17/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7303A	ME-7303B	ME-7303C
Client Sample #	**	**	**
Test Number	227	228	229
Date Tested	16/12/2024	16/12/2024	16/12/2024
Time Tested	15:10	15:18	15:26
Test Request #/Location	Stage 5 - Lot 506	Stage 5 - Lot 533	Stage 5 - Lot 511
Easting	344017	344055	344079
Northing	5802133	5802116	5802114
Elevation (m)	51.7	51.9	52.1
Thickness of Layer (mm)	200	200	200
Soil Description	Silty Gravelly CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	3	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.16	2.09	2.12
Field Moisture Content %	16.1	17.9	18.3
Field Dry Density (FDD) t/m^3	1.87	1.77	1.79
Peak Converted Wet Density t/m^3	**	2.12	2.07
Adjusted Peak Converted Wet Density t/m^3	2.11	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.8	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	15.7	17.9	18.3
Moisture Ratio % (AS1289.5.4.1)	**	110.5	104.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	99.5	**	**
Moisture Variation (Wv) %	**	-1.5	-1.0
Adjusted Moisture Variation %	0.0	**	**
Hilf Density Ratio (%)	**102.5**	**98.5**	**102.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 45	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-46**
Issue Number: 1
Date Issued: 08/01/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7307
Date Sampled: 17/12/2024
Dates Tested: 17/12/2024 - 18/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7307A	ME-7307B	ME-7307C	ME-7307D
Client Sample #	**	**	**	**
Test Number	230	231	232	233
Date Tested	17/12/2024	17/12/2024	17/12/2024	17/12/2024
Time Tested	07:36	08:04	08:38	09:30
Test Request #/Location	Stage 5 - Pipe Backfill	Stage 5 - Pipe Backfill	Stage 5 - Pipe Backfill	Stage 5 - Pipe Backfill
Easting	344072	344073	344070	344069
Northing	5801944	5801942	5801942	5801945
Elevation (m)	50.3	50.5	51.0	51.5
Thickness of Layer (mm)	300	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	4	7	3
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	2.02	2.15	2.22	2.10
Field Moisture Content %	16.3	14.8	15.7	13.0
Field Dry Density (FDD) t/m^3	1.74	1.88	1.94	1.86
Peak Converted Wet Density t/m^3	2.12	**	**	**
Adjusted Peak Converted Wet Density t/m^3	**	2.14	2.17	2.11
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	14.3	14.3	13.5
Adj. Field Moisture Content % (AS1289.5.4.1)	16.3	14.3	14.6	12.6
Moisture Ratio % (AS1289.5.4.1)	102.0	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	100.0	102.0	93.5
Moisture Variation (Wv) %	-0.5	**	**	**
Adjusted Moisture Variation %	**	0.0	-0.5	1.0
Hilf Density Ratio (%)	**95.5**	**100.5**	**102.5**	**99.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.

Material Test Report

Report Number: **220078.05-46**
Issue Number: 1
Date Issued: 08/01/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7307
Date Sampled: 17/12/2024
Dates Tested: 17/12/2024 - 18/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7307E	ME-7307F	ME-7307G	
Client Sample #	**	**	**	
Test Number	234	235	236	
Date Tested	17/12/2024	17/12/2024	17/12/2024	
Time Tested	15:07	15:16	15:28	
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Lot 509	Stage 5 - Lot 511	
Easting	343982	344067	344083	
Northing	5802133	5802156	5802123	
Elevation (m)	51.3	52.2	52.4	
Thickness of Layer (mm)	200	200	200	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	175	175	175	
Sieve used to determine oversize (mm)	19.0	19.0	19.0	
Percentage of Wet Oversize (%)	2	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	
Field Wet Density (FWD) t/m^3	2.16	2.16	2.12	
Field Moisture Content %	13.8	16.5	15.0	
Field Dry Density (FDD) t/m^3	1.90	1.86	1.85	
Peak Converted Wet Density t/m^3	**	2.08	2.06	
Adjusted Peak Converted Wet Density t/m^3	2.10	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	14.2	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	13.5	16.5	15.0	
Moisture Ratio % (AS1289.5.4.1)	**	98.5	93.5	
Adjusted Moisture Ratio % (AS1289.5.4.1)	95.5	**	**	
Moisture Variation (Wv) %	**	0.5	1.0	
Adjusted Moisture Variation %	0.5	**	**	
Hilf Density Ratio (%)	**102.5**	**104.0**	**103.0**	
Compaction Method	**Standard**	**Standard**	**Standard**	
Remarks	**	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 46	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-47**
Issue Number: 1
Date Issued: 08/01/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7315
Date Sampled: 18/12/2024
Dates Tested: 18/12/2024 - 19/12/2024
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7315A	ME-7315B	ME-7315C
Client Sample #	**	**	**
Test Number	237	238	239
Date Tested	18/12/2024	18/12/2024	18/12/2024
Time Tested	13:32	15:32	15:40
Test Request #/Location	Stage 5 - Lot 510	Stage 5 - Road Reserve	Stage 5 - Lot 510
Easting	344097	344088	344094
Northing	5802161	5802174	5802160
Elevation (m)	51.7	51.8	52.0
Thickness of Layer (mm)	200	300	300
Soil Description	Silty Gravelly CLAY	Sandy Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.09	2.20	2.11
Field Moisture Content %	9.2	10.3	9.2
Field Dry Density (FDD) t/m^3	1.91	1.99	1.94
Peak Converted Wet Density t/m^3	2.14	2.21	2.16
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	9.2	10.3	9.2
Moisture Ratio % (AS1289.5.4.1)	80.0	95.5	81.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	2.5	0.5	2.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**97.5**	**99.5**	**98.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 47	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-48**
Issue Number: 1
Date Issued: 08/01/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7318
Date Sampled: 19/12/2024
Dates Tested: 19/12/2024 - 06/01/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7318A	ME-7318B	ME-7318C
Client Sample #	**	**	**
Test Number	240	241	242
Date Tested	19/12/2024	19/12/2024	19/12/2024
Time Tested	09:41	09:53	09:59
Test Request #/Location	Stage 5 - Lot 509	Stage 5 - Lot 507	Stage 5 - Lot 506
Easting	344070	344050	344036
Northing	5802134	5802127	5802117
Elevation (m)	52.5	52.2	52.1
Thickness of Layer (mm)	200	200	200
Soil Description	Sandy Gravelly CLAY	Sandy Silty CLAY	Sandy Silty CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.16	2.06	2.06
Field Moisture Content %	10.7	9.3	9.6
Field Dry Density (FDD) t/m^3	1.95	1.88	1.88
Peak Converted Wet Density t/m^3	2.13	2.16	2.16
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	10.7	9.3	9.6
Moisture Ratio % (AS1289.5.4.1)	82.0	79.5	83.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	2.5	2.5	2.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**101.5**	**95.5**	**95.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Dec 2024
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 48	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-49**
Issue Number: 1
Date Issued: 23/01/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7350
Date Sampled: 20/01/2025
Dates Tested: 20/01/2025 - 21/01/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7350A	ME-7350B	ME-7350C	ME-7350D
Client Sample #	**	**	**	**
Test Number	243	244	245	246
Date Tested	20/01/2025	20/01/2025	20/01/2025	20/01/2025
Time Tested	08:46	10:57	12:04	14:32
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344112	344108	344105	344103
Northing	5802143	5802101	5802080	5802064
Elevation (m)	50.4	50.6	50.6	50.8
Thickness of Layer (mm)	200	200	200	200
Soil Description	Silty CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	2	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	1.92	2.16	2.14	2.13
Field Moisture Content %	24.5	13.8	13.6	13.9
Field Dry Density (FDD) t/m^3	1.54	1.91	1.89	1.87
Peak Converted Wet Density t/m^3	1.99	**	2.10	2.13
Adjusted Peak Converted Wet Density t/m^3	**	2.10	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	15.1	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	24.5	13.6	13.6	13.9
Moisture Ratio % (AS1289.5.4.1)	116.5	**	94.0	102.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	89.5	**	**
Moisture Variation (Wv) %	-3.5	**	1.0	-0.5
Adjusted Moisture Variation %	**	1.5	**	**
Hilf Density Ratio (%)	**96.5**	**103.0**	**102.0**	**100.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 49	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-50**
Issue Number: 1
Date Issued: 03/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7352
Date Sampled: 21/01/2025
Dates Tested: 21/01/2025 - 22/01/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7352A	ME-7352B	ME-7352C
Client Sample #	**	**	**
Test Number	247	248	249
Date Tested	21/01/2025	21/01/2025	21/01/2025
Time Tested	09:32	14:39	14:46
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344111	344112	344107
Northing	5802136	5802117	5802083
Elevation (m)	51.2	51.4	51.2
Thickness of Layer (mm)	200	200	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	1	1	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.16	2.16	2.15
Field Moisture Content %	12.0	14.8	13.0
Field Dry Density (FDD) t/m^3	1.93	1.88	1.90
Peak Converted Wet Density t/m^3	**	**	2.07
Adjusted Peak Converted Wet Density t/m^3	2.05	2.07	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	14.4	15.5	**
Adj. Field Moisture Content % (AS1289.5.4.1)	11.9	14.6	13.0
Moisture Ratio % (AS1289.5.4.1)	**	**	85.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	82.5	94.0	**
Moisture Variation (Wv) %	**	**	2.0
Adjusted Moisture Variation %	2.5	1.0	**
Hilf Density Ratio (%)	**105.5**	**104.5**	**104.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 50	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-51**
Issue Number: 1
Date Issued: 03/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7368
Date Sampled: 22/01/2025
Dates Tested: 22/01/2025 - 23/01/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7368A	ME-7368B	ME-7368C
Client Sample #	**	**	**
Test Number	250	251	252
Date Tested	22/01/2025	22/01/2025	22/01/2025
Time Tested	10:38	14:56	15:14
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344100	344112	344108
Northing	5802047	5802148	5802116
Elevation (m)	50.9	51.6	51.6
Thickness of Layer (mm)	200	200	200
Soil Description	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	2	6	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.11	2.13	2.14
Field Moisture Content %	15.0	16.1	14.9
Field Dry Density (FDD) t/m^3	1.84	1.85	1.87
Peak Converted Wet Density t/m^3	**	**	2.13
Adjusted Peak Converted Wet Density t/m^3	2.08	2.14	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.8	15.4	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.7	15.2	14.9
Moisture Ratio % (AS1289.5.4.1)	**	**	100.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	92.5	98.5	**
Moisture Variation (Wv) %	**	**	0.0
Adjusted Moisture Variation %	1.0	0.0	**
Hilf Density Ratio (%)	**101.5**	**99.5**	**101.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne
				DWG BY: KB
				DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 51	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-52**
Issue Number: 1
Date Issued: 03/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7371
Date Sampled: 23/01/2025
Dates Tested: 23/01/2025 - 24/01/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7371A	ME-7371B	ME-7371C
Client Sample #	**	**	**
Test Number	253	254	255
Date Tested	23/01/2025	23/01/2025	23/01/2025
Time Tested	08:45	14:43	14:59
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344101	344107	344104
Northing	5802059	5802152	5802136
Elevation (m)	51.2	51.9	51.8
Thickness of Layer (mm)	200	200	200
Soil Description	Gravelly Silty CLAY	Gravelly Silty CLAY	Gravelly Silty CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	7	2
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.11	2.18	2.13
Field Moisture Content %	12.8	13.0	14.5
Field Dry Density (FDD) t/m^3	1.87	1.94	1.87
Peak Converted Wet Density t/m^3	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.04	2.10	2.08
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.6	13.7	16.6
Adj. Field Moisture Content % (AS1289.5.4.1)	12.8	12.1	14.2
Moisture Ratio % (AS1289.5.4.1)	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	82.0	88.0	85.5
Moisture Variation (Wv) %	**	**	**
Adjusted Moisture Variation %	3.0	1.5	2.5
Hilf Density Ratio (%)	**103.5**	**103.5**	**102.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 52	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-53**
Issue Number: 1
Date Issued: 03/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7375
Date Sampled: 24/01/2025
Dates Tested: 24/01/2025 - 28/01/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7375A	ME-7375B	ME-7375C
Client Sample #	**	**	**
Test Number	256	257	258
Date Tested	24/01/2025	24/01/2025	24/01/2025
Time Tested	11:41	14:29	14:53
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344102	344107	344100
Northing	5802103	5802163	5802133
Elevation (m)	51.8	52.0	52.1
Thickness of Layer (mm)	200	200	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	1	0	1
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.15	2.16	2.16
Field Moisture Content %	12.6	14.9	13.7
Field Dry Density (FDD) t/m^3	1.91	1.88	1.91
Peak Converted Wet Density t/m^3	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.10	2.11	2.05
Adj. Optimum Moisture Content % (AS1289.5.4.1)	14.1	15.0	16.0
Adj. Field Moisture Content % (AS1289.5.4.1)	12.5	14.8	13.6
Moisture Ratio % (AS1289.5.4.1)	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	88.5	99.0	85.5
Moisture Variation (Wv) %	**	**	**
Adjusted Moisture Variation %	1.5	0.0	2.5
Hilf Density Ratio (%)	**102.5**	**102.5**	**105.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne
				DWG BY: KB
				DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 53	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-54**
Issue Number: 1
Date Issued: 03/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7378
Date Sampled: 28/01/2025
Dates Tested: 28/01/2025 - 29/01/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7378A	ME-7378B	ME-7378C
Client Sample #	**	**	**
Test Number	259	260	261
Date Tested	28/01/2025	28/01/2025	28/01/2025
Time Tested	14:59	15:09	15:21
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344094	344102	344105
Northing	5802018	5802068	5802100
Elevation (m)	51.6	51.9	52.0
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	3	1	8
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.18	2.16	2.19
Field Moisture Content %	9.4	13.2	13.8
Field Dry Density (FDD) t/m^3	2.00	1.91	1.95
Peak Converted Wet Density t/m^3	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.03	2.05	2.08
Adj. Optimum Moisture Content % (AS1289.5.4.1)	12.5	15.5	15.2
Adj. Field Moisture Content % (AS1289.5.4.1)	9.1	13.0	12.7
Moisture Ratio % (AS1289.5.4.1)	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	72.5	84.0	83.5
Moisture Variation (Wv) %	**	**	**
Adjusted Moisture Variation %	3.5	2.5	2.5
Hilf Density Ratio (%)	**107.5**	**105.5**	**105.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 54	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number:	**220078.05-55**
Issue Number:	1
Date Issued:	03/02/2025
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7379
Date Sampled:	29/01/2025
Dates Tested:	29/01/2025 - 30/01/2025
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5
Material Source:	Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7379A	ME-7379B	
Client Sample #	**	**	
Test Number	262	263	
Date Tested	29/01/2025	29/01/2025	
Time Tested	11:50	13:37	
Test Request #/Location	Stage 5 - Lot 510; Retest #237	Stage 5 - Road Reserve; Retest #259	
Easting	344098	344093	
Northing	5802162	5802019	
Elevation (m)	51.7	51.6	
Thickness of Layer (mm)	200	300	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	175	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	2	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.14	2.19	
Field Moisture Content %	9.6	13.0	
Field Dry Density (FDD) t/m^3	1.95	1.94	
Peak Converted Wet Density t/m^3	2.09	**	
Adjusted Peak Converted Wet Density t/m^3	**	2.14	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	13.0	
Adj. Field Moisture Content % (AS1289.5.4.1)	9.6	12.7	
Moisture Ratio % (AS1289.5.4.1)	69.0	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	97.5	
Moisture Variation (Wv) %	4.0	**	
Adjusted Moisture Variation %	**	0.5	
Hilf Density Ratio (%)	**102.5**	**102.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne
				DWG BY: KB
				DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 55	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-56**
Issue Number: 1
Date Issued: 13/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7388
Date Sampled: 31/01/2025
Dates Tested: 31/01/2025 - 03/02/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7388A	ME-7388B	ME-7388C
Client Sample #	**	**	**
Test Number	264	265	266
Date Tested	31/01/2025	31/01/2025	31/01/2025
Time Tested	10:39	15:17	15:23
Test Request #/Location	Stage 5 - Lot 513	Stage 5 - Lot 533	Stage 5 - Lot 533
Easting	344077	344043	344028
Northing	5802083	5802098	5802093
Elevation (m)	52.2	52.1	51.9
Thickness of Layer (mm)	200	200	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	2	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.15	2.09	2.07
Field Moisture Content %	13.4	11.5	17.4
Field Dry Density (FDD) t/m^3	1.90	1.88	1.76
Peak Converted Wet Density t/m^3	2.14	**	2.12
Adjusted Peak Converted Wet Density t/m^3	**	1.97	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	14.8	**
Adj. Field Moisture Content % (AS1289.5.4.1)	13.4	11.3	17.4
Moisture Ratio % (AS1289.5.4.1)	99.5	**	114.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	76.0	**
Moisture Variation (Wv) %	0.0	**	-2.0
Adjusted Moisture Variation %	**	3.5	**
Hilf Density Ratio (%)	**101.0**	**105.5**	**97.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 56	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-57**
Issue Number: 1
Date Issued: 13/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7397
Date Sampled: 05/02/2025
Dates Tested: 05/02/2025 - 06/02/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7397A	ME-7397B	ME-7397C
Client Sample #	**	**	**
Test Number	267	268	269
Date Tested	05/02/2025	05/02/2025	05/02/2025
Time Tested	09:00	13:39	13:44
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344087	344085	344090
Northing	5801965	5801964	5801974
Elevation (m)	49.9	50.2	50.3
Thickness of Layer (mm)	200	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	2
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.10	2.14	2.17
Field Moisture Content %	14.1	13.9	13.8
Field Dry Density (FDD) t/m^3	1.84	1.88	1.91
Peak Converted Wet Density t/m^3	2.13	2.15	**
Adjusted Peak Converted Wet Density t/m^3	**	**	2.15
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	13.9
Adj. Field Moisture Content % (AS1289.5.4.1)	14.1	13.9	13.6
Moisture Ratio % (AS1289.5.4.1)	97.5	98.0	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	97.5
Moisture Variation (Wv) %	0.5	0.0	**
Adjusted Moisture Variation %	**	**	0.5
Hilf Density Ratio (%)	**98.5**	**99.5**	**100.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 57	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-58**
Issue Number: 1
Date Issued: 13/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7401
Date Sampled: 06/02/2025
Dates Tested: 06/02/2025 - 07/02/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7401A	ME-7401B	ME-7401C	ME-7401D
Client Sample #	**	**	**	**
Test Number	270	271	272	273
Date Tested	06/02/2025	06/02/2025	06/02/2025	06/02/2025
Time Tested	08:09	12:06	12:16	15:39
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344084	344085	344090	344089
Northing	5801955	5801965	5801981	5801967
Elevation (m)	50.2	50.8	51.2	51.0
Thickness of Layer (mm)	300	300	300	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	4	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	2.17	2.14	2.22	2.09
Field Moisture Content %	10.9	13.4	13.0	12.6
Field Dry Density (FDD) t/m^3	1.96	1.89	1.98	1.86
Peak Converted Wet Density t/m^3	2.13	2.08	**	2.05
Adjusted Peak Converted Wet Density t/m^3	**	**	2.09	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	14.7	**
Adj. Field Moisture Content % (AS1289.5.4.1)	10.9	13.4	12.4	12.6
Moisture Ratio % (AS1289.5.4.1)	87.5	90.5	**	83.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	84.0	**
Moisture Variation (Wv) %	1.5	1.5	**	2.5
Adjusted Moisture Variation %	**	**	2.5	**
Hilf Density Ratio (%)	**102.0**	**103.5**	**106.0**	**102.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 58	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-59**
Issue Number: 1
Date Issued: 13/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7403
Date Sampled: 07/02/2025
Dates Tested: 07/02/2025 - 10/02/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7403A	ME-7403B	ME-7403C
Client Sample #	**	**	**
Test Number	274	275	276
Date Tested	07/02/2025	07/02/2025	07/02/2025
Time Tested	10:48	14:07	14:00
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve
Easting	344084	344087	344082
Northing	5801971	5801975	5801950
Elevation (m)	51.5	51.7	51.1
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	1	1	2
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.16	2.16	2.16
Field Moisture Content %	13.5	12.3	14.5
Field Dry Density (FDD) t/m^3	1.91	1.92	1.89
Peak Converted Wet Density t/m^3	**	**	**
Adjusted Peak Converted Wet Density t/m^3	2.16	2.06	2.15
Adj. Optimum Moisture Content % (AS1289.5.4.1)	13.3	14.7	14.5
Adj. Field Moisture Content % (AS1289.5.4.1)	13.3	12.2	14.1
Moisture Ratio % (AS1289.5.4.1)	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	100.0	83.5	97.5
Moisture Variation (Wv) %	**	**	**
Adjusted Moisture Variation %	0.0	2.5	0.5
Hilf Density Ratio (%)	**100.0**	**104.5**	**100.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne
				DWG BY: KB
				DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 59	REV: 0	SCALE: 1:450 @A3

Material Test Report

Report Number: **220078.05-60**
Issue Number: 1
Date Issued: 13/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7408
Date Sampled: 10/02/2025
Dates Tested: 10/02/2025 - 11/02/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1					
Sample Number	ME-7408A	ME-7408B	ME-7408C	ME-7408D	ME-7408E
Client Sample #	**	**	**	**	**
Test Number	277	278	279	280	281
Date Tested	10/02/2025	10/02/2025	10/02/2025	10/02/2025	10/02/2025
Time Tested	08:42	08:50	08:59	10:26	09:34
Test Request #/Location	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Road Reserve	Stage 5 - Lot 507; Retest #241 and #242	Stage 5 - Lot 533; Retest #266
Easting	344084	344087	344082	344043	344030
Northing	5801975	5801961	5801952	5802123	5802094
Elevation (m)	51.9	51.6	51.4	52.1	51.9
Thickness of Layer (mm)	200	200	200	200	200
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	175	175	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	3	4	1	0	1
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**
Field Wet Density (FWD) t/m^3	2.23	2.23	2.18	2.14	2.19
Field Moisture Content %	9.6	12.5	11.9	6.7	15.4
Field Dry Density (FDD) t/m^3	2.04	1.99	1.95	2.01	1.90
Peak Converted Wet Density t/m^3	**	**	**	2.07	**
Adjusted Peak Converted Wet Density t/m^3	2.20	2.15	2.19	**	2.11
Adj. Optimum Moisture Content % (AS1289.5.4.1)	11.4	13.8	12.1	**	15.1
Adj. Field Moisture Content % (AS1289.5.4.1)	9.3	12.0	11.7	6.7	15.1
Moisture Ratio % (AS1289.5.4.1)	**	**	**	57.5	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	81.5	86.5	96.5	**	100.5
Moisture Variation (Wv) %	**	**	**	5.0	**
Adjusted Moisture Variation %	2.0	2.0	0.5	**	0.0
Hilf Density Ratio (%)	**101.0**	**104.0**	**100.0**	**103.5**	**104.0**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Feb 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 60	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-63**
Issue Number: 1
Date Issued: 26/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7457
Date Sampled: 21/02/2025
Dates Tested: 21/02/2025 - 24/02/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 Road Reserve
Material: Lime Stabilised Subgrage
Material Source: Site Derived

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1				
Sample Number	ME-7457A	ME-7457B	ME-7457C	ME-7457D
Client Sample #	**	**	**	**
Test Number	282	283	284	285
Date Tested	21/02/2025	21/02/2025	21/02/2025	21/02/2025
Time Tested	06:59	07:19	07:33	07:54
Test Request #/Location	Hazel Way	Bankside Boulevard	Bankside Boulevard	Ridgeway Street
Chainage (m)	367	1444	1326	186
Location Offset (m)	5 from LEL	2 from LEL	4 from LEL	7 from LEL
Layer / Reduced Level	Stabilised - Layer 1	Stabilised - Layer 1	Stabilised - Layer 1	Stabilised - Layer 1
Thickness of Layer (mm)	250	250	250	250
Soil Description	Lime Stabilised Silty CLAY	Lime Stabilised Silty CLAY	Lime Stabilised Silty CLAY	Lime Stabilised Silty CLAY
Test Depth (mm)	225	225	225	225
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**
Field Wet Density (FWD) t/m^3	2.02	2.08	2.10	2.06
Field Moisture Content %	13.5	12.3	13.9	15.5
Field Dry Density (FDD) t/m^3	1.78	1.85	1.84	1.78
Peak Converted Wet Density t/m^3	1.99	2.07	**	1.97
Adjusted Peak Converted Wet Density t/m^3	**	**	1.96	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	18.5	**
Adj. Field Moisture Content % (AS1289.5.4.1)	13.5	12.3	13.9	15.5
Moisture Ratio % (AS1289.5.4.1)	82.0	81.5	**	82.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	75.0	**
Moisture Variation (Wv) %	3.0	2.5	**	3.5
Adjusted Moisture Variation %	**	**	4.5	**
Hilf Density Ratio (%)	**101.5**	**100.5**	**107.0**	**104.5**
Compaction Method	**Standard**	**Standard**	**Standard**	**Standard**
Remarks	**	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Mar 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 63	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number:	**220078.05-65**
Issue Number:	1
Date Issued:	28/02/2025
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7472
Date Sampled:	25/02/2025
Dates Tested:	25/02/2025 - 26/02/2025
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5 Road Reserve
Material:	Lime/CT Stabilised Silty CLAY
Material Source:	Site Derived

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7472A	ME-7472B	
Client Sample #	**	**	
Test Number	289	290	
Date Tested	25/02/2025	25/02/2025	
Time Tested	07:34	07:53	
Test Request #/Location	Bankside Boulevard	Hazel Way	
Chainage (m)	1533	344	
Location Offset (m)	2 from LEL	6 from LEL	
Layer / Reduced Level	Stabilised - Layer 2	Stabilised - Layer 2	
Thickness of Layer (mm)	400	400	
Soil Description	Lime/CT Stabilised Silty CLAY	Lime/CT Stabilised Silty CLAY	
Test Depth (mm)	300	300	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	3	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.10	2.05	
Field Moisture Content %	15.4	14.3	
Field Dry Density (FDD) t/m^3	1.83	1.80	
Peak Converted Wet Density t/m^3	**	2.01	
Adjusted Peak Converted Wet Density t/m^3	1.96	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	18.2	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	14.8	14.3	
Moisture Ratio % (AS1289.5.4.1)	**	82.0	
Adjusted Moisture Ratio % (AS1289.5.4.1)	82.0	**	
Moisture Variation (Wv) %	**	3.0	
Adjusted Moisture Variation %	3.5	**	
Hilf Density Ratio (%)	**107.0**	**102.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Mar 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 65	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number:	**220078.05-66**
Issue Number:	1
Date Issued:	28/02/2025
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7480
Date Sampled:	26/02/2025
Dates Tested:	26/02/2025 - 28/02/2025
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5 Road Reserve
Material:	Lime/CT Stabilised Silty CLAY
Material Source:	Site Derived

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7480A	ME-7480B	
Client Sample #	**	**	
Test Number	294	295	
Date Tested	26/02/2025	26/02/2025	
Time Tested	07:12	07:59	
Test Request #/Location	Bankside Boulevard	Ridgeway Street	
Chainage (m)	1306	61	
Location Offset (m)	8 from LEL	5 from LEL	
Layer / Reduced Level	Stabilised - Layer 2	Stabilised - Layer 2	
Thickness of Layer (mm)	400	400	
Soil Description	Lime/CT Stabilised Silty CLAY	Lime/CT Stabilised Silty CLAY	
Test Depth (mm)	300	300	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.11	2.13	
Field Moisture Content %	16.8	15.9	
Field Dry Density (FDD) t/m^3	1.81	1.83	
Peak Converted Wet Density t/m^3	1.95	1.99	
Adjusted Peak Converted Wet Density t/m^3	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	16.8	15.9	
Moisture Ratio % (AS1289.5.4.1)	85.0	89.0	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	
Moisture Variation (Wv) %	3.0	2.0	
Adjusted Moisture Variation %	**	**	
Hilf Density Ratio (%)	**108.5**	**107.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne
				DWG BY: KB
				DATE: Mar 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 66	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-73**
Issue Number: 1
Date Issued: 07/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7527
Date Sampled: 05/03/2025
Dates Tested: 05/03/2025 - 06/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 Drainage Backfill
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7527A		
Client Sample #	**		
Test Number	311		
Date Tested	05/03/2025		
Time Tested	13:48		
Test Request #/Location	Stage 5 - Drainage Backfill		
Easting	344080		
Northing	5801936		
Elevation (m)	48.2		
Layer / Reduced Level	2		
Thickness of Layer (mm)	300		
Soil Description	Silty Gravelly CLAY		
Test Depth (mm)	275		
Sieve used to determine oversize (mm)	19.0		
Percentage of Wet Oversize (%)	2		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**		
Field Wet Density (FWD) t/m^3	2.16		
Field Moisture Content %	17.6		
Field Dry Density (FDD) t/m^3	1.85		
Peak Converted Wet Density t/m^3	**		
Adjusted Peak Converted Wet Density t/m^3	2.11		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.9		
Adj. Field Moisture Content % (AS1289.5.4.1)	17.2		
Moisture Ratio % (AS1289.5.4.1)	**		
Adjusted Moisture Ratio % (AS1289.5.4.1)	108.0		
Moisture Variation (Wv) %	**		
Adjusted Moisture Variation %	-1.5		
Hilf Density Ratio (%)	**103.0**		
Compaction Method	**Standard**		
Remarks	**		

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Mar 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 73	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-75**
Issue Number: 1
Date Issued: 17/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7529
Date Sampled: 06/03/2025
Dates Tested: 06/03/2025 - 07/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 East Extension, Drainage Backfill
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7529A	ME-7529B	
Client Sample #	**	**	
Test Number	314	316	
Date Tested	27/02/2025	27/02/2025	
Time Tested	10:13	14:20	
Test Request #/Location	Stage 5 - Drainage Backfill	Stage 5 - Drainage Backfill	
Easting	344079	344078	
Northing	5801935	5801939	
Elevation (m)	48.9	49.5	
Layer / Reduced Level	4	6	
Thickness of Layer (mm)	300	300	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	5	4	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.11	2.09	
Field Moisture Content %	14.3	19.1	
Field Dry Density (FDD) t/m^3	1.86	1.77	
Peak Converted Wet Density t/m^3	**	**	
Adjusted Peak Converted Wet Density t/m^3	2.16	2.11	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	13.2	16.2	
Adj. Field Moisture Content % (AS1289.5.4.1)	13.7	18.3	
Moisture Ratio % (AS1289.5.4.1)	**	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	103.5	113.0	
Moisture Variation (Wv) %	**	**	
Adjusted Moisture Variation %	-0.5	-2.0	
Hilf Density Ratio (%)	**98.0**	**99.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Mar 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 75	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-77**
Issue Number: 1
Date Issued: 17/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7532
Date Sampled: 07/03/2025
Dates Tested: 07/03/2025 - 11/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 Drainage Backfill
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7532A	ME-7532B	ME-7532C
Client Sample #	**	**	**
Test Number	317	318	319
Date Tested	07/03/2025	07/03/2025	07/03/2025
Time Tested	08:47	10:25	13:41
Test Request #/Location	Stage 5 - Drainage Backfill	Stage 5 - Drainage Backfill	Stage 5 - Drainage Backfill
Easting	344080	344081	344078
Northing	5801932	5801941	5801936
Elevation (m)	49.9	50.3	50.4
Layer / Reduced Level	8	9	10
Thickness of Layer (mm)	300	200	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	175	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	2	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.18	2.14	2.12
Field Moisture Content %	13.6	14.4	14.6
Field Dry Density (FDD) t/m^3	1.92	1.87	1.85
Peak Converted Wet Density t/m^3	2.14	**	2.08
Adjusted Peak Converted Wet Density t/m^3	**	2.15	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	14.2	**
Adj. Field Moisture Content % (AS1289.5.4.1)	13.6	14.1	14.6
Moisture Ratio % (AS1289.5.4.1)	97.0	**	96.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	99.0	**
Moisture Variation (Wv) %	0.5	**	0.5
Adjusted Moisture Variation %	**	0.0	**
Hilf Density Ratio (%)	**102.0**	**99.0**	**102.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Mar 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 77	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number: **220078.05-78**
Issue Number: 1
Date Issued: 17/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7536
Date Sampled: 11/03/2025
Dates Tested: 11/03/2025 - 12/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 Drainage Backfill
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7536A	ME-7536B	ME-7536C
Client Sample #	**	**	**
Test Number	320	321	322
Date Tested	11/03/2025	11/03/2025	11/03/2025
Time Tested	10:55	11:00	13:44
Test Request #/Location	Stage 5 - Drainage Backfill	Stage 5 - Drainage Backfill	Stage 5 - Drainage Backfill (Outside Stage 5)
Easting	344078	344077	344095
Northing	5801927	5801939	5801940
Elevation (m)	50.7	51.0	50.4
Layer / Reduced Level	12	12	Final
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly Clay
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	3	4	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.19	2.19	2.21
Field Moisture Content %	13.4	11.9	12.2
Field Dry Density (FDD) t/m^3	1.94	1.97	1.97
Peak Converted Wet Density t/m^3	**	**	2.17
Adjusted Peak Converted Wet Density t/m^3	2.17	2.16	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	12.7	12.1	**
Adj. Field Moisture Content % (AS1289.5.4.1)	13.0	11.4	12.2
Moisture Ratio % (AS1289.5.4.1)	**	**	100.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	103.0	94.0	**
Moisture Variation (Wv) %	**	**	0.0
Adjusted Moisture Variation %	-0.5	0.5	**
Hilf Density Ratio (%)	**101.0**	**101.5**	**102.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC			OFFICE: Melbourne DWG BY: KB DATE: Mar 2025
CLIENT: Montdami Constructions Pty Ltd	PROJECT: 220078.05	REF: 78	REV: 0	SCALE: 1:550 @A3

Material Test Report

Report Number:	**220078.05-62**
Issue Number:	1
Date Issued:	26/02/2025
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7469
Date Sampled:	24/02/2025
Dates Tested:	24/02/2025 - 25/02/2025
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Bankside Boulevard
Material:	Silty Gravelly CLAY
Material Source:	Site Won

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

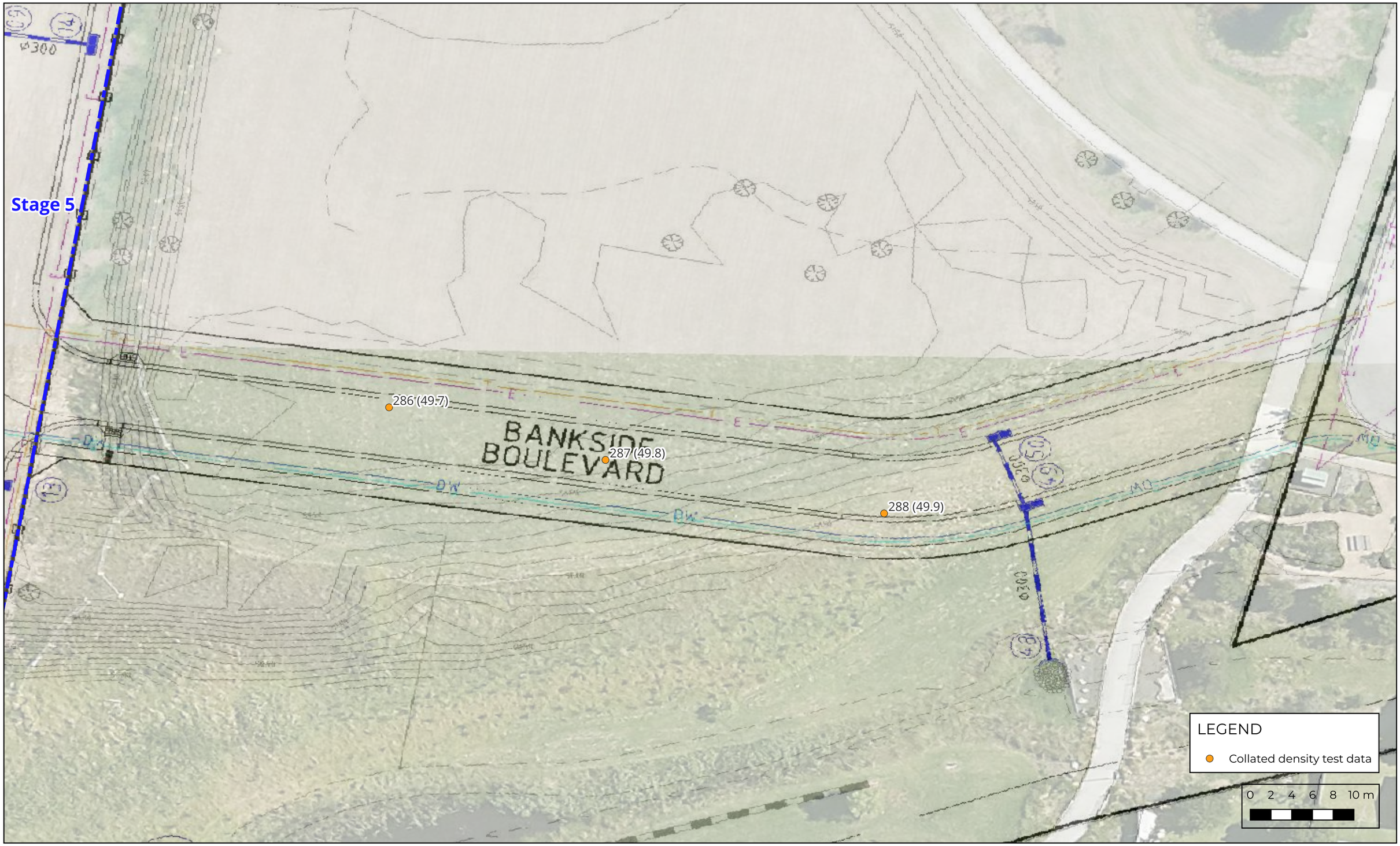
Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7469A	ME-7469B	ME-7469C
Client Sample #	**	**	**
Test Number	286	287	288
Date Tested	24/02/2025	24/02/2025	24/02/2025
Time Tested	14:08	14:19	14:39
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	Bankside Boulevard Extension
Easting	344127	344148	344175
Northing	5802009	5802003	5801997
Elevation (m)	49.7	49.8	49.9
Layer / Reduced Level	1	1	1
Thickness of Layer (mm)	200	200	300
Soil Description	Silty CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	175	175	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	1.98	1.94	2.03
Field Moisture Content %	19.9	16.5	19.0
Field Dry Density (FDD) t/m^3	1.65	1.67	1.71
Peak Converted Wet Density t/m^3	2.00	1.98	1.93
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	19.9	16.5	19.0
Moisture Ratio % (AS1289.5.4.1)	103.0	93.0	95.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-0.5	1.0	1.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**99.5**	**98.0**	**105.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 62
REV: 0

Material Test Report

Report Number:	**220078.05-64**
Issue Number:	1
Date Issued:	28/02/2025
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7471
Date Sampled:	18/02/2025
Dates Tested:	25/02/2025 - 26/02/2025
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5 East Extension
Material:	Silty CLAY
Material Source:	Site Won

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

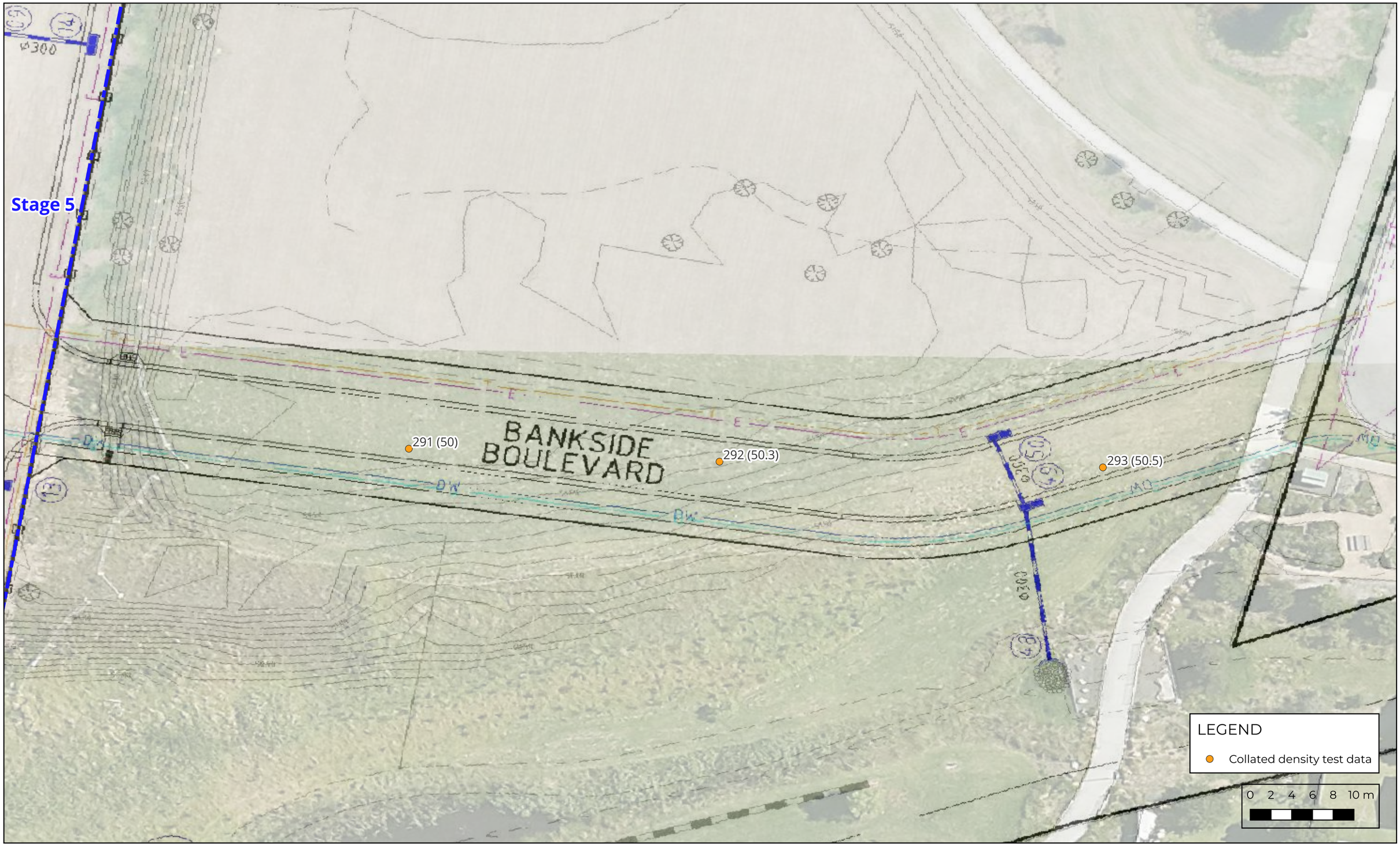
Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7471A	ME-7471B	ME-7471C
Client Sample #	**	**	**
Test Number	291	292	293
Date Tested	25/02/2025	25/02/2025	25/02/2025
Time Tested	11:06	15:13	15:23
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	Bankside Boulevard Extension
Easting	344129	344159	344196
Northing	5802004	5802003	5802003
Elevation (m)	50.0	50.3	50.5
Layer / Reduced Level	2	3	3
Thickness of Layer (mm)	300	300	300
Soil Description	Silty CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.10	2.08	2.02
Field Moisture Content %	18.5	18.8	17.2
Field Dry Density (FDD) t/m^3	1.77	1.75	1.72
Peak Converted Wet Density t/m^3	2.07	2.01	1.94
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	18.5	18.8	17.2
Moisture Ratio % (AS1289.5.4.1)	100.0	100.0	91.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	0.0	0.0	1.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**101.5**	**103.5**	**104.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC	PROJECT: 220078.05
OFFICE: Melbourne	DRAWN BY: KB		REF: 64
SCALE: 1:250 @A3	DATE: Mar 2025		REV: 0

Material Test Report

Report Number: **220078.05-68**
Issue Number: 1
Date Issued: 28/02/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7485
Date Sampled: 26/02/2025
Dates Tested: 26/02/2025 - 27/02/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 East Extension
Material: Silty CLAY
Material Source: Site Won

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

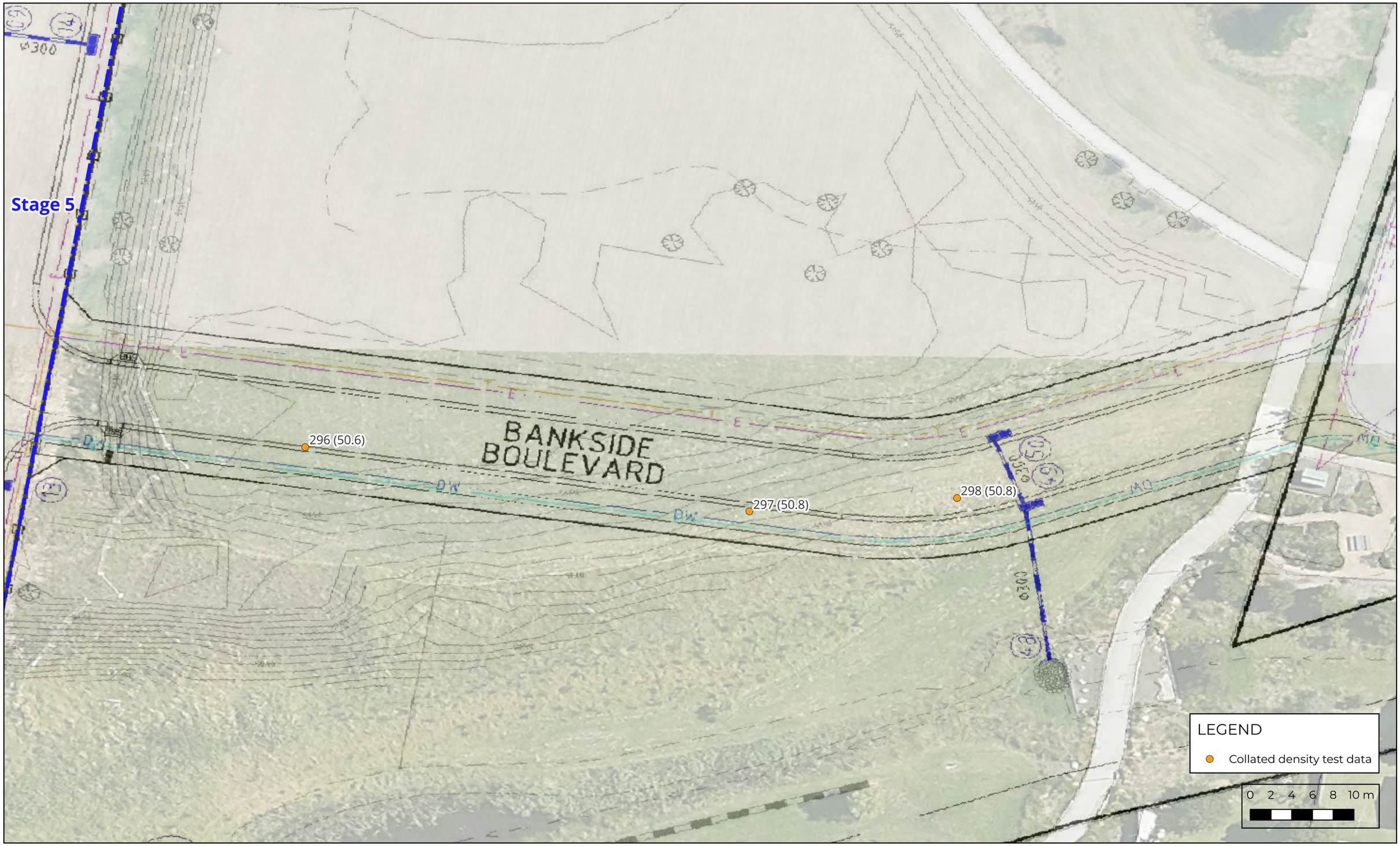
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7485A	ME-7485B	ME-7485C
Client Sample #	**	**	**
Test Number	296	297	298
Date Tested	26/02/2025	26/02/2025	26/02/2025
Time Tested	10:30	13:32	13:38
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	Bankside Boulevard Extension
Easting	344119	344162	344182
Northing	5802004	5801997	5801999
Elevation (m)	50.6	50.8	50.8
Layer / Reduced Level	4	5	5
Thickness of Layer (mm)	200	200	200
Soil Description	Silty CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.08	2.03	2.08
Field Moisture Content %	17.0	16.7	19.6
Field Dry Density (FDD) t/m^3	1.78	1.74	1.74
Peak Converted Wet Density t/m^3	2.02	2.02	2.05
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	17.0	16.7	19.6
Moisture Ratio % (AS1289.5.4.1)	97.5	99.5	101.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	0.5	0.0	0.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**103.0**	**101.0**	**101.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 68
REV: 0

Material Test Report

Report Number:	**220078.05-69**
Issue Number:	1
Date Issued:	03/03/2025
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7488
Date Sampled:	27/02/2025
Dates Tested:	27/02/2025 - 28/02/2025
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5 East Extension
Material:	Silty CLAY
Material Source:	Site Won

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

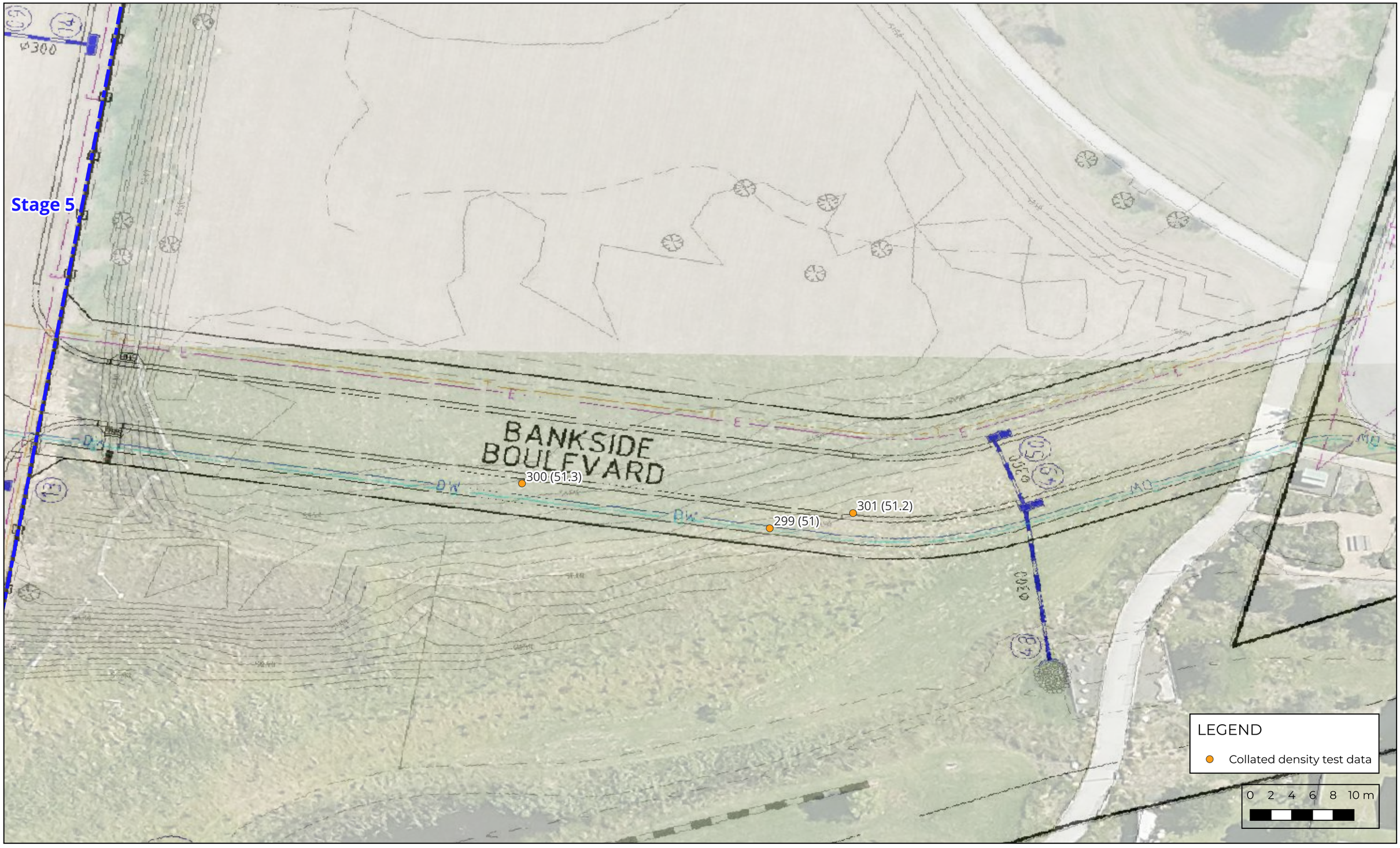
Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7488A	ME-7488B	ME-7488C
Client Sample #	**	**	**
Test Number	299	300	301
Date Tested	27/02/2025	27/02/2025	27/02/2025
Time Tested	09:03	14:56	15:07
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	Bankside Boulevard Extension
Easting	344164	344140	344172
Northing	5801995	5802000	5801997
Elevation (m)	51.0	51.3	51.2
Layer / Reduced Level	6	7	7
Thickness of Layer (mm)	200	200	200
Soil Description	Silty CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.08	2.03	2.02
Field Moisture Content %	16.2	19.9	20.5
Field Dry Density (FDD) t/m^3	1.79	1.69	1.67
Peak Converted Wet Density t/m^3	2.04	2.04	2.04
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	16.2	19.9	20.5
Moisture Ratio % (AS1289.5.4.1)	97.0	101.5	112.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	0.5	-0.5	-2.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**102.5**	**99.0**	**99.0**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS	CLIENT: Montdami Constructions Pty Ltd	TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC	PROJECT: 220078.05
	OFFICE: Melbourne / DRAWN BY: KB		REF: 69
	SCALE: 1:250 @A3 / DATE: Mar 2025		REV: 0

Material Test Report

Report Number: **220078.05-70**
Issue Number: 1
Date Issued: 04/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7491
Date Sampled: 28/02/2025
Dates Tested: 28/02/2025 - 03/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 East Extension
Material: Silty CLAY
Material Source: Site Won

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

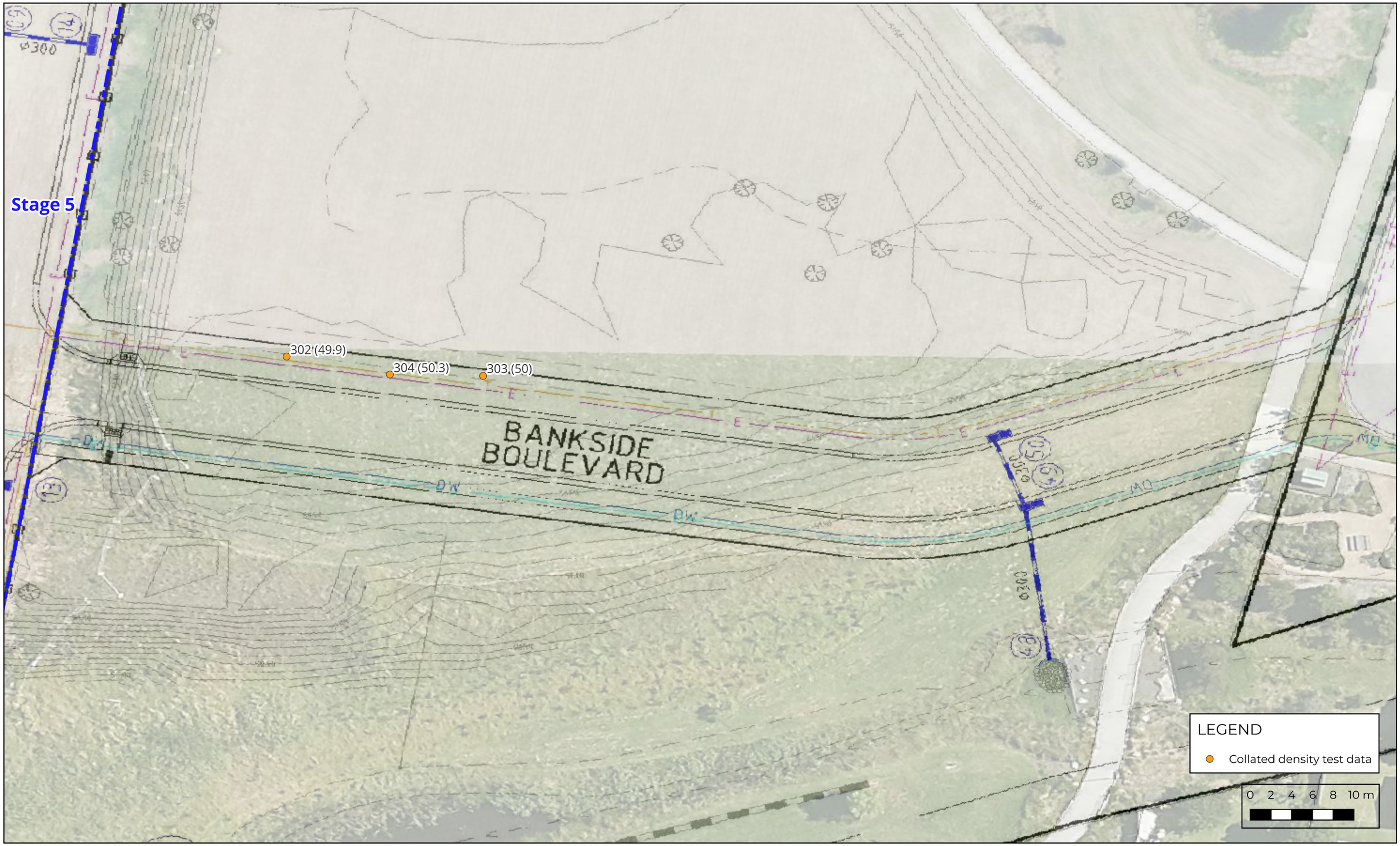
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7491A	ME-7491B	ME-7491C
Client Sample #	**	**	**
Test Number	302	303	304
Date Tested	28/02/2025	28/02/2025	28/02/2025
Time Tested	12:13	12:19	15:07
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	Bankside Boulevard Extension
Easting	344117	344136	344127
Northing	5802015	5802013	5802013
Elevation (m)	49.9	50.0	50.3
Layer / Reduced Level	1	2	3
Thickness of Layer (mm)	200	200	200
Soil Description	Silty CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	175	175	175
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.05	2.01	2.07
Field Moisture Content %	18.0	19.4	17.0
Field Dry Density (FDD) t/m^3	1.74	1.68	1.77
Peak Converted Wet Density t/m^3	2.03	2.04	2.08
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	18.0	19.4	17.0
Moisture Ratio % (AS1289.5.4.1)	100.0	106.5	101.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	0.0	-1.0	0.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**101.0**	**98.5**	**99.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

TITLE: Earthworks Monitoring and Testing Location Plan
Stage 5 and 6A Bankside Estate
Bankside Boulevard, Rowville VIC

PROJECT: 220078.05
REF: 70
REV: 0

Material Test Report

Report Number: **220078.05-71**
Issue Number: 1
Date Issued: 05/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7499
Date Sampled: 03/03/2025
Dates Tested: 03/03/2025 - 04/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 East Extension
Material: Silty CLAY
Material Source: Site Won

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

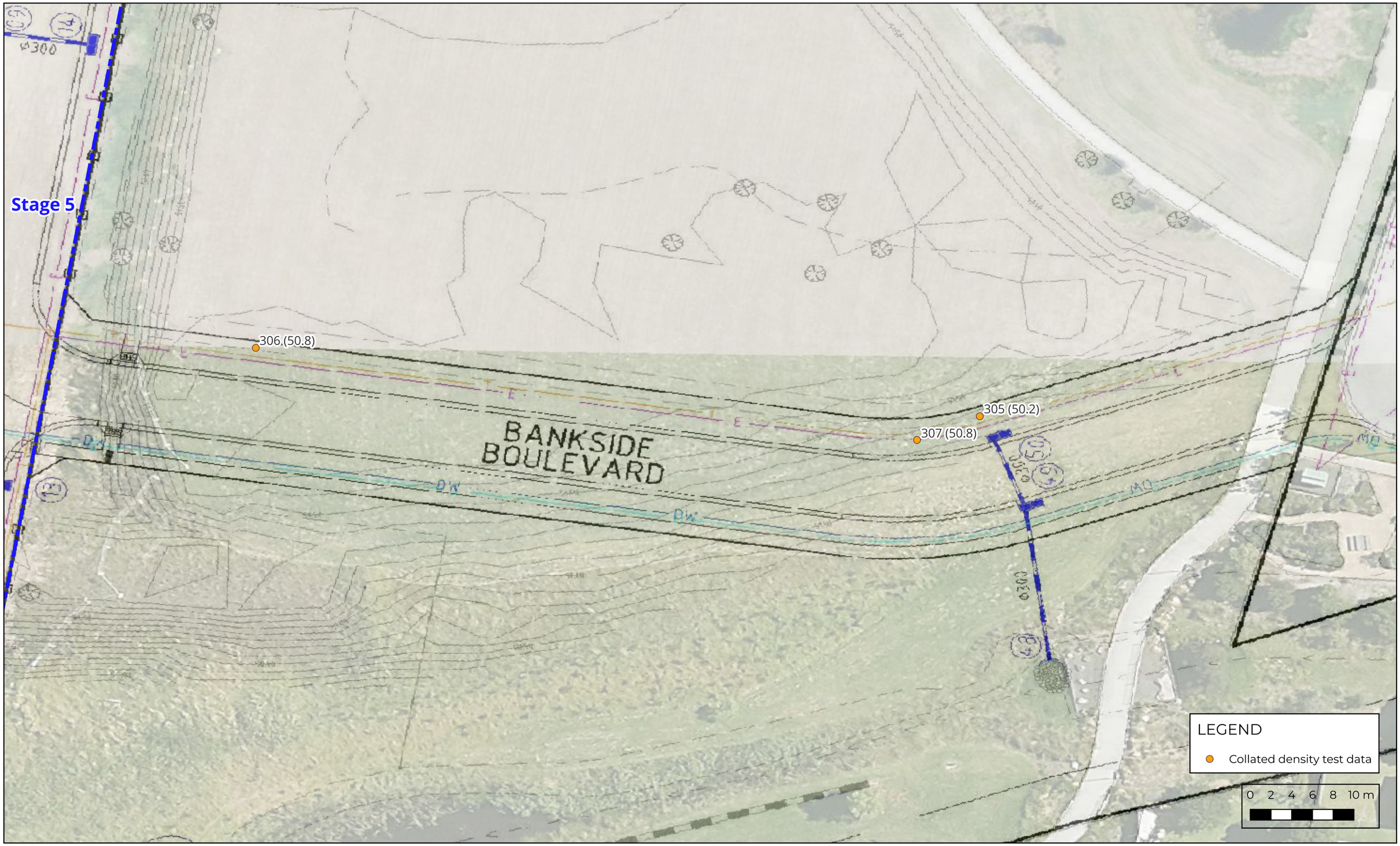
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7499A	ME-7499B	ME-7499C
Client Sample #	**	**	**
Test Number	305	306	307
Date Tested	03/03/2025	03/03/2025	03/03/2025
Time Tested	09:24	13:54	15:07
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	Bankside Boulevard Extension
Easting	344184	344114	344178
Northing	5802009	5802016	5802006
Elevation (m)	50.2	50.8	50.8
Layer / Reduced Level	3	4	5
Thickness of Layer (mm)	300	300	300
Soil Description	Silty CLAY	Silty CLAY	Silty CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.08	2.11	2.09
Field Moisture Content %	14.1	16.3	15.5
Field Dry Density (FDD) t/m^3	1.82	1.82	1.81
Peak Converted Wet Density t/m^3	2.01	2.06	2.06
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.1	16.3	15.5
Moisture Ratio % (AS1289.5.4.1)	91.0	98.0	96.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	1.5	0.5	0.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**103.5**	**102.5**	**101.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 71
REV: 0

Material Test Report

Report Number: **220078.05-72**
Issue Number: 1
Date Issued: 07/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7503
Date Sampled: 04/03/2025
Dates Tested: 04/03/2025 - 05/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 East Extension
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

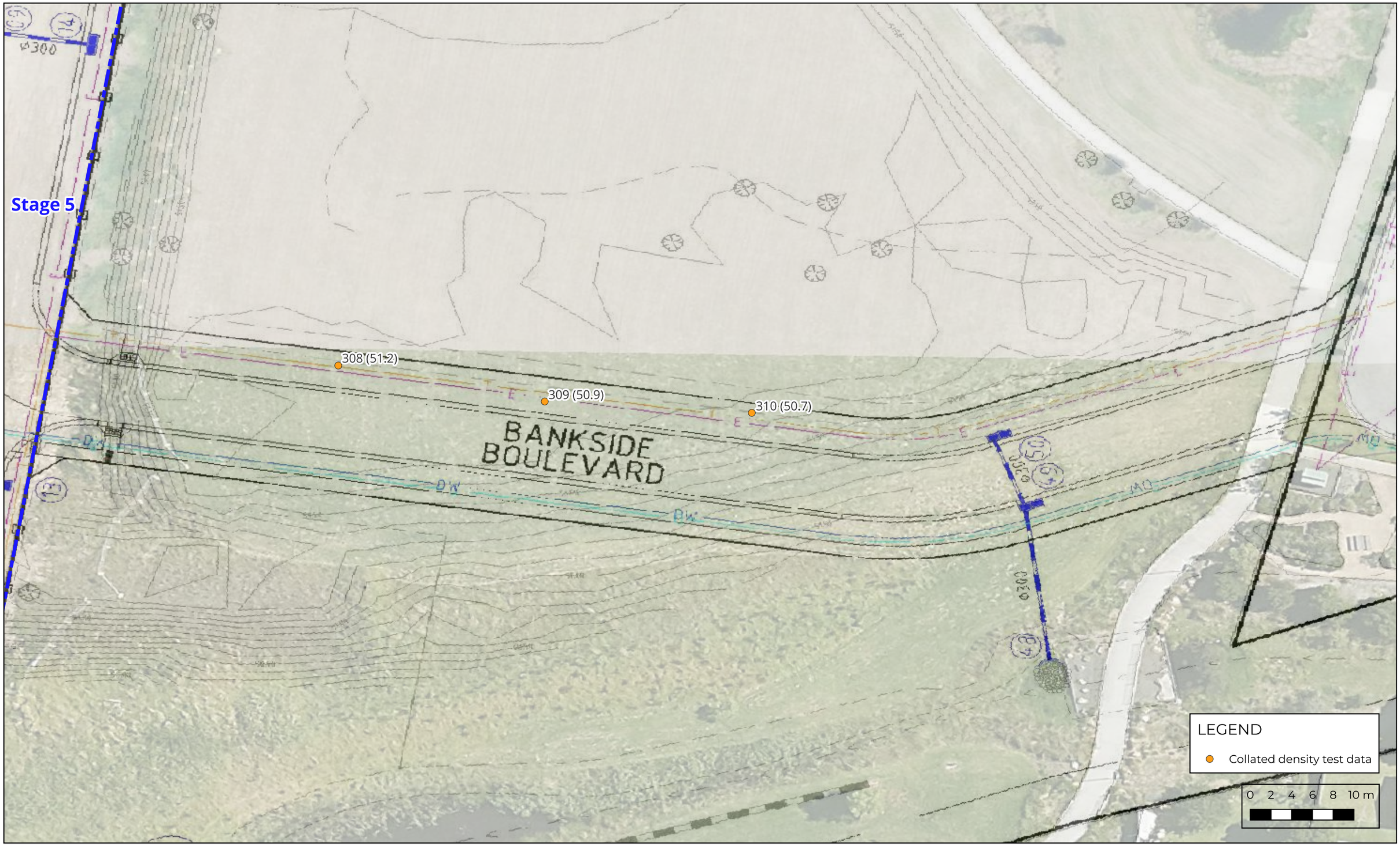
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7503A	ME-7503B	ME-7503C
Client Sample #	**	**	**
Test Number	308	309	310
Date Tested	04/03/2025	04/03/2025	04/03/2025
Time Tested	15:04	15:13	15:27
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	Bankside Boulevard Extension
Easting	344122	344142	344162
Northing	5802014	5802010	5802009
Elevation (m)	51.2	50.9	50.7
Layer / Reduced Level	6	6	6
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	Silty Gravelly CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m^3	2.18	2.15	2.21
Field Moisture Content %	14.4	9.8	10.8
Field Dry Density (FDD) t/m^3	1.91	1.96	1.99
Peak Converted Wet Density t/m^3	2.17	2.09	2.16
Adjusted Peak Converted Wet Density t/m^3	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	14.4	9.8	10.8
Moisture Ratio % (AS1289.5.4.1)	110.5	77.5	89.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-1.5	3.0	1.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	**100.5**	**102.5**	**102.5**
Compaction Method	**Standard**	**Standard**	**Standard**
Remarks	**	**	**

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 72
REV: 0

Material Test Report

Report Number: **220078.05-74**
Issue Number: 1
Date Issued: 07/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7526
Date Sampled: 05/03/2025
Dates Tested: 05/03/2025 - 06/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 East Extension, Drainage Backfill
Material: Silty Gravelly CLAY
Material Source: Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

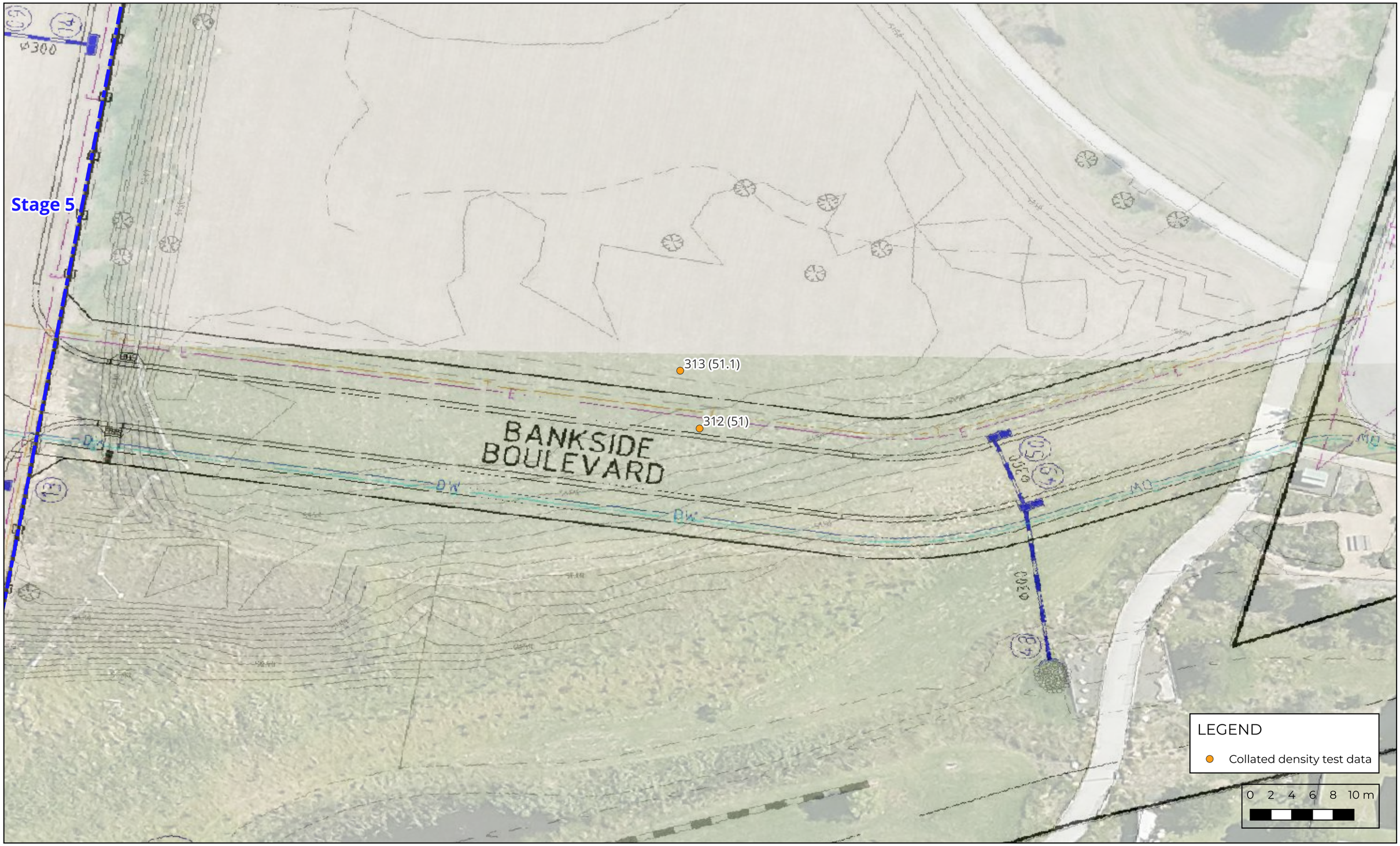
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7526A	ME-7526B	
Client Sample #	**	**	
Test Number	312	313	
Date Tested	05/03/2025	05/03/2025	
Time Tested	14:09	14:16	
Test Request #/Location	Bankside Boulevard Extension	Bankside Boulevard Extension	
Easting	344157	344155	
Northing	5802007	5802014	
Elevation (m)	51.0	51.1	
Layer / Reduced Level	7	7	
Thickness of Layer (mm)	300	300	
Soil Description	Silty Gravelly CLAY	Silty Gravelly CLAY	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.16	2.13	
Field Moisture Content %	10.5	10.2	
Field Dry Density (FDD) t/m^3	1.95	1.93	
Peak Converted Wet Density t/m^3	2.07	2.10	
Adjusted Peak Converted Wet Density t/m^3	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	10.5	10.2	
Moisture Ratio % (AS1289.5.4.1)	78.5	80.5	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	
Moisture Variation (Wv) %	3.0	2.5	
Adjusted Moisture Variation %	**	**	
Hilf Density Ratio (%)	**104.0**	**101.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 74
REV: 0

Material Test Report

Report Number:	**220078.05-76**
Issue Number:	1
Date Issued:	17/03/2025
Client:	Montdami Constructions Pty Ltd
	2B Kirkam Road, Dandenong South VIC
Project Number:	220078.05
Project Name:	Stage 5 and 6A Bankside Estate
Project Location:	Bankside Boulevard, Rowville VIC
Work Request:	7531
Date Sampled:	06/03/2025
Dates Tested:	06/03/2025 - 07/03/2025
Sampling Method:	AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification:	98% Standard
Location:	Stage 5 East Extension
Material:	Silty Gravelly CLAY
Material Source:	Imported

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

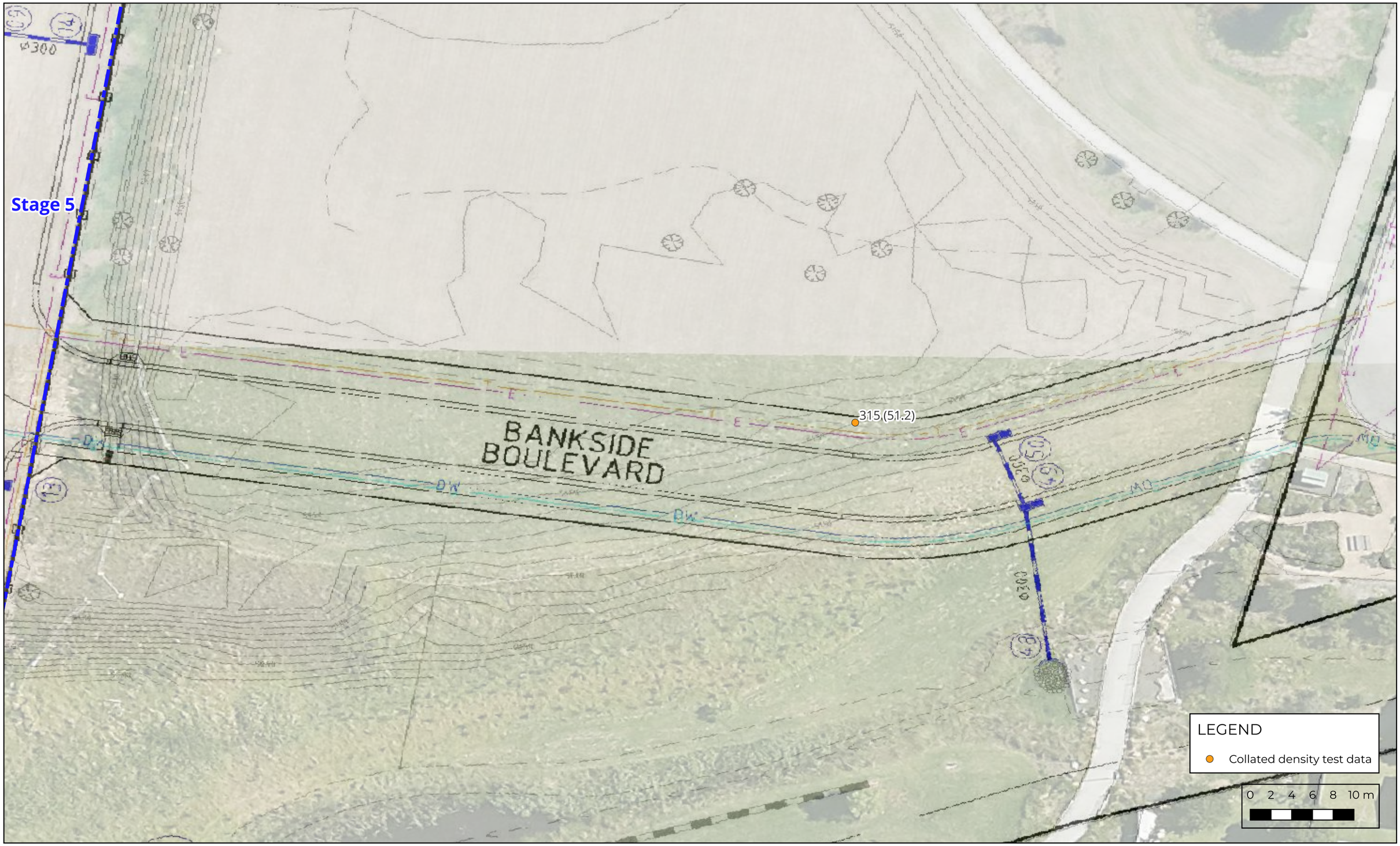
Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7531A		
Client Sample #	**		
Test Number	315		
Date Tested	06/03/2025		
Time Tested	10:46		
Test Request #/Location	Bankside Boulevard Extension		
Easting	344172		
Northing	5802008		
Elevation (m)	51.2		
Layer / Reduced Level	7		
Thickness of Layer (mm)	300		
Soil Description	Silty Gravelly CLAY		
Test Depth (mm)	275		
Sieve used to determine oversize (mm)	19.0		
Percentage of Wet Oversize (%)	0		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**		
Field Wet Density (FWD) t/m^3	2.18		
Field Moisture Content %	14.0		
Field Dry Density (FDD) t/m^3	1.92		
Peak Converted Wet Density t/m^3	2.13		
Adjusted Peak Converted Wet Density t/m^3	**		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**		
Adj. Field Moisture Content % (AS1289.5.4.1)	14.0		
Moisture Ratio % (AS1289.5.4.1)	96.5		
Adjusted Moisture Ratio % (AS1289.5.4.1)	**		
Moisture Variation (Wv) %	0.5		
Adjusted Moisture Variation %	**		
Hilf Density Ratio (%)	**102.5**		
Compaction Method	**Standard**		
Remarks	**		

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 76
REV: 0

Material Test Report

Report Number: **220078.05-79**
Issue Number: 1
Date Issued: 17/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7545
Date Sampled: 13/03/2025
Dates Tested: 13/03/2025 - 14/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 Road Reserve
Material: Lime Stabilised Subgrade
Material Source: Site Derived

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

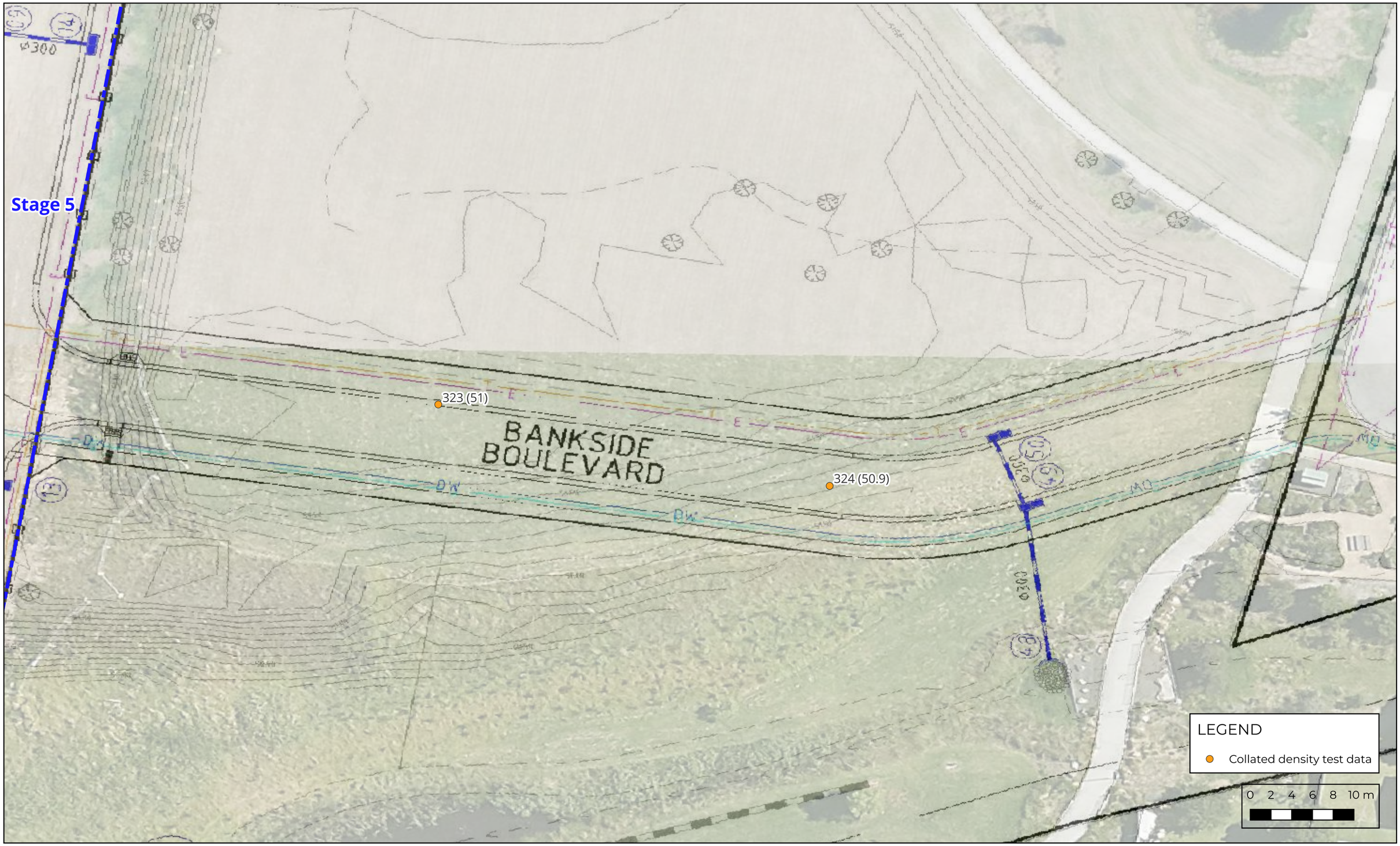
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7545A	ME-7545B	
Client Sample #	**	**	
Test Number	323	324	
Date Tested	13/03/2025	13/03/2025	
Time Tested	07:48	08:00	
Test Request #/Location	Bankside Boulevard	Bankside Boulevard	
Chainage (m)	1676	1715	
Location Offset (m)	2.0 from LEL	6.5 from LEL	
Layer / Reduced Level	Stabilised - Layer 1	Stabilised - Layer 1	
Thickness of Layer (mm)	250	250	
Soil Description	Lime Stabilised Silty CLAY	Lime Stabilised Silty CLAY	
Test Depth (mm)	225	225	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	1.92	1.92	
Field Moisture Content %	16.5	17.4	
Field Dry Density (FDD) t/m^3	1.65	1.64	
Peak Converted Wet Density t/m^3	2.00	1.99	
Adjusted Peak Converted Wet Density t/m^3	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	16.5	17.4	
Moisture Ratio % (AS1289.5.4.1)	89.0	97.0	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	
Moisture Variation (Wv) %	2.0	0.5	
Adjusted Moisture Variation %	**	**	
Hilf Density Ratio (%)	**96.5**	**97.0**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 79
REV: 0

Material Test Report

Report Number: **220078.05-83**
Issue Number: 1
Date Issued: 19/03/2025
Client: Montdami Constructions Pty Ltd
2B Kirkam Road, Dandenong South VIC
Project Number: 220078.05
Project Name: Stage 5 and 6A Bankside Estate
Project Location: Bankside Boulevard, Rowville VIC
Work Request: 7552
Date Sampled: 17/03/2025
Dates Tested: 17/03/2025 - 18/03/2025
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 98% Standard
Location: Stage 5 Road Reserve
Material: Lime/CT Stabilised Silty CLAY
Material Source: Site Derived

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

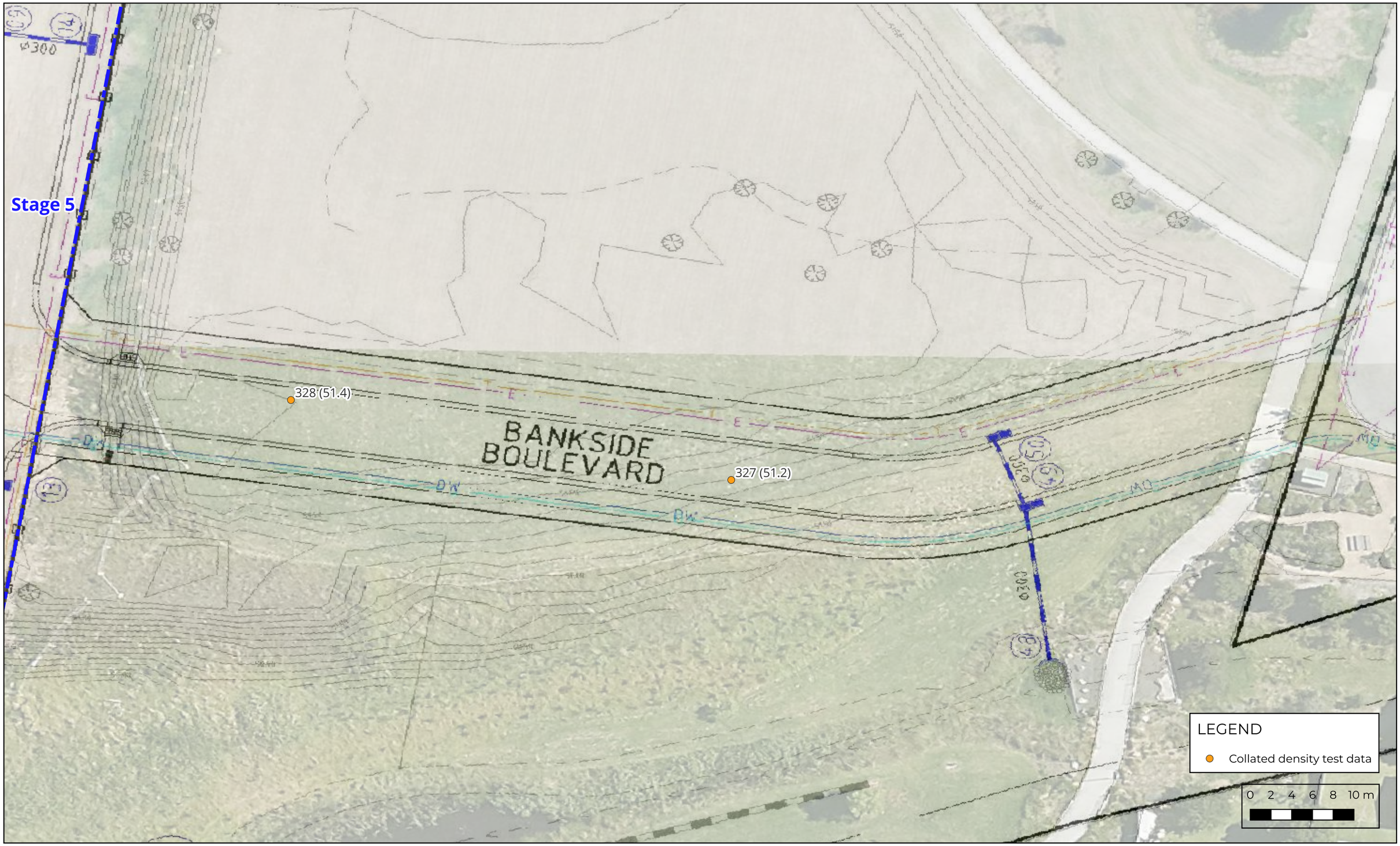
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1			
Sample Number	ME-7552A	ME-7552B	
Client Sample #	**	**	
Test Number	327	328	
Date Tested	17/03/2025	17/03/2025	
Time Tested	07:28	08:10	
Test Request #/Location	Bankside Boulevard	Bankside Boulevard	
Chainage (m)	1706	1663	
Location Offset (m)	5 from LEL	2 from LEL	
Elevation (m)	51.2	51.4	
Layer / Reduced Level	Stabilised - Layer 2	Stabilised - Layer 2	
Thickness of Layer (mm)	400	400	
Soil Description	Lime/CT Stabilised Silty CLAY	Lime/CT Stabilised Silty CLAY	
Test Depth (mm)	300	300	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m^3	2.03	2.02	
Field Moisture Content %	18.9	17.9	
Field Dry Density (FDD) t/m^3	1.71	1.71	
Peak Converted Wet Density t/m^3	1.95	1.99	
Adjusted Peak Converted Wet Density t/m^3	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	18.9	17.9	
Moisture Ratio % (AS1289.5.4.1)	88.5	96.5	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	
Moisture Variation (Wv) %	2.5	0.5	
Adjusted Moisture Variation %	**	**	
Hilf Density Ratio (%)	**104.5**	**101.5**	
Compaction Method	**Standard**	**Standard**	
Remarks	**	**	

Moisture Variation Note:
Positive values = test is dry of OMC
Negative values = test is wet of OMC

This document shall not be reproduced except in full without approval of the laboratory.
Results relate only to the items tested/sampled.



NOTE:
1. Drawing projection in GDA2020 / MGA Zone 55. Client supplied drawing overlaid on MetroMap aerial image.
2. Test locations are approximate only and were located using differential GPS typically accurate to ± 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT: Montdami Constructions Pty Ltd		TITLE: Earthworks Monitoring and Testing Location Plan Stage 5 and 6A Bankside Estate Bankside Boulevard, Rowville VIC
OFFICE: Melbourne	DRAWN BY: KB	
SCALE: 1:250 @A3	DATE: Mar 2025	

PROJECT: 220078.05
REF: 83
REV: 0