

Murrindindi
Shire Council

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

| | |
|---|--|
| <i>The land affected by the application is located at:</i> | 39 Vickery Street ALEXANDRA, (LOT: 6 LP: 20208) |
| <i>The application is for a permit to:</i> | Two lot subdivision |
| <i>The applicant for the permit is:</i> | Linear Land Surveying Pty Ltd |
| <i>The application reference number is:</i> | 2024/85 |
| <i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i> | www.murrindindi.vic.gov.au/Planning Comment |

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must be sent to the responsible authority in writing, with the full name and postal address of the objector and include the reasons for the objection, and state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

| | |
|--|-----------------------|
| <i>The responsible authority will not decide on the application before:</i> | 19 August 2024 |
|--|-----------------------|

If you object, the responsible authority will tell you its decision.

The planning unit can be contacted on (03) 5772 0333 or planning@murrindindi.vic.gov.au.



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

Office Use Only
VicSmart? YES NO
Specify class of VicSmart application:
Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.
⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department.
⚠ Questions marked with an asterisk (*) must be completed.
⚠ If the space provided on the form is insufficient, attach a separate sheet.
i Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes
If yes, please specify which
VicSmart class or classes:.....
⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes
If 'Yes', with whom?: _____
Date: _____ day / month / year

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: _____ St. No.: 39 St. Name: Vickery Street
Suburb/Locality: Alexandra Postcode: 3714

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 6 Lodged Plan Title Plan Plan of Subdivision No.: 20208
OR
B Crown Allotment No.: _____ Section No.: _____
Parish/Township Name: _____

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

2-lot Land Subdivision

📎 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$ 0

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

The site currently possess' an unoccupied single storey dilapidated weatherboard dwelling with multiple outbuildings.

📎 Provide a plan of the existing conditions. Photos are also helpful.

Title Information **i**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

📎 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name: Title: First Name: Surname:

Organisation (if applicable):

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant

Name: Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Information requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration i



This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?  Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
-  Provided all necessary supporting information and documents?
 - A full, current copy of title information for each individual parcel of land forming the subject site.
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal.
 - Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
 - If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Murrindindi Shire Council
 PO Box 138
 Alexandra VIC 3714
 Shire Offices
 Perkins Street
 Alexandra VIC 3714

Contact information:
 Phone: (03) 5772 0317
 Fax: (03) 5772 2291
 Email: planning@murrindindi.vic.gov.au

Deliver application in person, by post or by electronic lodgement.



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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 07928 FOLIO 200

Security no : 124114534644A
Produced 29/04/2024 03:25 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 020208.
PARENT TITLE Volume 07485 Folio 078
Created by instrument 2171627 23/05/1951

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HEDGER CONSTRUCTIONS PTY LTD of 41 GRANT STREET ALEXANDRA VIC 3714
AX845112E 25/03/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP020208 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---------------|--------------------------|------------|------------|
| AX837288K (E) | CONV PCT & NOM ECT TO LC | Completed | 21/03/2024 |
| AX845112E (E) | TRANSFER | Registered | 25/03/2024 |

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

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

Street Address: 39 VICKERY STREET ALEXANDRA VIC 3714

ADMINISTRATIVE NOTICES

NIL

eCT Control 17719B SARGEANTS - MURRINDINDI
Effective from 25/03/2024

DOCUMENT END

20208

LP 20208

EDITION I
PLAN MAY BE LODGED
1-9-1950

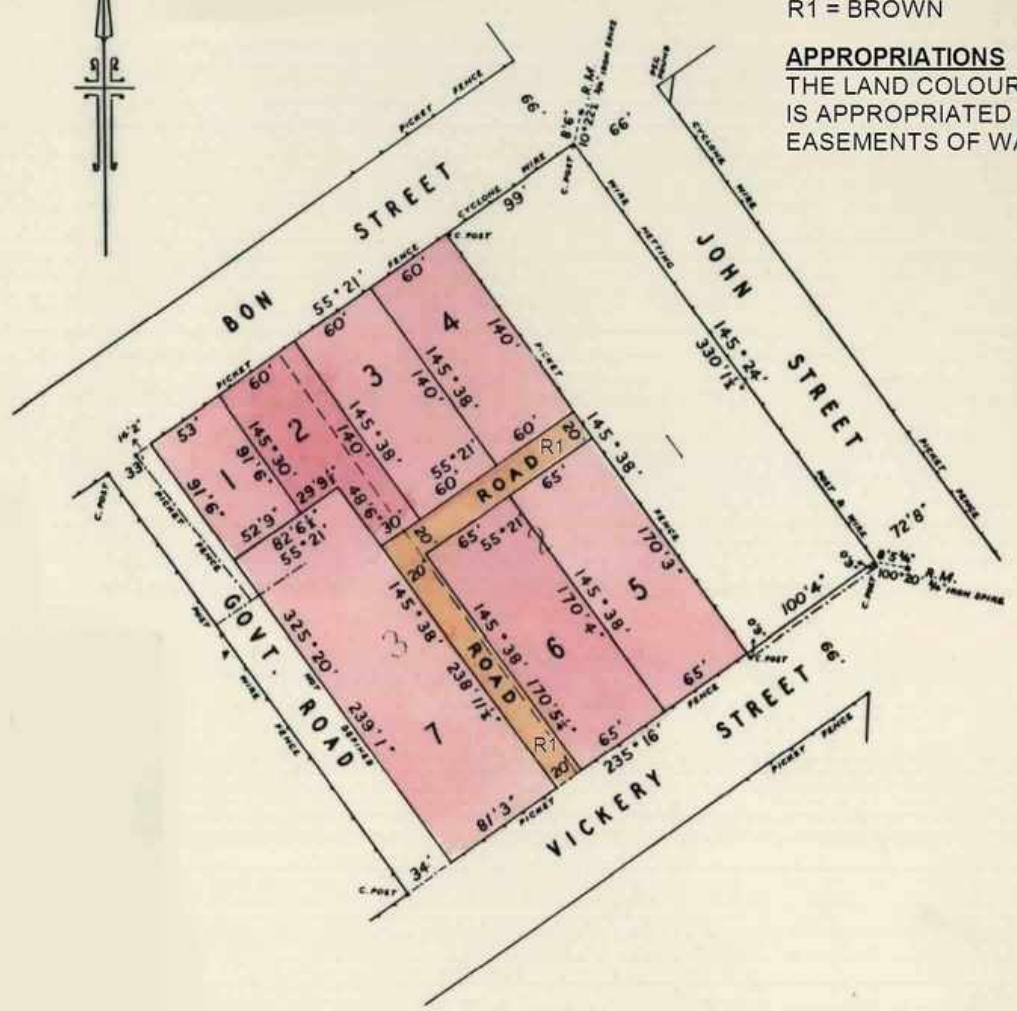
PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 2 & 3 SECTION 47 TOWN AND PARISH OF ALEXANDRA

COUNTY OF ANGLESEY.
VOL. 2062 FOL. 355
VOL. 6210 FOL. 909

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

COLOUR CODE
R1 = BROWN

APPROPRIATIONS
THE LAND COLOURED BROWN
IS APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY & DRAINAGE



20208

2 lot Land Subdivision

Proposed 2 Lot “Land” Subdivision

Plan of Subdivision No. – PS925635W

Planning Permit & Certification Application

Property Address: 39 Vickery Street, Alexandra

Applicant: Linear Land Surveying

2 lot Land Subdivision

Proposed 2 Lot “Land” Subdivision

Introduction

This Planning Report has been prepared to support the application for a 2-lot residential land subdivision of General Residential (GRZ) land situated at 39 Vickery Street, Alexandra.

The land in this application can be found in LP20208 as Lot 6, currently possessing a single storey dilapidated weatherboard dwelling with an outhouse. This application proposes to remove the existing dilapidated dwelling and surrounding outbuildings. Replacing them with 2 modern and fit for purpose dwellings ready to yet again house multiple Murrindindi residences. The purpose of this application and suitability of the land in question is further highlighted by the attached plans of the current 1029m² site.

The proposal strongly aligns with State Planning Policy as well as the Vision and Objectives of the Murrindindi Planning Scheme.

Site Description – Zoning & Overlays

Zoning

General Residential (GRZ)

As stated above in the introduction, 39 Vickery Street, Alexandra is located in a General residential zone (GRZ)

As per 32.05-5 Subdivision: a permit is required to subdivide land.

A subdivision of 2 lots is required to assess Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2. This assessment has been completed in this Clause 56 Design Response section of this report.

Overlays

39 Vickery Street, Alexandra is restricted by no overlays.

State Planning Policy Framework

The development responds favorably to several clauses in the State Planning Policy Framework, in particular:

Clause 11.02-1S Supply of urban land - To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.

The proposal is consistent with this policy in that the existing parcel is large enough to be subdivided into 2 new parcels of land. The application provides an opportunity for a diverse range of new residential homes to be constructed.

Clause 56 Overview

As per Clause 32.08-3 the matters to be addressed in this report for Clause 56 requirements for a subdivision of 2 lots are:

- 56.03-5 – Neighborhood character objective.
- 56.04-2 – Lot area and building envelopes objective.
- 56.04-3 – Solar orientation of lots objective.
- 56.04-5 – Common area objectives.
- 56.06-8 – Lot access objective.
- 56.09-2 - Electricity, telecommunications and gas objectives.

Clause 56 Overview

The proposed 2-lot land subdivision is located on the north-western side of Vickery Street. The application proposes to use the existing driveway location for proposed lot 1. And as per discussion with council planners, proposes to utilize the existing unmade Government Road for access to proposed lot 2.

Other parcels in the immediate vicinity possess the same vacancy of unused land and definitely withhold the potential for future development and re-alignment towards the Local Planning Policy Framework.

As seen in the existing site condition plan attached, 43 and 45 Vickery Street have completed a similar subdivision, creating smaller lots than proposed in this application, adding value to the neighbourhood character while increasing the number of dwellings within walking distance of the township centre.

Please see existing site plan for further detail. The purpose of the land in this 2-lot subdivision is for residential use.

The site is located close to the following:

- The Main arterial road link is Goulburn Valley Highway.
- Alexandra showgrounds and recreation centre.
- Alexandra Police station.
- Alexandra Library.
- Alexandra Primary school.

56.01-1 & 01-2 Site Context / Design Response

The enclosed Existing Site Feature and Level Survey of the site identifies the current site characteristics including but not restricted to levels & contours on the site, street trees, road frontages to Vickery and John Street, characteristics of surrounding residential homes.

Vickery Street is an arterial sealed bitumen road utilizing an existing open earth drainage system running in the grassed nature strip. Pedestrians make use of the existing concrete footpath on the adjacent side of Vickery Street.

The attached Feature and Level plan shows existing Lot 6 on LP20208 and proposed lots 1 & 2, dimensions, levels & contours, existing vegetation, street details, access, abutting residential sites and dwellings.

The proposed subdivision respects all constraints presented by this particular site while proposing to use the surrounding benefits available. The unused/unmade Government Road that 'wraps' around the site provides great access to proposed lot 2. The benefit of using the Road as access are:

- Minor upgrades as discussed with Murrindindi Shire Council to the Government Road will improve neighbor character and allow safer use by all surrounding residences.
- Allows the land to be used to its maximum potential, creating two near equal blocks.
- Making use of the land as it was intended.

Clause 56.03 Livable and Sustainable Communities

56.03-5 Neighbourhood character objective

A review of this clause has been completed and we believe that the proposed 2 lot land subdivision is in accordance with the existing and developing neighbourhood character of Vickery, John and surrounding streets in the vicinity. The proposed lot sizes of 514m² & 515m² complement the abutting lot sizes in the area, providing additional diversity to the area and promotes the future addition of 2 superb free-standing homes. The existing neighbourhood feel of Vickery and John Street will certainly be retained and strengthened with the construction of any new dwellings on the vacant proposed 2 lots.

Clause 56.04 Lot design

56.04-2 Lot area and building envelopes objective

The lot design is limited by the constraints of the site including existing overall site dimensions, existing street layout, crossover locations, existing structure etc. These limitations have all been identified and the proposed subdivision layouts caters for these limitations favorably.

As per Standard C8, neither proposed lots require the introduction of a building envelope due to its ability to contain a consistent 10m x 15m rectangle.

There is no common area in this application.

Clause 56.06 Access and mobility management

56.06.8 Lot Access Objective

There are no new roads being created. Access to proposed lot 1 is from the existing arterial road Vickery Street, a new crossover will be constructed, replacing the current grassed access in line with council engineering standards.

Access to proposed lot 2 will be via the unmade Government Road that runs along the Western and Northern boundary. The necessary upgrades and maintenance to this Government Road will be met as per the council requests discussed.

Drainage and surface run-off will be captured by the existing open earth drain running along Vickery Street. Any future individual homes will be directed to the legal point of discharge as directed by council engineers as a planning permit development condition.

Clause 56.07 Integrated Water Management

56.07-1 Drinking water supply

The site will be connected to the town's mains drinking water as currently available in the street with each site separately supplied by mains to each lot as required by Standard C22.

56.07-2 Reused & Recycled water

For this subdivision this standard cannot be achieved – Standard C23 is not applicable.

56.07-3 Wastewater Management

Each lot will be meet the requirements set out in Standard C24 and be consistent with the domestic wastewater management plan adopted by Murrindindi City Council.

56.08 Site Management

For this subdivision site management measures are not applicable as no works will be needed to meet any requirements.

Clause 56.09 Utilities

56.09- 1 & 2 Shared Trenching, electricity, telecommunications, and gas objectives

Any existing tapings will be made available as applicable to a lot and a separate set of tapings applied for the other lot. This will ensure separate connections and metering is available to each allotment.

Standards C27 and C28 are to be utilized as appropriate for shared trenching and the supply of water, electricity and telecommunications if extensions should be necessary.

Public Open Space

Clause 53.01

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

Under Clause 53.03-1 this application is exempt because "It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided."

Conclusion

As previously mentioned above, the primary purpose of this application is to subdivide the existing large lot of 1029m² into 2 new residential lots capable of neighbourhood correct free standing residential homes. The proposed subdivision will blend into the existing streetscape of Vickery Street without question.

The subdivision complies with State and Local planning policies and strategies, and with the requirements of the zoning. It is therefore considered appropriate for endorsement by Murrindindi Shire Council.

| | | |
|--|------------------|------------------|
| PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988 | EDITION 1 | PS925635W |
|--|------------------|------------------|

| | |
|---|---|
| LOCATION OF LAND PARISH: ALEXANDRA TOWNSHIP: ALEXANDRA CROWN DESCRIPTION: CA. 2 (PT), CROWN SECTION 47 TITLE REFERENCES: VOL. 7928 FOL. 200 LAST PLAN REFERENCE: LOT 6 ON LP20208 POSTAL ADDRESS: 39 VICKERY STREET ALEXANDRA 3714 VIC (at time of subdivision) | COUNCIL NAME: MURRINDINDI SHIRE COUNCIL |
|---|---|

| VESTING OF ROADS AND/OR RESERVES | |
|----------------------------------|---------------------|
| IDENTIFIER | COUNCIL/BODY/PERSON |
| NIL | NIL |

NOTATIONS

DEPTH LIMITATION: Does Not Apply

This is an ePlan

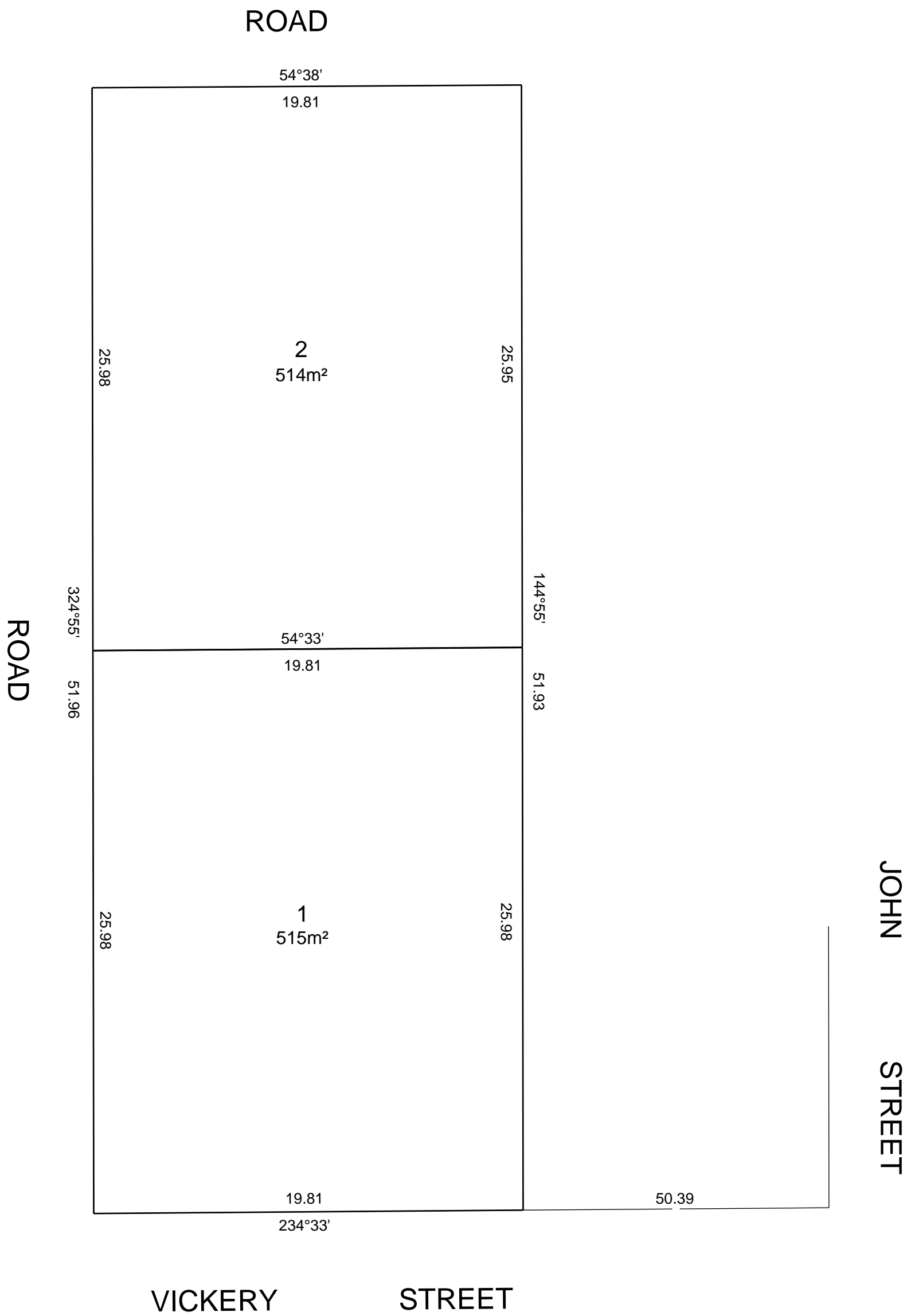
This is not a staged subdivision

SURVEY:
This plan is based on survey.

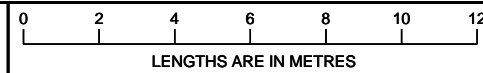
EASEMENT INFORMATION

| LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road) | | | | |
|--|---------|-----------|--------|-----------------------------|
| IDENTIFIER | PURPOSE | WIDTH (m) | ORIGIN | LAND BENEFITED/IN FAVOUR OF |
| | | | | |

PS925635W



SCALE
1 : 200



ORIGINAL SHEET
SIZE: A3

SHEET 2

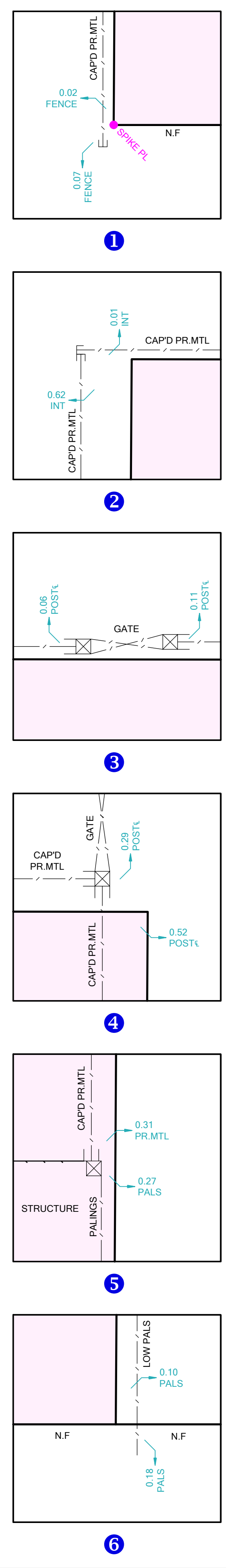
LICENSED SURVEYOR: SAMUEL BREWIN

VERSION 01

This plan is unregistered and may be subject to change.

Plan generated date/time: 14/06/2024 10:36 AM

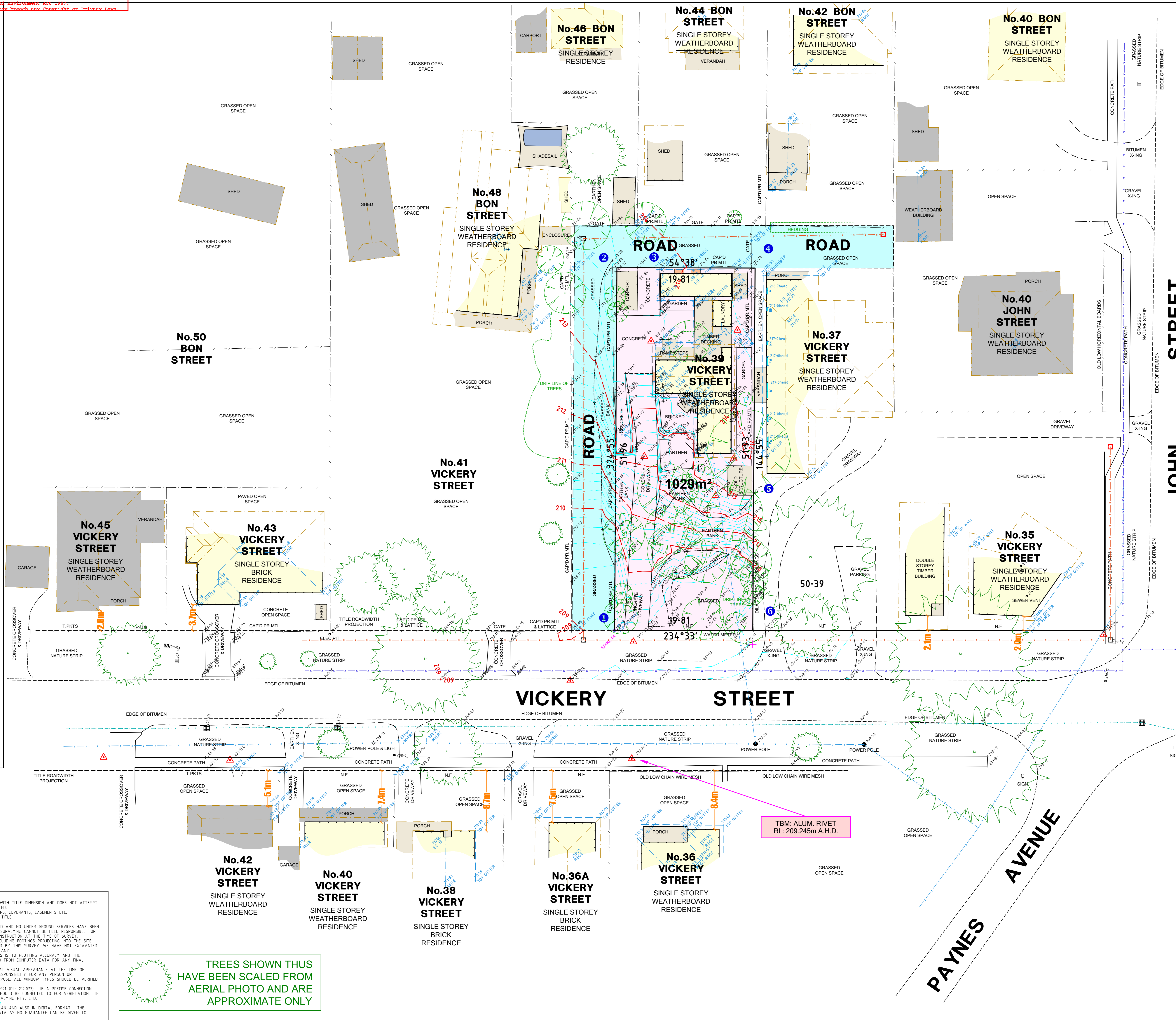
ENLARGEMENTS
(NOT TO SCALE)



- T.B.M.
- TITLE
- APPURTENANT EASEMENT OF WAY AND DRAINAGE
- BUILDING
- SWIMMING POOL (SCALED)
- VERANDA/GARAGE/SHED/PORCH
- CHIMNEY
- WINDOW/DOOR
- ENLARGEMENT NUMBER 0

NOTE RE: UNDERGROUND SERVICES
UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND PLOTTED POSITIONS HAVE BEEN SCALED FROM "DIAL-BEFORE-YOU-DIG" DIAGRAMS
THE LOCATION OF UNDERGROUND ASSETS MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

UTILITIES ASSETS LEGEND
OVERHEAD ELECTRICITY LINES ---
UNDERGROUND WATER ---
UNDERGROUND DRAIN ---
UNDERGROUND SEWER ---
SEWER PIT NOT FOUND ■



TREES SHOWN THUS HAVE BEEN SCALED FROM AERIAL PHOTO AND ARE APPROXIMATE ONLY

CONDITION NOTATIONS

- THIS SURVEY RE-ESTABLISHES TITLE IN ACCORDANCE WITH TITLE DIMENSION AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OF LAND AS FENCED.
- REFER TO TITLE FOR ANY ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS, ETC.
- FENCE POSITIONS ARE IN TRUE POSITION IN RELATION TO TITLE.
- RE-ESTABLISHMENT DATUM IS 1984.
- ONLY VISIBLE SURFACE FEATURES HAVE BEEN LOCATED AND NO UNDER GROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIFICALLY SHOWN. LINEAR LAND SURVEYING CANNOT BE HELD RESPONSIBLE FOR FEATURES/SERVICES CONCEALED, BURIED OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.
- STRUCTURES BELOW THE SURFACE LEVEL OF ANY INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THE EXISTENCE OF SUCH IF ANY.
- UNLESS SHOWN OTHERWISE THE POSITION OF BUILDINGS IS TO BE DETERMINED FROM COMPUTER DATA FOR ANY FINAL DESIGN PLANS OR WORKSHOP DETAILS.
- WINDOWS TYPES HAVE BEEN DETERMINED BY EXTERNAL VISUAL APPEARANCE AT THE TIME OF SURVEY. LINEAR LAND SURVEYING CAN ACCEPT NO RESPONSIBILITY FOR ANY PERSON OR CORPORATION WHO MAY RELY ON THIS FOR ANY PURPOSE. ALL WINDOW TYPES SHOULD BE VERIFIED ON SITE BY A DESIGNER OR PLANNING CONSULTANT.
- TO A.I.D. IS CRITICAL AN ADDITIONAL BENCH MARK SHOULD BE CONNECTED TO FOR VERIFICATION. IF THIS IS REQUIRED PLEASE CONTACT LINEAR LAND SURVEYING PTY. LTD.
- CONTOUR INTERVAL: **1:1000 = 1.0m** **1:500 = 0.5m**
- THIS PLAN HAS BEEN PROVIDED AS A HARD-COPY PLAN AND ALSO IN DIGITAL FORMAT. THE HARD-COPY TAKES PRECEDENCE OVER THE DIGITAL DATA AS NO GUARANTEE CAN BE GIVEN TO TRANSFER OF DATA TO ANOTHER SYSTEM.
- LINEAR LAND SURVEYING PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE HOWEVER SUFFERED TO ANY PERSON OR CORPORATION THAT MIGHT USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THIS DISCLAIMER.

THIS PLAN PREPARED FOR THE EXCLUSIVE USE OF HEDGER CONSTRUCTIONS
© COPYRIGHT - ALL RIGHTS RESERVED
THIS INFORMATION MAY NOT BE USED WITHOUT THE EXPRESS CONSENT OF LINEAR LAND SURVEYING PTY. LTD.

SURVEYED BY: **J.B. JIC** DRAWN BY: Jordan Bush CHECKED BY: **23/05/2024**

I, **SAMUEL J. BREWIN** of Suite 5, 31 Redland Drive, Vermont certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the **Surveying Act 2004** and completed on **10/05/2024**, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (cadastral Surveys) Regulations 2015.

Date: **Samuel J. Brewin 15/05/2024** Licensed Surveyor
Surveying Act 2004

SURVEY NOTATIONS

WINDOW INFORMATION
ONLY MEASURABLE WINDOWS/DOORS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN MEASURED AND HEIGHTS SHOWN. ARE APPROXIMATE TO 10mm. WINDOWS ABOVE GROUND FLOOR HAVE BEEN OFFSET FROM TRUE POSITION FOR PLAN CLARITY PURPOSES.

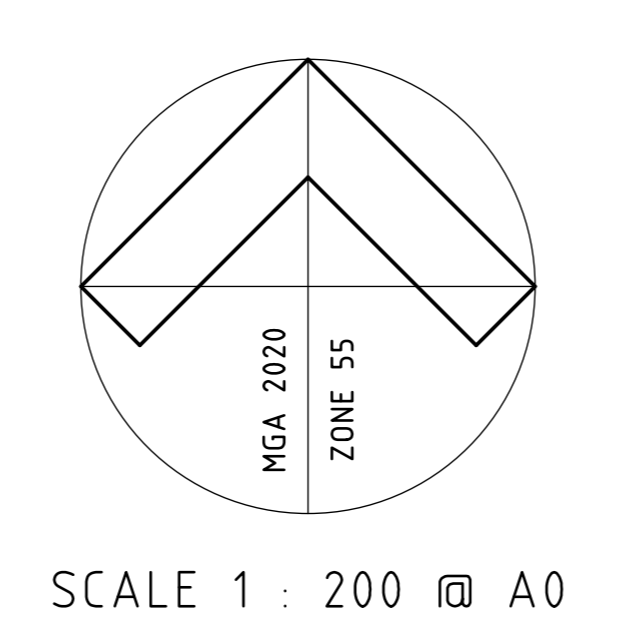
- W - HABITABLE WINDOW
- NH - NON HABITABLE WINDOW
- FW - FROSTED WINDOW
- D - DOOR

VEGETATION
TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF VEGETATION, THEY ARE DEPICTED AS AN APPROXIMATE OF ACTUAL DIMENSIONS. IF ANY TREE/VEGETATION FEATURE IS DETERMINED AS CRITICAL, STEPS SHOULD BE TAKEN TO LOCATE THE TRUE DIMENSION OF THE FEATURE.

REQUIREMENTS SHOWN THUS:
BUILDING LINES SHOWN
& BUILDINGS HATCHED
WERE NOT ABLE TO BE MEASURED AND HAVE BEEN SCALED FROM AERIAL PHOTOGRAPHY AND ARE INDICATIVE ONLY.

IMPORTANT NOTE REGARDING FENCING:

- WHERE FENCES/BUILDINGS ENCOACH INTO LAND UNDER SURVEY ADVERSE POSSESSORY RIGHTS MAY HAVE ACCRUED IN FAVOUR OF ABUTTING LAND. DO NOT PRESUME TO REACQUIRE SUCH LAND WITHOUT FURTHER ADVICE AND THE CONSENT OF THE ABUTTING PROPERTY OWNER(S).
- ALTERNATIVELY, WHERE FENCES/BUILDINGS ENCOACH INTO ABUTTING PROPERTIES, PLEASE LIMIT FUTURE DESIGN TO THE TITLE BOUNDARY. UNLESS A FORMAL APPLICATION SURVEY IS SUCCESSFULLY MADE TO AMEND TITLE TO OCCUPATION
- ANY QUESTIONS IN RELATION TO THIS MATTER, PLEASE CONTACT THE LICENSED SURVEYOR



RE-ESTABLISHMENT/FEATURE/LEVEL SITE ANALYSIS SURVEY
39 VICKERY STREET, ALEXANDRA

LOT 6 ON LP2020B PART OF CROWN ALLOTMENT 2 PARISH OF ALEXANDRA COUNTY OF ANGLESEY C/T VOL.7928 FOL.200

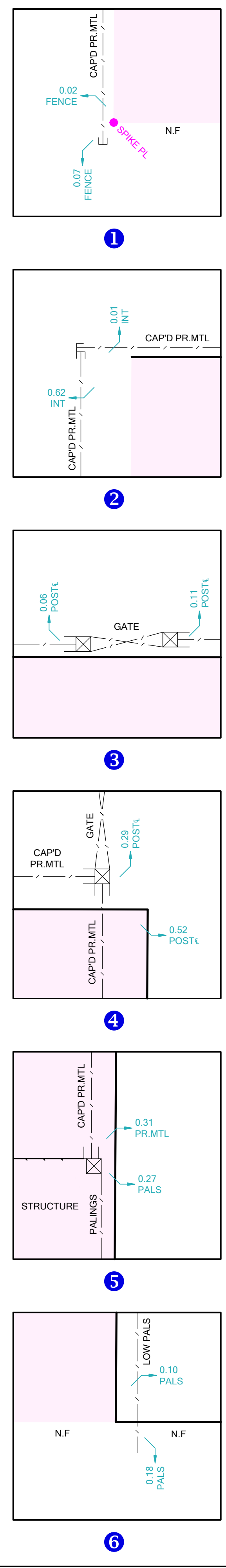
SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

LINEAR LAND SURVEYING

licensed land surveyors
development and planning consultants
METRO - Suite 5, 31 Redland Drive, VERMONT, Vic. 3133
REGIONAL - 7 Bakers Lane, ALEXANDRA, Vic. 3744 (by appointment only)
Ph 03 9873 8888 Email: survey@linearlandsurveying.com.au

REF: L.3380SA v01

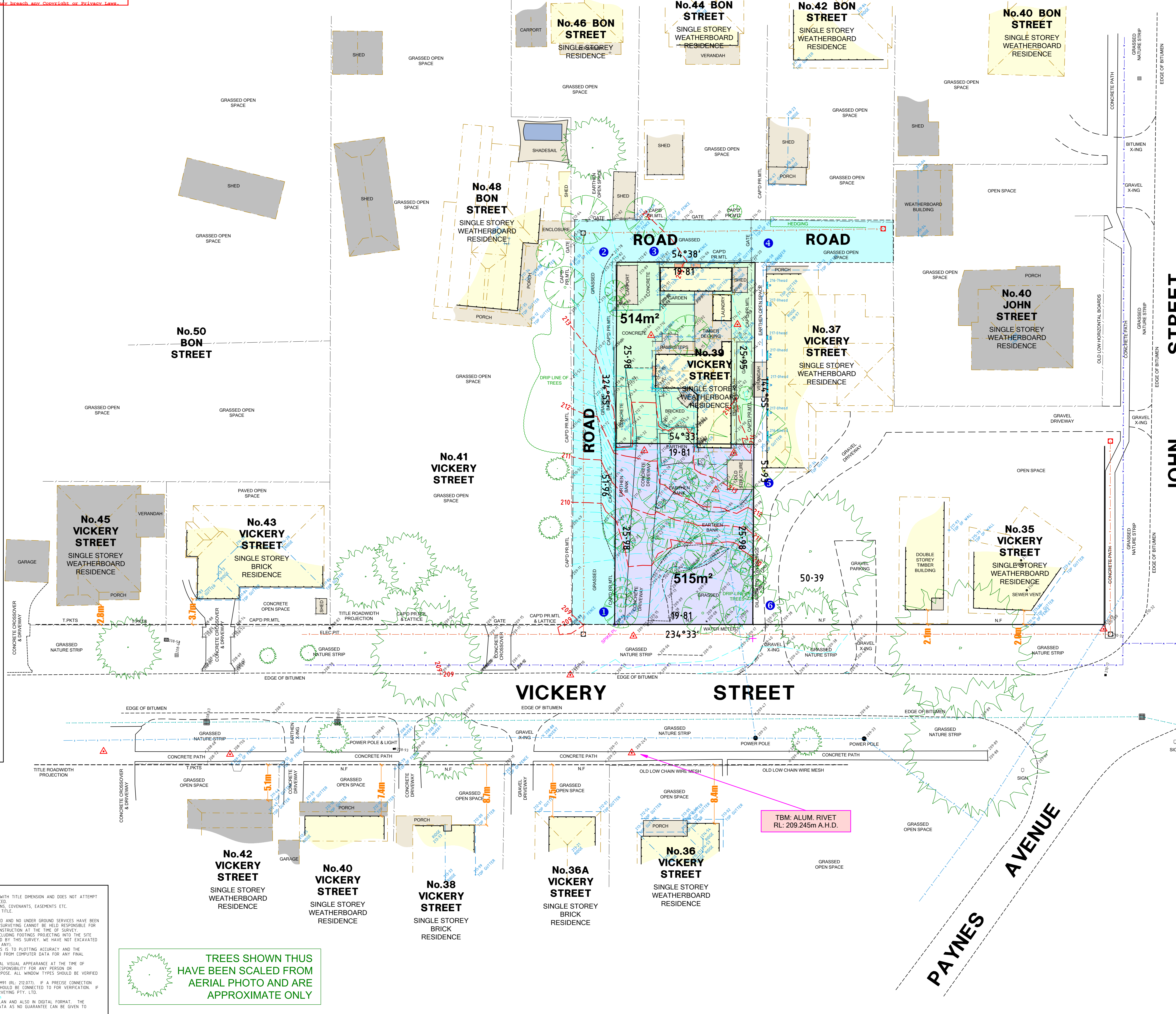
ENLARGEMENTS
(NOT TO SCALE)



- T.B.M.
- PROPOSED LOT 1
- PROPOSED LOT 2
- APPURTENANT EASEMENT OF WAY AND DRAINAGE
- BUILDING
- SWIMMING POOL (SCALED)
- VERANDAH/GARAGE/SHED/PORCH
- CHIMNEY
- WINDOW/DOOR
- ENLARGEMENT NUMBER

NOTE RE: UNDERGROUND SERVICES
UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND PLOTTED POSITIONS HAVE BEEN SCALED FROM "DIAL-BEFORE-YOU-DIG" DIAGRAMS
THE LOCATION OF UNDERGROUND ASSETS MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK

UTILITIES ASSETS LEGEND
OVERHEAD ELECTRICITY LINES ---
UNDERGROUND WATER ---
UNDERGROUND DRAIN ---
UNDERGROUND SEWER ---
SEWER PIT NOT FOUND ■



TREES SHOWN THUS HAVE BEEN SCALED FROM AERIAL PHOTO AND ARE APPROXIMATE ONLY

CONDITION NOTATIONS

- THIS SURVEY RE-ESTABLISHES TITLE IN ACCORDANCE WITH TITLE DIMENSION AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OF LAND AS FENCED.
- REFER TO TITLE FOR ANY ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS, ETC.
- FENCE POSITIONS ARE IN TRUE POSITION IN RELATION TO TITLE.
- RE-ESTABLISHMENT DATUM IS 1984 AUSTRALIAN DATUM.
- ONLY VISIBLE SURFACE FEATURES HAVE BEEN LOCATED AND NO UNDER GROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIFICALLY SHOWN. LINEAR LAND SURVEYING CANNOT BE HELD RESPONSIBLE FOR FEATURES/SERVICES CONCEALED, BURIED OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.
- STRUCTURES BELOW THE SURFACE LEVEL OF ANY INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THE EXISTENCE OF SUCH IF ANY.
- UNLESS SHOWN OTHERWISE, THE POSITION OF BUILDINGS IS TO BE DETERMINED FROM COMPUTER DATA FOR ANY FINAL DESIGN PLANS OR WORKSHOP DETAILS.
- WINDOWS TYPES HAVE BEEN DETERMINED BY EXTERNAL VISUAL APPEARANCE AT THE TIME OF SURVEY. LINEAR LAND SURVEYING CAN ACCEPT NO RESPONSIBILITY FOR ANY PERSON OR CORPORATION WHO MAY RELY ON THIS FOR ANY PURPOSE. ALL WINDOW TYPES SHOULD BE VERIFIED ON SITE BY A DESIGNER OR PLANNING CONSULTANT.
- A.I.D. LEVEL DATUM HAS BEEN ESTABLISHED FROM PM91 (RL: 212.077). IF A PRECISE CONNECTION TO A.I.D. IS REQUIRED PLEASE CONTACT LINEAR LAND SURVEYING PTY. LTD.
- CONTOUR INTERVAL: 1:0.20m - 1:0.10m
- THIS PLAN HAS BEEN PROVIDED AS A HARD-COPY PLAN AND ALSO IN DIGITAL FORMAT. THE HARD-COPY TAKES PRECEDENCE OVER THE DIGITAL DATA AS NO GUARANTEE CAN BE GIVEN TO TRANSMISSION OF DATA TO ANOTHER SYSTEM.
- LINEAR LAND SURVEYING PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE HOWEVER SUFFERED TO ANY PERSON OR CORPORATION THAT MIGHT USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THIS DISCLAIMER.

THIS PLAN PREPARED FOR THE EXCLUSIVE USE OF HEDGER CONSTRUCTIONS
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THIS INFORMATION MAY NOT BE USED WITHOUT THE EXPRESS CONSENT OF LINEAR LAND SURVEYING PTY. LTD.

SURVEYED BY: J.B. / J.C. DRAWN BY: Jordan Bush CHECKED BY: J.B.

I, **SAMUEL J. BREWIN** of Suite 5, 31 Redland Drive, Vermont certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the **Surveying Act 2004** and completed on **10.05.2024** that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: _____ Licensed Surveyor
Surveying Act 2004

SURVEY NOTATIONS

WINDOW INFORMATION
ONLY MEASURABLE WINDOWS/DOORS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN MEASURED AND HEIGHTS SHOWN. ARE APPROXIMATE TO 10mm WINDOWS ABOVE GROUND FLOOR HAVE BEEN OFFSET FROM TRUE POSITION FOR PLAN CLARITY PURPOSES.

- W - HABITABLE WINDOW
- NH - NON HABITABLE WINDOW
- FW - FROSTED WINDOW
- D - DOOR

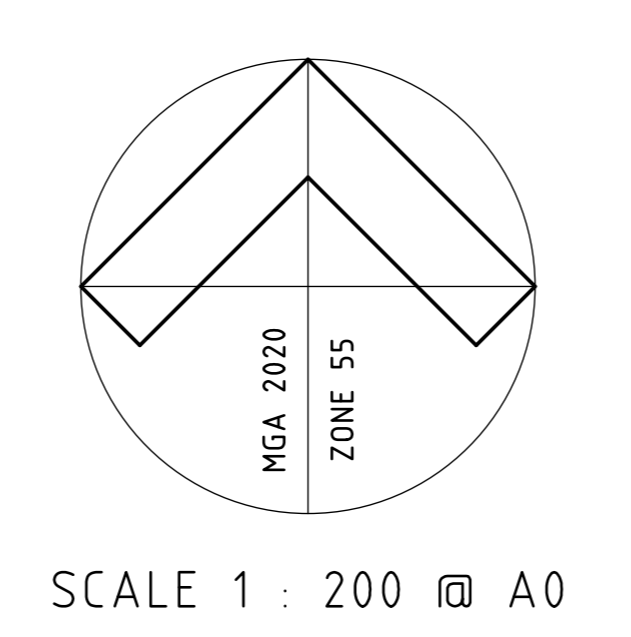
VEGETATION
TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF VEGETATION, THEY ARE DEPICTED AS AN APPROXIMATE OF ACTUAL DIMENSIONS. IF ANY TREE/VEGETATION FEATURE IS DETERMINED AS CRITICAL, STEPS SHOULD BE TAKEN TO LOCATE THE TRUE DIMENSION OF THE FEATURE.

FOOTPRINTS SHOWN THUS ARE APPROXIMATE ONLY

FOOTPRINTS SHOWN THUS ARE APPROXIMATE ONLY & BUILDINGS HATCHED & BUILDINGS NOTABLE TO BE MEASURED AND HAVE BEEN SCALED FROM AERIAL PHOTOGRAPHY AND ARE INDICATIVE ONLY.

IMPORTANT NOTE REGARDING FENCING:

- WHERE FENCES/BUILDINGS ENROACH INTO LAND UNDER SURVEY ADVERSE POSSESSORY RIGHTS MAY HAVE ACCRUED IN FAVOUR OF ABUTTING LAND. DO NOT PRESUME TO REACQUIRE SUCH LAND WITHOUT FURTHER ADVICE AND THE CONSENT OF THE ABUTTING PROPERTY OWNER(S).
- ALTERNATIVELY, WHERE FENCES/BUILDINGS ENROACH INTO ABUTTING PROPERTIES, PLEASE LIMIT FUTURE DESIGN TO THE TITLE BOUNDARY. UNLESS A FORMAL APPLICATION SURVEY IS SUCCESSFULLY MADE TO AMEND TITLE TO OCCUPATION
- ANY QUESTIONS IN RELATION TO THIS MATTER, PLEASE CONTACT THE LICENSED SURVEYOR



RE-ESTABLISHMENT/FEATURE/LEVEL SITE ANALYSIS SURVEY & SUB OVERLAY OPT.02
39 VICKERY STREET, ALEXANDRA

LOT 6 ON LP2020B PART OF CROWN ALLOTMENT 2 PARISH OF ALEXANDRA COUNTY OF ANGLESEY C/T VOL.7928 FOL.200

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

LINEAR LAND SURVEYING
licensed land surveyors
development and planning consultants
METRO - Suite 5, 31 Redland Drive, VERMONT, Vic. 3133
REGIONAL - 7 Bakers Lane, ALEXANDRA, Vic. 3744 (by appointment only)
Ph 03 9873 8888 Email: survey@linearlandsurveying.com.au

REF: L.3380SA v01