

# DEVELOPMENT PLAN

## BINNS – MCCRAES ROAD, ALEXANDRA

AUGUST 2013  
(UPDATED AUGUST 2024)

### Contents

1. THE LAND .....	2
2. SITE AND TOWNSHIP CONTEXT .....	3
3. PROPOSED USE AND DEVELOPMENT OF THE LAND.....	4
4. MURRINIDINDI PLANNING SCHEME .....	4
5. DEVELOPMENT PLAN OBJECTIVES.....	7
6. PERFORMANCE MEASURES .....	7
7. USE, BUILDINGS AND WORKS PROVISIONS.....	9
8. STAGING PROVISIONS.....	10
9. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW .....	10

### Appendices

- Appendix 1 Site Analysis Plan
- Appendix 2 Development Plan

## 1. THE LAND

This Development Plan applies to all land within the Industrial 1 Zone (IN1Z) and the Development Plan Overlay Schedule 4 (DPO4) of the Murrindindi Planning Scheme as shown in Figure 1. This includes the following land parcels:

- 5 Binns McCraes Road – Lots 2019 and 2021 on PP 2009.
- 17 Binns McCraes Road – Lot 1 on PS 7011237 (IN1Z land only).
- 39 Binns McCraes Road – Lot 1 on PS 704002 (IN1Z land only, south side of Binns McCraes Road).
- 39 Binns McCraes Road – Lot 1 on PS 718353 (IN1Z land only, north side of Binns McCraes Road).
- Lot 2022 on PP 2009.
- Lot 2023 on PP 2209.



Figure 1 - Development Plan area

## 2. SITE AND TOWNSHIP CONTEXT

The land is located on the northwestern edge of the Alexandra side on the main Maroondah Highway entry/exit, commencing approximately 1,000m northwest of the Alexandra town centre. Key features of the land are:

### *39 Binns – McCraes Road (south side):*

- The land is cleared land used for agriculture (grazing), with cattle yards and two agricultural dams located on the land.
- The site is visible (to the west of the Department of Energy, Environment and Climate Action (DEECA) offices) from a main gateway entrance into Alexandra along the Maroondah Highway as it crosses the Josephine Cutting, dropping into Alexandra.
- Drainage is to the south away from Binns-McCraes Road, draining into the UT Creek.
- The land may be supplied with reticulated water and sewerage, available from adjoining land to the east, and a full range of other urban industrial services.

### *39 Binns – McCraes Road (north side):*

- The land is cleared land used for agriculture (grazing) and is currently vacant.
- The land is flat and excludes any hill or escarpment land. It is highly visible from Josephine Cutting.
- Drainage is to the south towards Binns-McCraes Road, away from Maroondah Highway.
- The land may be supplied with reticulated water and sewerage, available from adjoining land to the east, and a full range of other urban industrial services.

### *5 Binns McCraes Road (previously 32 McKenzie Street address):*

- Developed with Department of Energy, Environment and Climate Action (DEECA) offices comprising offices, storage sheds and vehicle parking.
- Drains to the south west into adjoining land and to the south into UT Creek.
- Has reticulated water and sewerage available and may be provided with a full range of other urban industrial services.
- Parcel 2022 with frontage to Binns McCraes Road is currently vacant.

### *17 Binns McCraes Road:*

- Primarily a rectangular parcel with a 'pan-handle' sliver south of the cemetery.
- The rectangular portion of the site is developed and used for industrial purposes and accessed via an unnamed road from Binns McCraes Road.

Key features of adjoining and nearby land are:

- The land has frontage to Binns McCraes Road which leads to Maroondah Highway to the east and the Goulburn River to the west. Maroondah Highway is included in the Transport Road Zone 2.
- The Alexandra Cemetery adjoins the area to the east, together with commercial business land and residential land.
- Adjoining land to the west, south and north is private, vacant land zoned Rural Living and used for agriculture (grazing).
- The UT Creek runs to the south, with land on the southern side of the UT Creek zoned Rural Living.

### 3. PROPOSED USE AND DEVELOPMENT OF THE LAND

This development plan defines an area and the form and conditions for the future use, development and subdivision of the land for industrial purposes. Any future application for any use, development or subdivision on the land must be generally in accordance with this development plan. The site assessment for the land affected by this development is attached as Appendix 1 and the development plan for the land is attached as Appendix 2.

### 4. MURRINDINDI PLANNING SCHEME

Under the Murrindindi Planning Scheme, the land is zoned Industrial 1. The Development Plan Overlay 4 (Industrial) also applies to the whole of the land that is zoned Industrial 1.

The Development Plan Overlay 4 that applies to the land requires that a development plan is prepared and approved before any application for a planning permit, such as subdivision or other development, is approved.

This development plan has been assessed and approved under the current Industrial 1 Zone and Development Plan Overlay 4 (Industrial). Under the Industrial 1 Zone, a planning permit is required for subdivision use and any development associated with the use of industry.

The subdivision and development of the land for the use of 'industry' is consistent with and implements the Municipal Planning Strategy and the Planning Policy Framework of the Murrindindi Planning Scheme. In particular, the development plan implements:

- Clause 02.03, Strategic Directions:

- Settlement

Strategies include:

*Supporting each township as the focus of residential, commercial, community and service hub for its surrounding area.*

*Concentrating development in locations free from environmental constraints, where environmental values are protected and the level of community safety is improved.*

- Environmental risks and amenity

Strategies include:

*Balancing the protection of valued industrial land from encroachment by incompatible uses with protecting the amenity of existing residential uses.*

- Built environment and heritage

Strategies include:

*Encourage design and development of township entrances and streetscapes that respect the built environment, contribute to the overall appearance and character of the town.*

*Promote energy and water efficiency in design and development, including the use of water sensitive urban design principles.*

- o Economic development

Strategies include:

*Encouraging business expansion, investment and employment.*

*Supporting new and emerging industries.*

*Facilitating commercial and industrial uses in the commercial areas of Alexandra, Yea, Kinglake, Eildon and Marysville.*

*Providing a supply of industrial land to cater for a range of industrial uses.*

*Encouraging the development of serviced industrial land in the municipality.*

- Clause 02.04, Strategic Framework Plans:

The development plan area is identified as *Industry* within the *Township Boundary* per the Alexandra Framework Plan included in this Clause and reproduced at Figure 2.

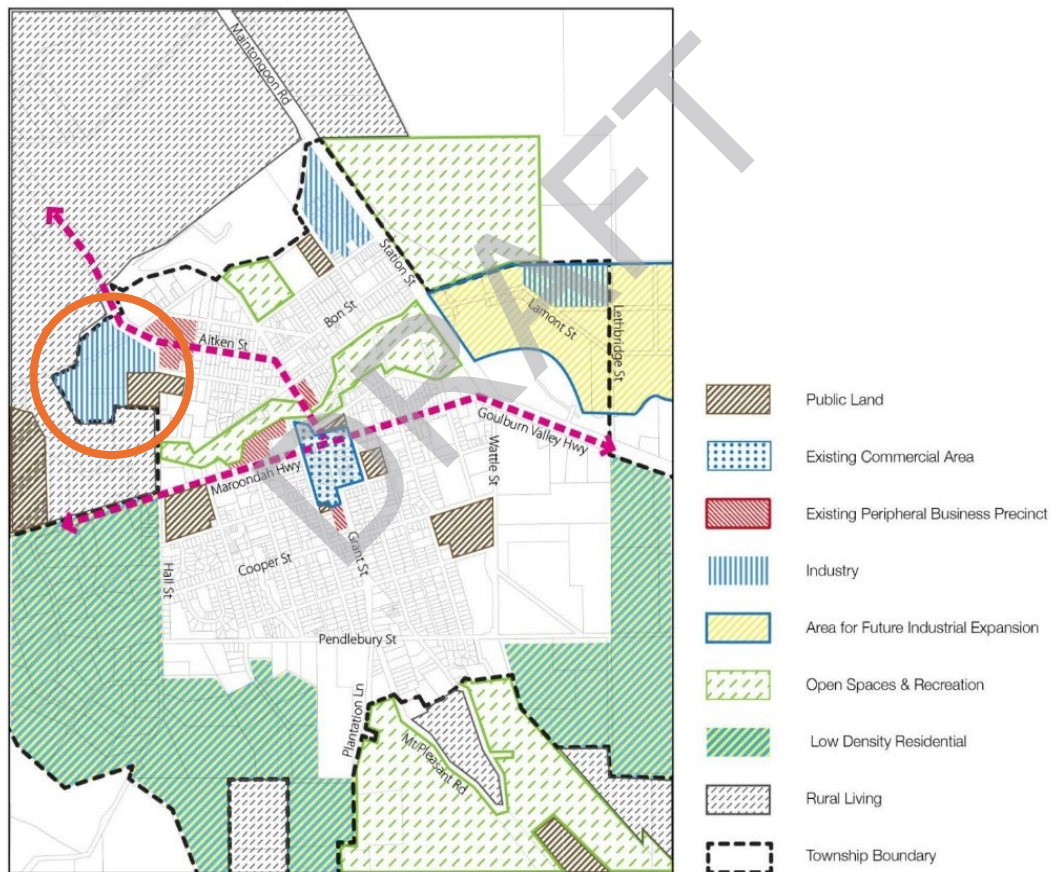


Figure 2 - Alexandra Framework Plan

- Clause 17, Economic Development:

- o Clause 17.03, Industry:

Clause 17.03-1S Industrial land supply:

Objective:

*To ensure availability of land for industry.*

Strategies include:

*Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.*

*Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.*

○ Clause 17.03-2S Sustainable industry

Objective:

*To facilitate the sustainable operation of industry.*

Strategies include:

*Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.*

*Minimise inter-industry conflict and encourage like industries to locate within the same area.*

*Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.*

*Support the retention of small-scale industries servicing established urban areas through appropriate zoning.*

DRAFT

## 5. DEVELOPMENT PLAN OBJECTIVES

Objectives of this development plan are:

- Outline the form and conditions for the future use and development of land for industrial purposes.
- Provide for a range of future industrial uses and developments on a range of lot sizes.
- Plan and implement industrial development that is site responsive, is based on land capability and protects environmental resources, including the adjoining UT Creek and environs.
- Ensure a well designed, efficient and functional industrial layout.
- Provide layout and siting of development that complements a major gateway into and leaving the Alexandra township.
- Guide development that complements a major gateway into and leaving the Alexandra township.
- Ensure design and siting that complements the established Alexandra township to the east and south and protects township amenity.
- Provide fully reticulated services to the land, including sewer.
- Ensure vehicular connectivity within the land and with adjoining land to the east.
- Maintain the level of safety and service on the existing road network.

## 6. PERFORMANCE MEASURES

The following performance measures are outlined to measure the standards that have been considered and met for any proposed use, development and subdivision of the land, in particular for industrial purposes. These performance measures address the schedule requirements ('Requirement before a permit is granted' and 'Conditions and requirements for permits') in the current Development Plan Overlay Schedule 4 (Industrial) that applies to the land.

*General use and development of the land:*

- Outline the general layout, development and use of the industrial development.
- Allow for diversity of industrial lot and building designs and types to provide for the industrial needs of the community.
- Ensure compatibility between the industrial use and development of the land and adjoining and nearby rural living uses and developments (south and west) and residential uses and developments (east).
- Provide sustainable industrial subdivision and development design and siting that meets sustainable development principles and protects the environmental resources on the land.
- Recognise and complement the major DEWLP complex that has been developed in the area, including providing for the expansion of the existing facility to the west.

*Site and building design:*

- Provide a range of industrial lots with flexible lot sizes and dimensions to accommodate proposed industrial developments that may be required in the area.
- Provide buildings and works setbacks, location, form, height and materials to protect the amenity of the Maroondah Highway as a major gateway entrance into Murrindindi.

- Provide buildings and works setbacks, location, form, height and materials to protect the amenity of the Alexandra township to the east and south.
- Recognise and protect buffers associated with the Alexandra wastewater facility to the southwest.
- Provide a minimum setback of 20 metres from the Binns - McCraes Road reserve for any building or structure, other than roads, footpaths and underground services, associated with the use or development of the land for industrial purposes.
- Design of buildings to include brick, stone or timber facades of a muted colour to enhance the amenity of the land and area. This requirement will be enforced via a Section 173 Agreement.
- Contain external lighting on future buildings onsite as far as practicable with any future planning permit to include a condition that requires external lighting to be baffled and for direct light to be contained onsite.
- Preparation and approval of a detailed landscaping plan prior to any subdivision or development of buildings or works on the land, including proposed landscaping with suitable species to:
  - Provide landscaping treatment to protect views to and from any proposed development to other adjoining land, particularly the Maroondah Highway to the north;
  - Provide landscaping along the frontages of all industrial lots adjoining Binns – McCraes Road to create a uniform and attractive appearance from these roads;
  - Soften the appearance of buildings and works from the Maroondah Highway and the Alexandra township;
  - Provide an effective visual barrier between the land and adjoining land zoned Rural Living Zone to the west and south.

Implementation of these requirements may be enforced via a Section 173 Agreement.

#### *Environment:*

- Assessment of general land capability, natural landscape features and views, environmental resources and land constraints for any subdivision or development of the land.
- Protect sensitive uses from potential amenity impacts that may arise from the Alexandra wastewater treatment plant through the development and application of the Environmental Significance Overlay to the identified wastewater treatment plant buffer.
- Use of the UT Creek as a environmental and riparian corridor, including:
  - Assessment of soil, water and native vegetation values for any subdivision or development of land in proximity to the UT Creek.
  - Provision of a minimum setback for all development from UT Creek of 30 metres.
  - Implement development setbacks from UT Creek to protect water quality, general public amenity and passive recreation opportunities.
  - Retention and enhancement of biodiversity and existing native vegetation to implement the objectives and 'net gain' principles of the *Guidelines for the removal, destruction or lopping of native vegetation*.
  - Site development to be located outside the UT Creek floodplain / Floodway Overlay and protect floodway functions, in conjunction with the Goulburn Broken Catchment Management Authority.



*Roads and other services:*

- Provide a new internal road within the western section of the land from Binns – McCraes Road to provide access for new industrial lots and the existing industrial building (former abattoir building) to meet the following standards:
  - Road design, materials, surfacing and drainage to meet relevant Murrindindi Shire Council standards;
  - Capability for use by solid waste collection vehicles;
  - Provision of crossovers for all lots and buildings;
  - Capability for emergency vehicle access, such as fire vehicles and ambulances.
- Provide access along Binns - McCraes Road for the proposed industrial use and development of the area to Murrindindi Shire Council standards, in consultation with VicRoads in relation to access from Maroondah Highway.
- Provide infrastructure to meet Murrindindi Shire Council and relevant service authority standards, including:
  - Roads and footpaths (as required);
  - Drainage and stormwater infrastructure, including potential linkages with adjoining land to the east;
  - Reticulated water and sewerage, including potential linkages with adjoining land to the east, or alternative onsite wastewater disposal;
  - Underground electricity, telecommunications and street lighting (as required);
  - Landscaping materials and plantings in accordance with the 'Site and building design' section of this development plan.
- Provide drainage on the land for industrial purposes, including:
  - An assessment of drainage retention and treatment on the land;
  - Proposed treatment of the existing drainage line on the land, including potential piping of the drain;
  - Option for the existing dams on the land to be filled and treated, retained for onsite water retention and treatment or reinstated downstream for onsite water retention and treatment;
  - Provision of drainage on the land with no increase to the current level of drainage discharge from the land;
  - Use of water sensitive urban design principles for water conservation, stormwater / drainage design, treatment and management and treatment and management of existing waterways and dams.

## 7. SUBDIVISION, USE, BUILDINGS AND WORKS PROVISIONS

Any application for subdivision, use of land, or construction of buildings and works must, as appropriate:

- Consider the objectives and performance measures outlined in this development plan;
- Provide a Transport Impact Assessment where required prepared by a suitably qualified consultant to determine whether there will be any impact on any declared arterial road. If required, the Transport Impact Assessment will have regard to VicRoads Access Management Policies (or as relevant) and determine the extent of mitigating works required on a declared arterial road in consultation with VicRoads;
- Be generally in accordance with this development plan;

## 8. STAGING PROVISIONS

This development plan does not restrict or provide for any staging of any use or development of the land.

Any subdivision or development of land affected by this development plan that may occur in stages must retain the ability for other land within the plan to be subdivided or developed in accordance with the objectives and performance measures of this development plan.

## 9. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW

This plan will expire fifteen (15) years after the date that it is approved by Murrindindi Shire Council.

After the expiry of this development plan, the responsible authority may review and approve a new development plan.

An approved development plan may be reviewed. Murrindindi Shire Council intends that notification of any proposed amendment to this approved development plan will be given to potentially affected landowners, relevant service and government agencies and the general community.

In considering whether to amend this existing development plan, the responsible authority should consider the following:

- Whether the amendment meets the objectives, performance measures and provisions of the original development plan;
- Current Murrindindi Planning Scheme strategies, policies and controls for the use and development of the land;
- Relevant council directions, strategies and guidelines;
- Retention of the land for future use and development for industrial purposes.

**DEVELOPMENT PLAN APPROVED BY MURRINDINDI SHIRE  
COUNCIL ON 28 AUGUST 2013.**

**DEVELOPMENT PLAN AMENDED BY MURRINDINDI SHIRE COUNCIL  
ON XX XXXX 2024.**



Copyright in 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 11403 FOLIO 607

Security no : 124116666855E  
Produced 16/07/2024 01:52 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 704002X.  
PARENT TITLE Volume 04737 Folio 338  
Created by instrument PS704002X 14/02/2013

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
WILLIAM RAYMOND WARNE of 695 YAMBLA AVENUE ALBURY VIC 2640  
PS704002X 14/02/2013

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS704002X FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 39 BINNS MCCRAES ROAD ALEXANDRA VIC 3714

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>PS704002X</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>16/07/2024 13:52</b>

**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.

Signed by Council: Murrumbidgee Shire Council, Council Ref: 3/2012/22, Original Certification: 06/09/2012

The document must not be used for any purpose which may breach any Copyright or Privacy Laws.

<p style="text-align: center;"><b>PLAN OF SUBDIVISION</b></p> <p style="text-align: center;">PLAN UNDER SECTION 35 OF THE SUBDIVISION ACT 1988</p>	STAGE No.	LRS USE ONLY	PLAN NUMBER	<b>EDITION 1</b>	<b>PS 704002 X</b>
<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> ALEXANDRA</p> <p><b>TOWNSHIP:</b> _____</p> <p><b>SECTION:</b> _____</p> <p><b>CROWN ALLOTMENT:</b> 32B1</p> <p><b>CROWN PORTION:</b> _____</p> <p><b>TITLE REFERENCES:</b> C/T Vol.4737 Fol.338</p> <p><b>LAST PLAN REFERENCE/S:</b> TP 377068 V</p> <p><b>POSTAL ADDRESS:</b> No.39 BINNS McCRAES ROAD (At time of subdivision) ALEXANDRA. 3714.</p> <p><b>MGA Co-ordinates</b> E 384 310 ZONE: 55 (of approx centre of land in plan) N 5883 261</p>	<p style="text-align: center;"><b>COUNCIL CERTIFICATION AND ENDORSEMENT</b></p> <p><b>COUNCIL NAME :</b> MURRINDINDI SHIRE COUNCIL <span style="float: right;"><b>REF:</b> .....</span></p> <p>A This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots</p> <p>B This plan is exempt from Part 3 of the Subdivision Act 1988</p> <p>C This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot(s)</p> <p>D It is certified under section 6 of the Subdivision Act 1988</p> <p>E It is certified under section 11(7) of the Subdivision Act 1988</p> <p>F Date of original certification under section 6 / /</p> <p>G This is a Statement of Compliance under section 21 of the Subdivision Act 1988</p> <p style="text-align: right;">Council Delegate Council Seal Date / /</p>				
<b>VESTING OF ROADS AND/OR RESERVES</b>					
Roads & reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.					
IDENTIFIER	COUNCIL/BODY/PERSON				
RESERVE No.1	THE MINISTER FOR ENVIRONMENT AND CLIMATE CHANGE				
RESERVE No.2	THE MINISTER FOR ENVIRONMENT AND CLIMATE CHANGE				
<b>NOTATIONS</b>					
DEPTH LIMITATION	DOES NOT APPLY		STAGING	This is not a staged subdivision Planning permit No.	
<p>LAND TO BE ACQUIRED BY AGREEMENT: RESERVE No.1 &amp; RESERVE No.2</p> <p>LAND TO BE ACQUIRED BY COMPULSORY PROCESS: NIL</p> <p>ALL THE LAND IS TO BE ACQUIRED FREE FROM ALL ENCUMBRANCES.</p> <p>THIS IS A SPEAR PLAN.</p>			<p>DIMENSIONS SHOWN UNDERLINED ARE NOT AS A RESULT OF THIS SURVEY BUT HAVE BEEN DEDUCED FROM TITLE</p> <p><b>WATERWAY NOTATION:</b> LOT 1 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</p> <p>SURVEY. THIS PLAN IS BASED ON SURVEY (PARTIALLY)</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.</p>		
<b>EASEMENT INFORMATION</b>					
<p><b>LEGEND</b> E-Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A-Appurtenant Easement R-Encumbering Easement (Road)</p> <p>Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.</p>				<p style="text-align: center;"><u>LRS USE ONLY</u></p> <p style="text-align: center;">STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT</p> <p>RECEIVED <input checked="" type="checkbox"/></p> <p style="text-align: right;">DATE: 23/11/12</p>	
Symbol	Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
<p style="text-align: center;"><b>RODNEY AUJARD and ASSOCIATES</b> Licensed Land Surveyors Lvl 1, 325 CAMBERWELL ROAD, CAMBERWELL. 3124 ph. 9813 2222 fax. 9813 2244 81 GRANT STREET, ALEXANDRA 3714 ph:5772 1530 EMAIL : aujard@bigpond.net.au</p>				<p>LICENSED SURVEYOR JOHN F. EGAN</p> <p>SIGNATURE : DIGITALLY SIGNED</p> <p>REF : 17873 VERSION 6</p>	
<p style="text-align: center;"><b>LW</b> Assistant Registrar of Titles</p> <p style="text-align: center;">SHEET 1 OF 2 SHEETS</p>				<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>	

**PLAN OF SUBDIVISION**

PLAN UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

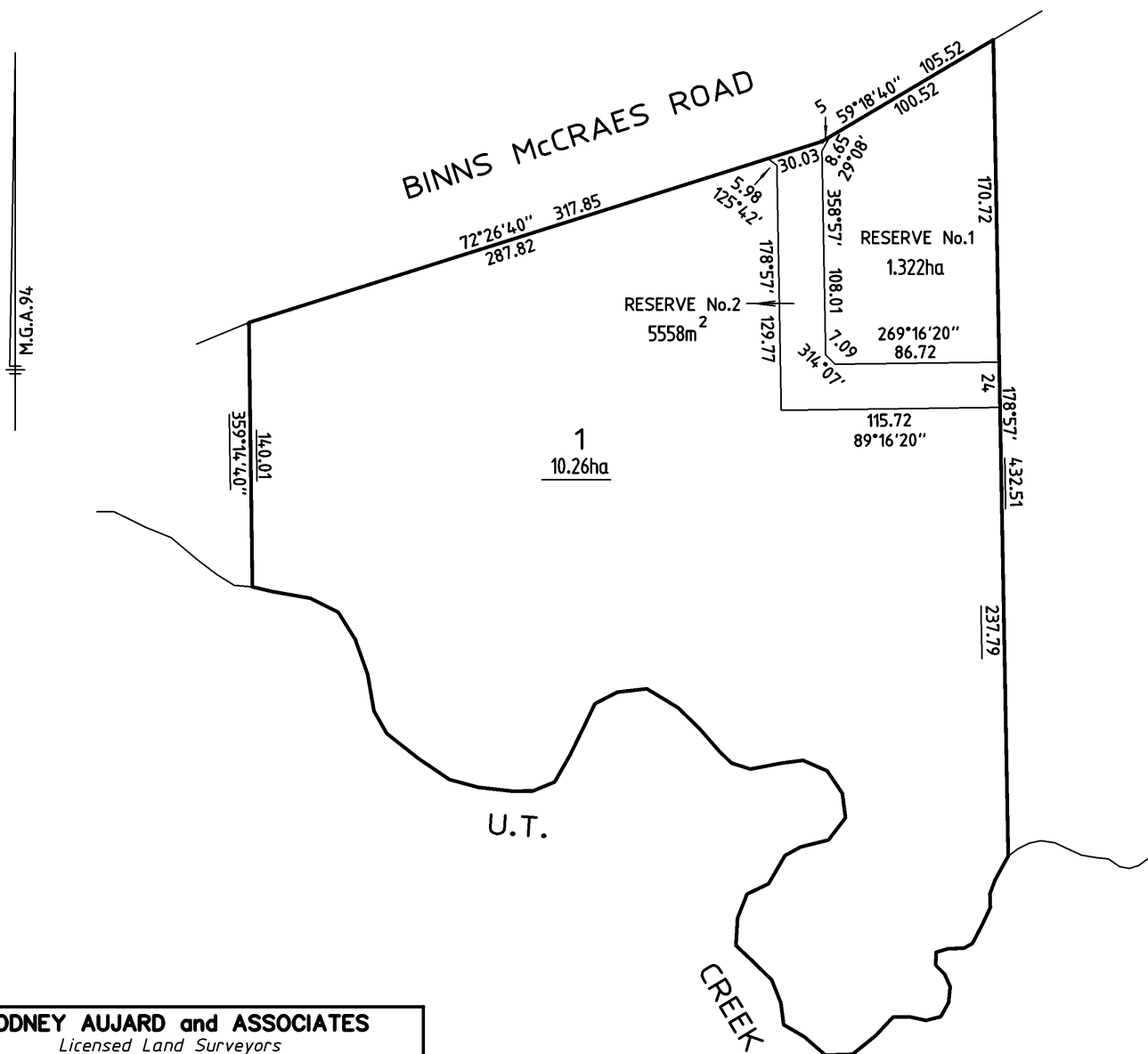
STAGE No.

PLAN NUMBER

**PS 704002 X**

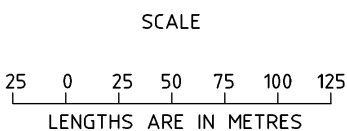
**VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND**

LAND AFFECTED	LAND ACQUIRED BY COMPULSORY PROCESS PRIOR TO CERTIFICATION			LAND ACQUIRED BY COMPULSORY PROCESS AFTER REGISTRATION OF PLAN				LAND ACQUIRED BY AGREEMENT	LRS REFERENCE OF TRANSFERS OR NOTIFICATIONS OF VESTING DATES	ASSISTANT REGISTRAR OF TITLES SIGNATURE	
	VESTING DATE	GOVERNMENT GAZETTE		DATE OF RECORDING OF VESTING DATE	VESTING DATE	GOVERNMENT GAZETTE					DATE OF REGISTRATION OF TRANSFER
		PAGE	YEAR			PAGE	YEAR				
RESERVE No.1								14/2/13	AK176359J	LW	
RESERVE No.2								14/2/13	AK176359J	LW	



**RODNEY AUJARD and ASSOCIATES**

Licensed Land Surveyors  
 Level 1, 325 Camberwell Road, Camberwell. 3124.  
 ph.9813 2222 fax.9813 2244  
 EMAIL : aujard@bigpond.net.au  
 81 Grant Street, Alexandra, 3714. ph.5772 1530



ORIGINAL SCALE SHEET SIZE  
 1:2500 A3

LICENSED SURVEYOR JOHN. F. EGAN  
 SIGNATURE  
 REF : 17873 VERSION 6

SHEET 2 OF 2 SHEETS  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

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

**Plan Pursuant to Section 35 PS704002X  
Certification of Acquisition Plans (Form 4)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S023456P  
Plan Number: PS704002X  
Responsible Authority Name: Murrindindi Shire Council  
Responsible Authority Reference Number 1: 3/2012/22  
Surveyor's Plan Version: 6

This is a plan under section 35 of the **Subdivision Act 1988** which does not create any additional lots.

This plan is exempt from Part 3 of the **Subdivision Act 1988**.

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

Digitally signed by Council Delegate: Karen Girvan  
Organisation: Murrindindi Shire Council  
Date: 06/09/2012



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 09631 FOLIO 892

Security no : 124116666854F  
Produced 16/07/2024 01:52 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 718353N.  
PARENT TITLE Volume 09466 Folio 928  
Created by instrument CP158206A 12/09/1985

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
WILLIAM RAYMOND WARNE of 695 YAMBLA AVENUE ALBURY VIC 2640  
X931076G 06/12/2001

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS718353N FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 39 BINNS MCCRAES ROAD ALEXANDRA VIC 3714

DOCUMENT END





# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>PS718353N</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>16/07/2024 13:52</b>

**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.

as part of a planning process under the Planning and Environment Act 1987.  
 The document must not be used for any purpose which may breach any Copyright or Privacy Laws.

**PLAN OF SUBDIVISION**

PS718353A1

Under Section 35 of the Subdivision Act 1988	<b>EDITION 1</b>	<b>PS718353A1</b>
<p style="text-align: center;"><b>LOCATION OF LAND</b></p> PARISH: ALEXANDRA CROWN ALLOTMENTS: 35B3(PART), 33D(PART), 33F(PART), 33N(PART), 34(PART), TOWNSHIP: ALEXANDRA FORMER GOVERNMENT ROAD  TITLE REFERENCE: Vol. 9631 Fol. 892  LAST PLAN REFERENCE: CP158206A  POSTAL ADDRESS: 39 BINNS McCRAES ROAD <small>(at time of subdivision)</small> ALEXANDRA VIC 3714  MGA CO-ORDINATES: E: 384 400      ZONE: 55 <small>(of approx. centre of land in plan)</small> N: 5 883 800      GDA 94	Council Name: Murrindindi Shire Council  Council Reference Number: 3/2015/33 Planning Permit Reference: planning permit not required SPEAR Reference Number: S068975A  This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots.  Certification  This plan is certified under section 6 of the Subdivision Act 1988  Statement of Compliance  This is a statement of compliance issued under section 21 of the Subdivision Act 1988  Digitally signed by: Karen Heather Girvan for Murrindindi Shire Council on 01/09/2015	

<p style="text-align: center;"><b>VESTING OF ROADS AND/OR RESERVES</b></p> Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered. Only roads and reserves marked thus (%) vest upon registration of this plan.	<b>NOTATIONS</b>				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">ROAD R1</td> <td style="text-align: center;">ROADS CORPORATION</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	ROADS CORPORATION	<p><b>STAGING:</b></p> This is not a staged subdivision. Planning Permit No: NOT APPLICABLE  Depth Limitation 15.24 metres below the surface applies to E-2. Land to be acquired by compulsory process: ROAD R1 Land to be acquired by agreement: NIL. The land being subdivided is enclosed within thick continuous lines. Underlined dimensions shown thus <u>123.45</u> are not the result of this survey. Area of Lot 1 is deduced from title.
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1	ROADS CORPORATION				

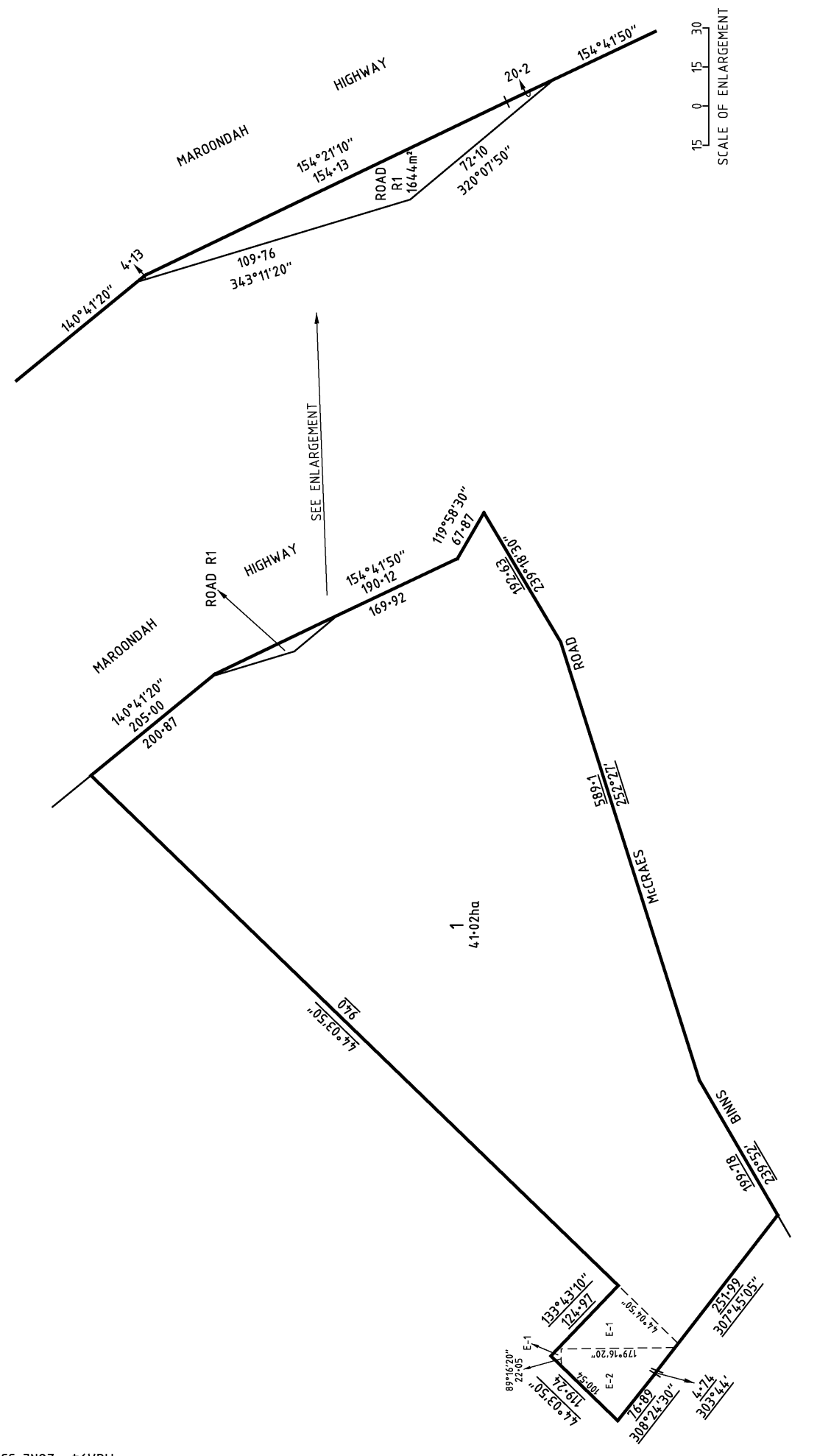
<p><b>SURVEY:</b>                  This plan is based on survey and is compiled from Roads Corporation SP23101.                  This plan has been connected to permanent marks no(s) 91, 127 and 129.                  In Proclaimed Survey Area No. _____</p> <p>All the land is to be acquired free from all encumbrances other than any easements specified on this plan.</p>	Depth Limitation 15.24 metres below the surface applies to E-2. Land to be acquired by compulsory process: ROAD R1 Land to be acquired by agreement: NIL. The land being subdivided is enclosed within thick continuous lines. Underlined dimensions shown thus <u>123.45</u> are not the result of this survey. Area of Lot 1 is deduced from title.
--	--

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND							
Land affected	Land acquired by compulsory process				Land acquired by agreement	LV reference	Assistant Registrar of Titles
	Vesting date	Government Gazette		Date of recording of vesting	Date of registration of transfer		Signature
		Page	Year				
ROAD R1	11/09/2014	2050	2014 (G37)	26/9/16	_____	_____	RGM

EASEMENT INFORMATION					
<p><b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement                  A - Appurtenant Easement      R - Encumbering Easement (Road)</p> <p>Easements marked (-) are existing easements.                  Easements marked (+) are created upon registration of this plan.                  Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.                  Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.</p>					
Symbol	Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
-	E-1	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	C683395	STATE ELECTRICITY COMMISSION OF VICTORIA
-	E-2	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	C683394	STATE ELECTRICITY COMMISSION OF VICTORIA

<b>ROADS CORPORATION</b> Scott Hade 9854 2032 Technical Services - Survey & Declaration 60 Denmark Street Kew 3101 <small>Drawing file : LI&amp;S/subactplans/28606-lis--ps-01.dgn</small>	SURVEYOR FILE REF: SP23101 PS1  Digitally signed by: Scott Phillip Hade (VicRoads - Survey Operations), Surveyor's Plan Version (1), 27/08/2015 Amended: 26/09/2016	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
PLAN REGISTERED TIME: 10:59      DATE: 26/9/16 Randall McDonald Assistant Registrar of Titles			

Plan Number  
**PS718353N**



MGA94 ZONE 55

SHEET 2	ORIGINAL SHEET SIZE: A3	SCALE 1:5000	ROADS CORPORATION Scott Hade 9854 2032 Technical Services - Survey & Declaration 60 Denmark Street Kew 3101 Drawing file : L:\S\subactplans\28606-lls--ps-01.dgn
Digitally signed by: Murrindindi Shire Council, 01/09/2015. SPEAR Ref: 5068975A	Digitally signed by: Scott Phillip Hade (VicRoads - Survey Operations), Surveyor's Plan Version (1), 27/08/2015 Amended: 26/09/2016	50 0 50 100 150 200 LENGTHS ARE IN METRES	



Copyright State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of the information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall not be responsible for any loss or damage which may be suffered by any person as a result of any error or omission in this publication.

**CROWN FOLIO STATEMENT**

VOLUME 11711 FOLIO 843  
No Coft exists

Security no : 124116667405G  
Produced 16/07/2024 02:05 PM

CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 2019 Parish of Alexandra.  
Created by instrument MI032550A 06/08/2016

**CROWN LAND ADMINISTRATOR**

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8  
NICHOLSON STREET EAST MELBOURNE VIC 3002  
MI032550A 06/08/2016

**STATUS, ENCUMBRANCES AND NOTICES**

RESERVATION MI032552V 06/08/2016  
TEMPORARY  
OFFICE AND DEPOT

**DIAGRAM LOCATION**

SEE CD015984C FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 5 BINNS MCCRAES ROAD ALEXANDRA VIC 3714

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>CD015984C</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>16/07/2024 14:07</b>

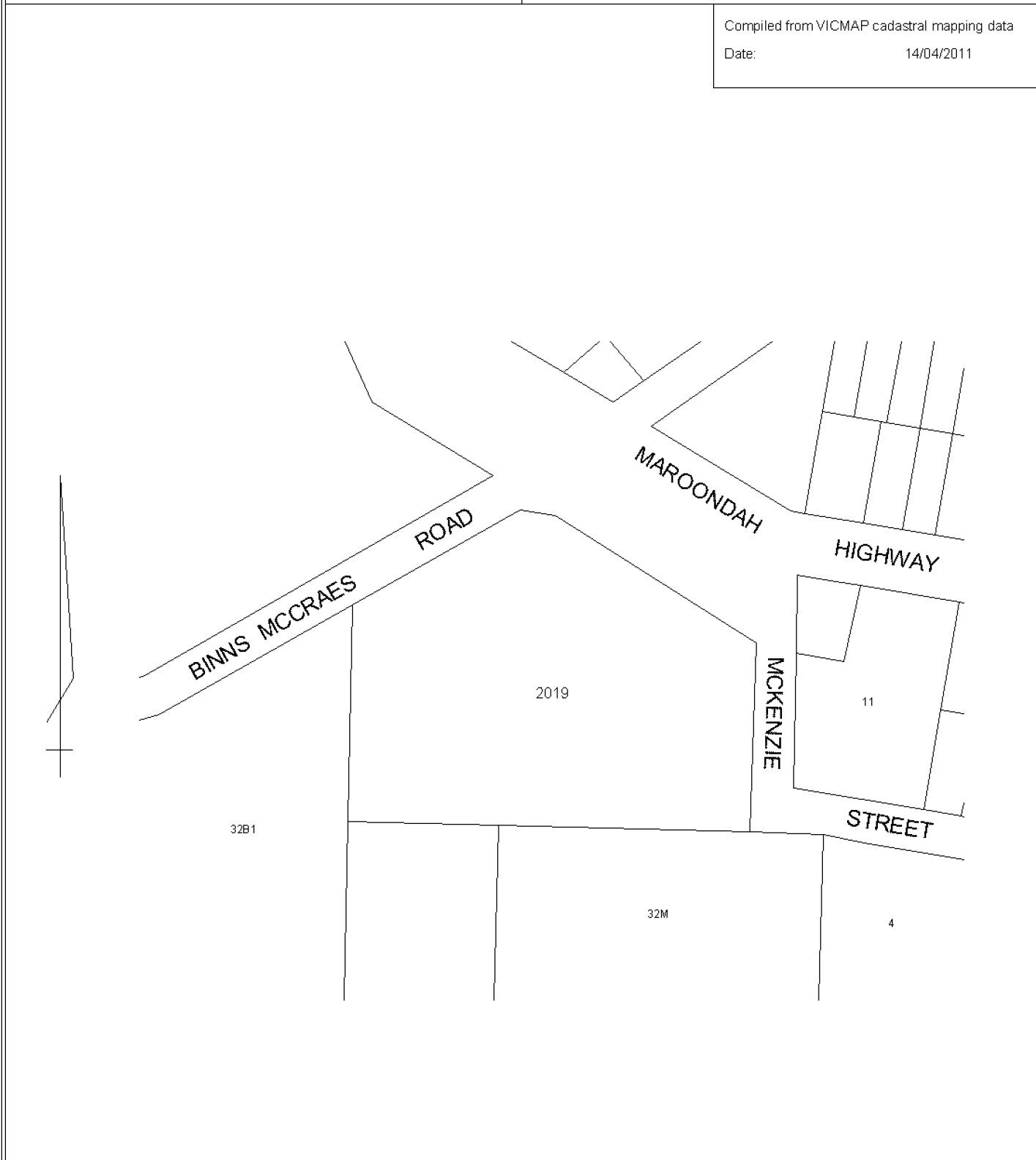
**Copyright and disclaimer notice:**

© 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.

<b>CROWN DIAGRAM</b>	<b>CD015984C</b>
<b>Location of Land</b> Parish : ALEXANDRA Allotment : 2019	This plan has been created to assist in locating a Crown Land parcel Warning - No warranty is given as to the accuracy or completeness of this plan Any derived dimensions are approximate
Standard Parcel Identifier (SPI) : 2019NPP2009 Vicmap Parcel PFI : 131220049	Coordinate Position MGA : 384600, 5883470 (55) VicRoads Directory Reference : 680 C3 (ed. 7)

Compiled from VICMAP cadastral mapping data  
Date: 14/04/2011





Copyright State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of the information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any loss or damage caused by its use.

**CROWN FOLIO STATEMENT**

VOLUME 11711 FOLIO 842  
No Coft exists

Security no : 124116667639B  
Produced 16/07/2024 02:08 PM

CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 2021 Parish of Alexandra.  
Created by instrument MI032548L 06/08/2016

**CROWN LAND ADMINISTRATOR**

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8  
NICHOLSON STREET EAST MELBOURNE VIC 3002  
MI032548L 06/08/2016

**STATUS, ENCUMBRANCES AND NOTICES**

**DIAGRAM LOCATION**

SEE CD015983E FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 5 BINNS MCCRAES ROAD ALEXANDRA VIC 3714

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>CD015983E</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>16/07/2024 14:10</b>

**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.

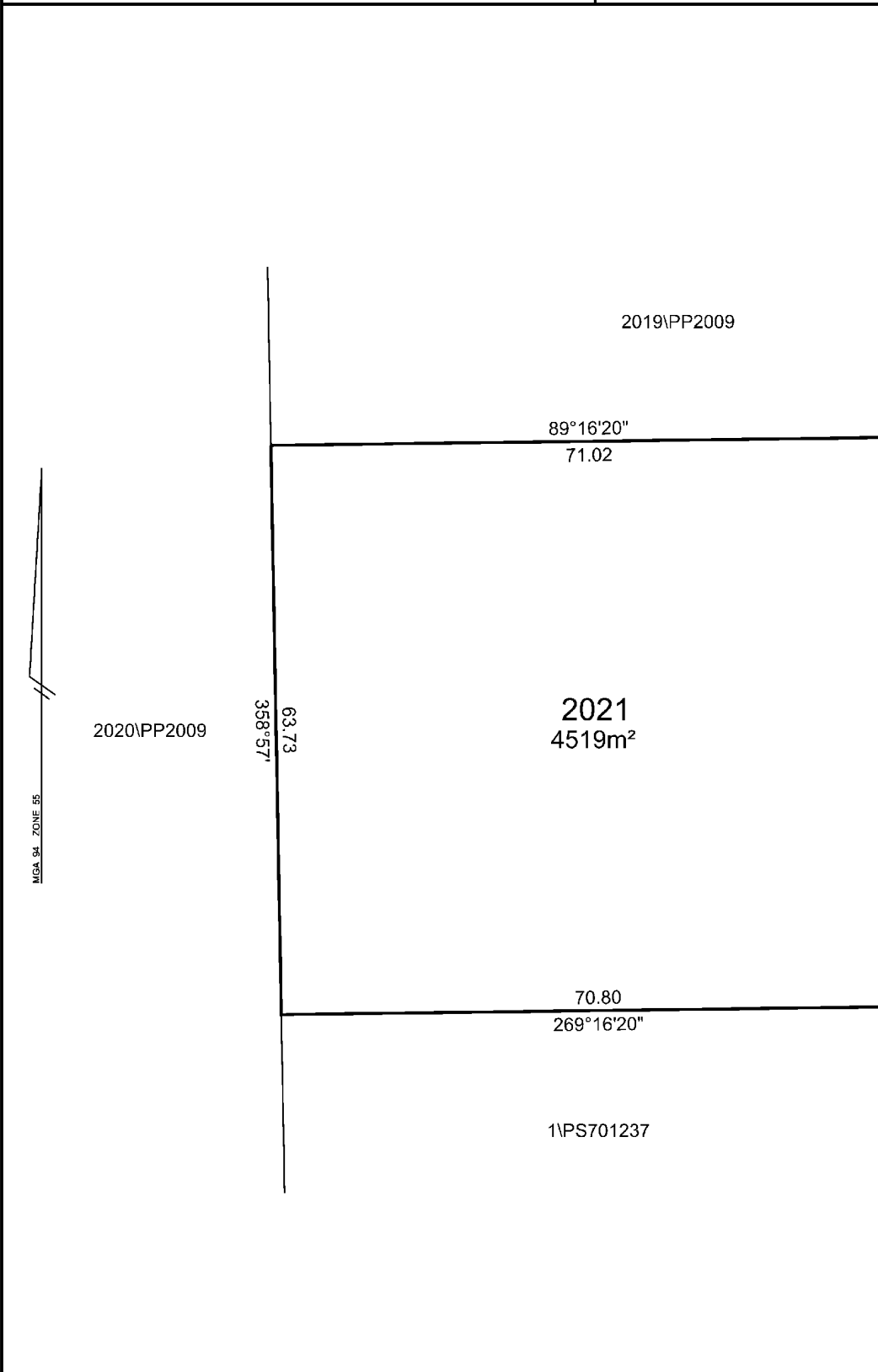


<b>CROWN DIAGRAM</b>	EDITION 1	CD015983E
LOCATION OF LAND PARISH: ALEXANDRA (2009) TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 2021 LAST PLAN REFERENCE: - DERIVED FROM: PS701237K	NOTATIONS  <b>WARNING:</b> NO WARRANTY IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THIS PLAN.  ANY DERIVED DIMENSIONS ARE APPROXIMATE.	

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR CROWN DIAGRAM PURPOSES

Checked by: SN

Date: 7/08/2015





Copyright State of Victoria. This publication is copyright and includes confidential information. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The State of Victoria does not warrant the accuracy or completeness of the information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall not be responsible for any loss or damage which may be incurred by any person in reliance on the information.

**CROWN FOLIO STATEMENT**

VOLUME 11953 FOLIO 932  
No Coft exists

Security no : 124116668092K  
Produced 16/07/2024 02:15 PM

CROWN FOLIO

**LAND DESCRIPTION**

Crown Allotment 2022 Parish of Alexandra.  
PARENT TITLE Volume 11855 Folio 413  
Created by instrument AQ694269S 05/02/2018

**CROWN LAND ADMINISTRATOR**

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8  
NICHOLSON STREET EAST MELBOURNE VIC 3002  
AN576072Y 20/02/2017

**STATUS, ENCUMBRANCES AND NOTICES**

**DIAGRAM LOCATION**

SEE CD114705H FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: BINNS MCCRAES ROAD ALEXANDRA VIC 3714

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>CD114705H</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>16/07/2024 14:16</b>

**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.

# CROWN DIAGRAM

EDITION 1

# CD114705H

## LOCATION OF LAND

PARISH: ALEXANDRA (2009)  
TOWNSHIP:  
SECTION:  
CROWN ALLOTMENT: 2022 AND 2023  
LAST PLAN REFERENCE: OP124013  
DERIVED FROM:                      VOL.                      FOL.

## NOTATIONS

THIS PLAN HAS BEEN PREPARED  
BY LAND VICTORIA FOR  
CROWN DIAGRAM PURPOSES

Checked by: EN01

Date: 20/02/2017

FOR DIAGRAM INFORMATION RELATED  
TO CROWN ALLOTMENTS 2022 AND 2023  
SEE OP124013

# PLAN OF CROWN ALLOTMENT

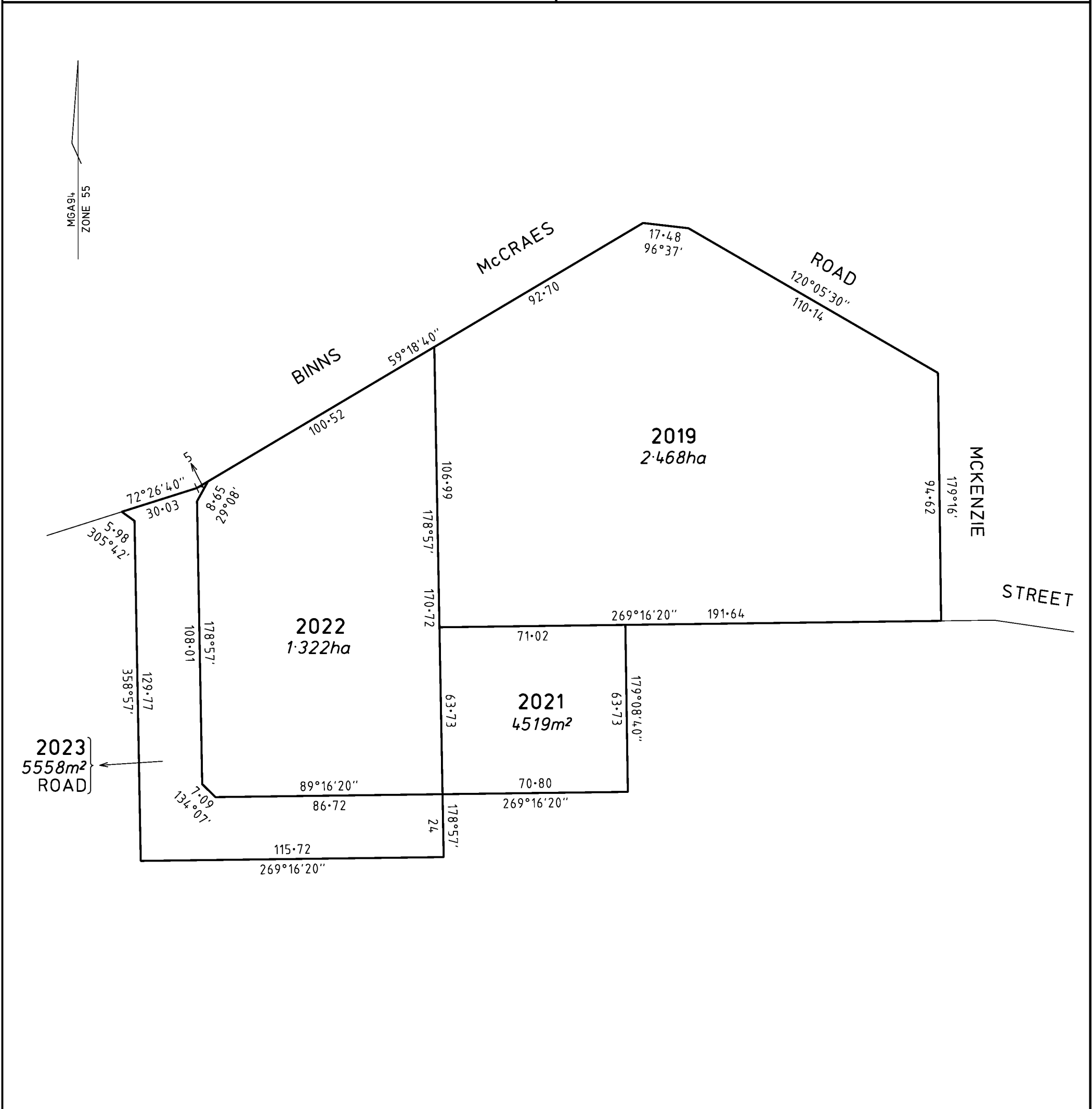
## OP124013

### LOCATION OF LAND

COUNTY : ANGLESEY  
 PARISH : ALEXANDRA  
 CROWN ALLOTMENT : 2019, 2021, 2022 AND 2023

#### NOTATIONS:

Prepared from:  
 VDP, A161(5), PS405694F, PS701237K AND PS704002X





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 11445 FOLIO 464

Security no : 124116666566T  
Produced 16/07/2024 01:46 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 701237K.  
PARENT TITLE Volume 11436 Folio 895  
Created by instrument AK583238B 11/09/2013

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
MATTHEW JOHN BOURKE of 17 BINNS-MACRAES ROAD ALEXANDRA VIC 3714  
AL160168W 17/06/2014

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AL160169U 17/06/2014  
NATIONAL AUSTRALIA BANK LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987  
AK023528T 14/11/2012

**DIAGRAM LOCATION**

SEE PS701237K FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 17 BINNS MCCRAES ROAD ALEXANDRA VIC 3714

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 23/10/2016

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>PS701237K</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>16/07/2024 13:46</b>

**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.

PS 701207K  
 22/07/2013 \$1103 PS  


<b>PLAN OF SUBDIVISION</b>	STAGE No. _____	LRS U _____	Y _____	<b>EDITION 1</b>
----------------------------	-----------------	-------------	---------	------------------

**LOCATION OF LAND**

PARISH: ALEXANDRA

TOWNSHIP: \_\_\_\_\_

SECTION: \_\_\_\_\_

CROWN ALLOTMENT: 32<sup>E</sup> (PART)

CROWN PORTION: \_\_\_\_\_

TITLE REFERENCE: C/T. Vol.11247 Fol.013

LAST PLAN REFERENCE: LOT 1 ON PS 405694 F

POSTAL ADDRESS: No.17 BINNS McCRAES ROAD  
 (At time of subdivision) ALEXANDRA, 3714.

MGA Co-ordinates E 384 608 ZONE: 55  
 (of approx centre of land in plan) N 5883 182

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME : MURRINDINDI SHIRE COUNCIL REF: 3/2011/42

1. This plan is certified under section 6 of the Subdivision Act 1988

2. This plan is certified under section 11(7) of the Subdivision Act 1988  
 Date of original certification under Section 6. / /

3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988

OPEN SPACE

(i) A requirement for open space under section 18 of the Subdivision Act 1988 / has not been made.

(ii) The requirement has not been satisfied.

(iii) The requirement is not satisfied in Stage.....

Council Delegate *[Signature]*  
 Council Seal  
 Date 30/10/2012

Re-certified under Section 11(7) of the Subdivision Act 1988.  
 Council Delegate  
 Council Seal  
 Date / /

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
RESERVE No.1	THE MINISTER FOR ENVIRONMENT & CLIMATE CHANGE

**NOTATIONS**

DEPTH LIMITATION DOES NOT APPLY	STAGING This is not a staged subdivision Planning permit No.
DIMENSIONS SHOWN UNDERLINED ARE NOT AS A RESULT OF THIS SURVEY BUT HAVE BEEN DEDUCED FROM TITLE.	
SURVEY. THIS PLAN IS BASED ON SURVEY (PARTIALLY) THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.'s 110, 111 & 140	

**EASEMENT INFORMATION**

<b>LEGEND</b>				
E-Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance				
A-Appurtenant Easement R-Encumbering Easement (Road)				
EASEMENTS & RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE WHOLE OF THE LAND ON THIS PLAN				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	17	THIS PLAN - SECTION 88 ELECTRICITY ACT 2000	SPI ELECTRICITY PTY LTD
E-2	DRAINAGE	3	THIS PLAN	MURRINDINDI SHIRE COUNCIL
E-3	DRAINAGE & SEWERAGE	3	THIS PLAN	MURRINDINDI SHIRE COUNCIL

**LRS USE ONLY**

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED

DATE: 27/07/2013

---

**LRS USE ONLY**

PLAN REGISTERED  
 TIME 12.39 PM  
 DATE 30/07/2013

**BILL SKALITSIS**  
 Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

**RODNEY AUJARD and ASSOCIATES**  
*Licensed Land Surveyors*  
 Level 1, 325 Camberwell Road, CAMBERWELL. 3124.  
 ph. 9813 2222 fax. 9813 2244  
 81 Grant Street, ALEXANDRA. 3714. ph. 5772 1530  
 EMAIL : aujard@bigpond.net.au

LICENSED SURVEYOR JOHN F. EGAN

SIGNATURE *[Signature]* DATE 12/10/12

REF : 17730 VERSION 7

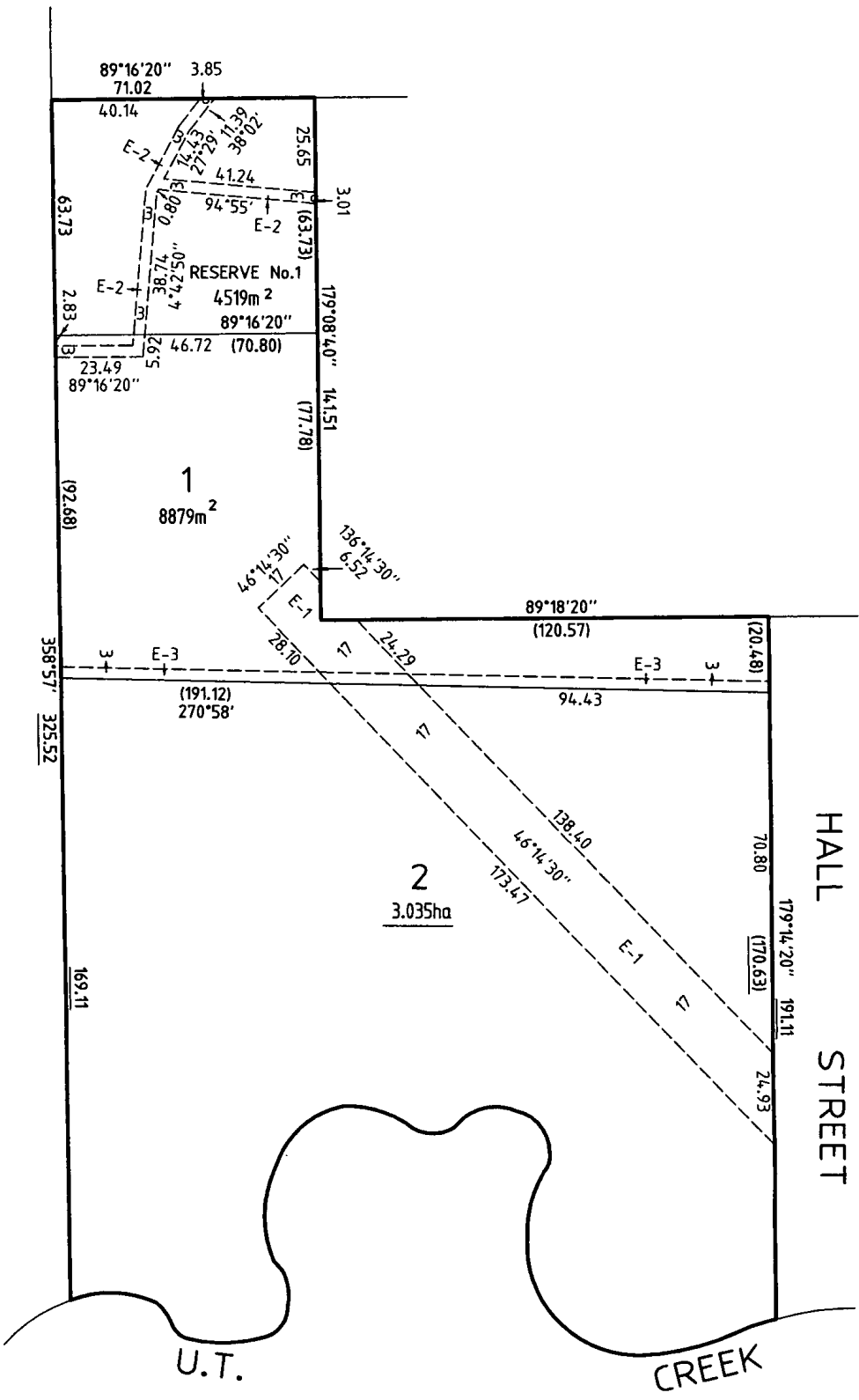
DATE 30/10/2012

COUNCIL DELEGATE SIGNATURE

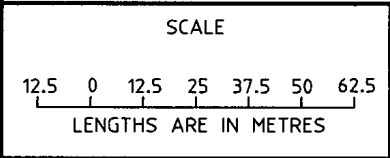
ORIGINAL SHEET SIZE A3



<b>PLAN OF SUBDIVISION</b>	STAGE No. —	PLAN NUMBER <b>PS 701237 K</b>



**RODNEY AUJARD and ASSOCIATES**  
 Licensed Land Surveyors  
 Level 1, 325 Camberwell Road, CAMBERWELL. 3124.  
 ph. 9813 2222 fax. 9813 2244  
 81 Grant Street, ALEXANDRA. 3714. ph. 5772 1530  
 EMAIL : aujard@bigpond.net.au



ORIGINAL SCALE SHEET SIZE  
 1:1250 A3

LICENSED SURVEYOR JOHN F. EGAN  
 SIGNATURE *[Signature]* DATE 12/10/12  
 REF : 17730 VERSION 7

SHEET 2 OF 2 SHEETS  
 DATE 30/10/2012  
 COUNCIL DELEGATE SIGNATURE *[Signature]*

