

**Murrindindi**  
Shire Council

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b><i>The land affected by the application is located at:</i></b>	<b>129 Grant Street ALEXANDRA, (Lot: 1 TP: 535226)</b>
<b><i>The application is for a permit to:</i></b>	<b>Two (2) lot subdivision</b>
<b><i>The applicant for the permit is:</i></b>	<b>Stacey Surveying</b>
<b><i>The application reference number is:</i></b>	<b>2024/31</b>
<b><i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i></b>	<b><a href="http://www.murrindindi.vic.gov.au/PlanningComment">www.murrindindi.vic.gov.au/Planning Comment</a></b>

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.

<b><i>The responsible authority will not decide on the application before:</i></b>	<b>30 May 2024</b>
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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](mailto:planning@murrindindi.vic.gov.au).

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

Page 1 of 1

VOLUME 12438 FOLIO 853

Security no : 124112794671A  
Produced 20/02/2024 02:20 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 535226B.  
PARENT TITLE Volume 07222 Folio 356  
Created by instrument AW291017R 22/11/2022

**REGISTERED PROPRIETOR**

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Joint Proprietors  
    SANDRA LOUISE LYNCH  
    DANIEL MICHAEL LYNCH both of 86 BEMBOKA ROAD WARRANWOOD VIC 3134  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
    KOOKABURRA FAMILY PTY LTD of 86 BEMBOKA ROAD WARRANWOOD VIC 3134  
    AX562367U 15/12/2023

**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 TP535226B FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AX457822J (E)	CAVEAT	Registered	16/11/2023
AX503418N (E)	NOMINATION OF ECT TO LC	Completed	30/11/2023
AX562367U (E)	TRANSFER	Registered	15/12/2023

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

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

Street Address: 129 GRANT STREET ALEXANDRA VIC 3714

**ADMINISTRATIVE NOTICES**

NIL

ECT Control 21342A HORSLEY RYAN & ASSOCIATES  
Effective from 15/12/2023

DOCUMENT END

TITLE PLAN		EDITION 1	TP 535226B
<b>Location of Land</b> Parish: ALEXANDRA Township: ALEXANDRA Section: 8 Crown Allotment: 1(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 7222 FOL 356 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

**Description of Land / Easement Information**

ALL THAT-

piece of land delineated and coloured purple and blue on the map in the margin being part of Crown Allotment One Section Eight Town and Parish of Alexandra County of Anglesey - Together with a right of carriage way over the road coloured brown on - the said map - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 25/05/2000  
 VERIFIED: GB

**ENCUMBRANCES REFERRED TO:**

As to the land coloured blue ---  
ANY EASEMENTS affecting the same ---

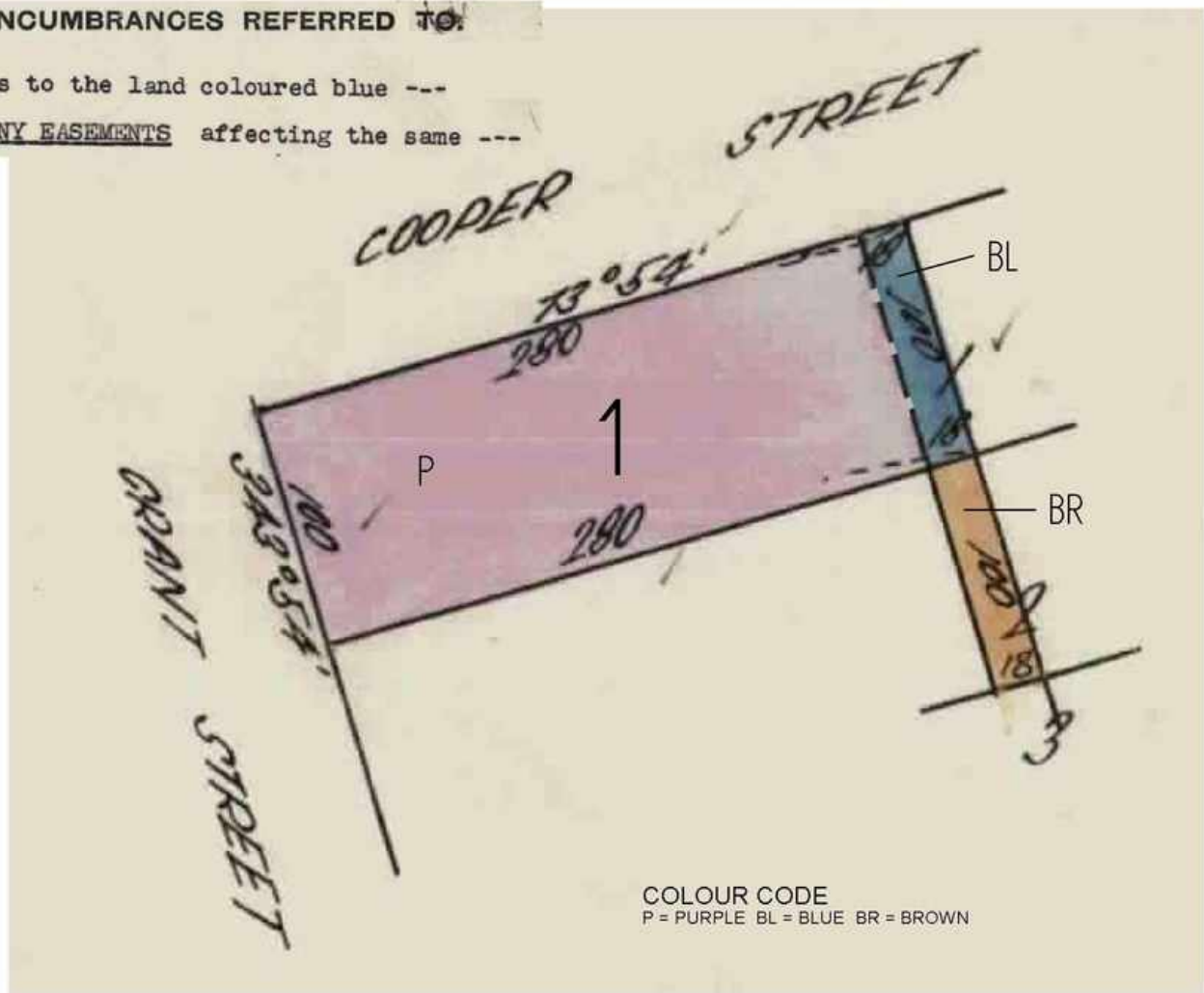


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 1 (PT)	



Planning Enquiries  
Phone: (03) 5772 0317  
Email: [planning@murrindindi.vic.gov.au](mailto:planning@murrindindi.vic.gov.au)  
Web: [www.murrindindi.vic.gov.au](http://www.murrindindi.vic.gov.au)

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.**

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

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

Street Address \*

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

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.:   Lodged Plan  Title Plan  Plan of Subdivision  No.:


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.

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

 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.

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

Cost \$


-  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](http://www.sro.vic.gov.au) for information.

## Existing Conditions

### 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.


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

## Title Information

### 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

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

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>
[Redacted]

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

<b>Contact person's details*</b>		Same as applicant <input type="checkbox"/>
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 <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
[Redacted]		

## 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

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.
[Redacted]

## PLANNING REPORT

**ADDRESS:** 129 GRANT STREET, ALEXANDRA VIC 3714  
**PROPOSAL:** 2 LOT RESIDENTIAL SUBDIVISION  
**Report Date:** 17<sup>th</sup> April 2024  
**Our Ref:** 10194

### 1. DEVELOPMENT SUMMARY

#### 1.1 Site Details

**Land Description:** Lot 1 on TP 535226  
**Volume / Folio:** 07222/ 356  
**Total Site Area:** 1,136 m<sup>2</sup>  
**Frontage:** West (Grant Street) 20.12m and North (Cooper Street) 56.33m  
**Planning Zone:** General Residential Zone (GRZ1)  
**Overlays:** None  
**Servicing:** Electricity, water, sewerage & telephone are provided.

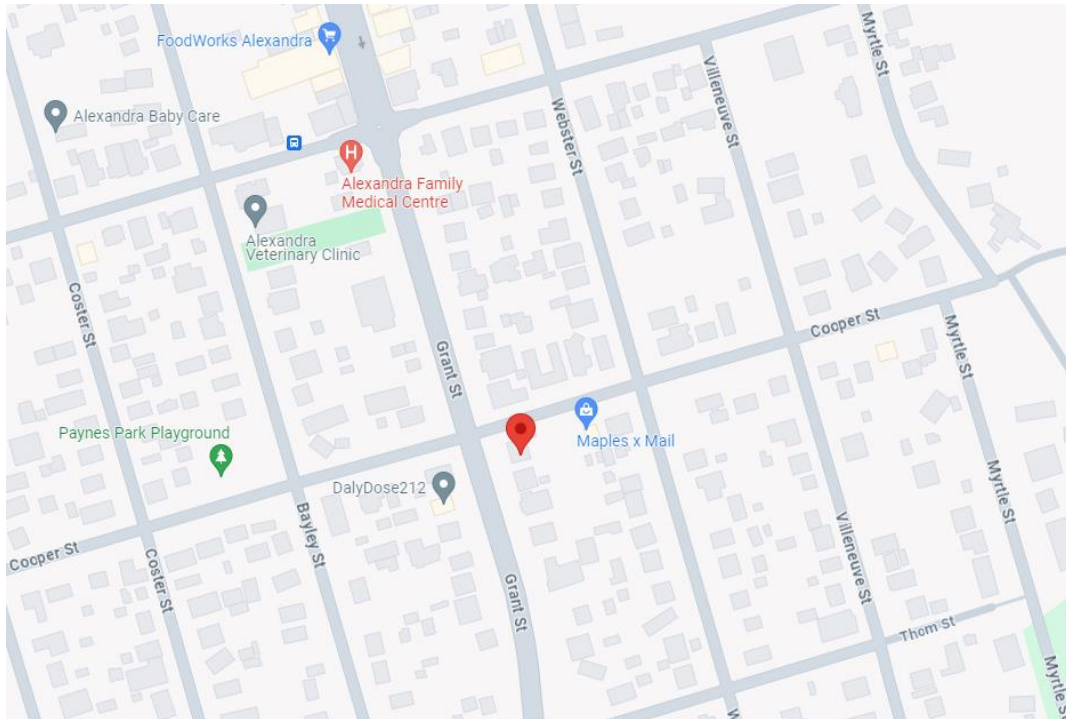


Figure 1.1: Site Context Map – Source: Google Maps

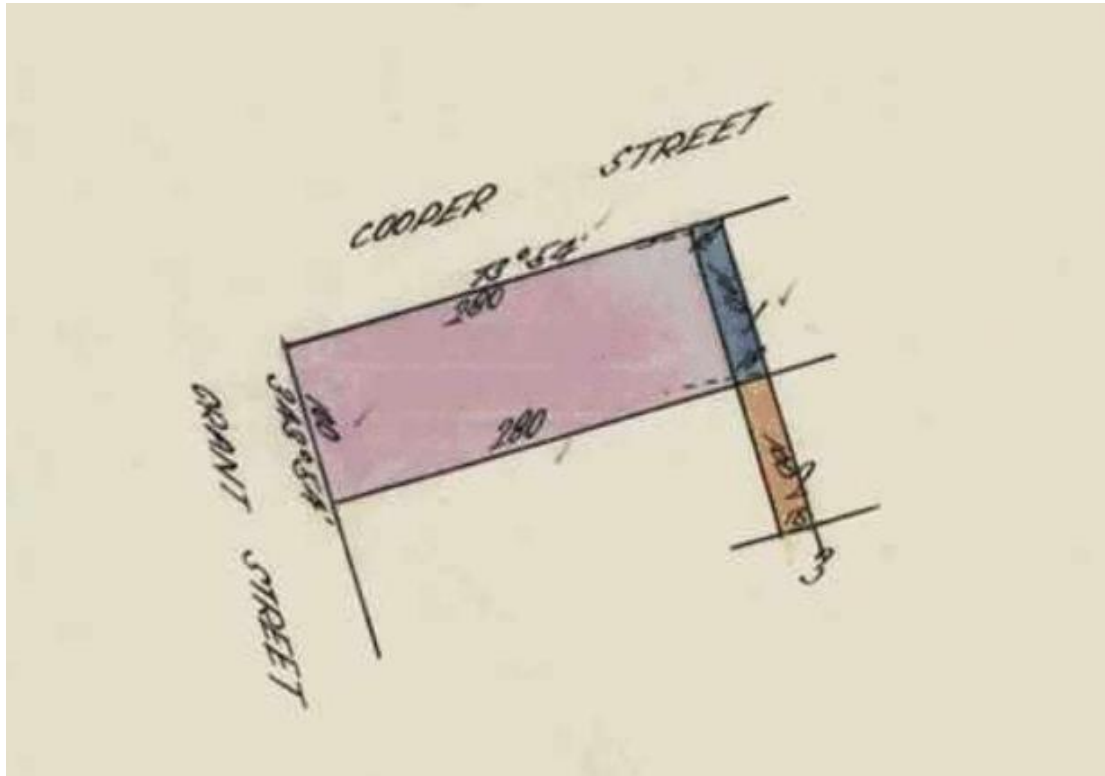


Figure 1.2: Title Diagram

### 1.2 Proposal

Lot 1 Size: 589m<sup>2</sup> with existing dwelling  
Lot 2 Size: 544m<sup>2</sup> of vacant land

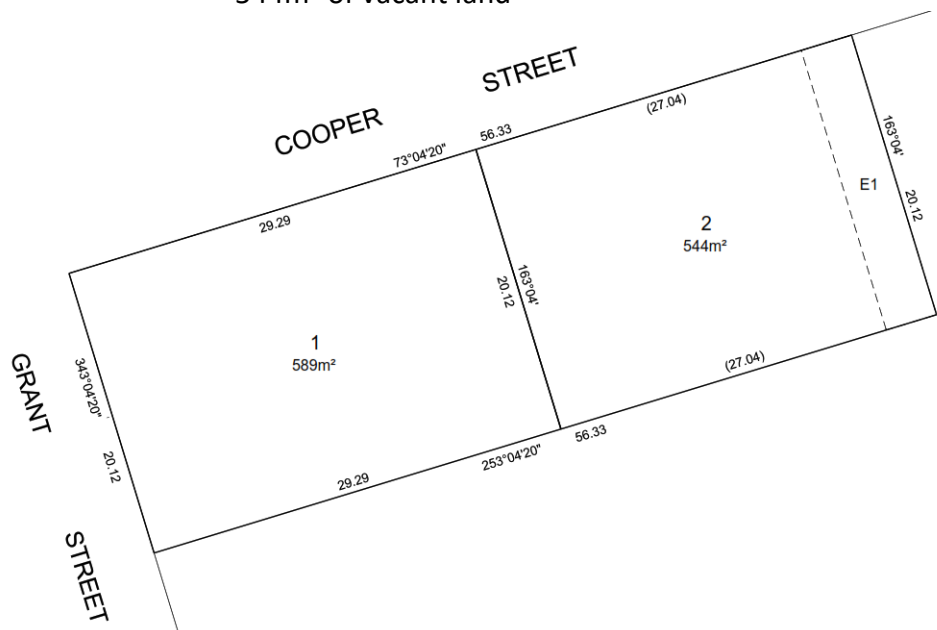


Figure 1.3: Proposed Plan of Subdivision. Source: Stacey Surveying





Address: 425 Maroondah Highway  
Croydon North VIC 3136  
Phone: 03 9088 3695  
Email: [info@staceysurveying.com.au](mailto:info@staceysurveying.com.au)  
Web: [www.staceysurveying.com.au](http://www.staceysurveying.com.au)  
ACN: 606 262 355

### 1.3 Summary

The purpose of the subdivision is to create separate allotments. Lot 1 with the existing dwelling and Lot 2 as land only.

The proposed subdivision layout accords with the proposed Plan of Subdivision PS923582

The subject land is zoned General Residential Zone (Schedule 1). There are no overlays affecting the property.

The subject application is most consistent with the purpose of the Murrindindi Planning Scheme, which seeks in part to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. The subject land, forms part of a fully serviced residential precinct.

The proposal is considered to accord with State and Local Planning Policy Provisions. The proposal is consistent with the maximization of existing infrastructure and servicing within existing townships. The development accords with achieving broader objectives relating to urban consolidation and infill development of established residential areas.

#### Clause 32.08-3 Subdivision

A planning permit is required to subdivide land. For an application of 2 Lots, the application must meet objectives 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

## 2. SITE ANALYSIS AND DESIGN RESPONSE

### 2.1 Site Location (Aerial Photo)



Figure 2.1: Aerial Photo. Source: Land Victoria (LASSI)

### 2.2 Existing Condition & Site Photos

The existing site comprises of a single residential dwelling situated towards the western end of the property. The proposed subdivision design would enclose external sheds and carport within the western lot. The existing fibro garage at the eastern end of the site would sit within Lot 2. There is ample space for a secondary crossover to service Lot 2.



Figure 2.2: Existing dwelling and carport.



Figure 2.3: Street frontage at eastern end of site.

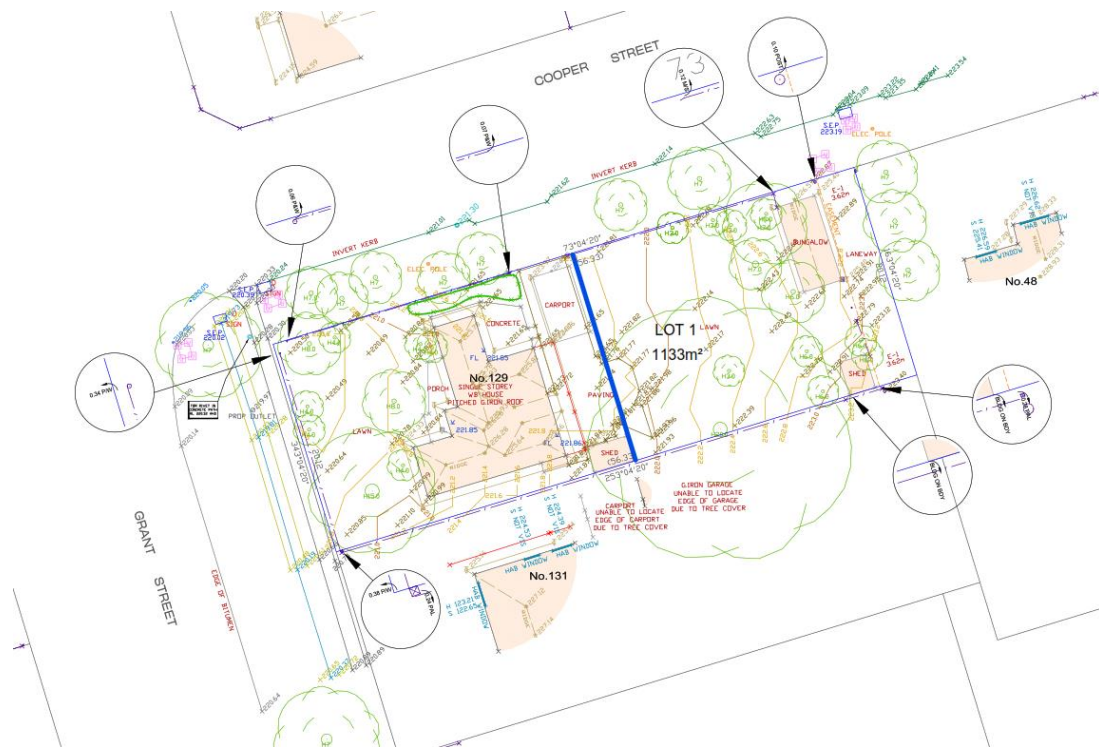


Figure 2.4: Site Survey with annotated proposed boundary in blue.

### 3. PLANNING CONTEXT

#### 3.1 Planning Policy Framework

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of environmental sustainability, urban design and amenity.
- Climate change adaptation and mitigation.
- Prevention of land, water, air and noise pollution.
- Protecting, conserving and improving biodiversity, waterways and other natural resources.
- Accessibility.
- Land use and transport integration.
- Waste minimisation and resource recovery.

Planning is to prevent environmental, human health and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

The objective of the Victoria Settlement Framework (Clause 11.01-1S) is to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Strategies to achieve this objective include:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.
- Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.
- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Create and reinforce settlement boundaries.
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Plan for development and investment opportunities along existing and planned transport infrastructure.
- Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.
- Strengthen transport links on national networks for the movement of commodities.

Clause 11.02 Managing Growth (11.02-1S Supply of Urban Land) is specifically relevant in its objectives and strategies for supply of urban land, and planning for urban growth considerations, including the opportunities for the redevelopment and intensification of existing urban areas and neighbourhood character and landscape considerations.

Clause 15 Built Environment and Heritage is relevant to the application. Key strategies for this clause include:

- Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.
- Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.
- Planning should protect places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value.
- Planning should incorporate measures to protect culturally significant heritage places in locations exposed to climate related hazards.
- Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Clause 15.01-3S specifically relates to subdivision design with the below strategies:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.

- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
  - Responds to climate related hazards.
  - Incorporates integrated water management, including sustainable irrigation of open space.
  - Minimises peak demand on the electricity network.
  - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
  - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Clause 16 (Housing) policy states that planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Planning for housing should include the provision of land for affordable housing.

Clause 16.01-3S Housing Diversity includes the objective of providing for a range of housing types to meet diverse needs, offers choice and meets changing household and encourages the development of well-designed medium-density housing that respects the neighbourhood character, improves housing choice, makes better use of existing infrastructure, and improves energy efficiency of housing.

### 3.2 Other Planning Controls

There are no other planning controls relevant to this site.

There is an encumbrance on the title in the form of a 3.62m Easement on the eastern boundary of the site, with purpose ANY EASEMENTS AFFECTING THE SAME. There are no restrictions or covenants on the copy of title.

### 3.3 Zone Provisions



Figure 3.1: Zone Context Plan – source LASSI-SPEAR website.

#### Clause 32.08 – General Residential Zone

The site is located in a General Residential Zone – Schedule 1 (GRZ1).

The zone comprises the following purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.08-3 Subdivision stipulates a permit is required to subdivide land. An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area.





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Croydon North VIC 3136  
Phone: 03 9088 3695  
Email: [info@staceysurveying.com.au](mailto:info@staceysurveying.com.au)  
Web: [www.staceysurveying.com.au](http://www.staceysurveying.com.au)  
ACN: 606 262 355

As the subdivision creates lots above 400 square metres, it is exempt from the minimal garden requirements. A future dwelling will be required to comply with the open space areas and garden areas as specified in the zone.

A subdivision must also meet the relevant standards of Clause 56 as applicable to a 2 Lot Subdivision in this case- 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

### **3.4 Overlay Provisions**

There are no overlays applicable to this site.

#### **4. CLAUSE 56 ASSESSMENT**

Under Clause 32.08 relating to Subdivision in a General Residential Zone, a 2-Lot subdivision must meet the objectives and should meet the standards included in Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

##### **Neighbourhood character objective – 56.03-5 – (C6)**

The proposed lots are 589m<sup>2</sup> and 544m<sup>2</sup> in area which is in keeping with the surrounding subdivision pattern and provides a suitable building area for future dwellings at similar scales as those surrounding. The large lots allow for significant garden areas to be maintained and in keeping with surrounding character. The site is flat and generally clear which can accommodate an additional dwelling to the new lot.

##### **Lot area & building envelopes objective – 56.04-2 – (C8)**

Both lots are of sufficient area and dimensions to enable the siting and construction of a dwelling that has adequate solar access, private open space, vehicle access and parking.

The layout of the subdivision is responsive to sewer and drainage infrastructure, location of planted vegetation and other site features. The scale and layout of the two lots is considered appropriate.

##### **Solar orientation of lots objective – 56.04-3 – (C9)**

Each lot is of sufficient dimension and area to provide the required solar access.

##### **Common area objectives – 56.04-5 – (C11)**

The layout of the proposed subdivision does not incorporate any common area.

##### **Lot access objective – 56.06-8 – (C21)**

The subdivision provides safe and efficient access to each lot directly from Cooper Street at the north of the site. Access to the proposed lot will be similar of that to the existing lot to the west. The proposed access is via a new single driveway/crossover.

##### **Drinking water supply objectives – 56.07-1 – (C22)**

Water supply to the lot boundaries will be provided from the reticulated network in accordance with the water authority requirements. Water supply to the lots is controlled by Goulburn Valley Water with mains available in the road reserve.



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ACN: 606 262 355

### **Reused & recycled water objective – 56.07-2 – (C23)**

Reused water to the lots is not available through any authority source however the lots are large enough to provide space for on-site water storage tanks and reuse.

### **Waste water management objective – 56.07-3 – (C24)**

Waste water from the lots is proposed to be treated via the Goulburn Valley Water controlled sewer network. The existing sewer pipes and pits are located in the North East of the site, running along Cooper Street and also through the easement on the east of the site.

### **Urban run-off management objectives – 56.07-4 – (C25)**

Storm water from the lots is managed by discharge to the reticulated network. Storm water is managed by Council storm water drainage and additional infrastructure may be required on this site in accordance with Council's specifications.

### **Site management objectives – 56.08-1 – (C26)**

There are minimal works required to provide services and access to the proposed lots in this subdivision. Any new infrastructure service installations will be undertaken to ensure off-site impacts are minimised.

### **Shared trenching objectives – 56.09-1 – (C27)**

Where possible, reticulated services have been planned to make maximum use of shared trenching.

### **Electricity, telecommunications & gas objectives – 56.09-2 – (C28)**

All utilities will be provided to each lot in accordance with the relevant authority requirements.

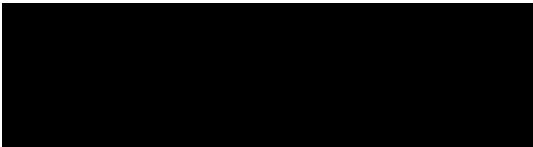
## 5. PROPOSAL SUMMARY / CONCLUSION

The proposed 2-Lot Subdivision provides one net additional residential lot within an area of Alexandra that is already established in a residential area with lot sizes in the range of 320 – 1100 square metres. The proposed subdivision responds and aligns with the planning controls of the specific General Residential Zone – Schedule 1 (GRZ1) and proposes 2 lots of 589 and 544 square metres respectively.

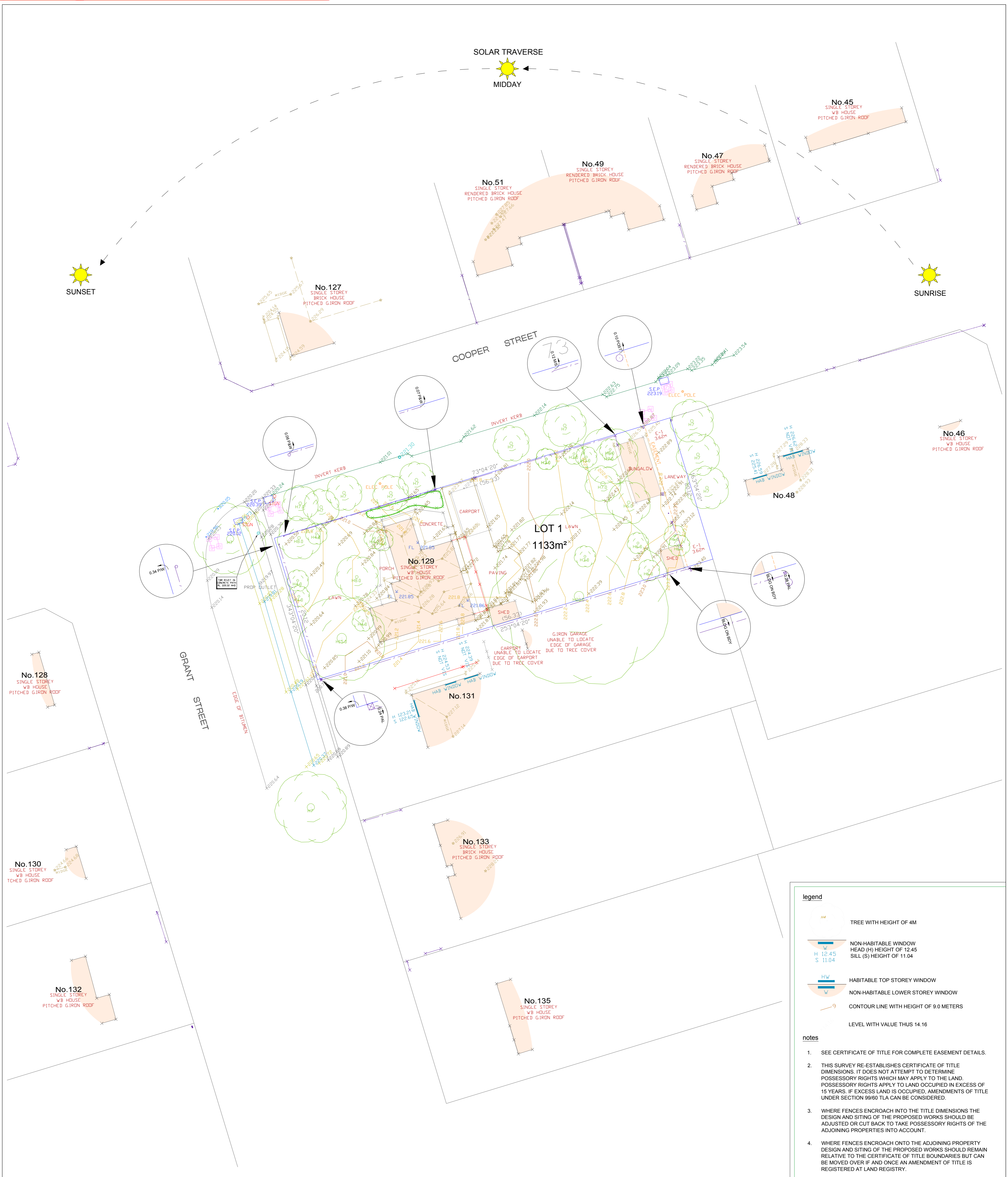
This report provides a detailed analysis of the site and planning matters that need to be considered in assessing the application. The proposed submission demonstrates there will be no detriment to abutting or other properties within the neighbourhood. Surrounding character and subdivision pattern is considered within this application.

It is therefore requested that council issue the requested planning permit.

Yours faithfully,

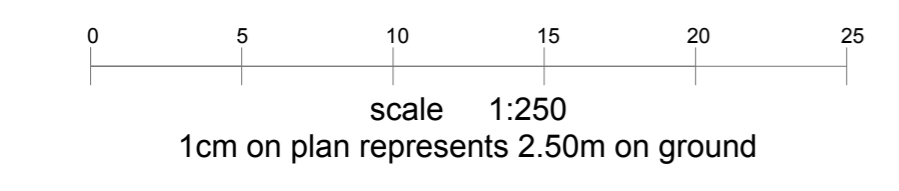


**Ashley Stacey**  
Director / Senior Surveyor



**easements**  
AS TO THE EASEMENT MARKED E-1 3.62m WIDE  
ANY EASEMENTS AFFECTING THE SAME

**CERTIFICATION BY SURVEYOR**  
  
I, David Stringer of 425 Maroondah Hwy, Croydon North VIC 3136 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 20/02/2024 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



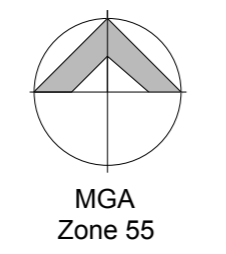
plan updates description	date	surveyor/draftsperson	file name

**legend**

- TREE WITH HEIGHT OF 4M
- NON-HABITABLE WINDOW  
HEAD (H) HEIGHT OF 12.45  
SILL (S) HEIGHT OF 11.04
- HABITABLE TOP STOREY WINDOW
- NON-HABITABLE LOWER STOREY WINDOW
- CONTOUR LINE WITH HEIGHT OF 9.0 METERS
- LEVEL WITH VALUE THUS 14.16

- notes**
- SEE CERTIFICATE OF TITLE FOR COMPLETE EASEMENT DETAILS.
  - THIS SURVEY RE-ESTABLISHES CERTIFICATE OF TITLE DIMENSIONS. IT DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS WHICH MAY APPLY TO THE LAND. POSSESSORY RIGHTS APPLY TO LAND OCCUPIED IN EXCESS OF 15 YEARS. IF EXCESS LAND IS OCCUPIED, AMENDMENTS OF TITLE UNDER SECTION 99(6) TLA CAN BE CONSIDERED.
  - WHERE FENCES ENCR OACH INTO THE TITLE DIMENSIONS THE DESIGN AND SITING OF THE PROPOSED WORKS SHOULD BE ADJUSTED OR CUT BACK TO TAKE POSSESSORY RIGHTS OF THE ADJOINING PROPERTIES INTO ACCOUNT.
  - WHERE FENCES ENCR OACH ONTO THE ADJOINING PROPERTY DESIGN AND SITING OF THE PROPOSED WORKS SHOULD REMAIN RELATIVE TO THE CERTIFICATE OF TITLE BOUNDARIES BUT CAN BE MOVED OVER IF AND ONCE AN AMENDMENT OF TITLE IS REGISTERED AT LAND REGISTRY.
  - THIS SURVEY HAS BEEN CARRIED OUT FOR THE EXCLUSIVE USE OF THE CLIENT NAMED BELOW FOR THE PURPOSE OF TITLE RE-ESTABLISHMENT ON THE SITE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION. THE POSITION OF OCCUPATION (FENCES, BUILDINGS ETC) SHOWN NEAR BOUNDARIES ARE NOT NECESSARILY PLOTTED TO SCALE AND IN MOST INSTANCES THEIR POSITIONS HAVE BEEN EXAGGERATED FOR CLARITY.
  - PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SUBJECT SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF FURTHER SERVICES NOT SHOWN ON SURVEY AND DETAILED LOCATIONS OF ALL SERVICES.
  - ALL DATA SHOWN ON THIS PLAN IS AN ACCURATE REPRESENTATION OF THE SUBJECT SITE AT THE TIME OF SURVEY. THIS DATA CANNOT BE SUBJECT TO COPYING OR MANIPULATION WITHOUT THE CONSENT OF STACEY SURVEYING.
  - WE HAVE MADE EVERY EFFORT TO LOCATE ALL VISIBLE FEATURES, HOWEVER WE ARE NOT RESPONSIBLE FOR ANY HIDDEN OR BURIED FEATURES THAT WERE NOT LOCATED.
  - TREE DIMENSIONS ARE AN APPROXIMATION ONLY AND ONLY SIGNIFICANT TREES WITH HEIGHT ABOVE 3M ARE SHOWN.
  - NOTHING IN THIS AGREEMENT CONSTITUTES A TRANSFER, ASSIGNMENT OR RIGHT TO REPRODUCE MATERIAL PREPARED BY STACEY SURVEYING (VIC) PTY LTD.

surveyors	c.henderson	j.marton
draftsperson	i.crompton	05/03/24
checked	r.lo pizzo	06/03/24
levels	AHD	± 20mm
contours	0.2m	1m index



Stacey Surveying (VIC) Pty Ltd  
 metro: 425 Maroondah Highway, Croydon North VIC 3136  
 rural: PO Box 300, Stratford VIC 3862  
 phone: 03 9088 3695  
 web: www.staceysurveying.com.au  
 email: info@staceysurveying.com.au  
 ABN 62 899 451 347 | ACN 606 262 355

**FEATURE & LEVEL, RE-ESTABLISHMENT**  
**129 GRANT STREET, ALEXANDRA**  
 LOT 1 ON TP535226 | VOL. 12438 FOL. 853  
 MURRINDINDI SHIRE COUNCIL  
 REFERENCE: 1019403  
 DATE: 20/02/2024  
 CLIENT: DANIEL LYNCH

# PLAN OF SUBDIVISION

## EDITION 1

## PS923582C

### LOCATION OF LAND

**PARISH:** ALEXANDRA  
**TOWNSHIP:** ALEXANDRA  
**CROWN DESCRIPTION:** CA. 1(PT), CROWN SECTION 8  
**TITLE REFERENCES:** VOL. 12438 FOL. 853  
**LAST PLAN REFERENCE:** LOT 1 ON TP535226  
**POSTAL ADDRESS:** 129 GRANT 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

**SURVEY:**  
This plan is based on survey.

### EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E1	ANY EASEMENTS	3.62	TP535226B	LOTS ON TP535226

**STACEY SURVEYING**  
LAND DEVELOPMENT & SUBDIVISION

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(03) 9088 3695 www.staceysurveying.com.au  
info@staceysurveying.com.au  
ABN 62 899 451 347 | ACN 606 262 355

**SURVEYORS FILE REF:** 10194

**LICENSED SURVEYOR:** DAVID STRINGER

**VERSION 1**

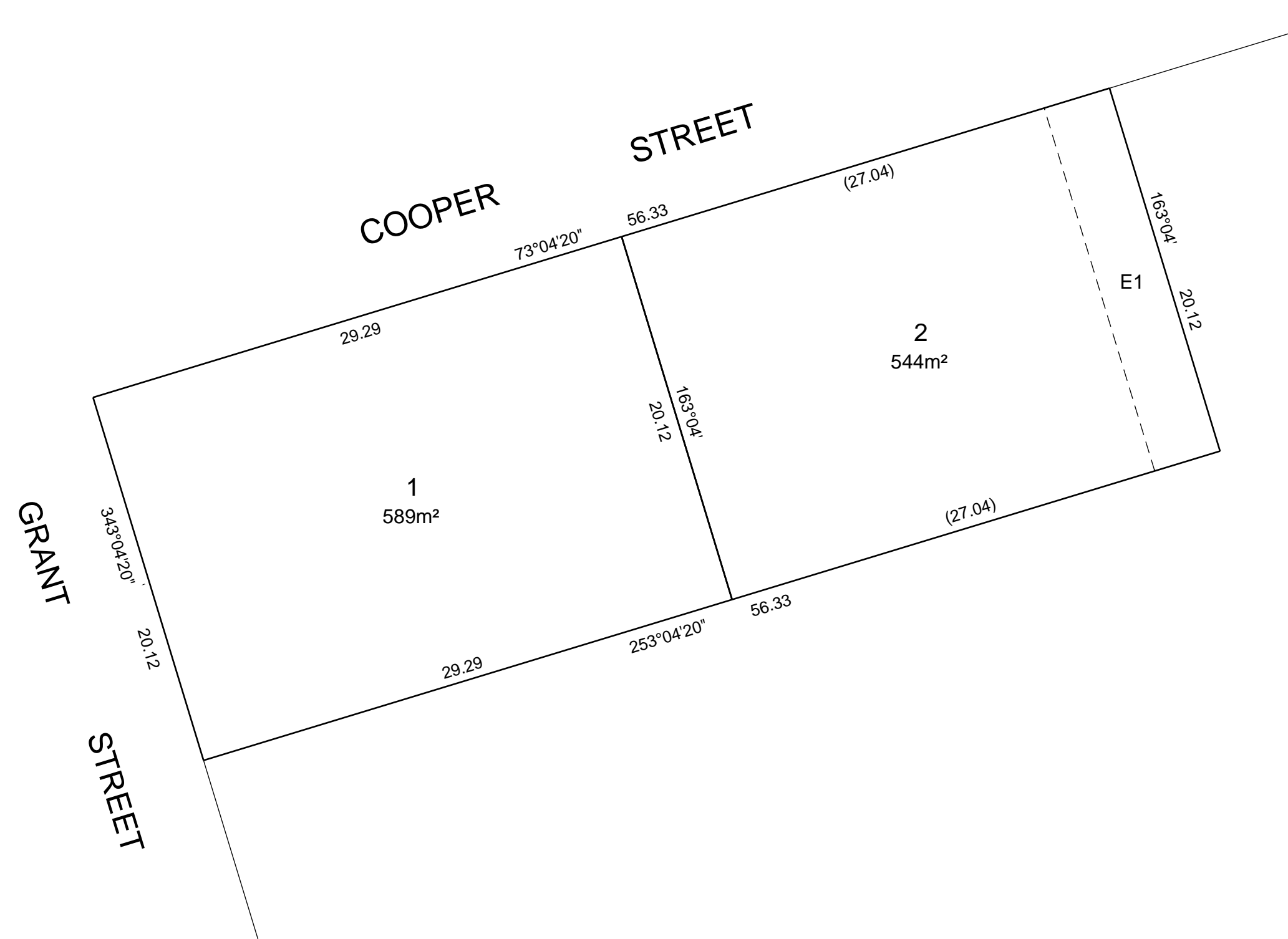
**ORIGINAL SHEET**  
**SIZE: A3**

**SHEET 1 OF 2**

This plan is unregistered and may be subject to change.

Plan generated date/time: 20/02/2024 04:55 PM

PS923582C

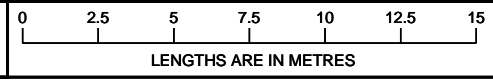


MGA2020 Zone55

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ABN 62 899 451 347 | ACN 606 262 355

SCALE  
1 : 250



ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: DAVID STRINGER  
VERSION 1

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Plan generated date/time: 20/02/2024 04:55 PM