

6 July 2023

Attention: Callum Goldby

Urbis  
Olderfleet, Level 10, 477 Collins Street  
Melbourne Victoria, 3000

## ADVERTISED PLAN

Dear Callum,

**BOUNDARY RE-ESTABLISHMENT, FEATURE AND LEVEL SURVEY  
ELAINE SITES ON MIDLAND HIGHWAY AND WOOLSHED ROAD  
VOLUME 7076 FOLIO 091  
VOLUME 8389 FOLIO 061  
OUR REF: 305456**

We are pleased to inform you that we have completed the boundary re-establishment, feature and level survey of the two sites out in Elaine on the Midland Highway (SITE1) and Woolshed Road (SITE2).



Accordingly, please find attached the following documents relating to the survey:

- Boundary Re-establishment, Feature and Level Plan Ref. 305456-AA
- Certificates of title

The two properties on the Midland Highway (SITE 1) and Woolshed Road (SITE 2) are described in:

- Site 1: Crown Allotment 17 on TP609966X Vol. 7076 Fol. 091

# ADVERTISED PLAN

- Site 2: Crown Allotments 19B, 21E, 21F, 21G, 50, 56, 57 on TP488617T Vol. 8389 Fol. 061.

The registered proprietors, as of November 9, 2022, for both properties are David James Wells and Indrani Uta Persaud.

The area of the Midland Highway (Site 1) is 171ha and the area for the Woolshed Road (Site 2) is 133.2ha.

The two sites are mostly vacant farming land with the Midland Highway (Site 1) having a few sheds constructed.

The Midland Highway (Site 1) property abuts two roads having the Midland Highway along its eastern boundary and Horsehill Road along its northern and western boundaries.

The Woolshed Road (Site 2) property abuts several roads. The northern boundary abuts Woolshed Road which is an unmade road. The western boundary abuts an unmade government road. The southern boundary abuts an unnamed road. The same unnamed Road abuts the eastern boundary but is unmade along this boundary.

## **Boundary Re-establishment**

The attached Plan of Survey shows the relationship of the existing occupation to the Title boundaries.

Our re-establishment survey has identified several title boundaries where the dimensions reported in the title plan for the subject land do not accord with the location of abutting title boundaries. In these cases, we have adopted the actual boundary location on the ground and included that in the provided CAD file. The title linework as shown in our CAD file is to be adopted for any design works.

In general, where the occupation is inside the Title boundary, it is recommended limiting any future development to the location of the existing occupation. This is under the assumption that the adjoining owners may have accrued possessory rights over that portion of land they occupy. In other situations where occupation is outside title, any works should be limited to the Title boundary as shown on 305456-AA.

## **Easements**

TP488617T has two registered easements: both being for the benefit of the S.E.C and shown as E-1 and E-2 on our survey plan. Additional information regarding these easements can be found in the instruments B249834 and L142683C.

We note that there is an overhead powerline partially sitting inside the Northern Title boundary of SITE 1. The power authority still maintains rights to this powerline and if any sort of subdivision of this land occurred, they would require an easement to be created over this asset. We would recommend any design maintain a buffer from these powerlines.

## **Feature and Level Survey**

The attached Survey Plan shows the features and levels over the site.

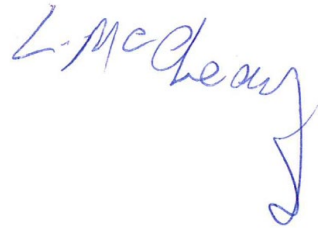
A TBM has been placed for future construction purposes for each site. The location of the TBM is shown on the Plan.

We note that there is a line of trees along the boundary of Site 1 which overhang the Title boundary.

The levels and contours shown are to the Australian Height Datum. The contour interval on the plan is 0.2 metres. Digital co-ordinates and bearings are to the Map Grid Australia 2020.

If you have any queries regarding the survey, please call me.

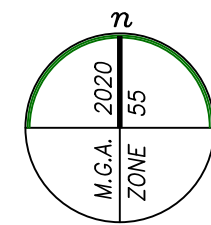
Kind regards,



Lachlan McCleary  
Licensed Surveyor  
Veris Australia Ltd

**ADVERTISED  
PLAN**





ADVERTISED  
PLAN



Legend	
4	Instrument Station <span style="color: red;">▲</span>
102	Top of Bank <span style="color: green;">—</span>
103	Toe of Bank <span style="color: green;">—</span>
104	Existing Surface <span style="color: green;">x</span>
110	Change of Grade <span style="color: green;">—</span>
201	Tree > 2m <span style="color: green;">●</span>
203	Group Trees/Shrubs <span style="color: green;">—</span>
206	Dead Tree <span style="color: green;">●</span>
302	Watercourse <span style="color: blue;">—</span>
303	Wetlands <span style="color: blue;">—</span>
305	Box Culvert <span style="color: red;">—</span>
412	Track (Vehicular) <span style="color: orange;">—</span>
519	Guide Post <span style="color: red;"> </span>
603	Building <span style="color: red;">—</span>
607	Water Tank <span style="color: blue;">—</span>
610	Structure-Unclassified <span style="color: blue;">—</span>
630	Top of Object <span style="color: green;">x</span>
634	Ridge Line <span style="color: green;">—</span>
641	Aerial Photo linework <span style="color: green;">—</span>
712	Electricity Pole <span style="color: red;">x</span>
714	Transmission Tower <span style="color: red;">—</span>
717	Electricity Line Overhead <span style="color: red;">—</span>
903	Fence <span style="color: red;">—</span>
904	Gate <span style="color: red;">—</span>
950	Title <span style="color: black;">—</span>
998	DCMB <span style="color: black;">—</span>

**Notations**

Date of Survey - June 2023  
 Land Subject to Easement  
 No registered easements  
 This Plan is to be read in conjunction with the attached Surveyors Report.  
 The location of buildings beyond site boundaries are indicative only.  
 Information relating to abutting properties has only been shown where visible or accessible.  
 Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.  
 Fencing is post & wire & ringlock unless otherwise stated.

In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.  
 (S) - Survey  
 (T) - Title

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus  $\text{---}^{\text{---}}$  are to Australian Height Datum vide GNSS Connection to Narnbool PM2 with a stated value of RL 407.966m

Refer to frozen layers with a suffix of -L for levels. Refer to frozen layers with a suffix of -C for crosses. Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale 1:3000

**Certified** Lachlan McCleary Licensed Surveyor

**Drawn** PR, JM

**Date** 06/07/2023

**Survey Data** 305456-019.see

**CAD drawing number** 305456-AA.dwg

**Original sheet size** A1

**Client** **URBIS**

**C/- Callum Goldby**

**Project** **Elaine Solar Farm**

**Subject Site "Windy"**

**Midland Highway, Elaine 3334**

**Details** **Boundary Re-Establishment**

**Feature and Level Survey**

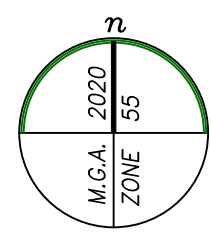
**C/T Vol 7076 Fol 091**

**Sheet** 1 of 2

**Job Number** 305456

T.B.M  
STARBUCKET  
R.L. 401.62A.H.D.





T.B.M.  
STARPICKET  
R.L. 395.95 A.H.D



**Woolshed Road**  
**CERTIFICATE OF TITLE**  
**VOL 8389 FOL 061**  
Site Area: 133.2ha

**ADVERTISED  
PLAN**

Legend		
4	TBM	▲
102	Top of Bank	—
103	Toe of Bank	—
104	Existing Surface	x
110	Change of Grade	—
201	Tree > 2m	⊗
203	Group Trees/Shrubs	⊗
206	Dead Tree	⊗
302	Watercourse	—
303	Wetlands	—
305	Box Culvert	—
412	Track (Vehicular)	—
519	Guide Post	
603	Building	—
607	Water Tank	—
610	Structure-Unclassified	—
630	Top of Object	x
634	Ridge Line	—
641	Aerial Photo linework	—
712	Electricity Pole	⊗
714	Transmission Tower	—
717	Electricity Line Overhead	—
903	Fence	—
904	Gate	—
950	Title	—
998	DCMB	—

**Notations**

Date of Survey - June 2023  
Land Subject to Easement  
E-1 & E-2 Electrical

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In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and adjoining sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Fencing is post & wire & ringlock unless otherwise stated.

Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).

Internal Title boundaries (Layer 997) are for reference only and not for design purposes.

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Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.  
(S) - Survey  
(T) - Title

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus <sup>999.3</sup> are to Australian Height Datum vide GNSS Connection to Narmbool PM2 with a stated value of RL 407.966m

Refer to frozen layers with a suffix of -L for levels.  
Refer to frozen layers with a suffix of -C for crosses.  
Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale 1:2500 0 25 50 75 100

Certified Lachlan McCleary Licensed Surveyor

Drawn PR, JM

Date 06/07/2023

Survey Data 305456-019.see

CAD drawing number 305456-AA.dwg

Original sheet size A1

Client **URBIS**  
**C- Callum Goldby**

Project **Elaine Solar Farm**  
**Subject Site "Peters"**  
**Woolshed Road, Elaine 3334**

Details **Boundary Re-Establishment**  
**Feature and Level Survey**  
**C/T Vol 8389 Fol 061**

Sheet 2 of 2

Job Number 305456