

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 11366 FOLIO 916

Security no : 124120600626R  
Produced 12/12/2024 11:17 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 700402C.

PARENT TITLES :

Volume 07888 Folio 044      Volume 09149 Folio 599  
Created by instrument PS700402C 30/07/2012

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

MARINUS LINK PTY LTD of 1-7 MARIA STREET NEW TOWN TAS 7008  
AV928588H 04/08/2022

**This copied document to be 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**

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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AJ401891A 03/01/2012

DIAGRAM LOCATION

SEE PS700402C 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: 600 TRAMWAY ROAD HAZELWOOD NORTH VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 20620D HERBERT SMITH FREEHILLS  
Effective from 04/08/2022

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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

**ADVERTISED  
PLAN**



# 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>PS700402C</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>12/12/2024 11:33</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.

**This copied document to be 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**

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>	STAGE No. 	LRS use only <b>EDITION 1</b>	Plan Number <b>PS700402C</b>		
<p style="text-align: center;">LOCATION OF LAND</p> <p>Parish: HAZELWOOD  Township: _____  Section: A  Crown Allotment: 10A, 16(PT), 16A(PT) &amp; 19(PT)  Crown Portion: _____</p> <p>Title Reference: VOL.7888 FOL.044  VOL.9149 FOL.599</p> <p>Last Plan Reference: TP875574C LOTS 1, 2 &amp; 3  LP117903 LOT 2</p> <p>Postal Address: 600 TRAMWAY ROAD  (at time of subdivision) HAZELWOOD NORTH 3840</p> <p>MGA Co-ordinates E 449 750 ZONE: 55  (of approx. centre of land in plan) N 5762 190</p>	<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: LATROBE CITY COUNCIL REF: 2010/303  2011/58/CERT  SPEAR REF: S015515C</p> <p style="text-align: center; margin-top: 20px;">THIS IS A SPEAR PLAN</p> <p style="text-align: center; font-size: 2em; color: red; margin-top: 20px;"><b>ADVERTISED PLAN</b></p>				
Vesting of Roads and / or Reserves					
Identifier	Council/Body/Person				
Notations					
Staging		This is not a staged subdivision Planning Permit No. 2010/303			
<div style="border: 2px solid red; padding: 10px; color: red; text-align: center;"> <p><b>This copied document to be 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</b></p> </div>		<p>Depth Limitation 15-24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 16A ONLY.</p> <p style="margin-top: 20px;">The land being subdivided is enclosed within thick continuous lines.</p> <p style="margin-top: 20px;">SURVEY This plan is not based on survey.</p> <p style="margin-top: 20px;">THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) _____  IN PROCLAIMED SURVEY AREA No. _____</p>			
Easement Information					
<p><b>Legend:</b> E - Encumbering Easement or Grant in the Nature of an Easement  A - Appurtenant Easement R - Encumbering Easement (Road)</p>			<p>LRS use only</p> <p>Statement of Compliance/Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 12/07/2012</p>		
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	<p>LRS use only</p> <p>Plan Registered</p> <p>Time 11:53AM</p> <p>Date 30/07/2012</p> <p style="text-align: center;"><b>H.YILDIRIM</b>  Assistant Registrar of Titles</p>
E-1,E-2 E-8	ELECTRICITY SUPPLY	13-72	LP117903	LOTS ON LP117903	
E-2, E-3 E-4, E-9	WATER SUPPLY	4	LP117903	LOTS ON LP117903	
E-2,E-4 E-9	WATER SUPPLY	10-06	INST E505796	LATROBE VALLEY WATER AND SEWERAGE BOARD	
E-5,E-8 E-9	PIPELINE OR ANCILLARY PURPOSES DRAINAGE	7-77	THIS PLAN-SECTION 136 OF WATER ACT 1989 LP117903	CENTRAL GIPPSLAND REGION WATER CORPORATION LOTS ON LP117903	
E-6	WATER SUPPLY	10-06	C995540	LATROBE VALLEY WATER AND SEWERAGE BOARD	
	PIPELINE OR ANCILLARY PURPOSES		THIS PLAN-SECTION 136 OF WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
E-7	ELECTRICITY SUPPLY	SEE DIAG	K553272	SEC V	
<b>Beveridge Williams</b> development & environment consultants Traralgon ph : 03 5176 0374				<p>LICENSED SURVEYOR (PRINT) IAN GORDON KEITH</p> <p>SIGNATURE DIGITALLY SIGNED</p> <p>REF. 1000502 VERSION 3</p>	
				<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p style="text-align: center;">Original sheet size A3</p>	

# PLAN OF SUBDIVISION

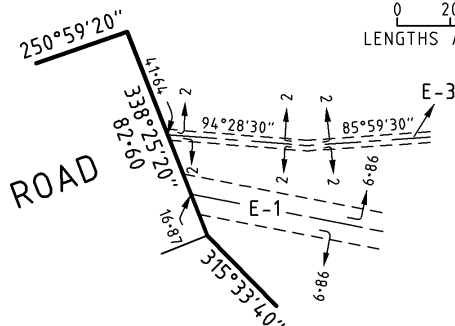
STAGE No.

Plan Number

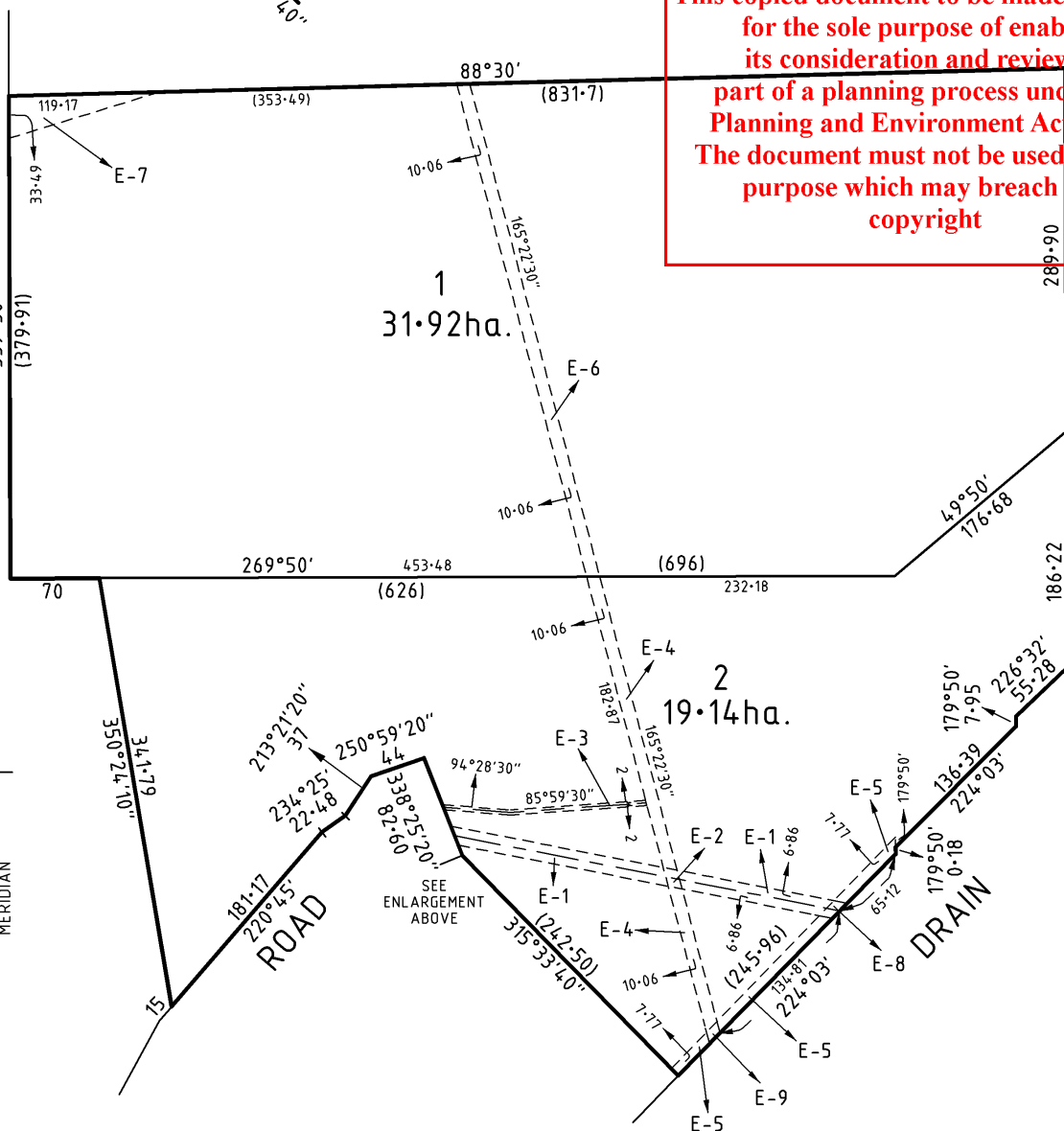
**PS700402C**

SCALE OF ENLARGEMENT  
1:2000  
0 20 40 60  
LENGTHS ARE IN METRES

GOVERNMENT ROAD



This copied document to be 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



**Beveridge Williams**

development & environment consultants

Traralgon ph : 03 5176 0374

**ADVERTISED  
PLAN**

Sheet 2 of 2 Sheets

SCALE

40 0 40 80 120 160

LENGTHS ARE IN METRES

ORIGINAL

SCALE

1:4000

SHEET  
SIZE

A3

LICENCED SURVEYOR (PRINT) IAN GORDON KEITH

SIGNATURE DIGITALLY SIGNED

REF. 1000502

VERSION 3

DATE / /

COUNCIL DELEGATE SIGNATURE

**Plan of Subdivision PS700402C**  
**Certification by Council (Form 5)**



SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S015515C  
Plan Number: PS700402C  
Responsible Authority Name: Latrobe City Council  
Responsible Authority Reference Number 1: 2010/303  
Responsible Authority Reference Number 2: 2011/58/Cert  
Surveyor's Plan Version: 3

**Certification**

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

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

**This copied document to be 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**

Digitally signed by Council Delegate: Joel Templar  
Organisation: Latrobe City Council  
Date: 22/11/2011

**ADVERTISED  
PLAN**

# Imaged Document Cover Sheet

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

Document Type	<b>Instrument</b>
Document Identification	<b>AJ401891A</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>22/01/2025 15:08</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.

**This copied document to be 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**

**ADVERTISED  
PLAN**

Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A  
RECORDING OF AN AGREEMENT**

**Section 181(1) Planning and Environment Act 1987**

Lodged by:

Name: Littleton Hackford & D'Alessandro Pty Ltd  
Phone: 5133 9639  
Address: 256A Commercial Road, Morwell 3840  
Reference: LDA: JB - CRANWELL  
Customer Code: 11150R

**This copied document to be 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**

The Authority in having made an Agreement referred to in section 181 (1) of the Planning and Environment Act 1987 requires a recording to be made in the register for the land.


Land Lots 1, 2 & 3 of TP 875574C and lot 2 of LP 117903 being the whole of  
the land more particularly described in Certificates of Title Vol 7888 Fol  
044 & Vol 9149 Fol 599

Authority Latrobe City Council, 141 Commercial Road, Morwell 3840

Section and Act under which agreement made:

Section 173  
Planning and Environment Act 1987

**A copy of the Act Agreement is attached to this Application**

Signature of Authority: 

Name of Officer: HEATHER TULLOCH

Designation of Officer: PLANNING ADMINISTRATION OFFICER

Date: 09/12/2011

Planning and Environment Act Regulations -9.1

**ADVERTISED  
PLAN**

THIS AGREEMENT is made on the 6<sup>th</sup> day of December 2011

**BETWEEN:**

**THE LATROBE CITY COUNCIL** of 141 Commercial Road, Morwell (hereinafter called "the Council") of the first part

and

**DARYL EDWIN SPEECHLEY** of 25 Arrandoon Drive, Hazelwood North 3840 & **DAVID MATSON CRANWELL** of Tramway Road, Hazelwood North 3840 ("the Owner") of the second part

**WHEREAS:**

A. The Owner is the registered proprietor of the land described in Certificates of Title Volume 9149 Folio 599 and Volume 7888 Folio 044 (hereinafter called "the subject land") and has made an application to the Council as the responsible authority under the Latrobe Planning Scheme (hereinafter called "the Scheme") for a permit to subdivide the subject land.

B. The Council has granted Planning Permit No. 2010/303 dated 29<sup>th</sup> March 2011 (hereinafter called "the Permit") for the subdivision of the subject land subject to conditions including a condition as follows:-

"Prior to the issue of Statement of Compliance, the owner of each lot must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 to provide the following:

- that the land must not be further subdivided so as to increase the number of lots; and
- that the land is in the vicinity of Mining Licence 5004 (granted under the Mineral Resources (Sustainable Development) Act 1990.

Prior to the issue of Statement of Compliance, an application must be made to the Registrar of Titles to register the Section 173 Agreement on the title to the land under section 181 of the Act.

The operator of this permit must pay the reasonable costs of the preparation, and execution and registration of the section 173 agreement."

C. The Owner has prepared Plan of Subdivision Number PS700402C in accordance the Permit.

**ADVERTISED  
PLAN**

This copied document to be 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



# **NOW THIS AGREEMENT DOES WITNESS AS FOLLOWS –**

1. In this Agreement unless inconsistent with the context or subject matter:-  
“The Owner” shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land.
2. The Owner with the intent that this covenant shall run with the land hereby covenants and agrees:
  - that the land will not be further subdivided so as to increase the number of lots.
  - that the land is in the vicinity of Mining Licence 5004 (granted under the Mineral Resources (Sustainable Development) Act 1990).
3. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 173 (1) of the Planning & Environment Act 1987.
4. Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.
5. The Owner agrees to do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing of any further Agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.
6. Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:
  - (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
  - (b) execute a deed agreeing to be bound by the terms of this Agreement.
7. The Owner covenants and agrees to pay the Council's costs of and incidental to the execution of this Agreement and the registration of a Memorandum of the Agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Office of Titles.
8. This Agreement will end pursuant to Section 177 of the Act. As soon as reasonably practical after the Agreement has ended, the Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Mining and Environment Act 1985. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

**AJ401891A**

9. A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:
- (a) be delivering it personally to that party;
  - (b) by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
  - (c) by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

A notice or other communication is deemed served:

- (d) if delivered, on the next following business day;
- (e) if posted, on the expiration of two business days after the date of posting; or
- (f) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

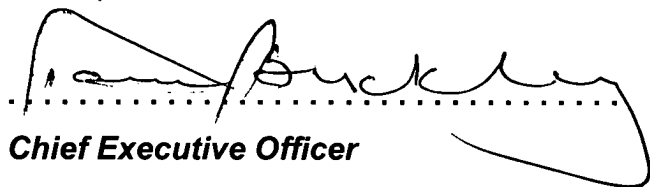
**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 2001. The document must not be used for any purpose which may breach any copyright**

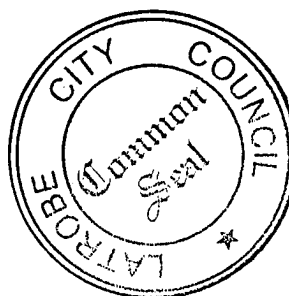
**EXECUTED BY THE PARTIES** on the date set out at the commencement of this Agreement.

**ADVERTISED  
PLAN**

The **Common Seal of Latrobe City Council** )  
was affixed in accordance with Local Law No.1 )  
this 6 . . . . day of December . 2011 )

In the presence of:

  
**Chief Executive Officer**



**And**

**Signed by the said**

**DARYL EDWIN SPEECHLEY** 

in the presence of: 

**&**

**DAVID MATSON CRANWELL** 

in the presence of: 