

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

Page 1 of 2

VOLUME 12612 FOLIO 772

Security no : 124135495475N
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 918032U.

PARENT TITLES :

Volume 10314 Folio 759 Volume 10350 Folio 505

Created by instrument PS918032U 18/05/2025

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TERRA VISTA DEVELOPMENTS PTY LTD of 73 NORELLE CRESCENT GOLDEN SQUARE VIC
3555

AZ219379M 02/06/2025

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AZ672814P 07/10/2025

Caveator

PACIFIC HYDRO AUSTRALIA DEVELOPMENTS PTY LTD ACN: 161024755

Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

30/09/2025

Estate or Interest

INTEREST AS CHARGE

Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

Lodged by

O'DONNELL SALZANO LAWYERS

Notices to

O'DONNELL SALZANO LAWYERS of LEVEL 4 11-19 BANK PLACE MELBOURNE VIC 3000

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

AY983606V 24/03/2025

DIAGRAM LOCATION

SEE PS918032U 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)

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

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Street Address: 20 HATTAM STREET GOLDEN SQUARE VIC 3555

ADMINISTRATIVE NOTICES

NIL

eCT Control 16984L BECK LEGAL
Effective from 02/06/2025

DOCUMENT END

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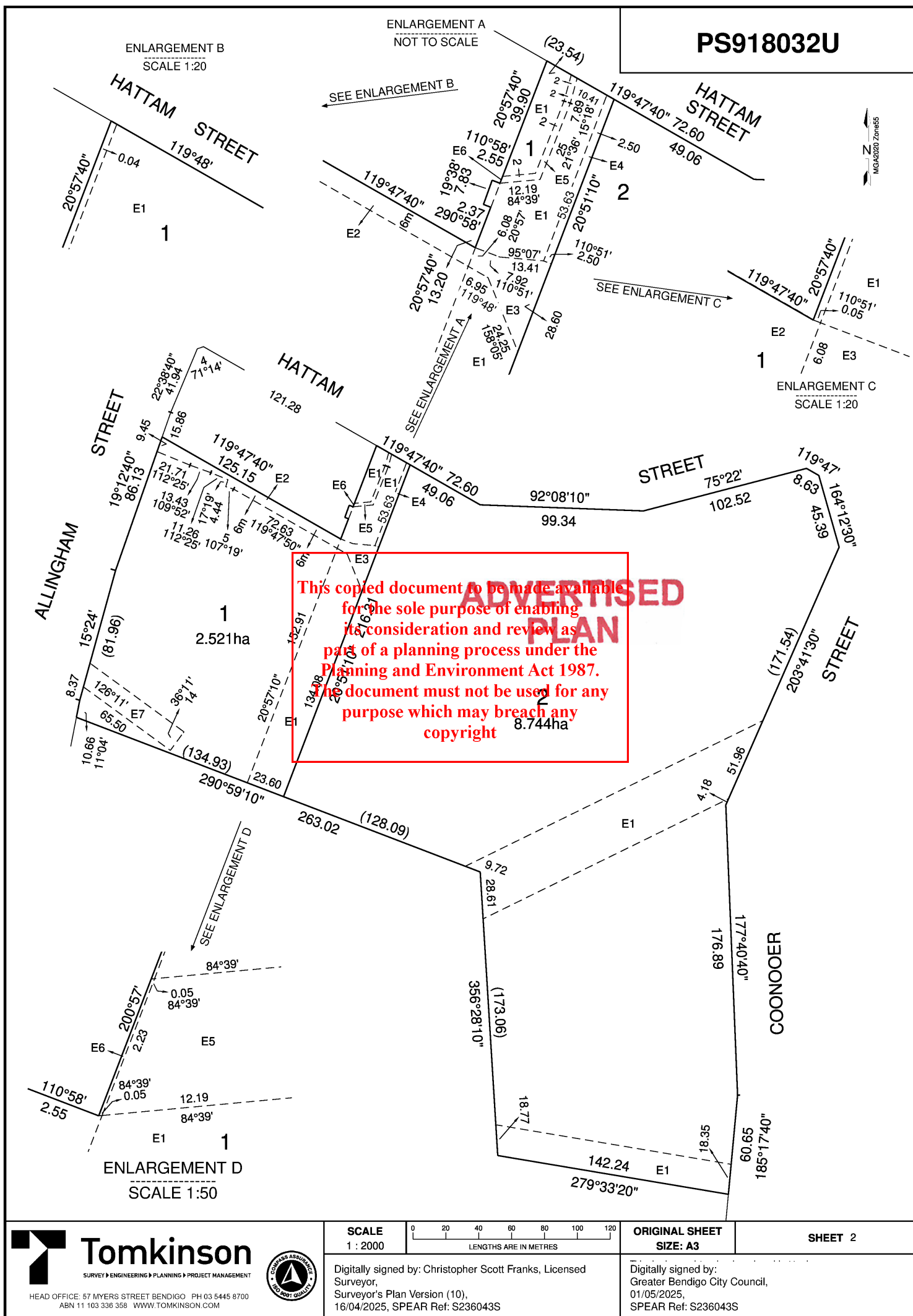
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**ADVERTISED
PLAN**

PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988 PLAN OF SUBDIVISION			EDITION 1	PS918032U
LOCATION OF LAND PARISH: SANDHURST TOWNSHIP: BENDIGO, AT (SANDHURST) CROWN DESCRIPTION: CA. 236 (PT), 237(PT) & 237A, CROWN SECTION C TITLE REFERENCES: VOL. 10314 FOL. 759 VOL. 10350 FOL. 505 LAST PLAN REFERENCE: LOT 2 ON PS334035 POSTAL ADDRESS: 91-109 ALLINGHAM STREET (at time of subdivision) GOLDEN SQUARE 3555 VIC MGA CO-ORDINATES: E 255 035 ZONE: 55 (approx. centre of land in plan) N 5 925 599			Council Name: Greater Bendigo City Council Council Reference Number: SC/247/2024/1 Planning Permit Reference: DS/247/2024 SPEAR Reference Number: S236043S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 07/01/2025 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Kirstin Garner for Greater Bendigo City Council on 01/05/2025	
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
NIL		NIL		
NOTATIONS				
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENTS 236 & 237 (PARTS) 15 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 237A				
This is an ePlan This is not a staged subdivision PLANNING PERMIT No. DS/247/2024 SURVEY: This plan is based on survey. 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				
EASEMENT INFORMATION				
LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E1, E3, E4, E5	CONDITION IN THE NATURE OF AN EASEMENT IN CROWN GRANT VOL.8274 FOL.749 FOR TRANSMISSION AND OTHER PURPOSES	SEE DIAGRAM	C/G VOL.8274 FOL.749	S.E.C.V.
E2, E3, E5, E6 E2, E3, E4	DRAINAGE PIPELINE OR ANCILLARY PURPOSES	SEE DIAGRAM SEE DIAGRAM	THIS PLAN THIS PLAN - SECTION 136 WATER ACT 1989 THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	CITY OF GREATER BENDIGO COLIBAR REGION WATER CORPORATION POWERCOR AUSTRALIA LTD
E7	POWERLINE	14		
 SURVEY • ENGINEERING • PLANNING • PROJECT MANAGEMENT HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700 ABN 11 103 336 358 WWW.TOMKINSON.COM			SURVEYORS FILE REF: 501799.01 Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (10), 16/04/2025, SPEAR Ref: S236043S	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 Land Use Victoria Plan Registered 12:00 PM 18/05/2025 Assistant Registrar of Titles



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

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VOLUME 08274 FOLIO 203

Security no : 124135537118Y
Produced 15/06/2026 01:48 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 238 Section C at Bendigo Parish of Sandhurst.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

GPU POWERNET PTY LTD of LEVEL 8 1 SPRING ST MELBOURNE 3000
V124589S 02/12/1997

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP526880U 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: 111-133 ALLINGHAM STREET GOLDEN SQUARE VIC 3555

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TITLE PLAN		EDITION 1	TP 526880U
Location of Land Parish: AT BENDIGO PARISH OF SANDHURST Township: Section: C Crown Allotment: 238 Crown Portion: Last Plan Reference: Derived From: VOL 8274 FOL 203 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8274 FOL. 203 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information The State Electricity Commission of Victoria has pursuant to Section 103 of Act 6377 acquired an easement for transmission line purposes appurtenant to the land described herein No.E508461			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 09/06/2000 VERIFIED: AK
ADVERTISED PLAN COLOUR CODE Y = YELLOW 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			
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets	

TITLE PLAN		TP 526880U
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT All that piece of land in the said State containing thirteen acres and thirty-two perches more or less being Allotment two hundred and thirty-eight of Section C at Bendigo in the Parish of Sandhurst County of Bendigo delineated and colored yellow in the map in the margin hereof TOGETHER with the right to sink wells for water and to the use for all purposes of any wells and springs now or hereafter upon the said land as though this Grant had been made without any limitation as to depth PROVIDED that this Grant is made subject to— (a) the reservation to Us Our heirs and successors of— (i) all gold silver uranium thorium and minerals within the meaning of the <i>Mines Act</i> 1958 and petroleum within the meaning of the <i>Petroleum Act</i> 1958 (hereinafter called "the reserved minerals"); (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land; (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land; (b) the right to resume the said land for mining purposes pursuant to section 205 of the <i>Land Act</i> 1958; (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act</i> 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon. 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		
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