

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

VOLUME 12155 FOLIO 784

Security no : 124124968650P
Produced 02/06/2025 12:37 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 803108D.
PARENT TITLE Volume 11459 Folio 280
Created by instrument PS803108D 10/10/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
433 LINK PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AV129893H 13/12/2021

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV129894F 13/12/2021
CVS LANE FUNDING 115 PTY 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
AG095069D 19/09/2008

DIAGRAM LOCATION

SEE PS803108D 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: 127 NELSON ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 13/12/2021

DOCUMENT END

**ADVERTISED
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Document Identification	PS803108D
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PLAN OF SUBDIVISION	EDITION 1	PS803108D
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<p style="text-align: center;">Location of Land</p> <p>Parish: WINTON Township: --- Section: --- Crown Allotment: 48(PT) Title Reference: Vol. 11459 Fol. 280 Last Plan Reference: PS715932M (Lot 4) Postal Address: 125 NELSON ROAD, (at time of subdivision) BENALLA 3672 MGA Co-ordinates: E 414250 Zone: 55 (of approx. centre of land N 5959540 GDA 94 in plan)</p>	<p>Council Name: Benalla Rural City Council Council Reference Number: S3095 Planning Permit Reference: P0030/18 SPEAR Reference Number: S124280M</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Joel Daniel Ingham for Benalla Rural City Council on 26/07/2018</p> <p>Statement of Compliance issued: 10/04/2019</p>
---	---

Vesting of Roads and/or Reserves		Notations
Identifier	Council/Body/Person	THE DIMENSIONS AND AREA OF LOT 1 ARE BASED ON SURVEY UNDERLINED DIMENSIONS HAVE BEEN DERIVED FROM TITLE AND ARE NOT THE RESULT OF SURVEY.
NIL	NIL	
Notations		<div style="border: 2px solid red; padding: 10px; display: inline-block;"> <p style="color: red; font-weight: bold; text-align: center;">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</p> </div> <div style="font-size: 2em; color: red; font-weight: bold; margin-top: 10px;">ADVERTISED PLAN</div>
Depth Limitation: DOES NOT APPLY.		
Survey: This plan is partially based on survey.		
Staging: This is not a staged plan of subdivision.		
Planning Permit No. P0030/18		WARNING: The location of the electricity easement 'E-12', is compiled from information supplied by AusNet and is subject to confirmation.
This survey has been connected to permanent mark(s): PM74, PM76		
In Proclaimed Survey Area No. 63		

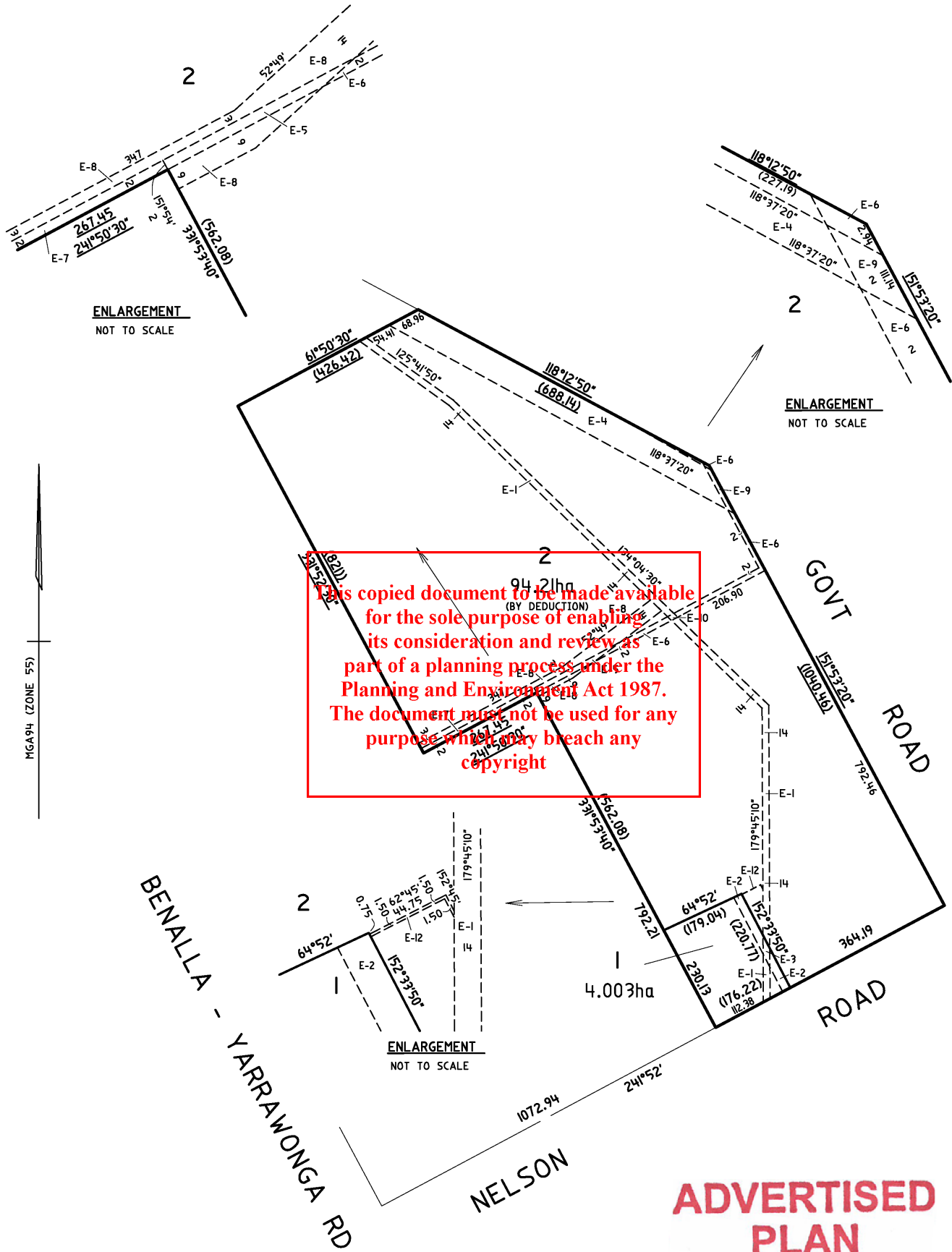
Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1, E-3, E-10	POWER LINE	14	PS627741K - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY. LTD.
E-2, E-3	CARRIAGEWAY	18	THIS PLAN	LOT 2 PS803108D
E-4, E-9	TRANSMISSION OF ELECTRICITY	SEE DIAG.	D330151	STATE ELECTRICITY COMMISSION OF VICTORIA
E-5, E-6, E-9, E-10	WATER SUPPLY	2	PS627741K	LAND FORMERLY LOT 8 PS627741K
E-5, E-6, E-7, E-9, E-10	WATER SUPPLY	2	PS627741K	LOT 6, LOT 7 PS627741K
E-5, E-7, E-8	POWER LINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY. LTD.
E-12	ELECTRICITY SUPPLY	1.50	THIS PLAN	LOT 1 PS803108D

<p>Tomkinson Group Project Managers Development Planners Licensed Surveyors Civil Engineers Tel: (03) 5718 0151 / 1300 350 580 Mobile: 0475 537 473 33E Reid Street, Wangaratta Vic 3677 web: www.tomkinson.com email: wangaratta@tomkinson.com</p>	SURVEYOR'S FILE REF: 4280 VERSION 02 PLOTTED 26/09/2019 INITIALS PDS Digitally signed by: GRAEME JOHN SCHNEIDER, Licensed Surveyor, Surveyor's Plan Version (02), 19/07/2018, SPEAR Ref: S124280M	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 SHEETS	PLAN REGISTERED TIME: 9:33 AM DATE: 10/10/2019 G. ANGELINI Assistant Registrar of Titles

PS803108D



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Tomkinson Group
 Project Managers Development Planners
 Licensed Surveyors Civil Engineers
 Tel: (03) 5718 0151 / 1300 350 580 Mobile: 0415 537 473
 33E Reid Street, Wangaratta Vic 3677
 web: www.tomkinson.com email: wangaratta@tomkinson.com

SCALE 1:8000

80 0 80 160 240 320
 LENGTHS ARE IN METRES

Digitally signed by: GRAEME JOHN SCHNEIDER, Licensed Surveyor,
 Surveyor's Plan Version (02),
 19/07/2018, SPEAR Ref: S124280M

ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 4280	VER 01	PLOTTED 26/09/2019	PDS SHEET 2
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Digitally signed by:
 Benalla Rural City Council,
 26/07/2018,
 SPEAR Ref: S124280M

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**ADVERTISED
PLAN**

Lodged by

Name: McSWINEYS
Address: DX 67711 Wangaratta
Phone: (03) 5721 2149
Ref.: JMcS
Code: 1242S



AG095069D



APPLICATION BY COUNCIL for the making of a Recording of an Agreement.

SECTION 181(1) PLANNING AND ENVIRONMENT ACT 1987

The Council having made an agreement requires a recording to be made in the Register for the land.

LAND (insert Certificate of Title Volume and Folio)

Volume 10852 Folio 686; Volume 10852 Folio 687; and Volume 10852 Folio 688;
Volume 10852 Folio 689; Volume 8835 Folio 856

AUTHORITY OR COUNCIL (name and address)
Benalla Rural City Council of Civic Centre, Fawcett Drive, Benalla, 3671

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SECTION UNDER WHICH AGREEMENT IS MADE

Section 173 Planning and Environment Act 1987.

A COPY OF THE AGREEMENT IS ATTACHED TO THIS APPLICATION

AGREEMENT DATE

18 / 09 /2008

AGREEMENT WITH (name and address)

FRANCIS ANTHONY LIVINGSTON &
JUDITH RAE LIVINGSTON
"Kindilan Park" 125 Nelson Rd, Benalla, 3672

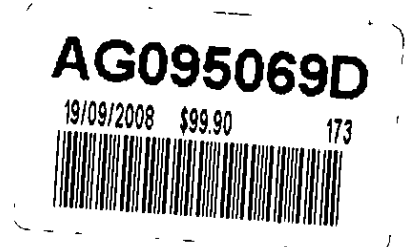
Signature for the Responsible Authority

TROY SPENCER
SENIOR PLANNING OFFICER
BENALLA RURAL CITY COUNCIL

Date: 09/09/2008

ADVERTISED
PLAN

THIS AGREEMENT is made 18 / 09 / 2008



BETWEEN:

FRANCIS ANTHONY LIVINGSTON & JUDITH RAE LIVINGSTON
of "Kindilan Park", 125 Nelson Road, Benalla, 3672
("the Applicant")

- and -

BENALLA RURAL CITY COUNCIL
of Civic Centre, Fawckner Drive, Benalla, 3672
("the Council")

ADVERTISED PLAN

RECITALS:

A. The Applicant is the proprietor in fee simple of the land contained in Certificates of Title Volume 10852 Folios 686, 687, 688 & 689 and Volume 8835 Folio 856 ("the Land").

B. The Council is the responsible authority pursuant to the Planning and Environment Act 1987 administering the Benalla Planning Scheme 1987. It applies to the Land.

C. The Applicant has been granted a planning permit from the Council in Application No. P0089/07 for an eight lot Plan of Subdivision **SUBJECT TO** (inter alia):

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"2. *Prior to the issue of a Statement of Compliance for the subdivision allowed under this permit, the Owner of the Land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 to provide the following:*

(a) *The Owner of the land acknowledges that nearby land on the western side of the Benalla-Yarrowonga Road is zoned Industrial 2, Industrial 1 and Special Use 1 and that these areas either have industrial uses and developments located on them or will have these uses and developments located on them in the future.*

(b) *The Owner of the land acknowledges that current and future industrial uses on nearby land may emit noise and odours and generally impact on the amenity of their land and future dwelling.*

(c) *Specification of a building envelope for a dwelling on each lot to be created in this subdivision that provides a minimum setback for each envelope of 200 metres from Benalla-Yarrowonga Road.*

- (d) The provisions of this agreement become null and void in the event that land directly opposite the land on the western side of Benalla-Yarrowonga Road is re-zoned to a non-industrial zone.
- (e) All costs associated with the preparation, checking and registration of the agreement must be borne by the Owner of the land.

IT IS NOW AGREED:

1. That the Applicant, their successors and transferees and the registered proprietor for the time being of the whole or any part of the Land contained in Certificates of Title Volume 10852 Folios 686, 687, 688 & 689 and Volume 8835 Folio 856 ("the Land") agree and acknowledge with the Council that:
 - (a) The nearby land directly opposite the Land, on the western side of the Benalla-Yarrowonga Road (the Nearby Land") is zoned Industrial 2, Industrial 1 and Special Use 1 and that these areas either have industrial uses and developments located on them or will or may have these uses and developments located on them in the future.
 - (b) The current and future industrial uses on the Nearby Land may emit noise and odours and generally impact on the amenity of the Land and future dwellings.
 - (c) Any building developed for a dwelling on any lot created as a result of this Planning Permit shall provide a minimum setback of at least 200 metres from the Benalla-Yarrowonga Road or as otherwise determined by the Council.
2. This agreement ends in the event that the Land referred to in sub-paragraph (a) above is re-zoned to a non-industrial type zone or otherwise determined by the Council.
3. As soon as reasonably practicable after this agreement has ended in whole or in part, the Council must, at the request and at the cost of the Owner, apply to the Registrar of Titles under Section 183(2) of the Act to cancel a recording of this agreement, as appropriate, on the Register.

This copy is for a dwelling on any lot created as a result of this Planning Permit for the purpose of providing a minimum setback of at least 200 metres from the Benalla-Yarrowonga Road or as otherwise determined by the Council.
 part of a planning process under the Planning and Environment Act 1987.
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SIGNED SEALED AND DELIVERED by)
 FRANCIS ANTHONY LIVINGSTON)
 in the presence of:)
 _____)
 Peter Stapleton

_____)
 J. Livingst



SIGNED SEALED AND DELIVERED by)
 JUDITH RAE LIVINGSTON)
 in the presence of:)
 _____)
 Peter Stapleton

_____)
 Judith Living

ADVERTISED PLAN

SIGNED SEALED AND DELIVERED by)
TROY SPENCER)
(Senior Planning Officer))
being the duly authorised and delegated)
officer of the Benalla Rural City Council)
~~in the presence of:~~)

Troy Spencer



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

VOLUME 11459 FOLIO 279

Security no : 124124969651C
Produced 02/06/2025 12:53 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 715932M.
PARENT TITLES :
Volume 11257 Folio 203 to Volume 11257 Folio 204
Created by instrument PS715932M 26/11/2013

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
433 LINK PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AU938552H 21/10/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU938553F 21/10/2021
CVS LANE FUNDING 115 PTY 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
AG095069D 19/09/2008

DIAGRAM LOCATION

SEE PS715932M 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: 284 BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 21/10/2021

DOCUMENT END

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**ADVERTISED
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PLAN OF SUBDIVISION	LV use only EDITION 1	PS 715932M
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Location of Land

Parish: WINTON

Township: _____

Section: _____

Crown Allotment: 47^A(Part), 47^B(Part), 48^A(Part),
Crown Portion: _____ 48^B(Part)

Title Reference: Vol. 11257 Fol. 204
Vol. 11257 Fol. 203

Last Plan Reference: PS 627741K (Lots 8 & A)

Postal Address: 284 Benalla-Yarrawonga Road
(at time of subdivision) Benalla 3672

MGA94 Co-ordinates E 413 600 Zone: 55
(of approx. centre of land in plan) N 5 959 600 GDA 94

BENALLA RURAL CITY

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Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Lots 1 and 2 have been omitted from this plan

Underlined dimensions and the area of Lot 4 are derived from title and are not the result of this survey

This is a SPEAR plan

Depth Limitation Does not apply.

Staging This is not a staged subdivision.
Planning Permit No. _____

Survey: This plan is based on survey.
This survey has been connected to permanent marks no(s) 76, 191
In Proclaimed Survey Area No. 63

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Easement Information

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-10	POWERLINE	See Diag.	PS 627741K, Section 88 of the Electricity Industry Act 2000	SPI Electricity Pty Ltd
E-4 E-9	Transmission of Electricity	See Diag.	D 330151	State Electricity Commission of Victoria
E-6 E-9 E-10	Water Supply	2	PS 627741K	Land formerly Lot 8 LP 627741K
E-6 E-7 E-9 E-10	Water Supply	2	PS 627741K	Lot 7 LP 627741K
E-6 E-7 E-8 E-9 E-10	Water Supply	2	PS 627741K	Lot 6 LP 627741K

MONGER & TOMKINSON
 • Surveyors • Engineers
 • Project Managers • Planners
 CECILY COURT, 66 NUNN STREET
 PO BOX 34, BENALLA, VIC 3672
 TELEPHONE: (03)57621934
 FACSIMILE: (03)57625190
 WEB: www.tomkinson.com
 EMAIL: benalla@tomkinson.com



DIGITALLY SIGNED BY LICENSED SURVEYOR

ALAN EDWARD MONGER

REF 3813 VERSION 01

Sheet 1 of 2 Sheets

ORIGINAL SHEET SIZE: A3

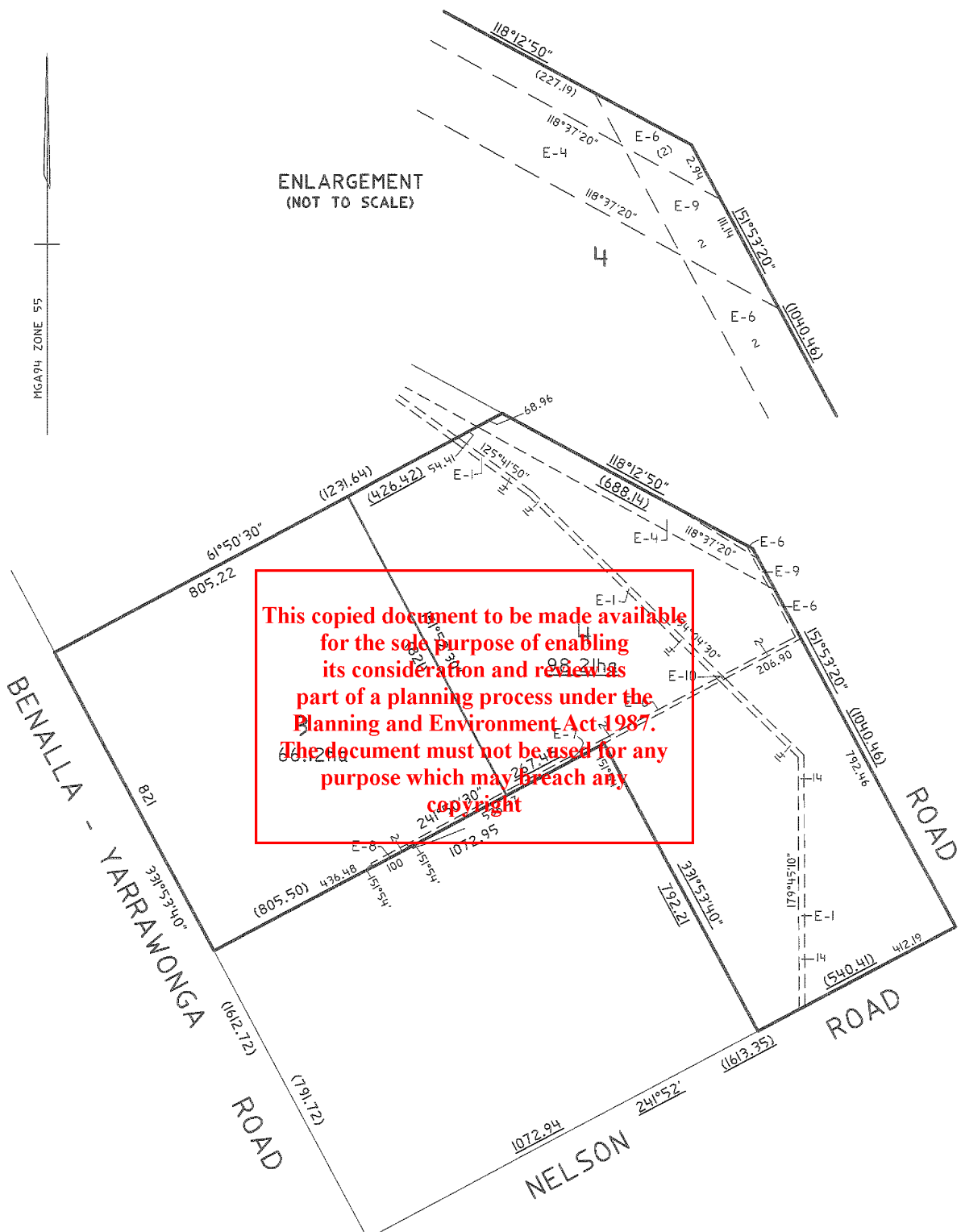
PLAN REGISTERED
 TIME: 11:01am
 DATE: 26 / 11 / 2013
 B Puniarangan
 Assistant Registrar of Titles

PS 715932M

MGA94 ZONE 55

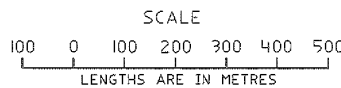
ENLARGEMENT
(NOT TO SCALE)

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• Project Managers • Planners
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TELEPHONE: (03) 57621934
FACSIMILE: (03) 57625190
WEB: www.tomkinson.com
EMAIL: benalla@tomkinson.com



ORIGINAL SCALE 1:10,000

Sheet 2

ORIGINAL SHEET SIZE: A3

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ALAN EDWARD MONGER

REF 3813

VERSION 01

**Plan of Subdivision PS715932M
Concurrent Certification and Statement of Compliance
(Form 3)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S038479S
Plan Number: PS715932M
Responsible Authority Name: Benalla Rural City Council
Responsible Authority Reference Number 1: S2955
Responsible Authority Reference Number 2: DA4803
Surveyor's Plan Version: 01

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

Public Open Space

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

Has not been made at Certification

Digitally signed by Council Delegate: Joel Ingham
Organisation: Benalla Rural City Council
Date: 19/09/2013

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

VOLUME 11257 FOLIO 205

Security no : 124124971710N
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LAND DESCRIPTION

Lot 6 on Plan of Subdivision 627741K.
PARENT TITLES :
Volume 08835 Folio 856
Volume 10852 Folio 686 to Volume 10852 Folio 689
Created by instrument PS627741K 02/03/2011

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
433 LINK PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AV865387R 18/07/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV865389M 18/07/2022
CVS LANE FUNDING 115 PTY LTD

COVENANT as to part G033191 16/02/1976

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AGREEMENT Section 173 Planning and Environment Act 1987
AG095069D 19/09/2008

DIAGRAM LOCATION

SEE PS627741K 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: 51 NELSON ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 18/07/2022

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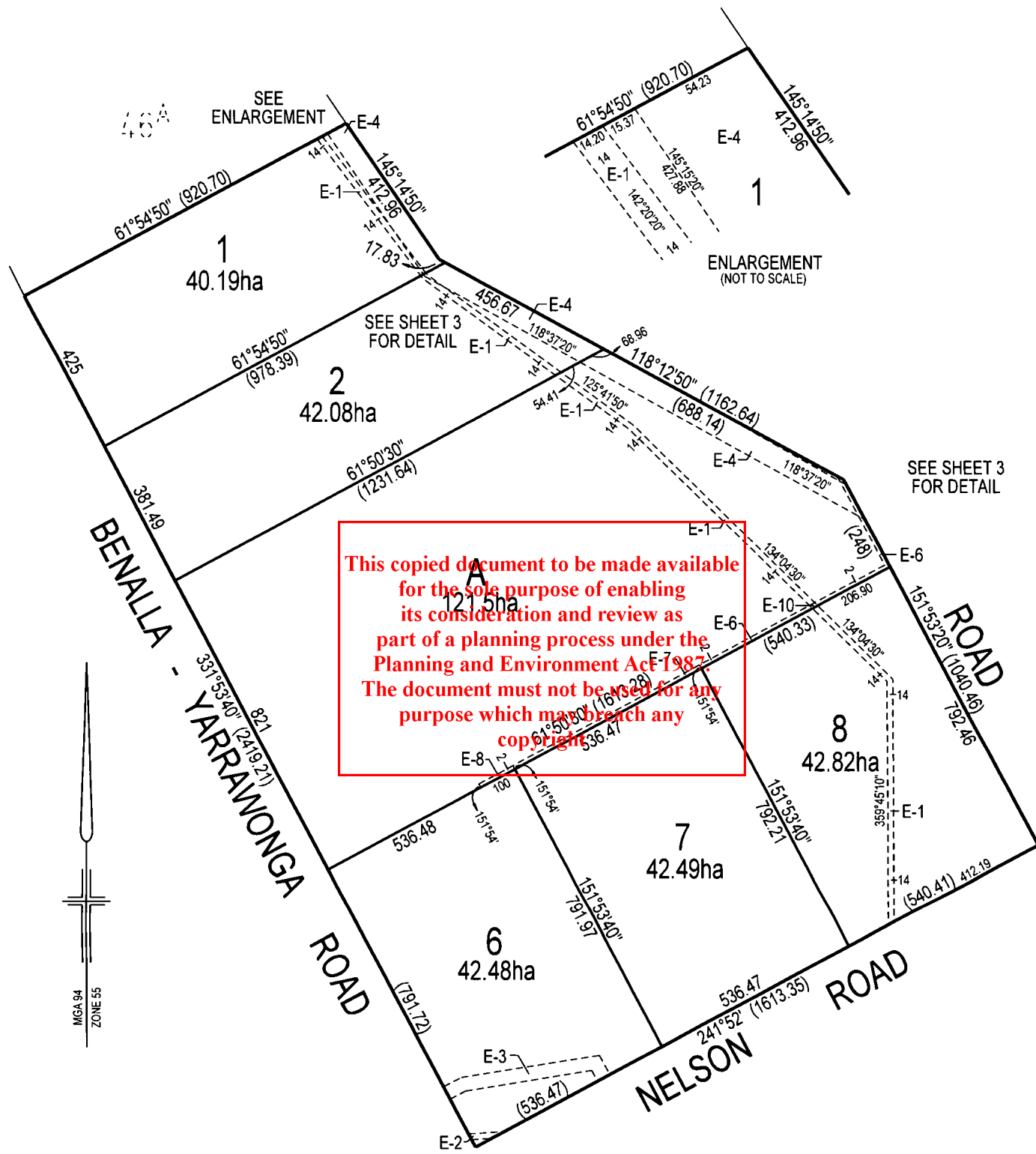
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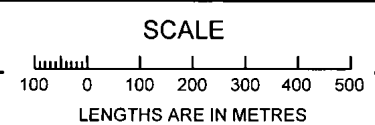
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 627741K



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 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JXNTAPOSITION PTY LTD ABN 26 006 114 923

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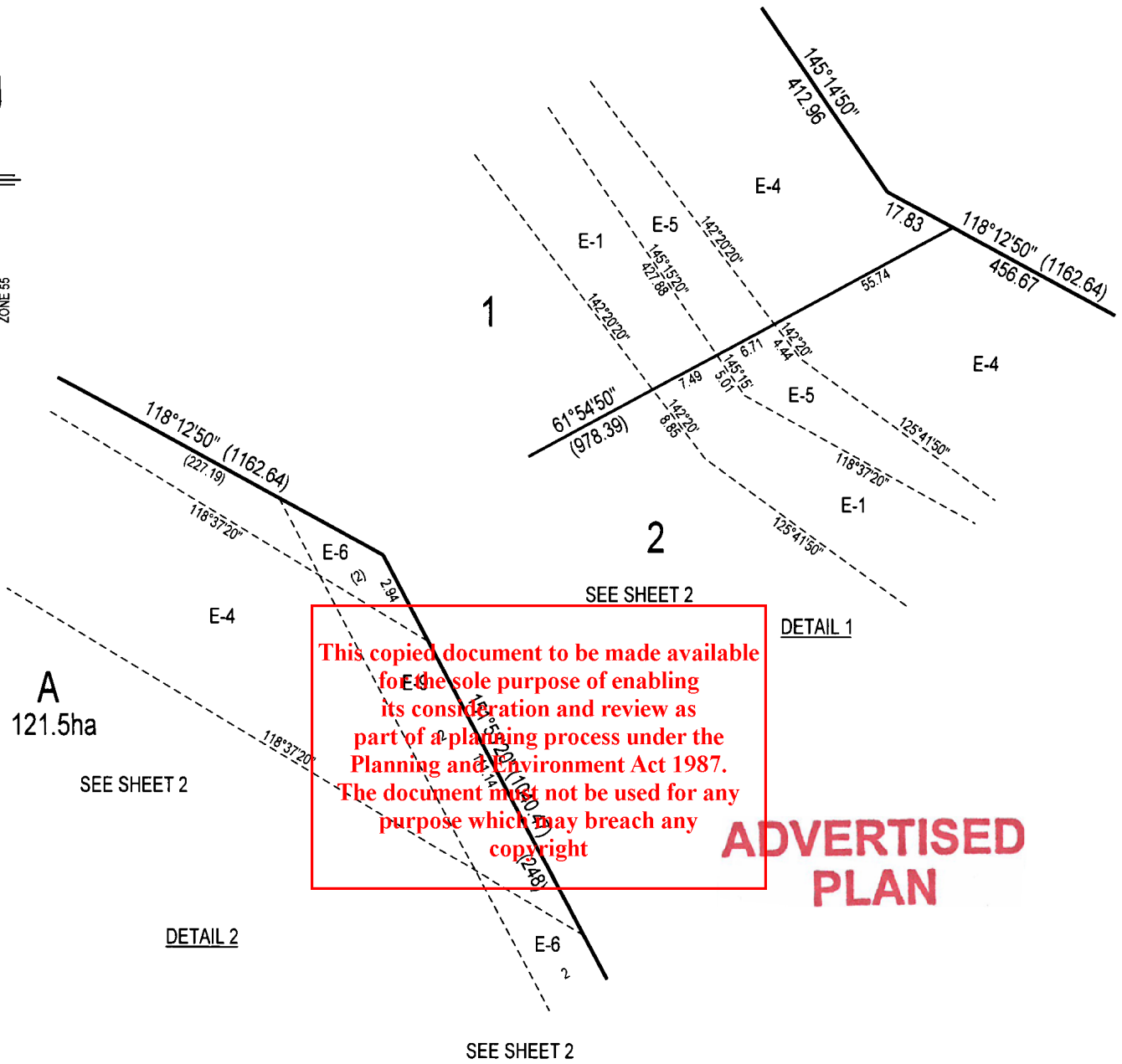
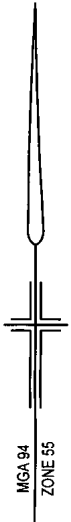


LICENSED SURVEYOR STEPHEN JOHN OXLEY
 SIGNATURE DATE 24/12/10
 REF: S3608 VERSION 3
 s3608 PS v3.dgn 24/12/10

SHEET 2 OF 3 SHEETS

 DATE 11/11/2011
 COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 627741K



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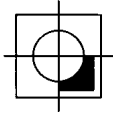
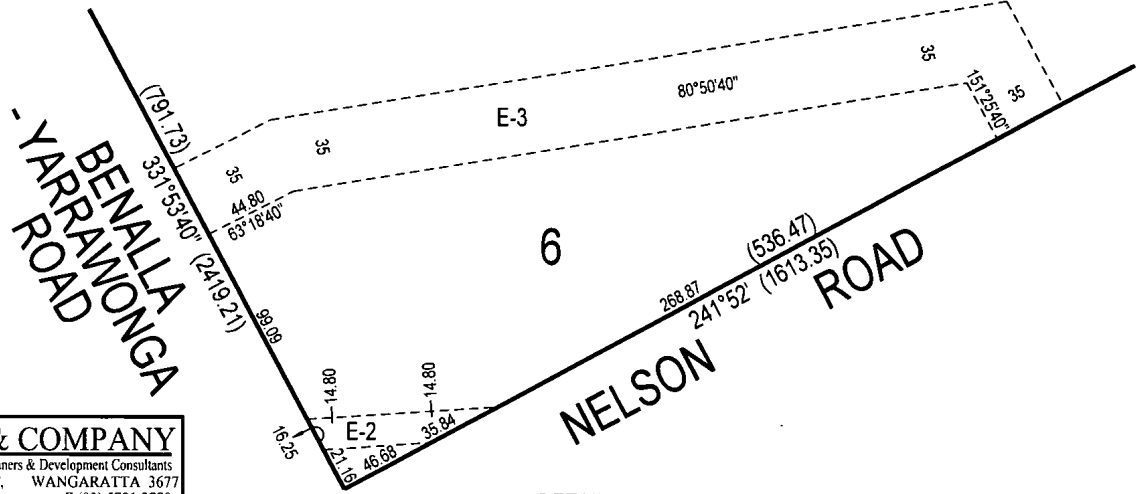
DETAIL 2

SEE SHEET 2

SEE SHEET 2

DETAIL 1

DETAIL 3



OXLEY & COMPANY
 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JUXTAPOSITION PTY LTD ABN 26 006 114 923

ORIGINAL SHEET SIZE A3

SCALE NOT TO SCALE
 LENGTHS ARE IN METRES

LICENCED SURVEYOR SIGNATURE *[Signature]* DATE 24/12/10
 REF: S3608 s3608 PS v3.dgn VERSION 3 24/12/10

SHEET 3 OF 3 SHEETS
 DATE 11/10/2011
 COUNCIL DELEGATE SIGNATURE *[Signature]*

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Document Type	Instrument
Document Identification	G033191
Number of Pages (excluding this cover sheet)	6
Document Assembled	05/06/2025 16:15

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**ADVERTISED
PLAN**

1000 G REF
G 33191

2-47 402958 FEB 16-7

G 33191

GAS AND FUEL CORPORATION OF VICTORIA

CREATION OF EASEMENT

REGD

No. ET 1674

\$5

Copy

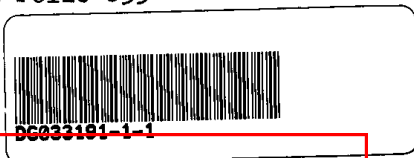
MADE AVAILABLE
NO ISSUE TO
RURAL FIN. INST
Comm.

IDA MURIEL DAWSON of Benalla Widow and GWENYTH MARJORIE WARNER of Wurruk via
Sale Married Woman as Executrices of the Will of LESLIE DONALD DAWSON deceased

(hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Two hundred and fifty dollars (\$250.00)

paid to me DO HEREBY TRANSFER and GRANT unto GAS AND FUEL CORPORATION OF VICTORIA of 171 Flinders Street Melbourne and its successors and transferees in fee simple the registered proprietor or proprietors for the time being of ALL THAT piece of land being the whole of the land described in Certificate of Title Volume 5219 Folio 723 (hereinafter called "the Grantee") at all times hereafter the full and free liberty and right, as appurtenant to the lands comprised in the said Certificate of Title (which land is hereinafter referred to as the "dominant tenement"), on over under and through ALL THAT piece of land delineated and coloured red on the plan marked 'A' annexed hereto (hereinafter referred to as the "servient tenement") being part of Crown Allotment 47B Parish of Winton being part of the land described in Certificate of Title Volume 8835 Folio 855

(2)



to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substances which may be transported by pipeline together with all the works of the Grantee useful in connection with or incidental to its undertaking including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), traps, valves, well chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appliances (hereinafter called "the Grantee's appliances") and together with the right for the Grantee and its surveyors, engineers, servants, agents, licensees, contractors, subcontractors and others authorised by them (hereinafter called "the Grantee's associates")

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- (1) to enter upon and remain pass and repass on and over the servient tenement for any of the purposes aforesaid and with or without vehicles, plant and equipment of any description;
- (2) to clear the servient tenement and remove any obstructions therefrom and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in boundary fences abutting and in other fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantee shall consider necessary or desirable.

And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient tenement and every part thereof Hereby Covenants with the Grantee to the extent that the burden of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantee cultivate dig or excavate or permit to be cultivated dug or excavated any part of the surface of the servient tenement to a depth greater than one foot or plant or permit to be planted any trees or shrubs on the servient tenement or excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient tenement or any part thereof any pit, well, foundation, pavement or other structure or installation or use or permit to be used on or under the servient tenement or any part thereof explosives of any type nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantee.

C/E 1 Covenant

C/T 8835-855

(1/6)

TO

C/T 5219-723

(W/H)

16/3/76

22/3/76

6/10/76

The Grantor and the Grantee hereby mutually covenant and agree one with the other of them as follows:—

(a) The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantee.

In the exercise of the rights hereby granted the Grantee shall do as little damage as possible and the Grantee shall if so required within two years from the exercise of such rights compensate the Grantor for damage done to the Grantor's crops, timber, pasture lands, livestock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantee as to the amount of such compensation the same shall be determined in the manner provided in the Lands Compensation Act:1958. Any compensation paid by the Grantee to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or other person has any interest and the Grantor agrees to indemnify the Grantee against any claim by any such tenant, sharefarmer or other person for any damage done by the Grantee in the performance of its rights under this easement.

The Grantee shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore contained and insofar as it is practicable so to do bury to a minimum depth of thirty inches below the level of the immediately surrounding land and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement and restore the surface of the servient tenement to its condition prior to the exercise of the rights granted herein.

FEB-9-76 952907 09284

LE D TOTE *****5-00

10/1/76

VICTORIA

- (d) Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantee's appliances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantee shall at all times remain the property of the Grantee and its successors and assigns notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee and its successors and assigns.
- (e) Unless otherwise agreed by the Grantor and the Grantee upon the discontinuance of the use of the servient tenement by the Grantee the Grantee may at its option leave the pipe or any part thereof and the Grantee's appliances in the ground but if the Grantee damages the property of the Grantor during the removal of the pipe or appliances then the Grantee will compensate the Grantor upon the terms and in the manner contained in Clause (b) hereof.
- (f) The Grantee performing and observing the covenants and conditions on its part to be observed and performed shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or in trust for the Grantor.
- (g) All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantee at 171 Flinders Street Melbourne or such other address as the Grantor and Grantee may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. All notices to be given by the Grantee hereunder may be signed on behalf of the Grantee by its Secretary or Substitute Secretary for the time being.
- (h) Neither this instrument nor anything herein contained shall affect restrict limit or detract from or prejudice the rights power authority or immunity of the Grantee or the Grantee's associates under the Pipelines Act 1967 or any subsequent amendments thereto or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantee under the said Act or under the Gas and Fuel Corporation Act 1958 or any subsequent amendments thereto as the case may be.
- (i) The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantee to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantee be reasonably required.
- (j) Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to each of them jointly and each of them severally.
- (k) Nothing herein contained shall be deemed or construed to authorise or permit the construction operation or use of a pipeline outside the terms and conditions of a permit or licence issued pursuant to the Pipelines Act 1967.
- (l) The Grantee will at all times keep indemnified the Grantor from and against all damage, injury or nuisance which may be caused or occasioned by the use of the pipeline or any products of natural and artificial gas and any products or by-products thereof and any other substance from the Grantee's pipeline or pipelines and appliances on to or over the servient tenement if such damage arises from any failure of the Grantee to construct maintain and operate such installations in a proper and safe manner and design having regard to the state of knowledge.

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DATED this 5 day of December One thousand nine hundred and seventy four

SIGNED by the said IDA
MURIEL DAWSON

in Victoria in the presence of:
Widow Stan Thwaites

SIGNED by the said
GWENYTH MARJORIE WARNER
in Victoria in the presence of:

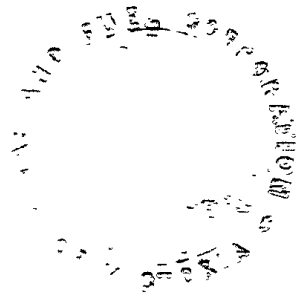
Widow Stan Thwaites, I. M. Dawson

THE COMMON SEAL of GAS AND FUEL CORPORATION OF VICTORIA was hereunto affixed by the authority of the Board of Directors and attested by:

I. M. Dawson
I M Dawson
G. M. Warner
G M Warner

ADVERTISED PLAN

Kim Egan Director
Hay Director
R. G. Eiel Secretary



GAS & FUEL CORPORATION OF VICTORIA

'A'

Easement required for Transmission pipeline, Keon Park to Wodonga & Shepparton

Owner IDA MURIEL DAWSON AND GWENYTH MARJORIE WARNER

Address WURRUK VIA SALE

Part of CA 47B Section -

Parish of WINTON County of MOIRA

Area 1.504 ha Certificate Vol 8835

Scale 1:10,000 Fol - 855

COLOUR CODE

Y=Yellow O=Orange BR=Brown
G=Green R=Red BL=Blue P=Purple
H=Hatched CH=Cross Hatched



DG033191-2-8

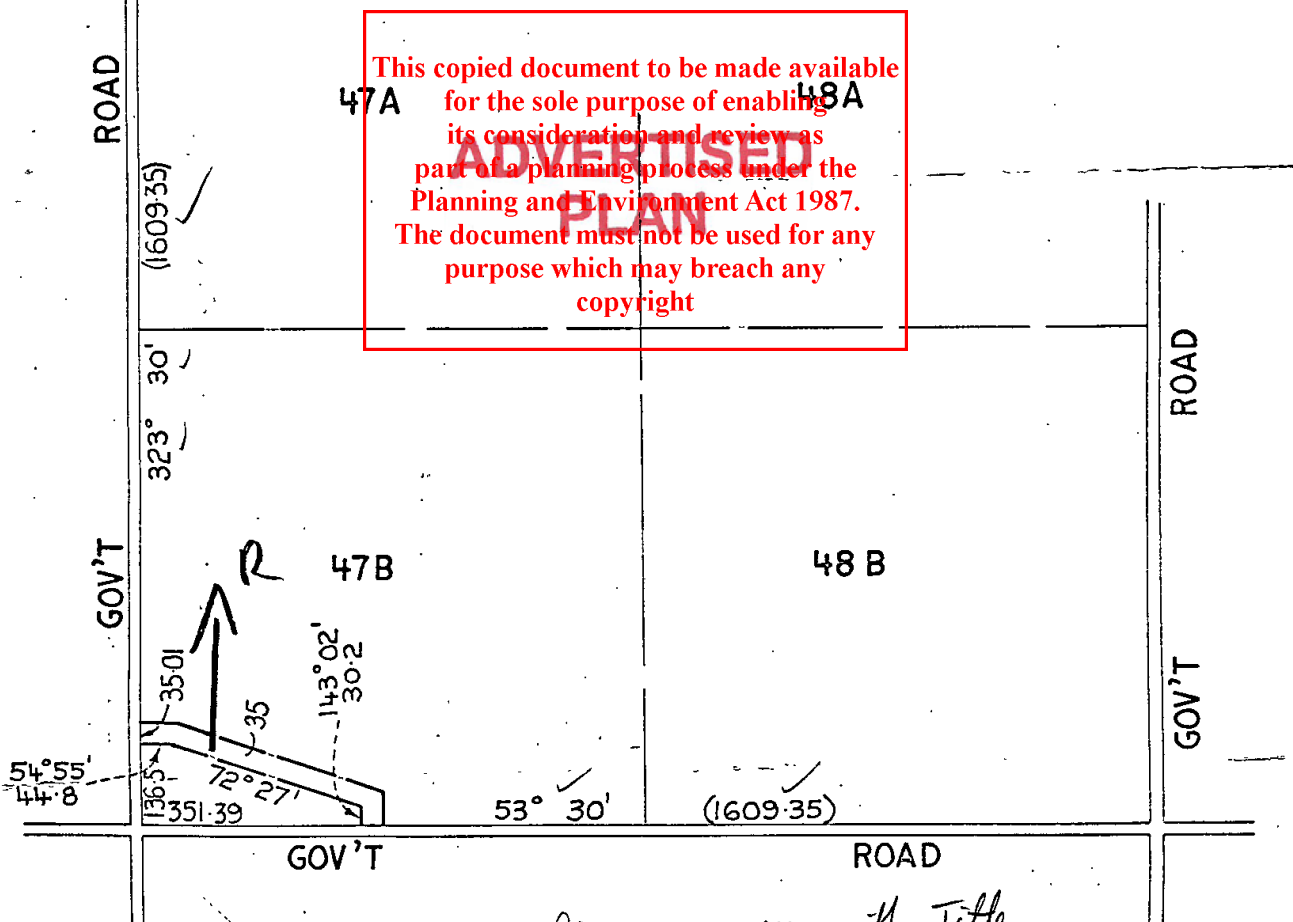
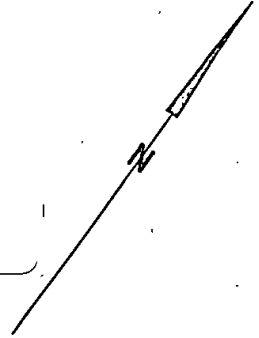


Diagram agrees with Title

16/3/76

Measurements are in METRES
 Draftsman P.T. WBCMPS
 Checked G.A.T.
 Chief Draftsman *[Signature]*
 Chief Engineer *[Signature]*
 Date 17.3.75

I certify that this plan made by me, agrees with title, is mathematically correct, and the easement being created has been reasonably located in accordance with title position.

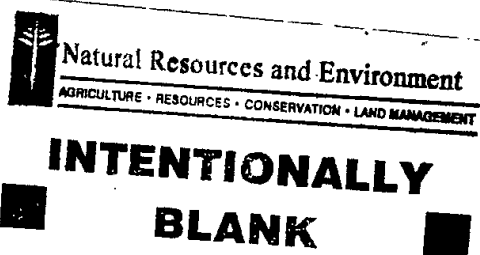
[Signature] Licensed Surveyor
 Date 17.3.75

SURVEY REFERENCE NUMBER
 ET 1674 FN
 RP 16146

ET 1674

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ENCUMBRANCES REFERRED TO:

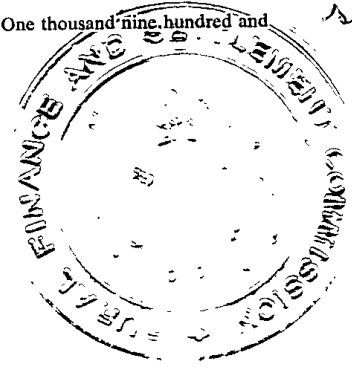
Mortgage Registered Number D.688885

RURAL FINANCE AND SETTLEMENT COMMISSION, being registered as the proprietor of Instrument of Mortgage Registered Number D. 688885 over the land described in the foregoing Creation of Easement as the servient tenement HEREBY CONSENTS to the said Creation of Easement and to such easement taking priority to the said Instrument of Mortgage and to an endorsement to that effect being placed on the said Mortgage.

DATED the 7th day of January One thousand nine hundred and seventy six

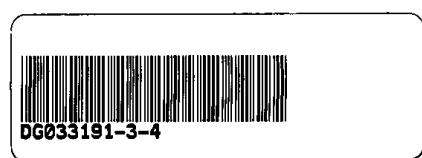
Sealing stamp please

THE COMMON SEAL OF THE RURAL FINANCE AND SETTLEMENT COMMISSION WAS HERETO AFFIXED IN THE PRESENCE OF [Signature] Member [Signature] DEPUTY Secretary



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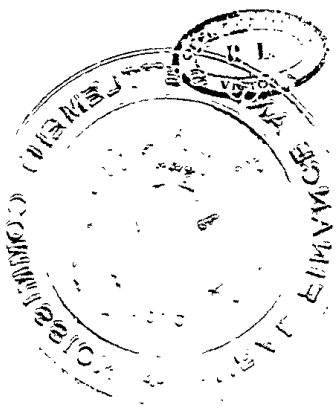
ADVERTISED PLAN



The Registrar of Titles
Please register this *Creation of Easement*
and on completion hand Certificate
of Title Volume 8835 Folio 855 *to Mortgage No D688885*
to Rural Finance and Settlement
Commission

for B Devarice
Rural Finance Settlement
Commission

A memorandum of the written instrument
has been entered in the Register Book



GAS AND FUEL CORPORATION
OF VICTORIA
171 FINNERS STREET
MELBOURNE, 3000

CREATION OF EASEMENT

GAS AND FUEL CORPORATION
OF VICTORIA

WITH

GWENYTH MARJORIE WARNER

IDA MURIEL DAWSON

DATED 19

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

VOLUME 11257 FOLIO 202

Security no : 124124971822R
Produced 02/06/2025 01:34 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 627741K.
PARENT TITLES :
Volume 08835 Folio 856
Volume 10852 Folio 686 to Volume 10852 Folio 689
Created by instrument PS627741K 02/03/2011

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
433 LINK PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AU938341W 21/10/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU938342U 21/10/2021
CVS LANE FUNDING 115 PTY 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
AG095069D 19/09/2008

DIAGRAM LOCATION

SEE PS627741K 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: 67 NELSON ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 21/10/2021

DOCUMENT END

**ADVERTISED
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Document Assembled	02/06/2025 13:34

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**ADVERTISED
PLAN**

PLAN OF SUBDIVISION		STAGE No.	LR USE ONLY EDITION 1	PS 627741K
----------------------------	--	------------------	--	-------------------

LOCATION OF LAND
 PARISH: WINTON
 TOWNSHIP: ----
 SECTION: ----
 CROWN ALLOTMENT: 46B(PT),47A,47B,48A(PT),48B
 CROWN PORTION: ----
 TITLE REFERENCES: Vol. 8835 Fol.856 Vol.10852 Fol.686
 Vol.10852 Fol.687 Vol.10852 Fol.688
 Vol.10852 Fol.689
 LAST PLAN REFERENCE: ----
 POSTAL ADDRESS: 125 NELSON ROAD
 (at time of subdivision) BENALLA 3672
 MGA CO-ORDINATES: E 413500
 (of approximate centre of land in plan) N 5959500 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT
 COUNCIL NAME: BENALLA RURAL CITY REF: S2815
~~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 THE 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 PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 ~~HAS / HAS NOT BEEN MADE.~~
~~(ii) THE REQUIREMENT HAS BEEN SATISFIED.~~
~~(iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE.~~
~~COUNCIL DELEGATE~~
~~COUNCIL SEAL~~
~~DATE / /~~
 RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988
 COUNCIL DELEGATE
~~COUNCIL SEAL~~
 DATE 11 / 01 / 2011

VESTING OF ROADS OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

THIS IS NOT A STAGED SUBDIVISION
 PLANNING PERMIT No. P0089/07

ADVERTISED PLAN

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LOTS 3, 4, 5, 6, 7, 8 HAVE BEEN OMITTED FROM THIS PLAN
 LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES
 SURVEY THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 23,35,36,43,74,76,191 IN PROCLAIMED SURVEY AREA No. ----

EASEMENT INFORMATION


LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)


EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1,E-5,E-10	POWERLINE	SEE DIAG	THIS PLAN- SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000.	SPI ELECTRICITY PTY LTD
E-2	TRANSMISSION OF ELECTRICITY	14.80	M329149U	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	PIPELINE PURPOSES	35	G33191	GAS & FUEL CORPORATION OF VICTORIA
E-4,E-5,E-9	TRANSMISSION OF ELECTRICITY	SEE DIAG	D330151	STATE ELECTRICITY COMMISSION OF VICTORIA
E-6,E-9,E-10	WATER SUPPLY	2	THIS PLAN	LOT 8 ON THIS PLAN
E-6,E-7,E-9,E-10	WATER SUPPLY	2	THIS PLAN	LOT 7 ON THIS PLAN
E-6,E-7,E-8,E-9,E-10	WATER SUPPLY	2	THIS PLAN	LOT 8 ON THIS PLAN

LR USE ONLY
 STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
 RECEIVED
 DATE 22/02/11

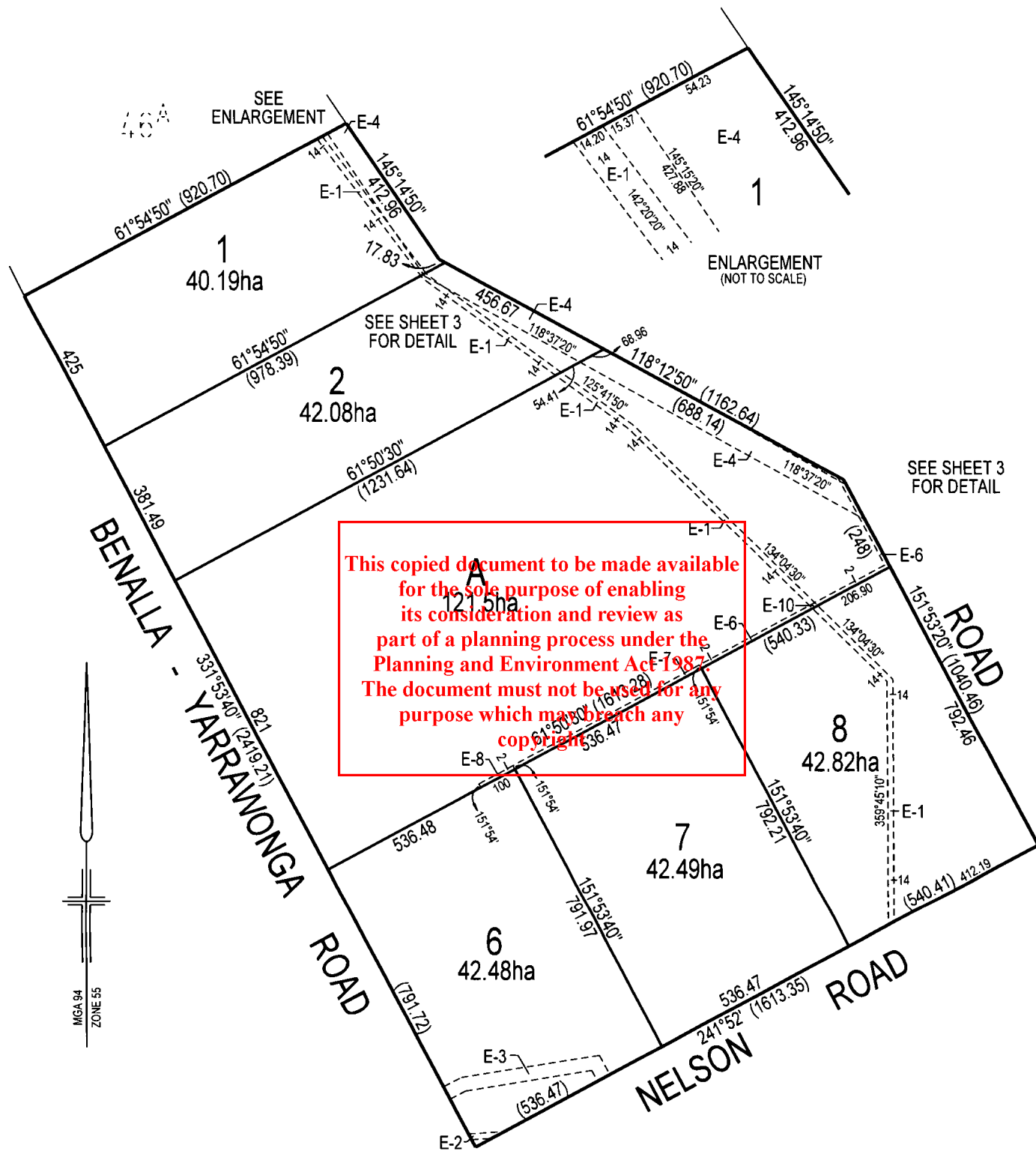
LR USE ONLY
 PLAN REGISTERED
 TIME 12.14pm
 DATE 02/03/2011
J. Beckingham
 ASSISTANT REGISTRAR OF TITLES
 SHEET 1 OF 3 SHEETS

OXLEY & COMPANY
 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JUXTAPOSITION PTY LTD ABN 26 006 114 923

LICENSED SURVEYOR STEPHEN JOHN OXLEY
 SIGNATURE  DATE 24/12/10
 REF: S3608 VERSION 3
 s3608 PS v3.dgn 24/12/10


 DATE 11 / 01 / 2011
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
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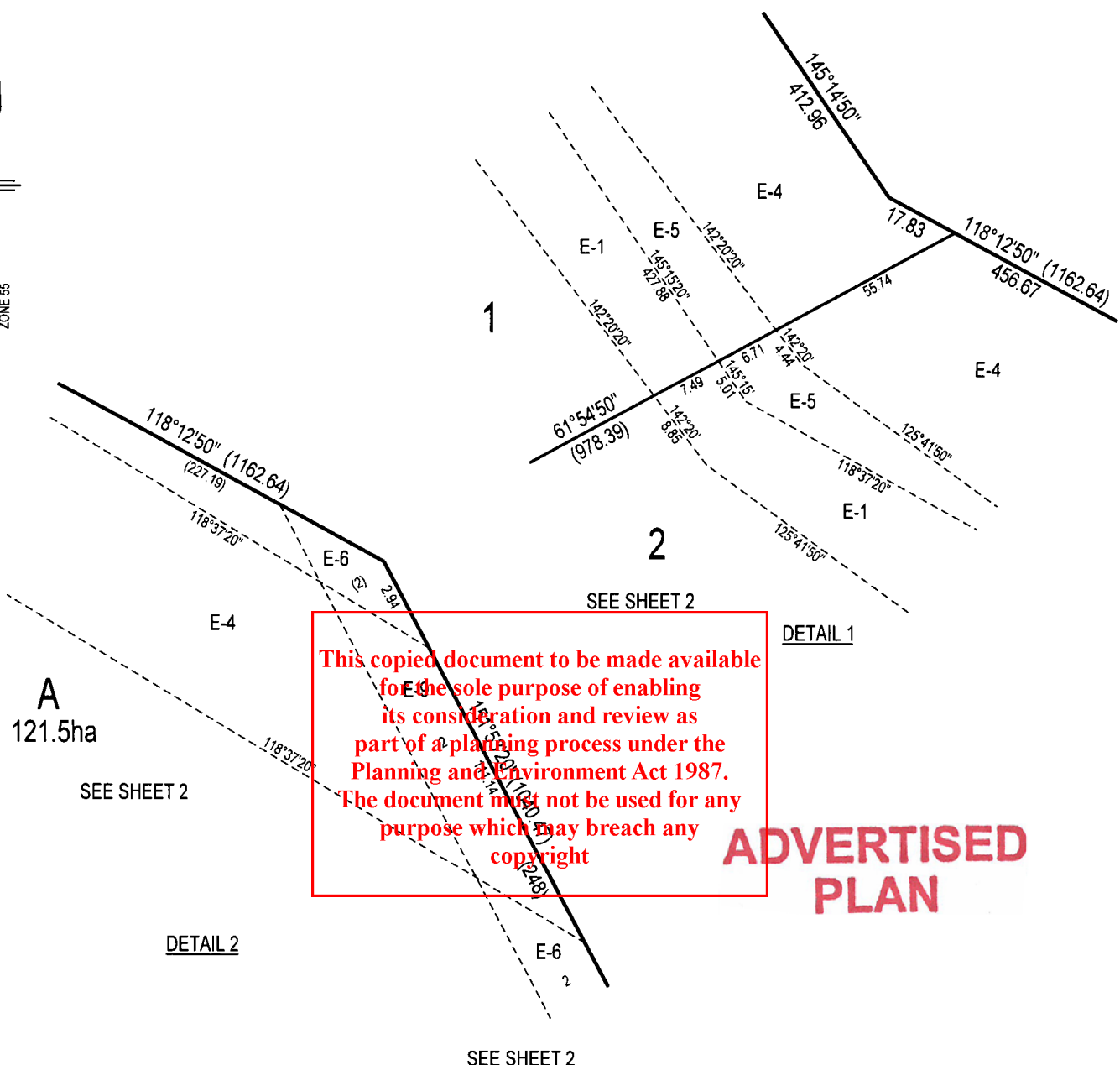
 LENGTHS ARE IN METRES

LICENSED SURVEYOR STEPHEN JOHN OXLEY
 SIGNATURE DATE 24/12/10
 REF: S3608 VERSION 3
 s3608 PS v3.dgn 24/12/10

SHEET 2 OF 3 SHEETS

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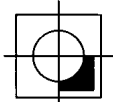
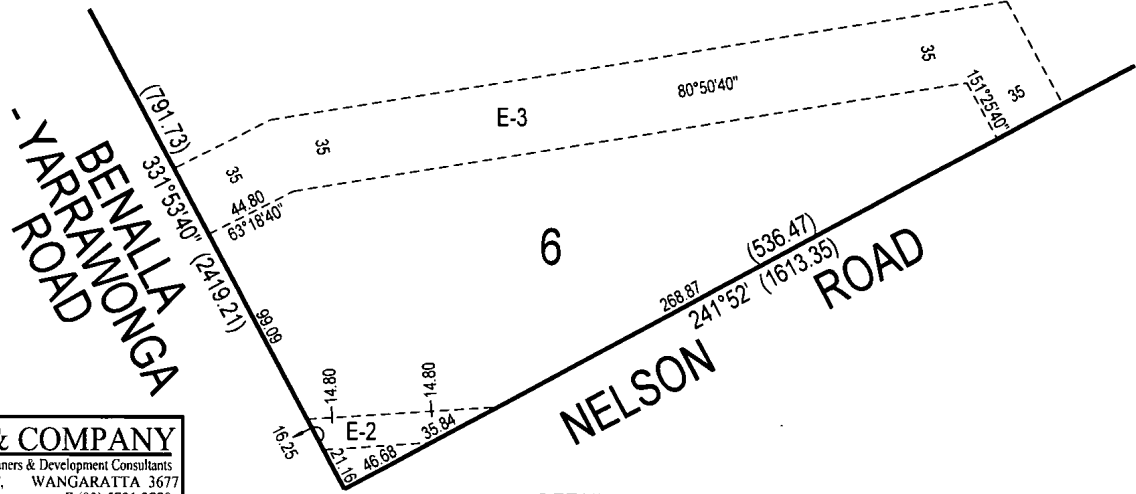
SEE SHEET 2

DETAIL 1

DETAIL 2

SEE SHEET 2

DETAIL 3



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ORIGINAL SHEET SIZE A3

SCALE NOT TO SCALE
 LENGTHS ARE IN METRES

LICENCED SURVEYOR SIGNATURE *[Signature]* DATE 24/12/10
 REF: S3608 s3608 PS v3.dgn VERSION 3 24/12/10

SHEET 3 OF 3 SHEETS
 DATE 11/10/2011
 COUNCIL DELEGATE SIGNATURE *[Signature]*

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

VOLUME 10241 FOLIO 081

Security no : 124124973104X
Produced 02/06/2025 01:57 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 318659S.
PARENT TITLE Volume 09667 Folio 044
Created by instrument PS318659S 24/07/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
433 LINK PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AV397253W 04/03/2022

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV397254U 04/03/2022
CVS LANE FUNDING 115 PTY LTD

COVENANT (as to whole or part of the land) in instrument G371487

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 PS318659S 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: MURRAY ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 04/03/2022

DOCUMENT END

**ADVERTISED
PLAN**

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS318659S
Number of Pages (excluding this cover sheet)	2
Document Assembled	02/06/2025 13:57

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**ADVERTISED
PLAN**

PLAN OF SUBDIVISION	STAGE NO.	LTO use only EDITION 1	Plan Number PS 318659S
----------------------------	-----------	----------------------------------	----------------------------------

Location of Land
Parish: BENALLA
Township: —
Section: S
Crown Allotment: 25B (PART)
Crown Portion: —
LTO Base Record: PARISH PLAN (2113)
Title Reference: VOL 9667 FOL. 044
Last Plan Reference: LP 201478P (LOT 2)
Postal Address: MURRAYS ROAD
 (at time of subdivision) BENALLA 3673
AMG Co-ordinates E 419 000 Zone: 55
 (of approx. centre of land in plan) N 5958 200

Council Certificate and Endorsement

Council Name: SHIRE OF BENALLA Ref:

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /~~
- ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~/has not been made.
 (ii) The requirement has been satisfied.
 (iii) The requirement is to be satisfied in Stage.....

Council delegate
~~Council seal~~
 Date 20 / 8 / 92

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
NIL	NIL

Notations

Staging This ~~is~~/is not a staged subdivision
 Planning Permit No. 1113

Depth Limitation DOES NOT APPLY

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LOTS 1 AND 2 ARE OMITTED FROM THIS PLAN.

Survey This plan is ~~is not~~ based on survey
 This survey has been connected to permanent marks no(s) 76 & 91
 In Proclaimed Survey Area No. 62

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

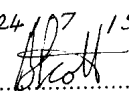
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E - 1	TRANSMISSION OF ELECTRICITY	15.60	INST. L1814P	SECY
E - 2	GAS PIPELINE	35	C/E G371487	GAS AND FUEL CORPORATION

LTO use only

Statement of Compliance/
 Exemption Statement

Received []
 Date / /

LTO use only

PLAN REGISTERED
 TIME 9-00 A.M.
 DATE 24 / 10 / 1995

 Assistant Registrar of Titles

Sheet 1 of 2 Sheets

LICENSED SURVEYOR (PRINT)..... **A.E. MONGER**.....
 SIGNATURE..... DATE 6 / 3 / 1992
 REF 943 VERSION 5

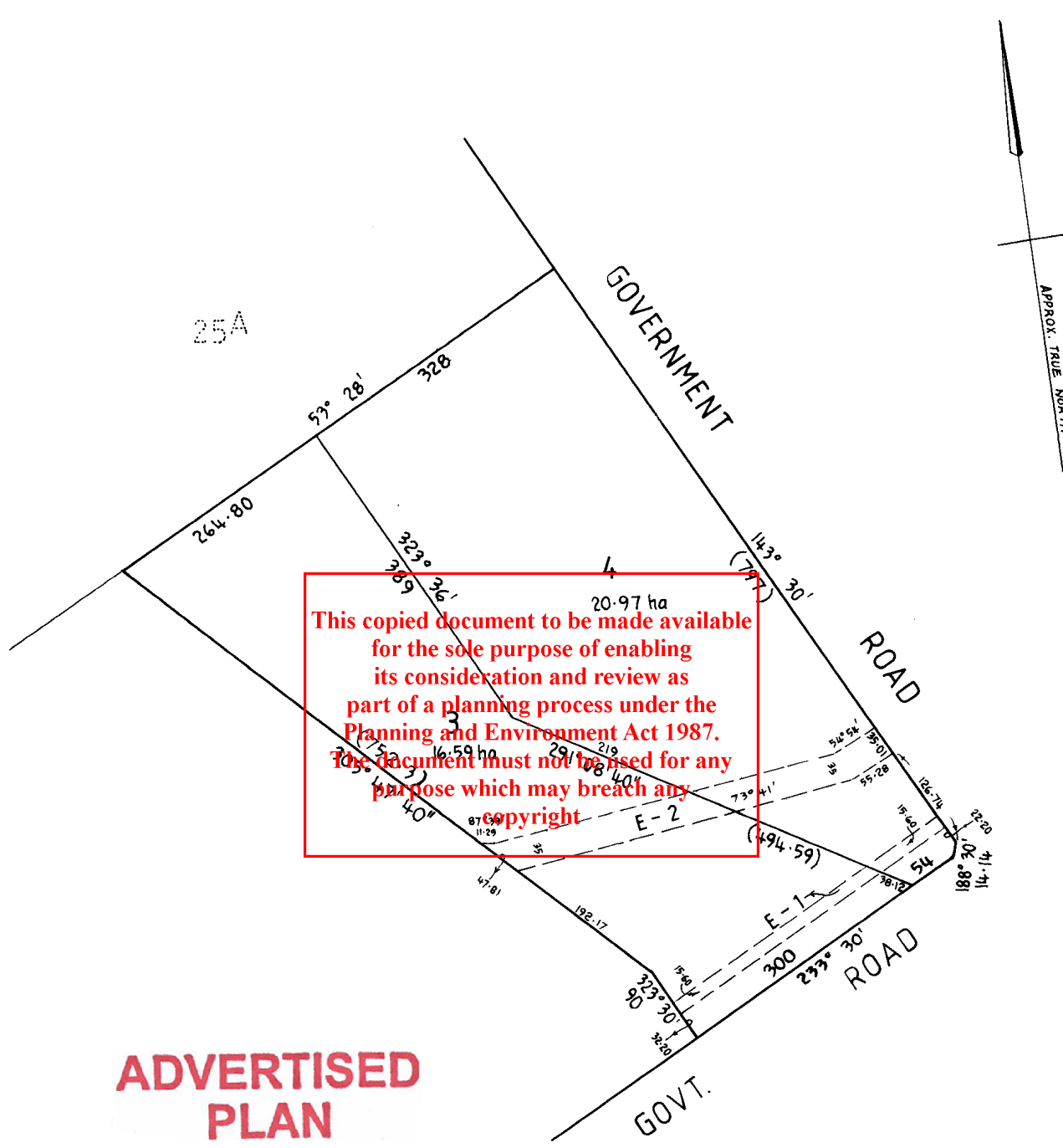
DATE 20 / 8 / 92
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

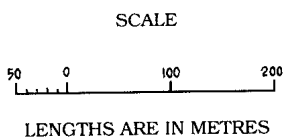
PS 318659S



ADVERTISED PLAN

Sheet 2 of 2 sheets

ORIGINAL
SCALE SHEET SIZE
1:5000 A3



LICENSED SURVEYOR (PRINT) **A. E. MONGER**
 SIGNATURE..... DATE **6 / 3 / 1992**
 REF **943** VERSION **6**

DATE **20 / 8 / 92**
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	G371487
Number of Pages (excluding this cover sheet)	8
Document Assembled	05/06/2025 16:20

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**ADVERTISED
PLAN**

\$27 G371487

G371487
RECEIVED
1976

GAS AND FUEL CORPORATION OF VICTORIA

CREATION OF EASEMENT

No. ET 1673

ADVERTISED PLAN

JOHN ROBERTS of Benalla, Farmer

Handwritten signature and notes

(2)

(hereinafter called "the Grantor") being registered as the proprietor of an estate in fee simple in the land secondly hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of \$219 Gas and Fuel Corporation of Victoria having surrendered the Easement registered number F.759928, to "the Grantor"

DO HEREBY TRANSFER and GRANT unto GAS AND FUEL CORPORATION OF VICTORIA of 171 Flinders Street Melbourne and its successors and transferees in fee simple the registered proprietor or proprietors for the time being of ALL THAT piece of land being the whole of the land described in Certificate of Title Volume 5219 Folio 723 (hereinafter called "the Grantee") at all times hereafter the full and free liberty and right, as appurtenant to the lands comprised in the said Certificate of Title (which land is hereinafter referred to as the "dominant tenement"), on over under and through ALL THAT piece of land delineated and coloured red on the plan marked annexed hereto (hereinafter referred to as the "servient tenement") being part of

Crown Allotment 25B Section S Parish of Benalla and being part of the land more particularly described in Certificate of Title Volume 6399 Folio 663

AUG-18-76 611392 73159 LE 1976

to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance which may be transmitted by pipeline together with all the works of the Grantee useful in connection with or incidental to its undertaking including but without limiting the generality of the foregoing all such communication and power systems (including poles, masts, towers, pylons, valves, manholes, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances of a similar nature) and together with the right for the Grantee and its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantee's associates")

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- (1) to enter upon and remain pass and repass on and over the servient tenement for all or any of the purposes aforesaid and with or without vehicles, plant and equipment of any description
- (2) to clear the servient tenement and remove any obstructions therefrom and cut and remove timber, trees, undergrowth, crops and fences and construct and maintain gates in boundary fences abutting and in other fences crossing the servient tenement and the other adjacent land of the Grantor as the Grantee shall consider necessary or desirable.

And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient tenement and every part thereof Hereby Covenants with the Grantee to the extent that the burden of this covenant may run with and bind the servient tenement and every part thereof and that the benefit thereof may be annexed to and run with the dominant tenement that the Grantor shall not without the prior written consent of the Grantee cultivate dig or excavate or permit to be cultivated dug or excavated any part of the surface of the servient tenement to a depth greater than one foot or plant or permit to be planted any trees or shrubs on the servient tenement or excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient tenement or any part thereof any pit, well, foundation, pavement or other structure or installation or use or permit to be used on or under the servient tenement or any part thereof explosives of any type nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient tenement but otherwise the Grantor shall have the right fully to use and enjoy the servient tenement subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantee.

Handwritten notes: dE, V 6399 F663 (2), TO, V 52A F723 (2A), 21/10/76, Small 13/1/76, EX 14/12/76

The Grantor and the Grantee hereby mutually covenant and agree one with the other of them as follows:—

The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantee.

In the exercise of the rights hereby granted the Grantee shall do as little damage as possible and the Grantee shall if so required within two years from the exercise of such rights compensate the Grantor for damage done to the Grantor's crops, timber, pasture lands, livestock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantee as to the amount of such compensation the same shall be determined in the manner provided in the Lands Compensation Act 1958. Any compensation paid by the Grantee to the Grantor shall include compensation for damage done to the crops, timber, pasture lands, live stock, improvements and other property on the servient tenement or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or other person has any interest and the Grantor agrees to indemnify the Grantee against any claim by any such tenant, sharefarmer or other person for any damage done by the Grantee in the performance of its rights under this easement.

(c) The Grantee shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore contained and insofar as it is practicable so to do bury to a minimum depth of thirty inches below the level of the immediately surrounding land and maintain all pipelines so as not to interfere unreasonably with the use of the servient tenement and restore the surface of the servient tenement to its condition prior to the exercise of the rights granted herein.



- (d) Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantee's appliances) brought onto laid or erected upon or buried in or under the servient tenement by the Grantee shall at all times remain the property of the Grantee and its successors and assigns notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee and its successors and assigns.
- (e) Unless otherwise agreed by the Grantor and the Grantee upon the discontinuance of the use of the servient tenement by the Grantee the Grantee may at its option leave the pipe or any part thereof and the Grantee's appliances in the ground but if the Grantee damages the property of the Grantor during the removal of the pipe or appliances then the Grantee will compensate the Grantor upon the terms and in the manner contained in Clause (b) hereof.
- (f) The Grantee performing and observing the covenants and conditions on its part to be observed and performed shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person firm or corporation claiming by through under or in trust for the Grantor.
- (g) All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register Book and to the Grantee at 171 Flinders Street Melbourne or such other address as the Grantor and Grantee may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. All notices to be given by the Grantee hereunder may be signed on behalf of the Grantee by its Secretary or Substitute Secretary for the time being.
- (h) Neither this instrument nor anything herein contained shall affect restrict limit or detract from or prejudice the rights power authority or immunity of the Grantee or the Grantee's associates under the Pipelines Act 1967 or any subsequent amendments thereto or under any consent granted pursuant to Section 9 (2) of the said Act or under any permit granted pursuant to Section 12 of the said Act or any written permission given pursuant to Section 22 (1) of the said Act or any other rights of the Grantee under the said Act or under the Gas and Fuel Corporation Act 1958 or any subsequent amendments thereto as the case may be.
- (i) The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantee to or in the servient tenement or any part or parts thereof pursuant to these presents as shall by the Grantee be reasonably required.
- (j) Wherever the singular or masculine is used it shall be construed as if the plural feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally.
- (k) Nothing herein contained shall be deemed or construed to authorise or permit the construction operation or use of a pipeline outside the terms and conditions of any planning instrument issued under the Pipelines Act 1967.
- (l) The Grantee will at all times hereafter keep indemnified the Grantor from and against all damage, injury or nuisance which may be caused or occasioned by the equipment, installations, pipes, conduits, manholes and artificial gas and any products or by-products thereof and any other substance from the Grantee's pipeline or pipelines and appliances on to or over the servient tenement if such damage arises from any failure of the Grantee to construct maintain and operate such installations in a proper and safe manner and design having regard to present knowledge.

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DATED this 16th day of August One thousand nine hundred and seventy six

SIGNED by the said JOHN ROBERTS

John Roberts

in Victoria in the presence of:

[Signature]

THE COMMON SEAL of GAS AND FUEL CORPORATION OF VICTORIA was hereunto affixed by the authority of the Board of Directors and attested by:



[Signature] Director
[Signature] Director
[Signature] Secretary

ADVERTISED PLAN

GAS & FUEL CORPORATION OF VICTORIA

Easement required for Transmission pipeline, Keon Park to Wodonga & Shepparton

Owner: JOHN ROBERTS

Address BENALLA

Part of CA 25B Section S

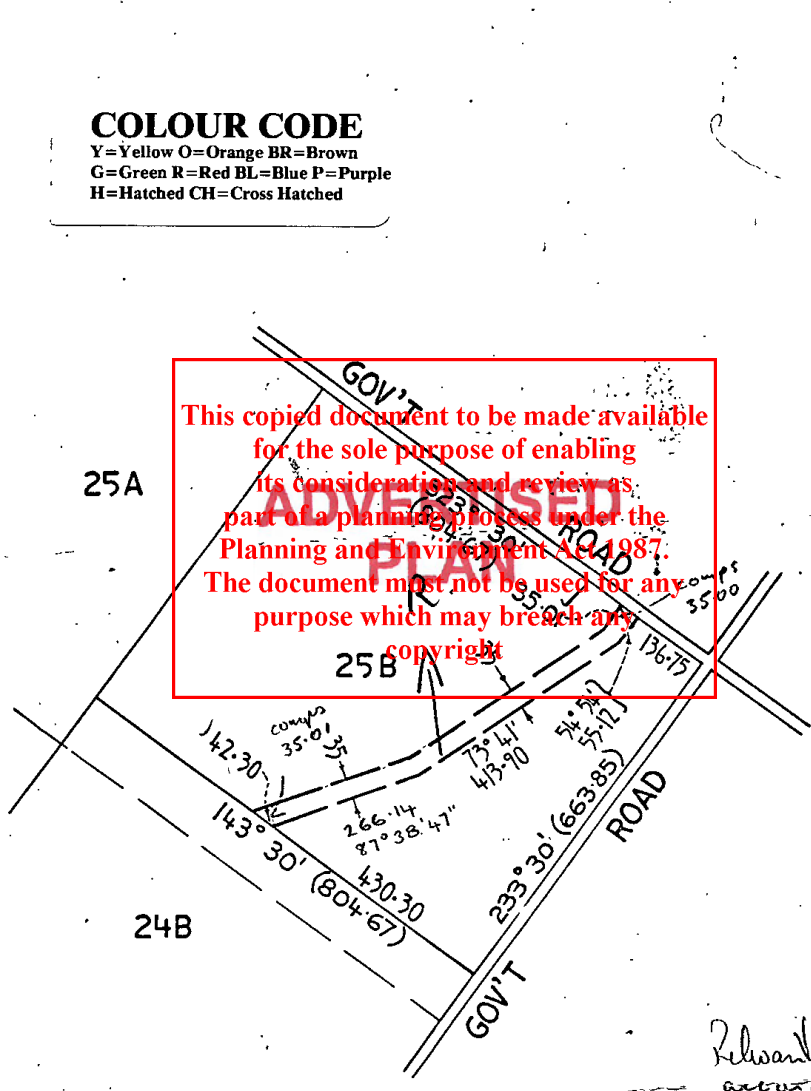
Parish of BENALLA County of MOIRA

Area 2.578 ha Certificate Vol 6399

Scale 1 : 10,000 Fol 663

COLOUR CODE

Y=Yellow O=Orange BR=Brown
G=Green R=Red BL=Blue P=Purple
H=Hatched CH=Cross Hatched



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Relevant dimension accord with 1/0 10/2/76



Measurements are in METRES
 Draftsman P.T. WBCMPS
 Checked G.A.T.
 Chief Draftsman [Signature]
 Chief Engineer [Signature]
 Date 17.2.75


I certify that this plan made by me, agrees with title, is mathematically correct, and the easement being created has been reasonably located in accordance with title position.

[Signature] Licensed Surveyor
 Date 19-2-76

SURVEY REFERENCE NUMBER
ET 1673 FN RP 16146

Revised 19-2-76
ET 1673

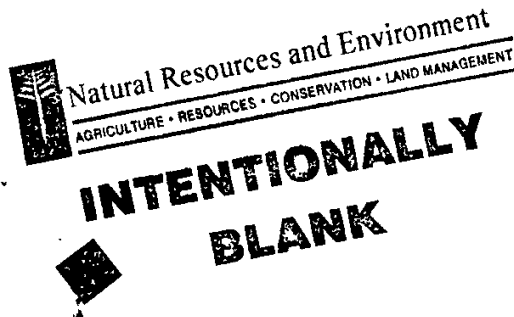
ADVERTISED PLAN

 Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY
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**ADVERTISED
PLAN**

ENCUMBRANCES REFERRED TO:

....., being registered as the proprietor of
Instrument of Mortgage Registered Number over the land described in the foregoing Creation of
Easement as the servient tenement **HEREBY CONSENTS** to the said Creation of Easement and to such easement taking priority to the
said Instrument of Mortgage and to an endorsement to that effect being placed on the said Mortgage.

DATED the day of One thousand nine hundred and

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*Registrar of Titles
Melbourne.*

*Please register the within dealing and
return relevant Certificate of Title to Messrs.
Henry Brown & Harrison Solicitors Geelong.*

Henry Brown & Harrison

Registrar of Titles

Please register this dealing
and hand title to issue to

Commonwealth Trading Bank
Commonwealth Trading Bank of Australia

[Signature]
Melbnet

DATED

19

JOHN ROBERTS

WITH

GAS AND FUEL CORPORATION
OF VICTORIA

CREATION OF EASEMENT

GAS AND FUEL CORPORATION

OF VICTORIA
171 FLINDERS STREET
MELBOURNE, 3000

A memorandum of this dealing
has been entered in the Register of Deeds



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ADVERTISED
PLAN

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

VOLUME 09742 FOLIO 669

Security no : 124124988478M
Produced 02/06/2025 06:38 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953178T 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206524H 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: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

DOCUMENT END

ADVERTISED PLAN

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

VOLUME 09742 FOLIO 670

Security no : 124125113240C
Produced 05/06/2025 04:30 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953179R 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206524H 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

DOCUMENT END

**ADVERTISED
PLAN**

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

VOLUME 09742 FOLIO 671

Security no : 124125113242Y
Produced 05/06/2025 04:30 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953179R 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY LTD

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DIAGRAM LOCATION

SEE LP206524H 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

DOCUMENT END

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

VOLUME 09742 FOLIO 673

Security no : 124125113243X
Produced 05/06/2025 04:30 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953179R 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206524H 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

DOCUMENT END

**ADVERTISED
PLAN**

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

Page 1 of 1

VOLUME 09742 FOLIO 672

Security no : 124125113241A
Produced 05/06/2025 04:30 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953179R 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY LTD

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DIAGRAM LOCATION

SEE LP206524H 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

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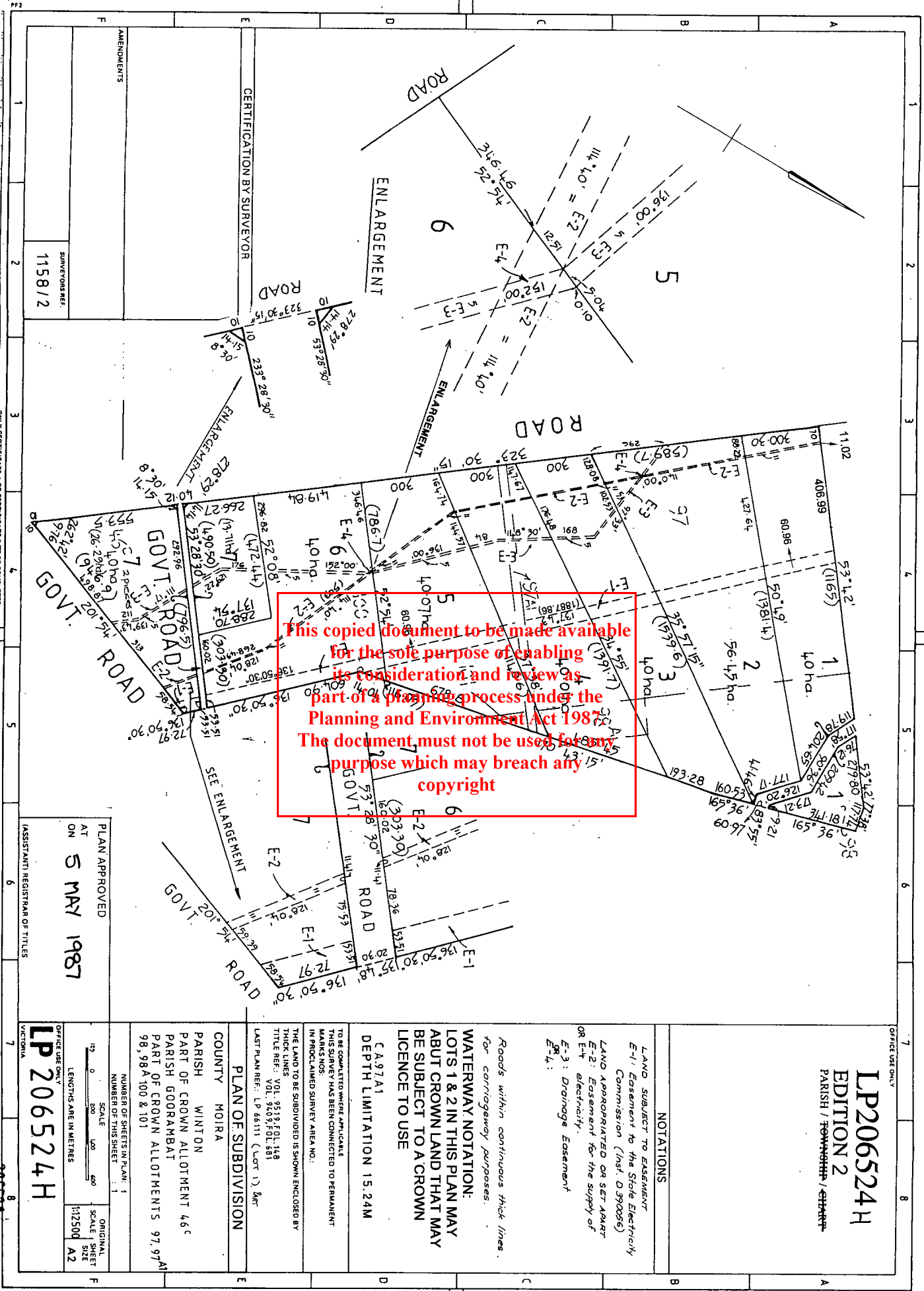
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LP206524H
 EDITION 2
 PARISH / ~~FORAM~~ / ~~ETIAR~~

LAND SUBJECT TO EASEMENT
 E-1: Easement to the State Electricity
 Commission (Inst. D390056)
 LAND APPROPRIATED OR SET APART
 E-2: Easement for the supply of
 OR E-4: electricity.
 E-3: Drainage Easement
 E-4:

Roads within continuous thick lines
 for carriageway purposes.
 WATERWAY NOTATION:
 LOTS 1 & 2 IN THIS PLAN MAY
 BE SUBJECT TO A CROWN
 LICENCE TO USE
 CA97A1
 DEPTH LIMITATION 15.24M

TO BE CONNECTED WHERE APPLICABLE
 THE SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS.
 IN PROCLAIMED SURVEY AREA NO.:

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY
 THICK LINES VOL. 8214, FOL. 148
 TITLE REF. VOL. 8202, FOL. 881

LAST PLAN REF.: LP 66111 (LOT 1) Part

PLAN OF SUBDIVISION
 COUNTY NOIRA
 PARISH WINTON
 PART OF CROWN ALLOTMENT 465
 PARISH GOORAMBAT
 PART OF CROWN ALLOTMENTS 97, 97A
 98, 98A 100 & 101

NUMBER OF SHEETS IN PLAN: 1
 NUMBER OF THIS SHEET: 1

PLAN APPROVED
 AT ON **5 MAY 1987**
 ASSISTANT REGISTRAR OF TITLES

OFFICE USE ONLY
 SCALE 1:12500
 ORIGINAL SCALE SHEET SIZE A2
LP 206524H
 VICTORIA

**ADVERTISED
 PLAN**

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

VOLUME 11122 FOLIO 147

Security no : 124125114074U
Produced 05/06/2025 04:44 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 625748F.
PARENT TITLES :
Volume 09131 Folio 584 Volume 11080 Folio 813
Created by instrument PS625748F 06/03/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GOORAMBAT LANDCO PTY LTD of LEVEL 19 181 WILLIAM STREET MELBOURNE VIC 3000
AY971779E 19/03/2025

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 PS625748F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY855133F (E)	CONV PCT & NOM ECT TO LC	Completed	07/02/2025
AY971779E (E)	TRANSFER	Registered	19/03/2025

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

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

Street Address: 81 LAKE MOKOAN ROAD GOORAMBAT VIC 3725

ADMINISTRATIVE NOTICES

NIL

eCT Control 17700Y NORTON ROSE FULBRIGHT AUSTRALIA
Effective from 19/03/2025

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ADVERTISED PLAN

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

VOLUME 11122 FOLIO 146

Security no : 124125114518M
Produced 05/06/2025 04:54 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 625748F.
PARENT TITLES :
Volume 09131 Folio 584 Volume 11080 Folio 813
Created by instrument PS625748F 06/03/2009

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AV346326J 17/02/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV346327G 17/02/2022
CVS LANE FUNDING 115 PTY 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.

DIAGRAM LOCATION

SEE PS625748F 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: "GLENRICK PARK" 892 BENALLA-YARRAWONGA ROAD GOORAMBAT VIC 3725

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 17/02/2022

DOCUMENT END

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PLAN**

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**ADVERTISED
PLAN**

PLAN OF SUBDIVISION	STAGE No.	LR USE ONLY EDITION 1	PS625748F <small>24/02/2009 \$844.60 PS</small>
----------------------------	-----------	---------------------------------	---

LOCATION OF LAND
 PARISH: GOORAMBAT
 TOWNSHIP: —
 SECTION: —
 CROWN ALLOTMENT: 95B(PART), 96B(PART)
 CROWN PORTION: —
 TITLE REFERENCES: VOL. 9131 FOL.584
 VOL. 11080 FOL. 813
 LAST PLAN REFERENCE: LP 117481(LOT 2), PS 620538U(LOT 1)
 POSTAL ADDRESS: 892 BENALLA-YARRAWONGA ROAD
(at time of subdivision) GOORAMBAT, 3725
 MGA CO-ORDINATES: E 410690
(of approximate centre of land in plan) N 5964770 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: BENALLA RURAL CITY REF: S2746

- THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988.
- ~~THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988.~~
DATE OF THE ORIGINAL CERTIFICATION UNDER SECTION 6 / /
- THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988.
 OPEN SPACE
 (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 ~~HAS / HAS NOT BEEN MADE.~~
~~(ii) THE REQUIREMENT HAS BEEN SATISFIED.~~
~~(iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE~~

COUNCIL DELEGATE
~~COUNCIL SEAL~~
 DATE 30 / 12 / 2008
~~RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988~~
~~COUNCIL DELEGATE~~
~~COUNCIL SEAL~~
~~DATE / /~~

VESTING OF ROADS OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

DEPTH LIMITATION DOES NOT APPLY

NOTATIONS

STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. —

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ADVERTISED PLAN

THE DIMENSIONS UNDERLINED ARE BASED ON TITLE AND ARE NOT THE RESULT OF THIS SURVEY

LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES

SURVEY THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 15,23,24 IN PROCLAIMED SURVEY AREA No. —

EASEMENT INFORMATION				
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1,E-5	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST No. D192440	SECV
E-2	TRANSMISSION OF ELECTRICITY & TELECOMMUNICATIONS	SEE DIAG	C/E No. V444311T	GPU POWERNET PTY LTD
E-3	POWERLINE	SEE DIAG	PS 620538U	SPI ELECTRICITY PTY LTD
E-4,E-5	POWERLINE	SEE DIAG	THIS PLAN-SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000.	SPI ELECTRICITY PTY LTD

LR USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE 29 / 2 / 09

LR USE ONLY

PLAN REGISTERED

TIME 11:50 AM

DATE 06/03/09

Tarek Mahmoud
ASSISTANT REGISTRAR OF TITLES

SHEET 1 OF 2 SHEETS

OXLEY & COMPANY
 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JUSTAPOSITION PTY LTD ABN 26 006 114 923

LICENSED SURVEYOR **STEPHEN JOHN OXLEY**

SIGNATURE DATE 28 / 11 / 08

REF: **S4254** VERSION 2
 S4254 PS v2.DGN 28/11/08

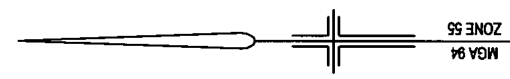
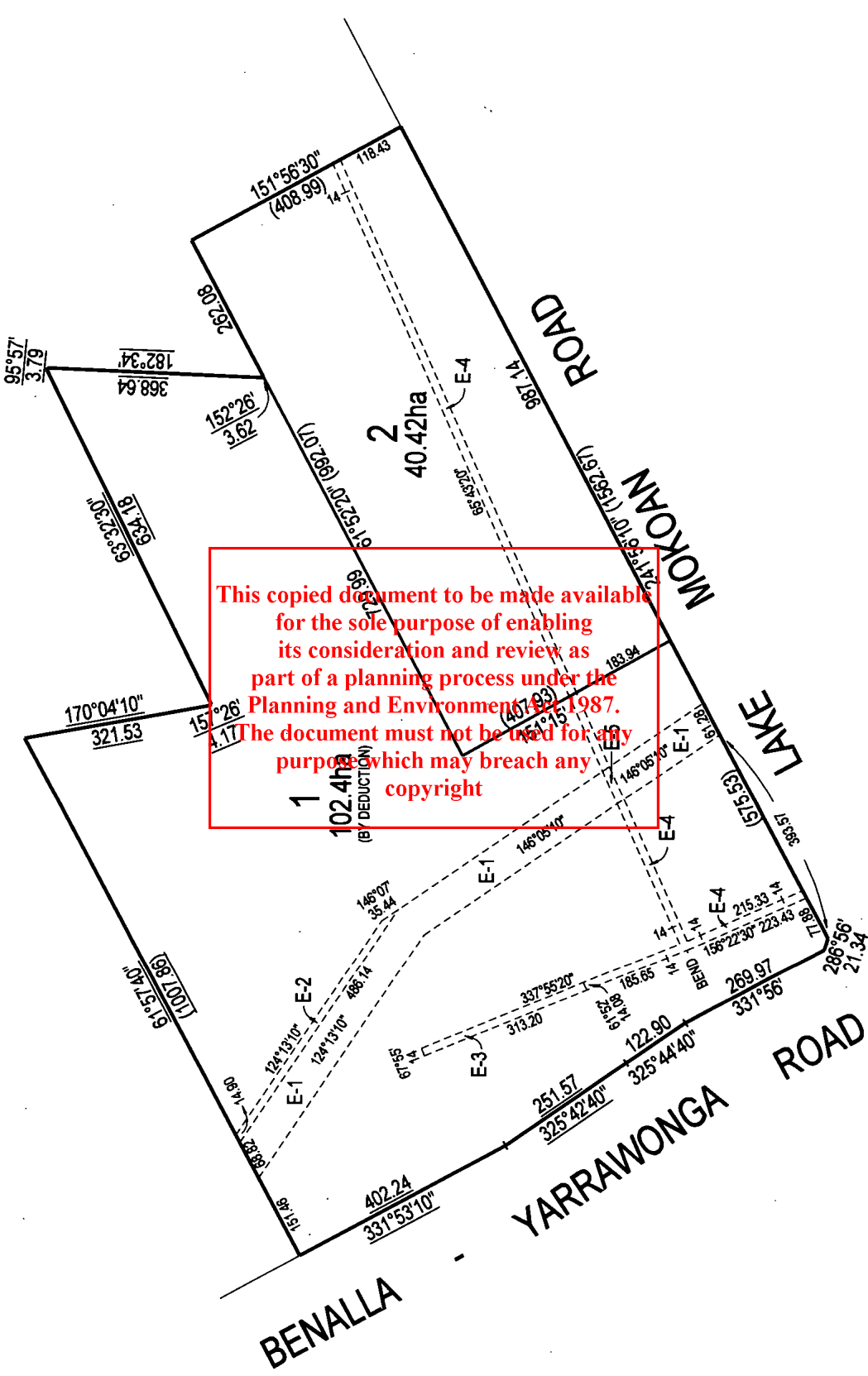
DATE 30 / 12 / 2008
 COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 625748F



SHEET 2 OF 2 SHEETS

DATE 30/12/2008

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR

STEPHEN JOHN OXLEY

SIGNATURE

DATE 28/11/08

VERSION 2

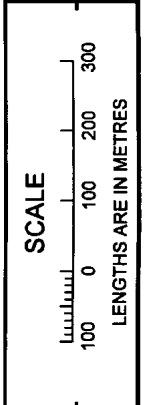
28/11/08

REF: S4254

S4254 PS V2.DGN

ORIGINAL SCALE 1:7500

SHEET SIZE A3



OXLEY & COMPANY

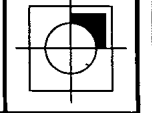
Surveyors Engineers Planners & Development Consultants

45 OVENS STREET, WANGARATTA 3677

PH (03) 5721 6255 F (03) 5721 2779

www.oxleyco.com.au admin@oxleyco.com.au

JUXTAPOSITION PTY LTD ABN 26 006 114 923



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

VOLUME 09519 FOLIO 148

Security no : 124124984887Q
Produced 02/06/2025 04:31 PM

LAND DESCRIPTION

Lot 1 on Title Plan 104377J (formerly known as part of Lot 1 on Plan of Subdivision 066111).
PARENT TITLE Volume 08562 Folio 159
Created by instrument K382069 23/05/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AV029390T 17/11/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV029391R 17/11/2021
CVS LANE FUNDING 115 PTY 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.

DIAGRAM LOCATION

SEE TP104377J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 17/11/2021

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**ADVERTISED
PLAN**

TITLE PLAN		EDITION 1	TP 104377J
------------	--	-----------	------------

<p>Location of Land</p> <p>Parish: GOORAMBAT</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 98 (PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP 66111</p> <p>Derived From: VOL 9519 FOL 148</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p>Description of Land / Easement Information</p> <div style="border: 2px solid red; padding: 10px; margin: 20px auto; width: 80%; color: red; text-align: center;"> <p>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</p> </div>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 12-08-1999</p> <p>VERIFIED: A.D.</p>
---	---

ADVERTISED PLAN

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 = LOT 1 (PT) ON LP 66111	

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

Page 1 of 1

VOLUME 09354 FOLIO 266

Security no : 124124988437G
Produced 02/06/2025 06:34 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 173518C.
PARENT TITLE Volume 07498 Folio 014
Created by instrument H677741 11/09/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AV029390T 17/11/2021

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV029391R 17/11/2021
CVS LANE FUNDING 115 PTY LTD

COVENANT as to part Section 3A Victorian Conservation Trust Act 1972
AC567152X 24/12/2003

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 TP173518C 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 17/11/2021

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**ADVERTISED
PLAN**

TITLE PLAN	EDITION 1	TP 173518C
------------	-----------	------------

Location of Land

Parish: GOORAMBAT
 Township:
 Section:
 Crown Allotment: 95A(PT), 97A(PT)
 Crown Portion:
 Last Plan Reference:
 Derived From: VOL 9354 FOL 266
 Depth Limitation: NIL

Notations

WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to the land shown marked C - - -
THE EASEMENT to State Electricity -
 Commission of Victoria created by -
 Instrument D192440- - - - -

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

COMPILED: 04-10-1999
 VERIFIED: AD

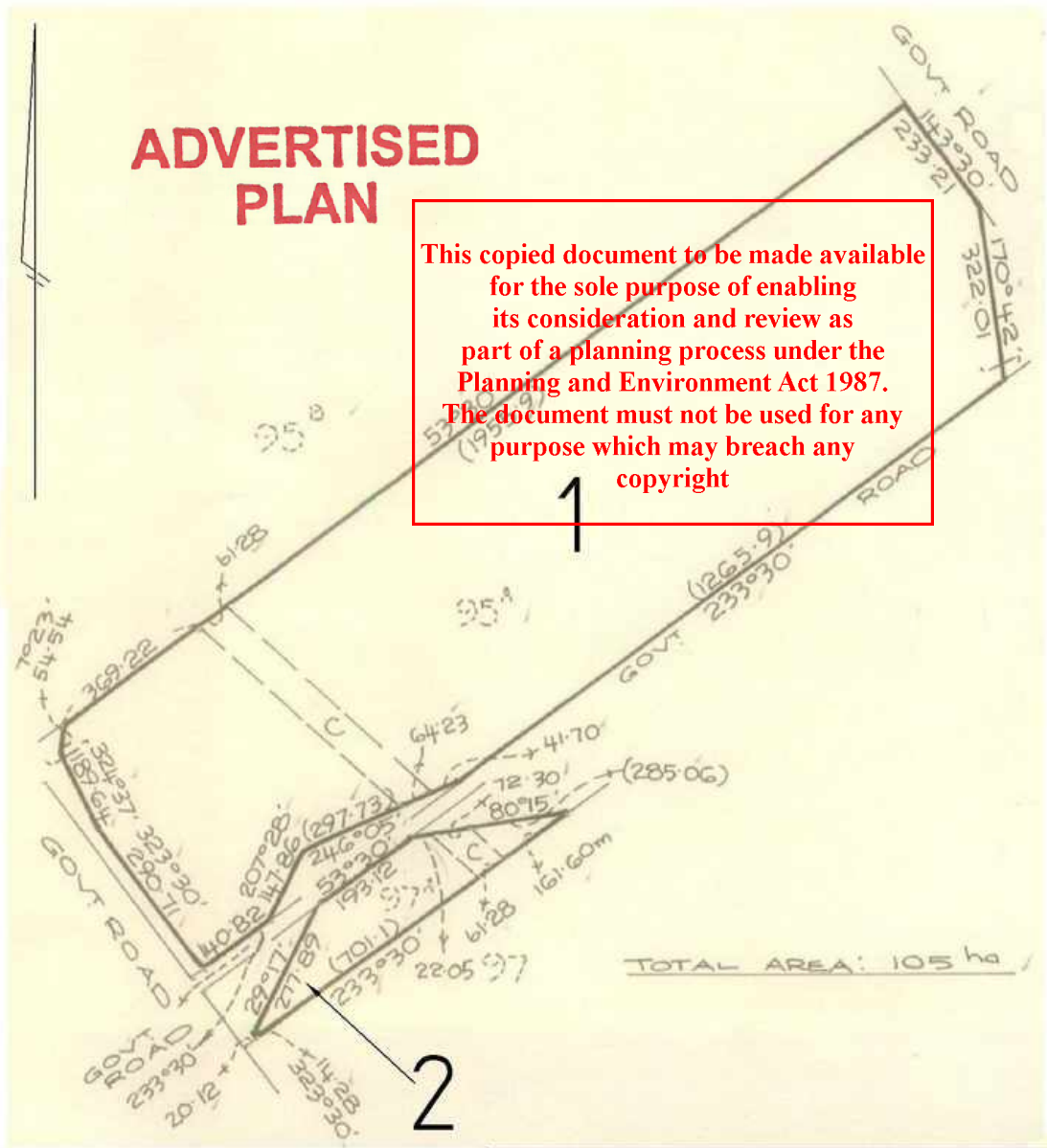


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 95A (PT)	
PARCEL 2 = CA 97A (PT)	

LENGTHS ARE IN METRES
 Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

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

VOLUME 09742 FOLIO 669

Security no : 124124988478M
Produced 02/06/2025 06:38 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953178T 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY LTD

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DIAGRAM LOCATION

SEE LP206524H 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: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

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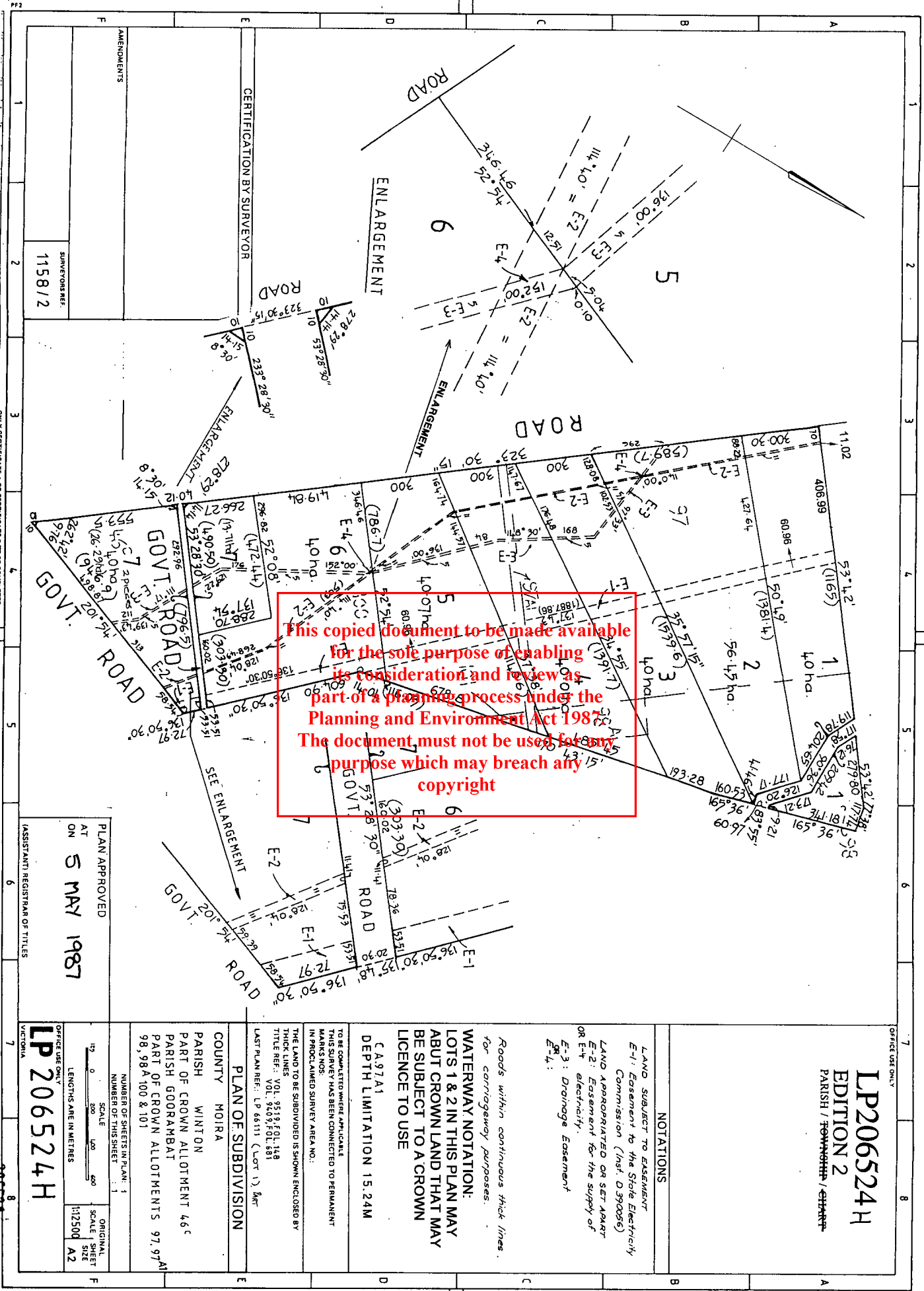
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LP206524H
 EDITION 2
 PARISH / ~~FORNATH~~ / ~~ETHARP~~

LAND SUBJECT TO EASEMENT
 E-1: Easement to the State Electricity
 Commission (Inst. D390056)
 LAND APPROPRIATED OR SET APART
 E-2: Easement for the supply of
 OR E-4: electricity.
 E-3: Drainage Easement
 E-4:

Roads within continuous thick lines
 for carriageway purposes.
 WATERWAY NOTATION:
 LOTS 1 & 2 IN THIS PLAN MAY
 BE SUBJECT TO A CROWN
 LICENCE TO USE
 CA97A1
 DEPTH LIMITATION 15.24M

TO BE CONNECTED WHERE APPLICABLE
 THE SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS.
 IN PROCLAIMED SURVEY AREA NO.:
 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY
 THICK LINES VOL. 8214, FOL. 148
 TITLE REF. VOL. 8202, FOL. 881
 LAST PLAN REF. LP 66111 (LOT 1) Part

PLAN OF SUBDIVISION
 COUNTY NOIRA
 PARISH WINTON
 PART OF CROWN ALLOTMENT 465
 PARISH GOORAMBAT
 PART OF CROWN ALLOTMENTS 97, 97A
 98, 98A 100 & 101
 NUMBER OF SHEETS IN PLAN: 1
 NUMBER OF THIS SHEET: 1

PLAN APPROVED
 AT ON **5 MAY 1987**
 ASSISTANT REGISTRAR OF TITLES

OFFICE USE ONLY
 SCALE 1:12500
 ORIGINAL SCALE SHEET SIZE A2
LP 206524H
 VICTORIA

**ADVERTISED
 PLAN**

CROWN FOLIO STATEMENT

VOLUME 11738 FOLIO 048
No Coft exists

Security no : 124125114911K
Produced 05/06/2025 05:03 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 98B Parish of Goorambat.
Created by instrument MI103775F 06/08/2016

CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8
NICHOLSON STREET EAST MELBOURNE VIC 3002
MI103775F 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

DIAGRAM LOCATION

SEE CD042162U 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: LAKE MOKOAN ROAD BENALLA VIC 3672

DOCUMENT END

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Document Type	Plan
Document Identification	CD042162U
Number of Pages (excluding this cover sheet)	1
Document Assembled	05/06/2025 17:07

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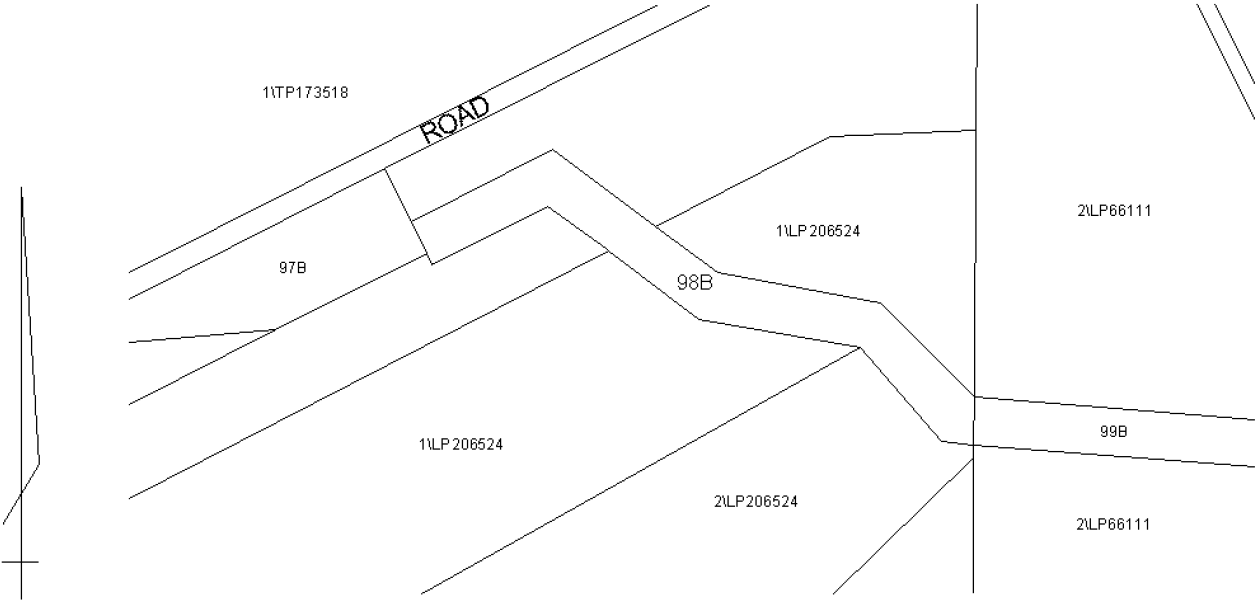
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**ADVERTISED
PLAN**

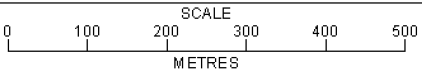
<p>CROWN DIAGRAM</p>	<p>CD042162U</p>
<p>Location of Land Parish : GOORAMBAT Allotment : 98B</p>	<p>This plan has been created to assist in locating a Crown land parcel Warning: No warranty is given as to the accuracy or completeness of this plan Any derived dimensions are approximate</p>
<p>Standard Parcel Identifier (SPI) : 98B\PP2704 Vicmap Parcel PFI : 45330068</p>	<p>Coordinate Position MGA : 411850, 5963870 (55) Vicroads Directory Reference : 34 B9 (ed. 6)</p>

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Compiled from VICMAP cadastral mapping data
 Date: 22/05/2009



ADVERTISED PLAN



CROWN FOLIO STATEMENT

Page 1 of 1

VOLUME 11738 FOLIO 078
No Coft exists

Security no : 124124987705B
Produced 02/06/2025 05:49 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2020 Parish of Goorambat.
PARENT TITLES :
Volume 11699 Folio 794 to Volume 11699 Folio 796
Created by instrument MI103857D 06/08/2016

CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8
NICHOLSON STREET EAST MELBOURNE VIC 3002
MI103857D 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI103859Y 06/08/2016
TEMPORARY
PUBLIC PURPOSES (RESTORATION OF WETLANDS RECREATION AND TOURISM)
LEGL10-042

DIAGRAM LOCATION

SEE CD042192K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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Document Type	Plan
Document Identification	CD042192K
Number of Pages (excluding this cover sheet)	1
Document Assembled	02/06/2025 17:50

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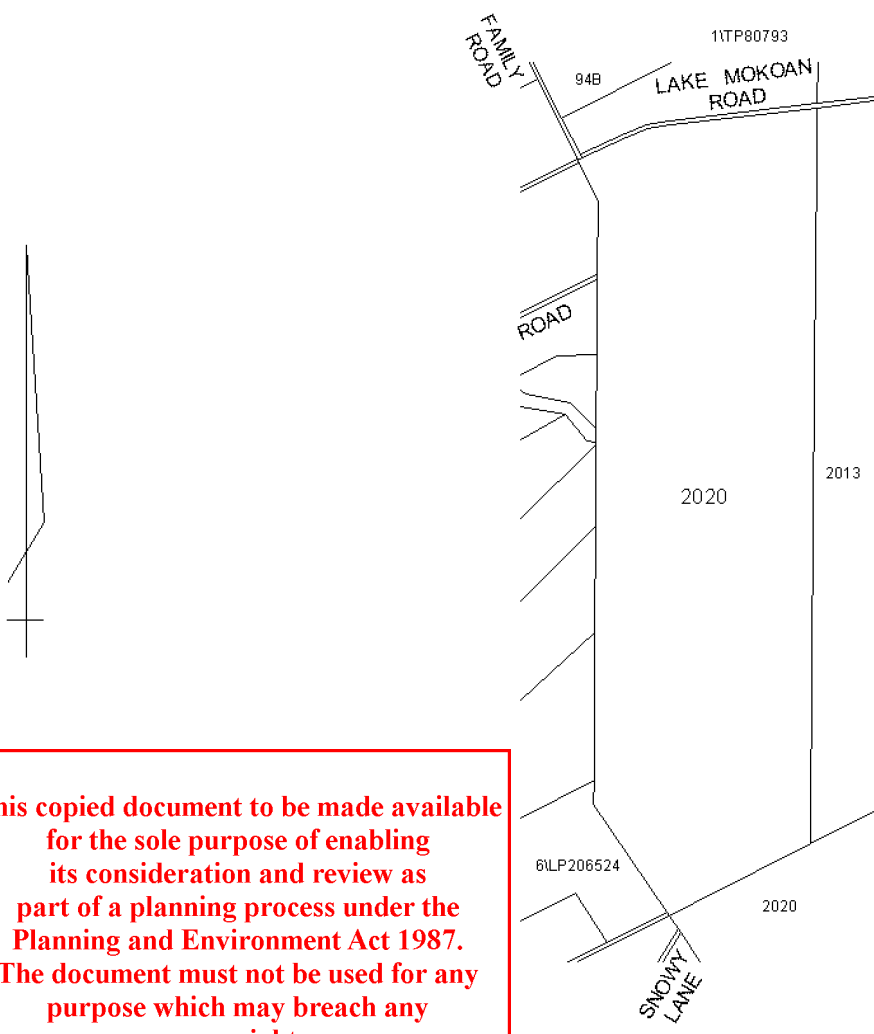
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**ADVERTISED
PLAN**

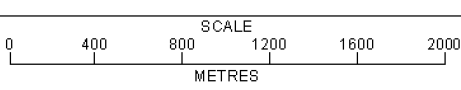
CROWN DIAGRAM	CD042192K
Location of Land Parish : GOORAMBAT Allotment : 2020	This plan has been created to assist in locating a Crown Land parcel Warning - No warranty is given as to the accuracy or completeness of this plan Any derived dimensions are approximate
Standard Parcel Identifier (SPI) : 2020\PP2704 Vicmap Parcel PFI : 131626672	Coordinate Position MGA : 412670, 5963380 (55) VicRoads Directory Reference : 34 B9 (ed. 7)

Compiled from VICMAP cadastral mapping data
 Date: 20/12/2010

ADVERTISED PLAN



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

VOLUME 08916 FOLIO 940

Security no : 124124987629K
Produced 02/06/2025 05:45 PM

LAND DESCRIPTION

Lot 1 on Title Plan 576184J.
PARENT TITLE Volume 08562 Folio 159
Created by instrument E295907 04/02/1972

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GOULBURN-MURRAY RURAL WATER CORPORATION of 40 CASEY STREET TATURA VIC 3616
AK116802H 07/01/2013

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 TP576184J 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: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 14759E GOULBURN-MURRAY RURAL WATER CORPORATION
Effective from 09/01/2013

DOCUMENT END

**ADVERTISED
PLAN**

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Document Type	Plan
Document Identification	TP576184J
Number of Pages (excluding this cover sheet)	1
Document Assembled	02/06/2025 17:45

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**ADVERTISED
PLAN**

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

Page 1 of 2

VOLUME 11257 FOLIO 201

Security no : 124124982874D
Produced 02/06/2025 04:02 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 627741K.
PARENT TITLES :
Volume 08835 Folio 856
Volume 10852 Folio 686 to Volume 10852 Folio 689
Created by instrument PS627741K 02/03/2011

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REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 JASON PAUL STRAUGHEN of 51 MURRAYS ROAD BENALLA VIC 3672
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 KERRI-ANNE STRAUGHEN of 51 MURRAYS ROAD BENALLA VIC 3672
 AK417633B 22/06/2013

**ADVERTISED
PLAN**

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ844344X 21/03/2018
 BENDIGO AND ADELAIDE BANK LTD

CAVEAT AX509932Q 01/12/2023
 Caveator
 AUSNET TRANSMISSION GROUP PTY LTD ACN: 079798173
 Grounds of Claim
 CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
 Parties
 THE REGISTERED PROPRIETOR(S)
 Date
 02/11/2023
 Estate or Interest
 INTEREST AS CHARGE
 Prohibition
 ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
 Lodged by
 O'DONNELL SALZANO LAWYERS
 Notices to
 AUSNET TRANSMISSION GROUP PTY LTD of LEVEL 31 2 SOUTHBANK BOULEVARD
 SOUTHBANK VIC 3006

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
 AG095069D 19/09/2008

DIAGRAM LOCATION

SEE PS627741K FOR FURTHER DETAILS AND BOUNDARIES

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

Page 2 of 2

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 368 BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 21/03/2018

DOCUMENT END

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Document Type	Plan
Document Identification	PS627741K
Number of Pages (excluding this cover sheet)	3
Document Assembled	02/06/2025 16:02

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**ADVERTISED
PLAN**

PLAN OF SUBDIVISION	STAGE No.	LR USE ONLY EDITION 1	PS 627741K
----------------------------	------------------	--	-------------------

LOCATION OF LAND
 PARISH: WINTON
 TOWNSHIP: ----
 SECTION: ----
 CROWN ALLOTMENT: 46B(PT),47A,47B,48A(PT),48B
 CROWN PORTION: ----
 TITLE REFERENCES: Vol. 8835 Fol.856 Vol.10852 Fol.686
 Vol.10852 Fol.687 Vol.10852 Fol.688
 Vol.10852 Fol.689
 LAST PLAN REFERENCE: ----
 POSTAL ADDRESS: 125 NELSON ROAD
 (at time of subdivision) BENALLA 3672
 MGA CO-ORDINATES: E 413500
 (of approximate centre of land in plan) N 5959500 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME : BENALLA RURAL CITY REF: *S2815*

~~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 THE 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 PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 ~~HAS / HAS NOT BEEN MADE.~~

~~(ii) THE REQUIREMENT HAS BEEN SATISFIED-~~

~~(iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE-~~

~~COUNCIL DELEGATE-~~

~~COUNCIL SEAL-~~

~~DATE / /~~

RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988

COUNCIL DELEGATE

~~COUNCIL SEAL-~~

DATE *11/01/2011*

VESTING OF ROADS OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

THIS IS NOT A STAGED SUBDIVISION
 PLANNING PERMIT No. P0089/07

ADVERTISED PLAN

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LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 HAVE BEEN OMITTED FROM THIS PLAN

LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES

SURVEY THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 23,35,36,43,74,76,191 IN PROCLAIMED SURVEY AREA No. ----

EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1,E-5,E-10	POWERLINE	SEE DIAG	THIS PLAN- SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000.	SPI ELECTRICITY PTY LTD
E-2	TRANSMISSION OF ELECTRICITY	14.80	M329149U	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	PIPELINE PURPOSES	35	G33191	GAS & FUEL CORPORATION OF VICTORIA
E-4,E-5,E-9	TRANSMISSION OF ELECTRICITY	SEE DIAG	D330151	STATE ELECTRICITY COMMISSION OF VICTORIA
E-6,E-9,E-10	WATER SUPPLY	2	THIS PLAN	LOT 8 ON THIS PLAN
E-6,E-7 E-9,E-10	WATER SUPPLY	2	THIS PLAN	LOT 7 ON THIS PLAN
E-6,E-7,E-8 E-9,E-10	WATER SUPPLY	2	THIS PLAN	LOT 8 ON THIS PLAN

LR USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE 22/02/11

LR USE ONLY

PLAN REGISTERED

TIME 12.14pm

DATE 02/03/2011

J.Beckingham
ASSISTANT REGISTRAR OF TITLES

SHEET 1 OF 3 SHEETS

OXLEY & COMPANY
 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JUXTAPOSITION PTY LTD ABN 26 006 114 923

LICENSED SURVEYOR STEPHEN JOHN OXLEY

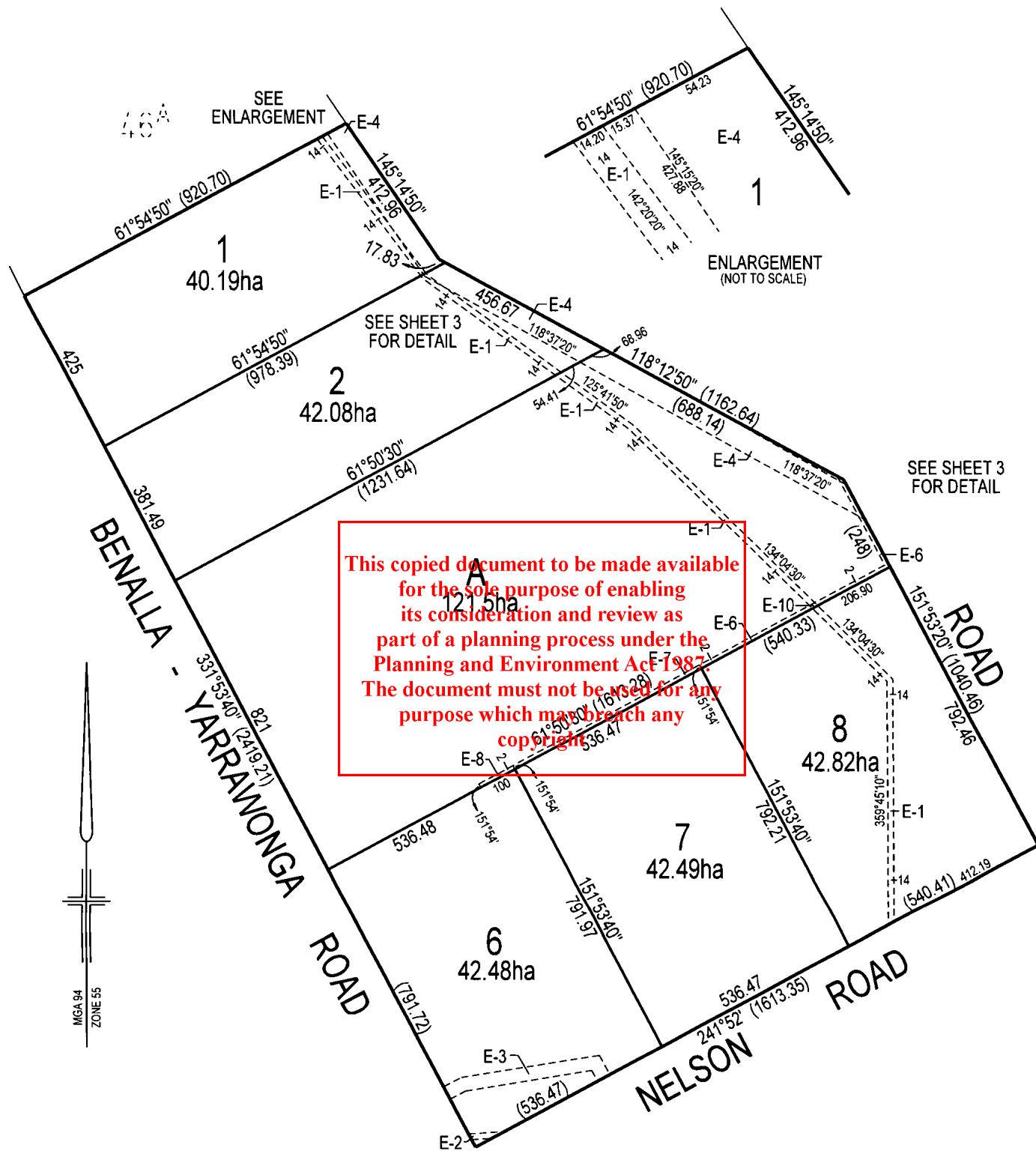
SIGNATURE *[Signature]* DATE *24/12/10*

REF: S3608 VERSION 3
 s3608 PS v3.dgn 24/12/10

[Signature]
 DATE 11/01/2011
 COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

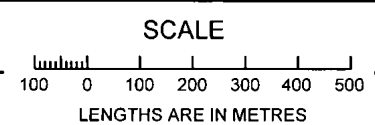
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 627741K



ADVERTISED PLAN

OXLEY & COMPANY
 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JXNTAPOSITION PTY LTD ABN 26 006 114 923

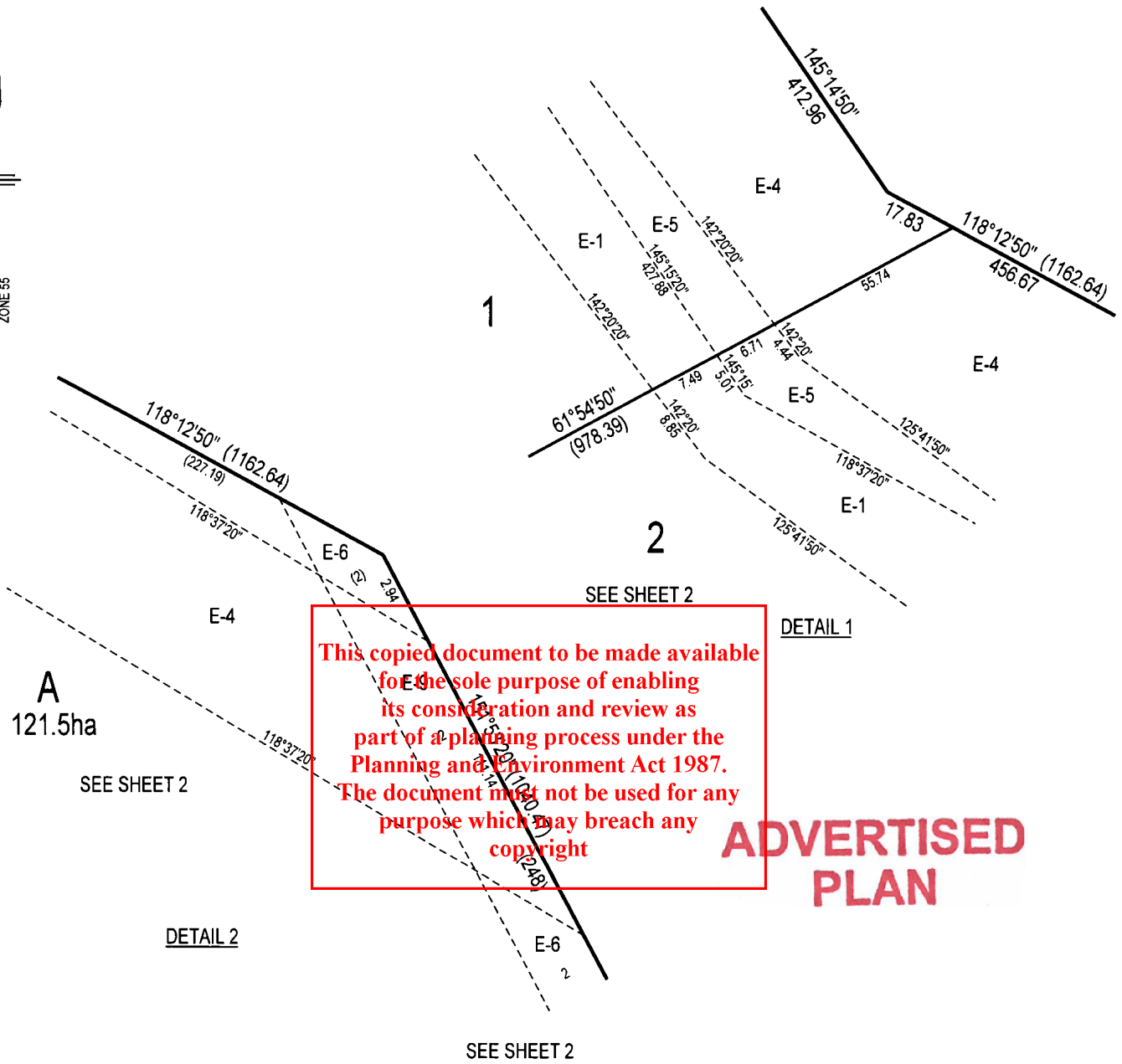
ORIGINAL
 SHEET SIZE A3
 SCALE 1:10000



LICENSED SURVEYOR **STEPHEN JOHN OXLEY**
 SIGNATURE *[Signature]* DATE **24/12/10**
 REF: **S3608** VERSION **3**
 s3608 PS v3.dgn 24/12/10

SHEET 2 OF 3 SHEETS
 DATE **11/11/2011**
 COUNCIL DELEGATE SIGNATURE *[Signature]*

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 627741K



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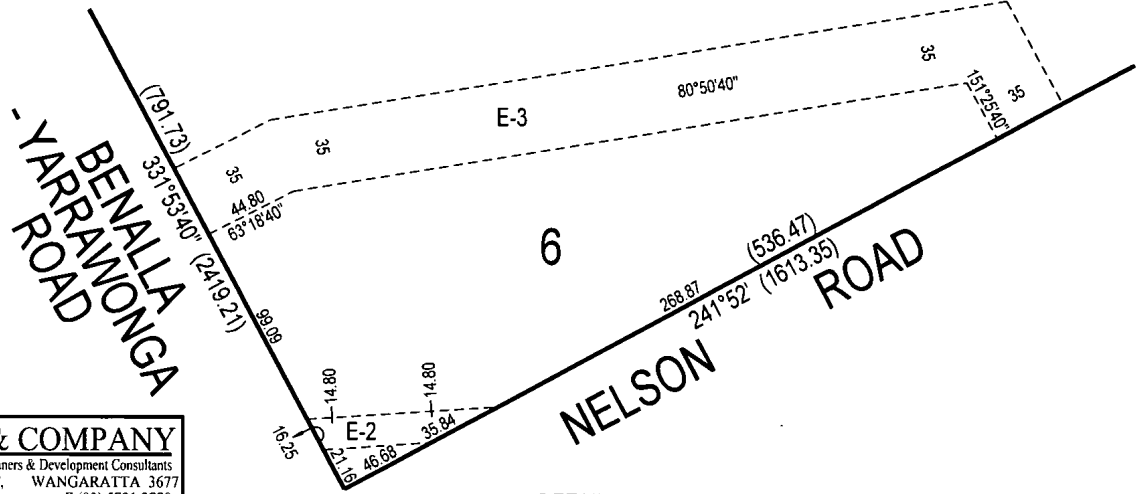
SEE SHEET 2

DETAIL 2

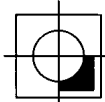
SEE SHEET 2

DETAIL 1

SEE SHEET 2



DETAIL 3



OXLEY & COMPANY
 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JUXTAPOSITION PTY LTD ABN 26 006 114 923

ORIGINAL SHEET SIZE A3

SCALE NOT TO SCALE
 LENGTHS ARE IN METRES

LICENCED SURVEYOR SIGNATURE *[Signature]* STEPHEN JOHN OXLEY
 REF: S3608 s3608 PS v3.dgn
 DATE 24/12/10
 VERSION 3

SHEET 3 OF 3 SHEETS
 DATE 11/10/2011
 COUNCIL DELEGATE SIGNATURE *[Signature]*



Department of Environment, Land, Water & Planning

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Produced 05/06/2025 05:17:21 PM

Status	Registered	Dealing Number	AX509932Q
Date and Time Lodged	01/12/2023 01:38:18 PM		

Lodger Details

Lodger Code	18780S
Name	O'DONNELL SALZANO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	23400/Caveat-V11257

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CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement

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Land Title Reference

11257/201

Caveator

Name	AUSNET TRANSMISSION GROUP PTY LTD
ACN	079798173

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

02/11/2023

Estate or Interest claimed

Interest as Chargee

Prohibition

Any instrument that affects my/our interest

Name and Address for Service of Notice

AUSNET TRANSMISSION GROUP PTY LTD





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	31
Street Number	2
Street Name	SOUTHBANK
Street Type	BOULEVARD
Locality	SOUTHBANK
State	VIC
Postcode	3006

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	AUSNET TRANSMISSION GROUP PTY LTD
Signer Name	JAMES WILLIAM RASHLEIGH
Signer Organisation	O'DONNELL SALZANO LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2023

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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

Page 1 of 2

VOLUME 11257 FOLIO 200

Security no : 124124983114S
Produced 02/06/2025 04:04 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 627741K.

PARENT TITLES :

Volume 08835 Folio 856

Volume 10852 Folio 686 to Volume 10852 Folio 689

Created by instrument PS627741K 02/03/2011

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MINDARRAPARK2 PTY LTD of 99A AUBURN STREET CONISTEN NSW 2500
AK389076J 07/06/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK389077G 07/06/2013
NATIONAL AUSTRALIA BANK LTD

CAVEAT AX509969Q 01/12/2023

Caveator

AUSNET TRANSMISSION GROUP PTY LTD ACN: 079798173

Grounds of Claim

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

Parties

THE REGISTERED PROPRIETOR(S)

Date

03/11/2023

Estate or Interest

INTEREST AS CHARGE

Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

Lodged by

O'DONNELL SALZANO LAWYERS

Notices to

AUSNET TRANSMISSION GROUP PTY LTD of LEVEL 31 2 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

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
AG095069D 19/09/2008

DIAGRAM LOCATION

SEE PS627741K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

Page 2 of 2

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

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

Street Address: 370 BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

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Department of Environment, Land, Water & Planning

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Produced 05/06/2025 05:25:23 PM

Status	Registered	Dealing Number	AX509969Q
Date and Time Lodged	01/12/2023 01:44:49 PM		

Lodger Details

Lodger Code	18780S
Name	O'DONNELL SALZANO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	23400/Caveat-V11257

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CAVEAT

Jurisdiction	VICTORIA
--------------	----------

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Land Title Reference

11257/200

Caveator

Name	AUSNET TRANSMISSION GROUP PTY LTD
ACN	079798173

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

03/11/2023

Estate or Interest claimed

Interest as Chargee

Prohibition

Any instrument that affects my/our interest

Name and Address for Service of Notice

AUSNET TRANSMISSION GROUP PTY LTD

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

VOLUME 09742 FOLIO 674

Security no : 124124983317W
Produced 02/06/2025 04:07 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
EDWINA LILLIAN ROOKS of "MONYMUSK" 524 BENALLA-YARRAWONGA ROAD BENALLA VIC 3672
U706749J 03/04/1997

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX509963D 01/12/2023
Caveator
AUSNET TRANSMISSION GROUP PTY LTD ACN: 079798173
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
15/11/2023
Estate or Interest
INTEREST AS CHARGE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
O'DONNELL SALZANO LAWYERS
Notices to
AUSNET TRANSMISSION GROUP PTY LTD of LEVEL 31 2 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206524H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: "MONYMUSK" 524 BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 19629R HDC LEGAL
Effective from 17/05/2023

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	31
Street Number	2
Street Name	SOUTHBANK
Street Type	BOULEVARD
Locality	SOUTHBANK
State	VIC
Postcode	3006

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	AUSNET TRANSMISSION GROUP PTY LTD
Signer Name	JAMES WILLIAM RASHLEIGH
Signer Organisation	O'DONNELL SALZANO LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2023

File Notes:

NIL

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Statement End.

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Document Type	Plan
Document Identification	LP206524H
Number of Pages (excluding this cover sheet)	2
Document Assembled	02/06/2025 16:07

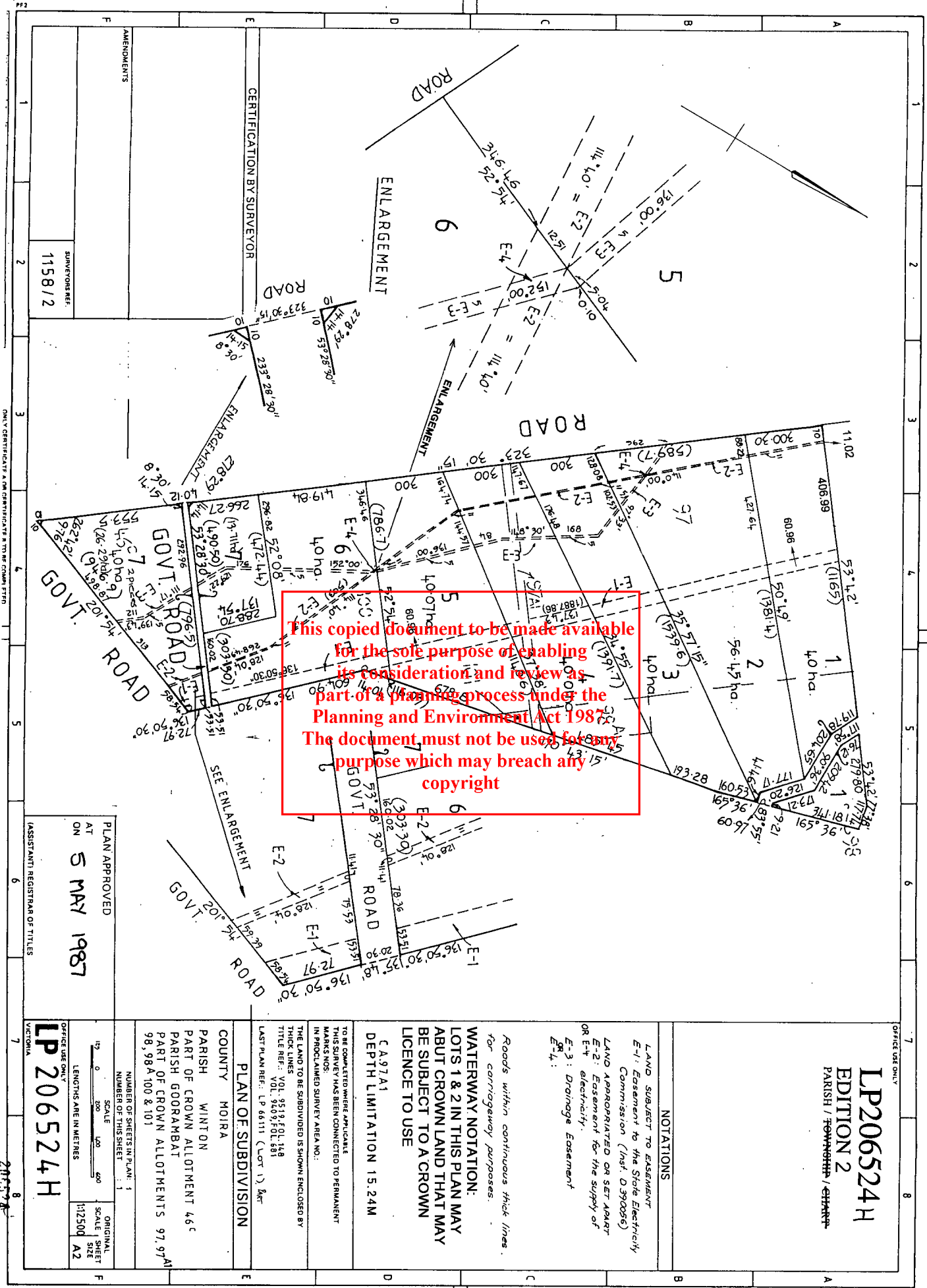
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LP206524H
EDITION 2
 PARISH / ~~FORNAN~~ / ~~ETIHAH~~

NOTATIONS
 LAND SUBJECT TO EASEMENT
 E-1: Easement to the State Electricity Commission (Inst. D390056)
 LAND APPROPRIATED OR SET APART
 E-2: Easement for the supply of OR E-4 electricity.
 E-3: Drainage Easement
 E-4:

Roads within continuous thick lines for carriageway purposes.
WATERWAY NOTATION:
 LOTS 1 & 2 IN THIS PLAN MAY BE SUBJECT TO A CROWN LICENCE TO USE
 CA97A1
 DEPTH LIMITATION 15.24M

TO BE CONNECTED WHERE APPLICABLE THE SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS.
 IN PROCLAIMED SURVEY AREA NO.:
 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES: VOL. 8214, FOL. 148
 TITLE REF.: VOL. 8202, FOL. 881
 LAST PLAN REF.: LP 66111 (LOT 1) Part

PLAN OF SUBDIVISION
 COUNTY NOIRA
 PARISH WINTON
 PART OF CROWN ALLOTMENT 465
 PARISH GOORAMBAT
 PART OF CROWN ALLOTMENTS 97, 97A, 98, 98A, 100 & 101

NUMBER OF SHEETS IN PLAN: 1
 NUMBER OF THIS SHEET: 1
 SCALE: 1:12500
 ORIGINAL SCALE SHEET SIZE: A2

PLAN APPROVED
 AT ON **5 MAY 1987**
 ASSISTANT REGISTRAR OF TITLES

OFFICE USE ONLY
LP 206524H
 VICTORIA

ADVERTISED PLAN



Department of Environment, Land, Water & Planning

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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.

Produced 05/06/2025 05:30:11 PM

Status	Registered	Dealing Number	AX509963D
Date and Time Lodged	01/12/2023 01:43:40 PM		

Lodger Details

Lodger Code	18780S
Name	O'DONNELL SALZANO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	23400/Caveat-V9742 F

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CAVEAT

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

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Land Title Reference

9742/674

Caveator

Name	AUSNET TRANSMISSION GROUP PTY LTD
ACN	079798173

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

15/11/2023

Estate or Interest claimed

Interest as Chargee

Prohibition

Any instrument that affects my/our interest

Name and Address for Service of Notice

AUSNET TRANSMISSION GROUP PTY LTD



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	31
Street Number	2
Street Name	SOUTHBANK
Street Type	BOULEVARD
Locality	SOUTHBANK
State	VIC
Postcode	3006

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	AUSNET TRANSMISSION GROUP PTY LTD
Signer Name	JAMES WILLIAM RASHLEIGH
Signer Organisation	O'DONNELL SALZANO LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2023

File Notes:

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Statement End.

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

VOLUME 09742 FOLIO 671

Security no : 124124987489M
Produced 02/06/2025 05:37 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953179R 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206524H 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

DOCUMENT END

**ADVERTISED
PLAN**

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

VOLUME 09742 FOLIO 672

Security no : 124124987490L
Produced 02/06/2025 05:37 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953179R 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206524H 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 30/04/2024

DOCUMENT END

ADVERTISED PLAN

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

Page 1 of 1

VOLUME 09742 FOLIO 673

Security no : 124124987486Q
Produced 02/06/2025 05:37 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 206524H.
PARENT TITLES :
Volume 09409 Folio 681 Volume 09519 Folio 148
Created by instrument LP206524H 05/05/1987

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
892 YARRAWONGA PTY LTD of LEVEL 19 303 COLLINS STREET MELBOURNE VIC 3000
AX953179R 30/04/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX953180H 30/04/2024
CVS LANE FUNDING 115 PTY 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206524H 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)

ADMINISTRATIVE NOTICES

NIL

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Document Assembled	02/06/2025 17:37

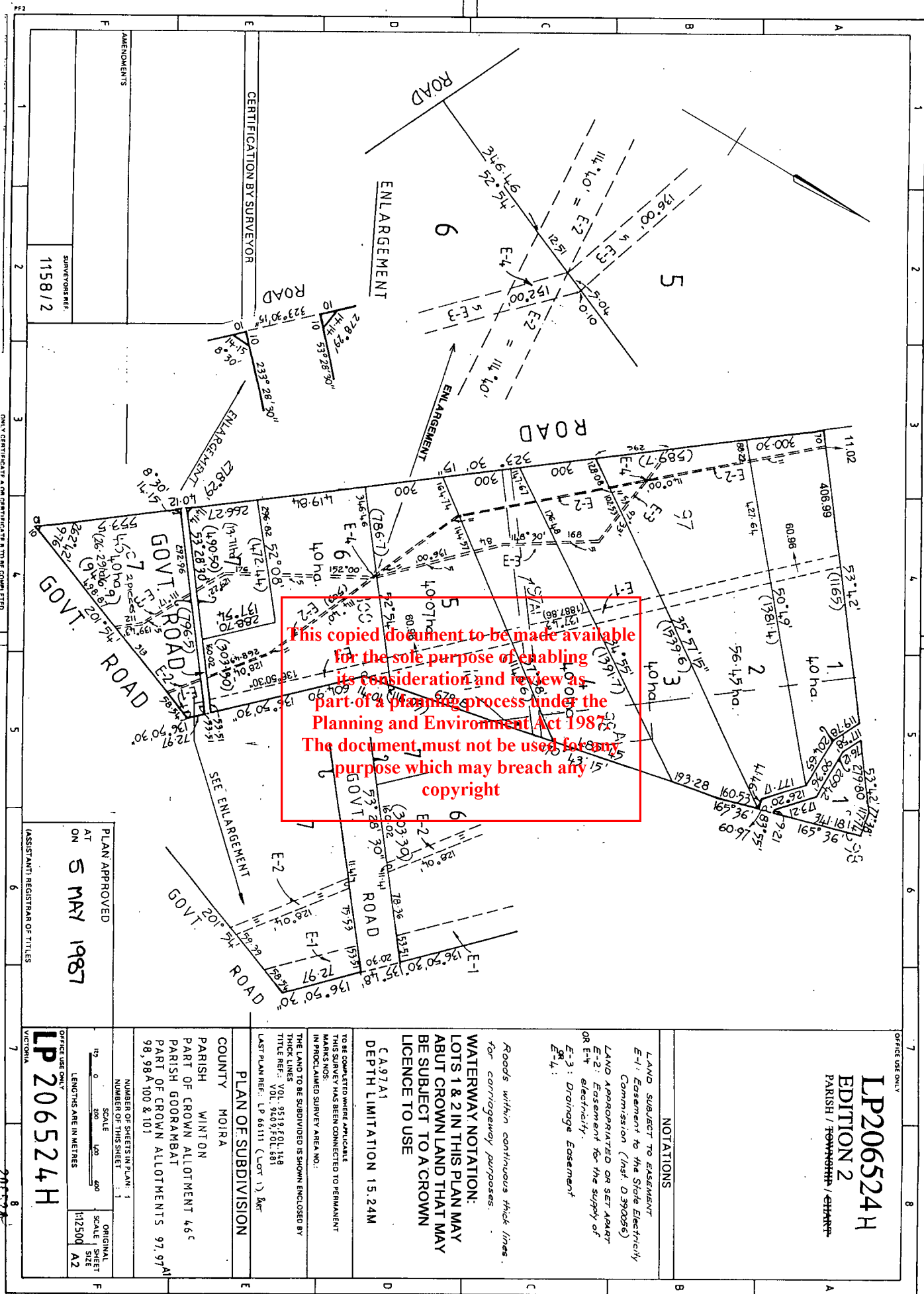
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LP206524H
 EDITION 2
 PARISH / ~~FORNATH~~ / ~~ETHARP~~

LAND SUBJECT TO EASEMENT
 E-1: Easement to the State Electricity
 Commission (Inst. D390056)
 LAND APPROPRIATED OR SET APART
 E-2: Easement for the supply of
 OR E-4: electricity.
 E-3: Drainage Easement
 E-4:

Roads within continuous thick lines
 for carriageway purposes.
 WATERWAY NOTATION:
 LOTS 1 & 2 IN THIS PLAN MAY
 BE SUBJECT TO A CROWN
 LICENCE TO USE
 CA97A1
 DEPTH LIMITATION 15.24M

TO BE CONNECTED WHERE APPLICABLE
 THE SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS.
 IN PROCLAIMED SURVEY AREA NO.:

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY
 THICK LINES VOL. 8214, FOL. 148
 TITLE REF. VOL. 8202, FOL. 881
 LAST PLAN REF. LP 66111 (LOT 1) Part

PLAN OF SUBDIVISION
 COUNTY NOIRA
 PARISH WINTON
 PART OF CROWN ALLOTMENT 465
 PARISH GOORAMBAT
 PART OF CROWN ALLOTMENTS 97, 97A
 98, 98A 100 & 101

NUMBER OF SHEETS IN PLAN: 1
 NUMBER OF THIS SHEET: 1
 SCALE 1:12500
 ORIGINAL SCALE SHEET SIZE A2

PLAN APPROVED
 AT ON **5 MAY 1987**
 ASSISTANT REGISTRAR OF TITLES
LP 206524H
 VICTORIA

**ADVERTISED
 PLAN**

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

VOLUME 09256 FOLIO 156

Security no : 124124983485P
Produced 02/06/2025 04:09 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 123365.
PARENT TITLE Volume 09214 Folio 470
Created by instrument G943399 11/11/1977

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DARREN MICHAEL ASKEW
NARELLE LOUISE ASKEW both of 11 SNOWY LANE BENALLA VIC 3672
AL881626V 14/05/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL881627T 14/05/2015
NATIONAL AUSTRALIA BANK LTD

CAVEAT AX509972C 01/12/2023
Caveator
AUSNET TRANSMISSION GROUP PTY LTD ACN: 079798173
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
21/11/2023
Estate or Interest
INTEREST AS CHARGE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
O'DONNELL SALZANO LAWYERS
Notices to
AUSNET TRANSMISSION GROUP PTY LTD of LEVEL 31 2 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP123365 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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



Department of Environment, Land, Water & Planning

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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.

Produced 05/06/2025 05:38:10 PM

Status	Registered	Dealing Number	AX509972C
Date and Time Lodged	01/12/2023 01:45:51 PM		

Lodger Details

Lodger Code	18780S
Name	O'DONNELL SALZANO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	23400/Caveat-V9256 F

ADVERTISED PLAN

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CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement

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Land Title Reference

9256/156

Caveator

Name	AUSNET TRANSMISSION GROUP PTY LTD
ACN	079798173

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

21/11/2023

Estate or Interest claimed

Interest as Chargee

Prohibition

Any instrument that affects my/our interest

Name and Address for Service of Notice

AUSNET TRANSMISSION GROUP PTY LTD





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	31
Street Number	2
Street Name	SOUTHBANK
Street Type	BOULEVARD
Locality	SOUTHBANK
State	VIC
Postcode	3006

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	AUSNET TRANSMISSION GROUP PTY LTD
Signer Name	JAMES WILLIAM RASHLEIGH
Signer Organisation	O'DONNELL SALZANO LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2023

File Notes:

NIL

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Statement End.

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

VOLUME 11625 FOLIO 237

Security no : 124124983833L
Produced 02/06/2025 04:14 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 717978A.
PARENT TITLES :
Volume 09256 Folio 155 Volume 09742 Folio 675
Created by instrument PS717978A 05/01/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DARREN MICHAEL ASKEW of 11 SNOWY LANE BENALLA VIC 3672
AM426005P 21/12/2015

**ADVERTISED
PLAN**

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE as to part AE535973S 10/08/2006
COMMONWEALTH BANK OF AUSTRALIA

CAVEAT AX509941P 01/12/2023
Caveator
AUSNET TRANSMISSION GROUP PTY LTD ACN: 079798173
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
03/11/2023
Estate or Interest
INTEREST AS CHARGE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
O'DONNELL SALZANO LAWYERS
Notices to
AUSNET TRANSMISSION GROUP PTY LTD of LEVEL 31 2 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

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
AS552279R 23/09/2019

DIAGRAM LOCATION

SEE PS717978A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Page 2 of 2

Street Address: 82 SNOWY LANE BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

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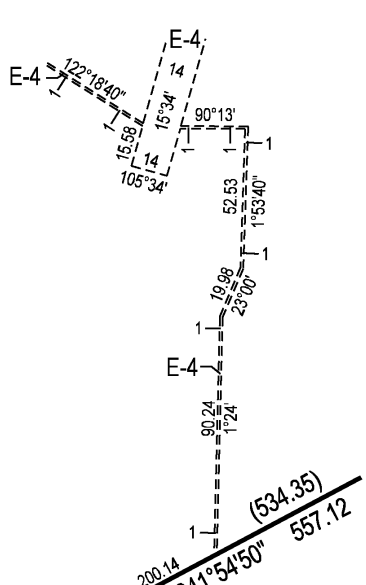
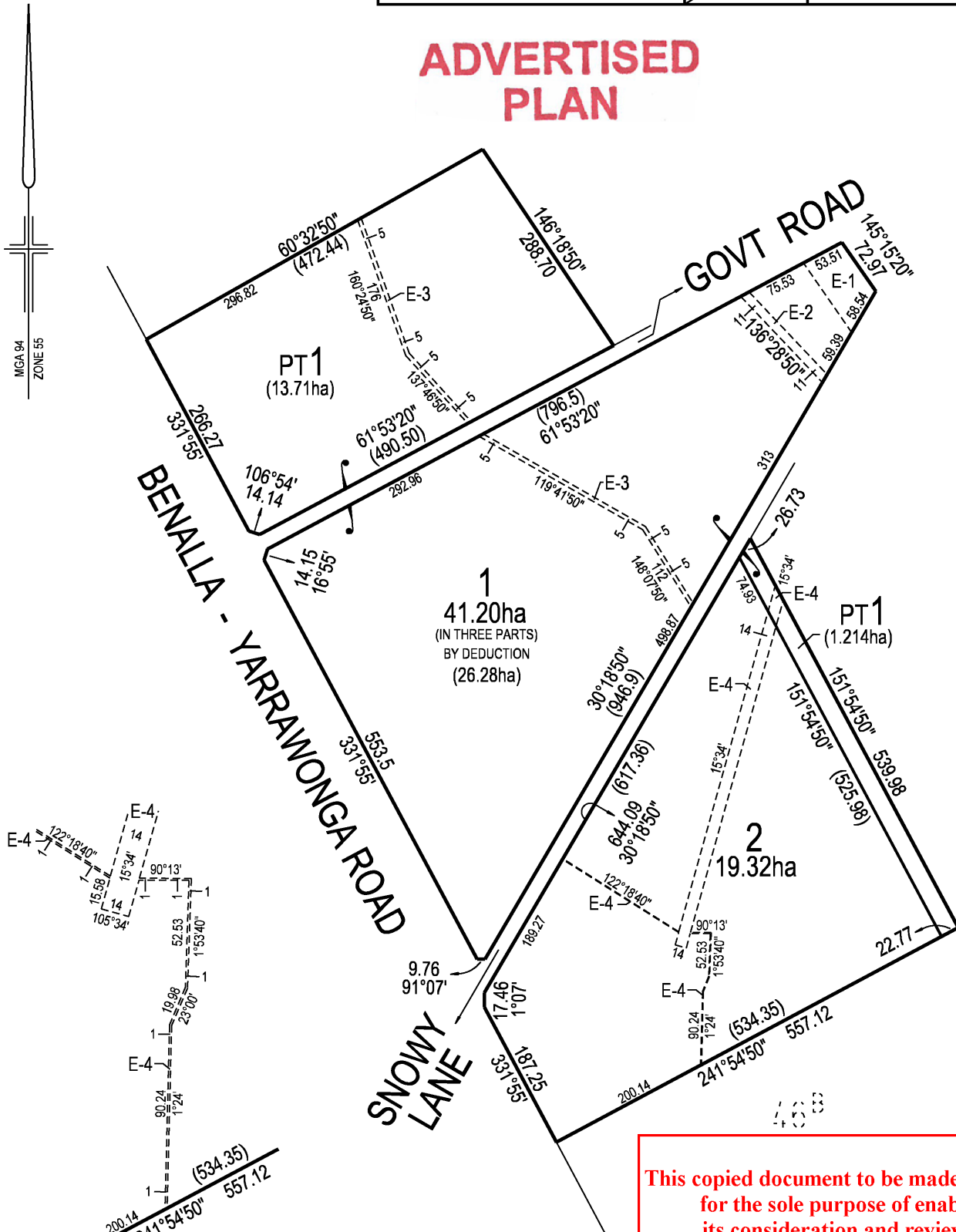
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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 717978A

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OXLEY & COMPANY
 Surveyors Engineers Planners & Development Consultants
 45 OVENS STREET, WANGARATTA 3677
 PH (03) 5721 6255 F (03) 5721 2779
 www.oxleyco.com.au admin@oxleyco.com.au
 JUXTAPOSITION PTY LTD ABN 26 006 114 923

LICENSED SURVEYOR ALASTAIR DOUGLAS KEMP
 SIGNATURE
 REF: S4080 VERSION 4
 S4080 PS v4.dgn 28/05/14

SHEET 2 OF 2 SHEETS
 DATE / /
 COUNCIL DELEGATE SIGNATURE

ORIGINAL SCALE
 SHEET SIZE A3 SCALE 1:5000

 LENGTHS ARE IN METRES



**Plan of Subdivision PS717978A
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S048213P
Plan Number: PS717978A
Responsible Authority Name: Benalla Rural City Council
Responsible Authority Reference Number 1: DA4493
Responsible Authority Reference Number 2: S2984
Surveyor's Plan Version: 4

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 at Certification

Digitally signed by Council Delegate: Joel Ingham
Organisation: Benalla Rural City Council
Date: 24/06/2014

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Department of Environment, Land, Water & Planning

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Produced 05/06/2025 05:45:50 PM

Status	Registered	Dealing Number	AX509941P
Date and Time Lodged	01/12/2023 01:40:34 PM		

Lodger Details

Lodger Code	18780S
Name	O'DONNELL SALZANO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	23400/CaveaT-V11625

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CAVEAT

Jurisdiction VICTORIA

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Land Title Reference

11625/237

Caveator

Name	AUSNET TRANSMISSION GROUP PTY LTD
ACN	079798173

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

03/11/2023

Estate or Interest claimed

Interest as Chargee

Prohibition

Any instrument that affects my/our interest

Name and Address for Service of Notice

AUSNET TRANSMISSION GROUP PTY LTD





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	31
Street Number	2
Street Name	SOUTHBANK
Street Type	BOULEVARD
Locality	SOUTHBANK
State	VIC
Postcode	3006

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	AUSNET TRANSMISSION GROUP PTY LTD
Signer Name	JAMES WILLIAM RASHLEIGH
Signer Organisation	O'DONNELL SALZANO LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2023

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Produced 05/06/2025 05:45:50 PM

Status	Registered	Dealing Number	AS552279R
Date and Time Lodged	23/09/2019 11:53:47 AM		

Lodger Details

Lodger Code	19806V
Name	KEY CONVEYANCING (VICTORIA) PTY. LTD.
Address	
Lodger Box	
Phone	
Email	
Reference	Askew S173

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

Privacy Collection Statement

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Estate and/or Interest

FEE SIMPLE

Land Title Reference

11625/237

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Given Name(s)	DARREN MICHAEL
Family Name	ASKEW
Address	
Street Number	11
Street Name	SNOWY
Street Type	LANE
Locality	BENALLA
State	VIC
Postcode	3672

ADVERTISED PLAN





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Additional Details

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	DARREN MICHAEL ASKEW
Signer Name	ANDREA MONICKA RICKARD
Signer Organisation	KEY CONVEYANCING (VICTORIA) PTY. LTD.
Signer Role	CONVEYANCING PRACTICE
Execution Date	23 SEPTEMBER 2019

File Notes:

NIL

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Statement End.

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- 5 JUL 2019



Enquiries: Joel Ingham – Planning Coordinator
03 5760 2637

Our Ref: SF/4033

Benalla Rural City Council
PO Box 227, Benalla, VIC 3671
DX 32230

1 Bridge Street East, Benalla 3672
Telephone: (03) 5760 2600
Facsimile: (03) 5762 5537
Email: council@benalla.vic.gov.au
www.benalla.vic.gov.au

ABN 42 379 380 529

20 June 2019

Michael Vale & Associates
PO Box 828
BENALLA VIC 3671

Dear Sir or Madam

Planning Permit Application P0014/16 - Section 173 Agreement

We refer to your correspondence regarding the above and enclose the signed Section 173 Agreement.

Should you have any further queries relating to this matter please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to be "J Ingham".

Joel Ingham
Planning Coordinator

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THIS AGREEMENT is made the 20 day of June 2019

BETWEEN:

BENALLA RURAL CITY COUNCIL
of 1 Bridge Street East Benalla in Victoria (“the Council”)

-and-

DARREN MICHAEL ASKEW
of 11 Snowy Lane Benalla in Victoria 3672 (“the Owner”)

INTRODUCTION:

- A. The Owner is registered as the Proprietor of the whole of the land being Lot 1 on Plan of Subdivision No 717978A being the land comprised and described in Certificate of Title Volume 11625 Folio 237.
- B. The Council is the Responsible Authority for the administration and enforcement of the Benalla Planning Scheme (“the Scheme”) under the Planning and Environment Act 1987 (“the Act”).
- C. On 21 April 2016 the Council issued Planning Permit No. P0014/16 in respect of the subject land (“the Permit”).
- D. The Permit permits a two lot subdivision in accordance with endorsed plans and Clause 6 of the Permit states:
- “6. Prior to the Statement of Compliance, the permit holder/owner must enter into an agreement with the responsible authority pursuant to Section 173 of the Planning and Environment Act 1987 to provide:
- the land may not be further subdivided to increase the number of lots.
 - The owner of lot 2 acknowledges that adjoining and nearby land is used for agricultural activities that have a right to continue under the Farming Zone and may create offsite amenity impacts for residential and non-agricultural uses.
- This agreement must be registered on title with all costs associated with the preparation and registration of the agreement to be borne by the owner/s of the land.”
- E. The Council and the Owner have agreed to enter into an Agreement pursuant to Section 173 of the Act,
- F. The Council and the Owner have agreed that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

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IT IS AGREED:

1. Definitions:

In this Agreement the terms and words set out in this clause shall have the following meanings unless otherwise indicated by the context:

- 1.1 “Owner” means the person or persons from time to time being registered or entitled to be registered as the proprietor of an estate in fee simple of the subject land or any part of the subject land.
- 1.2 “Permit” means Planning Permit No. P0014/16 issued by the Council in respect of the subject land.
- 1.3 “Lot” means a lot on the Plan of Subdivision subdividing the subject land in accordance with the Permit.

2. Interpretation:

- 2.1 The singular includes the plural and the plural includes the singular.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes.
- 2.6 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.

3. Covenants of the Owner:

- 3.1 The Owner with the intent that the burden of its covenants under this Agreement shall run with the subject land pursuant to Section 182 of the Act, covenants and agrees that:
 - 3.1.1 The land may not be further subdivided to increase the number of lots;
 - 3.1.2 The owner of lot 2 acknowledges that adjoining and nearby land is used for agricultural activities that have a right to

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continue under the Farming Zone and may create amenity impacts for residential and non-agricultural uses.

- 3.2 The Owner will do all things necessary to enable a memorandum of this Agreement to be entered on the title to the subject land in accordance with Section 181 of the Act including signing any further agreement, acknowledgment or document to enable the said memorandum to be registered under that section.
- 3.3 The Owner will bring the provisions of this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns.
- 3.4 The Owner will do all things reasonable including the signing of any further agreements, undertakings, covenants and consents, approvals or other documents necessary for the purpose of ensuring that it carries out its covenants, agreements, and obligations under this Agreement and to enable the Council to enforce the performance by the Owner of such covenants and undertakings.

4. General:

- 4.1 Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or judgement or order obtained by the Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.
- 4.2 If any provision of this Agreement is not valid it will not affect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.

5. Default of the Owner:

In the event of the Owner defaulting or failing to perform any of its obligations under this Agreement, the Council may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council to rectify any default shall be borne by the Owner and any such costs shall be capable of being recovered by the Council in any court competent jurisdiction as a civil debt recoverable summarily.

6. Council's Powers:

- 6.1 Should the Owner fail or neglect to comply with this Agreement the Council (or Council's Delegate) may cause to be served on the Owner a notice in writing ("the notice") specifying the works, matters or things in respect of which the Owner is in default and should such default continue for a period of fourteen days after the service of the notice or such longer period as may be specified in the notice, the

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Council may by its officers, servants, agents, workmen and contractors enter upon the subject land and cause the works to be carried out and for such purpose the Council may employ a contractor or contractors and professional advisers.

- 6.2 A notice served on the Owner pursuant to Sub-Clause 6.1 of this Agreement shall set out the cost as estimated by the Council (or Council's Delegate) of carrying out the works to remedy the default as aforesaid and if the Owner does not comply with the notice within a period of fourteen days or such longer period as may be specified in the notice, the Council may cause to be served on the Owner a demand in writing for payment of the amount of the costs estimated as aforesaid and the amount of those costs shall be paid forthwith by the Owner to the Council.
- 6.3 As soon as may be practicable after completion of such works the Council's Delegate shall certify the actual cost of the works to the Council and the difference between the actual cost and the estimated cost paid to the Council pursuant to this Sub-Clause 6.2 shall be paid by the Owner to the Council or by the Council to the Owner as the case may require.
- 6.4 Any moneys which are due to the Council under this Agreement and remain unpaid for a period of more than thirty (30) days after demand in writing for the same has been made by the Council, shall bear interest at the rate provided for under Section 386 of the Local Government Act 1958 and upon and after the repeal of that section in accordance with Section 172 of the Local Government Act 1989 from the date of the demand until paid.

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7. Indemnity:

The Owner covenants and agrees that it will indemnify and keep indemnified the Council, its officers, servants, agents, workmen and contractors from and against all costs, expenses, losses or damages whatsoever which the Council, its officers, servants, agents, workmen and contractors may sustain, incur or suffer or be or become liable for or in respect of any suit, action, proceeding, judgement or claim brought by any person whatsoever arising from or referable to the carrying out of works referred to in Clause 6 of this Agreement.

8. Charge:

The Owner acknowledges and agrees that:

- 8.1 Interest shall be payable on moneys which may be due but unpaid under this Agreement and shall be calculated at the rate provided for under Section 386 of the Local Government Act 1958 and upon and after the repeal of that section in accordance with Section 172 of the Local Government Act 1989.

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- 8.2 All principal and interest and other moneys which have become or become due under this Agreement shall, with interest thereon, be and until paid remain a charge upon the land;
- 8.3 The Council may register at the Land Titles Office the charge on the Owner's land and to enable this to be done the Owner will make the Certificate of Title to the land available at the Land Titles Office and sign such further documents as may be necessary to enable the charge to be registered;
- 8.4 In the event of the Owner selling or disposing of the land, that prior to final settlement of such sale or transfer the full amount of the cost of construction together with any interest thereon shall become forthwith due and payable to the Council.

9. Release:

Notwithstanding anything hereinbefore contained the parties hereto mutually agree and declare that the covenants herein contained ("the covenants") to the extent that they bind the Owner as the owner for the time being of the land shall cease to bind him/her as and from the date upon which the Owner shall cease to be the owner of the land and it shall thereafter be released absolutely from the covenants without prejudice to any right of action or remedy of the Council in respect of any antecedent breach of or default in the performance or observance of the covenants by the said Owner down to the date upon which it shall cease to be the owner of the land **PROVIDED ALWAYS** that nothing herein contained shall release or be deemed to release the owner for the time being of the obligation to comply with and be bound by the covenants.

10. Sunset Clause:

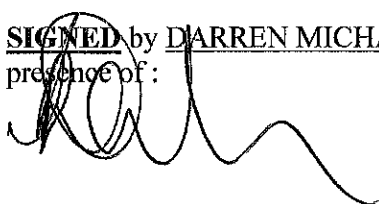
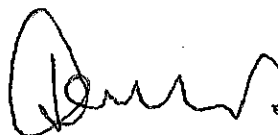
Notwithstanding anything hereinbefore contained the Owner may apply to the Council to seek approval for the removal of this Agreement once all development has been completed on the allotment and the Council will not unreasonably delay or withhold its consent thereto and if the Council approves the removal of this Agreement, the Council will do all such things and sign all such documents as are reasonable to enable this Agreement to be removed.

EXECUTED by the parties on the date set out at the commencement of this Agreement.

EXECUTED by BENALLA RURAL CITY)
COUNCIL by being signed by its duly authorised)
delegate in the presence of:)



SIGNED by DARREN MICHAEL ASKEW in the)
presence of:)



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CROWN FOLIO STATEMENT

VOLUME 11782 FOLIO 961
No Coft exists

Security no : 124124987909F
Produced 02/06/2025 06:00 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2020 Parish of Winton.
PARENT TITLES :
Volume 11706 Folio 784 to Volume 11706 Folio 786
Volume 11706 Folio 788
Volume 11706 Folio 791 to Volume 11706 Folio 794
Created by instrument MI225653P 06/08/2016

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CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8
NICHOLSON STREET EAST MELBOURNE VIC 3002
MI225653P 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI225655K 06/08/2016
TEMPORARY
PUBLIC PURPOSES (RESTORATION OF WETLANDS RECREATION AND TOURISIM)
LEGL10-042

DIAGRAM LOCATION

SEE CD087031H 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: LAKE MOKOAN ROAD WINTON NORTH VIC 3673

DOCUMENT END

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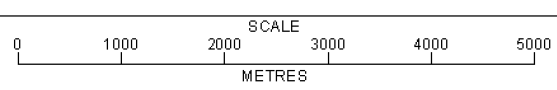
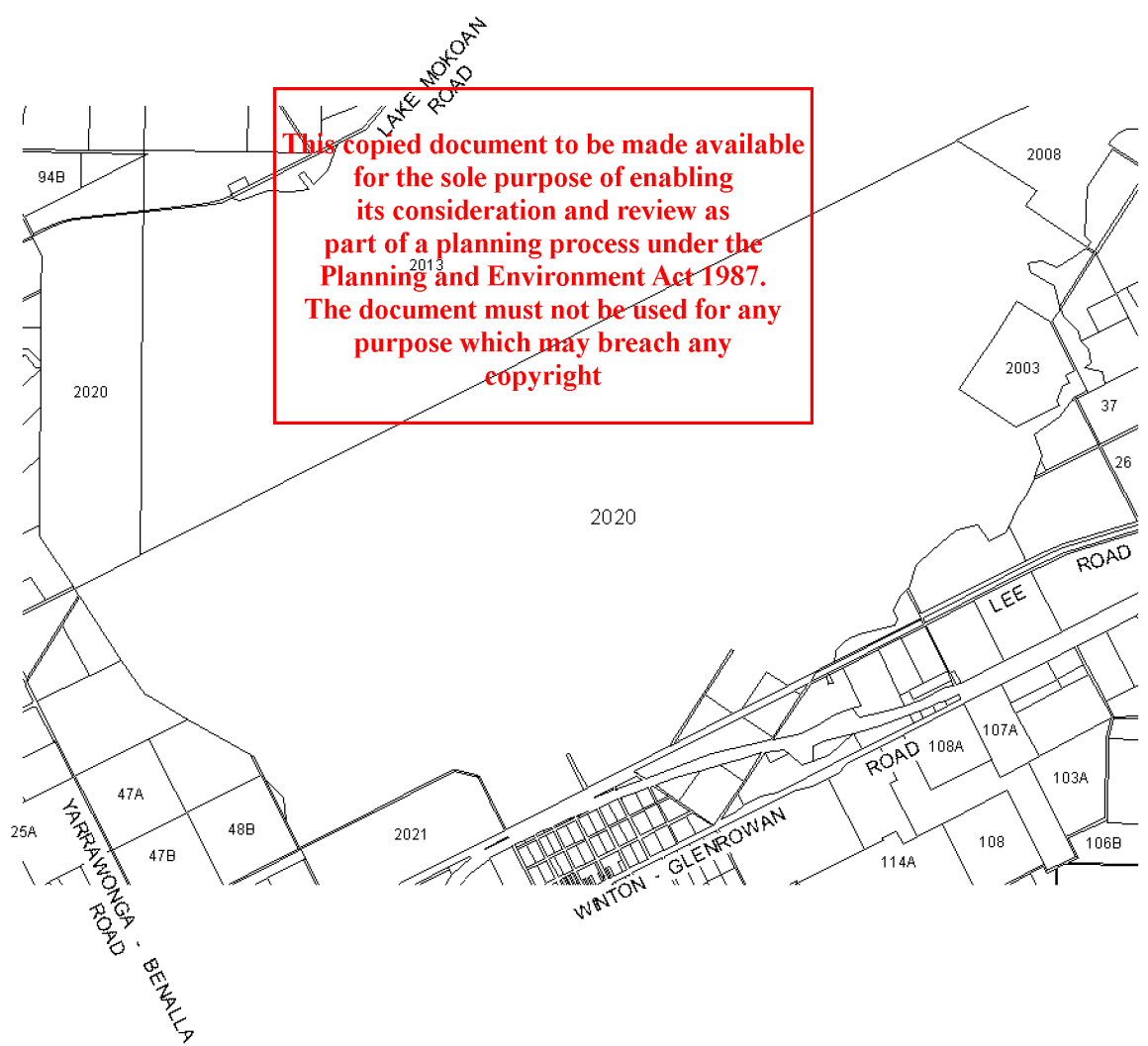
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CROWN DIAGRAM	CD087031H
Location of Land Parish : WINTON Allotment : 2020	This plan has been created to assist in locating a Crown Land parcel Warning - No warranty is given as to the accuracy or completeness of this plan Any derived dimensions are approximate
Standard Parcel Identifier (SPI) : 2020\PP3843 Vicmap Parcel PFI : 131627078	Coordinate Position MGA : 417500, 5962570 (55) VicRoads Directory Reference : 34 C9 (ed. 7)

Compiled from VICMAP cadastral mapping data
Date: 20/12/2010

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

VOLUME 11625 FOLIO 237

Security no : 124124983833L
Produced 02/06/2025 04:14 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 717978A.
PARENT TITLES :
Volume 09256 Folio 155 Volume 09742 Folio 675
Created by instrument PS717978A 05/01/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DARREN MICHAEL ASKEW of 11 SNOWY LANE BENALLA VIC 3672
AM426005P 21/12/2015

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE as to part AE535973S 10/08/2006
COMMONWEALTH BANK OF AUSTRALIA

CAVEAT AX509941P 01/12/2023
Caveator
AUSNET TRANSMISSION GROUP PTY LTD ACN: 079798173
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
03/11/2023
Estate or Interest
INTEREST AS CHARGE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
O'DONNELL SALZANO LAWYERS
Notices to
AUSNET TRANSMISSION GROUP PTY LTD of LEVEL 31 2 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

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
AS552279R 23/09/2019

DIAGRAM LOCATION

SEE PS717978A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Page 2 of 2

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

Street Address: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

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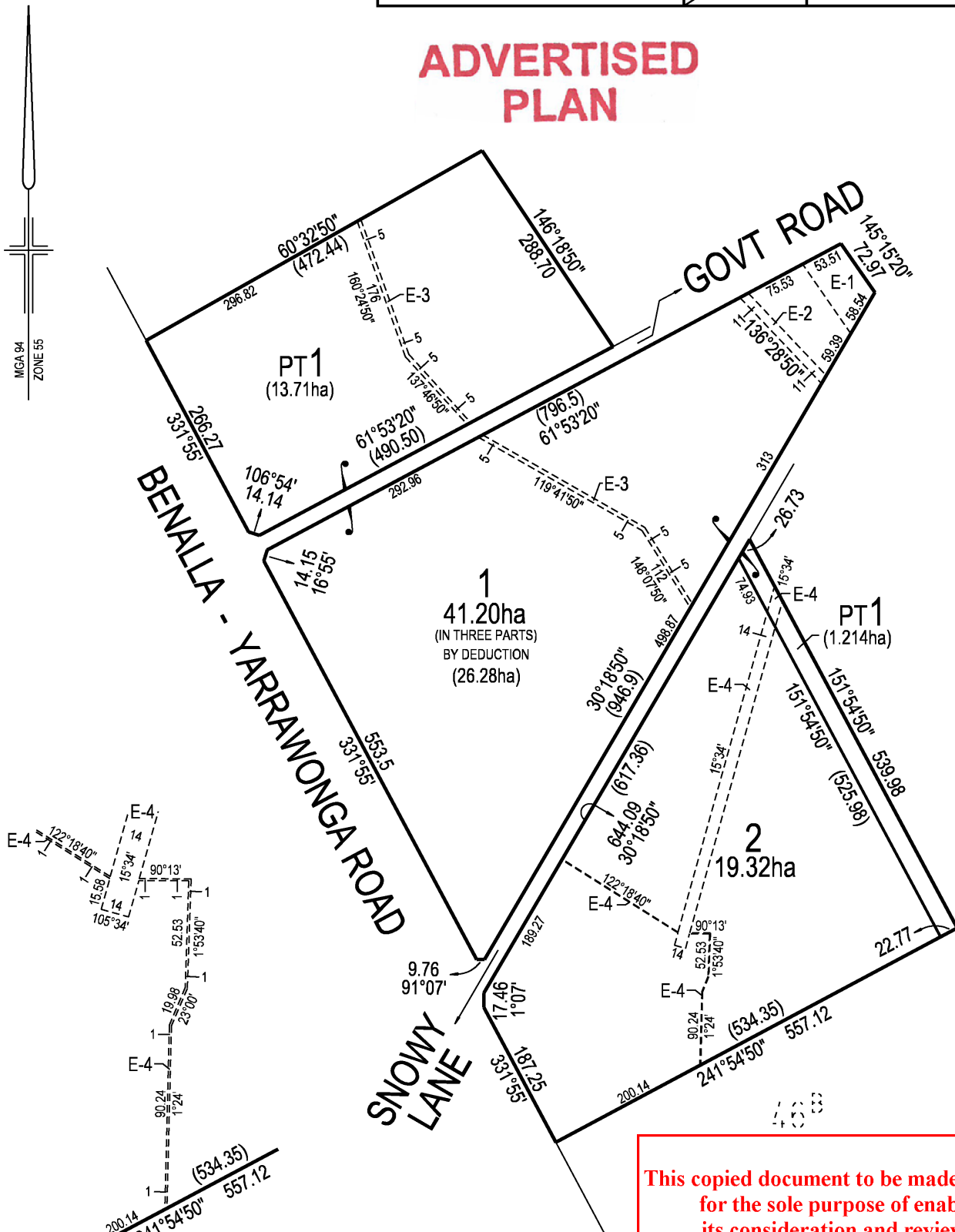
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**ADVERTISED
PLAN**

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 717978A

ADVERTISED PLAN



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LICENSED SURVEYOR	ALASTAIR DOUGLAS KEMP
SIGNATURE
REF: S4080	VERSION 4
S4080 PS v4.dgn	28/05/14

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**Plan of Subdivision PS717978A
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S048213P
Plan Number: PS717978A
Responsible Authority Name: Benalla Rural City Council
Responsible Authority Reference Number 1: DA4493
Responsible Authority Reference Number 2: S2984
Surveyor's Plan Version: 4

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 at Certification

Digitally signed by Council Delegate: Joel Ingham
Organisation: Benalla Rural City Council
Date: 24/06/2014

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