



Application for Planning Permit and Certification

Supplied by Michael Wilson
Submitted Date 03/04/2024

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 2362
Responsible Authority Name Central Goldfields Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S228082J

The Land

Primary Parcel 57 MAJORCA ROAD, MARYBOROUGH VIC 3465
Crown Allotment No 26C
Section No 5
Parish Name MARYBOROUGH
SPI 26C~5\PP3071
CPN 63890.057
Zone: 32.08 General Residential

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS925111J
Number of lots 3
Proposal Description Three lot subdivision
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Wholly vacant.
Title Information - Does the proposal breach an encumbrance on Title? The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact Mr Michael Wilson
North Central Land Surveying Pty Ltd
91 Burke Street, Maryborough, VIC, 3465
Mobile Phone: [REDACTED]
Email: nclsurvey@bigpond.com

Applicant

Applicant J.J McInnes
[REDACTED]
[REDACTED]

Owner

Owner

(Owner details as per Applicant)

Declaration

I, Michael Wilson, declare that the owner (if not myself) has been notified about this application.

I, Michael Wilson, declare that all the information supplied is true.

I, Michael Wilson, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by
Organisation**

Michael Wilson
North Central Land Surveying Pty Ltd



Ref: 2362
Date: 3rd April 2024

Urban and Regional Planner
Central Goldfields Shire Council
P.O.Box 194
Maryborough Vic 3465

Attn Ms Michelle Hutchings

Re Application for Permit & Certification
Plan of Subdivision PS 925111J
57 Majorca Road Maryborough
J.J.McInnes

North Central Land Surveying Pty Ltd
C/O Post Office Learmonth Vic 3352
Mobile: [REDACTED]
E-mail: nclsurvey@bigpond.com
Director: Michael.C.Wilson LS
ACN 121 755 477
ABN 63 567 643 054

Dear Michelle,

This is an application for a Planning Permit and Certification to perform a three lot subdivision. It is explained in detail in the attached report further below. Please find in Spear application #S228082J the following documents;

1. Plan of Subdivision PS 925111J
2. Application for a Planning Permit
3. Owners Consent/Application for Certification
4. Copy of title
5. Property report

Please contact me on 0492 206 667 or by email if you have any queries or require further information. I look forward to a Planning Permit, Certified Plan and Statement of Compliance in due course. I will arrange for payment of the application fees upon request or receipt of an invoice.

Yours faithfully

[REDACTED]

Michael.C.Wilson
Director - North Central Land Surveying Pty Ltd

SUBDIVISION ACT 1988

APPLICATION FOR CERTIFICATION

PART A
(All Applicants to complete this Section)

PLAN NO: PS925111J

I/WE: J.J.McInnes

C/OF NORTH CENTRAL LAND SURVEYING PTY LTD ABN 63 567 643 054
17 Bankin Street Learmonth 3352 TELEPHONE: 0492 206 667

apply to have the attached

- ❖ PLAN OF Subdivision
certified under the Subdivision Act 1988
And advice of street addresses

SITUATION OF LAND: Crown Allotment 26C Section 5 Parish of Maryborough

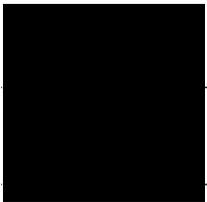
57 Majorca Road C Maryborough 3465

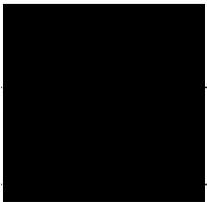
NAME AND ADDRESS OF REGISTERED PROPRIETOR OF LAND OR OWNER

J.J.McInnes 52 Bucknall Street Carisbrook 3464

NAME AND ADDRESS OF APPLICANT

J.J.McInnes 52 Bucknall Street Carisbrook 3464

SIGNED:  ()

SIGNED:  under Section 5(5) of the Subdivision Act)

Lodged by North Central Land
Surveying Pty Ltd
Surveyor's Ref: 2362

Location of Land

Parish: MARYBOROUGH
Section: 5
Crown Allotment: 26C
Title Reference: VOL 12164 FOL 640
Last Plan Ref: TP686560S

Postal Address: 57 MAJORCA ROAD
 (at time of subdivision) MARYBOROUGH 3465

MGA Co-ordinates E 744101 **ZONE: 54**
 (of approx centre of land in plan) N 5894932 **GDA 2020**

Vesting of Roads and or Reserves	Notations
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Identifier	Council/Body/Person
—	—

Notations

Depth Limitation 15.24 metres below the surface.

Survey
 This plan is based on survey
Staging:
 This is not a staged subdivision
 Planning Permit No:
 This survey has been connected to permanent marks No: 172, 402, 406
 In Proclaimed Survey Area No: 1

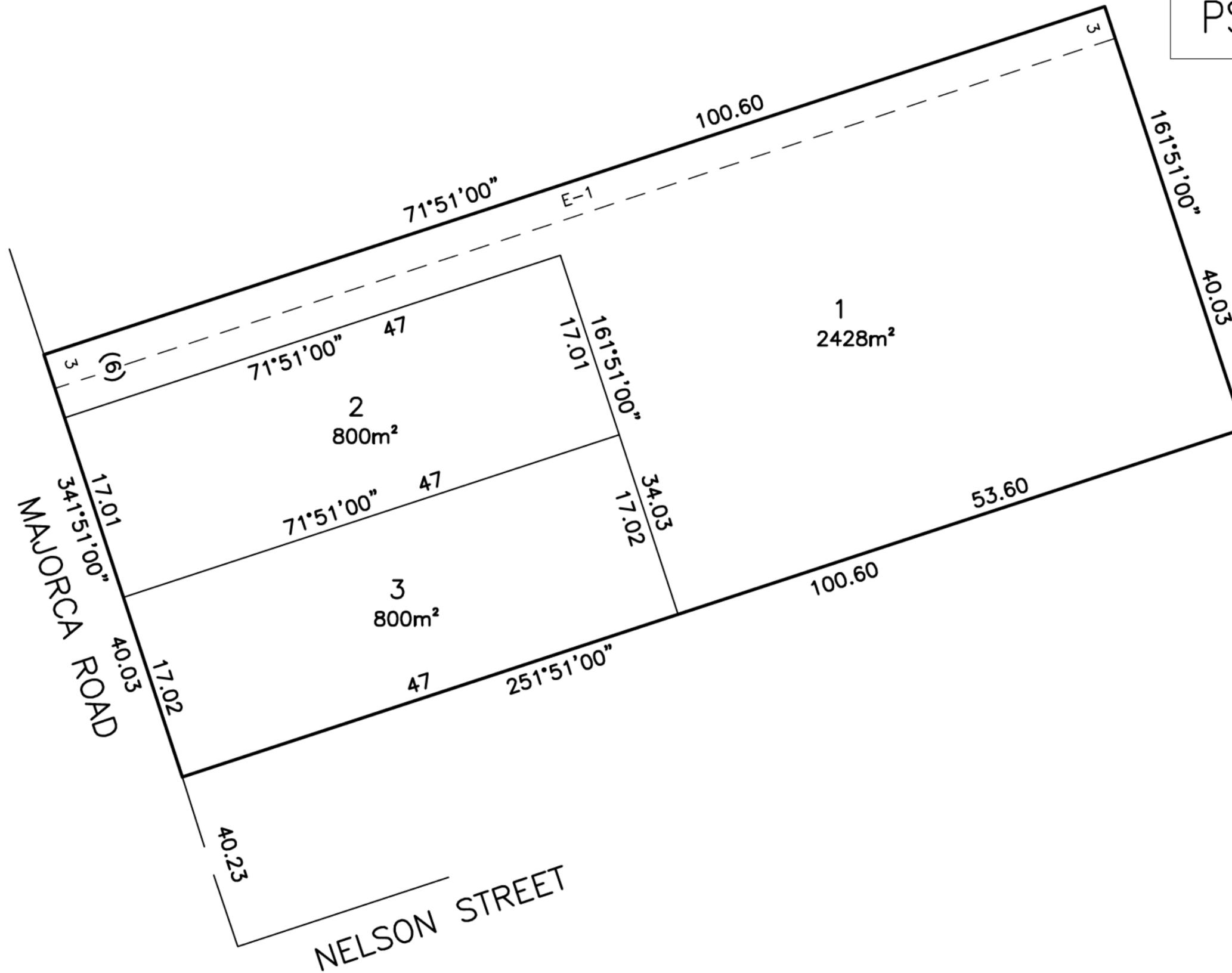
Easement Information

Legend: A – Appurtenant Easement R – Encumbering Easement (Road) E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	AV692213P	CENTRAL HIGHLANDS REGION WATER CORPORATION

PS925111J

MGA2020 ZONE 54



NORTH CENTRAL LAND SURVEYING

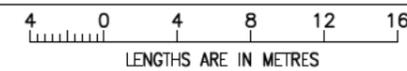
Mob: 0492 206 667
C/O P.O Learmonth 3352



LICENSED SURVEYOR: MICHAEL CRAIG WILSON

REF No 2362 Version 01

SCALE
1:400



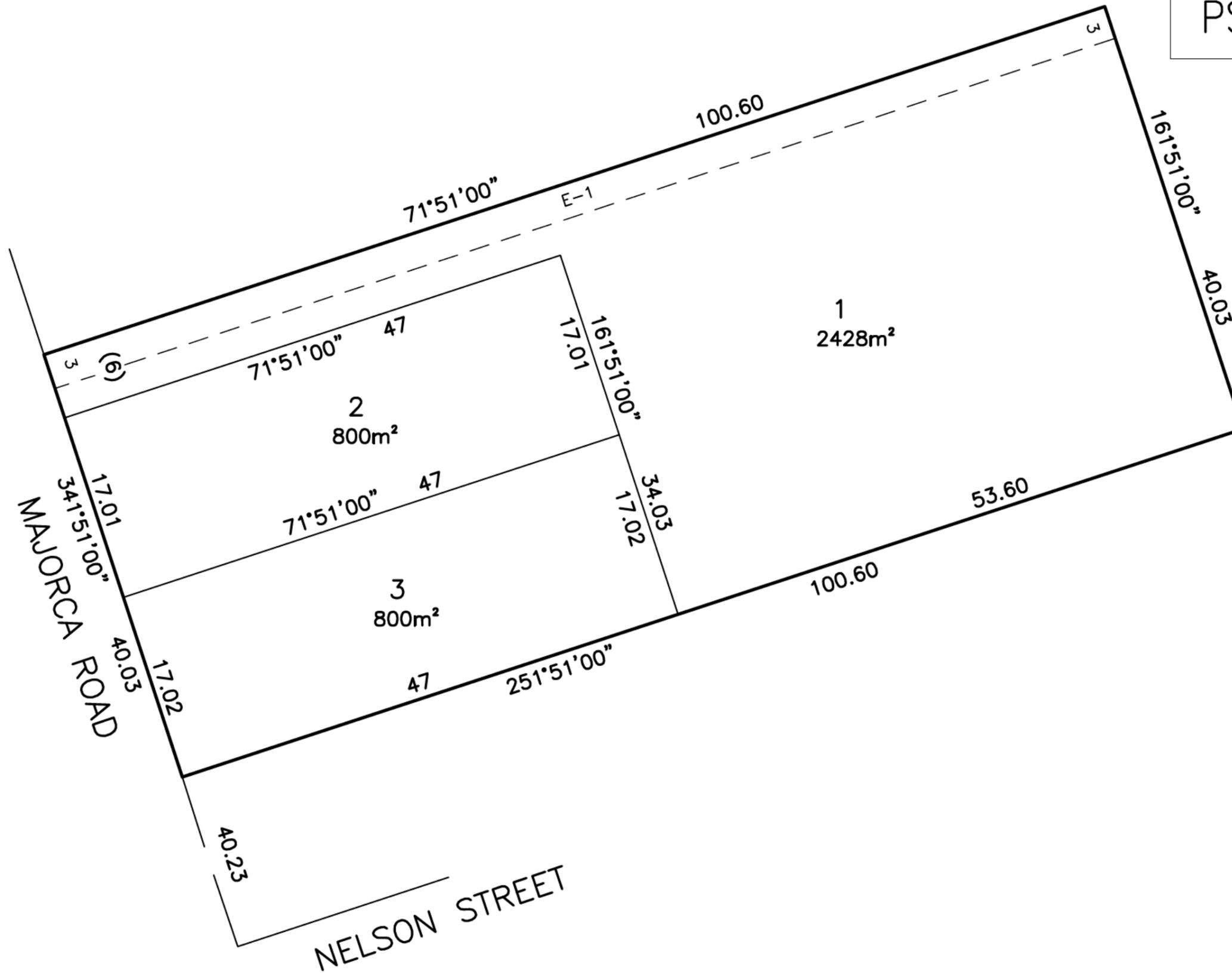
ORIGINAL SHEET SIZE : A3

Sheet 2

PLAN OF SUBDIVISION			STAGE NO. /	LRS use only EDITION	Plan Number PS925111J
Location of Land Parish: MARYBOROUGH Section: 5 Crown Allotment: 26C Title Reference: VOL 12164 FOL 640 Last Plan Ref: TP686560S Postal Address: 57 MAJORCA ROAD (at time of subdivision) MARYBOROUGH 3465 MGA Co-ordinates E 744101 ZONE: 54 (of approx centre of land in plan) N 5894932 GDA 2020			Council Name: Central Goldfields Shire Council SPEAR Reference Number: S228082J		
Vesting of Roads and or Reserves			Notations		
Identifier	Council/Body/Person				
—	—				
Notations					
Depth Limitation 15.24 metres below the surface.					
Survey This plan is based on survey Staging: This is not a staged subdivision Planning Permit No: This survey has been connected to permanent marks No: 172, 402, 406 In Proclaimed Survey Area No: 1					
Easement Information					
Legend: A – Appurtenant Easement R – Encumbering Easement (Road) E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement					
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	SEWERAGE	3	AV692213P	CENTRAL HIGHLANDS REGION WATER CORPORATION	
NORTH CENTRAL LAND SURVEYING Mob: 0492 206 667 C/O P.O Learmonth 3352 		SURVEYORS FILE REF: 2362	VERSION 01	LICENSED SURVEYOR: MICHAEL CRAIG WILSON	ORIGINAL SHEET SIZE: A3 Sheet 1 of 2 Sheets
Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (01), 03/04/2024, SPEAR Ref: S228082J					

PS925111J

MGA2020 ZONE 54



NORTH CENTRAL LAND SURVEYING

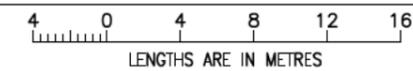
Mob: 0492 206 667
C/O P.O Learmonth 3352



LICENSED SURVEYOR: MICHAEL CRAIG WILSON

REF No 2362 Version 01

SCALE
1:400



ORIGINAL SHEET SIZE : A3 Sheet 2

Digitally signed by: Michael Craig Wilson, Licensed
Surveyor,
Surveyor's Plan Version (01),
03/04/2024, SPEAR Ref: S228082J



North Central Land Surveying Pty Ltd
Postal: C/O Post Office Learmonth
3352
Mobile: [REDACTED]
E-mail: nclsurvey@bigpond.com
Director: Michael.C.Wilson LS
ACN 121 755 477
ABN 63 567 643 054

PROPERTY REPORT

RESPONSIBLE AUTHORITY Central Goldfields Shire Council

PLANNING SCHEME Central Goldfields Planning Scheme

PROPOSAL
Proposed three lot subdivision
Crown Allotment 26C Section 5
Parish of Maryborough
57 Majorca Road
Maryborough

APPLICANT
Mr Jeremy McInnes
C/O North Central Land Surveying Pty Ltd
Ref 2362
March 2024

1 PROPOSAL

- The proposal being presented to Council is a three lot subdivision of land at 57 Majorca Road Maryborough. This is a rectangular allotment with a single 40 metre frontage to Majorca Road. A multi-lot subdivision near completion abuts the land at the rear. The land is wholly vacant with the minor exception of a concrete slab remaining from a shed removed in recent years. Previously a residence was located on the site.
- Lot 1 reached by a 6 metre driveway and at the rear is 2428m². Lots 2 and 3 in front of this are both 800m². All lots are vacant and front directly and independently onto Majorca Road. A crossover is in place for lots 1 & 3.

See Appendices 1, 2 & 4

2 SITE AND CONTEXT DESCRIPTION

2.1 SITE

- The site is a rectangular shape orientated north-east with a frontage of over 40 metres to Majorca Road and a depth of over 100 metres. An easement for sewerage 3 metres in width exists on the north site title boundary.
See Appendix 2
- The land falls steadily but not steeply to the south-west and kerbing in Majorca Road. All lots can drain by natural fall to kerbing in front of the site.
See Appendix 3
- There is a single concrete vehicle crossing from Majorca Road into lot 1 & another to lot 3. There is space for a new crossover for lot 2 though the preferred location is unknown.
- All services appear to be available to the property, including sewer, water, gas, power and phone. Current surface slopes allow drainage to reach points of discharge without needing to enter external properties. This would be the existing kerbing in Majorca Road.
See Appendix 3
- No significant natural features, such as drainage lines, watercourses, habitat areas or corridors, or other notable features or site characteristics exist on the property.
- The property is located in a well established urban area of generally medium density with reasonable proximity to the centre of Maryborough.
See Appendix 6
- No odours were observed on site that would compromise the proposed subdivision. Nothing was observed that would indicate any obvious soil contamination, salinity or fill for the site.

2.2 SURROUNDING AREA

- The subdivision pattern in the area is existing Crown Allotments with some subsequent rearrangements of parcels and subdivision. It is mostly based on the established gazetted Township Road network.

See Appendix 5

- Residential land use of generally medium density is the main local land use.
- There is no significant vegetation on site nor any street trees.
- The site is not subject to inundation.
- Majorca Road is a major regional connector road leading to points in nearby districts. It is well constructed with concrete footpaths and kerbing.

3 DESIGN RESPONSE

3.1 MOVEMENT NETWORK

- The proposal is infill development creating two additional lots. These lots will utilize the frontage to Majorca Rd. No new roads will be needed to service the development.
- The general neighbourhood character in the area is mostly dwellings of mixed ages, sizes and building materials with slow but steady growth of the urban area in evidence and significant development at the rear in progress.
- The proposal will not create significant detriment to existing neighbourhood character, as it provides frontages and lot sizes within the range of those in the surrounding neighbourhood.
- A new vehicle access point is required for lot 2 with the entry to lots 1 & 3 in place.
- The subdivision provides two additional parcels of land which will provide a choice in residential opportunities. The new lots can contain a suitable building envelope area.
- Majorca Road is a major thoroughfare with minimal additional traffic generated for it from this proposal.
- As the site is gently sloping within the area of likely construction, little soil disturbance will be necessary for the construction of any new buildings.
- All lots overlook the built roads and provide surveillance and security for pedestrians and cyclists in the area.

3.2 MOVEMENT NETWORK

- The street network and road hierarchy are already in place. Many local destination points are accessible by walking or cycling. Other points further away will require use of a vehicle.
- Public transport, via a bus, is available within 300 metres of the site in Majorca Road and V/line services to Melbourne are a 5 minute drive away at Maryborough Station.

3.3 LOT SIZE AND ORIENTATION

- The lots created will provide a choice in residential opportunity in the area with ample area for orientation of a dwelling with regard to solar axis, parking and open space.
- There are no environmental or other constraints on the site.

3.4 STREET DESIGN AND CONSTRUCTION

- No new roads are necessary to access the site.
- Emergency vehicles will be able to access the lots.
- No intersections are being designed or changed at the subject land.
- Constructed footpaths and kerbs are in place in Majorca Road and are adequate for usage.

3.5 DRAINAGE SYSTEMS.

- Current surface slopes allow drainage to reach points of discharge in the site without the need to cross other properties.
- Any drainage matters including on-site retention that are identified by Council will form part of a permit condition, which will need to be addressed to Council's engineering standards. The land is not subject to inundation.

3.6 UTILITIES PROVISIONS.

- All services are available at the site and any extension of these services will need to be to the satisfaction of the various servicing authorities and will form part of the Planning Permit as conditions.
- The development will make efficient use of all available and any new services.
- A fire hydrant is located in front of the site in Majorca Road and can reach the whole site at 120 metres reach.
- There is a street light close to the front of the site in Majorca Road.

4 ZONING AND OVERLAYS

The area is zoned General Residential Zone (GRZ1) with no overlays applying to the site.
See Appendix 7

5 CONCLUSION

- 5.1 The proposal creates two additional lots, which adequately provides for any future dwellings and is ideally suited for subdivision.
- 5.2 The development is infill development, creating an additional lots to provide further choice in residential opportunities in the area.
- 5.3 Existing services are available to the site. The development can make more efficient use of these services.
- 5.4 I request that Council consider and issue a permit for the three lot subdivision of the site.

	<h2 style="margin: 0;">Assessment Table – Residential subdivision – three to fifteen lots (Clause 56) version 02</h2> <p style="margin: 0;">57 Majorca Road Maryborough</p>
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Class of Subdivision	Objectives & Standards to be Met
3-15 lots	Clauses all except; 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6

Subdivision site and context description and design response Clause 56.01

Liveable and Sustainable Communities Clause 56.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C6 56.03-5 Neighbourhood character To design subdivisions that respond to neighbourhood character.</p>	<p>Subdivision should:</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. 	<p>✓ Complies. Minimal significant vegetation. Neighbourhood includes other examples of infill such as that proposed. Proposal can integrate well with surrounding urban environment.</p> <p>Vegetation will not be impacted as currently minimal.</p> <p>Proposal fits with the wider neighbourhood character of a range of medium h density residential parcels.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C7 56.04-1 Lot diversity and distribution objectives To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	<p>✓ Complies. A range of lot sizes is created being two medium density and one low density residential.</p> <p>A bus stop is about 300 metres away in Majorca Road/Loch Street.</p> <p>Lots are all over 300m². The town shopping centre is about 1.5km away.</p>
<p>C8 56.04-2 Lot area and building envelopes To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features</p>	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> • That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or • That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. 	<p>Not applicable. All lots above 300m²</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> • Contain a building envelope that is consistent with a development of the lot approved under this scheme, or • If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. 	Not applicable. All lots above 500m²
	<p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	✓ Not applicable.
	<p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p>	✓ Complies.
	<p>A building envelope may specify or incorporate any relevant siting and design requirement.</p>	Not applicable unless requested by council.
	<p>Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • The objectives of the relevant standards are met, and • The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. 	✓ Complies.
	<p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and • The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. 	Not applicable.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> • Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features. 	<p>✓ Complies. Solar access and potential easements are protected.</p> <p>The existing sewerage easement on site is of minimal impact to building envelopes on lot 1 which fully contains it.</p> <p>No significant site features or vegetation.</p>
<p>C9 56.04-3 Solar orientation of lots To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p>	<p>✓ Complies</p>
	<p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. • Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>✓ Complies in all cases.</p>
<p>C10 56.04-4 Street orientation objective</p>		<p>✓ Complies.</p>
<p>C11 56.04-5 Common area To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>Not applicable. No Common Property is to be created.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C12 56.05-1 Integrated urban landscape objectives To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should:</p> <ul style="list-style-type: none"> • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Create low maintenance, durable landscapes that are capable of a long life. The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs. 	<p>Not applicable. No streets or public open space are created on this proposal.</p>

Access and Mobility Management

Clause 56.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C15 56.06-2 Walking and cycling network objectives To contribute to community health and wellbeing by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Ensure safe street and road crossings including the provision of traffic controls where required. • Be accessible to people with disabilities. 	<p>✓Complies. No changes to the walking or cycling network result from this subdivision.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C17 56.06-4 Neighbourhood street network objective To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. 	<p>Not applicable. No changes to the street network.</p>
	<p>The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant transport strategy, plan or policy for the area set out in this scheme. • Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. • Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. • Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. 	<p>Not applicable. No changes to the street network.</p>
<p>C18 56.06-5 Walking and cycling network detail objectives To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. 	<p>No changes to the street network are required.</p> <p>Footpaths and kerbing about the site in Majorca Road.</p> <p>Access to all three lots is available off Majorca Road.</p> <p>✓Complies as governed by permit conditions in all cases.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C20 56.06-7 Neighbourhood street network detail objective To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>The design of streets and roads should:</p> <ul style="list-style-type: none"> • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. • Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, and integrated water management, street tree planting, lighting and utility needs. 	<p>Not applicable. No changes to the street network or infrastructure which is already adequate.</p>
	<ul style="list-style-type: none"> • A street detail plan should be prepared that shows, as appropriate: • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. <p>Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.</p>	<p>Not applicable. No changes to the street network or infrastructure which is already adequate.</p> <p>All lots drain by natural fall to Majorca Road and kerbing therein.</p>
<p>C21 56.06-8 Lot access To provide for safe vehicle access between roads and lots.</p>	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>X Does not comply. No lots are below 300m² or with frontages of under 7.5 metres frontage <u>except for lot 1 with a frontage of 6 metres</u>. No alternate frontage is available.</p> <p>✓Complies as to crossovers. It is feasible for construction of crossovers for all lots to meet council standards.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C22 56.07-1 Drinking water supply To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p>✓ Complies</p>
<p>C23 56.07-2 Reused and recycled water To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>Not applicable. Recycled water not available at this site.</p>
<p>C24 56.07-3 Waste water management To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. 	<p>Not applicable. Refer reticulated sewer availability.</p>
	<p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>✓ Complies. A sewer main is available in Majorca Road to service the property with an Owners Corporation possibly required for lot 1.</p>

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C26 56.08-1 Site management To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. 	<p>✓ Complies as governed by permit conditions.</p>
	<p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>✓ Complies where practicable.</p>

Utilities

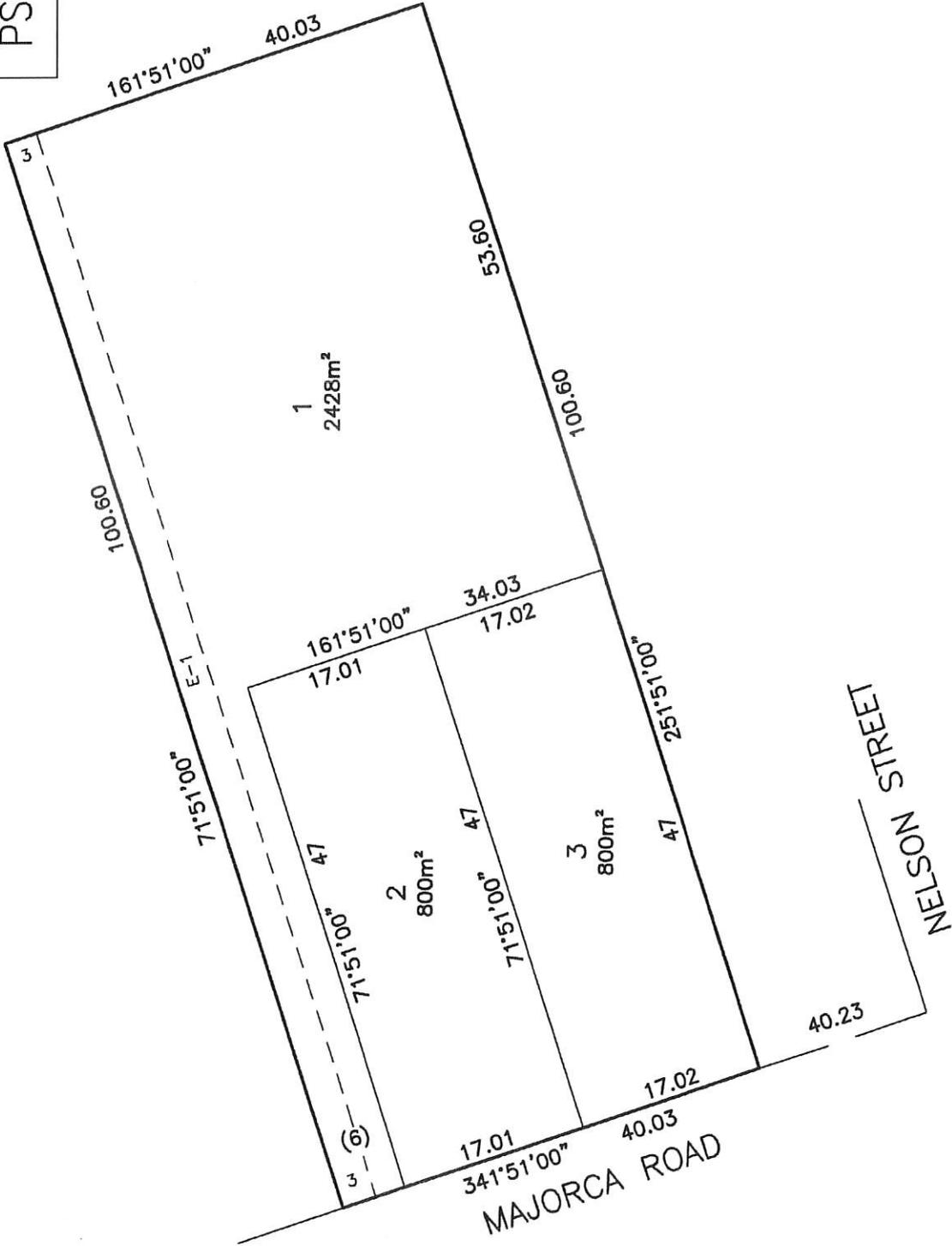
Clause 56.09

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C27 56.09-1 Shared trenching To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>✓ Complies where practicable.</p>
<p>C28 56.09-2 Electricity, telecommunications and gas To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p>	<p>✓ Complies</p>
	<p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p>	<p>✓ Complies</p>
	<p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p>	<p>✓ Complies as governed by permit conditions.</p>
	<p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>✓ Complies</p>

Appendix 1

PLAN OF SUBDIVISION			STAGE NO. /	LRS use only EDITION	Plan Number PS925111J
Location of Land Parish: MARYBOROUGH Section: 5 Crown Allotment: 26C Title Reference: VOL 12164 FOL 640 Last Plan Ref: TP686560S Postal Address: 57 MAJORCA ROAD (at time of subdivision) MARYBOROUGH 3465 MGA Co-ordinates E 744101 ZONE: 54 (of approx centre of land in plan) N 5894932 GDA 2020					
Vesting of Roads and or Reserves			Notations		
Identifier	Council/Body/Person				
—	—				
Notations					
Depth Limitation 15.24 metres below the surface.					
Survey This plan is based on survey Staging: This is not a staged subdivision Planning Permit No: This survey has been connected to permanent marks No: 172, 402, 406 In Proclaimed Survey Area No: 1					
Easement Information					
Legend: A – Appurtenant Easement R – Encumbering Easement (Road) E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement					
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	SEWERAGE	3	AV692213P	CENTRAL HIGHLANDS REGION WATER CORPORATION	
NORTH CENTRAL LAND SURVEYING Mob: 0492 206 667 C/O P.O Learmonth 3352 			SURVEYORS FILE REF: 2362	VERSION 01	LICENSED SURVEYOR: MICHAEL CRAIG WILSON
			ORIGINAL SHEET SIZE: A3	Sheet 1 of 2 Sheets	

PS925111J



MGA2020 ZONE 54

ORIGINAL SHEET SIZE : A3

SCALE 1:400

LENGTHS ARE IN METRES

Version 01

REF No 2362

LICENSED SURVEYOR: MICHAEL CRAIG WILSON

Sheet 2

NORTH CENTRAL LAND SURVEYING
 Mob: 0492 206 667
 C/O P. O. Learmonth 3352

Appendix 2

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

VOLUME 12164 FOLIO 640

Security no : 124113311497H
Produced 11/03/2024 03:59 PM

LAND DESCRIPTION

Crown Allotment 26C Section 5 Parish of Maryborough.
PARENT TITLE Volume 05972 Folio 232
Created by instrument AS705181L 13/11/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP686560S 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: 57 MAJORCA ROAD MARYBOROUGH VIC 3465

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

TITLE PLAN		EDITION 2	TP 686560S		
LOCATION OF LAND PARISH: MARYBOROUGH TOWNSHIP: - SECTION: 5 CROWN ALLOTMENT: 26C CROWN PORTION: - LAST PLAN REFERENCE: - DERIVED FROM: VOL 12164 FOL 640 DEPTH LIMITATION: 15.24M			NOTATIONS		
EASEMENT INFORMATION				THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: S.A Date: 11/07/2022 Assistant Registrar of Titles	
E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT					
Easement Reference	Purpose	Width (Metres)	Origin		
E-1	SEWERAGE	3	AV692213P	CENTRAL HIGHLANDS REGION WATER CORPORATION	

26C
4027m²

26B

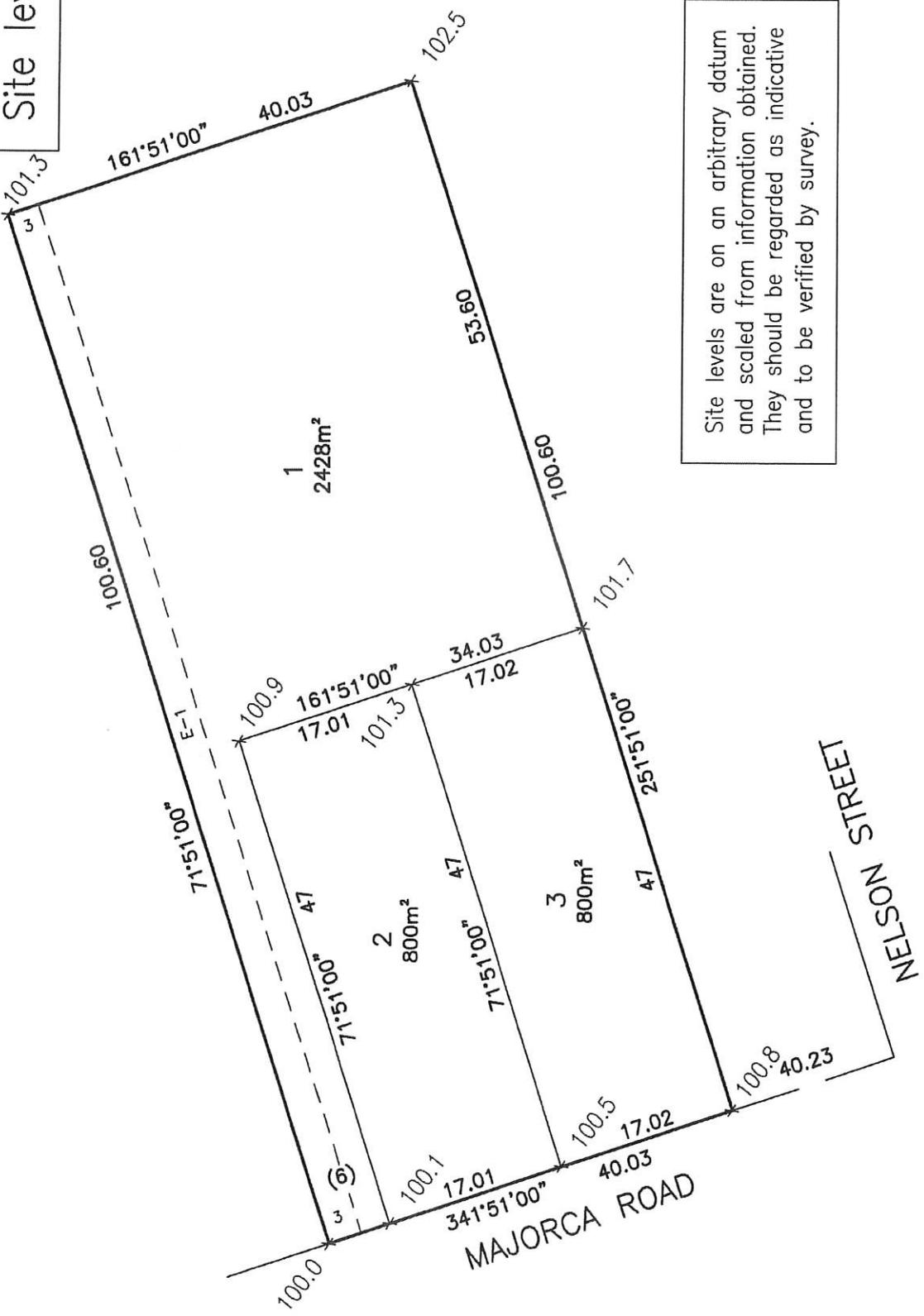
27A

MAJORCA ROAD

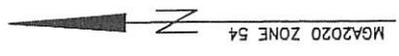
LENGTHS ARE IN METRES	SCALE	
	—	SHEET 1 OF 1

Appendix 3

Site levels



Site levels are on an arbitrary datum and scaled from information obtained. They should be regarded as indicative and to be verified by survey.



<p>NORTH CENTRAL LAND SURVEYING M/cb: 0492 206 667 C/O P.O. Learmonth 3352</p>	<p>LICENSED SURVEYOR: MICHAEL CRAIG WILSON</p>	<p>REF No 2362 Version - Levels</p>	<p>SCALE 1:400</p>	<p>0 4 8 12 16 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE : A3</p>	<p>Sheet 2</p>
	<p>Site levels are on an arbitrary datum and scaled from information obtained. They should be regarded as indicative and to be verified by survey.</p>					

Appendix 4



Data Source: Vicmap Property

Co-ordinates of Plot Corners
 NW 743980,5895040
 SW 743972,5894840
 MGA Zone 54



MGA Zone 54
 Vicroads- 558 F10 (ed.8)
 Created 02:41 PM on Mar 19, 2024

Co-ordinates of Plot Corners
 NE 744311,5895026
 SE 744303,5894827
 MGA Zone 54

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

Appendix 5



Data Source: Vicmap Property		MGA Zone 54 Vicroads-558 F10 (ed.8) Created 02:40 PM on Mar 19, 2024	
Co-ordinates of Plot Corners		Co-ordinates of Plot Corners	
NW	743980,5895040	NE	744311,5895026
SW	743972,5894840	SE	744303,5894827
MGA Zone 54		MGA Zone 54	

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

Appendix 6

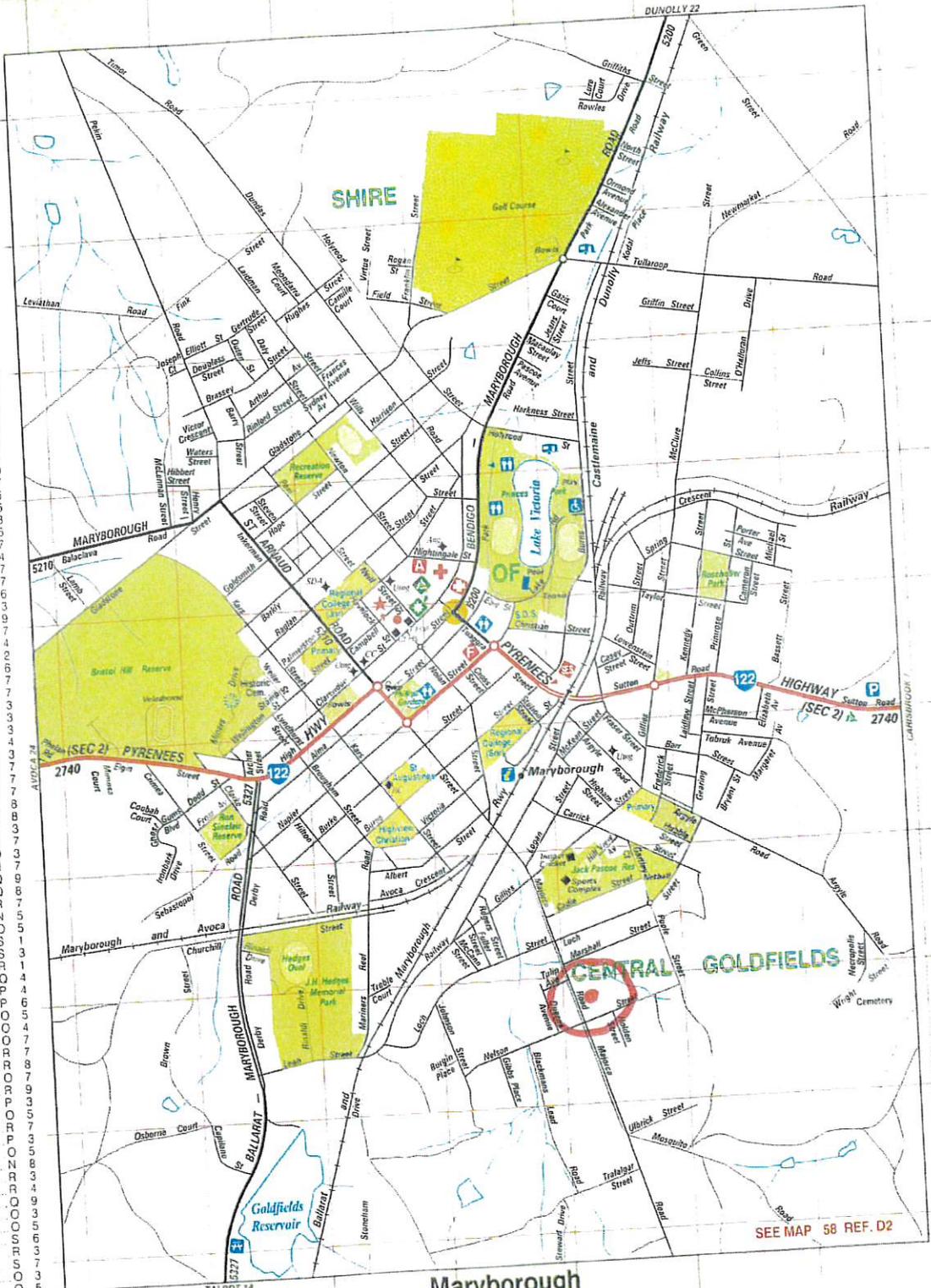
MARYBOROUGH STATION ANTIQUE EMPORIUM

• Antiques • Art Gallery
 • Old Wares & Collectables • Cafe

OPEN 7 DAYS 10am - 6pm Phone: 0354 614 683



- YBOROUGH
- rt St
- ander Av
- rt St
- er St
- yle Rd
- yle Rd
- ya Cr
- yclava Rd
- arat-
- aryborough Rd
- tkly St
- rr St
- ry St
- ssett St
- ndigo-
- aryborough Rd
- ackmans Lead
- rd
- rassey St
- rougham St
- own St
- nyant St
- urgin Pl
- urke St
- urns St
- urns St
- Jackle St
- Jameron St
- Jamille Ct
- Jampbell St
- Capitano St
- Carrick St
- Casey St
- Christian St
- Churchill St
- Clarendon St
- Clarke St
- Collins St
- Coobah Ct
- Crimea St
- Cross St
- Daly St
- Desby Rd
- Dodd St
- Douglass St
- Dundas Rd
- Earl St
- Elizabeth Av
- Elliott St
- Field St
- Frank St
- Frances Av
- Franklin St
- Fraser St
- Frederick St
- Frost Av
- Fuller St
- Garley Ct
- Gazis Ct
- Gearing St
- Gertrude St
- Ghost Gums Blvd
- Gilbes Pl
- Gillies St
- Gillies St
- Gladstone St
- Goldsmith St
- Green St
- Griffin St
- Griffiths St
- Harkness St
- Harrison St
- Havelock St
- Henry St
- Hibbert St
- High St
- Higham St
- Hill View Av
- Hilton St
- Holden St
- Hollywood St
- Hope St
- Hubbe St
- Hughes St
- Inkerman St
- Ironbark Dr
- Jeans St
- Jeffs St
- Johnson St
- Joseph St
- Kars St
- Kennedy St
- Kodal Pl
- Laidlaw St
- Laidman St
- Lake Rd
- Lamb St
- Lean St
- Levathan Rd
- Loch St
- Logan St
- Lowenstein St
- Lure Ct
- Lyndhurst St
- McCann St
- McClure St
- McKean St
- McLennan St
- McPherson Av
- Macauley St
- Majorca Rd
- Margaret Av



Maryborough

SEE MAP 58 REF. D2

- | | | | | | | | | | | | |
|-----------------|-----|----------------|-----|--------------|------|---------------|-----|--------------|------|---------------|------|
| Manners Reel Rd | P 9 | Nelson St | O 9 | Park Rd | O 5 | Raglan St | O 6 | Steven St | O 5 | Tulp Av | O 8 |
| Marshall St | P 9 | Newmarket Rd | O 9 | Park Rd | O 5 | Railway Cr | O 6 | Stewart Dr | O 11 | Tullaroop Rd | O 3 |
| Maryborough | P 9 | Newton St | O 9 | Pascoe Av | O 3 | Railway St | O 9 | Stoneham Dr | O 10 | Ulbrick St | O 10 |
| St Arnaud Rd | N 5 | Nightingale St | O 5 | Pegel St | O 2 | Rinaldi Dr | O 4 | Sulton Rd | O 4 | Victor Cr | O 4 |
| Michael St | N 5 | Nolan St | O 4 | Pelun Rd | O 2 | Rintoul St | O 3 | Sydney Av | O 6 | Victoria St | O 7 |
| Mimosa Ct | N 5 | North St | O 4 | Phean Rd | O 2 | Rogan St | O 3 | Taylor St | O 3 | Waters St | O 3 |
| Miners Dr | N 5 | O'Halloran Dr | O 2 | Porter Av | O 2 | Rogers St | O 2 | Timor Rd | O 8 | Weller St | O 6 |
| Moondarra Ct | N 5 | Ormond Dr | O 2 | Pyrenees St | O 10 | Rowles Dr | O 2 | Tobruk Av | O 7 | Wellington St | O 10 |
| Mosquito Rd | N 5 | Osborne Ct | O 2 | Pyrenees Hwy | O 6 | Rowles Dr | O 2 | Tratalgar St | O 10 | Wills St | O 6 |
| Napier St | N 5 | Oultrm St | O 3 | Pyrenees Hwy | O 6 | Sebastopol Rd | O 2 | Treble Ct | O 8 | Wright St | O 4 |
| Necropolis St | P 5 | Palmerston St | O 6 | Queens Av | O 9 | Station St | O 6 | Tuaggia St | O 6 | | O 9 |
| Neill St | P 5 | | | | | | | | | | |

Appendix 7

From www.planning.vic.gov.au at 19 March 2024 02:38 PM

PROPERTY DETAILS

Address: **57 MAJORCA ROAD MARYBOROUGH 3465**
 Crown Description: **Allot. 26C Sec. 5 PARISH OF MARYBOROUGH**
 Standard Parcel Identifier (SPI): **26C-5\PP3071**
 Local Government Area (Council): **CENTRAL GOLDFIELDS** www.centralgoldfields.vic.gov.au
 Council Property Number: **63890.057**
 Planning Scheme: **Central Goldfields** [Planning Scheme - Central Goldfields](#)
 Directory Reference: **Vicroads 558 F10**

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **RIPON**

OTHER

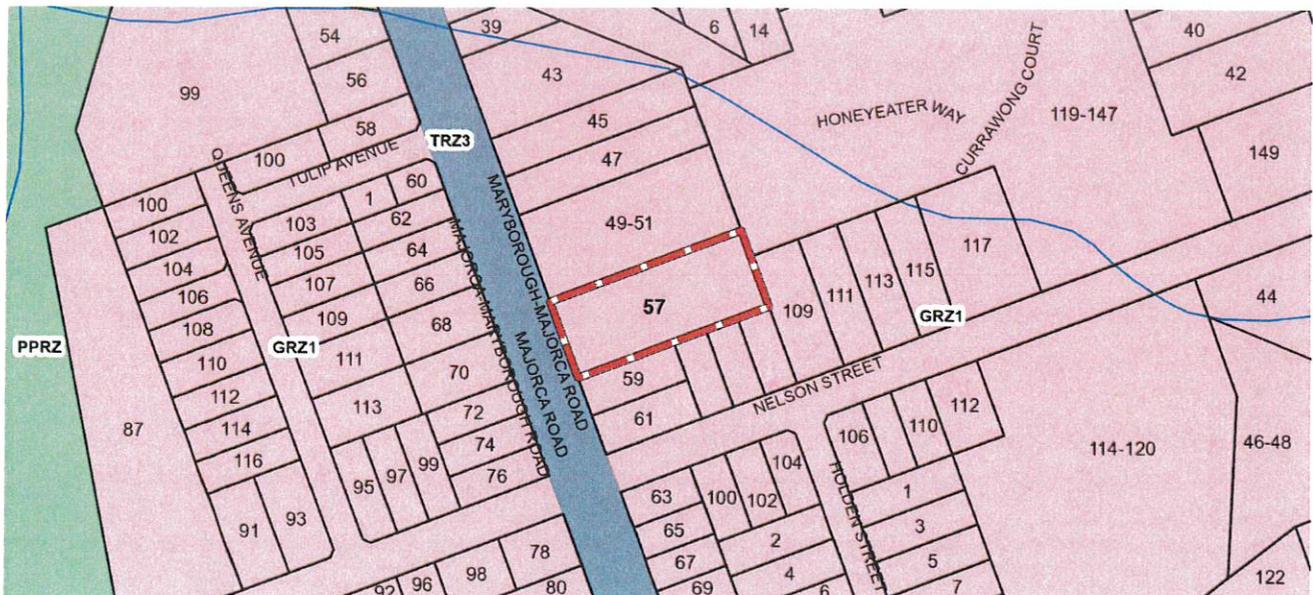
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

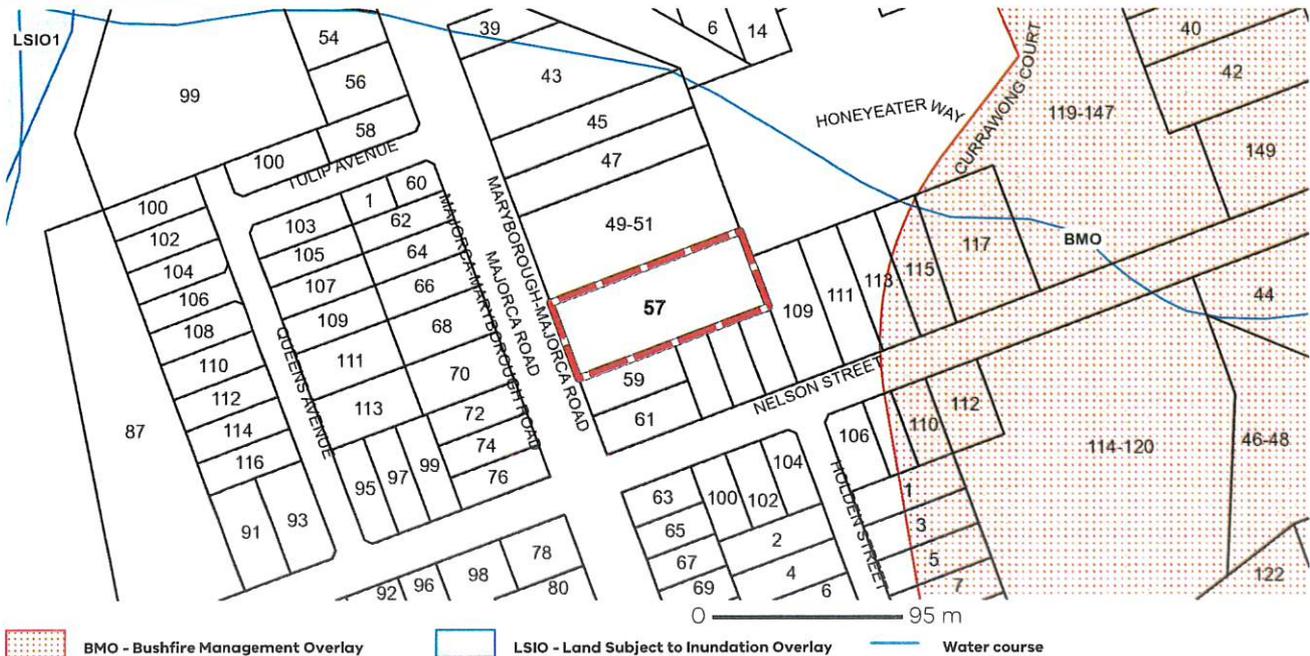
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

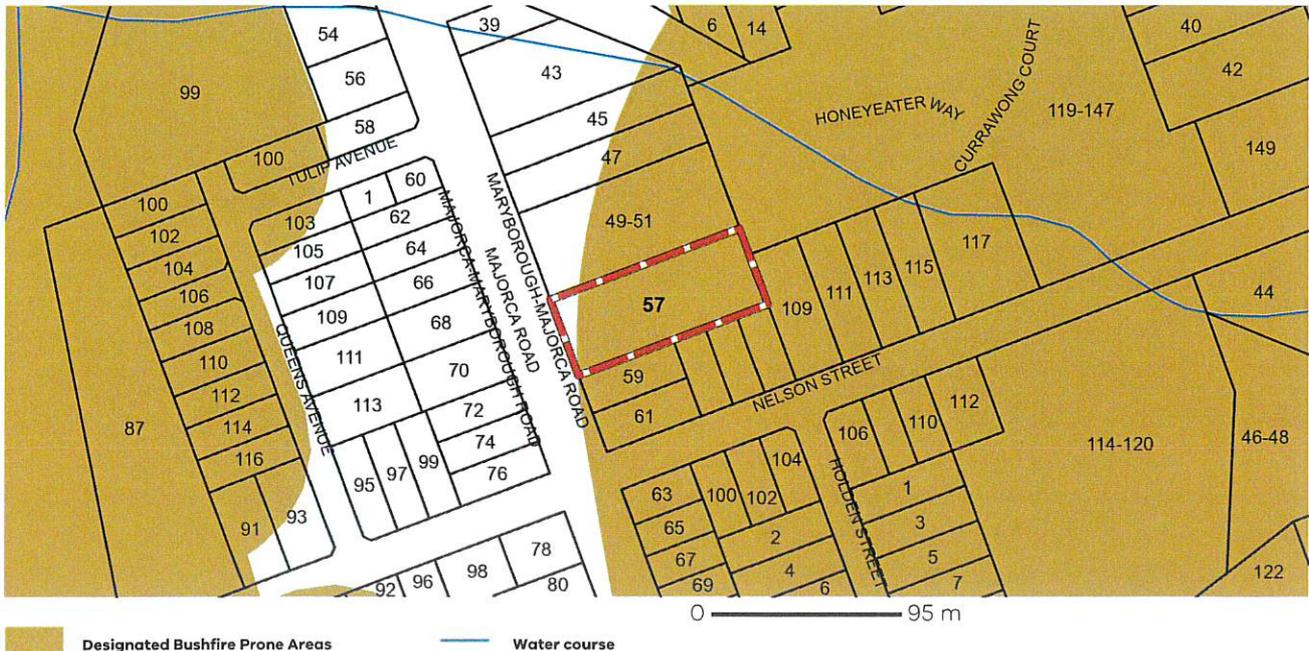
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

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

VOLUME 12164 FOLIO 640

Security no : 124113311497H
Produced 11/03/2024 03:59 PM

LAND DESCRIPTION

Crown Allotment 26C Section 5 Parish of Maryborough.
PARENT TITLE Volume 05972 Folio 232
Created by instrument AS705181L 13/11/2019

REGISTERED PROPRIETOR

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP686560S 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: 57 MAJORCA ROAD MARYBOROUGH VIC 3465

ADMINISTRATIVE NOTICES

NIL

[REDACTED]

DOCUMENT END

TITLE PLAN	EDITION 2	TP 686560S
------------	-----------	------------

LOCATION OF LAND

PARISH: MARYBOROUGH
 TOWNSHIP: -
 SECTION: 5
 CROWN ALLOTMENT: 26C
 CROWN PORTION: -
 LAST PLAN REFERENCE: -
 DERIVED FROM: VOL 12164 FOL 640
 DEPTH LIMITATION: 15.24M

NOTATIONS

EASEMENT INFORMATION

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

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by: S.A
 Date: 11/07/2022
 Assistant Registrar of Titles

Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of
E-1	SEWERAGE	3	AV692213P	CENTRAL HIGHLANDS REGION WATER CORPORATION

