

Application for a Planning Permit

① Privacy Statement

Any material submitted with this application, including plans and personal information, may be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. You must not submit any personal information or copyright material of third parties without their informed consent.

Central Goldfields Shire Council (CGSC) cannot publish your personal information (apart from the relevant address) on its internet site unless you consent to this. Do you consent to your personal information (such as your name and contact details) being made available to members of the public?

No.

Yes. (Name only)

① Questions marked with must be completed.

More information about the planning permit application process is found [here](#).

Please submit your application to planning@cgoldshire.vic.gov.au.

Application type

Is this a [VicSmart](#) application?

No

Yes. Please specify which classes:

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

No

Yes. Name and date:

Applicant details

Name:

Organisation (if applicable):

Address:

Phone number:

Email:

Preferred contact (if different to applicant):

Name:

Organisation (if applicable):

Address:

Phone number:

Email:

Land details

Address:

Formal land description:

Lot: on Lodged Plan/Title Plan/Plan of Subdivision:

OR

Crown Allotment: Section:

Parish/Township of:

Land owner:

Current land use and development description:

Proposal

Description of the use, development or other matter proposed:

Two lot resubdivision of land.

Estimated cost of development (if applicable): 0

Applicant declaration

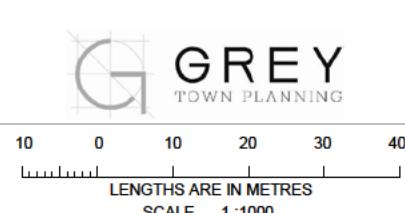
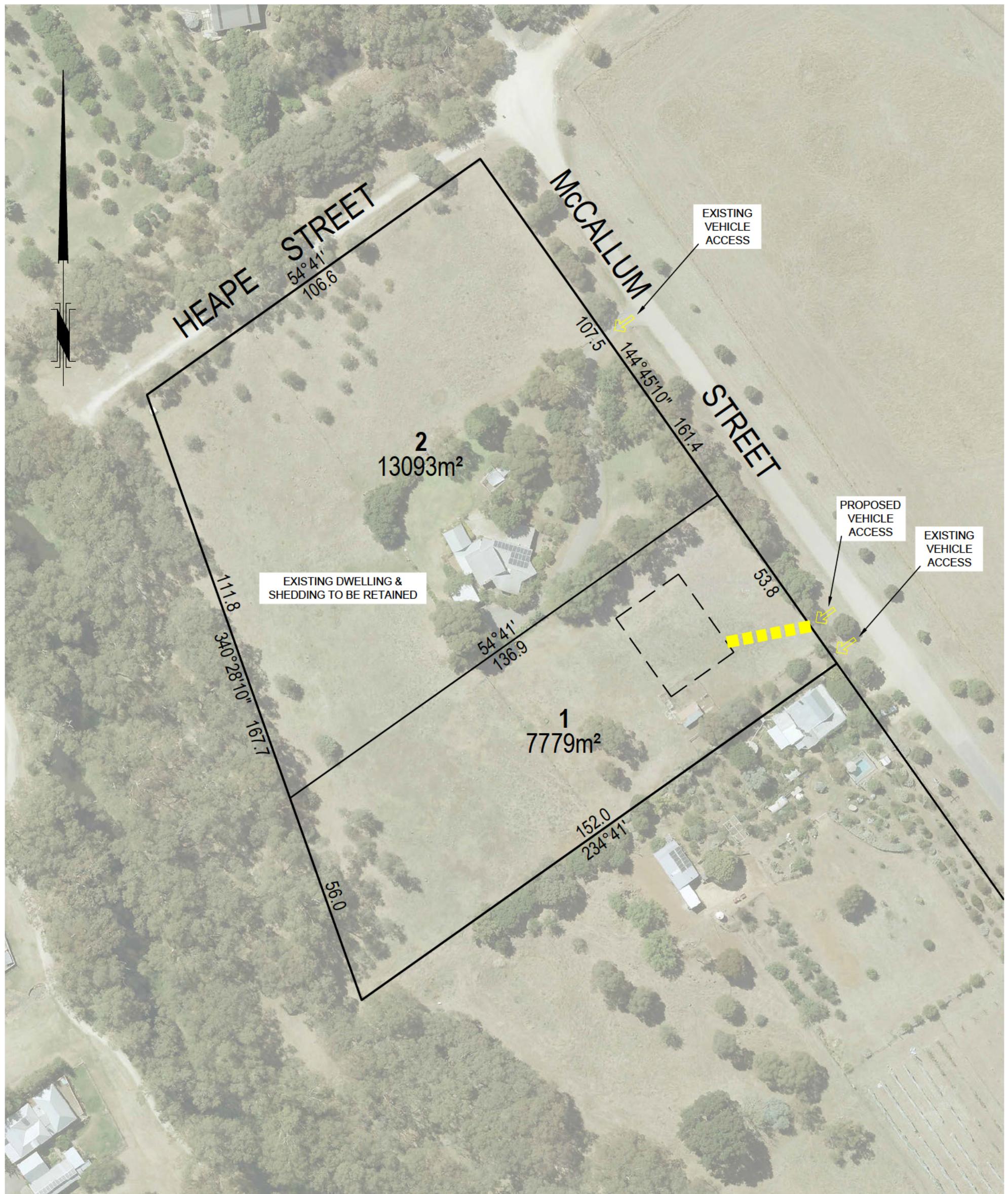
I declare that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: Andrew Grey

Date: 09/12/2025

Application checklist

- ✓ Correctly filled and signed planning permit application form.
- ✓ Full and current copy of title documents: Register Search Statement, Title Plan and any restrictive covenants (generated within 3 months) – can be purchased from [Landata](#).
- ✓ Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- ✓ Information required by the planning scheme.



Rev.	Date	Amendments
01	02/12/2025	ORIGINAL RELEASE

Drawn	Drawn Checked Scale Sheet Size File Ref. Sheet No.	PF AG 1:1000 A3 GTP0009-DR-01.dwg 1 of 1	Client: BARRY RINALDI Municipality: CENTRAL GOLDFIELDS SHIRE COUNCIL
PF			

PLAN OF PROPOSED
SUBDIVISION LAYOUT
25 McCALLUM STREET,
CARISBROOK

Clause 56 Assessment
Low Density Residential Zone

Resubdivision of 2 lots
25 McCallum Street, Carisbrook

CLAUSE	COMMENT
<p>56.07-1 DRINKING WATER SUPPLY OBJECTIVES</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	Complies – A public water supply is available in McCallum Street and connections will be provided to the requirements of Central Highlands Water.
<p>56.07-2 REUSED AND RECYCLED WATER OBJECTIVE</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	N/A – The use of recycled water is not proposed as part of this development.
<p>56.07-3 WASTE WATER MANAGEMENT OBJECTIVE</p> <p>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>	Complies – A pressure sewer mains is available in McCallum Street. The existing dwellings connection will be retained and a new connection will be provided for the vacant lot.
<p>56.07-4 STORMWATER MANAGEMENT OBJECTIVES</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	Complies – No new roads are proposed therefore increases to stormwater will be minimal and both lots are of adequate size to manage stormwater without detrimentally impacting other properties.



GREY

TOWN PLANNING

PLANNING REPORT

Two Lot Re-Subdivision of Land
25 McCallum Street, Carisbrook

4 December 2025

Grey Town Planning Pty Ltd

12A Webster Street,
Central Goldfields Central, VIC 3350

www.greytp.com.au

ABN 99 687 235 007

Table of Contents

1	Introduction	1
2	Permit Triggers	1
3	Subject Site and Context	1
4	Proposal	3
5	Planning Controls	4
5.1	Low Density Residential Zone	4
5.2	Environmental Significance Overlay	6
5.3	Floodway Overlay	7
5.4	Land Subject to Inundation Overlay	9
6	Particular Provisions	10
6.1	Native Vegetation	10
6.2	Public Open Space Contribution and Subdivision	10
7	Decision Guidelines in Clause 65	11
7.1	Approval of an application or plan	11
7.2	Approval of an application to subdivide land	12
8	Policy Framework	14
8.1	Municipal Planning Strategy	14
8.2	Planning Policy Framework	14
9	Conclusion	16

Attachments

- Attachment 1 Completed Planning Permit Application Form
- Attachment 2 Copy of Title Documentation
- Attachment 3 Plan of Proposed Subdivision
- Attachment 4 LDRZ Clause 56 Assessment

Document History

Version	Date	Description of Revision	Prepared by
0.1	03.12.2025	Review	AG
1	04.12.2025	For submission to RA	AG

Grey Town Planning has taken all professional care to ensure this document is current at the time of writing. Grey Town Planning accepts no liability for any loss or damages incurred as a result of any reliance placed upon its content.

1 Introduction

Grey Town Planning have been engaged to prepare and submit an application seeking the granting of a planning permit for the re-subdivision of two existing lots at 25 McCallum Street, Carisbrook.

The land is within the Low Density Residential Zone and is affected by the Environmental Significance Overlay, the Floodway Overlay and the Land Subject to Inundation Overlay.

2 Permit Triggers

A permit is required for the above proposal under the following provision of the Central Goldfields Planning Scheme:

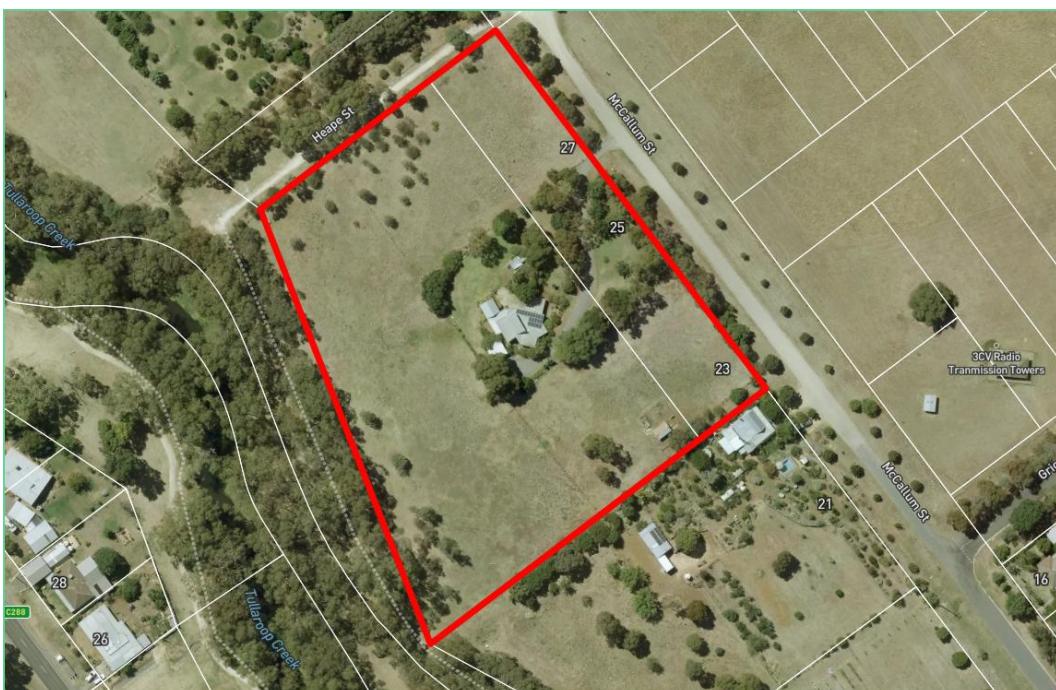
> Low Density Residential Zone	32.03-3	Subdivision of Land
> Environmental Significance Overlay	42.01-2	Subdivision of Land
> Floodway Overlay	44.03-3	Subdivision of Land
> Land Subject to Inundation Overlay	44.04-1	Subdivision of Land

3 Subject Site and Context

The subject site consists of two titles being:

- Vol. 5719 Fol. 715, Crown Allotment 7 Section 12A Parish of Carisbrook.
- Vol. 9909 Fol. 848, Crown Allotment 7A Section 12A Parish of Carisbrook.

The land is approximately 21,000sqm in area with legal and practical access is achieved from McCallum Street. The site also has a road abuttal from Heape Street but not practical access.



Aerial Photograph of site and surrounds (22.02.2022)



Aerial photograph of site and surrounding area

The land is currently improved by a single dwelling house located centrally on the site with a setback approximately 42 metres from McCallum Street. The majority of the land is reasonably flat but drops off significantly at the rear (west) close to the Tullaroop Creek.



Map identifying the site and surrounding properties

The site is within the Carisbrook township with other residential properties located to the west along McCallum Street which is a 30-metre-wide road reserve which includes a partially sealed carriageway and open swale drains.

The land is within the Low Density Residential Zone of the Central Goldfields Planning Scheme and is affected by the Environmental Significance Overlay, the Floodway Overlay and the Land Subject to Inundation Overlay. The land is within a designated bushfire prone area and an Area of Aboriginal Heritage Sensitivity.

4 Proposal

This application seeks a planning permit to re-subdivide the land with no net increase to the number of lots or the number of dwellings the land could be used for under the Central Goldfields Planning Scheme.

Lot 1 would be 7,779 square metres in area consisting of vacant land with access off McCallum Street to be taken from the southern part of the lot. An indicative building envelope is provided on the application documentation to demonstrate that a dwelling could be accommodated on the lot with minimal impact to the environment. This is an application requirement of the Low Density Residential Zone, however the building envelope is **indicative only and is NOT proposed to form the basis of a restriction** on a plan of subdivision.

Lot 2 would be 1.3093 hectares in area and would contain the existing dwelling and would take access from the existing crossover on McCallum Street.

Sewer, water and power are available in McCallum Street to serve the proposed vacant lot.

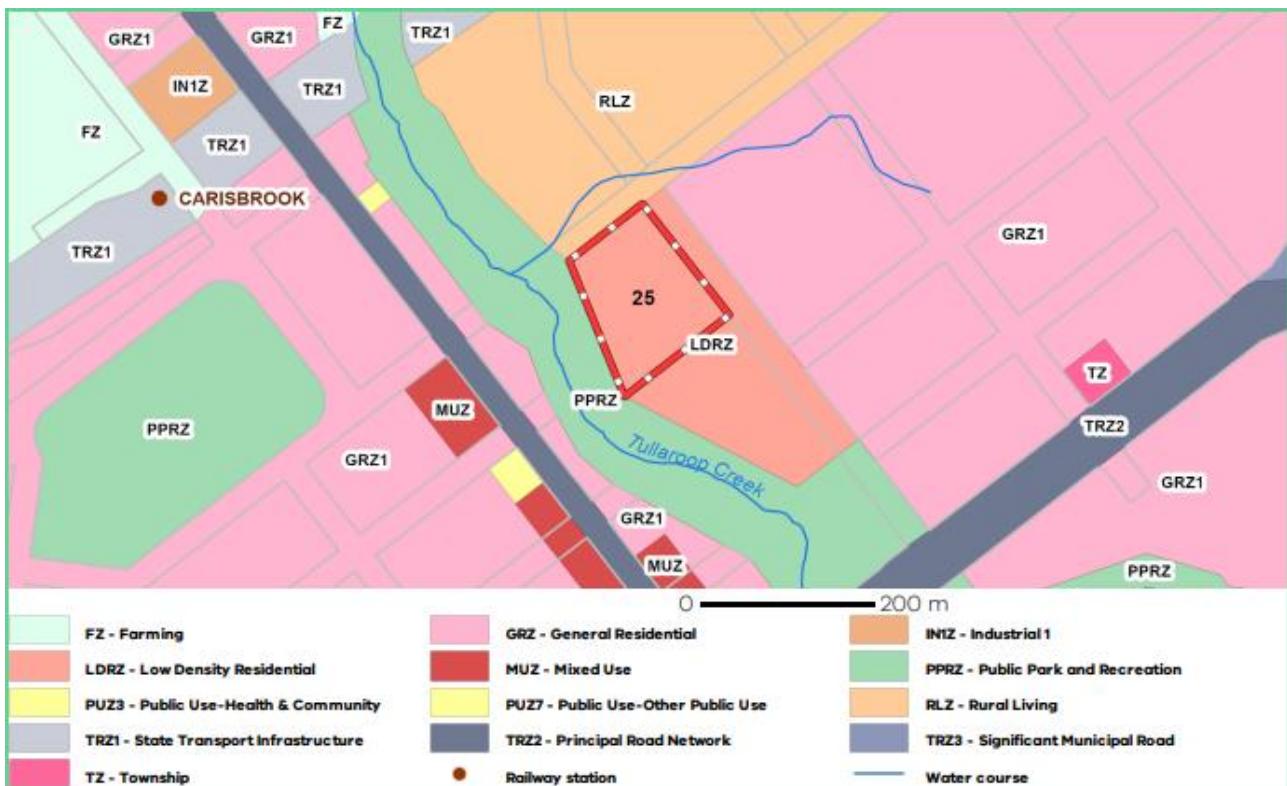


Proposed Plan of Subdivision

5 Planning Controls

5.1 Low Density Residential Zone

The subject site is situated within the Low Density Residential Zone of the Central Goldfields Planning Scheme.



The purpose of the Low Density Residential Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Response: The proposal is consistent with the purpose of the zone in that it will provide for low density residential development which will be connected to reticulated sewerage.

The site is in a location that is in close proximity to educational, recreational and community facilities meaning it responds well to the MPS and PPF.

Subdivision

Pursuant to Clause 32.03-3 of the Planning Scheme, a permit is required to subdivide land within the Low Density Residential Zone.

Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.

Response : *No area is specified in the schedule so both proposed lot sizes are above 0.2 hectares in area.*

Decision guidelines relevant to this proposal are as follows:

- > The Municipal Planning Strategy and the Planning Policy Framework.
- > The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- > The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- > In the absence of reticulated sewerage:
 - The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*.
 - The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.
- > The relevant standards of Clauses 56.07-1 to 56.07-4.

Response : *The proposed subdivision will facilitate infill development and therefore responds favourably to state and local planning policy.*

The proposal is of a very small scale which will have negligible impact on the natural environment and character of the area.

There is full availability of utility services including reticulated sewerage therefore on-site wastewater management is not required.

A response to the relevant standards of Clause 56 is provided as an attachment to this report.

5.2 Environmental Significance Overlay

The site is affected by Environmental Significance Overlay - Schedule 1 (Streamside, Watercourses and Storages).



Extent of Environmental Significance Overlay affecting the site and surrounds

The purpose of the Environmental Significance Overlay is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To identify areas where the development of land may be affected by environmental constraints.
- > To ensure that development is compatible with identified environmental values.

The environmental objectives to be achieved by the schedule to the overlay are as follows:

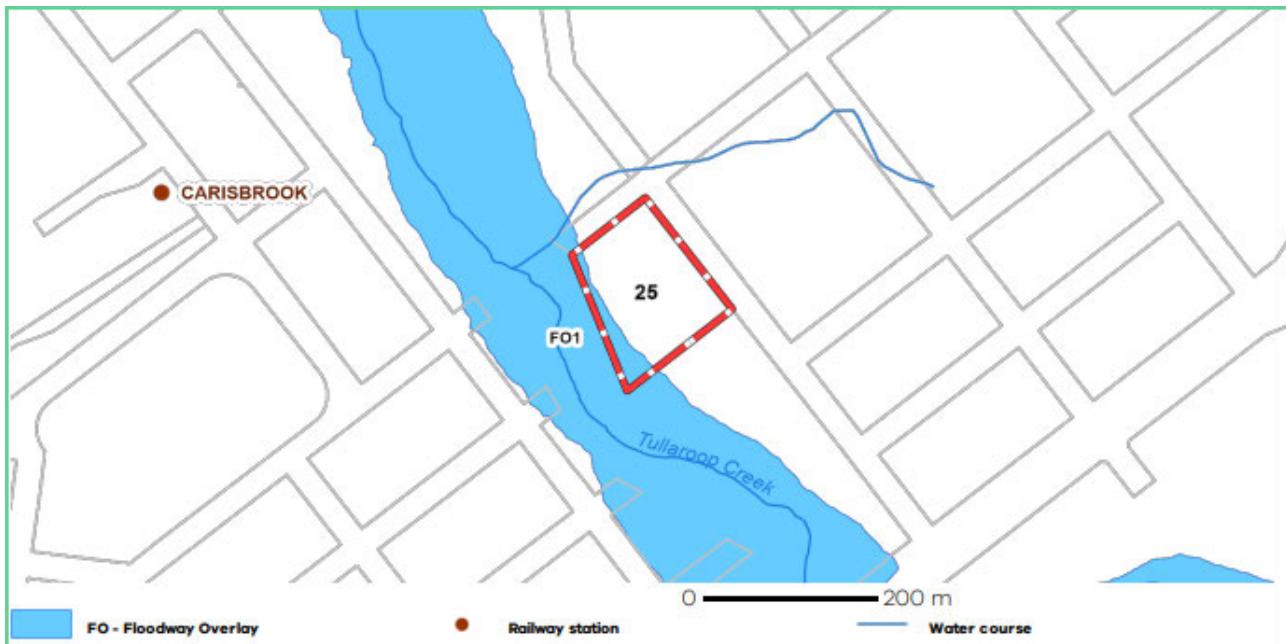
- > To prevent pollution and increased turbidity of water in water storages, watercourses and channels.
- > To restrict and regulate developments which may interfere with the use of water for agricultural, domestic or other purposes.
- > To preserve existing native vegetation and to promote regeneration of native vegetation.
- > To contribute to the enhancement of water quality throughout the Murray-Darling Basin.
- > To maintain the ability of streams and watercourses to carry natural flows.
- > To protect and encourage the long term future of flora and fauna habitat in and along watercourses and water storages.

Under the provisions of Clause 42.01-2, a planning permit is required to subdivide land.

As the lots will be connected to reticulated sewer, the resubdivision will have minimal implications for the environmental objectives to be achieved by the overlay. A further planning permit will be required for any buildings on the land which will provide opportunities to mitigate any impacts to the Tullaroop Creek.

5.3 Floodway Overlay

A small portion of the subject site is affected by the Floodway Overlay.



Extent of Floodway Overlay affecting the site and surrounds

The purpose of the Floodway Overlay, is :

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- > To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- > To reflect any declarations under Division 4 of Part 10 of the *Water Act, 1989* if a declaration has been made.
- > To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- > To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Under the provisions of Clause 44.03-3, a planning permit is required to subdivide land. A permit may only be granted to subdivide land if the following apply:

- The subdivision does not create any new lots, which are entirely within this overlay. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.
- The subdivision is the resubdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.

There is no local floodplain development plan incorporated into the Central Goldfields scheme. Therefore the subdivision is not prohibited by the dot points at Clause 44.03-3. To avoid any doubt please refer to the Tribunal decisions below.

In *Greater Shepparton CC v Goulburn Broken Catchment Management Authority [2016] VCAT 2181* declarations were sought pursuant to Section 149A of the Planning and Environment Act 1987. The facts and circumstances of this case were different from the proposal in this planning application but in her conclusion Member Gibson stated at Paragraph 33 that

"I find that subdivision of land in a Floodway Overlay can only be permitted if the subdivision meets the requirements of either limb of clause 44.03-2. I also find that the following propositions apply to subdivision of land affected by the Floodway Overlay:

- *Subdivision , which creates new additional lots, may be permitted provided no lot is entirely within the Floodway Overlay, although a lot may be partly within the Floodway Overlay and partly outside the overlay "*

This is consistent with a number of decisions of the Tribunal, in particular *Hoy v Wangaratta CC [2015] VCAT 1377*, which is similar in fact and circumstance to the proposal in this planning application, where Member Graeme found at Paragraph 33 that

"In the current matter, neither of the proposed subdivision lots would be entirely within the FO. I also note that the Council proposes that a reasonable interpretation of the intent of Clause 44.03-2 is that by satisfying one of the criteria, the other is no longer essential, and thus is not warranting of prohibition. I agree with that position, particularly as the FO covers just a very small corner portion on the site."

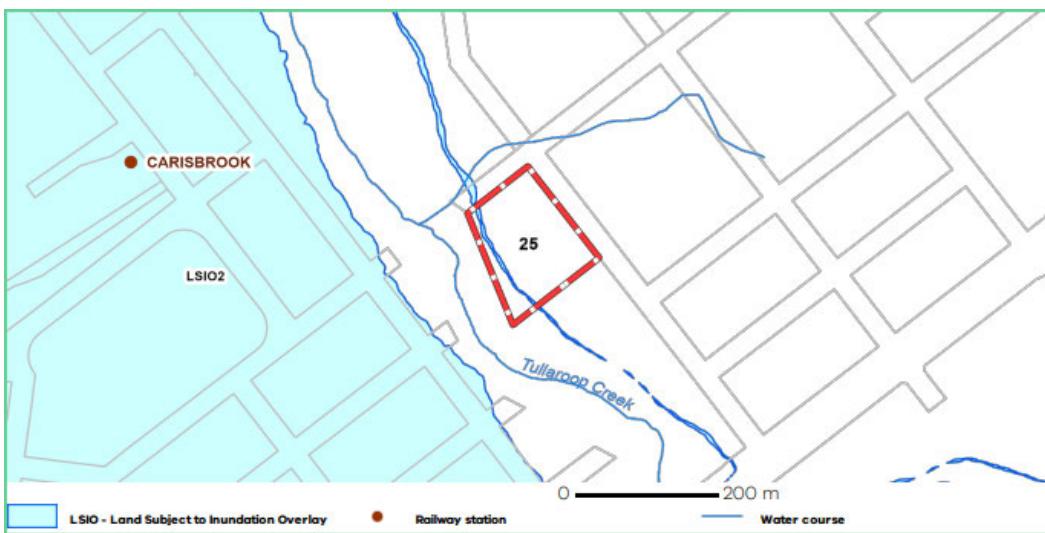
A local floodplain development plan has not been developed for this area and incorporated into the Central Goldfields Planning Scheme. Therefore a flood risk report is not required to accompany the application to the satisfaction of the responsible authority.

The application must be referred to the North Central Catchment Management Authority who are a recommending referral authority.

Overall the proposal will have no implications in relation to the operation of the overlay as the portion of land affected by the overlay is small and will not be required for buildings or the provision of access and services.

5.4 Land Subject to Inundation Overlay

A portion of the subject site is affected by the Land Subject to Inundation Overlay.



Extent of Subject to Inundation Overlay affecting the site and surrounds

The purpose of the Floodway Overlay, is :

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- > To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- > To minimise the potential flood risk to life, health and safety associated with development.
- > To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- > To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- > To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Under the provisions of Clause 44.04-3, **a planning permit is required to subdivide land**.

A local floodplain development plan has not been developed for this area and incorporated into the Central Goldfields Planning Scheme.

The application must be referred to the North Central Management Authority who are a recommending referral authority.

Overall the proposal will have no implications in relation to the operation of the overlay as the portion of land affected by the overlay is small and will not be required for buildings or the provision of access and services.

6 Particular Provisions

6.1 Native Vegetation

No native vegetation is proposed to be removed as part of the application and there will be no consequential loss as both lots are greater than 0.4ha in area and the proposed boundary is located away from any native vegetation that would trigger a permit for its removal.

The trees along the existing operational fenceline have been planted in a straight line so a permit is not required for their removal. Trees within 4 metres of the sites external boundaries are also exempt from a planning permit requirement at Clause 52.17.

6.2 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both).

There is no amount specified in the schedule to Clause 53.01 of the Central Goldfields Planning Scheme.

Response : The appropriateness of a public open space contribution is to be considered in relation to Section 18(1A) of the Subdivision Act 1988.

This proposal is for a re-subdivision which does not increase the number of lots. The proposed lots are large and contain their own open space. The land adjoins existing public open space with a constructed walking/cycling path. Therefore there will be no increase in the demand for public open space as a result of the re-subdivision.

As such the Central Goldfields Shire should not require a public open space contribution in this instance.

7 Decision Guidelines in Clause 65

7.1 Approval of an application or plan

Under the provisions of Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must also consider the following relevant decision guidelines:

DECISION GUIDELINE	RESPONSE
The matters set out in section 60 of the Act.	The application responds positively to the Central Goldfields Planning Scheme and the objectives of planning in Victoria.
Any significant effects the environment, including the contamination of land, may have on the use or development.	There are no significant environmental effects associated with this small-scale resubdivision.
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to the next section of this report.
The purpose of the zone, overlay or other provision.	Refer to section 5 of this report.
Any matter required to be considered in the zone, overlay or other provision.	Refer to section 5 of this report.
The orderly planning of the area.	The low density development of the area has been established
The effect on the amenity of the area.	Any effects will be in keeping with the purpose of the zoning of the area.
The proximity of the land to any public land.	There will be no impact on public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	N/A
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	N/A
The extent and character of native vegetation and the likelihood of its destruction.	Native vegetation will not be destroyed as a result of this proposal.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Native vegetation is protected through the layout of the subdivision.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	N/A

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	N/A
The impact the use or development will have on the current and future development and operation of the transport system.	Minimal impact being a total of two dwellings accessing McCallum Street.

7.2 Approval of an application to subdivide land

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider the following relevant decision guidelines:

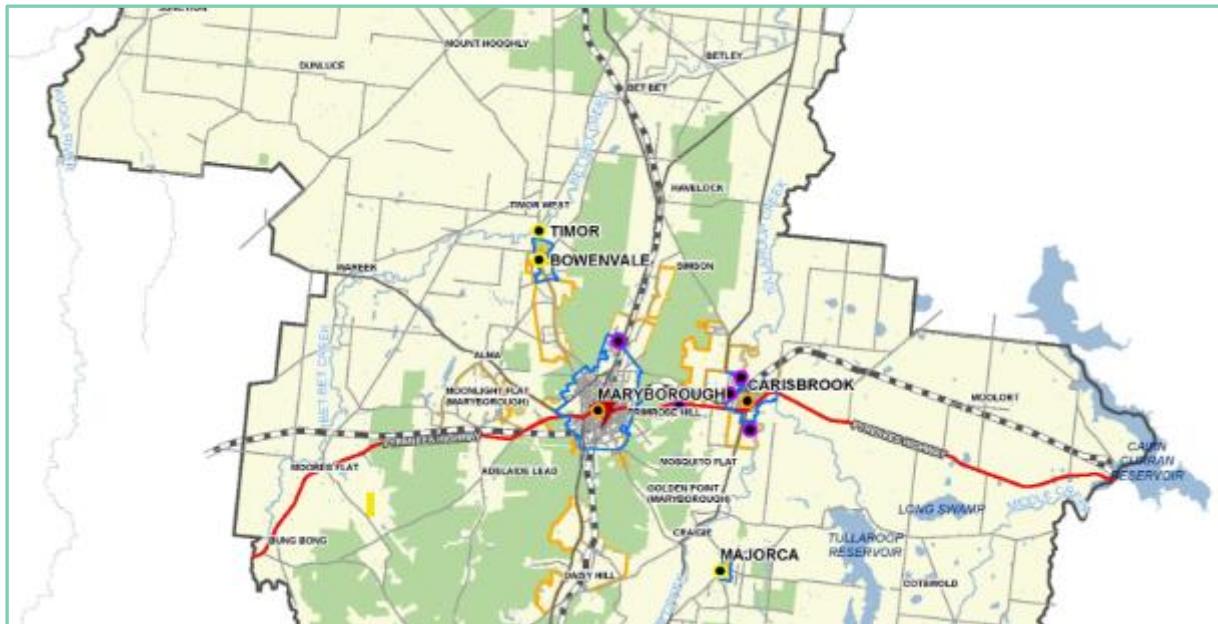
DECISION GUIDELINE	RESPONSE
The suitability of the land for subdivision.	The land is appropriately zoned and located in close proximity to existing roads and services.
The existing use and possible future development of the land and nearby land.	Future development will likely comprise an additional dwelling.
The availability of subdivided land in the locality, and the need for the creation of further lots.	There is minimal subdivided and serviced land of this nature in the area.
The effect of development on the use or development of other land which has a common means of drainage.	N/A
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	Negligible impact.
The density of the proposed development.	Density is appropriate for this area.
The area and dimensions of each lot in the subdivision.	The vacant lot can accommodate a future dwelling appropriately.
The layout of roads having regard to their function and relationship to existing roads.	N/A
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	N/A
The provision and location of reserves for public open space and other community facilities.	N/A
The staging of the subdivision.	N/A
The design and siting of buildings having regard to safety and the risk of spread of fire.	Buildings will be very well separated.

The provision of off-street parking.	Semi-rural location with no increase in demand for off-street parking.
The provision and location of common property.	N/A
The functions of any owners corporation.	N/A
The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.	Necessary services are available at the site.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	N/A
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	N/A
The impact the development will have on the current and future development and operation of the transport system.	Minimal impact being potentially one additional dwelling accessing McCallum Street.

8 Policy Framework

8.1 Municipal Planning Strategy

02.04 – Strategic framework plan – Carisbrook is a “district town”, as designated in the housing framework plan. The site is within the township boundary for Carisbrook as defined in this plan.



Central Goldfields Shire Strategic Framework Plan

8.2 Planning Policy Framework

11.01-1S – Settlement – This policy aims to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies to achieve this are to:

- > Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- > Create and reinforce settlement boundaries.
- > Encourage a form and density of settlements that supports healthy, active and sustainable transport.
- > Limit urban sprawl and direct growth into existing settlements
- > Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- > Ensure land that may be required for future urban expansion is not compromised.

Response: The subject site is an infill opportunity being residentially zoned land within a defined township boundary.

15.01-3S - Subdivision design - The objective of which is to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhood

Response: *The proposed subdivision is of a small scale, but its location provides for a reduction in car dependency.*

15.03-2S - Aboriginal Cultural Heritage - Aims to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Response : *The subject site is within an area of aboriginal cultural heritage sensitivity, but a two lot subdivision is not a high impact activity as defined by the Aboriginal Heritage Regulations and therefore a Cultural Heritage Management Plan is not required..*

16.01-1S - Housing Supply - Aims to facilitate well-located, integrated and diverse housing that meets community needs.

Response: *The proposed subdivision will make a modest contribution to housing supply by providing for infill development..*

16.01-2S - Housing Affordability - The objective of which it to deliver more affordable housing closer to jobs, transport and services.

Response: *The proposed subdivision will make a modest contribution to housing affordability by providing smaller residential lots in an area close to public transport and services.*

9 Conclusion

The proposal is consistent with the Municipal Planning Strategy and the State Planning Policy context in relation to residential infill development within defined township boundaries.

The proposed subdivision is aligned with the purpose of the Low Density Residential Zone. The proposed lots are above the minimum lot size of the zone for seweraged lots.

There will be minimal environmental impacts associated with the subdivision which does not result in an increase in the number of lots does not enable further opportunities for development close to the Tullaroop Creek.

The proposal has minimal impacts on the purpose and objectives of the overlays which affect the site. No works are proposed within the extent of the LSIO2 and FO1. The ESO1 will provide opportunities to influence the siting and design of development on the vacant lot to protect the Tullaroop Creek.

For the reasons outlined in this report, it is considered the subdivision is appropriate and should therefore be supported by the Central Goldfields Shire Council.

.....
Andrew Grey
Grey Town Planning Pty Ltd

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

Page 1 of 1

VOLUME 09909 FOLIO 848

Security no : 124130344485Q
Produced 29/11/2025 07:57 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 7A Section 12A Township of Carisbrook Parish of Carisbrook.

REGISTERED PROPRIETOR**ENCUMBRANCES, CAVEATS AND NOTICES**

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

DIAGRAM LOCATION

SEE TP063526S 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: 25 MCCALLUM STREET CARISBROOK VIC 3464

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	TP063526S
Number of Pages (excluding this cover sheet)	2
Document Assembled	29/11/2025 19:57

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 63526S
<p>Location of Land</p> <p>Parish: CARISBROOK Township: CARISBROOK Section: 12A Crown Allotment: 7A Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9909 FOL 848 Depth Limitation: 15 m</p>		<p>Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9909 FOL. 848 AND NOTED ON SHEET 2 OF THIS PLAN</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>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 28/06/1999 VERIFIED: BC</p>	
LENGTHS ARE IN METRES Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets		

TITLE PLAN		TP 63526S
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT		
<p>all that piece of land in the said State being Allotment seven^A of Section twelve^A in the Township of Carisbrook Parish of Carisbrook County of Talbot ----- and being the land shown enclosed by continuous lines in the map hereon PROVIDED that this Grant is made subject to—</p> <p>(a) the reservation to Us Our heirs and successors of—</p> <ul style="list-style-type: none">(i) all gold silver uranium thorium and minerals within the meaning of the <i>Mines Act</i> 1958 and petroleum within the meaning of the <i>Petroleum Act</i> 1958 (hereinafter called “the reserved minerals”);(ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;(iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land; <p>(b) the right to resume the said land for mining purposes pursuant to section 205 of the <i>Land Act</i> 1958;</p> <p>(c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act</i> 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.</p>		
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets

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

Page 1 of 1

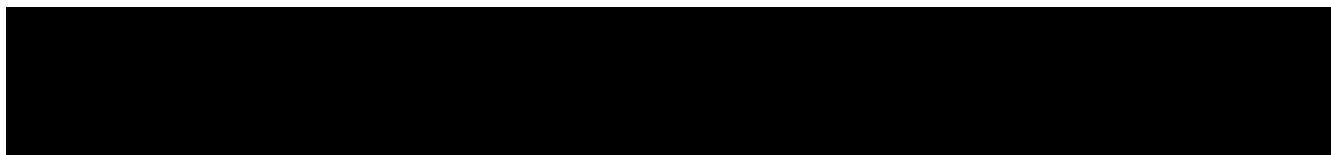
VOLUME 05719 FOLIO 715

Security no : 124130344484R
Produced 29/11/2025 07:57 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 7 Section 12A Township of Carisbrook Parish of Carisbrook.

REGISTERED PROPRIETOR**ENCUMBRANCES, CAVEATS AND NOTICES**

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

DIAGRAM LOCATION

SEE TP362666H 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: 25 MCCALLUM STREET CARISBROOK VIC 3464

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	TP362666H
Number of Pages (excluding this cover sheet)	2
Document Assembled	29/11/2025 19:57

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 362666H
Location of Land Parish: CARISBROOK Township: CARISBROOK Section: 12A Crown Allotment: 7 Crown Portion: Last Plan Reference: Derived From: VOL 5719 FOL 715 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 5719 FOL. 715 AND NOTED ON SHEET 2 OF THIS PLAN 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			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21/03/2000 VERIFIED: AD
COLOUR CODE Y = YELLOW			
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet		
	Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN		TP 362666H
<h2 style="margin: 0;">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS</h2> <h2 style="margin: 0;">CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</h2>		
<p style="text-align: right; margin: 0;"><small>IN THAT PIECE OF LAND in the said State containing</small></p> <p style="margin: 0;"><i>three acres three rods and thirty three perches more or less being Allotment seven of Section twelve A in the Town of Caribbrook Parish of Caribbrook County of Talbot</i></p> <p style="margin: 0; background-color: #ffffcc; padding: 10px;"> delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the <i>Mines Act</i> 1928 in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted. </p> <p style="margin: 0; background-color: #ffffcc; padding: 10px;"> PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 188 of the <i>Land Act</i> 1928. AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act</i> 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. </p> <p style="margin: 0; background-color: #ffffcc; padding: 10px;"> PROVIDED FURTHER and this grant is upon this express condition that neither the grantee nor any one claiming from through or under him shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein or thereon within the meaning of the <i>Mines Act</i> 1928 or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act </p>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets