

# PLANNING REPORT

## 2 LOT RE-SUBDIVISION

### 1205 AND 1229 HOPKINS HIGHWAY

### PURNIM



**May 2024**

**Prepared by:**

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## Appendices

**Appendix A – Certificate of Title**

**Appendix B – Section 173 Agreement**

**Appendix C – Proposed Plan of Subdivision**

## 1 Introduction

This planning report has been prepared to accompany a planning application to re-subdivide known as 1205 Hopkins Highway and 1229 Hopkin Highway Purnim, being Lot 2 Title Plan 007974F (having an area of 20.24 hectares) and Lot 1 Plan of Subdivision 614171Y (having an area of 40.42 hectares).

Both allotments accommodate a dwelling and associated rural infrastructure. Both allotments are used for agricultural purposes.

It is proposed to re-subdivide the existing allotments to create a small allotment for the existing dwelling on Lot 2 Title Plan 007974F, and effectively transfer and consolidate the balance of Lot 2 Title Plan 007974F with Lot 1 PS614171Y.

The application is made pursuant to Clause 35.07-3 of the Moyne Planning Scheme, which provides the ability to create a smaller lot than specified by the Farming Zone if the subdivision is the re-subdivision of existing lots and the number of lots is not increased.

Lot 1 PS614171Y is subject of a Section 173 Agreement, being Instrument No. AG508267D. The Section 173 Agreement is to the effect that Lot 1 PS614171Y cannot be further subdivided. The application seeks to increase the area of Lot 1 Ps614171Y, not subdivide the land.

The application site is part of a broader family dairying enterprise over four (4) contiguous parcels of land which has an overall area of 205.3 hectares.

The overall farm currently accommodates three dwellings and the proposed resubdivision effectively excises one of the dwellings.

## 2 Description of the Land

The land is contained within Certificate of Title Volume 11230 Folio 354, being Lot 1 on PS614171Y and Certificate of Title Volume 10500 Folio 088, being Lot 2 on Title Plan 249532N.

Lot 1 on PS614171Y has an area of 40.42 hectares.

Lot 2 on Title Plan 249532N has an area of 20.24 hectares.

The application site has an overall area of 60.66 hectares.

Lot 1 on PS614171Y is an irregular configuration, having a narrow frontage to Hopkins Highway (i.e., 20.13 metres), and an abuttal to the Merri River.

A power line easement having a width of 12 metres, in favour of Powercor, crosses Lot 1 on PS614171Y from the south west to the north east.

1205 and 1229 Hopkins Highway Purnim

Lot 2 on Title Plan 249532N is a rectangular configuration, having a frontage to Hopkins Highway of 402 metres and a depth of 502.9 metres. No easements effect Lot 2 on Title Plan 249532N

A copy of title plans follow:



Figure 1 – Lot 2 Title Plan Lot TP7974F

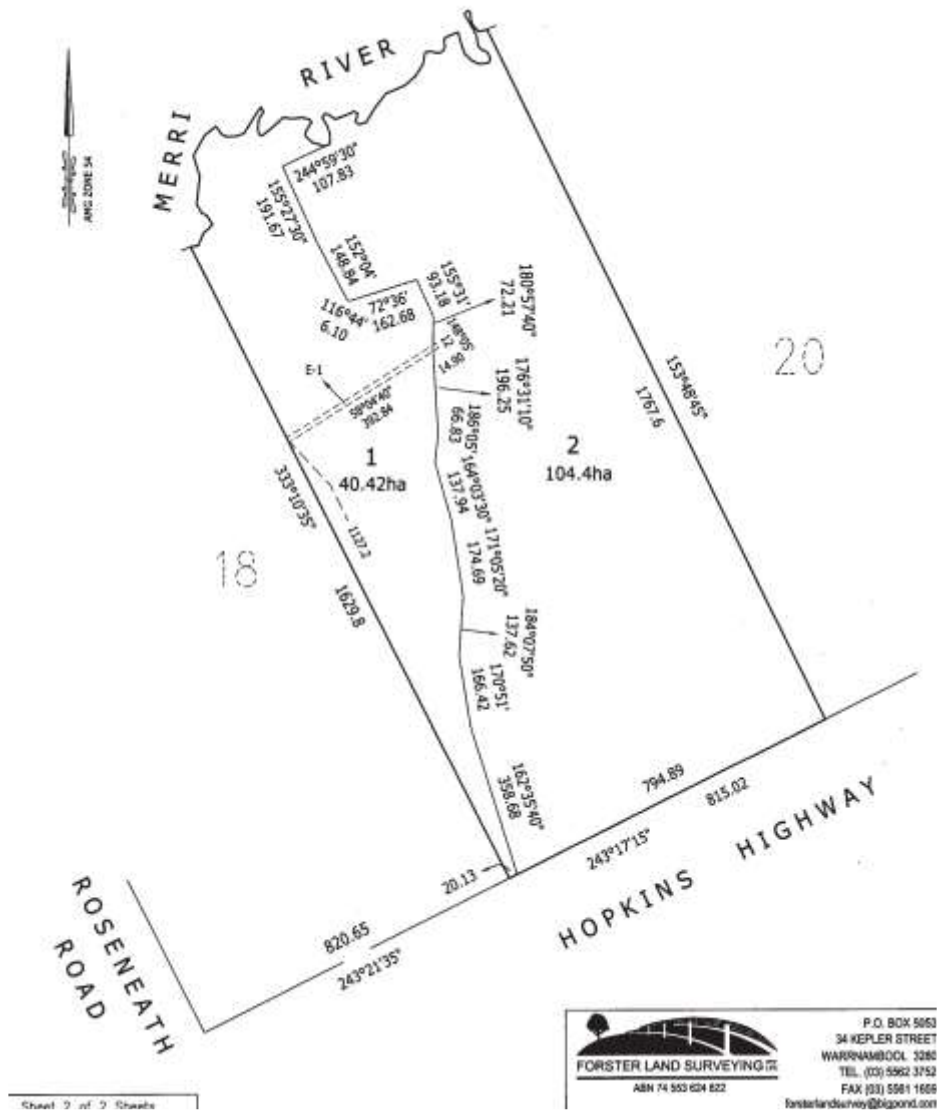


Figure 2 – Lot 1 on PS614171Y

A copy of the certificates of title are attached. Refer to **Appendix A**.

### 3 Section 173 Agreement: Lot 1 PS614171Y

A section 173 Agreement, being Instrument AG508267D is registered on Certificate of Title Volume 11230 Folio 354, (i.e., Lot 1 on PS614171Y)

The Agreement is to the effect that the Lot 1 PS614171Y shall not be further subdivided.

The origin of the Agreement is Condition No. 2 of Planning Permit PL07/278. That permit allowed the two (2) Lot subdivision of the parent title (i.e., CA 19 Parish of Purnim).

The intent of the Condition No. 2 of Planning Permit PL07/278 was to ensure the lots allowed by that permit were not reduced in area.

The Proposed Subdivision increase the area of Lot 1 on PS614171Y from 40.63ha to 49.85 ha.

A copy of the Section 173 Agreement is attached. Refer to **Appendix B**.

### 4 Site Location

The application site is located on the north west side of the Hopkins Highway 400m north east of Roseneath Road.

A locality plan follows which shows the context of the application site in relation to Bushfield and Purnim.



**Application Site**

**Figure 5: Context Locality Plan**

## 5 The Proposal

The application seeks to re-subdivide two (2) existing allotments and the number of allotments is not proposed to increase. It is proposed to create a small allotment to accommodate an existing dwelling and associated outbuildings (Proposed Lot 1), and to create a large balance allotment (Proposed Lot 2) which will continue to be used for sustainable agricultural purposes in association with the Chenoweth family agricultural enterprise.

### **Overall Landholdings and Dairying Farm Enterprise**

The application site is part of a broader family dairying enterprise which incorporates four (4) contiguous parcels of land, having an overall area of 205.3 hectares.

The dairying farm operation conducted on the land involves milking a herd of 250 Cows, and involves a self-replacing herd management scheme whereby heifer calves are raised on site to become part of the milking cow herd.

The dairy herd is a combination of friesian and jersey cows, together with some cross bred cows.

The overall farm currently accommodates three dwellings and the proposed resubdivision effectively excises one of the dwellings.

In addition to the two (2) allotments which are subject of this proposed resubdivision application (described in detail above) the dairy farm also incorporates the following two (2) additional parcels of land:

**Lot 2 on PS614171Y Hopkins Highway**

Lot 2 on PS614171Y adjoins the eastern boundary of the application site (i.e., Lot 1 PS614171Y)

Lot 2 on PS614171Y has an area of 104.4 hectares.

Lot 2 accommodates a dairy and associated rural infrastructure together with a modest dwelling.

**Lot 1 on Plan of Subdivision PS842683 Roseneath Road**

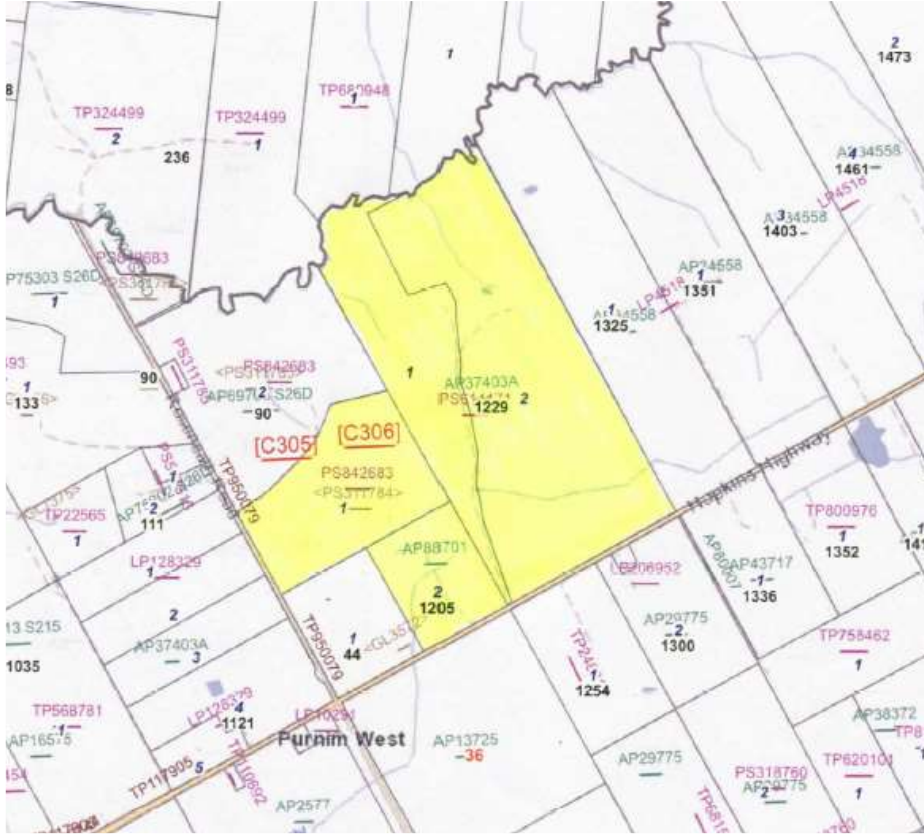
Lot 1 on Plan of Subdivision PS842683 Roseneath Road, has a common boundary with both allotments which make up the application site.

Lot 1 on Plan of Subdivision PS842683 has an area of 40.24 hectares.

The north east boundary of Lot 1 PS842683 adjoins the south west boundary of 1229 Hopkins Highway (i.e., Lot 1 on PS614171Y) and the south east boundary of Lot 1 PS842683 adjoins the north west boundary of 1205 Hopkins Highway (i.e., Lot 2 Title Plan Lot TP7974F).



The following basemap shows the relationship between the four (4) allotments.



**Figure 3: Chenoweth family overall landholdings**

**Resubdivision of Lot 1 on PS61471Y and Certificate of Title Volume 10500 Folio 088, being Lot 2 on Title Plan 249532N.**

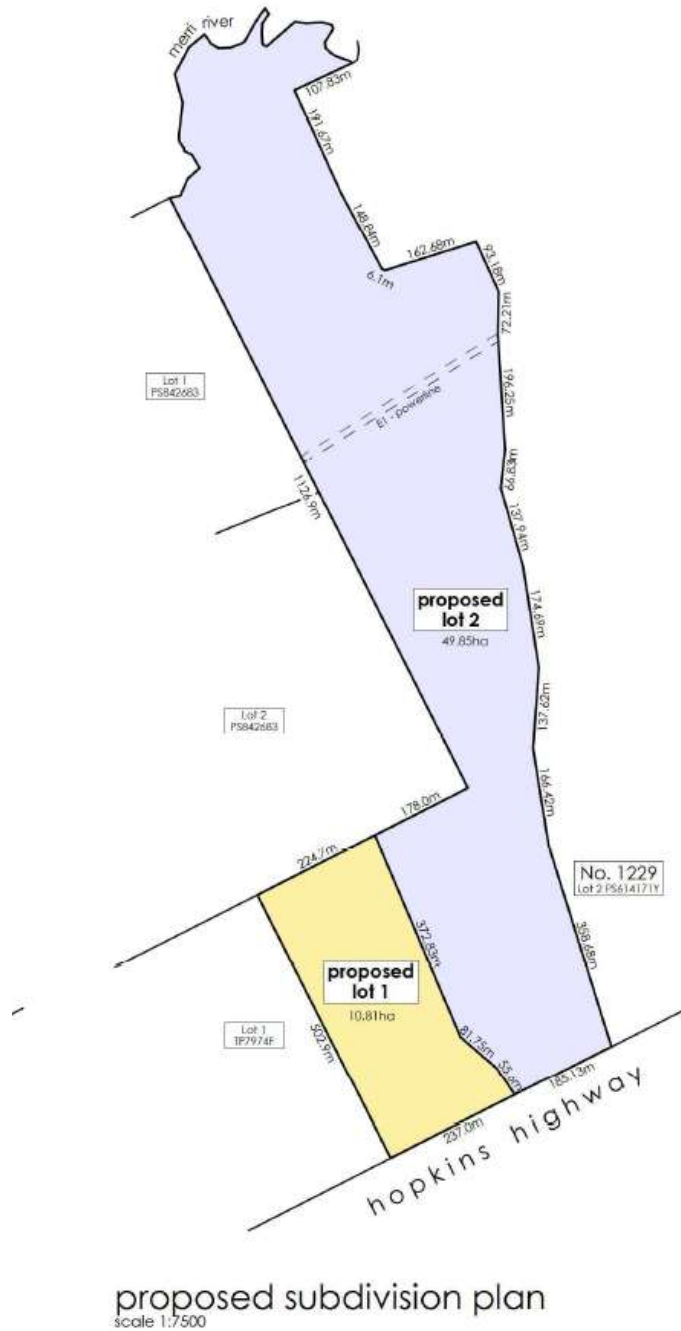
The allotments which form the application site both accommodate a dwelling and the resubdivision of the allotments does not change the potential number of dwellings that the overall land area could be used for. The subdivision has been instigated for agricultural purposes.

The following plan shows the existing allotment configurations:



**Figure 3 – Existing Allotment Configuration**

An extract of the Proposed Plan of Subdivision follows:



**Figure 3: Proposed Plan of Subdivision**

The Proposed Plan of Subdivision is attached. Refer to **Appendix C**.

The proposed Plan of Subdivision overlaid on an aerial of the application site follows:



subdivision plan over aerial  
scale 1:7500

**Figure 4: Proposed Plan of Subdivision overlaid on an Aerial photograph of the Application Site**

Proposed Lot 1 has an area of 10.81 hectares and proposed Lot 2 has an area of 49.85 hectares.

Both allotments will have a frontage to the Hopkins Highway which is a sealed road.

Vehicle access to both allotments from the Hopkins Highway is existing.



## 6 Surrounding Land Use

The surrounding land use is broad acre agricultural, predominantly being extensive animal husbandry, dairy farming and the grazing of beef cattle.

The following aerial photograph indicates the extent of the surrounding broad acre agricultural activities surrounding the application site.



Application Site:

**Figure 8: Aerial of surrounding agricultural land use**

## 7 Municipal Planning Strategy

### Clause 02.03 Strategic Directions

The Municipal Planning Strategy includes the following relevant clauses:

#### Clause 02.03-4 Natural Resource Management

##### Agriculture

Rural land in the municipality forms part of the highly productive Western District. A mild climate, high and well distributed rainfall, a diverse range of soil types and access to markets have combined to make the Shire a significant agricultural area. Intensive dairying and crop production are significant land uses in the coastal hinterland, while extensive cropping and grazing enterprises, including beef cattle and sheep for wool and meat, are major activities in the northern part of the Shire.

Agricultural areas along the coast, between settlements and on the edge of townships are under pressure from other forms of development, particularly housing on existing small lots interspersed with farming land. The construction of dwellings on many or all such lots would not be consistent with responsible management of rural land. Such areas include:

- Extensive areas where the size of lots is less than half the minimum lot size specified under the Farming Zone; and
- Areas of open farming land which are comprised of comparatively small lots that are distant and isolated from townships with appropriate infrastructure and services.

Demand for rural lifestyle properties on small lots has increased mainly in the south of the Shire, and the proliferation of dwellings for lifestyle or hobby farm purposes in rural areas can compromise the long-term viability of farming. Dwellings or small lot subdivisions can sometimes genuinely be required to support agricultural production, however the development of isolated dwellings and housing clusters of small lots that are not associated with agriculture can result in land use conflicts, the loss of productive agricultural land and inefficient demand for social and physical infrastructure services. Council seeks to direct the demand for rural lifestyle living to land zoned for such purposes. A 'Lifestyle Farming' area at Bushfield, Grassmere and Wangoom is intended to accommodate demand for lifestyle farming and small scale farming enterprises which can make productive use of agricultural land.

The Belfast Rural area (also known as the Killarney Area) between Rosebrook and the Tower Hill Wildlife Reserve comprises high quality fertile volcanic soils that have traditionally been the focus for potato farming. The area is characterised by a large number of small land holdings that are predominantly managed as conglomerations.

Sustainable timber production and the development of timber industries to process product are supported where they are undertaken with minimal adverse impacts.

**Assessment:** The proposed resubdivision does not increase the number of allotments. The resubdivision does not increase the potential for additional dwellings to be developed in the Farming Zone. The resubdivision effectively provides the opportunity for the expansion of an existing dairying operation whilst reducing the size of an adjoining property which is insufficient in size to be used for productive agricultural purposes and is used for lifestyle purposes.

## **Clause 02.03-7 Economic Development**

### ***Agriculture***

Agriculture is the most important sector of the local and regional economy and a major source of local employment. The Shire is within Australia's largest dairy production region that contributes around a quarter of the nation's milk production.

The Western Victoria Livestock Exchange at Mortlake has a key role in supporting the regional agricultural sector.

There are opportunities for economic diversification through the development of aquaculture, horticulture and intensive agricultural enterprises, and agriculturally linked value adding industries. Value adding onsite or closer to the source of the product provide opportunities to expand the local economy.

The preservation of agricultural land in large holdings is necessary to maintain the economy of the Shire, including the service and processing industries that support agriculture.

**Assessment:** The proposed resubdivision creates a larger holding to be used for productive agricultural purposes (i.e., expanding an existing dairy operation), effectively reducing the size of an already small lot, which is used for lifestyle purposes.

## **8 Planning Policy Framework**

The Planning Policy Framework includes the following relevant clauses;

**Clause 14.01-1S Protection of Agricultural Land** seeks to protect the state's agricultural base by preserving productive farmland.

Strategies to preserve productive farmland include:

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.
- Limit new housing development in rural areas by:
  - Directing housing growth into existing settlements.
  - Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
  - Encouraging consolidation of existing isolated small lots in rural zones.
- Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
  - Impacts on the continuation of primary production on adjacent land, with regard to land values and the viability of infrastructure for such production.
  - Compatibility between the proposed or likely development and the existing use of the surrounding land.
  - The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
  - Land capability.
- Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.
- Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.
- Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinization) against the benefits of the proposal.



### **Assessment of Clause 14.01-1S Protection of Agricultural Land**

*The proposed re-subdivision of two (2) allotments into two (2) allotments will not remove productive agricultural land from the state's agricultural base. Proposed Lot 2 will have an area of 49.85 hectares and will facilitate the expansion of an existing dairy operation on the land; and proposed Lot 1 (10.81 hectares), accommodating an existing dwelling, will be used for lifestyle purposes.*

### **Clause 14.01-1L Agricultural production**

This policy applies to land in the Farming Zone.

### **Strategies**

Establish buffers around uses that may conflict with agricultural land use to limit land use conflicts.

Limit the construction of dwellings on productive agricultural land.

### **Policy guidelines**

Consider as relevant:

- Ensuring lots subdivided to excise an existing dwelling have a maximum size of 2 hectares.
- Discouraging the construction of dwellings on lots greater than 2 hectares and less than the minimum lot size specified in the schedule to the Farming Zone.
- Assessing the suitability of existing lots of less than 2 hectares in area for a single dwelling.
- Ensuring dwellings are constructed close to a road frontage or property boundary.
- Ensuring dwellings excised under the provisions of Clause 35.07-3 are in a habitable condition and comply with the Building Code of Australia.
- Creating the smaller lot in a manner that potential or existing dwellings will not restrict surrounding agricultural activities.
- Discouraging the excision of dwellings that did not exist at the date of approval of this scheme (6 January 2000).

### **Assessment:**

The proposed resubdivision creates a small lot for an existing dwelling, having an area of 10.81 hectares (i.e., Proposed Lot 1). The configuration of Proposed Lot 1 exceeds 2 hectares in area having regard to the siting of the existing dwelling at the rear of the site. The dwelling is serviced by an existing driveway which is accessed via the Hopkins Highway.

### **Clause 14.01-2s Sustainable Agricultural land uses**

#### **Objective**

To encourage sustainable agricultural land use

#### **Assessment of Clause 14.01-2s Sustainable Agricultural land uses**

*Strategies to achieve the above objective relate to the agricultural land use activities, including intensive animal husbandry, and are not relevant to a resubdivision application.*

**Clause 16.01-3S Rural Residential Development** seeks to identify land suitable for rural residential development.

Strategies include managing development in rural areas to protect agriculture and avoid inappropriate rural residential development

#### **Assessment of Clause 16.01-3S Rural Residential Development**

*Clause 16.01-5S Rural Residential Development is not relevant in that the application does not seek to develop a dwelling, but rather seeks to create a small lot for an existing dwelling.*

### **Clause 17.01-1R Diversified Economy – Great South Coast**

#### **Strategies**

- Support agriculture as a primary source of economic prosperity and increase the region's contribution to the nation's food production.
- Support rural production and associated economic development opportunities including rural industry, rural sales, accommodation and tourism.
- Support expanded processing and logistics businesses in Hamilton

#### **Assessment of Clause 17.01-1R Diversified Economy – Great South Coast**

*The application for re-subdivision effectively creates a large allotment (49.85 hectares) in the farming zone, which will support agricultural productivity by facilitating the expansion of an existing dairy operation.*

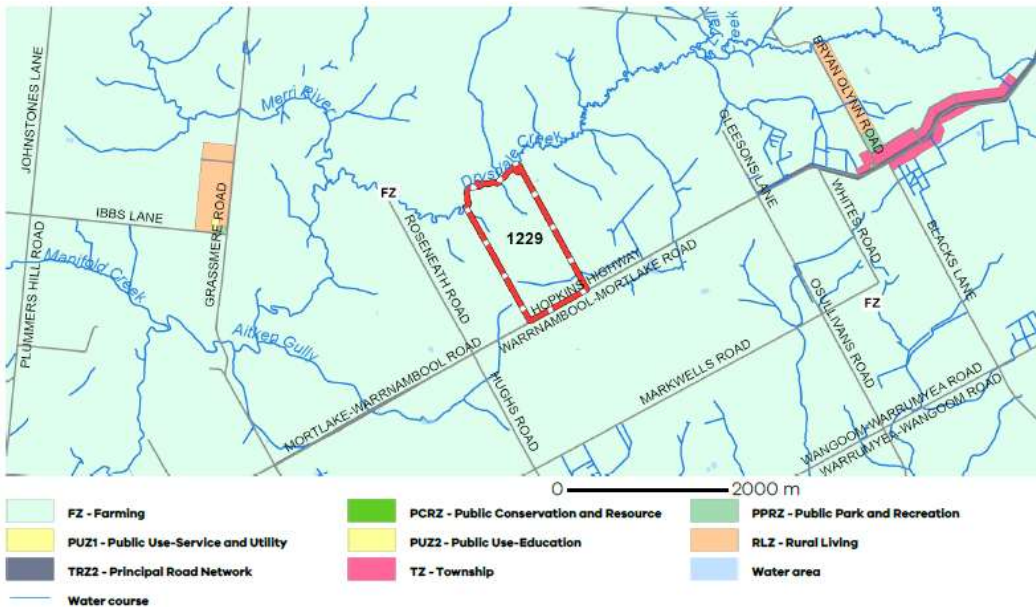
## 9 Zoning

The subject land falls within the Farming Zone.



Application Site - Farming Zone (FZ) ■■■■■■

Figure 9: Zoning Map 1205 Hopkins Highway



Application Site - Farming Zone (FZ) ■■■■■■

Figure 9: Zoning Map 1229 Hopkins Highway

## **9.1 Purpose of the Farming Zone**

The purposes of the Farming zone (Clause 35.07) are as follows:

- To implement the Municipal planning Strategy and the Planning policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone

### **Clause 35.07-3 Subdivision**

Within the Farming zone a permit is required to subdivide land. The minimum lot size is 40 hectares however a permit can be granted to create smaller lots if the subdivision is a re-subdivision of existing lots and the number of lots is not increased.

The application is made under dot point two (2) of Clause 35.07-3 as a re-subdivision of two (2) lots to create two (2) reconfigured lots.

## **9.2 How the proposed subdivision responds to the decision guidelines in the zone (Clause 35.07-6)**

The following guidelines must be considered, as appropriate:

### **General issues**

- The Municipal Planning Strategy and the Planning Policy Framework
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

- How the use and development makes use of existing infrastructure and services

### **Assessment**

*Planning Policy Framework has been addressed in Section 7 of this report.*

### **Agricultural issues**

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

### **Assessment**

*The proposed re-subdivision enhances agricultural production by effectively creating a large allotment to be used for sustainable and productive agricultural purposes whilst effectively excising a dwelling on a small allotment from the balance of the land. The re-subdivision will not affect the agricultural qualities of the land.*

### **Dwelling issues**

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

### **Assessment**

*No new dwelling is being proposed. The re-subdivision of two (2) allotments into two (2) allotments proposes to create a small allotment for an existing dwelling.*

### **Environmental issues**

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

### **Assessment**

*The proposed re-subdivision will have no impact on environmental issues. The proposed re-subdivision does not involve the development of any new building or works.*

### **Design and siting issues.**

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.

### **Assessment**

*The proposed re-subdivision does not involve the development of any new buildings on the application site and the design and siting issues are therefore not applicable.*

## **10 Overlays**

No planning overlays affect the application site.

## 11 Conclusion

The nature of the subdivision being proposed is contemplated and supported by the provisions of the Moyne Planning Scheme as detailed in this report.

The application is made under the provisions of Clause 35.07-3 as a re-subdivision of two (2) lots to create two (2) reconfigured lots.

It should be noted that both existing allotments (and proposed reconfigured lots) accommodates a dwelling. The resubdivision of the allotments does not change the potential number of dwellings that the overall land area could be used for. The subdivision has been instigated for agricultural purposes.

This report addresses the Planning Policy Framework, the provisions of the Farming Zone and finds that the re-subdivision of two (2) existing allotments to create a small allotment for an existing dwelling and a large allotment for sustainable agricultural purposes is justified having regard to the relevant planning controls.

The existing dwelling on proposed Lot 1 (proposed area of 10.81 hectares) is in excess of the requirements for the ongoing agricultural use of the land.

The re-subdivision creates a large allotment (49.85 hectares) which will continue to be used for sustainable and productive agricultural purposes, primarily being a dairy farm operation.

## APPENDIX A – CERTIFICATES OF TITLE



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 11230 FOLIO 354

Security no : 124113214170X  
Produced 06/03/2024 06:31 PM

#### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 614171Y.  
PARENT TITLE Volume 10132 Folio 038  
Created by instrument PS614171Y 11/10/2010

#### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
DEBORAH JUDITH CHENOWETH  
MARTIN ROSS CHENOWETH both of 1229 HOPKINS HIGHWAY PURNIM VIC 3278  
AV289410L 01/02/2022

#### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV289411J 01/02/2022  
SUNCORP-METWAY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987  
AG508267D 15/05/2009

#### DIAGRAM LOCATION

SEE PS614171Y 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: 1229 HOPKINS HIGHWAY PURNIM VIC 3278

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL  
Effective from 01/02/2022

DOCUMENT END





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# 1205 and 1229 Hopkins Highway Purnim

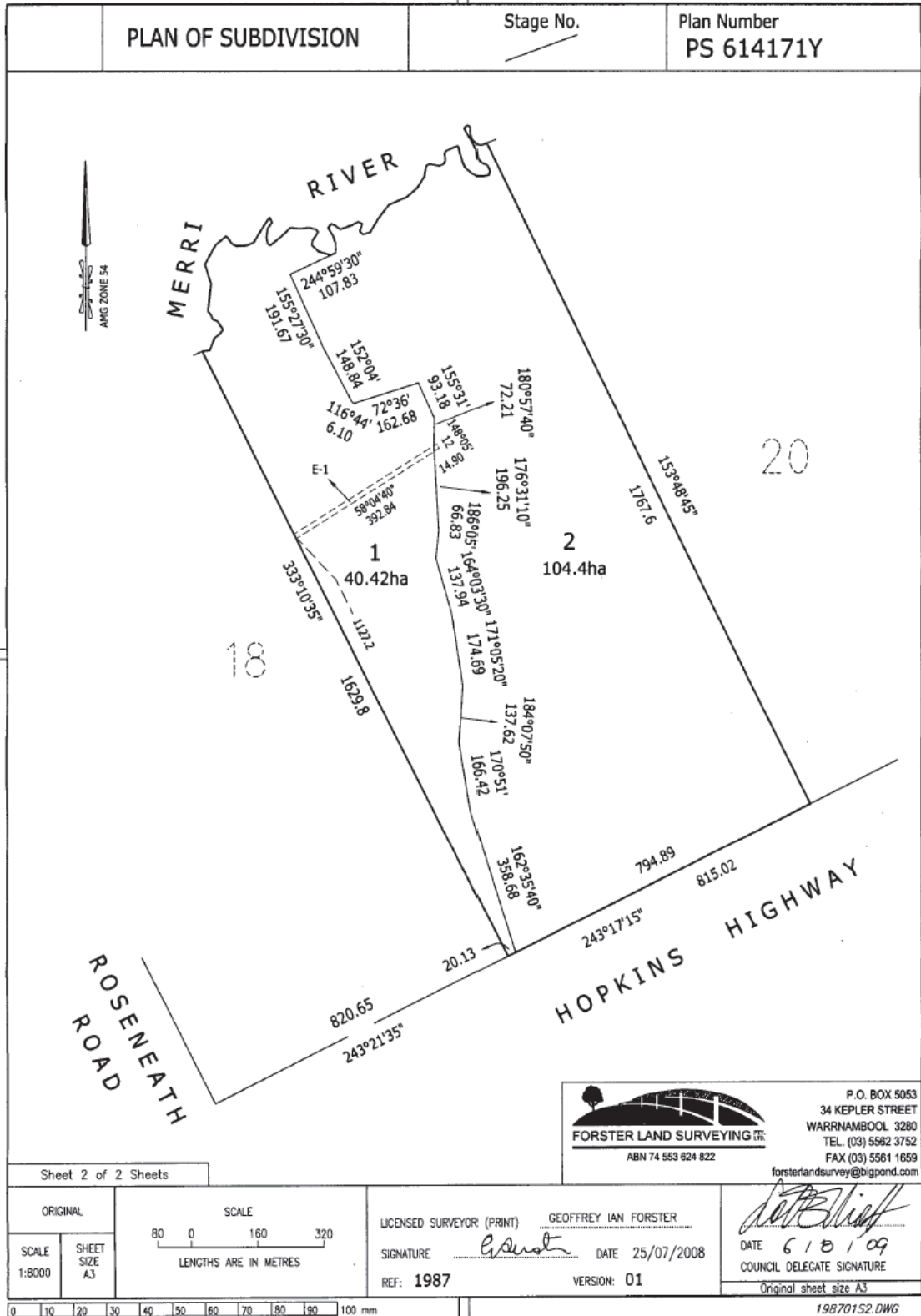
Delivered by LANDATA@9, timestamp 06/03/2024 18:31 Page 1 of 2

PLAN OF SUBDIVISION				STAGE NO.	LTO use only <b>EDITION 1</b>	F	PS614171Y 05/10/2010 189920 PS 
<b>Location of Land</b> Parish: Purnim Township: - Section: - Crown Allotment: - Crown Portion: 19 LTO Base Record: DCMB Title Reference: Volume 10132 Folio 038 Last Plan Reference: TP 67453W Postal Address: 1229 Hopkins Highway (at time of subdivision) PURNIM 3278 MGA Co-ordinates E 637 100 Zone: 54 (of approx. centre of land in plan) N 5760 950				<b>Council Certificate and Endorsement</b> Council Name: Moyne Shire Council Ref: <i>SUB08/0005</i> 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> /has not been made. (ii) <del>The requirement has been satisfied</del> (iii) <del>The requirement is to be satisfied in Stage</del> ..... Council delegate <i>[Signature]</i> <del>Council seal</del> Date <i>6/8/09</i> <del>Re-certified under section 11(7) of the Subdivision Act 1988.</del> <del>Council Delegate</del> <del>Council Seal</del> <del>Date / /</del>			
<b>Vesting of Roads and/or Reserves</b>							
Identifier		Council/Body/Person					
Nil		Nil					
<b>Notations</b>							
Depth Limitation: Nil				Staging This is not a staged subdivision. Planning Permit No. PL07/278			
Land being subdivided is enclosed within thick continuous lines  WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE  Survey This plan is based on survey. This survey has been connected to permanent marks No.(s) 10 In Proclaimed Survey Area No.							
<b>Easement Information</b>						LTO use only	
<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement. A - Appurtenant Easement R - Encumbering Easement (Road).						Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/>	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of			
E-1	Power Line	12	This Plan Section 88 of the Electricity Industry Act 2000	Powercor Australia Limited			
						LTO use only PLAN REGISTERED TIME 11.27AM DATE 11/10/2010 BILL SKALITSIS Assistant Registrar of Titles	
						Sheet 1 of 2 Sheets	
 <b>FORSTER LAND SURVEYING</b> ABN 74 553 624 822		P.O. BOX 5053 34 KEPLER STREET WARRNAMBOOL 3280 TEL. (03) 5562 3752 FAX (03) 5561 1659 forsterlandsurvey@bigpond.com		LICENSED SURVEYOR (PRINT) GEOFFREY IAN FORSTER SIGNATURE <i>[Signature]</i> DATE 25/07/2008 REF: 1987 VERSION: 01		 DATE <i>6/8/09</i> COUNCIL DELEGATE SIGNATURE Original sheet size A3	

198701S1.dwg

# 1205 and 1229 Hopkins Highway Purnim

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# 1205 and 1229 Hopkins Highway Purnim



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

Page 1 of 1

VOLUME 10500 FOLIO 088

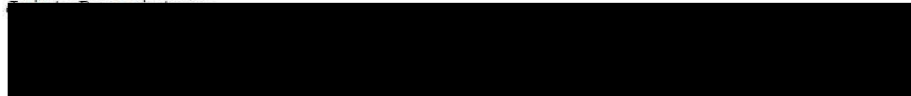
Security no : 124113214227L  
Produced 06/03/2024 06:33 PM

### LAND DESCRIPTION

Lot 2 on Title Plan 007974F.  
Created by Application No. 088701W 02/02/2000

### REGISTERED PROPRIETOR

Estate Fee Simple



### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW808246A 09/05/2023  
SUNCORP-METWAY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP007974F 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: 1205 HOPKINS HIGHWAY PURNIM WEST VIC 3278

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL  
Effective from 09/05/2023

DOCUMENT END



## Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP007974F</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>06/03/2024 18:33</b>

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# 1205 and 1229 Hopkins Highway Purnim

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<b>EDITION 2</b>		<b>TITLE PLAN TP7974F</b>			
<b>Location of Land</b> Parish: PURNIM Township: — Crown Allotment: — Section: — Crown Portion: 18 (PART)			<b>Notations</b> Warning as to dimensions : Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.		
LTO base record: D.C.M.B (RURAL) Last Plan Reference: Title Reference: Depth Limitation: NIL.			THIS PLAN HAS BEEN PREPARED FOR LAND TITLES OFFICE TITLE DIAGRAM PURPOSES  Checked by: <i>[Signature]</i> Date: 8/10/96 Assistant Registrar of Titles		
<b>Easement Information</b> E - Encumbering Easement R - Encumbering Easement, (ROAD) A - Appurtenant Easement					
Easement Reference	Purpose/Authority	Width	Origin	Land benefited/in favour of	
NIL					
<b>LIST OF MODIFICATIONS</b>					
LAND	MODIFICATION	DEALING No	A.R.T.	NEW EDN	
LOT 2	GENERAL LAW CONVERSION	AP88701W	<i>[Signature]</i>	2	
LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	<b>FILE No. AP 77374W</b> DEALING CODE: 26D		
Sheet 1 of 1 Sheets					

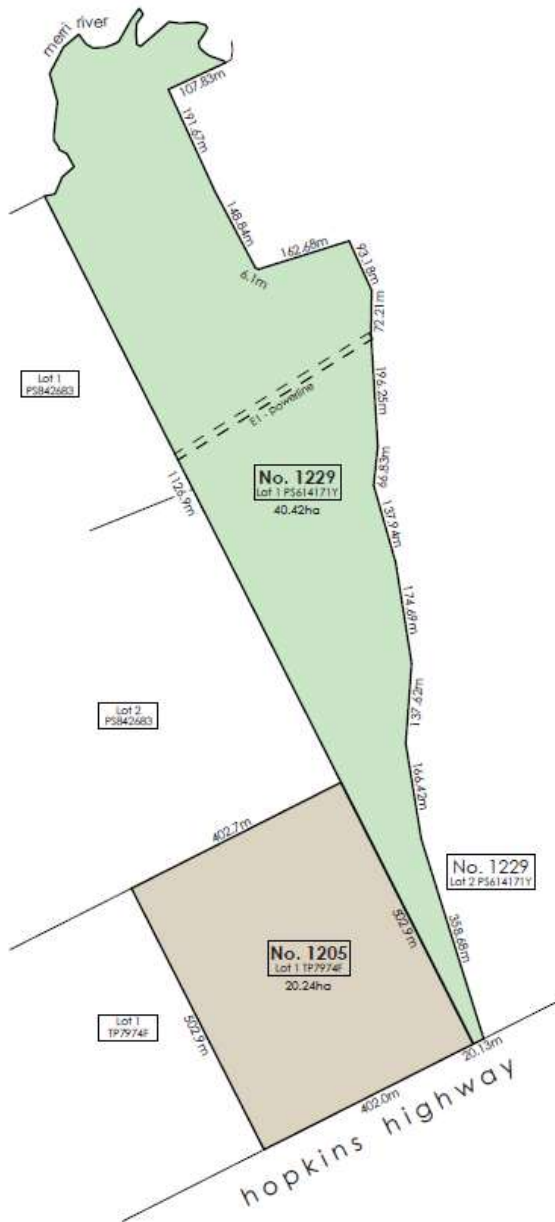
**APPENDIX B – SECTION 173 AGREEMENT**

**To be Inserted here**

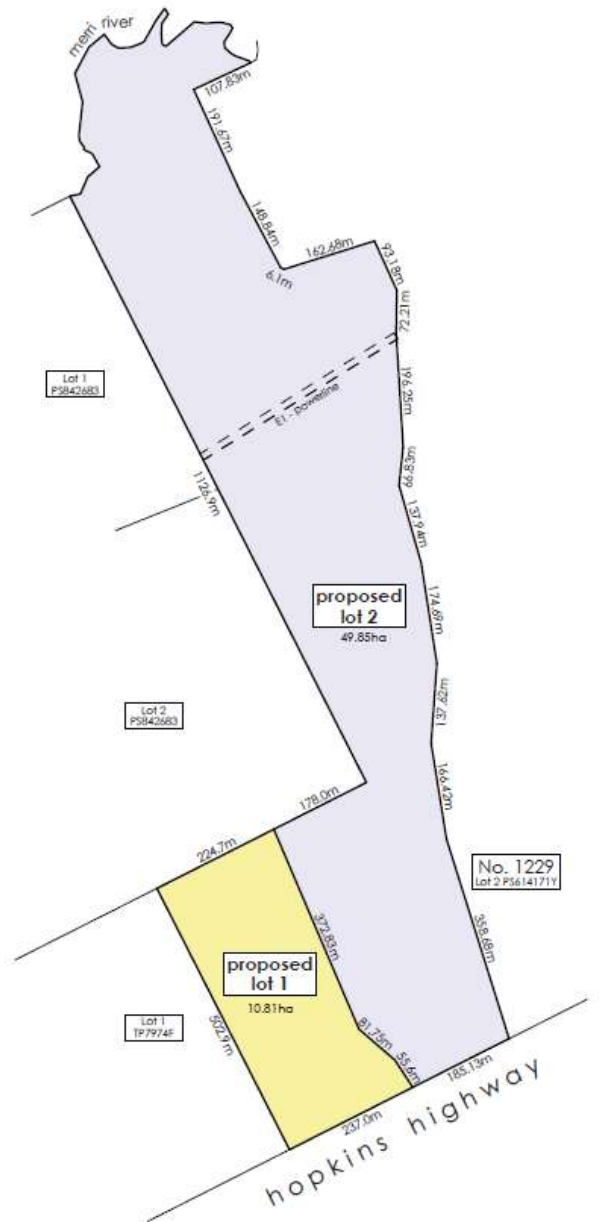
**APPENDIX C – PROPOSED PLAN OF SUBDIVISION**



# 1205 and 1229 Hopkins Highway Purnim

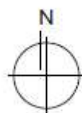


existing titles plan  
scale 1:7500



proposed subdivision plan  
scale 1:7500

PROJECT  
PROPOSED SUBDIVISION -  
BOUNDARY REALIGNMENT  
SITE ADDRESS  
1250 AND 1229 HOPKINS HIGHWAY  
PURNIM  
PROJECT NO.  
PPP 2024-013  
DATE  
15/05/24  
SHEET  
1 / 2



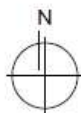
Location: 271 Pierrepoint Road Tarrington  
Correspondence: PO Box 5003 Tarrington Vic 3301  
Mobile: 0429439083 Phone: 03 5572 5558  
Fax: 03 5572 5558  
Email: alacey@pierrepointplanning.com

# 1205 and 1229 Hopkins Highway Purnim



subdivision plan over aerial  
scale 1:7500

PROJECT  
PROPOSED SUBDIVISION -  
BOUNDARY REALIGNMENT  
SITE ADDRESS  
1250 AND 1229 HOPKINS HIGHWAY  
PURNIM  
PROJECT NO.  
PPP 2024-013  
DATE  
15/05/24  
SHEET  
2 / 2



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Email: [alacey@pierrepointplanning.com](mailto:alacey@pierrepointplanning.com)