

PP302/2018-1

20 Warrowie Road IRREWARRA

Lot: 1 TP: 10936 V/F: 1723/445

Earthworks

TGM Group Pty Ltd

Officer - Ian Williams

EXHIBITION FILE

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Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

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Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

Any material submitted with this application, including plans and personal information, will 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*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

☒ No ☐ Yes

If yes, please specify which

VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

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

☒ No ☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.: 20

St. Name: warrowie Road

Suburb/Locality: Irrewarra

Postcode: 3249

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: 1

OR see attached Titles

B Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

A You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

Earthworks

☒ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$ 0

A You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing AKO timber processing plant.

☒ Provide a plan of the existing conditions. Photos are also helpful.

Title Information **i**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title: <u>Mr</u>	First Name: <u>Chris</u>	Surname: <u>Marshall</u>
Organisation (if applicable): <u>Tam Group Pty Ltd</u>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: <u>PO Box 1137</u>
Suburb/Locality: <u>GEECONG</u>		State: <u>VIC</u> Postcode: <u>3220</u>

Contact information for applicant OR contact person below

Business phone: <u>5202 4600</u>	Email: <u>chrism@tgmgroup.com</u>
Mobile phone:	Fax:

Contact person's details*

Same as applicant ☒

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Name:			Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:	
Organisation (if applicable): <u>Associated Kiln Owners Pty Ltd</u>			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name: <u>CL-Tam Group</u>	
Suburb/Locality:		State:	Postcode:
Owner's Signature (Optional):			Date: day / month / year

Information requirements


Is the required information provided?

☐ Yes ☒ No

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.

Declaration

This form must be signed by the applicant *



 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and 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: 	Date: <u>29 / 11 / 18</u> day / month / year
--	---

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and documents?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)	
<input type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	Signed the declaration above?	

Need help with the Application?

If you need help to complete this form, read [More Information](#) at the end of this form.

For help with a VicSmart application see [Applicant's Guide to Lodging a VicSmart Application](#) at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400

Email: inq@colacotway.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

TGM Group Pty Ltd
1/27-31 Myers Street
(PO Box 1137)
Geelong Vic 3220
T 03 5202 4600
F 03 5202 4691
ABN 11 125 568 461

Geelong | Melbourne | Ballarat

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Our Ref: 18497-01
Your Ref:

29th November 2018

Statutory Planning Unit
Colac Otway Shire
PO Box 283
COLAC VIC 3250

Dear Sir/Madam,

RE: PROPOSED EARTHWORKS
20 WARROWIE ROAD, IRREWARRA

Reference is made to the above Planning Permit Application and enclose the following for processing by Council:

- Planning Permit Application Form
- Copy of Titles
- Planning Report
- Plan of Proposal

If you have any queries regarding this matter, please contact me on telephone 5202 4600 or e-mail chrism@tgmgroup.com.

Yours sincerely,

TGM GROUP PTY. LTD.

A handwritten signature in blue ink, appearing to read 'Chris Marshall', written over a light blue circular stamp.

Chris Marshall
Manager – Town Planning

Attachments – Planning Permit Application Form
Copy of Titles
Planning Report
Plan of Proposals

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**20 Warrowie Road,
IRREWARRA**

**Planning Permit Application for Proposed
Earthworks**

**Reference : 18891-01
November, 2018**

TGM Group Geelong

Melbourne | Ballarat

1/27-31 Myers Street (PO Box 1137)

Geelong Vic 3220

T 03 5202 4600

F 03 5202 4691

ABN 11 125 568 461

Proposed Earthworks
20 Warrowie Road, Irrewarra

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Prepared for:

AKD Softwoods Pty Ltd

Prepared by:

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Geelong Vic 3220
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www.tgmgroup.com
ABN 11 125 568 461

Quality Information

Document:	Planning Application
Reference No.	18891-01
Date	November, 2018
Revision No.	1
Prepared by	Nicole Dixon
Reviewed by	Joanne Preece

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ATTACHMENTS

Attachment 1	Copy of Title
Attachment 2	Plan of Site & Surrounds
Attachment 3	Proposed Earthwork Plan

1. INTRODUCTION

TGM Group Pty. Ltd. has been engaged by AKD Softwoods Pty Ltd to submit a Planning Permit Application on their behalf for works associated with the construction of an Earth wall at 20 Warrowie Road, Irrewarra.

2. PERMIT TRIGGERS

A permit is required for the above proposal under the following provisions of the Planning Scheme:

- **Farming Zone** 35.07-4 Earthworks which change the rate of flow or the discharge point of water across a property boundary
- **Public Acquisition Overlay** 45.01-1 Construction of Buildings or Works

3. SUBJECT SITE AND SITE CONTEXT

The subject site is bounded by Warrowie Road to the west, Pyles Road to the east and Princes Highway to the south. The site is located approximately 6 kilometres north east of Colac. The Geelong-Warrnambool railway line abuts the sites northern boundary.

The site consists of multiple Titles as follows:

- Volume 01705 Folio 977, Lot 1 on PS805604
- Volume 01782 Folio 243, Lot 2 on PS805604
- Volume 08519 Folio 464, Lot 3 on PS805604
- Volume 10191 Folio 881, Lot 4 on PS805604
- Volume 01317 Folio 294, Lot 1 on TP870941
- Volume 01723 Folio 445, Lot 1 on TP10936

The site is irregular in shape with frontages as follows:

- Warrowie Road, frontage of approximately 480 metres
- Princes Highway, frontage of approximately 728 metres
- Pyles Road, frontage of approximately 183 metres
- Railway line, frontage of approximately 615 metres

The site has an overall area of approximately 16.7 ha.



The site is currently used for industrial purposes and contains AKD Softwoods, a large integrated plantation forestry and timber processing company. The western portion of the site consists of industrial sheds used for timber production, associated carparking facilities, timber storage and main access from Warrowie Road. The eastern portion of the site consists of cleared grassland and a disused farm shed along the eastern boundary.

The site contains an existing open drain which traverses in a north-south direction, centrally located on the site. The open drain discharges of water runoff into the existing dam located on the northern boundary of the site.

The subject site and surrounding land to the north, west and south is included within the Farming Zone. The southern boundary of the site is included within the Public Acquisition Overlay (abutting the Princes Highway).

A portion of surrounding land to the east, and north-east is included within the Rural Living Zone. The surrounding land is developed in the wider context of rural/farming allotments with varying lot sizes.



The Princes Highway is a fully constructed asphalted duel carriageway. The Princes Highway is a Road Zone Category 1 road. Construction works are currently being undertaken that involves the duplication of the Princes Highway, in accordance with the Public Acquisition Overlay. The duplication works are occurring to the northern side of the road (southern boundary of the subject site).

Warrowie Road is constructed with a sealed asphalt carriageway and contains large gravel/grass verges, with open drains along each side of the road. Above ground powerlines are situated along the eastern side of Warrowie Road. The sites access is located from Warrowie Road, with a wide entry point providing for separate entry and exit points for the site. The entry and exit points are contained by a wire cyclone fence. The site boundary along Warrowie Road is contained by a metal sheeted fence.

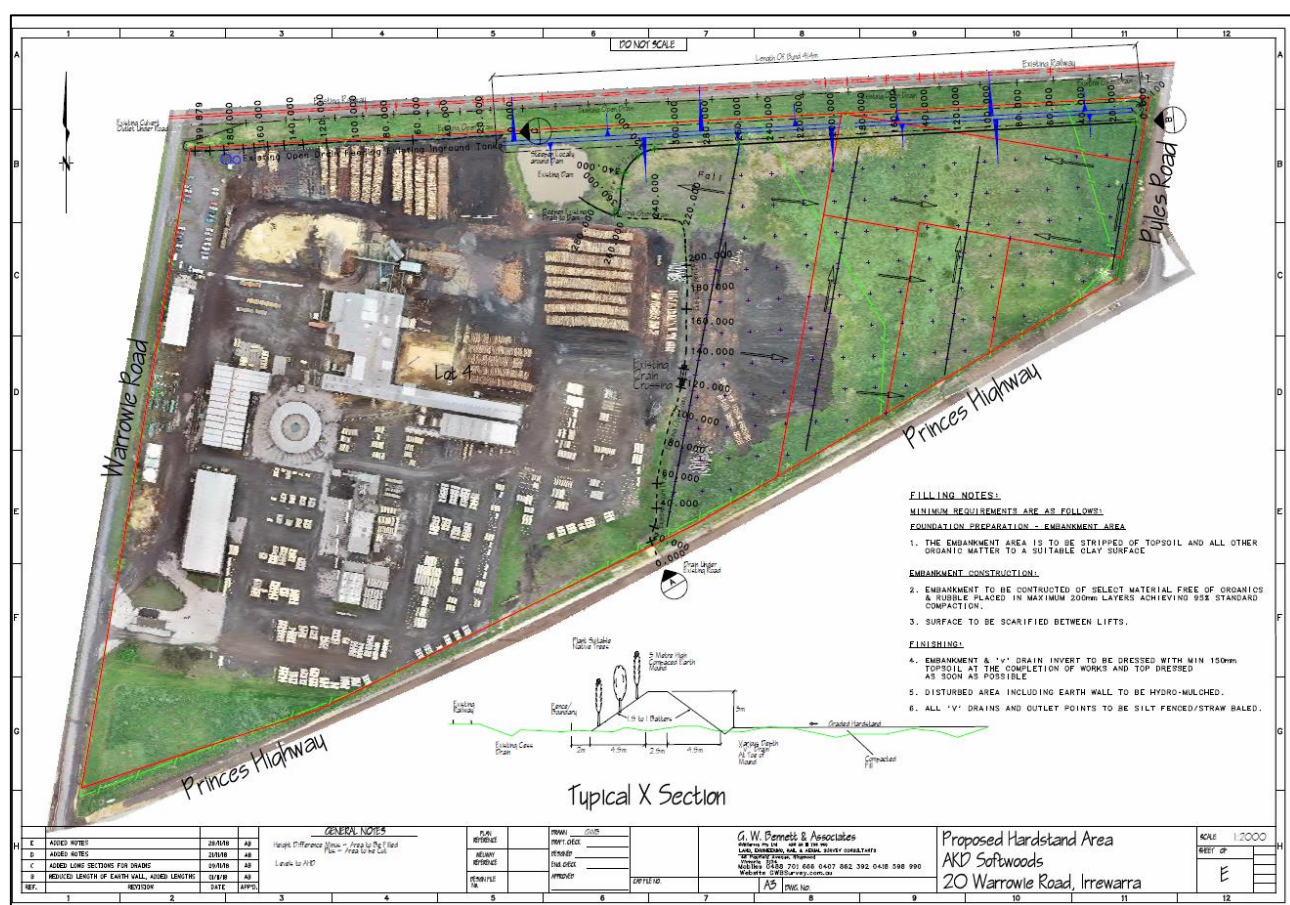
Warrowie Road contains a railway crossing which is situated at the north west boundary of the site. As previously mentioned, the railway line travels along the northern boundary of the site for its entirety.

The sites eastern boundary is along Pyles Road. Pyles Road is also constructed with a sealed asphalt carriageway and contains grass verges. Above ground powerlines are situated along the western side of the road. The site contains a picket wire fence along the eastern boundary.



4. PROPOSAL

It is proposed to construct an earth wall along the northern boundary of the site as marked blue on the below plan. Other associated earthworks proposed include moving top soil and spreading fill within the eastern portion of the subject site. The proposed works seek to utilise an opportunity to improve the interface of the site by re-using the unwanted fill material from the road widening works currently being undertaken.



The construction of the proposed earth wall will be located along the north east boundary adjacent to the existing railway line. The total length of the wall proposed is 414 metres, with a maximum height of 3 metres. The earth wall would be off-set approximately 2 metres from the northern boundary and extend into the site for approximately 13.5 metres.

It is also proposed to plant suitable native trees in the vicinity and surrounding the earth wall.

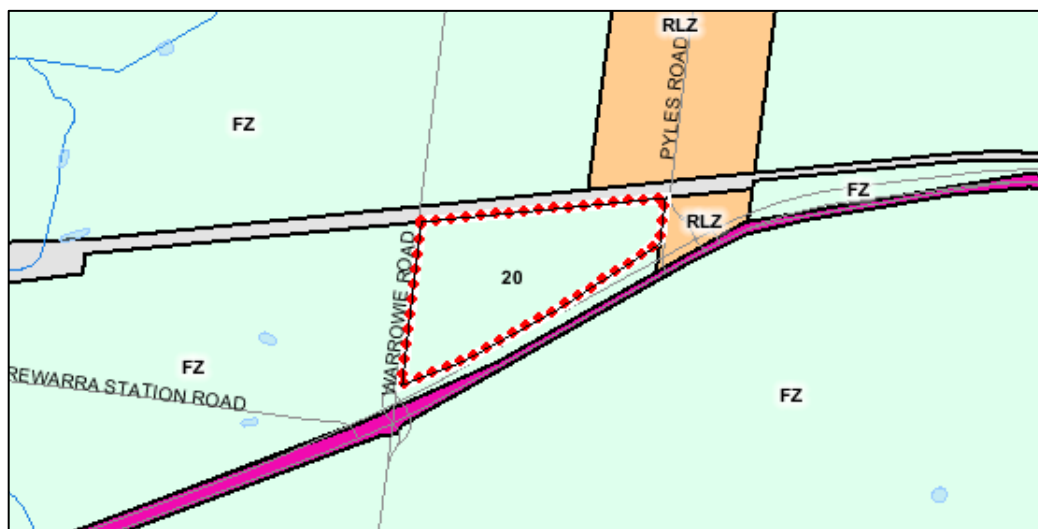
The proposed works have been designed to improve the existing open drain and construct a secondary open drain along the northern boundary (southern side of proposed earth wall). The spreading and compaction of top soil over the eastern portion of the site will be appropriately levelled to ensure the site falls and subsequently drains into the two drains onsite, discharging into the existing dam. It is proposed that during the compaction and levelling process, smaller drainage catchment lines will be created to eliminate overland flows being disbursed in large volumes.

It is not anticipated that any native vegetation will require removal to facilitate the proposed earthworks.

5. PLANNING CONTROLS

5.1 ZONING

The subject site is situated within the Farming Zone.



The purpose of the Farming Zone is:

- 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.

***Comment:** The proposed earthworks are considered to be appropriate having regard to the purpose of the Farming Zone as the proposal will not adversely affect the use of the surrounding land for agricultural purposes and encourages the retention of employment supporting the local community. The proposal will allow for improvements to an existing major timber production company operating from the site. It is anticipated that the proposed works will change the rate of flow or the discharge point of water across the property boundary, which will be addressed within this report. The proposed earth wall and associated fill has been designed to improve the interface with the existing road/rail network therefore, it is not considered that the proposed works would create any detrimental impact on the surrounding agricultural land.*

5.2 BUILDINGS AND WORKS

Under Clause 35.07-4 of the Planning Scheme, a permit is required to construct a building or construct or carry out works which change the rate of flow or the discharge point of water across a property boundary.

Before deciding on an application to construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the following relevant decision guidelines.

General

- 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.

Agricultural issues and the impacts from non-agricultural uses

- 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.

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.

Comment: *The proposed works are considered to accord with the relevant requirements and guidelines associated with works within a Farming Zone. The proposed construction of an earth wall along the north east boundary, together with levelling and spreading fill on the eastern portion of the site is considered to improve the overall design and functionality of the site.*

It is considered the inclusion of native landscaping in the vicinity and surrounding the earth wall is considered to enhance the overall landscape of the site.

Further, as previously mentioned, the proposed works are not considered to have any detrimental impacts on the surrounding agricultural land.

6. OVERLAYS

6.1 PUBLIC ACQUISITION OVERLAY

A portion of the subject site adjacent to the southern boundary is also included within the Public Acquisition Overlay – Schedule 1 (VicRoads).



The purpose of Clause 45.01 Public Acquisition Overlay, is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.

- To identify land which is proposed to be acquired by a Minister, public authority or municipal council.
- To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.
- To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

Under the provisions of Clause 45.01-1 of the Public Acquisition Overlay, a permit is required to construct a building or construct or carry out works.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect of the proposed use or development on the purpose for which the land is to be acquired as specified in the schedule to this overlay.

Comment: *The Public Acquisition Overlay along the southern boundary of the site is to facilitate the duplication of the Princes Highway that is currently occurring. The proposed works is not considered to have any impact within this area.*

7. PARTICULAR PROVISIONS

7.1 LAND ADJACENT TO A ROAD ZONE, CATEGORY 1, OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD

Under the provisions of Clause 52.29, a permit is required to create or alter access to a road in a Road Zone, Category 1 or land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Comment: *The Princes Highway is a Road Zone Category 1 road, however no alterations to access are proposed as part of this application.*

7.2 NATIVE VEGETATION

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

***Comment:** It is not considered any native vegetation will require removal in order to facilitate the development as proposed, therefore the provisions of this Clause are not applicable in this instance.*

8. DECISION GUIDELINES

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 :

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- 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.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Comment: *The proposal is considered to be consistent with the relevant policies as detailed in Section 9 of this report. The proposed earthworks are consistent with the Farming Zone provisions as previously outlined within the report. The proposed works are not considered to have any detrimental impact on the surrounding land.*

It is considered that the design of the proposed works takes into account overland flows generated by the filling and spreading of fill on the eastern portion of the site. It is considered that runoff will be appropriately managed by utilising the existing drain, together with the proposed drain adjacent to the earth wall.

9. POLICY CONTEXT

It is considered the proposal is consistent with the relevant State and Local Planning Policies as outlined below:-

9.1 PLANNING POLICY FRAMEWORK

14.01 – AGRICULTURE – Contains policies relating to the protection of agricultural land and sustainable agricultural land use. Objectives include protecting the state’s agricultural base by preserving productive farmland and encouraging sustainable agricultural land use.

Comment: *Whilst the proposal does not contribute to any agricultural purposes, the existing use of the site will be maintained. It is not considered that the proposed works will cause any detrimental impact on the surrounding agricultural land.*

13.02 – BUSHFIRE – This policy aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land which is within a designated bushfire prone area.

Strategies include giving priority to the protection of human life, identifying bushfire hazards and undertake appropriate risk assessment, planning to strengthen the resilience of settlements and communities and prioritise protection of human life.

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for any application for development that will result in people congregating in large numbers.



Comment: The subject site is identified as being within the Designated Bushfire Prone Area Map, however, the provisions of this clause are not relevant to proposed works associated with the construction of an earth wall and earthworks as proposed. The existing use on the site is to remain.

15.03 – HERITAGE – Contains policies relating to heritage conservation and aboriginal cultural heritage.

The objectives of these policies are :

Comment: Under the Aboriginal Heritage Act, 2006, the subject site is not found to be within an area of possible cultural heritage sensitivity as indicated on the following map extract from the Department of Environment, Land, Water and Planning data base.



- Areas of Possible Cultural Heritage Sensitivity
- Subject Site

17 – ECONOMIC DEVELOPMENT – Contains policies relating to employment, strengthening the economy and the availability of land for industry.

***Comment:** The proposed earthworks are considered consistent with the policies relating to economic development. The proposal facilitates the ongoing production of timber on the site. It is considered that the proposed works will benefit and improve the interface of the site with surrounding rural land. The ongoing use of land will not be compromised.*

9.2 LOCAL PLANNING POLICY FRAMEWORK

9.2.1 MUNICIPAL STRATEGIC STATEMENT

21.05 – ECONOMIC DEVELOPMENT – Contains policies relating to agriculture, timber production and industry with timber harvesting, contributing significantly to the local and regional economy and is a significant employer.

AKD Softwoods is identified as a major employer in Colac and continues to expand operations and investment in plant and machinery. They follow a national trend towards increased capital intensity as firms increasingly compete with sawmilling firms in other countries. As a major employer, it is important that land use planning supports the ongoing investment and development of their operations.

Relevant objectives of economic development include to facilitate the retention and growth of AKD Softwoods and ensure the compatibility between the industrial needs of the company and neighbouring land uses.

9.2.2 LOCAL PLANNING POLICIES

There are no Local Policies relevant to this application.

10. CONCLUSION

The proposal is consistent with the relevant State and Local policies in relation to earthworks within the Farming Zone.

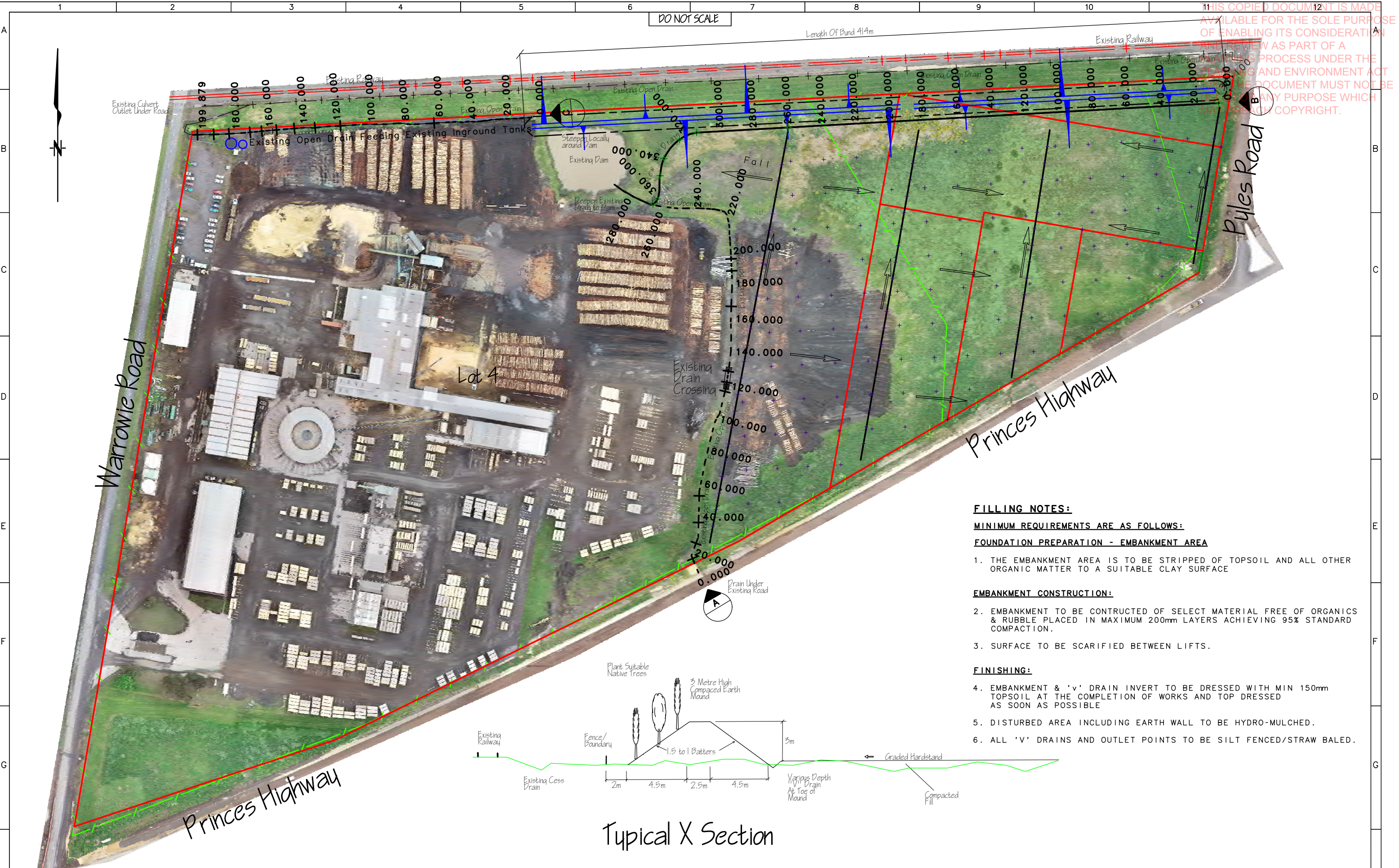
The proposal of earthworks, including earth wall, drains and the levelling and compacting of fill is considered to improve and enhance the existing AKD Softwoods facility.

As detailed within the report, the proposal is not considered to have any detrimental impacts on the surrounding agricultural land. The proposal has been designed to appropriately manage overland flows and the discharge of stormwater.

For the reasons outlined in this report, it is considered the proposed works are appropriate and should therefore be supported by Council.



.....
Nicole Dixon
Town Planner

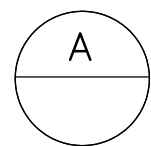


- FILLING NOTES:**
MINIMUM REQUIREMENTS ARE AS FOLLOWS:
FOUNDATION PREPARATION - EMBANKMENT AREA
1. THE EMBANKMENT AREA IS TO BE STRIPPED OF TOPSOIL AND ALL OTHER ORGANIC MATTER TO A SUITABLE CLAY SURFACE
- EMBANKMENT CONSTRUCTION:**
2. EMBANKMENT TO BE CONSTRUCTED OF SELECT MATERIAL FREE OF ORGANICS & RUBBLE PLACED IN MAXIMUM 200mm LAYERS ACHIEVING 95% STANDARD COMPACTION.
 3. SURFACE TO BE SCARIFIED BETWEEN LIFTS.
- FINISHING:**
4. EMBANKMENT & 'v' DRAIN INVERT TO BE DRESSED WITH MIN 150mm TOPSOIL AT THE COMPLETION OF WORKS AND TOP DRESSED AS SOON AS POSSIBLE
 5. DISTURBED AREA INCLUDING EARTH WALL TO BE HYDRO-MULCHED.
 6. ALL 'V' DRAINS AND OUTLET POINTS TO BE SILT FENCED/STRAW BALED.

Typical X Section

						<u>GENERAL NOTES</u>		PLAN REFERENCE		DRAWN <u>GWB</u>		G. W. Bennett & Associates		Proposed Hardstand Area AKD Softwoods 20 Warrowie Road, Irrewarra		SCALE 1:2000	
D		ADDED NOTES		28/11/18		AB		Height Difference Minus = Area to Be Filled Plus = Area to be Cut		DRAFT CHECK		GWSurvey Pty Ltd ABN 26 11 798 960				SHEET OF	
E		ADDED NOTES		21/11/18		AB		Levels to AHD		DESIGNED		LAND, ENGINEERING, RAIL & AERIAL SURVEY CONSULTANTS					
C		ADDED LONG SECTIONS FOR DRAINS		09/11/18		AB				ENG. CHECK		46 Panfield Avenue, Ringwood Victoria 3134 Mobiles 0488 701 666 0407 862 392 0418 598 990 Website GWSurvey.com.au					
B		REDUCED LENGTH OF EARTH WALL, ADDED LENGTHS		01/11/18		AB				APPROVED		CAD FILE NO.					
REF.		REVISION		DATE		APP'D.		DESIGN FILE NO.				A3		DWG. NO.			
1		2		3		4		5		6		7		8		9	

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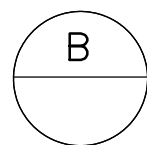
Datum : 129.000

Middle Drain Section - Grade Line

Distance	Elevation
0.000	133.879
20.000	133.396
40.000	132.916
60.000	132.630
80.000	132.481
100.000	132.343
120.000	132.205
140.000	131.962
160.000	131.724
180.000	131.513
200.000	131.156
220.000	130.888
240.000	130.344
260.000	129.797
280.000	129.707

Horizontal Scale 1 : 1000
Vertical Scale 1 : 100

- Existing Drain Running Through Site



Datum :	129.000
---------	---------

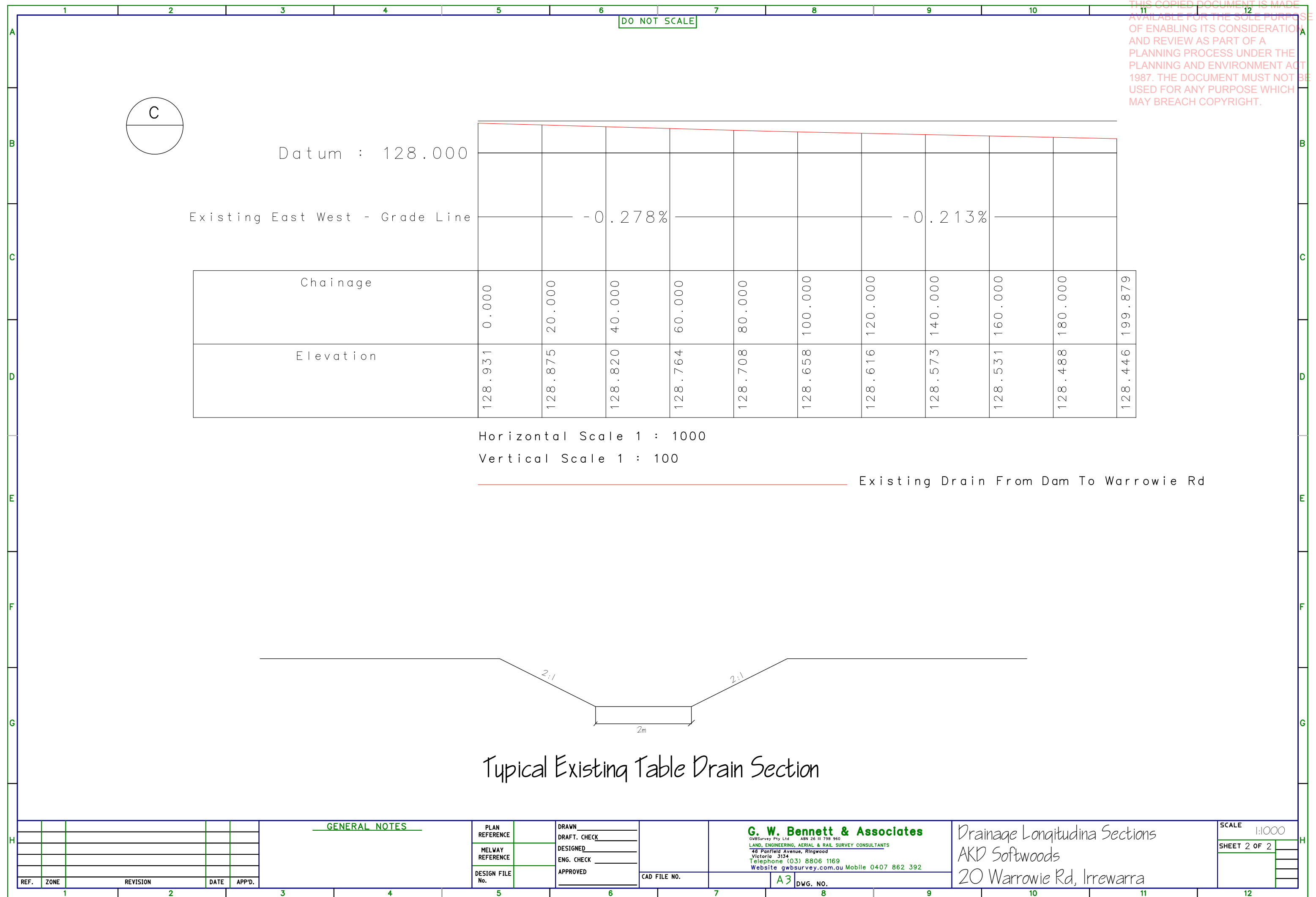
Grade Line

	Elevation	Distance
	130.100	0.000
	130.080	20.000
	130.061	40.000
	130.041	60.000
	130.021	80.000
	130.001	100.000
	129.982	120.000
	129.962	140.000
	129.942	160.000
	129.923	180.000
	129.903	200.000
	129.883	220.000
	129.863	240.000
	129.847	260.000
	129.838	280.000
	129.829	300.000
	129.820	320.000
	129.812	340.000
	129.802	360.000
	129.800	361.762

Horizontal Scale 1 : 1000
Vertical Scale 1 : 100

- Design East West Drain

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

VOLUME 10191 FOLIO 881
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Security no : 124075128357V

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 805604E.
PARENT TITLE Volume 06974 Folio 734
Created by instrument S965580U 02/03/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ASSOCIATED KILN DRIERS PTY LTD of 7-15 FOREST ST. COLAC 3250
W294169B 17/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL563118R 16/12/2014
COMMONWEALTH BANK OF AUSTRALIA

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 PS805604E 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: 20 WARROWIE ROAD IRREWARRA VIC 3249

ADMINISTRATIVE NOTICES

NIL

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

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

VOLUME 08519 FOLIO 464
Produced 28/11/2018 04:54 PM

Security no : 124075128335U

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 805604E.
PARENT TITLE Volume 00397 Folio 267
Created by instrument B943741 29/05/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ASSOCIATED KILN DRIERS PTY LTD of 7-15 FOREST ST COLAC 3250
W294166L 17/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL563118R 16/12/2014
COMMONWEALTH BANK OF AUSTRALIA

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DIAGRAM LOCATION

SEE PS805604E 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: 20 WARROWIE ROAD IRREWARRA VIC 3249

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

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

VOLUME 01705 FOLIO 977

Security no : 124075127594A
Produced 28/11/2018 04:31 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 805604E.
PARENT TITLE Volume 00809 Folio 771
Created by instrument 0149603 16/06/1885

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ASSOCIATED KILN DRIERS PTY LTD of 7-15 FOREST ST COLAC 3250
W294164S 17/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL563025Y 16/12/2014
COMMONWEALTH BANK OF AUSTRALIA

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DIAGRAM LOCATION

SEE PS805604E 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: 20 WARROWIE ROAD IRREWARRA VIC 3249

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

EDITION I

THIS COPIED DOCUMENT IS MADE AVAILABLE FOR THE SOLE PURPOSE OF ENABLING SUBDIVISION REGISTRATION AND REVIEW AS PART OF A PLANNING PROCESS UNDER THE PLANNING AND ENVIRONMENT ACT 1987. THE DOCUMENT MUST NOT BE USED FOR ANY PURPOSE WHICH MAY BREACH COPYRIGHT.

PS805604E

Location of Land
Parish: IRREWARRA

Section: 18
Allotment: 2 Crown Portions: 15 and 16
Crown Allotment: 1 (Pt) and 2A

Section: 21
Crown Allotment: 1 (Pt)

Title References: Vol 1705 Fol 977, Vol 1782 Fol 243,
Vol 8519 Fol 464, Vol 10191 Fol 881
and Vol 9795 Fol 198

Last Plan Reference: TP547662M, TP612707F, TP386167S
PS321908E and LP210337H

Postal Address: 20 Warrowie Road and 25 Collins Road
(at time of subdivision) Irrewarra Vic 3249

MGA Co-ordinates: E: 731755 Zone: 54
(of approx centre of land in plan) N: 5755900 GDA 94

Council Name: Colac Otway Shire

Council Reference Number: S40/2017-1
Planning Permit Reference: planning permit not required
SPEAR Reference Number: S112125B

This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots.

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Digitally signed by: Ian Williams for Colac Otway Shire on 22/11/2017

VESTING OF ROADS AND/OR RESERVES

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered. Roads and Reserves marked thus (X) vest upon registration of this plan.

Identifier	Council/Body/Person
ROADS R1, R2, R3, R4 and R5	ROADS CORPORATION

NOTATIONS

Depth Limitation does not apply

SURVEY:
This plan is based on survey and is compiled from Roads Corporation SP23050C & SP23051B

STAGING:
This is/is not a staged subdivision.

Planning Permit No. —

This survey has been connected to permanent marks No(s). —

In Proclaimed Survey Area No. —

NOTATIONS

Land to be acquired by agreement: Nil

Land to be acquired by compulsory process:
Roads R1, R2, R3, R4 and R5

SEE SHEET 6 FOR VESTING TABLE.

All the land is to be acquired free from all encumbrances other than any easements specified on this plan.

EASEMENT INFORMATION

Easements marked (&) are created upon registration of this plan.
Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.
Easements marked (O) are removed when the appropriate vesting date is recorded or transfer registered.

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

Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
*	R1	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN
*	R2	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN
*	R3	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN
*	R4	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN
*	R5	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN

SURVEYORS NAME: BRADLEY IAN RIDDINGTON

SURVEYORS FILE REF: 100671/104

Version No: 1

ROADS CORPORATION

JBN 28980 SP 23050 PS1

This plan has been prepared for Roads Corporation

THE GEOMET GROUP
GEOMET PTY. LTD. ACN: 065 755 768

EAST IVANHOE OFFICE
LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079
PHONE 94784933 A.C.N. 004 963 884

Digitally signed by: Malcolm John Perriam (Peyton Waite Pty Ltd),
Surveyor's Plan Version (1),
22/11/2017, SPEAR Ref: S112125B

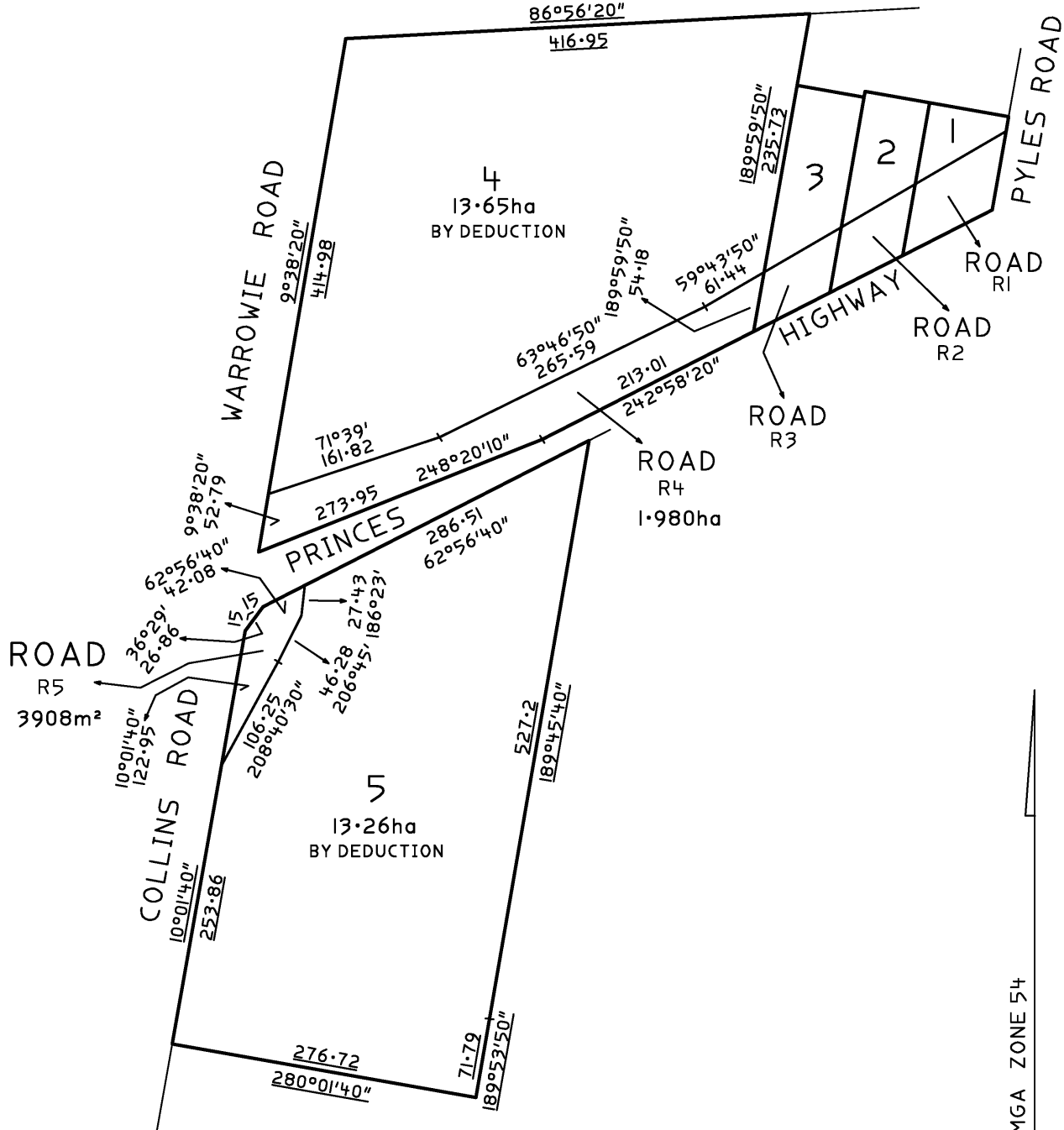
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4

PLAN REGISTERED
TIME: 4:09 pm **DATE:** 13/02/2018

Assistant Registrar of Titles

GEELONG AND COLAC RAILWAY

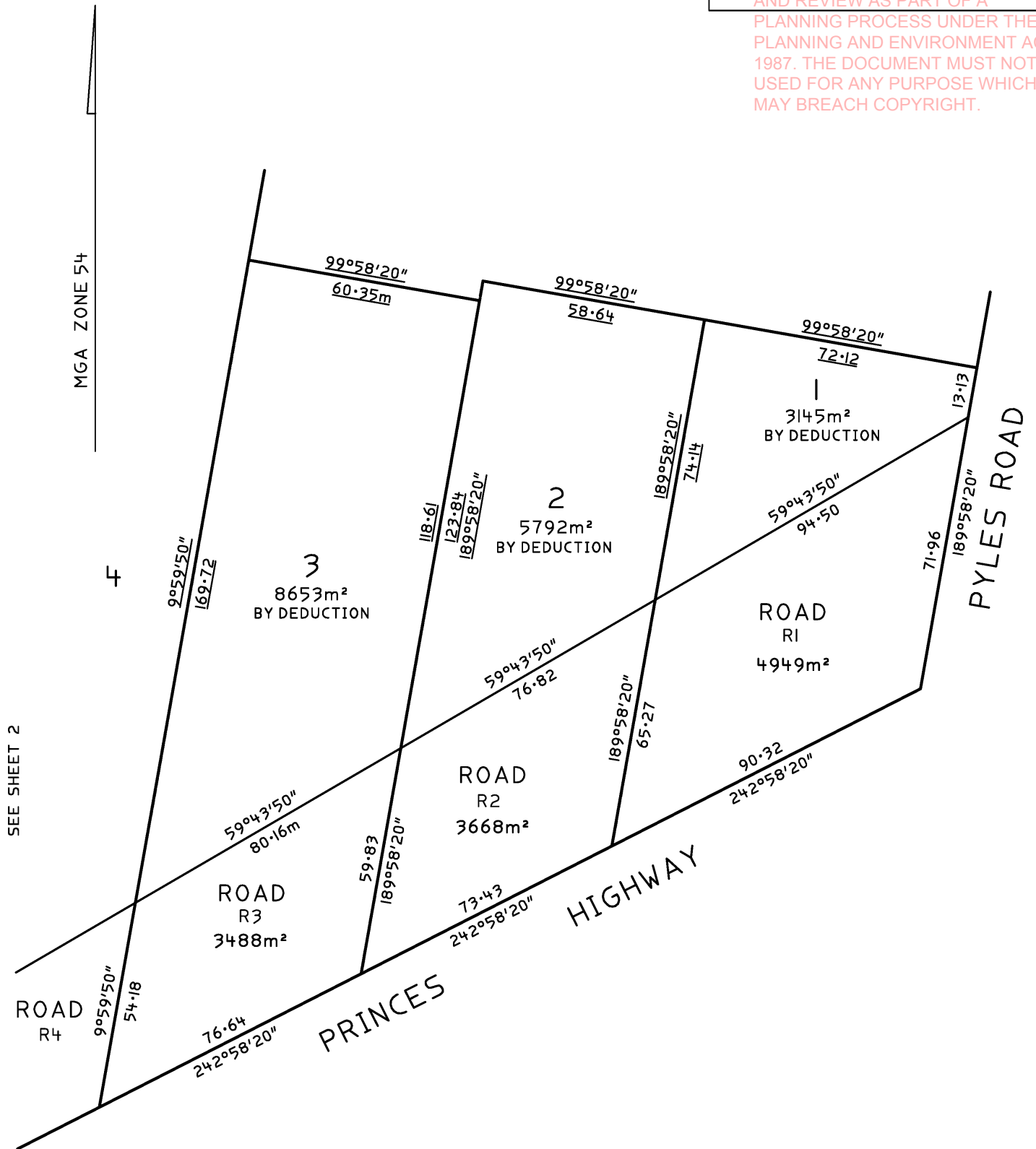


MGA ZONE 54

Digitally signed by:
Colac Otway Shire,
22/11/2017,
SPEAR Ref: S112125B

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PS805604E



SURVEYORS NAME: BRADLEY IAN RIDDINGTON
SURVEYORS FILE REF: 10067/1/04
Version No: 1 10067104.v1.lcd

ROADS CORPORATION
JBN 28980 SP 23050^{PS 1}

This plan has been prepared for Roads Corporation

THE GEOMET GROUP
GEOMET PTY. LTD. ACN: 065 755 768
EAST IVANHOE OFFICE
LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079
PHONE 94784933 A.C.N. 004 963 884

SCALE
1:1000

10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by: Malcolm John Perriam (Peyton Waite Pty Ltd),
Surveyor's Plan Version (1),
22/11/2017, SPEAR Ref: S112125B

Digitally signed by:
Colac Otway Shire,
22/11/2017,
SPEAR Ref: S112125B

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PS805604E

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

LAND AFFECTED	LAND ACQUIRED BY COMPULSORY PROCESS				LAND ACQUIRED BY AGREEMENT	L.T.O. REFERENCE	ASSISTANT REGISTRAR OF TITLES
	VESTING DATE	GOVT. GAZ.		DATE OF RECORDING OF VESTING DATE	DATE OF REGISTRATION OF TRANSFER		SIGNATURE
		PAGE	YEAR				
ROAD R1	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R2	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R3	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R4	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R5	16/3/2017	5	570/2017	13/02/2018	_____	_____	H.L.

SURVEYORS NAME: BRADLEY IAN RIDDINGTON

SURVEYORS FILE REF: 10067/1/04

Version No: 1

10067104.v1.lcd

ROADS CORPORATION

JBN 28980

SP 23050^{PS1}

This plan has been prepared for Roads Corporation

THE GEOMET GROUP

GEOMET PTY. LTD. ACN: 065 755 768

EAST IVANHOE OFFICE

LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079

PHONE 94784933 A.C.N. 004 963 884

ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by: Malcolm John Perriam (Peyton Waite Pty Ltd),
Surveyor's Plan Version (1),
22/11/2017, SPEAR Ref: S112125B

Digitally signed by:
Colac Otway Shire,
22/11/2017,
SPEAR Ref: S112125B

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

VOLUME 01782 FOLIO 243

Security no : 124075127618Y
Produced 28/11/2018 04:32 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 805604E.
PARENT TITLE Volume 00600 Folio 860
Created by instrument 0160740 07/01/1886

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ASSOCIATED KILN DRIERS PTY LTD of 7-15 FOREST ST COLAC 3250
W294165P 17/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL563118R 16/12/2014
COMMONWEALTH BANK OF AUSTRALIA

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 PS805604E 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: 20 WARROWIE ROAD IRREWARRA VIC 3249

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

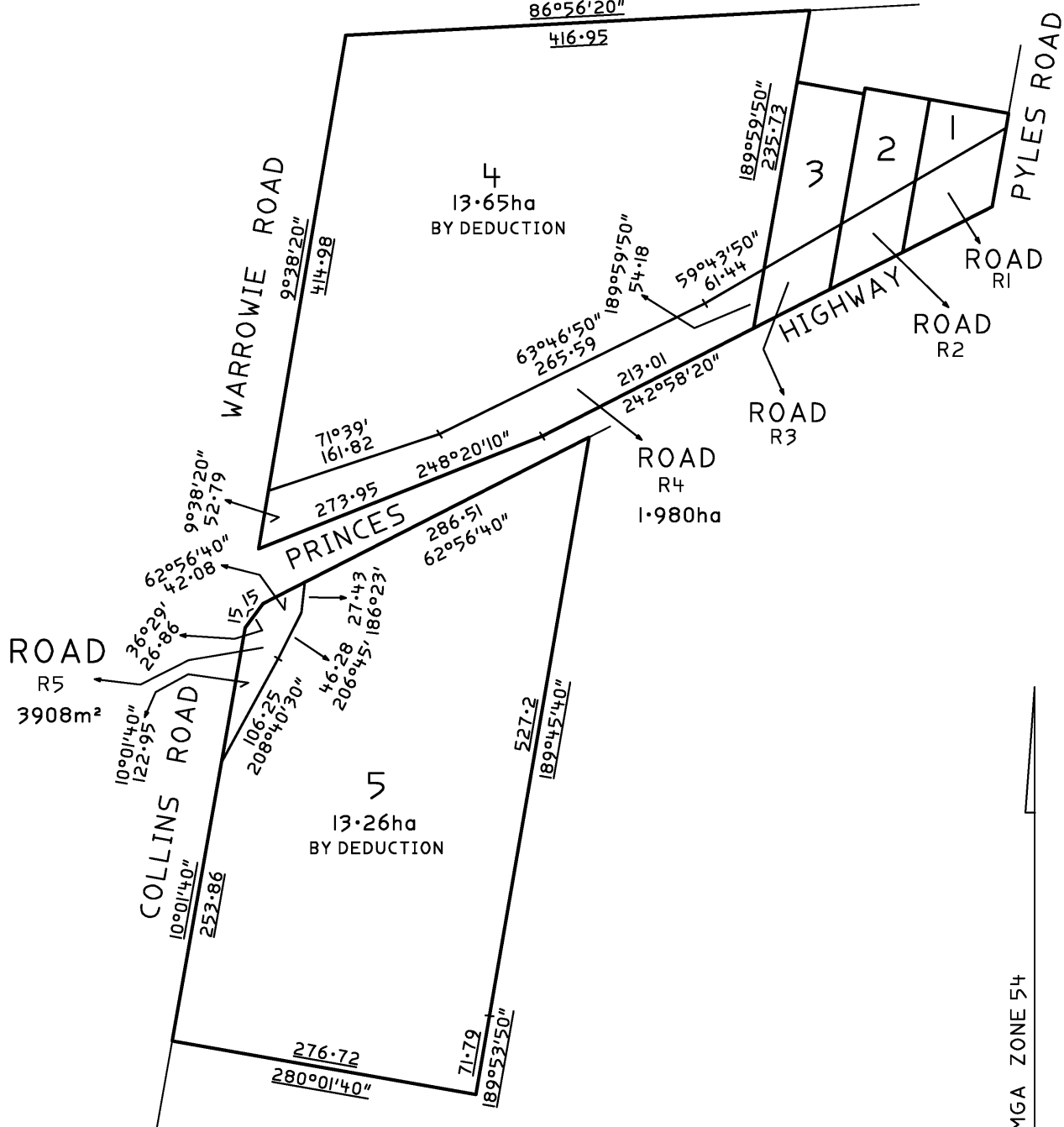
<h1 style="margin: 0;">PLAN OF SUBDIVISION</h1> <p style="margin: 0;">UNDER SECTION 35 OF THE SUBDIVISION ACT 1988</p>				<h2 style="margin: 0;">EDITION I</h2>		<p style="color: red; font-size: small;">THIS COPIED DOCUMENT IS MADE AVAILABLE FOR THE SOLE PURPOSE OF ENABLING INSPECTION AND REVIEW AS PART OF A PLANNING PROCESS UNDER THE PLANNING AND ENVIRONMENT ACT 1987. THE DOCUMENT MUST NOT BE USED FOR ANY PURPOSE WHICH MAY BREACH COPYRIGHT.</p> <h1 style="margin: 0; color: red;">PS805604E</h1>					
<p>Location of Land Parish: IRREWARRA</p> <p>Section: 18 Allotment: 2 Crown Portions: 15 and 16 Crown Allotment: 1 (Pt) and 2A</p> <p>Section: 21 Crown Allotment: 1 (Pt)</p> <p>Title References: Vol 1705 Fol 977, Vol 1782 Fol 243, Vol 8519 Fol 464, Vol 10191 Fol 881 and Vol 9795 Fol 198</p> <p>Last Plan Reference: TP547662M, TP612707F, TP386167S PS321908E and LP210337H</p> <p>Postal Address: 20 Warrowie Road and 25 Collins Road (at time of subdivision) Irrewarra Vic 3249</p> <p>MGA Co-ordinates: E: 731755 Zone: 54 (of approx centre of land in plan) N: 5755900 GDA 94</p>				<p>Council Name: Colac Otway Shire</p> <p>Council Reference Number: S40/2017-1 Planning Permit Reference: planning permit not required SPEAR Reference Number: S112125B</p> <p>This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots.</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Digitally signed by: Ian Williams for Colac Otway Shire on 22/11/2017</p>							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS							
<p>Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered. Roads and Reserves marked thus (X) vest upon registration of this plan.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Identifier</th> <th style="width: 80%;">Council/Body/Person</th> </tr> <tr> <td>ROADS R1, R2, R3, R4 and R5</td> <td>ROADS CORPORATION</td> </tr> </table>				Identifier	Council/Body/Person	ROADS R1, R2, R3, R4 and R5	ROADS CORPORATION	<p>Land to be acquired by agreement: Nil</p> <p>Land to be acquired by compulsory process: Roads R1, R2, R3, R4 and R5</p> <p>SEE SHEET 6 FOR VESTING TABLE.</p> <p>All the land is to be acquired free from all encumbrances other than any easements specified on this plan.</p>			
Identifier	Council/Body/Person										
ROADS R1, R2, R3, R4 and R5	ROADS CORPORATION										
NOTATIONS											
<p>Depth Limitation does not apply</p> <p>SURVEY: This plan is based on survey and is compiled from Roads Corporation SP23050C & SP23051B</p> <p>STAGING: This is/is not a staged subdivision.</p> <p>Planning Permit No. —</p> <p>This survey has been connected to permanent marks No(s). —</p> <p>In Proclaimed Survey Area No. —</p>											
EASEMENT INFORMATION											
<p>Easements marked (&) are created upon registration of this plan. Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (O) are removed when the appropriate vesting date is recorded or transfer registered.</p>											
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)											
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of						
*	R1	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN						
*	R2	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN						
*	R3	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN						
*	R4	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN						
*	R5	WAY	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN						
SURVEYORS NAME: BRADLEY IAN RIDDINGTON SURVEYORS FILE REF: 100671/104 Version No: 1				ROADS CORPORATION JBN 28980 SP 23050 PS1			<small>This plan has been prepared for Roads Corporation</small>				
THE GEOMET GROUP GEOMET PTY. LTD. ACN: 065 755 768 EAST IVANHOE OFFICE LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079 PHONE 94784933 A.C.N. 004 963 884				Digitally signed by: Malcolm John Perriam (Peyton Waite Pty Ltd), Surveyor's Plan Version (1), 22/11/2017, SPEAR Ref: S112125B		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4					
				PLAN REGISTERED TIME: 4:09 pm DATE: 13/02/2018 Assistant Registrar of Titles							

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PS805604E

SEE SHEET 3 FOR DETAILS OF LOTS 1, 2 AND 3 AND ROADS R1, R2 AND R3

GEELONG AND COLAC RAILWAY



SURVEYORS NAME: BRADLEY IAN RIDDINGTON

SURVEYORS FILE REF: 10067/1/04

Version No: 1

10067104.v1.lcd

ROADS CORPORATION

JBN 28980

SP 23050^{PS1}

This plan has been prepared for Roads Corporation

THE GEOMET GROUP

GEOMET PTY. LTD. ACN: 065 755 768

EAST IVANHOE OFFICE

LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079

PHONE 94784933 A.C.N. 004 963 884

SCALE
1:4000

40 0 40 80 120 160
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

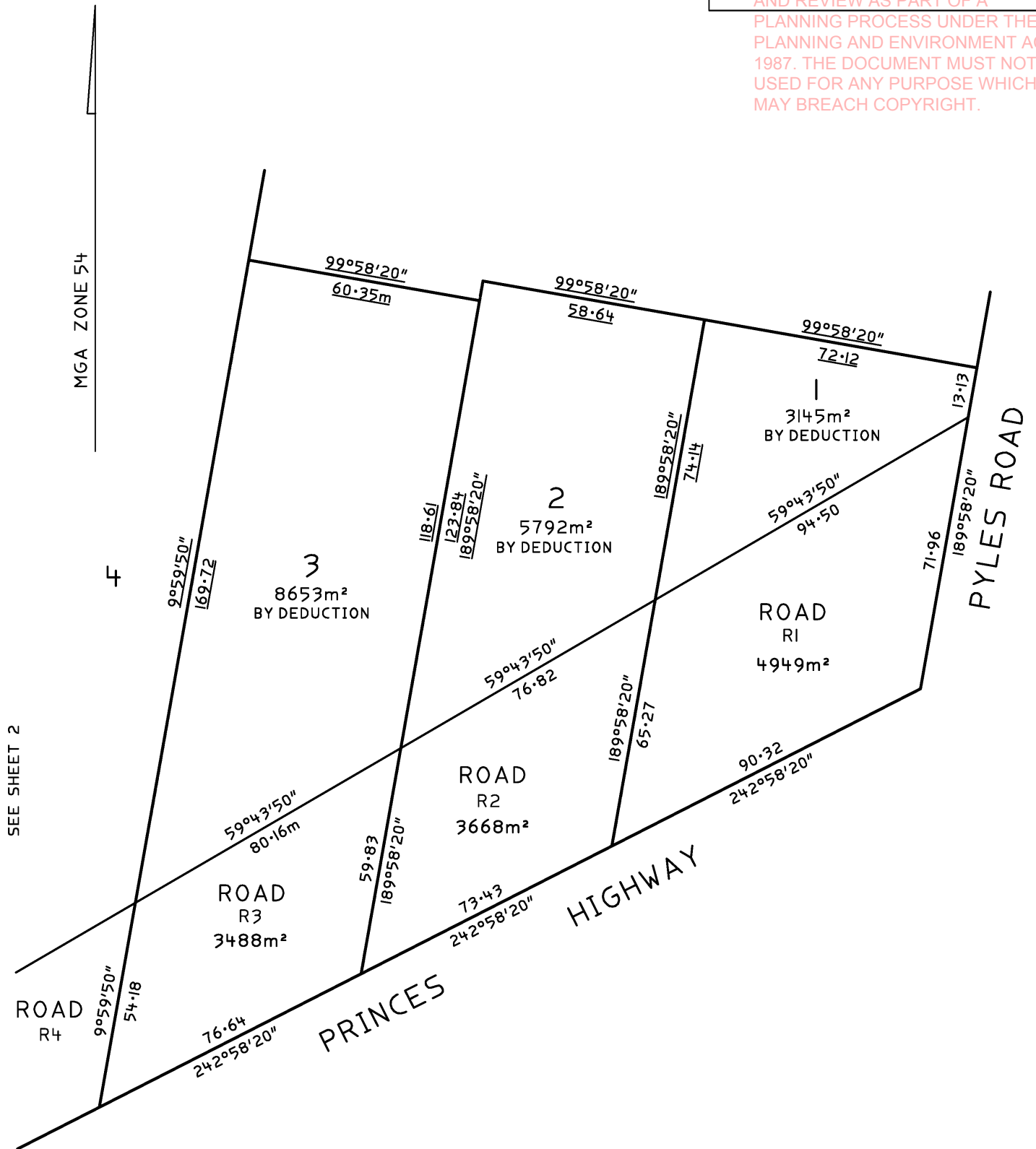
SHEET 2

Digitally signed by: Malcolm John Perriam (Peyton Waite Pty Ltd),
Surveyor's Plan Version (1),
22/11/2017, SPEAR Ref: S112125B

Digitally signed by:
Colac Otway Shire,
22/11/2017,
SPEAR Ref: S112125B

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PS805604E



SURVEYORS NAME: BRADLEY IAN RIDDINGTON
 SURVEYORS FILE REF: 10067/1/04
 Version No: 1 10067104.v1.lcd

ROADS CORPORATION
 JBN 28980 SP 23050^{PS 1}

This plan has been prepared for Roads Corporation

THE GEOMET GROUP
 GEOMET PTY. LTD. ACN: 065 755 768
 EAST IVANHOE OFFICE
 LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079
 PHONE 94784933 A.C.N. 004 963 884

SCALE
 1:1000

10 0 10 20 30 40
 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 3

Digitally signed by: Malcolm John Perriam (Peyton Waite Pty Ltd),
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PS805604E

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

LAND AFFECTED	LAND ACQUIRED BY COMPULSORY PROCESS			LAND ACQUIRED BY AGREEMENT	L.T.O. REFERENCE	ASSISTANT REGISTRAR OF TITLES	
	VESTING DATE	GOVT. GAZ.		DATE OF RECORDING OF VESTING DATE		DATE OF REGISTRATION OF TRANSFER	SIGNATURE
		PAGE	YEAR				
ROAD R1	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R2	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R3	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R4	16/3/2017	3	570/2017	13/02/2018	_____	_____	H.L.
ROAD R5	16/3/2017	5	570/2017	13/02/2018	_____	_____	H.L.

SURVEYORS NAME: BRADLEY IAN RIDDINGTON

SURVEYORS FILE REF: 10067/1/04

Version No: 1

10067104.v1.lcd

ROADS CORPORATION

JBN 28980

SP 23050^{PS1}

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GEOMET PTY. LTD. ACN: 065 755 768

EAST IVANHOE OFFICE

LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079

PHONE 94784933 A.C.N. 004 963 884

ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by: Malcolm John Perriam (Peyton Waite Pty Ltd),
Surveyor's Plan Version (1),
22/11/2017, SPEAR Ref: S112125B

Digitally signed by:
Colac Otway Shire,
22/11/2017,
SPEAR Ref: S112125B

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

VOLUME 01317 FOLIO 294

Security no : 124075128377Y
Produced 28/11/2018 04:55 PM

CROWN GRANT

LAND DESCRIPTION

Lot 1 on Title Plan 870941D (formerly known as Crown Allotment 2 Portion 14
Section 18 Parish of Irrewarra).

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ASSOCIATED KILN DRIERS PTY LTD of 7-15 FOREST STREET COLAC 3250
W294163V 17/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL563118R 16/12/2014
COMMONWEALTH BANK OF AUSTRALIA

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.

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 TP870941D 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: 20 WARROWIE ROAD IRREWARRA VIC 3249

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

TITLE PLAN		EDITION 1	TP870941D			
LOCATION OF LAND Parish: IRREWARRA Township: - Crown Portion: 14 Crown Allotment: 2 Section: 18 Last Plan Reference: - Derived From: VOL. 1317 FOL 294 Depth Limitation: NIL		Notations SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 1317 FOL 294 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Description of Land/Easement Information			THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date. 24 - 9 - 2008 VERIFIED A. DALLAS <i>Assistant Registrar of Titles</i>			
COLOUR CODE Y= YELLOW						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; font-weight: bold; font-size: 0.8em;">TABLE OF PARCEL IDENTIFIERS</td> </tr> <tr> <td style="font-size: 0.7em;">WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td style="font-size: 0.8em;">LOT 1 = CROWN PORTION 14 OF CROWN ALLOTMENT 2 SECTION 18</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS	WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	LOT 1 = CROWN PORTION 14 OF CROWN ALLOTMENT 2 SECTION 18
TABLE OF PARCEL IDENTIFIERS						
WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962						
LOT 1 = CROWN PORTION 14 OF CROWN ALLOTMENT 2 SECTION 18						
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets				

TITLE PLAN

TP870941D

LAND DESCRIPTION INCLUDING RESERVATIONS, EXCEPTIONS,
CONDITIONS AND POWERS AS SHOWN ON THE CROWN GRANT

*All THAT PIECE OF LAND in the said Colony containing three acres more or less being Section fourteen of allotment two
Section eighteen in the Parish of Breward County of Solvayth*

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow To hold unto the said Grantee

his heirs and assigns for ever. Excepting however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said Grantee

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine

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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

VOLUME 01723 FOLIO 445

Security no : 124075128386P
Produced 28/11/2018 04:56 PM

CROWN GRANT

LAND DESCRIPTION

Lot 1 on Title Plan 010936V.
Created by instrument Y000429U 31/03/1885

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ASSOCIATED KILN DRIERS PTY LTD of 7-15 FOREST STREET COLAC 3250
W294162Y 17/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL563118R 16/12/2014
COMMONWEALTH BANK OF AUSTRALIA

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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.

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP010936V 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: 20 WARROWIE ROAD IRREWARRA VIC 3249

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from
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TITLE PLAN		EDITION 1		TP10936V											
<p style="text-align: center;"><u>Location of Land</u></p> <p>Parish: IRREWARRA Township: Section: 18 Crown Allotment: Crown Portion: 13, 32, 33, 34, 35 OF ALLOTMENT 2</p> <p>LTO Base Record: DCMB Last Plan Reference: Title References: VOL.1723 FOL.445 Depth Limitation: NIL</p>			<p style="text-align: center;"><u>Notations</u></p> <p>FURTHER DIVISION OF THE LAND IN THIS PLAN MAY REQUIRE THE PRODUCTION OF SEPARATE DIMENSIONS</p>												
<p>Easement Information</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Easement Reference</th> <th style="width: 20%;">Purpose / Authority</th> <th style="width: 15%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 30%;">Land benefitted / In favour of</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / In favour of						<p>THIS PLAN HAS BEEN PREPARED FOR LAND TITLES OFFICE TITLE DIAGRAM PURPOSES</p> <p>Checked by <i>Daniel Wayer</i></p> <p>Date 15 / 10 / 98 Assistant Registrar of Titles</p>
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / In favour of											
<p style="text-align: right;">AREA OF LOTS 2 - 5 = 2.461ha</p>															
LENGTHS ARE IN METRES		SCALE		SHEET SIZE A3											
© Victorian Land Titles Office		Drawn By:		DEALING CODE:											
				Sheet 1 of 1											

TGM Group Pty Ltd
1/27-31 Myers Street
(PO Box 1137)
Geelong Vic 3220
T 03 5202 4600
F 03 5202 4691
ABN 11 125 568 461

Geelong | Melbourne | Ballarat

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Our Ref: 18891-01
Your Ref: PP302/2018-1

14th January 2019

Mr Ian Williams
Statutory Planning Unit
Colac Otway Shire
PO Box 283
COLAC VIC 3250

Dear Ian,

**RE: PLANNING APPLICATION NO. PP302/2018-1
20 WARROWIE ROAD, IRREWARRA**

Reference is made to the Further Information Request dated 20th December 2018 in relation to 20 Warrowie Road, Irrewarra. Please see below comments:

1. Council's Infrastructure Unit has considered this proposal and clarification is sought in relation to how stormwater run-off will be managed as a result of the earthworks.
Response: The stormwater run-off will be managed by directing all run-off into the existing natural water course open drain that passes across the site. This open drain discharges from the site in the north west corner of the site. Currently some of the run-off at the eastern end of the site enters the open drain between the railway line and AKD's boundary fence. (Note – "not altering existing natural water course" was the response ADK received from VicRoads when they queried additional run-off from Highway Duplication). Details of the direction of run-off is also detailed within the plans submitted to Council.
2. Whilst the written content of your application is noted, can you please provide additional detail as to the purpose of the earthworks, particularly why the earth wall is required?
Response: AKD will utilise the earth fill available from the Princes Highway duplication project to fill low lying ground so it can be utilised for log and timber storage. The earth wall will also provide a natural barrier with an appealing landscaping buffer adjacent to residences.
3. Consideration should be given to native landscaping in front of the mound (south side) to reduce any potential visual impact from the highway. The appropriate species list for landscaping with native plants is provided on Council's website under 'My Property' 'Environment Management' 'Trees and Vegetation'.
Response: AKD proposes to plant native vegetation along the top of the earth wall, together with the planting of native trees along the southern boundary adjacent to the Highway and Eastern boundary along Pyles Road.

In regards to the Erosion Control Plan, our client has advised that there is a silt trap and recovered water system currently in place which will prevent downstream impacts.

If you have any queries regarding this matter, please contact me on telephone 5202 4600 or e-mail chris@tgmgroup.com.

Yours sincerely,

TGM GROUP PTY. LTD.



Chris Marshall
Manager – Town Planning

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DO NOT SCALE

A

Datum : 129.000

Middle Drain Section - Grade Line

Distance	0.000	20.000	40.000	60.000	80.000	100.000	120.000	140.000	160.000	180.000	200.000	220.000	240.000	260.000	280.000
Elevation	133.879	133.396	132.916	132.630	132.481	132.343	132.205	131.962	131.724	131.513	131.156	130.888	130.344	129.797	129.707

Horizontal Scale 1 : 1000
Vertical Scale 1 : 100

Existing Drain Running Through Site

B

Datum : 129.000

Grade Line

Distance	0.000	20.000	40.000	60.000	80.000	100.000	120.000	140.000	160.000	180.000	200.000	220.000	240.000	260.000	280.000	300.000	320.000	340.000	360.000	361.762
Elevation	130.509	130.465	130.420	130.376	130.331	130.287	130.242	130.198	130.154	130.109	130.065	130.020	129.976	129.931	129.887	129.842	129.820	129.812	129.802	129.800

Horizontal Scale 1 : 1000
Vertical Scale 1 : 100

Design East West Drain

REF.	REVISION	DATE	APP'D.
F	CHANGED GRADE OF EAST/WEST DRAIN	31/01/19	AB
E	ADDED NOTES	28/11/18	AB
D	ADDED NOTES	21/11/18	AB
C	ADDED LONG SECTIONS FOR DRAINS	09/11/18	AB
B	REDUCED LENGTH OF EARTH WALL, ADDED LENGTHS	01/11/18	AB

PLAN REFERENCE	MELWAY REFERENCE	DESIGN FILE No.

DRAWN	DRAFT. CHECK	DESIGNED	ENG. CHECK	APPROVED

CAD FILE NO.

G. W. Bennett & Associates
GWSurvey Pty Ltd ABN 26 798 960
LAND, ENGINEERING, AERIAL & RAIL SURVEY CONSULTANTS
46 Panfield Avenue, Ringwood
Victoria 3134
Telephone (03) 8806 1169
Website gwbsurvey.com.au Mobile 0407 862 392

Drainage Longitudinal Sections
AKD Softwoods
20 Warrowie Rd, Irrewarra

SCALE 1:1000
SHEET 1 OF 2
F

