

Planning Report

Tract

Planning Scheme Amendment – Greater Geelong Planning Scheme

76-156, 95, 99 & 101-145 Canterbury Road East, Lara and 705-775 & 785-805 Princes Highway, Lara

Prepared for Lara Farms Pty Ltd

Overview

Background

Proponent	Lara Farms Pty Ltd
Address	76-156 Canterbury Road East, Lara 95 Canterbury Road East, Lara 99 Canterbury Road East, Lara 101-145 Canterbury Road East, Lara 705-775 Princes Highway, Lara 785-805 Princes Highway, Lara
Lot Description	Allotment 3C, Section 15B, Township of Lara TP, Parish of Moranghurk Lot 1 on Title Plan 182698 Lot 1 on Title Plan 161420 Lot 1 on Title Plan 182700 Lot 1 on Title Plan 182699 Allotment 3B, Section 15B, Township of Lara TP, Parish of Moranghurk Lot 2 on Plan of Subdivision 98249 Lot 1 on Title Plan 191059 Lot 1 on Title Plan 156147

Relevant Planning Controls

Municipal Planning Strategy	Clause 02.01 – Context Clause 02.03 – Strategic Directions Clause 02.04 – Strategic Framework Plans
Planning Policy Framework	Clause 11 – Settlement Clause 12 – Environmental and Landscape Values Clause 13 – Environmental Risks and Amenity Clause 14 – Natural Resource Management Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 18 – Transport Clause 19 – Infrastructure
Existing Zone	Farming Zone (FZ)
Existing Overlays	Floodway Overlay (FO)
Proposed Zone	General Residential Zone – Schedule 1 (GRZ1)
Proposed Overlays	Development Plan Overlay – Schedule 48 (DPO48) Environmental Audit Overlay (EAO)
Strategic Planning Considerations	<i>G21 Regional Growth Plan (2013)</i> <i>City of Greater Geelong Settlement Strategy (2020)</i> <i>Lara Structure Plan (2011)</i> <i>City of Greater Geelong Social Housing Plan (2021)</i> <i>City of Greater Geelong Housing Diversity Strategy (2011)</i> Proposed Planning Scheme Amendment C339ggee exhibited documentation

Quality Assurance

Planning Report

Planning Scheme Amendment – Greater Geelong Planning Scheme
76-156, 95, 99 & 101-145 Canterbury Road East, Lara and 705-775 & 785-805 Princes Highway, Lara

Project Number
321-0795-00-P-01-RP01

Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	02/06/2022	Planning Report			
01	07/06/2022	Planning Report			
02	14/06/2022	Final Planning Report			
03	08/09/2025	Final Planning Report PPF Translation Update			
04	22/09/2025	Final Planning Report – Proposal Updates			

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1 Executive Summary

1.1 Overview

Tract acts on behalf of Lara Farms Pty Ltd, NNLALE Pty Ltd and Benng Pty Ltd in this matter.

This report has been prepared in support of the proposed planning scheme amendment (the 'Amendment') to the Greater Geelong Planning Scheme as it relates to the land at 76-156, 95, 99 & 101-145 Canterbury Road East, Lara and 705-775 & 785-805 Princes Highway, Lara (the 'Site').

The land which comprises the Site is currently located within the Farming Zone (FZ) and is partially impacted by the Floodway Overlay (FO).

The amendment is required to facilitate the transition of the land to urban purposes in accordance with the high-level outcomes sought under various strategic documents including the *G21 Regional Growth Plan*, *City of Greater Geelong Settlement Strategy* and *Lara Structure Plan*. This is to be achieved by:

- Rezoning land affected by the amendment from Clause 35.07 Farming Zone (FZ) to Clause 32.08 General Residential Zone – Schedule 1 (GRZ1).
- Inserting a new Schedule 48 to Clause 43.04 Development Plan Overlay for land affected by the amendment to guide future land use and development outcomes.
- Applying the Environmental Audit Overlay to ensure that potentially contaminated land is assessed and, where necessary, remediated prior to use or development that could pose a risk to human health or the environment.
- Amending the Schedule to Clause 72.03 What does this Planning Scheme Consist of? to insert the new map 19DPO proposed to comprise part of the planning scheme.
- Amending Planning Scheme Map Nos. 18ZN, 19ZN and 18DPO.
- Inserting Planning Scheme Map No. 19DPO.

Due to the reasons outlined within this report, it is respectfully submitted that the proposed amendment is highly responsive to the objectives and provisions of the *Greater Geelong Planning Scheme*, as well as relevant strategic direction for the Site.

1.2 Background

This report is informed by discussions held with officers from the City of Greater Geelong (the 'Council') (virtual meeting held 15 December 2021) and subsequent correspondence dated 16 February 2022.

In these discussions and correspondence, Council indicated its support for a proposed rezoning of the Site for future residential development on the basis of existing strategic direction contained within the Greater Geelong Planning Scheme. More specifically, Council expressed its willingness to entertain an application to rezone the parts of the Site to the GRZ1 that are located within the Lara settlement boundary, outside the Geelong Ring Road Employment Precinct (GRREP) buffer and outside the 1 in 100 year flood extent.

It was agreed that a Development Plan Overlay (DPO) would be the most appropriate planning control to facilitate residential development.

1.3 Limitations

This report has considered the following documents:

- Greater Geelong Planning Scheme
- Certificates of Title dated May 2022
- *G21 Regional Growth Plan (2013)*

- *City of Greater Geelong Settlement Strategy (2020)*
- *Lara Structure Plan (2011)*
- *City of Greater Geelong Social Housing Plan (2021)*
- *City of Greater Geelong Housing Diversity Strategy (2011)*
- *Sustainable Subdivisions Framework (2020)*
- *Ministerial Direction – Form and Context of Planning Schemes*
- *Ministerial Direction No. 11 – Strategic Assessment of Amendments*
- *Ministerial Direction No. 15 – The Planning Scheme Amendment Process*
- *Planning Practice Note 23 – Applying the Incorporated Plan and Development Plan Overlays*
- *Planning Practice Note 30 – Potentially Contaminated Land*
- *Planning Practice Note 46 – Strategic Assessment Guidelines*
- *Planning Practice Note 90 – Planning for Housing*
- *Planning Practice Note 91 – Using the Residential Zones*
- *Planning Practice Note 92 – Managing Buffers for Land Use Compatibility*
- Proposed Planning Scheme Amendment C339ggee exhibited documentation

1.4 Report Structure

This report describes the Site and its context (Chapter 2), details the proposed amendment (Chapter 3) and identifies relevant planning policy and provisions (Chapter 4). The proposed amendment is assessed against the Strategic Assessment Guidelines and key planning considerations (Chapter 5) to form the conclusions of this report (Chapter 6).

2 Urban Context Review

2.1 Overview

The Site is irregularly shaped and has a total area of approximately 146 hectares. The Site is generally bound by Hovells Creek, the Princes Highway/Rennie Street, and the western standard gauge railway corridor.

The Site comprises nine parcels which are formally identified as follows:

- 76-156 Canterbury Road East – Allotment 3C, Section 15B, Township of Lara TP, Parish of Moranghurk (3C\15B\PP5452)
- 95 Canterbury Road East – Lot 1 on Title Plan 182698
- 99 Canterbury Road East – Lot 1 on Title Plan 161420, Lot 1 on TP182700 and Lot 1 on TP182699
- 101-145 Canterbury Road East – Allotment 3B, Section 15B, Township of Lara TP, Parish of Moranghurk (3B\15B\PP5452)
- 705-775 Princes Highway – Lot 2 on Plan of Subdivision 98249, Lot 1 on Title Plan 191059
- 785-805 Princes Highway – Lot 1 on Title Plan 156147

2.2 Site Analysis

Title Particulars

The following table describes considerations relating to the Certificates of Title associated with the nine parcels that comprise the broader Site. Parcels marked 'no applicable encumbrances' are not impacted by any encumbering easements, covenants, caveats or restrictions under Section 173 of the *Planning and Environment Act 1987* or the *Subdivision Act 1988*.

Refer to **Appendix A – Certificates of Title** for further details.

Lot Description	Title Particulars
3C\15B\PP5452	<p>The land is impacted by Caveat AS311430M lodged by Lara Farms Pty Ltd on the grounds of an agreement with the registered proprietors dated 28 June 2019.</p> <p>David James Nash, Trevor Clarence Nash, John Albert Nash and Legal Personal Representatives of James Samson Nash (1 of 2 equal undivided shares) and Donald Nash (1 of 2 equal undivided shares) are the registered proprietors of the estate as tenants in common.</p>
Lot 1 on Title Plan 182698	<p>The land is impacted by an encumbering easement arising from a plan of subdivision which generally traverses the eastern interface of the parcel before diverting south and terminating at Canterbury Road East.</p> <p>The registered sole proprietor of the estate is Nnlale Pty Ltd.</p>
Lot 1 on Title Plan 161420	<p>No applicable encumbrances.</p> <p>The registered sole proprietor of the estate is Nnlale Pty Ltd.</p>
Lot 1 on Title Plan 182700	<p>No applicable encumbrances.</p> <p>The registered sole proprietor of the estate is Benng Pty Ltd.</p>

Lot 1 on Title Plan 182699	The land is impacted by an encumbering easement arising from a plan of subdivision which is generally situated in the eastern portion of the land. The registered sole proprietor of the estate is Nnlale Pty Ltd.
3B\15B\PP5452	No applicable encumbrances. The registered sole proprietor of the estate is Benng Pty Ltd.
Lot 2 on Plan of Subdivision 98249	The land is impacted by an encumbering pipeline easement (E-1) in favour of Transmission Pipelines Australia (Assets) Pty Ltd. E-1 generally measure 20 metres in width and bisects the northern portion of the land from east to west. The land is also impacted by Covenant V953535R which relates to the creation of E-1 upon the transfer of the land. It affords the right to undertake works associated with the pipeline infrastructure and associated carriageway and need to maintain the easement area without obstruction. The land is also impacted by Caveat AS311430M lodged by Lara Farms Pty Ltd on the grounds of an agreement with the registered proprietors dated 28 June 2019. Donald Nash (1 of 2 equal undivided shares) and David James Nash, Trevor Clarence Nash, John Albert Nash and Legal Personal Representatives of James Sampson Nash (1 of 2 equal undivided shares) are the registered proprietors of the estate as tenants in common.
Lot 1 on Title Plan 191059	No applicable encumbrances. Trevor Clarence Nash (1 of 2 equal undivided shares) and Donald Nash (1 of 2 equal undivided shares) are the registered proprietors of the estate as tenants in common.
Lot 1 on Title Plan 156147	The land is also impacted by Caveat AS311433F lodged by Lara Farms Pty Ltd on the grounds of an agreement with the registered proprietors dated 28 June 2019. David James Nash and Linda Florence Nash (1 of 3 equal undivided shares), T C Nash Holdings Pty Ltd (1 of 3 equal undivided shares) and J A N Nominees Pty Ltd (1 of 3 equal undivided shares) are the registered proprietors of the estate as tenants in common.

Site Description

The Site is irregularly shaped with a combined net area of circa 68 hectares and continuous frontages measuring approximately 950 metres and 490 metres to Canterbury Road East and Rennie Street respectively. The Site is relatively flat and slopes gently from west to east towards the Hovells Creek interface bounding the Site to the north-east.

The majority of the Site comprises agricultural land utilised for cropping purposes, uncultivated land and various associated structures/features (including sheds, silos and decommissioned dams) and isolated dwellings. The land at 95 & 99 Canterbury Road East and 705-775 Princes Highway are each occupied by a residential dwelling and associated outbuildings. These dwellings incorporate gardens which primarily consist of native and exotic trees and shrubs planted for aesthetic purposes.

Canterbury Road East bisects the land from east to west and provides multiple points of vehicular access to the Site via unsealed crossovers. Additional vehicular access points are provided along Rennie Street.

Field surveys were conducted on 18 February 2022 and 4 April 2022 by Mark Trengove Ecological Services which identified that vegetation across the Site is substantially exotic, with isolated patches of native vegetation occurring adjacent to Hovells Creek. These isolated patches of native vegetation accord with EVC 68 Creepline Grassy

Woodland and EVC 9 Coastal Saltmarsh. One area of degraded non-patch EVC 132 Plains Grassland vegetation (Slender Wallaby-grass) was also recorded.

Beyond the Site's boundaries, no native vegetation was found to occur on the adjacent Canterbury Road East or Princes Highway road reserves. Areas of native vegetation occur within the adjacent Hovells Creek corridor and the adjacent Geelong-Melbourne rail corridor, located within 5m of the subject property.

Refer to **Figure 1 – Aerial Plan**



Figure 1: Aerial Plan

2.3 Site Context

The Site is located within the City of Greater Geelong and is situated approximately 650 metres south of the Lara Town Centre.

Broadly speaking, the Site sits as an undeveloped wedge between two pockets of land primarily developed for conventional residential purposes. On the peripheries of these residential areas, there are small pockets of low density and rural lifestyle allotments which provide a transitional interface to land outside the settlement boundary utilised for agricultural and conservation purposes.

The Site is located to the immediate south of the Lara Town Centre which is generally situated north of Station Lake Road and straddles the rail corridor. The Lara Town Centre supports a variety of higher order land uses including retail, commercial, aged care, community, health and open space functions. Proximate community infrastructure includes:

- Open space – Austin Park, Lara Recreation Reserve, Lara Tennis Club, Lara Dog Park, Hovells Creek Public Recreation Reserve, Lara Lake Reserve.
- Education – Lara Secondary College, Lara Primary School, St Anthony's Primary School, various early learning centres and kindergartens.
- Retail/commercial – Lara Village Shopping Centre, The Centreway.
- Community/civic – Lara Maternal and Child Health Centre, Lara Library, Lara Community Centre.

The Site is proximate to the Geelong Ring Road Employment Precinct (GRREP) which is the municipality's largest designated growth area for industrial development. The GRREP is zoned to accommodate intensive industrial land uses and associated employment opportunities.

The Site is also proximate to the Werribee/Avalon and Point Wilson/Limeburners Bay areas of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site which site includes freshwater wetlands, estuaries, intertidal shorelines, sub-tidal beds, inland saline wetlands and a wastewater treatment facility.

The Site is within the vicinity of the following pipeline corridor assets:

- W.A.G Pipeline (Altona - Geelong), Viva Energy Australia – Oil pipeline corridor
- WOPL (White Oil Pipeline), Viva Energy Australia – Oil pipeline corridor
- Brooklyn - Corio (T24), APA Group – Natural gas pipeline corridor
- Brooklyn - Lara (T112), APA Group – Natural gas pipeline corridor
- Iona - Lara (T92), APA Group – Natural gas pipeline corridor

Refer to **Figure 2 – Context Plan** and **Appendix B – APGA Enquiry Report**



Figure 2: Context Plan

2.4 Local Transport Infrastructure

The nearest public transport connections are local bus services which operate routes that provide connectivity across Lara and services the nearby GRREP and Corio.

The Site is also proximate to Lara Railway Station which operates the Melbourne – Geelong – Warrnambool V/Line service.

Site’s primary vehicular connections are Forest Road and the Princes Freeway. Forest Road (C114) is a declared arterial road and provides connectivity with the Lara Town Centre to the north and established suburbs of Corio, Norlane and North Geelong to the south via the Princes Highway/Melbourne Road (A10). The Princes Highway provides onward connections to Central Geelong and Waurn Ponds to the south. The Princes Freeway (M1) which provides broader access to Melbourne and Colac.

3 Proposal

3.1 Overview

The amendment is required to facilitate the transition of the land to urban purposes in accordance with the high-level outcomes sought under various strategic documents including the *G21 Regional Growth Plan*, *City of Greater Geelong Settlement Strategy* and *Lara Structure Plan*.

In summary, it is proposed to:

- Rezoning land affected by the amendment from Farming Zone (FZ) to General Residential Zone – Schedule 1 (GRZ1).
- Inserting a new Schedule 48 to Clause 43.04 Development Plan Overlay for land affected by the amendment to guide future land use and development outcomes.
- Applying the Environmental Audit Overlay to ensure that potentially contaminated land is assessed and, where necessary, remediated prior to use or development that could pose a risk to human health or the environment.
- Amending the Schedule to Clause 72.03 What does this Planning Scheme Consist of? to insert the new map 19DPO proposed to comprise part of the planning scheme.
- Amending Planning Scheme Map Nos. 18ZN, 19ZN and 18DPO.
- Inserting Planning Scheme Map No. 19DPO.

3.2 Amendments to Municipal Planning Strategy

The amendment does not seek to introduce or amend any clauses contained within the Municipal Strategic Statement.

3.3 Proposed Zone

The amendment proposes to rezone the entire Site to the General Residential Zone – Schedule 1 (GRZ1).

The General Residential Zone is typically applied in new or established residential areas where there are minimal constraints to residential development, and it provides for moderate growth and diversity of housing. Specifically, the purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering*
- *good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Refer to **Appendix C – Proposed Map Sheets**

3.4 Proposed Overlays

Development Plan Overlay – Schedule 48

The proposal seeks to introduce and apply a new Schedule 48 to the Development Plan Overlay (DPO48).

The Development Plan Overlay (DPO) is applied where the form of development is appropriately controlled by a plan that satisfies the responsible authority as there is no public approval process for the plan. Specifically, the purpose of the DPO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority

The proposed Schedule 48 relates to the 'South East Lara Growth Area' for which the following objectives are specified:

- To generally implement the South East Lara Framework Plan as attached to this schedule and facilitate the orderly and integrated residential development of the area.
- To create a safe and integrated road network that avoids excessive road connections on to Canterbury Road East.
- To provide a shared pathway network and links that establish safe and interconnected walking and cycling routes.
- To ensure the park is conveniently connected to linear open space adjoining the southern boundary of the growth area.
- To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas.

Requirements for development plan

Clause 4.0 to the proposed Schedule 48 states that a Development Plan must be generally in accordance with the 'South East Lara Growth Area Framework Plan' and includes a series of requirements that have been informed by the technical studies support the rezoning proposal. Importantly, the proposed Schedule 48 also states that:

"Separate development plans may be prepared and approved for land to the north and south of Canterbury Road East."

Refer to **Appendix C – Proposed Map Sheets**

Environmental Audit Overlay (EAO)

The proposal seeks to introduce and apply the Environmental Audit Overlay (EAO).

The EAO ensures assessment of potentially contaminated land occurs before a new sensitive use begins. The EAO is typically applied where earlier land uses may have contaminated the land. Assessment of potentially contaminated land is done through the planning permit process. Specifically, the purpose of the EAO is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

3.5 Proposed Ordinance Changes

The proposal seeks to amend the Schedule to Clause 72.03 What does this Planning Scheme Consist of? to include new the new planning scheme map no. 19DPO into the Greater Geelong Planning Scheme.

The proposed amendment does not necessitate any further changes to the ordinance of the Greater Geelong Planning Scheme, including Particular Provisions, General Provisions and Operational Provisions.

3.6 Development Contributions

If found to be necessary, an agreement made pursuant to Section 173 of the *Planning and Environment Act 1987* can be exhibited concurrent with the planning scheme amendment to facilitate the levying of infrastructure contributions and delivery of infrastructure projects for the Site.

The need for such an agreement will depend upon the extent of shared infrastructure required which will be resolved at a later date.

3.7 Future Planning Permit Applications

The introduction and application of the new Schedule 48 to the Development Plan Overlay will allow for future planning permit applications to be approved generally in accordance with the future South Lara Growth Area Development Plan.

In accordance with the provisions of Clause 43.04, this Development Plan will need to be prepared and approved by the responsible authority to guide the future use, subdivision and development of the land for urban purposes.

The use, subdivision, and/or development of the land for residential purposes is not concurrently sought with this amendment.

4 Planning Framework

4.1 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets the basis for local content in the Greater Geelong Planning Scheme by contextualising and identifying the overarching strategies for major land use and development matters that affect the municipality. The relevant provisions and policies of the MPS are set out below.

Clause 02.02 – Vision

Clause 02.02 outlines Council’s overarching vision for Greater Geelong, which seeks *to provide for prosperity and cohesive communities in an exceptional environment*. To achieve this vision, Council will facilitate sustainable development that supports population growth and protects the natural environment.

Clause 02.03 – Strategic Directions

Strategic directions are the high-level policy intentions for the Council that provide the basis for matters that are implemented through more detailed policy or planning controls.

The following strategic directions are relevant to the Site and proposal:

- **Clause 02.03-1 – Settlement** – states that Geelong’s population is expected to grow by 152,000 people by 2036, based on an average growth rate of 2.5%. This growth will create demand for over 73,400 new dwellings, achievable under the City’s identified planned growth. Council envisages that infill development will increasingly deliver housing for Geelong’s growing population and should be encouraged in areas with access to infrastructure, goods, and services.

Of relevance to this proposal, the strategic directions outlined for settlement are to:

- *Direct and contain growth within identified locations across the municipality.*
- *Maintain the unique identity of Greater Geelong and its townships.*
- *Locate and design urban areas to mitigate the potential impacts of climate change.*

- **Clause 02.03-5 – Built environment and sustainability** – seeks to balance growth in the municipality while maintaining its identity by designating areas for varying levels of change, and by balancing the need for conservation and renewal. It encourages sustainable and healthy development that will benefit and improve the community’s quality of life.

Of relevance to this proposal, the strategic directions outlined for built environment and sustainability are to:

- *Ensure that development enhances Geelong’s sense of place and identity.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*

- **Clause 02.03-6 – Housing** – highlights the importance of increasing the City’s housing stock diversity as to cater for the growing trend of smaller households, the need for affordable housing, ageing in place, low maintenance housing, and a strong demand for housing in high amenity locations.

Of relevance to this proposal, the strategic directions outlined for housing are to:

- *Facilitate infill development to increase its housing supply contribution.*
- *Ensure housing diversity is achieved in established and growth area communities.*
- *Increase the level of affordable and social housing in Geelong.*

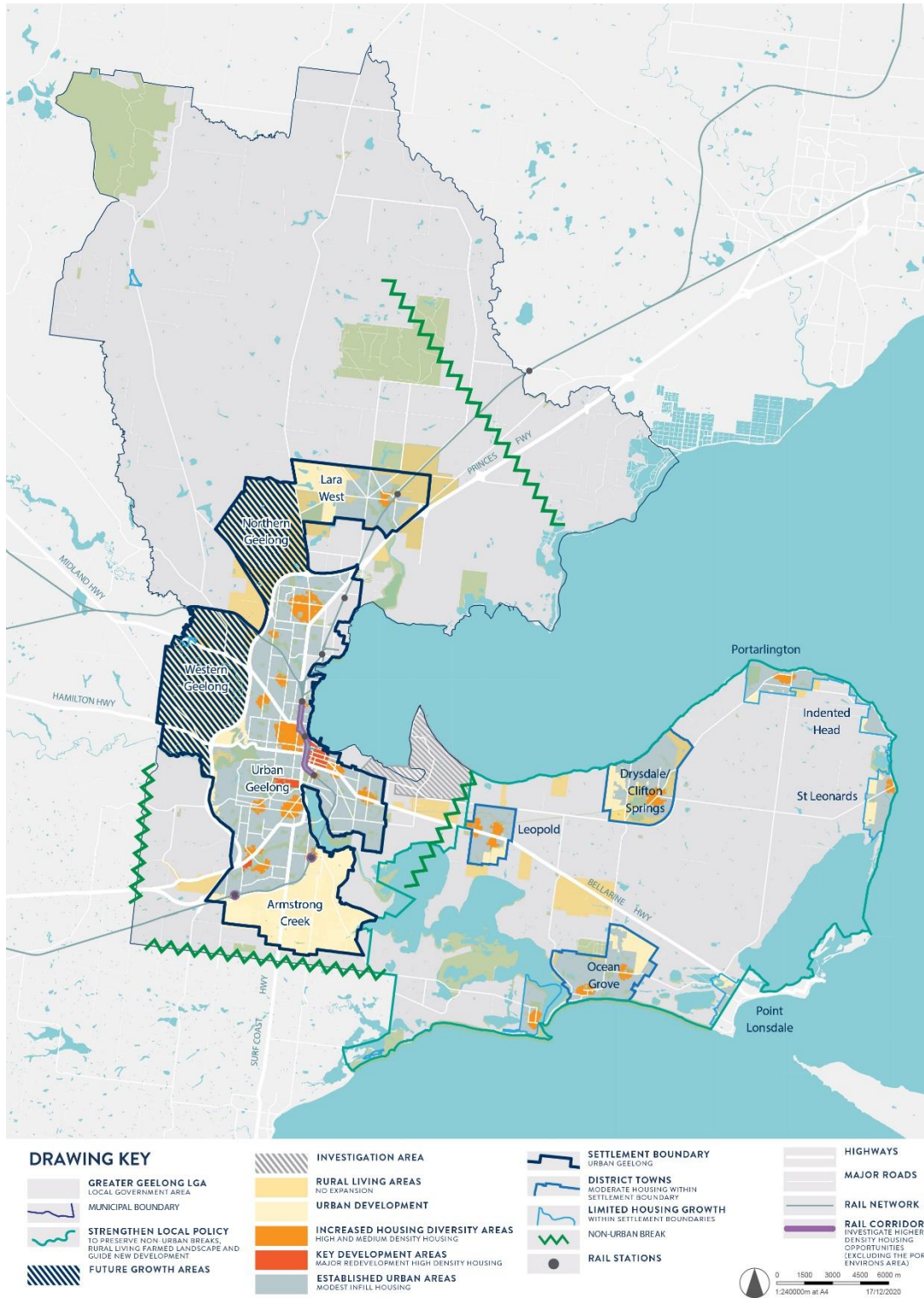


Figure 3 - Municipal Framework Plan

4.2 Planning Policy Framework

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to this proposal are set out below.

Clause 11 – Settlement

Clause 11 states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation, open space, commercial, community facilities, and infrastructure. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 11.01-1S – Settlement** - seeks to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- **Clause 11.01-1L-01 – Settlement – Greater Geelong** – seeks to direct most of future housing needs to urban Geelong (urban infill, Armstrong Creek, and the Northern and Western Geelong Growth Areas).
- **Clause 11.01-1R – Geelong G21**- seeks to support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria’s second city.
- **Clause 11.01-1L-03 – Lara** – seeks to contain urban development within the defined settlement boundary shown on the Lara Structure Plan map. The Lara Structure Plan designates the Site in part for ‘Conventional residential’ outcomes, with the balance of the land identified for ‘Potential Open Space’ and ‘Potential Business Park’ opportunities. The Lara Structure Plan map identifies the buffer to the Heales Road Industrial Area (now GRREP) and designates a ‘Bike/Pedestrian Trail’ adjacent to the Hovells Creek corridor

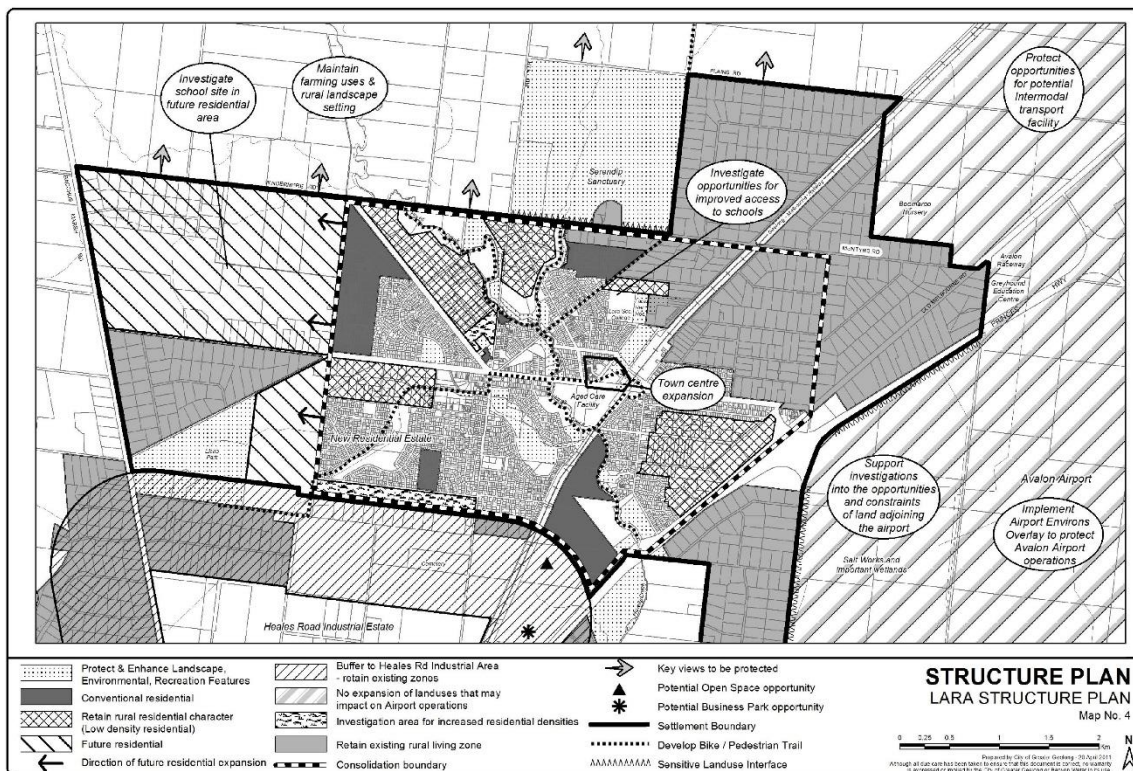


Figure 4 - Lara Structure Plan

- **Clause 11.02-1S – Development Capacity** – seeks to ensure sufficient development opportunities are available to meet the needs of current and future Victorians.
- **Clause 11.02-2S – Structure Planning** – seeks to facilitate the fair, orderly, economic and sustainable use and development of urban areas.
- **Clause 11.02-3S – Sequencing of Development** – seeks to manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

- **Clause 11.02-3L – Sequencing of Development** – seeks to ensure development proceeds in a logical, sequenced manner that maximises the efficient delivery and use of development and community infrastructure.

Clause 12 – Environmental and Landscape Values

Clause 12 states that planning should help to protect the health of ecological systems, the biodiversity they support, while conserving areas with identified environmental and landscape values. Relevant sub-clauses include:

Additionally, planning should protect, restore, and enhance sites containing features of nature conservation, biodiversity, and geological or landscape values.

- **Clause 12.01-1S – Protection of biodiversity** – seeks to assist the protection and conservation of Victoria’s biodiversity.
- **Clause 12.01-2S – Native vegetation management** – aims to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.
- **Clause 12.03-1S – River corridors, waterways, lakes and wetlands** – seeks to protect and enhance river corridors, waterways, lakes and wetlands.
- **Clause 12.03-1L – River corridors, waterways, lakes and wetlands** – seeks to ensure that land use and development avoid isolating wetlands and provides for connective water flows and vegetative links.
- **Clause 12.05-2S – Landscapes** – aims to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.
- **Clause 12.06-1S – Urban Forests** – seeks to promote the planting of canopy trees on private land.

Clause 13 – Environmental Risks and Amenity

Clause 13 states that planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach. Relevant sub-clauses include:

- **Clause 13.01-1S – Natural hazards and climate change** – seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- **Clause 13.02-1S – Bushfire planning** – aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- **Clause 13.04-1S – Contaminated and potentially contaminated land** – aims to ensure that contaminated and potentially contaminated land is used and developed safely.
- **Clause 13.07-1S – Land use compatibility** – seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Clause 14 – Natural Resource Management

Clause 14 states that planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development. Relevant sub-clauses include:

- **Clause 14.02-1S – Catchment planning and management** – aims to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
- **Clause 14.02-2S – Water quality** – seeks to protect water quality.

Clause 15 – Built Environment and Heritage

Clause 15 states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods. Furthermore, planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Relevant sub-clauses include:

- **Clause 15.01-1S – Urban Design** – seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-2L – Environmentally sustainable design** – seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

- **Clause 15.01-5S – Neighbourhood Character** – aims to support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- **Clause 15.01-5L – Neighbourhood character** – seek to manage the impact of urban change on existing neighbourhoods and protect areas with a significant garden character.

Clause 16 – Housing

Clause 16 states that planning should account for housing diversity and ensure the efficient provision of supporting infrastructure. It should also ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools, and open space. Relevant sub-clauses include:

- **Clause 16.01-1S – Housing supply** – seeks to facilitate well-located, integrated, and diverse housing that meets community needs.
- **Clause 16.01-1L-01 – Integrated housing and housing diversity** – seeks to increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including mixed use, high, and medium density housing in strategically identified locations.
- **Clause 16.01-2S – Housing affordability** – seeks to deliver more affordable housing closer to jobs, transport, and services.

Clause 18 – Transport

Clause 18 states that planning should ensure a safe, integrated, and sustainable transport system that provides access to social and economic opportunities to support individual and community wellbeing, facilitating network-wide efficiency, coordination, and reliable movement of people and goods. Relevant sub-clauses include:

- **Clause 18.02-1S – Walking** – aims to facilitate a safe and efficient walking network, increasing the proportion of trips made by foot.
- **Clause 18.02-2S – Cycling** – seeks to facilitate a safe and efficient bicycle network and increase the proportion of trips made by bike.
- **Clause 18.02-4S – Roads** – seeks to facilitate a safe and efficient road network that integrates all movement modes, making best use of existing infrastructure.

Clause 19 – Infrastructure

Clause 19 states that planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning. Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure. Relevant sub-clauses include:

- **Clause 19.02-62 – Open space** – aims to establish, manage, and improve a diverse and integrated network of public open space that meets the needs of the community.
- **Clause 19.02-6L – Open space** – seeks to ensure that land provided as open space adds to the recreational and environmental amenity and diversity of the locality.
- **Clause 19.03-1S – Development and infrastructure contributions plans** – aims to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development and infrastructure contributions plans.
- **Clause 19.03-2S – Infrastructure design and provision** – aims to provide timely, efficient, and cost-effective development infrastructure that meets the needs of the community.
- **Clause 19.03-3S – Integrated water management** – seeks to sustainably manage water supply, water resources, wastewater, drainage, and stormwater through an integrated water management approach.
- **Clause 19.03-3L – Integrated water management** – aims to encourage all development to incorporate water sensitive urban design principles and the planting of low water use vegetation, particularly indigenous vegetation.

4.3 Existing Zone

The Site is currently located within the Farming Zone (FZ).

The FZ encourages the retention of productive agricultural land and encourages the retention of employment and population to support rural communities. Specifically, the purpose of the FZ 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.

Refer to Figure 5 – Existing Zone Plan

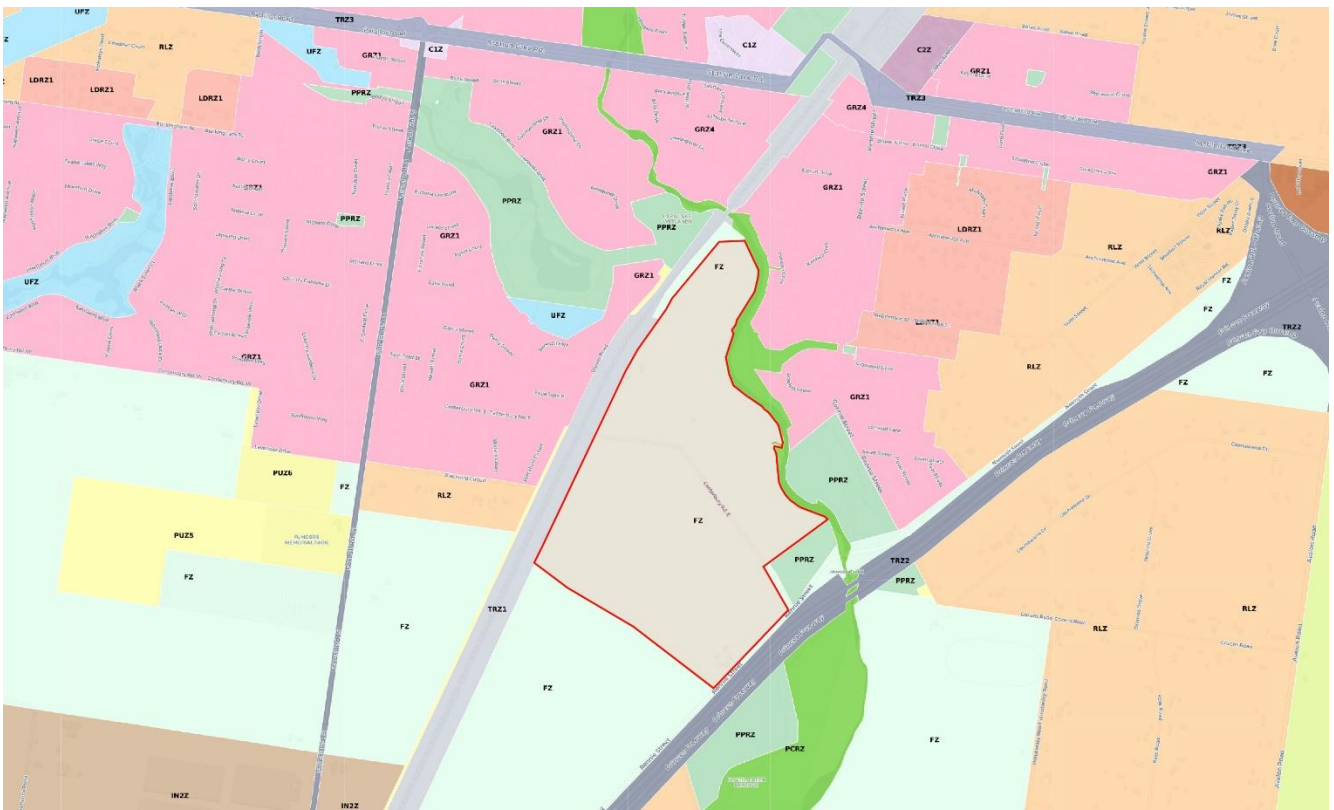


Figure 5: Existing Zone Plan

4.4 Existing Overlays

The Site is currently partially impacted by the Floodway Overlay (FO).

The FO is applied to urban and rural land identified as part of an active floodway, or to a high hazard area with high flow velocities, where impediment of flood water can cause significant changes in flood flows and adversely affect other areas. The identification of these areas is established in consultation with the relevant floodplain management authority (Corangamite Catchment Management Authority). Specifically, the purpose of the FO is:

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

The amendment does not seek to remove or vary the provisions or extents of this overlay. Notwithstanding this, the proposed Amendment C339 seeks to separately amend the extents of the FO and apply a new Land Subject to Inundation Overlay (LSIO) which impacts the Site. Refer to section 4.5 below for further discussion.

Refer to **Figure 6 – Existing Overlay Plan**

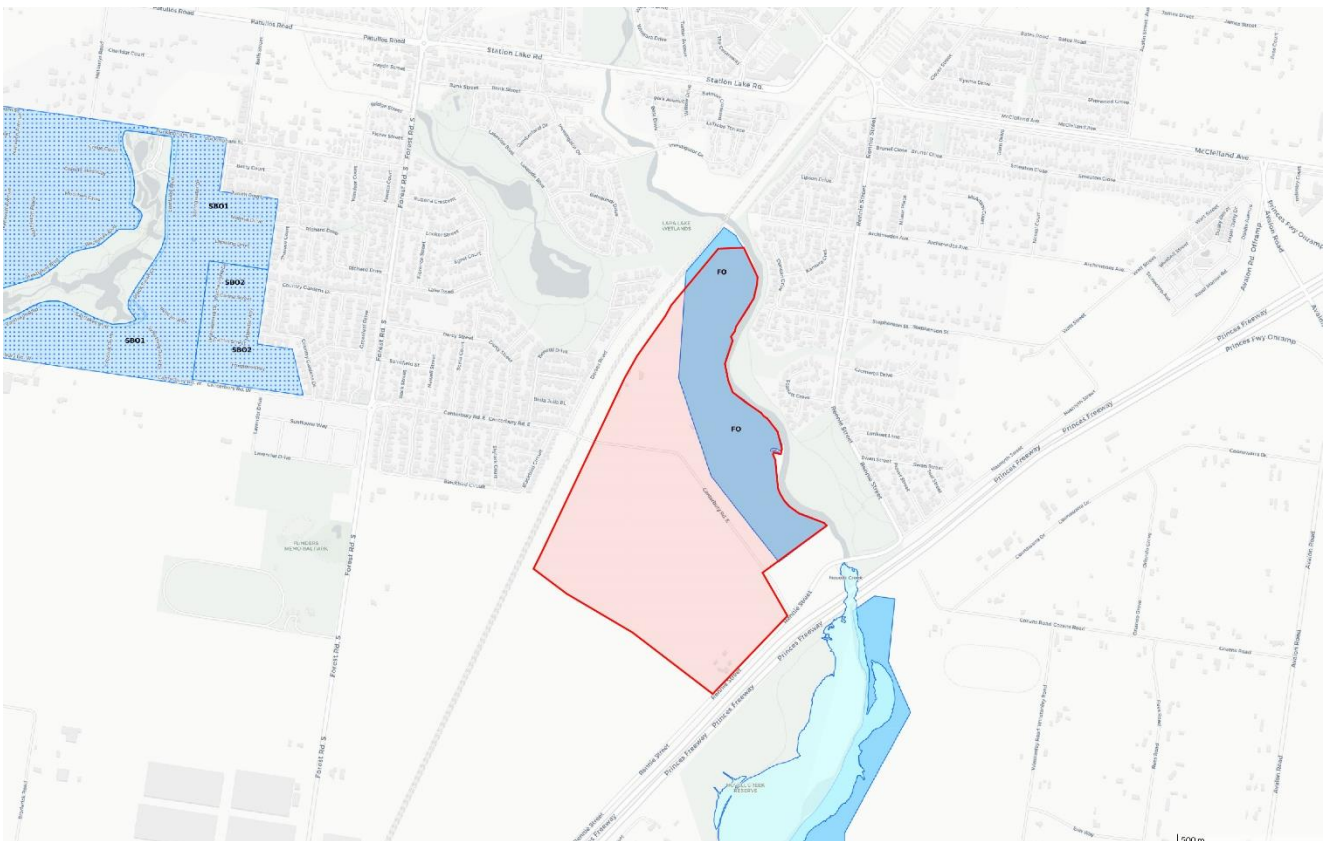


Figure 6: Existing Overlay Plan

4.5 Strategic Planning Considerations

G21 Regional Growth Plan

The *G21 Regional Growth Plan* (the 'Growth Plan') (2013) is intended to manage growth and land use pressures to 2050 in the G21 region (comprising the local government areas of Greater Geelong, Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and Borough of Queenscliff). It pulls together the strategic land use and growth planning already completed across the region and builds on this to identify where future residential and employment growth will occur and the critical infrastructure required to support it.

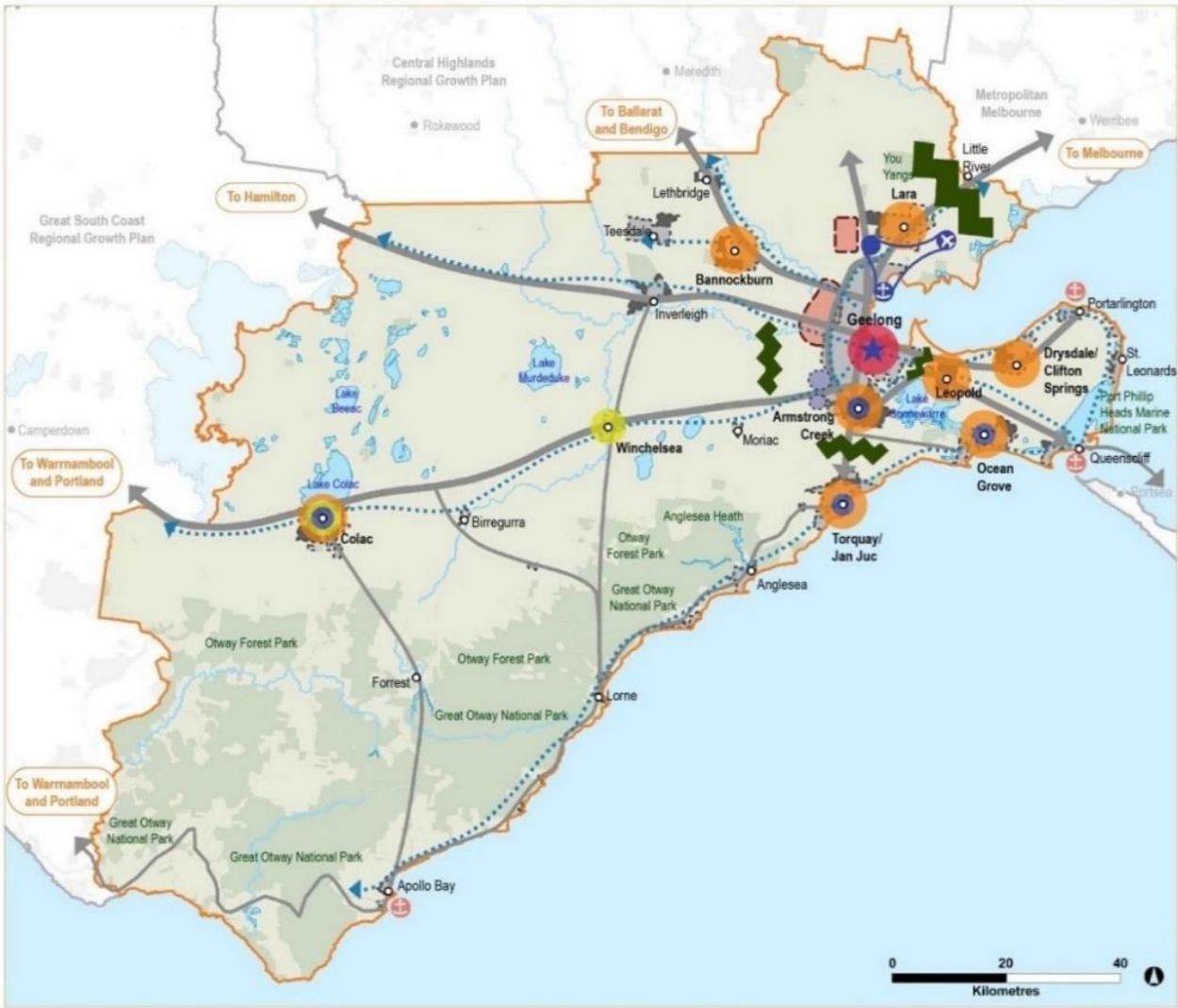
The Growth Plan sets out the following vision for the region:

'The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy'

The Growth Plan plans for a future population of 500,000 and beyond and identifies targeted areas to cater for additional population growth to 500,000 and longer term growth areas if the region's growth becomes more rapid. The Site is identified within Lara which is a 'District Town' designated for planned growth as follows (refer to **Figure 7**):

*'Encourage growth of district towns or centres consistent with existing Structure Plans/Growth Plans.
Development of underutilised sites and urban infill is actively recommended within these settlements to ensure a range of housing choice.'*

The Site is specifically identified as an 'urban growth area' (refer to **Figure 8**).



SETTLEMENT ROLE AND GROWTH

- ★ Reinforce the role of Geelong as a regional city and Victoria's second largest city
 - Strengthen Central Geelong's role as a major regional city centre by supporting growth with a focus on identified infill housing opportunity areas and building on the region's health, education and research capabilities
 - Support planned growth and reinforce the role of district towns
 - Introduce new targeted growth nodes at Colac and Winchelsea
 - Identification of two Further Investigation Areas in Geelong
 - Identification of four key settlement breaks
 - Existing urban areas
 - Planned growth areas
 - Designation of settlement boundaries for all towns
 - Settlement
- Provide infrastructure and services for planned growth areas and infill development

MAJOR INFRASTRUCTURE

- An efficient and equitable public transport, road and freight network leveraged off existing infrastructure
- ✈ Airport
- ⚓ Port of Geelong
- ⚓ Minor port

EMPLOYMENT GROWTH

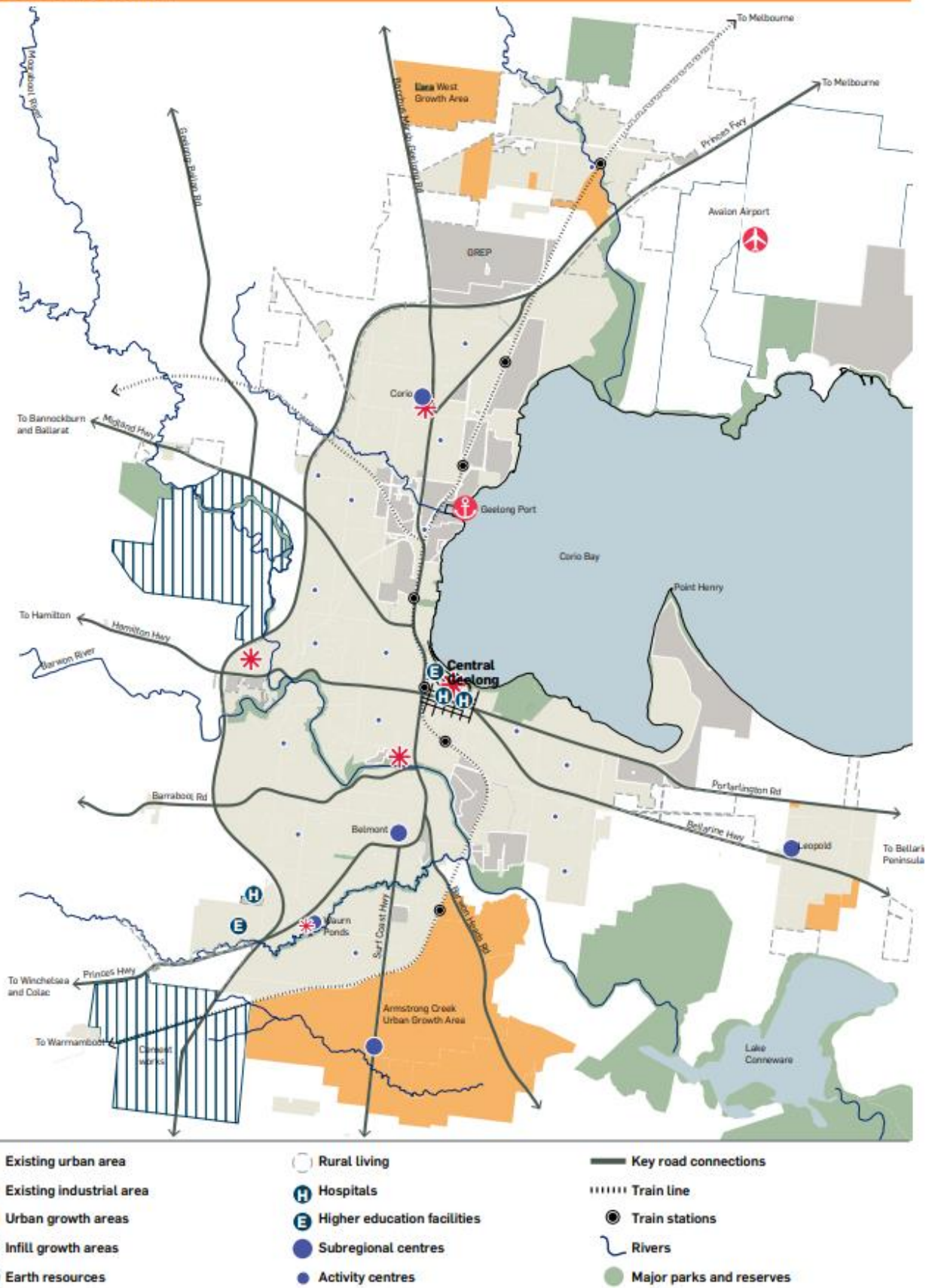
- Maintain productive agricultural areas
 - Development of a national transport and logistics precinct
 - Strengthen and protect the identified existing and planned employment areas
 - Future employment nodes
- Provide land and infrastructure for existing and future employment nodes

ENVIRONMENT

- Maintain and enhance natural assets and infrastructure
- Lakes and wetlands
- Rivers

Figure 7:G21 Regional Growth Plan

MAP 3 - GEELONG CONTEXT



G21 REGIONAL GROWTH PLAN

Figure 8: G21 Regional Growth Plan - Geelong context

City of Greater Geelong Settlement Strategy

The City of Greater Geelong Settlement Strategy (the 'Settlement Strategy') is intended to provide a planning framework to guide decision making and investment around settlement planning and housing provision in Greater Geelong to 2036.

The Settlement Strategy provides an overview of population and housing trends, issues and community aspirations and recommendations to support housing for a growing population while safeguarding Geelong's lifestyle and environmental values.

The Settlement Strategy is guided by the Greater Geelong Housing Framework Plan, which identifies the Site as being within an 'Established Urban Area' for which modest infill housing is encouraged (refer to **Figure 9**).

The following key principles and directions are considered relevant in the assessment of the proposal:

- *Provide clear strategic direction on the spatial distribution of residential growth in Greater Geelong.*
- *Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).*
- *Maintain an adequate supply of residential land.*
- *Ensure housing diversity is achieved in existing and growth area communities.*
- *Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including the identification of locations appropriate for mixed use, high and medium density housing in strategically identified locations.*
- *Work with interested parties to deliver high quality clever and creative housing solutions that will provide greater housing choice in Geelong.*
- *Increase the level of affordable and social housing in Greater Geelong.*
- *Ensure growth areas are well planned and deliver sustainable communities.*
- *Contain growth within identified locations across the municipality.*
- *Increase the role of urban consolidation as part of Geelong's overall housing supply.*
- *Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.*
- *Manage the impact of increased housing densities on neighbourhoods.*

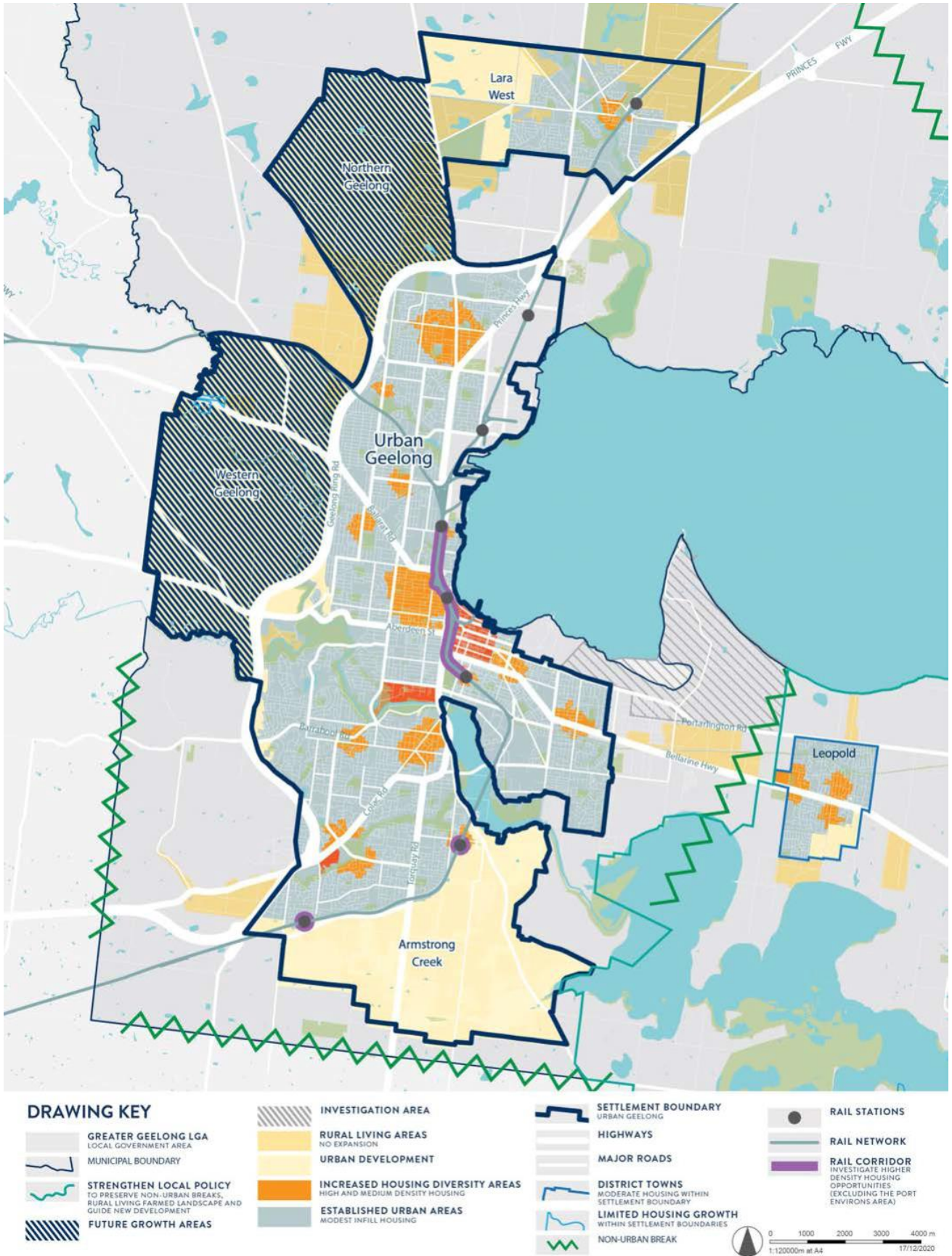


Figure 9: Greater Geelong Housing Framework Plan (Geelong Inset)

Lara Structure Plan

The Lara Structure Plan (the 'Structure Plan') was adopted by the City of Greater Geelong in April 2011. The Structure Plan is intended to provide a strategic framework to guide the growth and development of Lara over a ten year period.

The Structure Plan recognises the role of Lara as a strategic growth area for the municipality and sets out the following vision for Lara:

'Lara in 2021 will offer residents a diverse lifestyle choice from urban living to rural residential living. The town will retain its rural setting with the You Yangs providing a scenic back drop. The town will continue to be attractive to families and there will be a range of services, infrastructure and facilities including an integrated open space network, community hubs and a vibrant, attractive town centre to cater to community needs.

The train station will be upgraded to become a modern transport interchange increasing the use of public transportation. Lara will continue to take advantage of its strategic location close to Geelong, Melbourne, ports, Avalon Airport and road and rail networks to attract investment opportunities.'

While Lara is a designated urban growth location the Structure Plan recognises it is subject to a range of physical constraints, both natural and artificial which will influence the opportunities and directions of urban growth. Portions of the Site are specifically identified for 'Conventional Residential Development Opportunities' including 76-156, 705-775 & 785-805 Canterbury Road East and 95 & 99 Canterbury Road East. The following commentary is provided in relation to this land:

76-156, 705-775 & 785-805 Canterbury Road East

'This is an area of high ground between Hovells Creek, the Princes Highway and the Melbourne Geelong Railway line. It is currently undeveloped rural land zoned Farming Zone.

The land offers good opportunities for residential development provided such development is located outside the 100 year flood extent with minimum floor levels set above the adjacent flood level with an appropriate freeboard or safety margin. As this area is adjacent to Hovells Creek, best practice stormwater quality management needs to be installed as part of any subdivision to ensure that there is minimal impact on the Creek downstream to Limeburners Bay.

The south west corner of the site is located within the 1000 metre buffer zone required for the Heales Road Industrial Estate. It is not recommended the area within the buffer be rezoned for residential purposes. There is an opportunity to investigate non-sensitive land uses on the balance of this site which will not compromise the buffer to Heales Road. Uses could include a sporting facility (as identified in the Structure Plan) or a potential Business Park on the southern most portion of the site adjacent to the Heales Road Industrial Estate.

It is recommended that this site be rezoned from Farming Zone to Residential 1 Zone subject to a Development Plan Overlay or approved subdivision plan to address development issues such as stormwater management, open space, movement network, infrastructure provision, subdivision layout and interface to the railway line and Hovells Creek reserve.'

95 & 99 Canterbury Road East

'This area is located on the north side of Canterbury Road East and while it has a number of constraints, including a Flood Overlay, the western portion of the site is suitable for conventional residential development. The property at 101 Canterbury Road East is also in this precinct however it is largely covered by the Flood Overlay. There may also be an opportunity to investigate the area of higher ground on this site as part of any future development of the area.

*It is recommended that this site be rezoned from Farming Zone to Residential 1 Zone subject to a Development Plan Overlay or approved subdivision plan to address development issues including flooding and drainage issues and the matters outlined above.'*¹

¹ This report requests rezoning of the Site, which includes the properties mentioned above and the land at 101-145 Canterbury Road East.

The following principles and directions are relevant to the Site and proposed amendment:

- Direct conventional residential development to Canterbury Road East and West, Caddys Road, Ponds Drive, 10 Kees Road, Manzeene Avenue/Kees Road.
- Support the rezoning of identified infill areas to provide consolidation opportunities with the application of appropriate Outline Development Plan, Development Plan Overlays or approved subdivision layouts based on the principles identified in the Structure Plan.
- Support the implementation of Development Contribution Plans or 173 Agreements to assist in the delivery of infrastructure and community facilities.
- Ensure flood prone areas and areas with significant drainage issues are not rezoned for intensive residential purposes.
- Encourage a diverse range of housing types.
- Maintain a buffer of non-sensitive land uses between the Heales Road Industrial Estate and the Lara township to the north.
- Pursue a \$900 per lot contribution and a 10% unencumbered open space contribution (unless otherwise negotiated) as part of residential rezoning applications.
- Provide for the protection of Aboriginal cultural heritage areas including community education, interpretation and awareness.
- Support the introduction of planning scheme controls over flood and inundation prone areas, biodiversity sites and networks to protect existing values and future enhancement of these values.

The Lara Structure Plan map identifies the buffer to the Heales Road Industrial Area (now GRREP) and designates a 'Bike/Pedestrian Trail' adjacent to the Hovells Creek corridor (refer to Figure 10).

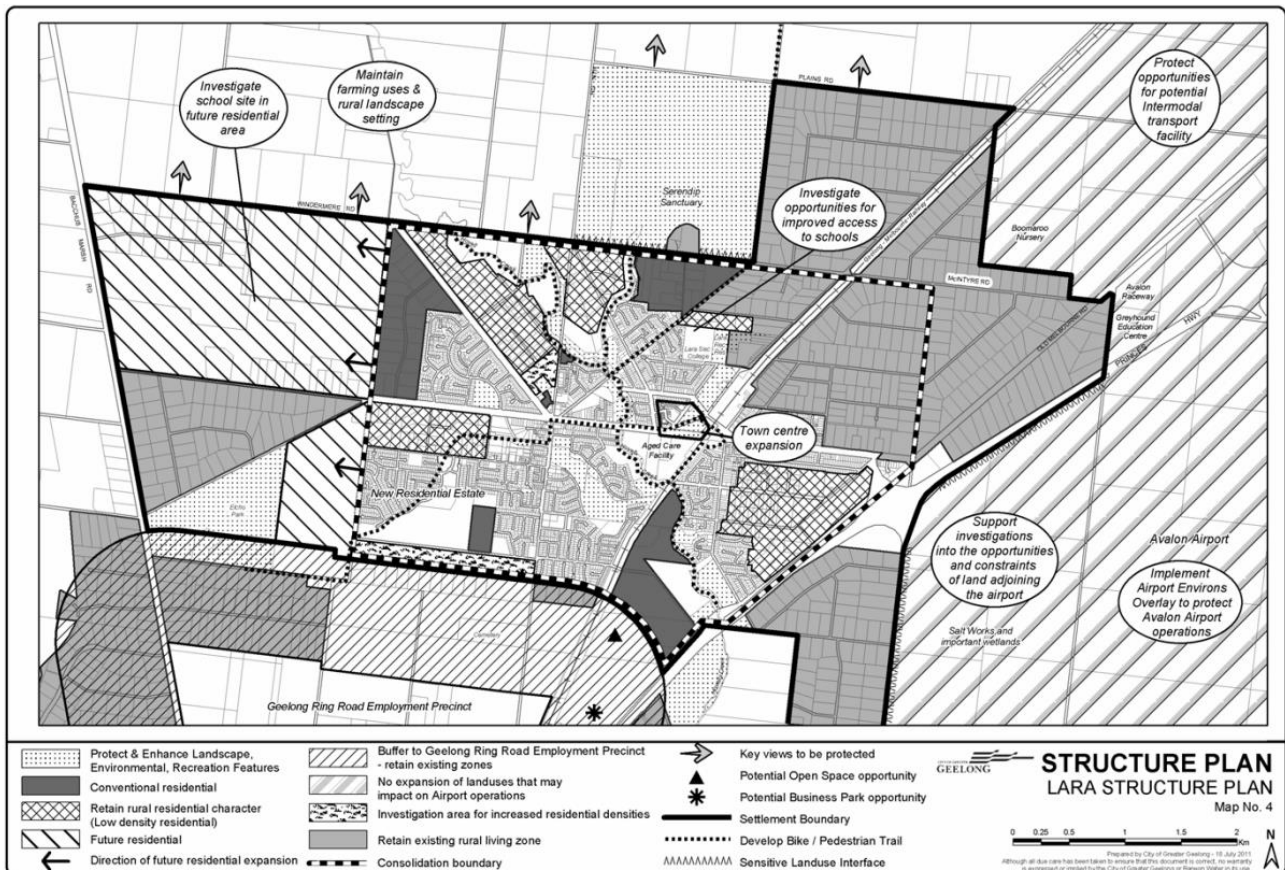


Figure 10: Lara Structure Plan Map

City of Greater Geelong Social Housing Plan

The *City of Greater Geelong Social Housing Plan* (the 'Social Housing Plan') was endorsed by Council in February 2020 and seeks to facilitate an increase in the supply of social housing to meet the needs of the lowest income households in the municipality. The Social Housing Plan incorporates the following strategies to achieve social housing targets to 2041:

- Consider the suitability of council owned land which is identified as surplus, for social housing.
- Update and complete urban renewal plans for areas of high public housing concentration (Corio, Norlane, and Whittington).
- Negotiate the inclusion of social housing in all new private developments where rezoning and planning approvals add value to land.
- Maximise State and Commonwealth investment in new Social Housing in the municipality.

Where there is a demonstrated uplift in the value of private land, through a rezoning or development approval, the Social Housing Plan states that Council will negotiate the inclusion of affordable housing appropriate to the context and scale of the development.

In order to implement the Social Housing Plan, it is policy for Council to require the preparation of a Social and Affordable Housing Assessment as part of a Council-initiative rezoning or precinct structure plan. A site specific inclusion relevant to the context of the site will be negotiated when:

- A rezoning for a residential use is sought
- A residential precinct structure plan is prepared
- A development concession or incentive is provided as part of a development application.

Proposed Planning Scheme Amendment C339ggee and Lara Flood Study 2020

Proposed Planning Scheme Amendment C339ggee ('Amendment C339') applies to land across the municipality which is subject to existing flood overlays or has been identified for new flood overlays and zone controls in recent flood investigations. Amendment C339 is required to implement the *Lara Flood Study (March 2020)* (the 'Flood Study'), as well as flood studies undertaken for urban Geelong and coastal areas within the municipality.

Amendment C339 proposes to delete the existing Floodway Overlay (FO) that applies to the Site and introduce and apply a new Land Subject to Inundation Overlay – Schedule 1 (LSIO1) and Floodway Overlay – Schedule 1 (FO1) in accordance with the map extracts below.

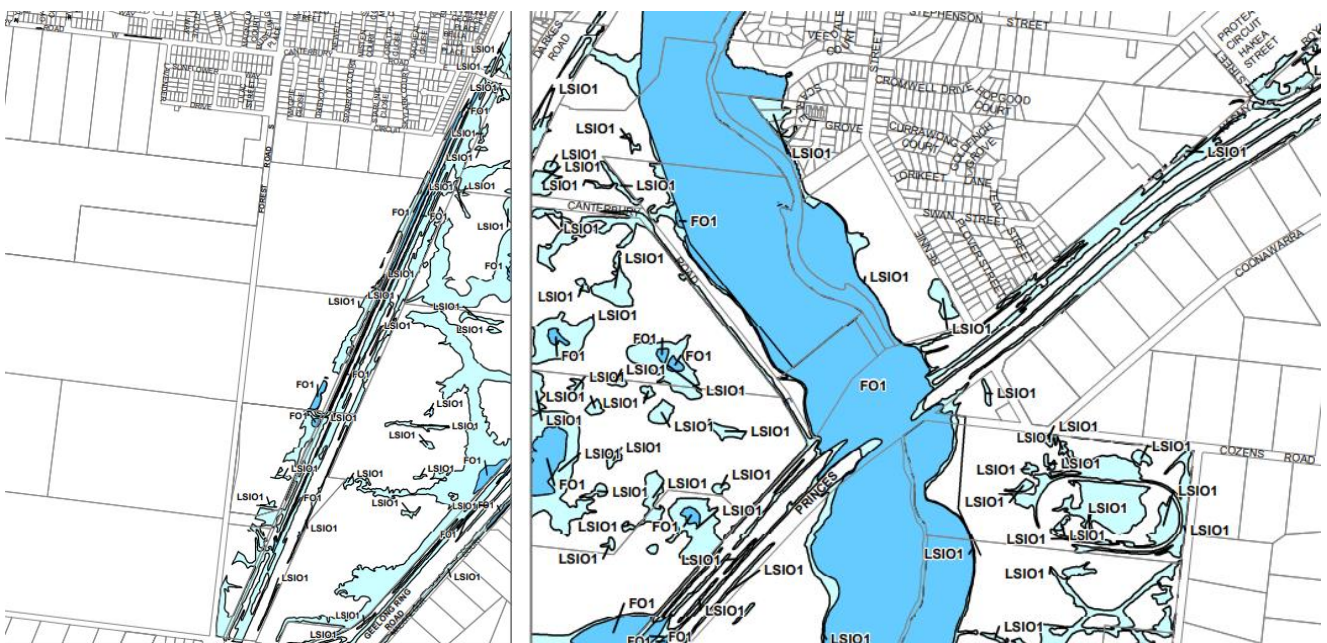


Figure 11: LSIO/FO extents - Map Nos. 18 & 19 extracts

The proposed Schedule 1 to the FO seeks to identify areas of high risk from flood, and to ensure development commensurate with flood risk. The following statement of risk is proposed under Schedule 1:

'Flooding carries significant costs for the community and the state. It can severely disrupt communities and in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and loss of life. The Greater Geelong Planning Scheme seeks to protect the community and development from the effects of flooding and control the effects of development on flood processes and behaviour.'

The proposed Schedule 1 to the LSI0 also seeks to identify areas of high risk from flood, and to ensure development commensurate with flood risk. The following statement of risk is proposed under Schedule 1:

'Riverine flooding carries significant costs for the community and the state. It can severely disrupt communities and in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and loss of life. The Greater Geelong Planning Scheme seeks to protect the community and development from the effects of flooding and control the effects of development on flood processes and behaviour.'

Although Amendment C339 has not yet been adopted in its final form by Council it is treated as a seriously entertained policy consideration.

City of Greater Geelong Housing Diversity Strategy

The *Housing Diversity Strategy* (2007) was prepared by the City of Greater Geelong to guide the future development of medium density housing in the City's established residential areas.

While the *Housing Diversity Strategy* predates the preparation of the *Settlement Strategy*, commentary is provided in relation to medium and higher density housing in various growth areas, including Lara. It is recognised that there is potential to accommodate relatively high levels of new medium and high density housing within purpose designed precincts and other new residential areas across the municipality.

Sustainable Subdivisions Framework

The Sustainable Subdivisions Framework (SSF) is a framework that provides a basis for measuring and achieving stronger sustainability outcomes in residential subdivisions, while also providing information on how sustainability interventions can be integrated into residential subdivisions.

The focus of the SSF is targeted to the role of strategic and statutory planners and their influence points in the subdivision planning process. Beyond the subdivision stage, a planning permit is not required for the vast majority of buildings at lot level in regional and growth areas where lot sizes exceed 300m². The influence of Council is therefore restricted to setting up the pre-conditions to enable dwellings that can achieve best practice ESD outcomes.

The SSF identifies seven categories that can assist in creating sustainable subdivisions:

- Site Layout and Liveability
- Streets and Public Realm
- Energy
- Ecology
- Integrated Water Management (IWM)
- Urban Heat
- Circular Economy (Materials and Waste)

From October 2020, councils across Victoria are conducting a voluntary trial of the Sustainable Subdivisions Framework (SSF). The City of Greater Geelong is a partner council to the SSF. Through this process council statutory planners from participating councils are inviting subdivision planning applicants to assess their project against the SSF.

One Planet Living Principles

As outlined in the Settlement Strategy, it is policy to apply 'One Planet Living' principles to growth area planning and development. The One Planet Living vision is of 'thriving regional economies where needs are met from local, renewable and waste resources which enables healthy lifestyles within the natural limits of the planet.'

The One Planet Living Principles were adopted within the *City of Greater Geelong Environmental Management Strategy (2020)* and includes ten guiding principles of sustainability as a framework:

1. *Health and happiness - Encouraging active, sociable, meaningful lives to promote good health and well being*
2. *Equity and local economy - Creating bioregional economies that support equity and diverse local employment and international fair trade*
3. *Culture and community - Respecting and reviving local identity, wisdom and culture; encouraging the involvement of people in shaping their community and creating a new culture of sustainability*
4. *Land use and wildlife - Protecting and restoring biodiversity and creating new natural habitats through good land use and integration into the built environment*
5. *Sustainable water - Using water efficiently in buildings, farming and manufacturing. Designing to avoid local issues such as flooding, drought and water course pollution*
6. *Local and sustainable food - Supporting sustainable and humane farming, promoting access to healthy, low impact, local, seasonal and organic diets and reducing food waste*
7. *Sustainable materials - Using sustainable and healthy products, such as those with low embodied energy, sourced locally, made from renewable or waste resources*
8. *Sustainable transport - Reducing the need to travel, and encouraging low and zero carbon modes of transport to reduce emissions*
9. *Zero waste - Reducing waste, reusing where possible, and ultimately sending zero waste to landfill*
10. *Zero carbon - Making buildings energy efficient and delivering all energy with renewable technologies*

4.6 Ministerial Directions

A planning scheme amendment must respond to any relevant Ministerial Direction. The following Ministerial Directions are relevant to this amendment:

Ministerial Direction No. 1 – Potentially Contaminated Land

This Direction is intended to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by contamination.

Ministerial Direction – Form and Content of Planning Schemes

This Direction prescribes requirements relating to the form and content of all planning schemes prepared under Part 3 of the *Planning and Environment (Planning Schemes) Act 1996* and any amendment to those planning schemes.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

This Direction is intended to 'ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.' This includes the requirement for a planning authority to evaluate various stipulated strategic considerations and to assess the impact on resourcing and administration costs.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process

This Direction prescribes times for completing steps in the planning scheme amendment process.

Planning Practice Note 23 – Applying the Incorporated Plan and Development Plan Overlays

Planning Practice Note 23 – Applying the Incorporated Plan and Development Plan Overlays (PPN23) explains the functions of the Incorporated Plan Overlay (IPO) and Development Plan Overlay (DPO) as the preferred tools for supporting plans, provides advice about when these tools should be used and guidance on how to use them to achieve site planning requirements.

PPN23 provides specific guidance on the application of a DPO schedule and the required elements within a local schedule.

Planning Practice Note 30 – Potentially Contaminated Land

Planning Practice Note 30 – Potentially Contaminated Land (PPN30) provides guidance as to how to identify potentially contaminated land, the appropriate level of assessment of contamination in different circumstances, appropriate provisions in planning scheme amendments and appropriate planning permit conditions.

Planning Practice Note 46 – Strategic Assessment Guidelines

Planning Practice Note 46 – Strategic Assessment Guidelines (PPN46) relates to the Strategic Assessment Guidelines which are intended to provide a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes

Ministerial Direction No. 11 Strategic Assessment of Amendments requires a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. PPN46 explains what should be considered as part of the direction.

Refer below for a comprehensive assessment of the proposed Amendment against the Strategic Assessment Guidelines.

Planning Practice Note 90 – Planning for Housing

Planning Practice Note 90 – Planning for Housing (PPN90) provides information and guidance about how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes.

Planning Practice Note 91 – Using the Residential Zones

Planning Practice Note 91 – Using the Residential Zone (PPN91) provides information and guidance about how to use the residential zones to implement strategic work; use local policies and overlays with the residential zones; and make use of the key features of the residential zones.

PPN91 identifies the role and application of the GRZ as follows:

'Applied to areas where housing development of three storeys exists or is planned for in locations offering good access to services and transport.'

4.8 Other Planning Considerations

Bushfire Prone Areas

The entire Site is designated as a Bushfire Prone Area pursuant to the Building Regulations 2018. Accordingly, building construction and planning controls apply to improve bushfire protection for residential buildings and other sensitive land uses.

As identified above, state planning policy in relation to bushfire is set out at Clause 13.02-1S of the Greater Geelong Planning Scheme. It is policy to refuse any strategic planning document, local planning policy or planning scheme amendment that will result in the introduction or intensification of development in an area, or will on completion, have more than a BAL-12.5 rating under AS 3959-2009.

Refer to **Figure 12 – Bushfire Prone Area Plan**

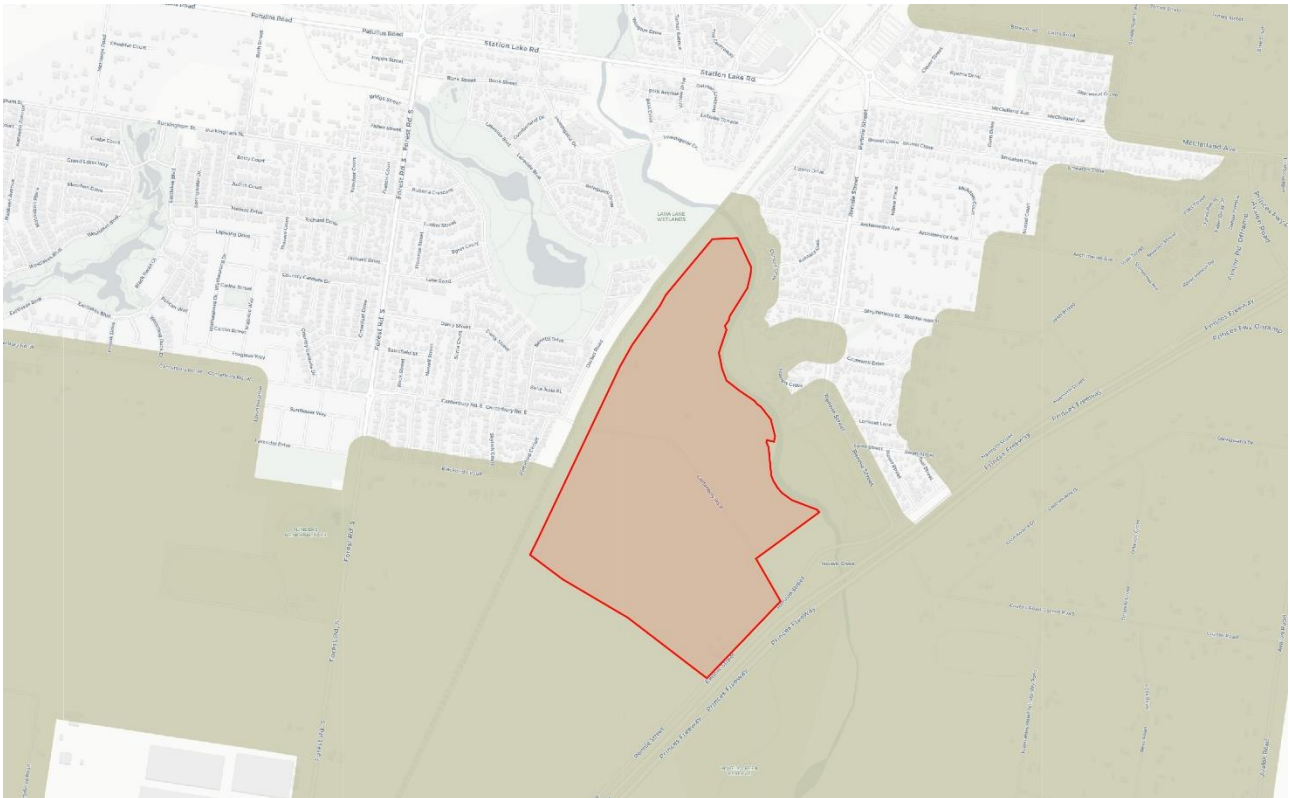


Figure 12: Bushfire Prone Area Plan

Aboriginal Cultural Heritage Sensitivity

The Site is partially identified as being within an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.

A Cultural Heritage Management Plan (CHMP) is required for an activity (i.e., the use or development of land) if the activity is a 'high impact activity' and falls in whole or in part within an area of cultural heritage sensitivity. On this basis, there may be future statutory obligations under the Aboriginal Heritage Act 2006, the Aboriginal Heritage Regulations 2018 and Heritage Act 2017 associated with the future use, development of subdivision of the land following approval of the proposed controls.

Refer to **Figure 13 – Aboriginal Cultural Heritage Sensitivity Plan**

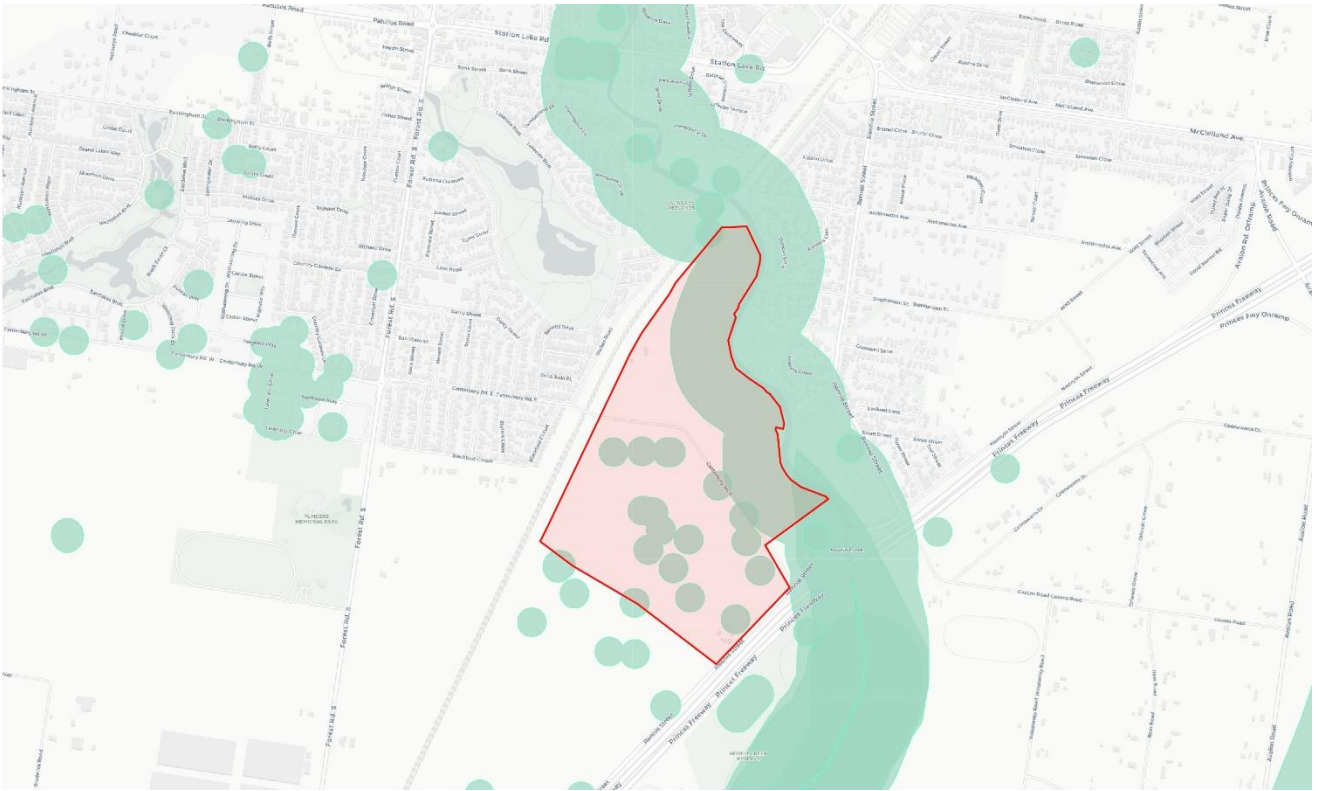


Figure 13: Aboriginal Cultural Heritage Sensitivity Plan

5 Planning Assessment

5.1 Strategic Assessment Guidelines

In accordance with the requirements set out under Ministerial Direction No. 11 – Strategic Assessment of Amendments and Planning Practice Note 46 – Strategic Assessment Guidelines an evaluation of the proposed amendment and its outcomes against the applicable framework has been undertaken.

Refer to **Appendix D – Explanatory Report** for further details.

5.2 Key Issues

This section of the report has been prepared to provide an overview of the envisaged key issues relating to the proposed Amendment. It is to be read in conjunction with the accompanying technical assessments contained in the background documents referred to herein.

Urban Design

The accompanying South East Lara Framework Plan forms part of the proposed DPO48 and is informed by a rigorous site analysis which identified opportunities and constraints for the Site.

While the detailed consideration of urban design outcomes will occur at the point in time where a Development Plan is prepared and a subsequent planning permit application is sought for residential subdivision, the following key outcomes are encouraged under the South East Lara Framework Plan:

1. Mitigate noise impacts associated with the rail corridor.
2. Mitigate noise impacts associated with the Princes Highway.
3. Linear open space trail to provide buffer between residential area and future business park (minimum 20 metres width).
4. Provision of a public park (minimum area 1 hectare).
5. Promote single sided road interface between residential lots and linear open space.
6. Promote single sided road interface between residential lots and encumbered open space.

Traffic

The accompanying **Traffic Impact Assessment**, prepared by Ratio provides an assessment of the existing road network and confirms that based on the assumed traffic generation volumes resulting from the future development that there are no insurmountable traffic and safety matters that would preclude the future development of the land for residential purposes following the gazettal of the proposed amendment.

Ratio has conducted all necessary investigations in relation to implications for the existing and proposed network and provides guidance on a framework of creating access to and from Canterbury Road East and Rennie Street to ensure the road network will operate satisfactorily.

The detailed consideration of traffic and connectivity infrastructure will be dealt with at the point in time where a Development Plan and planning permit application is sought for residential subdivision in accordance with the South East Lara Growth Area Development Plan.

Civil Infrastructure & Servicing

The accompanying **Infrastructure Servicing Assessment Report**, prepared by Planit Consulting confirms that there are no insurmountable civil infrastructure and servicing constraints that would preclude the future development of the land for residential purposes following the gazettal of the proposed amendment. Planit Consulting has conducted all necessary investigations in relation to sewer, potable water, recycled water, electricity, gas reticulation and telecommunications.

This has confirmed the serviceability of the land affected by the amendment, pending some infrastructure upgrades and outstanding responses from servicing authorities.

The detailed consideration of civil infrastructure and servicing will be dealt with at the point in time where a planning permit application is sought for residential subdivision in accordance with the South East Lara Growth Area Development Plan.

Drainage

The accompanying **Stormwater Management Plan**, prepared by Planit Consulting confirms that the future residential development of the land affected by the amendment will be capable of appropriately managing stormwater in accordance with the relevant standards.

The Stormwater Management Plan confirms that stormwater quantity and quality measures can be successfully implemented in accordance with appropriate best practice standards to minimise the impact of the future residential development.

Social & Affordable Housing

The accompanying **Affordable and Social Housing Overview**, prepared by Urban Xchange provides an outline of affordable housing requirements having regard to the *City of Greater Geelong Social Housing Plan* and other relevant considerations.

This Affordable and Social Housing Overview identifies that affordable housing outcomes comprising 5% of the total dwellings should be delivered in a timely manner. This affordable housing commitment could be made in the form of affordable/social housing dwellings or a cash contribution in lieu.

Biodiversity

The accompanying **Vegetation Assessment**, prepared by Mark Trengove Ecological Services provides an assessment of the quantity and significance of native vegetation across the Site. Broadly, the assessment found that the vegetation across the Site is dominated by exotic pasture species and weeds, with isolated patches of relatively degraded native vegetation occurring adjacent to the Hovells Creek interface.

Due to the degraded nature of the native vegetation across the Site, the assessment finds that there are no implications under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) for the Natural Temperate Grassland of the Victorian Volcanic Plain ecological community. The cover value of the native vegetation (Slender Wallaby-grass) does not meet the ecological community threshold.

The assessment also identifies that the future development of the land affected by the amendment would require the approval of a Stormwater Management Plan that demonstrates there will be no adverse impacts generated on the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site.

In accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017), the 'avoid and minimise' approach must be applied to future subdivision proposals.

Acoustic

The accompanying **Acoustic Report**, prepared by Enfield Acoustics to assess potential noise impacts in contemplation of the future residential subdivision of the land affected by the amendment. The Acoustic Report identifies two major noise sources that will require future consideration being the Princes Freeway to the east and the rail corridor to the west.

To ameliorate traffic and rail noise and mitigate potential adverse impacts on future residents, the Acoustic Report identifies the following potential scenarios for consideration at the planning permit stage:

- Traffic noise: Noise mitigation via architectural treatment to meet VicRoads nominated internal noise criteria. This would include moderate forms of glazing treatment on dwellings adjacent to the Rennie Street / Princes Freeway interface.
- Rail noise: Noise mitigation via architectural treatment to meet PRINP investigation thresholds. This would include moderate forms of glazing treatment on dwellings adjacent to the rail corridor secured via restrictive covenant.

It is further noted that the proposed DPO48 includes a requirement for the preparation of an Acoustic Report to allow for a more detailed consideration of acoustic matters.

Land Contamination

The accompanying **Site History Review**, prepared by Compass Environmental has been prepared to provide an overview of historical activities and uses of the Site, and the associated potential for contamination.

The Site History Review identifies the Site has have a low potential for contamination, with the main potential sources of contamination being associated with its past agricultural use, particularly the possible presence of imported fill material, or building demolition rubble associated with demolished buildings.

More broadly, the Site History Review identifies that the areas surrounding the Site have a low to medium potential for contamination. This is on the basis of historical and current uses of the land for agricultural and commercial/industrial purposes, and the railway use adjacent to the west. The main potential pathway for detrimental impact to the Site from an off-site source was considered to be via migration of impacted groundwater.

In accordance with the requirements of PPN30, the Site History Review provides sufficient information to determine the current and historical use of the land affected by the amendment. Given the low potential for contamination, the Site History Review does not identify a need to conduct a further Preliminary Risk Screening Assessment or Environmental Audit.

High Pressure Gas Transmission

As outlined above, the Site is within the vicinity of several natural gas and oil pipeline corridors. The accompanying **Infrastructure Servicing Assessment Report**, prepared by Planit Consulting provides an overview of preliminary considerations relevant to this planning scheme amendment.

Preliminary advice from APA Group and Viva Energy in relation to these pipeline corridors and associated assets confirmed a number of information requirements and permit conditions that will be statutorily dealt with at the future planning permit stage for residential subdivision following the gazettal of this amendment.

There is existing precedent for the safe management of residential land uses adjacent to the pipeline corridors in the municipality through the preparation of the Lara West Precinct Structure Plan. Key strategies include subdivision design and layout measures and specific environmental assessments prior to development occurring.

6 Conclusion

This report has detailed a planning scheme amendment request made in respect of the land at 76-156, 95, 99 & 101-145 Canterbury Road East, Lara and 705-775 & 785-805 Princes Highway, Lara.

This report has described the Site and its context, detailed the proposal, provided an overview of the planning framework, assessed the planning merits of the proposal against relevant state and municipal planning policy and provided an overview of the envisaged key issues relating to the proposed amendment and future development of the Site for residential purposes.

The proposal is underpinned by state and municipal planning policy and will appropriately facilitate the transition of the land to urban purposes in accordance with the high-level outcomes sought under various strategic documents including the *G21 Regional Growth Plan*, *City of Greater Geelong Settlement Strategy* and *Lara Structure Plan*.

Appendices

Appendix A Certificates of Title

Appendix B APGA Enquiry Report

Appendix A Certificates of Title

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

VOLUME 09221 FOLIO 468

Security no : 124097371478Q
Produced 06/05/2022 09:43 AM

LAND DESCRIPTION

Lot 1 on Title Plan 161420N.
PARENT TITLE Volume 01008 Folio 459
Created by instrument G644355 27/05/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NNLALE PTY LTD of
AQ297503B 28/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ297504Y 28/09/2017
NATIONAL AUSTRALIA BANK 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 TP161420N 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: 99 CANTERBURY ROAD EAST LARA VIC 3212

ADMINISTRATIVE NOTICES

NIL

eCT Control 00009E NATIONAL AUSTRALIA BANK
Effective from 28/09/2017

DOCUMENT END



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Number of Pages (excluding this cover sheet)	1
Document Assembled	06/05/2022 12:20

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TITLE PLAN	EDITION 1	TP 161420N
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<p>Location of Land</p> <p>Parish: MORANGHURK Township: LARA Section: 15 Crown Allotment: Crown Portion: A(PT)</p> <p>Last Plan Reference: Derived From: VOL 9221 FOL 468 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 23-09-1999 VERIFIED: AD</p>
--	---

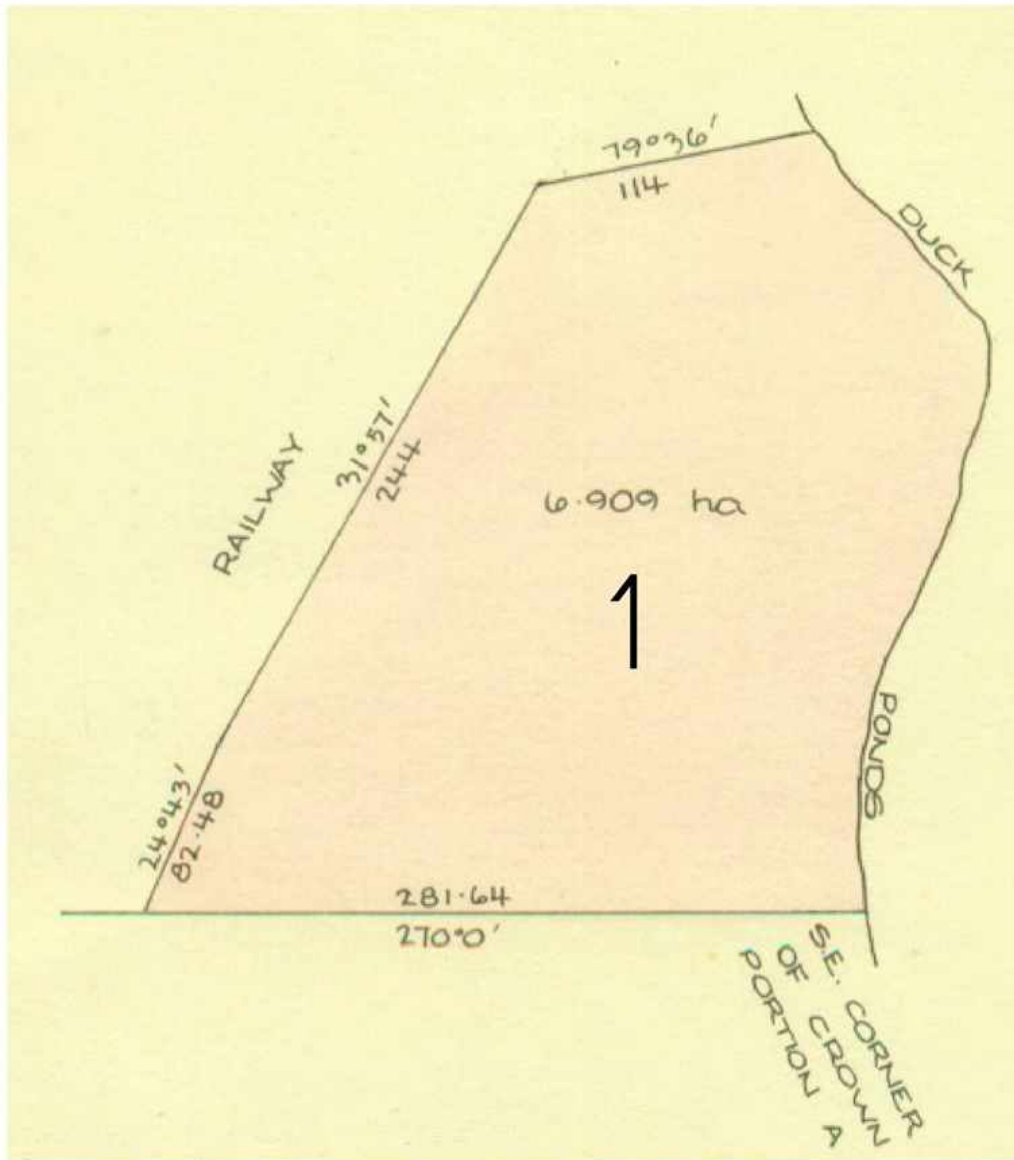


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP A (PT)



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Document Type	Instrument
Document Identification	AQ297503B
Number of Pages (excluding this cover sheet)	3
Document Assembled	06/05/2022 12:20

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AQ297503B

Transfer of Land

Section 45 Transfer of Land Act 1958

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1. Land/s

Land Title

Volume 09221 Folio 468

Volume 09107 Folio 613

VOLUME 09107 FOLIO 612

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor

Given Name/s KERRIE ANN

Family Name MASSEY

4. Transferee/s

Transferee

Name NNLALE PTY LTD

ACN
ABN 617 225 804

5. Manner of Holding

SOLE PROPRIETOR

6. Address/es of Transferee/s

Address of Transferee

Unit Street No 31

Street Name MCDONALD

Street Type STREET

Locality NORTHCOTE

State VIC Postcode 3070

7. Directing Party

None

8. Consideration

\$877,500.00

9. Signing

The transferor transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

 Signature of Witness

<h1 style="margin: 0;">Transfer of Land</h1> <p style="margin: 0;">Section 45 Transfer of Land Act 1958</p>	<p style="margin: 0;">Privacy Collection Statement</p> <p style="margin: 0; font-size: small;">The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.</p>
---	--

Transferee

Executed by>NNLALE PTY LTD A.C.N 617 225 804
 by being signed by the persons who are authorised person (s) who are authorised to sign for the company
NNLALE PTY LTD A.C.N 617 225 804

11. Lodging Party

Customer Code *9E*

Reference *443463247: 43.36*

TZ.1593554(19.4079897)

10. Date

Date: (DD/MM/YYYY) *07/07/2017*

AQ297503B

Transfer of Land

Section 45 Transfer of Land Act 1958

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Land Registration Services
Land Victoria
Level 9, 570 Bourke Street
Melbourne Vic 3000

2. By mail (*extra fee applies*)

Land Registration Services
Land Victoria
PO Box 500
East Melbourne Vic 8002
Or DX 250639 Melbourne

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

VOLUME 09107 FOLIO 612

Security no : 124097371479P
Produced 06/05/2022 09:43 AM

LAND DESCRIPTION

Lot 1 on Title Plan 182699T.
PARENT TITLE Volume 08509 Folio 858
Created by instrument LP113758 15/10/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NNLALE PTY LTD of
AQ297503B 28/09/2017
VIC 3070

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ297504Y 28/09/2017
NATIONAL AUSTRALIA BANK 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 TP182699T 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: 99 CANTERBURY ROAD EAST LARA VIC 3212

ADMINISTRATIVE NOTICES

NIL

eCT Control 00009E NATIONAL AUSTRALIA BANK
Effective from 28/09/2017

DOCUMENT END



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Number of Pages (excluding this cover sheet)	1
Document Assembled	06/05/2022 12:20

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TITLE PLAN	EDITION 1	TP 182699T
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<p>Location of Land</p> <p>Parish: MORANGHURK Township: LARA Section: Crown Allotment: Crown Portion:</p> <p>Last Plan Reference: LP113758 Derived From: VOL 9107 FOL 612 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p style="text-align: center;">Description of Land / Easement Information</p> <div style="border: 1px solid black; padding: 5px; background-color: #ffffcc; margin: 10px 0;"> <p style="text-align: center;">ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue - <u>THE EASEMENTS</u> (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act -</p> </div>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 20/08/2003 VERIFIED: L.S.</p>
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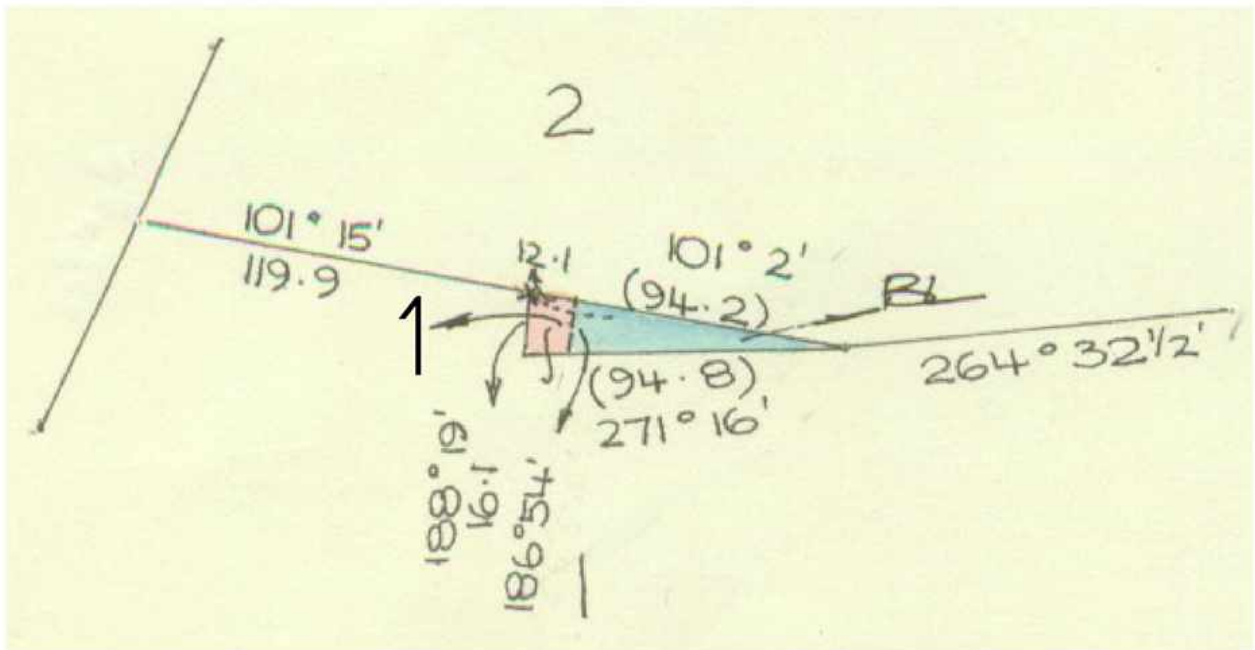


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 1 (PT) ON LP113758

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

Page 1 of 1

VOLUME 09107 FOLIO 613

Security no : 124097371480N
Produced 06/05/2022 09:43 AM

LAND DESCRIPTION

Lot 1 on Title Plan 182700N.
PARENT TITLE Volume 08509 Folio 858
Created by instrument LP113758 15/10/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NNLALE PTY LTD of
AQ297503B 28/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ297504Y 28/09/2017
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

SEE TP182700N 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: 99 CANTERBURY ROAD EAST LARA VIC 3212

ADMINISTRATIVE NOTICES

NIL

eCT Control 00009E NATIONAL AUSTRALIA BANK
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TITLE PLAN	EDITION 1	TP 182700N
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Location of Land

Parish: MORANGHURK
 Township: LARA
 Section:
 Crown Allotment:
 Crown Portion:

Last Plan Reference: LP 113758
 Derived From: VOL 9107 FOL 613
 Depth Limitation: NIL

Notations

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

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Description of Land / Easement Information

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COMPILED: 11/10/1999
 VERIFIED: GB

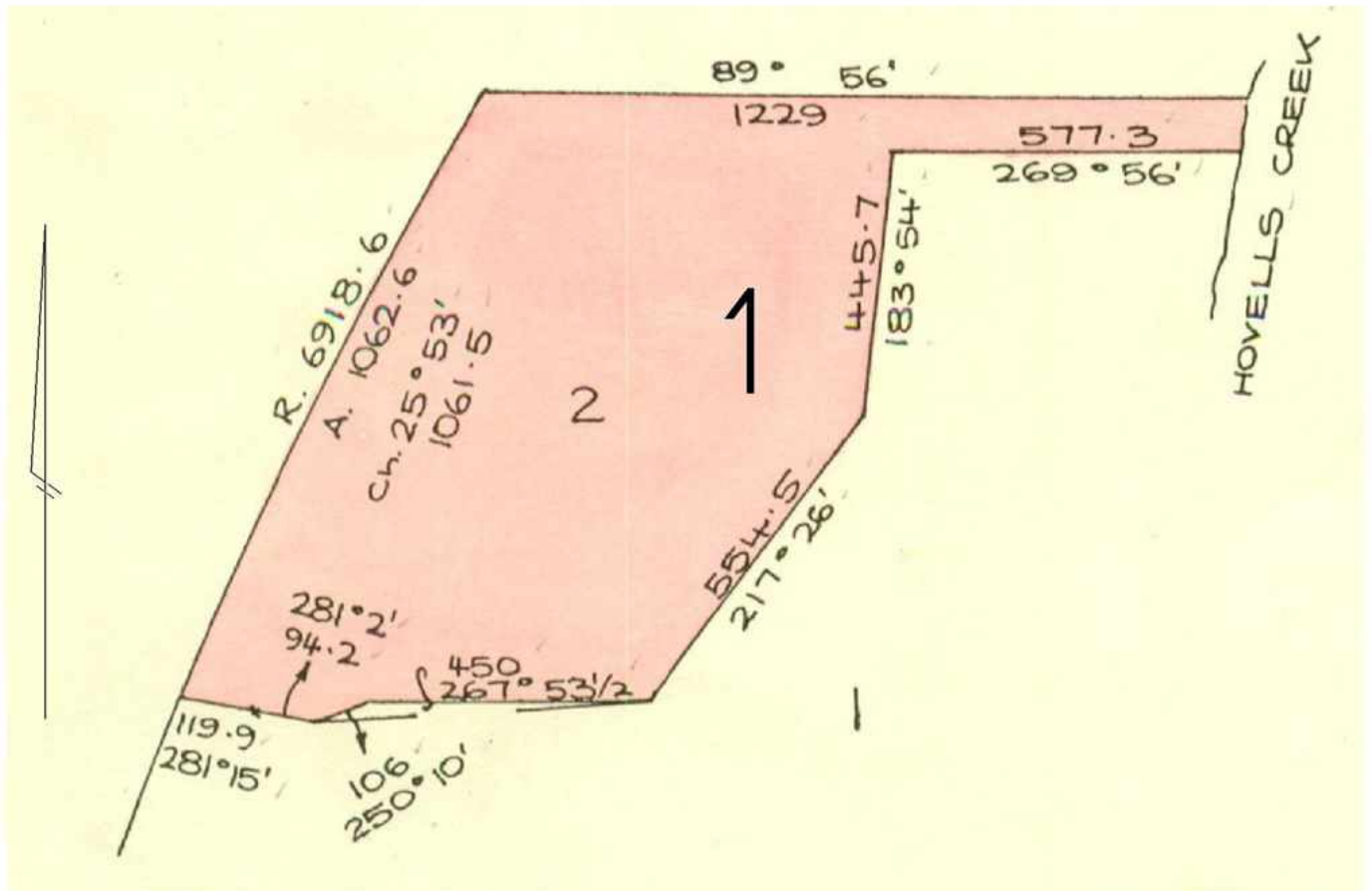


TABLE OF PARCEL IDENTIFIERS
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PARCEL 1 = LOT 2 (PT) ON LP 113758

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

VOLUME 09925 FOLIO 166

Security no : 124097387093S
Produced 06/05/2022 02:31 PM

LAND DESCRIPTION

Crown Allotment 3B Section 15B Township of Lara Parish of Moranghurk.
PARENT TITLE Volume 09824 Folio 024
Created by instrument P269748P 23/06/1989

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BENNG PTY LTD
AG799257C 07/10/2009

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP275813G 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: 101-145 CANTERBURY ROAD EAST LARA VIC 3212

DOCUMENT END



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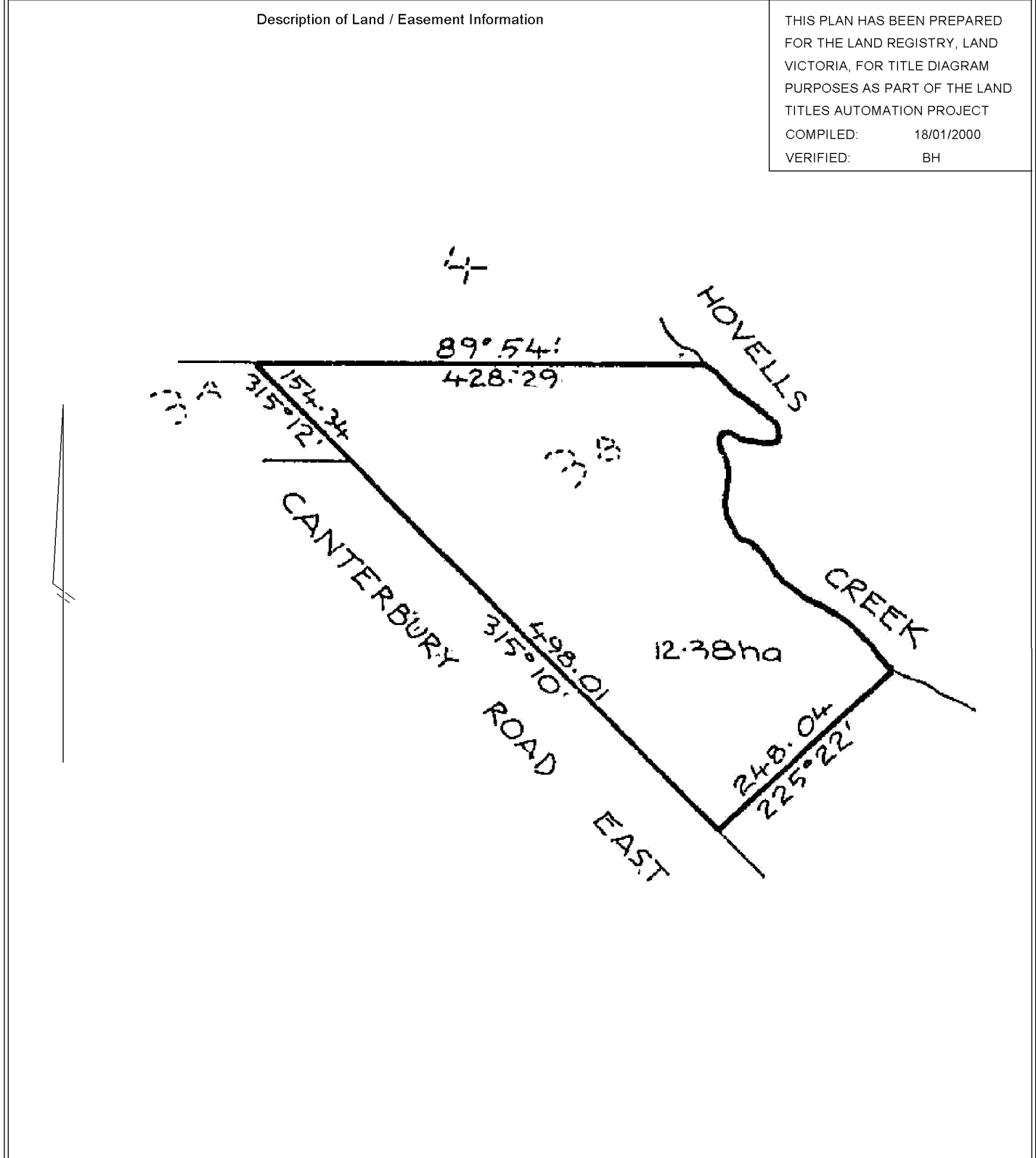
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TITLE PLAN		EDITION 1	TP 275813G
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<p>Location of Land</p> <p>Parish: MORANGHURK Township: LARA Section: 15B Crown Allotment: 3B Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9925 FOL 166 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	
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Transfer of Land

Section 45 Transfer of Land Act 1958

Lodged by:

Name: WINCOLNS

Phone:

Address:

Ref:

Customer Code: 3858P



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AG799257C

07/10/2009 \$981 45

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The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 09925 Folio 166

Estate and Interest: *(e.g. "all my estate in fee simple")*

All its estate and interest in fee simple

Consideration:

\$350,000.00

Transferor: *(full name)*

.....

Transferee: *(full name and address including postcode)*

BENNG PTY LTD (ACN 123 491 074) of ..

Directing party: *(full name)*

Dated: 30/9/09

See Annexure Page

Approval No: 723091 A

ORDER TO REGISTER
Please register and issue title to

T1



Signed

Cust. Code

STAMP DUTY USE ONLY Pty Ltd

DRS	AP 185
Vic Duty	\$16,070.00
Consideration	\$350,000.00
Trans No.	1325/2009
Endorse Date	05/10/2009
Section	Original
QUAYLES Signature	

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

ANNEXURE PAGE

Transfer of Land Act 1958

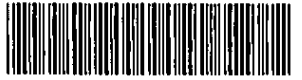
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AG799257C

07/10/2009 \$981 45

MADE AVAILABLE

Office Use Only



This is page 2 of T1 dated 30/9/09
 BENNG PTY LTD (ACN 123 491 074)

between the Transferor CONG BANG TRINH and the Transferee

Signature of the Parties

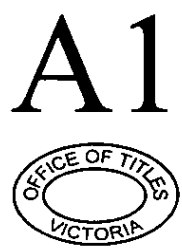
Panel Heading

SIGNED by the Transferor)
)
)

Witness.

Executed by the Transferee BENNG PTY LTD (ACN)
 123 491 074) in accordance with Section 127 of the)
 Corporations Act 2001 by being signed by those persons)
 who are authorised to sign for the company: -

Approval No: 723091 A



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

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

Page 1 of 2

VOLUME 09000 FOLIO 922

Security no : 124097372064D
Produced 06/05/2022 09:57 AM

LAND DESCRIPTION

Lot 1 on Title Plan 156147J.
PARENT TITLE Volume 08743 Folio 078
Created by instrument F006505 21/09/1973

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 3 equal undivided shares

AG887774Q 25/11/2009

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AS311433F 01/07/2019
Caveator
LARA FARMS PTY LTD ACN: 633620318
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/06/2019
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
COSTA LEGAL PTY LTD
Notices to

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 TP156147J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS



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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**

NIL

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

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

Street Address: 785-805 PRINCES HIGHWAY LARA VIC 3212

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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

Produced 06/05/2022 12:28:01 PM

Status	Registered	Dealing Number	AS311433F
Date and Time Lodged	01/07/2019 11:29:32 AM		

Lodger Details

Lodger Code	21753C
Name	COSTA LEGAL PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	9000/922

CAVEAT

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

Privacy Collection Statement

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Land Title Reference

9000/922

Caveator

Name	LARA FARMS PTY LTD
ACN	633620318

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

28/06/2019

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Carl Schokman

Address

Floor Type	LEVEL
Floor Number	1
Street Number	2
Street Name	MYERS
Street Type	STREET
Locality	GEELONG
State	VIC
Postcode	3220

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

Execution

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

Executed on behalf of LARA FARMS PTY LTD

Signer Name

Signer Organisation COSTA LEGAL PTY LTD

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Execution Date 01 JULY 2019

File Notes:

NIL

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

Statement End.



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP156147J
Number of Pages (excluding this cover sheet)	1
Document Assembled	06/05/2022 12:28

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TITLE PLAN		EDITION 1	TP 156147J
------------	--	-----------	------------

<p>Location of Land</p> <p>Parish: MORANGHURK Township: Section: Crown Allotment: Crown Portion:</p> <p>Last Plan Reference: LP 81458 Derived From: VOL 9000 FOL 922 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 21-09-1999 VERIFIED: AD</p>
--	---

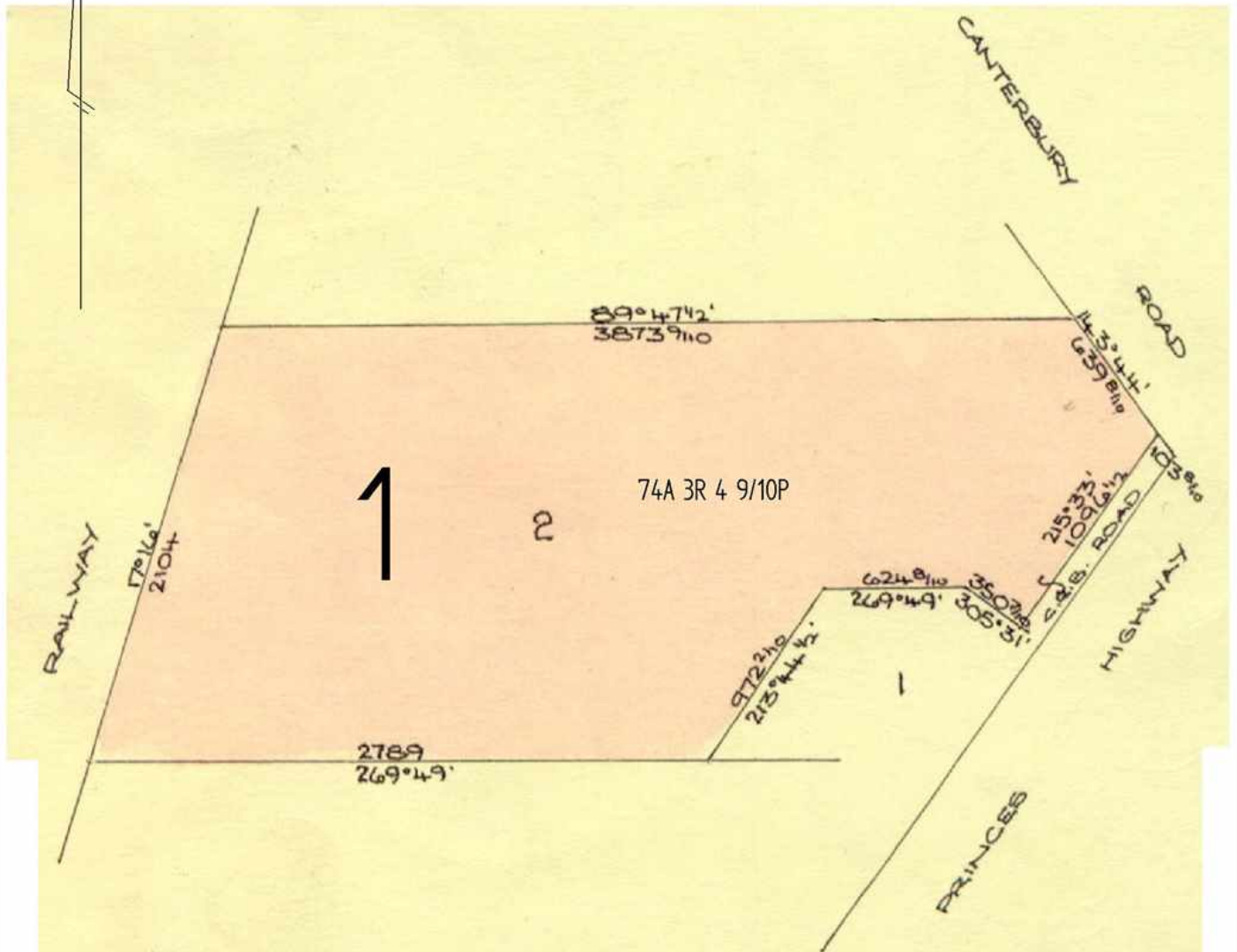


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 2 (PT) ON LP 81458

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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Document Identification	AF393713Y
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



Privacy (The information from statutory authority is maintained publicly in the Victorian Land

AF393713Y

10/10/2007 \$97 45NM



MADE AVAILABLE/CHANGE CONTROL

Office Use Only

Lodged by:

Name: Harwood Andrews Lawyers

Phone: 5225 5225

Address: 70 Gheringhap Street Geelong 3220

Ref: 1rdp:8ljm 2703222

Customer Code: 2235J

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 9000 Folio 922

Estate and Interest: *(e.g. "all my estate in fee simple")*

All my estate in fee simple.

Consideration:

Desire of the transferor to make a gift to the transferee

Transferor: *(full name)*

DAVID JAMES NASH

Transferee: *(full name and address including postcode)*

DAVID JAMES NASH and LINDA FLORENCE NASH both of 63 Rhinds Road, Wallington 3221 as joint proprietors

Directing Party: *(full name)*

Dated: 20 June, 2007

Execution and attestation:

Approval No.
8660510A

T1



ORDER TO REGISTER

Please register and issue title to

Signed

Cust. Code

STAMP DUTY USE ONLY

Original Land Transfer
Exempt Section 41
Doc ID 2221624, 27 Jun 2007
SRO Victoria Duty, RXT2

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



Privacy
The information for statutory authority maintaining public in the Victorian Land

AF393714W



MADE AVAILABLE/CHANGE CONTROL
Office Use Only

Lodged by:
Name: Harwood Andrews Lawyers
Phone: 5225 5225

Address: 70 Gheringhap Street Geelong 3220
Ref: 1rdp:8ljm 2703222
Customer Code: 2235J

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 9000 Folio 922

Estate and Interest: *(e.g. "all my estate in fee simple")*

All my estate in fee simple.

Consideration:

Desire of the transferor to make a gift to the transferee

Transferor: *(full name)*

Transferee: *(full name and address including postcode)*

T C NASH HOLDINGS PTY LTD ACN 125 988 641 of

Directing Party: *(full name)*

Dated: 20 June, 2007

Execution and attestation:

Approval No.
8660510A

ORDER TO REGISTER

STAMP DUTY USE ONLY

T1

Please register and issue title to

Signed

Cust. Code

Original Land Transfer
Exempt Section 41
Doc ID 2221629, 27 Jun 2007
SRO Victoria Duty, TXRQ



THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

ANNEXURE PAGE

Transfer of Land Act 1958

The i under purpo regist Regis	AF393714W		cted i the able .and
	10/10/2007 \$97	45NM	
			

This is page 2 of *Approved Form T1* dated 20 June, 2007 between TREVOR CLARENCE NASH and T C NASH HOLDINGS PTY LTD ACN 125 988 641

Signatures of the parties

Approval No. 8660510A

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



Privacy
The information is
statutory authority
maintaining public
in the Victorian La

AG887774Q

25/11/2009 \$119.40 45NM

Lodged by:
Name: Harwood Andrews Lawyers
Phone: 5225 5225
Address: 70 Gheringhap Street Geelong 3220
Ref:
Customer Code: 2235J

MADE AVAILABLE/CHANGE CONTROL
Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificate of Title volume 09000 folio 922

Estate and Interest: (e.g. "all my estate in fee simple")

Q ~~1 out of 3 equal parts~~ ALL OUR ESTATE IN FEE SIMPLE

Consideration:

The desire of the Transferors to make a gift to the Transferee.

Transferor: (full name)

Transferee: (full name and address including postcode)

J.A.N. NOMINEES PTY LTD ACN 126 629 016 of 351 Moorabool Street, Geelong, Victoria, 3220 ~~as trustee for the J.N. & K.S.W. Superannuation Fund~~ *H*

Directing Party: (full name)

Dated: 13 October 2009

Execution and attestation:

Approval No. 8660710A

ORDER TO REGISTER

STAMP DUTY USE ONLY

T1

Please register and issue title to

Original Land Transfer
Exempt Section 41
Doc ID 2513101, 04 Nov 2009
SRO Victoria Duty, KXM4

Signed

Cust. Code



THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

ANNEXURE PAGE

Transfer of Land Act 1958

Priv:	AG887774Q		
The inform:	25/11/2009	\$119.40	45NM
under statu:			
purpose of			
registers an:			
Registry:			

This is page 2 of *Approved Form T1* dated **13/10/09** between JOHN ALBERT NASH and SUI WAH KWOK
And J.A.N. NOMINEES PTY LTD ACN 126 629 016 as ~~trustee~~ **trustee** for the JN & KSW Superannuation Fund

Signatures of the parties

Director

Director/Secretary

Approval No. 8660710A

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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

Page 1 of 1

VOLUME 09107 FOLIO 611

Security no : 124097371388N
Produced 06/05/2022 09:41 AM

LAND DESCRIPTION

Lot 1 on Title Plan 182698V.
PARENT TITLE Volume 08509 Folio 857
Created by instrument LP113758 15/10/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NNLALE PTY LTD of
AQ297501F 28/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ297502D 28/09/2017
NATIONAL AUSTRALIA BANK 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 TP182698V 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: 95 CANTERBURY ROAD EAST LARA VIC 3212

ADMINISTRATIVE NOTICES

NIL

eCT Control 00009E NATIONAL AUSTRALIA BANK
Effective from 28/09/2017

DOCUMENT END



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Document Type	Plan
Document Identification	TP182698V
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN	EDITION 1	TP 182698V
------------	-----------	------------

Location of Land

Parish: MORANGHURK
 Township: LARA
 Section:
 Crown Allotment:
 Crown Portion:

Last Plan Reference: LP 113758
 Derived From: VOL 9107 FOL 611
 Depth Limitation: NIL

Notations

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

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

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to the land coloured blue -
THE EASEMENTS (if any) existing
 over the same by virtue of - -
 Section 98 of the Transfer of
 Land Act -

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

COMPILED: 11/10/1999
 VERIFIED: GB

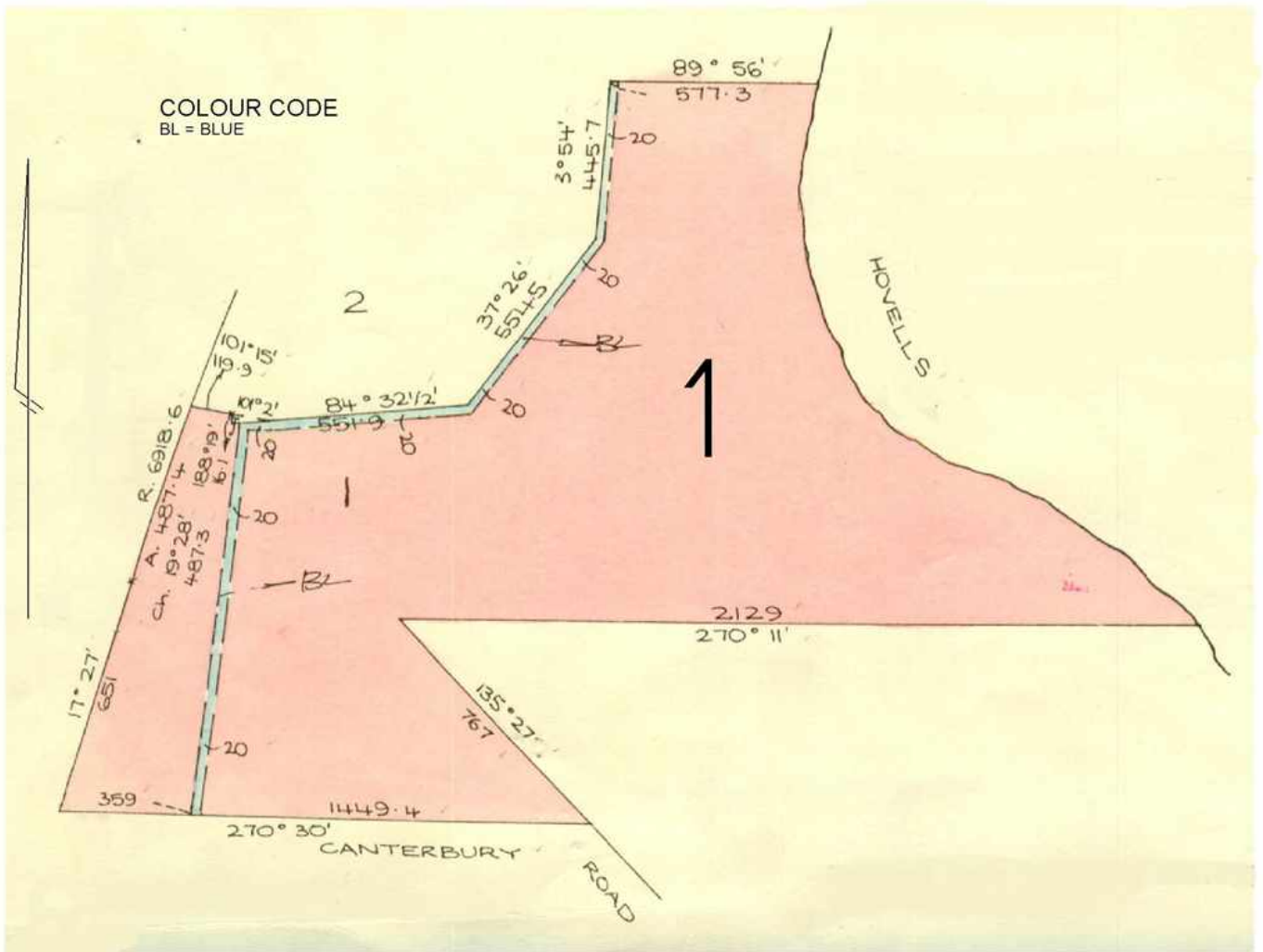


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 1 (PT) ON LP 113758



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Document Identification	AQ297501F
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Transfer of Land

Section 45 Transfer of Land Act 1958

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Transferee

Executed by>NNLALE PTY LTD A.C.N 617 225 804
 by being signed by the persons who are authorised person (s) who are authorised to sign for the company
NNLALE PTY LTD A.C.N 617 225 804

You may lodge this form in two ways:

- 1. In person**
 Land Registration Services
 Land Victoria
 Level 9, 570 Bourke Street
 Melbourne Vic 3000
- 2. By mail (extra fee applies)**
 Land Registration Services
 Land Victoria
 PO Box 500
 East Melbourne Vic 8002
 Or DX 250639 Melbourne

10. Date

Date: (DD/MM/YYYY) 07/07/2017

11. Lodging Party

Customer Code 9R
 Reference 443463247: 43.36
 72. ~~#07~~ 1593554 (ID. 4079890)

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

VOLUME 09329 FOLIO 313

Security no : 124097371991H
Produced 06/05/2022 09:55 AM

LAND DESCRIPTION

Lot 1 on Title Plan 191059G.
PARENT TITLE Volume 08743 Folio 077
Created by instrument H438589 09/03/1979

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor

As to 1 of a total of 2 equal undivided shares
Sole Proprietor

AT208036J 01/05/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP191059G 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: 705-765 PRINCES HIGHWAY LARA VIC 3212

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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

Produced 06/05/2022 12:26:51 PM

Status	Registered	Dealing Number	AT208036J
Date and Time Lodged	01/05/2020 02:56:20 PM		

Lodger Details

Lodger Code	18443M
Name	ANTHONY RASO & ASSOCIATES
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

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

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Land Title Reference

9329/313

Transferor(s)

Given Name(s)
Family Name

Given Name(s)
Family Name

Given Name(s)
Family Name

Given Name(s)
Family Name

Estate and/or Interest being transferred

Fee Simple

Consideration

Non-Monetary



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Transferee(s)

Tenancy (inc. share) TENANTS IN COMMON 1 / 2

Given Name(s)

Family Name

Address

Street Number 815
Street Name PRINCES
Street Type HIGHWAY
Locality LARA
State VIC
Postcode 3212

Tenancy (inc. share) TENANTS IN COMMON 1 / 2

Given Name(s)

D

Family Name

Address

Unit Type UNIT
Unit Number
Street Number
Street Name WESTERN BEACH
Street Type ROAD
Locality GEELONG
State VIC
Postcode 3220

Duty Transaction ID

4806185

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

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

Executed on behalf
of

Signer Name

Signer Organisation ANTHONY RASO & ASSOCIATES

Signer Role LAW PRACTICE

Execution Date 01 MAY 2020



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Execution

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

Executed on behalf
of

Signer Name

Signer Organisation ANTHONY RASO & ASSOCIATES

Signer Role LAW PRACTICE

Execution Date 01 MAY 2020

Execution

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

Executed on behalf of

Signer Organisation SUCCESSION LEGAL

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Execution Date 01 MAY 2020

File Notes:

NIL

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Statement End.



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Document Identification	TP191059G
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TITLE PLAN	EDITION 1	TP 191059G
-------------------	------------------	-------------------

Location of Land

Parish: MORANGHURK
 Township:
 Section:
 Crown Allotment:
 Crown Portion:

Last Plan Reference: LP81458
 Derived From: VOL 9329 FOL 313
 Depth Limitation: NIL

Notations

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

Description of Land / Easement Information

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

COMPILED: 18/10/1999
 VERIFIED: DA

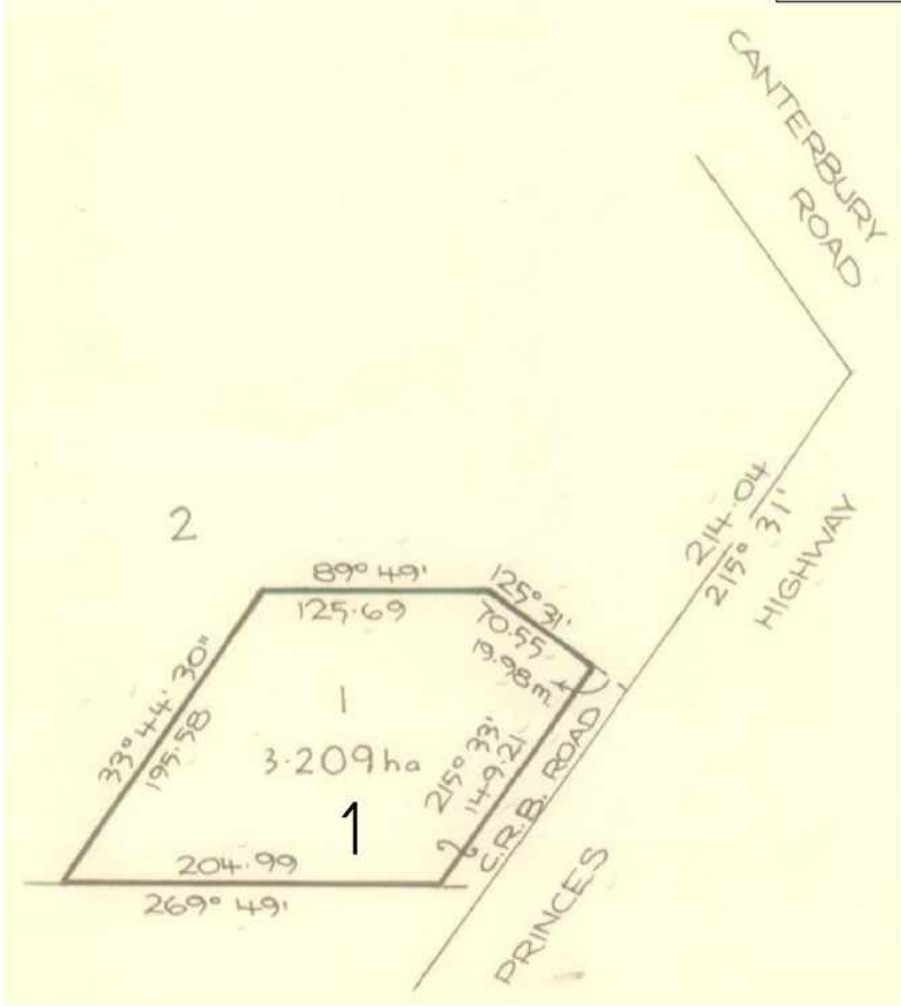


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 1 (PT) ON LP81458

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

Page 1 of 2

VOLUME 09002 FOLIO 660

Security no : 124097371992G
Produced 06/05/2022 09:55 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 098249.
PARENT TITLE Volume 08986 Folio 529
Created by instrument LP098249 18/12/1973

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor

BEACH ROAD GEELONG VIC 3022

AE164898V 07/02/2006

As to 1 of a total of 2 equal undivided shares
Joint Proprietors

ROAD WALLINGTON VIC 3221
HIGHWAY LARA VIC 3212

AF494671A 27/11/2007

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part V953535R 21/11/2001

CAVEAT AS311430M 01/07/2019

Caveator
LARA FARMS PTY LTD ACN: 633620318
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/06/2019
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
COSTA LEGAL PTY LTD
Notices to
CARL SCHOKMAN of LEVEL 1 2 MYERS STREET GEELONG VIC 3220

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

DIAGRAM LOCATION

SEE TP485710V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS



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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**

NIL

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

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

Street Address: 705-765 PRINCES HIGHWAY LARA VIC 3212

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 06/05/2022 12:26:51 PM

Status	Registered	Dealing Number	AS311430M
Date and Time Lodged	01/07/2019 11:29:20 AM		

Lodger Details

Lodger Code	21753C
Name	COSTA LEGAL PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	9002/660

CAVEAT

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

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9002/660
9925/167

Caveator

Name	LARA FARMS PTY LTD
ACN	633620318

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

28/06/2019

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Carl Schokman

Address

Floor Type	LEVEL
Floor Number	1
Street Number	2
Street Name	MYERS
Street Type	STREET
Locality	GEELONG
State	VIC
Postcode	3220

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

Execution

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

Executed on behalf of	LARA FARMS PTY LTD
Signer Name	
Signer Organisation	COSTA LEGAL PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 JULY 2019

File Notes:

NIL

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

Statement End.



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP485710V
Number of Pages (excluding this cover sheet)	2
Document Assembled	06/05/2022 12:26

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TITLE PLAN	EDITION 1	TP 485710V
Location of Land Parish : MORANGHURK Township : - Section: - Crown Allotment: - Crown Portion: - Last Plan Reference : LOT 2 ON LP98249 Derived From : VOL. 9002 FOL. 660 Depth Limitation : NIL.		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
Description of Land/ Easement Information <u>ENCUMBRANCES</u> AS TO THE LAND MARKED E-1 <u>THE PIPELINE EASEMENT TO</u> <u>TRANSMISSION PIPELINES</u> AUST. CREATED BY INSTRUMENT No V953535R		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 6/06/07 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
<p style="font-size: 24px; font-weight: bold; margin: 0;">FOR DIAGRAM SEE SHEET 2</p>		
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets



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Document Type	Instrument
Document Identification	AE164898V
Number of Pages (excluding this cover sheet)	1
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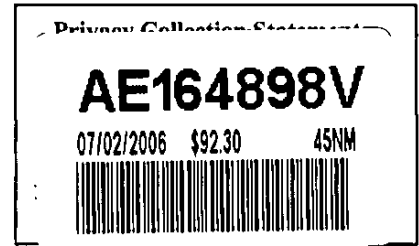
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



Lodged by:
Name: ANTHONY RASO & ASSOCIATES
Phone: 9763 6399
Address: 1 Darryl Street
Scoresby
Ref:
Customer Code: 1443 G

MADE AVAILABLE / CHANGE CONTROL
Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)
Volume 9002 Folio 660 and Volume 9553 Folio 132

Estate and Interest: (e.g. "all my estate in fee simple")
all our estate and interest in fee simple

Consideration:
The desire of the registered proprietors to change their manner of holding from joint proprietors to tenants in common in equal shares.

Transferor: (full name)

Transferee: (full name and address including postcode)
Wilson's Road, Newcomb 3219 as tenants in common in equal shares.

Directing Party: (full name)

Dated: 23 JAN 2006
Execution and attestation :

Approval No: 1227055A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

* Law Perfect Pty Ltd



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Document Type	Instrument
Document Identification	AF494671A
Number of Pages (excluding this cover sheet)	1
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APPLICATION BY LEGAL PERSONAL REPRESENTATIVE

Section 49 Transfer of Land Act 1958

Lodged by:

Name: ERIC FAULKNER

Phone: 5221 2488

Address: 12 Aberdeen Street

Geelong

Ref: EF

Customer Code: 786 E



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Th	27/11/2007 \$80.20 49
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an	
m:	
re:	
Victorian Land Registry	

MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The applicant applies as legal personal representative of the deceased registered proprietor to be registered as the proprietor of the estate and interest of the deceased in the land described.

Land: (title, mortgage, charge or lease)

Volume 9002 Folio ~~680~~ 660

Applicant: (full name and address including postcode)

Representative capacity:

As substituted Executors of the estate of the deceased

Deceased Registered Proprietor: (full name)

Date of death of Registered Proprietor:

22nd June 2006

Dated: 24 MAY 2007

Signature of applicants

Approval No: 599068A

ORDER TO REGISTER

Please register and issue title to

APR



Signed

Cust. Code:



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AR892232E
Number of Pages (excluding this cover sheet)	2
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**Application for amendment or alteration of
registered proprietor's address**
Section 113(5) Transfer of Land Act 1958

Privacy Collection Statement

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AR892232E

01/02/2019 \$29.60 113A



Lodged by

Name: ANTHONY RASO AND ASSOCIATES
Phone: 97636399
Address: 1 DARRYL STREET, SCORESBY, VICTORIA 3179
Reference: ALR:CW:180419
Customer code: 1443G

The applicant applies to alter the address recorded in the Register to the address specified.

Land: (volume and folio)

VOLUME 6038 FOLIO 518, VOLUME 9329 FOLIO 313, VOLUME 9002 FOLIO 660, VOLUME 9553 FOLIO 132, VOLUME 11970 FOLIO 412, VOLUME 11970 FOLIO 413, VOLUME 11202 FOLIO 165

Applicant: (full name and address, including postcode)

BEACH ROAD, GEELONG VIC 3022

Signing:

35271702A

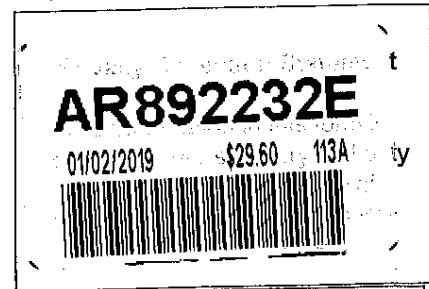
113(5)TLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

**Application for amendment or alteration of
registered proprietor's address**
Section 113(5) Transfer of Land Act 1958



Certifications

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

Executed on behalf of THE APPLICANT

Signer Name

Signer Organisation ANTHONY RASO AND ASSOCIATES

Signer Role AUSTRALIAN LEGAL PRACTITIONER

35271702A

113(5)TLA

Page 2 of 2

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Document Type	Instrument
Document Identification	V953535R
Number of Pages (excluding this cover sheet)	8
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**Creation of Easement and Application to Record a
Section 45(1) and Section 88(1) Transfer of Land A**

V953535R
220399 1152 45E 11
\$10.00 M/A FEE



LODGED BY
2
Name: *0002-660*
CTIN → *HILL PERKINS*
Transmission Pipelines Australia (Assets) Pty. Limited
Phone: 9797 5198
Address: 180 Greens Road, Dandenong Vic 3175
Ref: T92-7-094
Customer Code: 0243V

IMAGED

The grantor, being registered as the proprietor of the estate specified in the servient/burdened land, transfers and grants to the grantee for the consideration expressed the easement and restrictive covenant specified, subject to the encumbrances affecting the servient/burdened land including any created by dealings lodged for registration before the lodging of this creation of easement and restrictive covenant. The restrictive covenant is created in favour of the benefited land.

Servient / Burdened land: The land marked E1 on the plan attached being part of the land more particularly described in Certificate of Title Volume 9002 Folio 660.

Benefited land: *The whole of the land more particularly described in Certificate of Title Volume 10392 Folio 613*

Grantor: _____
Grantee / Applicant: TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY. LIMITED. ACN 079 136 413
of 180 Greens Road, Dandenong, Victoria, 3175

Estate: Freehold

Consideration: *Two* Eleven Thousand ~~Five~~ Hundred and Fifty dollars (\$11250)

Easement and Covenant:
For the purposes of the Gas Industry Act 1994 and/or the Pipelines Act 1967 the right to lay down, construct, change the size and number of, operate, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines designed to convey or conveying liquid or gaseous hydrocarbons, natural and artificial gas and any products or by- products thereof and any other substances which may be transported by

C/E
CT 9002/660 (PT)
to
TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY LTD
D.L.P.
Q

0020300



pipeline, together with all the works of the Grantee useful in connection with or incidental to its undertaking, including but without limiting the generality of the foregoing all such communication and power systems (including pole lines), drips, valves, valve chambers, manholes, inspection pits, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing as may be useful or convenient in connection therewith or incidental thereto (hereinafter called "the Grantee's appliances") and together with the right for the Grantee and its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by them (hereinafter called "the Grantee's associates") -

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

And the Grantor for himself his heirs executors administrators and assigns registered proprietor or proprietors of the servient/burdened land and every part thereof Hereby Covenants with the Grantee to the extent that the burden of this covenant may run with and bind the servient/burdened land and every part thereof and that the benefit thereof may be annexed to and run with the benefited land that the Grantor shall not without the prior written consent of the Grantee cultivate dig or excavate or permit to be cultivated dug or excavated any part of the surface of the servient/burdened land to a depth greater than 0.30 metres (twelve inches) or plant or permit to be planted any trees or shrubs on the servient/burdened land or excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the servient/burdened land or any part thereof any pit, well foundation, pavement or other structure or installation or use or permit to be used on or under the servient/burdened land or any part thereof explosives of any type nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the servient/burdened land but otherwise the Grantor shall have the right fully to use and enjoy the servient/burdened land subject always to and so not to interfere with the rights and privileges hereby granted and conferred upon the Grantee.



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

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

- B. In the exercise of the rights hereby granted the Grantee shall do as little damage as possible and the Grantee shall if so required within two years from the exercise of such rights compensate the Grantor for damage done to the Grantor's crops, timber, pasture lands, livestock, improvements, and other property on the servient/burdened land or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. In the event of any difference arising between the Grantor and the Grantee as to the amount of such compensation the same shall be determined in the manner provided in the Land Acquisition and Compensation Act 1986. Any compensation paid by the Grantee to the Grantor shall include compensation for damage done to crops, timber, pasture lands, livestock, improvements and other property on the servient/burdened land or any land of the Grantor adjacent thereto in which any tenant, sharefarmer or other person has any interest and the Grantor agrees to indemnify the Grantee against any claim by any such tenant, sharefarmer or other person for any damage done by the Grantee in the performance of its rights under this easement.

- C. The Grantee shall as soon as weather and soil conditions permit and subject to the restrictions hereinbefore contained and insofar as it is practicable so to do bury to a minimum depth of 0.75 metres (thirty inches) below the level of the immediately surrounding land and maintain all pipelines so as not to interfere unreasonably with the use of the servient/burdened land and restore the surface of the servient/burdened land to its condition prior to the exercise of the rights granted herein.

- D. Notwithstanding any rule of law or equity the pipes (which term shall include all pipelines and the Grantee's appliances) brought onto, laid or erected upon or buried in or under the servient/burdened land by the Grantee shall at all times remain the property of the Grantee and its successors and assigns notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee and its successors and assigns.



- E. Unless otherwise agreed by the Grantor and the Grantee, upon the discontinuance of the use of the servient/burdened land by the Grantee, the Grantee may at its option leave the pipe or any part thereof and the Grantee's appliances in the ground but if the Grantee damages the property of the Grantor during the removal of the pipe or appliances then the Grantee will compensate the Grantor upon the terms and in the manner contained in clause B hereof.
- F. The Grantee performing and observing the covenants and conditions on its part to be observed and performed shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interference on the part of the Grantor or of any person, firm or corporation claiming by through, under or in trust for the Grantor.
- G. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor by being forwarded to the registered proprietor for the time being at his latest address shown in the Register and to the Grantee at 180 Greens Road, Dandenong or such other address as the Grantor and Grantee may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted. All notices to be given by the Grantee hereunder may be signed on behalf of the Grantee by its Secretary or Substitute Secretary for the time being.
- H. Neither this instrument nor anything herein contained shall affect, restrict, limit or detract from or prejudice the rights, power, authority or immunity of the Grantee or the Grantee's associates under the Pipelines Act 1967 or any subsequent amendment thereto or to any other rights of the Grantee under the said Act or under the Gas Industry Act 1994 or any subsequent amendment thereto as the case may be.
- I. The Grantor will execute every such deed, instrument or assurance and do every such thing for further or more effectively securing the rights and interests of the Grantee to or in the servient/burdened land or any part or parts thereof pursuant to these presents as shall by the Grantee be reasonably required.
- J. Wherever the singular or masculine is used, it shall be construed as if the plural, feminine or neuter, as the case may be had been used where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and



other changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants herein contained shall extend to and bind such Grantors jointly and each of them severally.

- K. Nothing herein contained shall be deemed or construed to authorise or permit the construction operation or use of a pipeline outside the terms and conditions of any permit or licence issued pursuant to the Pipelines Act 1967.

- L. The Grantee will at all times hereafter keep indemnified the Grantor from and against all damage, injury or nuisance which may be caused or occasioned by the escape of liquid or gaseous hydrocarbons, natural and artificial gas and any products or by-products thereof and any other substance from the Grantee's pipeline or pipelines and appliances on to or over the servient/burdened land if such damage arises from any failure of the Grantee to construct, maintain and operate such installations in a proper and safe manner and design having regard to present day knowledge.

- M. (1) The Grantee shall indemnify and keep indemnified the Grantor from all suits actions, claims or demands by any person or persons including any servant or agent of the Grantor or any compensation damages, expenses or costs arising out of the construction, maintenance, operation or existence of the Grantee's pipeline or pipelines and appliances on, over or under the servient/burdened land.

(2) The aforesaid indemnity shall not apply to any suit action, claim or demand:
 - (a) which is settled by way of compromise by the Grantor without the prior written consent of the Grantee to such compromise. The giving of such consent shall not be taken to be or constitute an admission on behalf of the Grantee with respect to the said indemnity; or
 - (b) which arises out of lack of due care or diligence on the part of the Grantor, its servants, agents or contractors.

In the event that the Grantee gives its written consent to the Grantor to use the servient/burdened land as hereinbefore mentioned, the Grantor for himself, his heirs, executors, administrators and assigns, registered proprietor or proprietors of the servient/burdened land shall indemnify and keep indemnified the Grantee from all suits

actions, claims or demands for any compensation damages, expenses or costs of whatsoever nature or kind arising out of that use of the servient/burdened land.

DATED: This 1st Day of March 1999

SIGNED BY THE GRANTOR/S IN THE)
PRESENCE OF:)
)

(Grantor/s Signature/s)

Witness Name (printed)

Signed for Transmission Pipelines)
Australia (Assets) Pty. Limited by its)
Attorney, , pursuant)
to a Power of Attorney dated)
29TH January 1998. A certified copy)
of which is filed in the Permanent Order)
Book No. 277 Page 013 in the presence of:)

(SECRETARY)

(Company Witness)



DV953535R-6-1

ENCUMBRANCES REFERRED TO:- any easement affecting the same

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

ORDER TO REGISTER:

To the Registrar of Titles:

Please register this Creation of Easement and Application to Record a Covenant And on completion return the duplicate Certificate of Title/Crown Lease Volume 9607 Folio 660 to *HILL PERKINS + C⁺*

Signed:

Dated: *25 February 1999*

Customer Number: *0967 V*

ENCUMBRANCES REFERRED TO:- any easement affecting the same

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

DATED the day of One Thousand Nine Hundred and Ninety

ENCUMBRANCES REFERRED TO:- any easement affecting the same

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

DATED the day of One Thousand Nine Hundred and Ninety





DV953535R-8-5

OWNER
 PART OF C.A. SECTION LOT 2 P.S. 98249
 PARISH OF MORANGHURK TOWNSHIP OF
 AREA 1.53 ha TITLE VOL. 9002 FOL. 660
 NO. BOOK

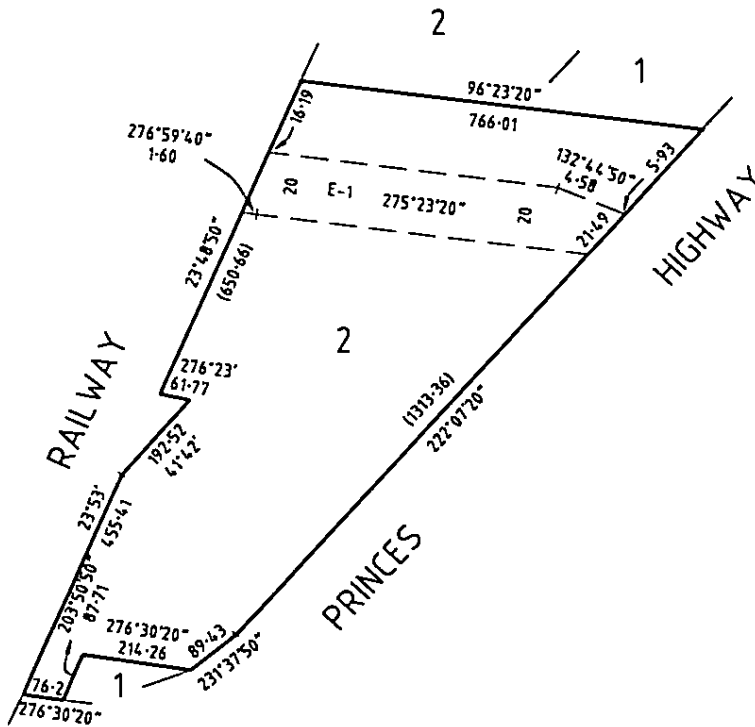
I certify that this plan agrees with title, is mathematically correct and the easement herein created has been reasonably located in accordance

Signature.

Date: 28-10-98



SUBTRACT 0°00'20"
FOR TITLE



A				29/10/98 EASEMENT ALTERED			FIELDNOTES		T92-11-50		
No.	REF.	DATE	REVISION	DRN.	'CKD.	APP.	REFERENCE DRAWINGS		DRG NO.		
DISTRICT PLAN NUMBER				FIELD BOOK		500 LARA - IONA T.P. PIPELINE					
				166/9		MORANGHURK					
				SCALE		PRINCES HIGHWAY					
				NOT TO SCALE		EASEMENT					
<p>Gas Transmission CORPORATION</p> <p>COPYRIGHT 1995 © Gas Transmission Corporation All Rights Reserved</p>				DRAWN		J. De		C. BONAR		T92-7-94	
				PMP		DESIGN ENGINEER		APPROVING ENGINEER		A	
				CHECKED		RC					

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

Page 1 of 2

VOLUME 09925 FOLIO 167

Security no : 124097456375L
Produced 09/05/2022 04:19 PM

LAND DESCRIPTION

Crown Allotment 3C Section 15B Township of Lara Parish of Moranghurk.
PARENT TITLE Volume 09824 Folio 024
Created by instrument P269748P 23/06/1989

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Joint Proprietors

of RHINDS ROAD WALLINGTON VIC 3221
of HIGHWAY LARA VIC 3212

AF261419M 09/08/2007
As to 1 of a total of 2 equal undivided shares
Sole Proprietor

RD NEWCOMB
P628835A 25/01/1990

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AS311430M 01/07/2019
Caveator
LARA FARMS PTY LTD ACN: 633620318
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/06/2019
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
COSTA LEGAL PTY LTD
Notices to

1 2 MYERS STREET GEELONG VIC 3220

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

DIAGRAM LOCATION

SEE TP785257R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Page 2 of 2

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

Street Address: 76-156 CANTERBURY ROAD EAST LARA VIC 3212

DOCUMENT END



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APPLICATION BY LEGAL PERSONAL REPRESENTATIVE

Section 49 Transfer of Land Act 1958

Lodged by:

Name: ERIC FAULKNER

Phone: 5221 2488

Address: 12 Aberdeen Street
Geelong

Ref: EF

Customer Code: 786 E



MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The applicant applies as legal personal representative of the deceased registered proprietor to be registered as the proprietor of the estate and interest of the deceased in the land described.

Land: *(title, mortgage, charge or lease)*

Volume 9925 Folio 167

Applicant: *(full name and address including postcode)*

Representative capacity:

As substituted Executors of the estate of the deceased

Deceased Registered Proprietor: *(full name)*

Date of death of Registered Proprietor:

22nd June 2006

Dated: 24 MAY 2007

Signature of applicants

Approval No: 599068A

ORDER TO REGISTER
Please register and issue title to

APR



Signed

Cust. Code:



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416
6760

Lodged at the Titles Office by

Fallaw & Henderson

Code 0785G

WIDE AVAILABLE
NO ISSUE TO

REGD

Titles Office Use Only

250190 0910 45 176 P628835A

4

Fallaw + Henderson

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land All that piece of land being Crown Allotment 3C Section 148 15 B Township of Lara Parish of Moranghurk and being part of the land more particularly described in Certificate of Title Volume 9824 Folio 024. (Note 5)

AMENDED
21 MAY 1990
With consent of
Lodged for

now = c/t. 9925/167.

Consideration (Note 6)

ONE HUNDRED AND SEVENTY-SIX THOUSAND DOLLARS (\$176,000.00)

Transferor

STAMP DUTY VICTORIA (Note 7)
U#01C#1 S#1 T#027090 00005126 24/01/90
R#099867 D#44 \$6,760.00

Transferee (Note 8)

s Tenants in Common in Equal Shares.

TICKS

Date The 16th day of JANUARY 1990

Execution & Attestation (Note 9)

44
6760
0
17600
ASSESSOR

Controller of Stamps Use Only



T1 Office Use Only

A memorandum of the within instrument has been entered in the Register Book.



REGISTRATION
N.C.T.

15/2/91
Approval No. T1/1

The Registrar of Titles
 please allow registration of this
 Transfer and deliver the title to the
 within hand to the lodging party
 Harwood Smith

NOTES

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.
 Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
 All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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

Produced 09/05/2022 04:31:55 PM

Status	Registered	Dealing Number	AS311430M
Date and Time Lodged	01/07/2019 11:29:20 AM		

Lodger Details

Lodger Code	21753C
Name	COSTA LEGAL PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	9002/660

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9002/660
9925/167

Caveator

Name	LARA FARMS PTY LTD
ACN	633620318

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

28/06/2019

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Address

Floor Type	LEVEL
Floor Number	1
Street Number	2
Street Name	
Street Type	STREET
Locality	GEELONG
State	VIC
Postcode	3220

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

Execution

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

Executed on behalf of	LARA FARMS PTY LTD
Signer Name	
Signer Organisation	COSTA LEGAL PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 JULY 2019

File Notes:

NIL

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

Statement End.



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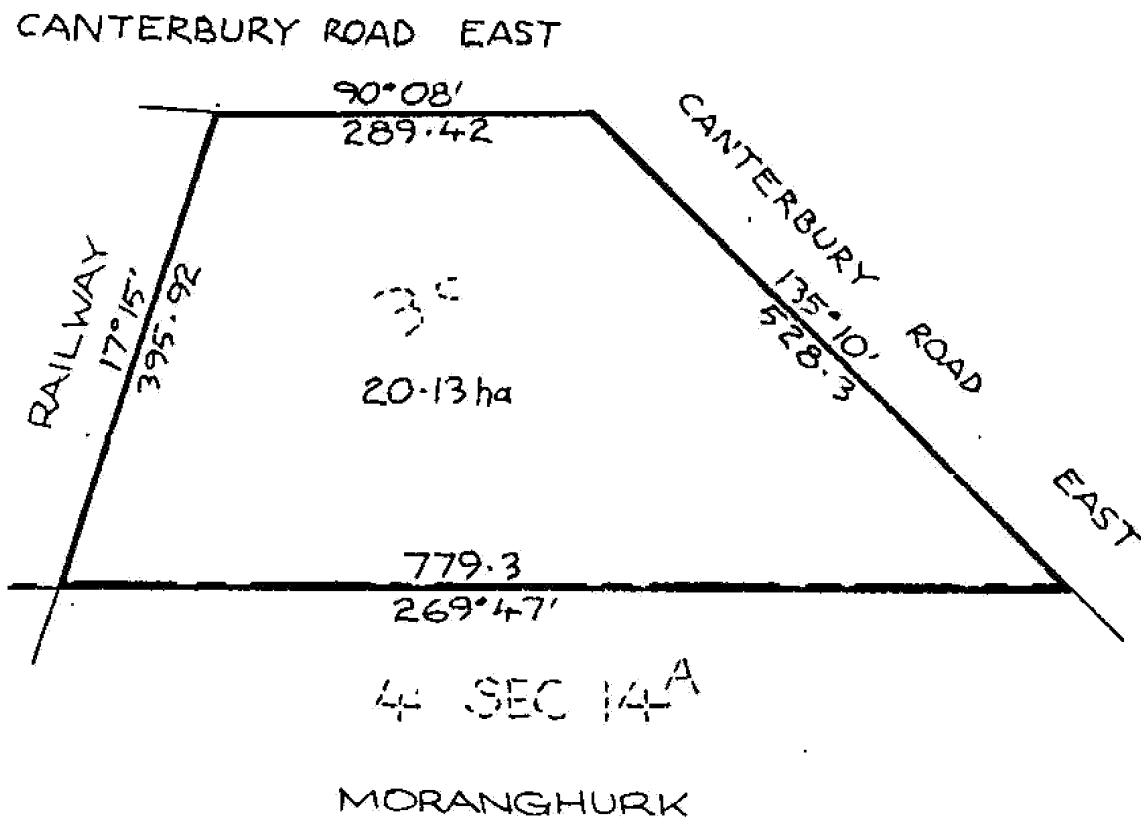
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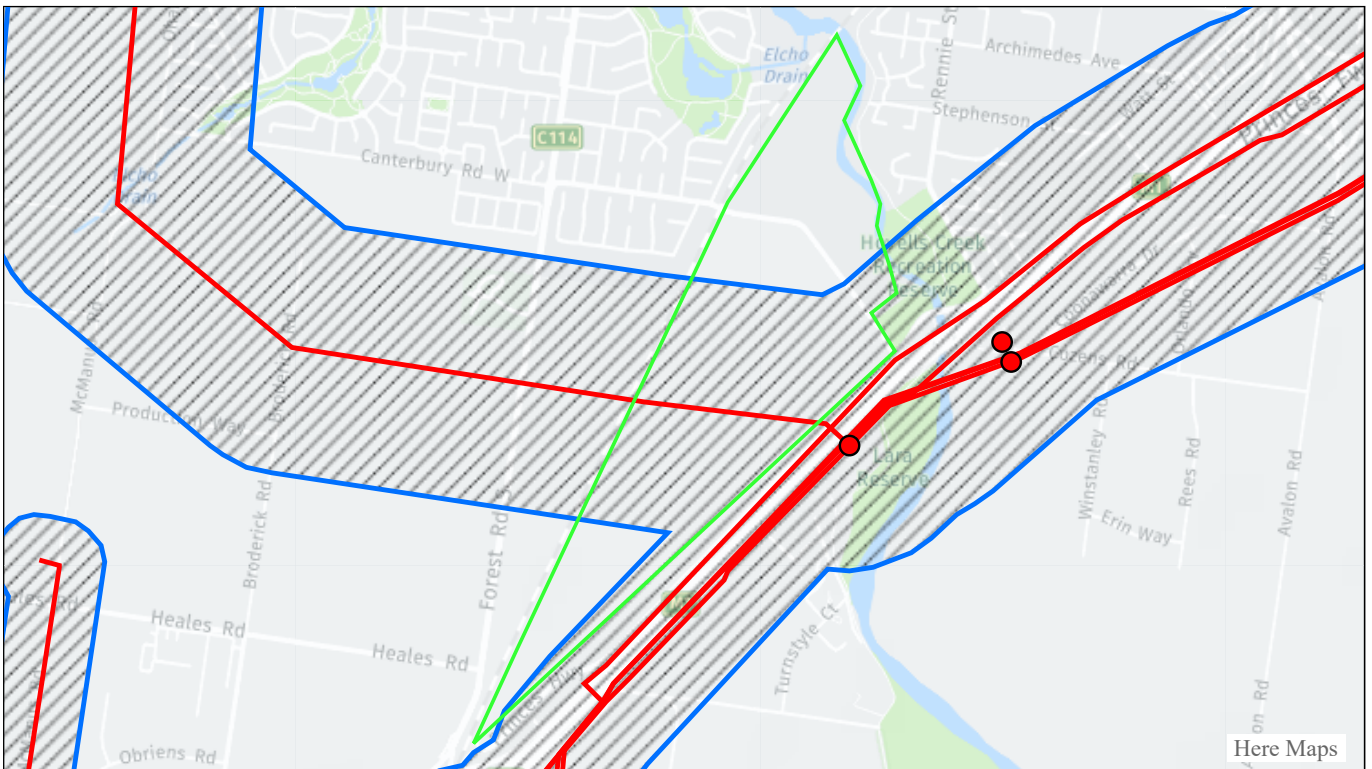
TITLE PLAN		EDITION 1	TP 785257R
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<p>Location of Land</p> <p>Parish: MORANGHURK Township: LARA Section: 15B Crown Allotment: 3C Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9925 FOL 167 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 18/05/2003 VERIFIED: L.S.</p>
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Appendix B APGA Enquiry Report



Pipeline Corridor:  Notification Zone: 
 Pipeline Asset Site:  Enquiry Site:  Or: 

Enquiry Result for Site: User Drawn Polygon

The enquiry falls within the **Notification Zone** of 5 assets, these are detailed in the table below

Asset Name	Owner	Lic.	Contact	Substance	Type	Updated	Offset (m)
W.A.G Pipeline (Altona-Geelong)	Viva Energy Australia	PL65 Vic		Oil	Pipeline Corridor	10/09/2020	129
WOPL (White Oil Pipeline)	Viva Energy Australia	PL7 Vic		Oil	Pipeline Corridor	10/09/2020	32
Brooklyn - Corio (T24)	APA Group	PL81	APAProtection@apa.com.au	Natural Gas	Pipeline Corridor	21/07/2020	149
Brooklyn - Lara (T112)	APA Group	PL266	APAProtection@apa.com.au	Natural Gas	Pipeline Corridor	21/07/2020	142
Iona - Lara (T92)	APA Group	PL231	APAProtection@apa.com.au	Natural Gas	Pipeline Corridor	21/07/2020	0

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