



CENTRAL GOLDFIELDS SHIRE	
DOC ID:	
24 APR 2024	
REFER TO:	
LIBRARY:	DB:

**Office Use Only**

Application Number:

Date Lodged: / /

VicSmart:  Yes

No

VicSmart Class:

# Application for a Planning Permit

**Privacy Statement**

Your application and the personal information on this form is collected by Central Goldfields Shire Council (the Shire) for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act).

If you do not provide your name and address, the Shire will not be able to consider your application.

Your application will be available at the Shire offices for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

You can request access to your personal information by contacting the Shire Town Planning Department.

Questions marked with a star (★) must be completed.

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

## Application Type

Is this a VicSmart application? ★

No  Yes  
If yes, please specify which VicSmart class or classes:.....  
⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

## Pre-Application Meeting

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

No  Yes  
If 'Yes', with whom?: PENNY DODSWORTH  
Date: 28/03/2024 day / month / year

## The Land

Civic address of the land ★

Unit No.:	St. No.: 40	St. Name: HIGH STREET
Suburb/Locality: MARYBOROUGH		Postcode: 3465

Formal land description ★

① Complete either A or B. This information can be found on the certificate of title. If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: TP383396
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## The Proposal

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

① You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

PLEASE SEE ATTACHED
<input checked="" type="checkbox"/> Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of development for which the permit is required ★

Cost \$ 10000

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

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

**Existing Conditions**

Describe how the land is used and developed now ★

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

PLEASE SEE ATTACHED

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

**Title Information**

Encumbrances on title ★

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

Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

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

## Applicant and Owner Details

### Applicant ★

- ① The applicant is the person who wants the permit.
- ① Please provide at least one contact phone number and a full postal address.
- ① Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:		
Title: DR	First Name: GLEN	Surname: WARNE
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.: 45	St. Name: TEMPLETON ST
Suburb/Locality: MALDON	State: VIC	Postcode: 3463
Contact information for applicant OR contact person below		
Business phone:	Email: [REDACTED]	
Mobile phone: [REDACTED]	Fax:	
Contact person's details <small>Same as applicant <input checked="" type="checkbox"/></small>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

### Owner ★

- ① The person or organisation who owns the land.
- ① Where the owner is different from the applicant, provide the details of that person or organisation.

Name: <small>Same as applicant <input type="checkbox"/></small>		
Title: MS	First Name: SOILE	Surname: KESKINEN
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	[REDACTED]	
Suburb/Locality:	[REDACTED]	
Owner's Signature (Optional):	Date: <small>day / month / year</small>	

## Information Requirements

Is the required information provided? ★

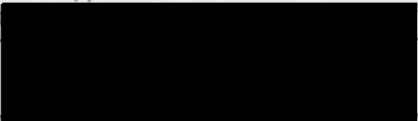
① Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

<input checked="" type="radio"/> Yes
<input type="radio"/> No

## Declaration


This form must be signed by the applicant? ★

① Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the		the permit application.	
Signature:		Date:	23/04/2024.
			day / month / year

## Checklist

Have you?

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

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## Need help with this application?

- ① If you need help to complete this form, read More Information at the end of this form.
  - ① For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① Assistance can also be obtained from Council's planning department.
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## Lodgement

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

Central Goldfields Shire Council  
PO Box 194, Maryborough VIC 3465  
22 Nolan Street, Maryborough VIC 3465  
**Contact information**  
Telephone: (03) 5461 0610  
Fax: (03) 5461 0666  
Email: [mail@cgoldshire.vic.gov.au](mailto:mail@cgoldshire.vic.gov.au)

**Deliver application in person, by fax, by email or by post:**

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address.

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## Payment

Payment can be made in person at the Shire offices by cheque, cash, or card.

If posting your application, payment can also be made by including a cheque with your application documentation.

For applications submitted by email or for those wishing to pay by card and unable to visit the Shire offices in person, card payment can be made over the telephone after your application has been lodged.

- ① If you are unsure of the correct application fee, please contact the Shire Town Planning Department.
-

## Amendment to Planning Application (Section 50 or 57A Application)

- Use this form if you have an existing application with Council that you would like to change before Council makes its decision. This form can be used before or after an application has been notified, but not after Council has made a determination in respect of the application.

### CURRENT APPLICATION DETAILS

Planning Permit Application No.:	040-24
Address:	40 High St, Maryborough
What was the original proposal	To provide limited off street parking for customers

### THE AMENDMENT PROPOSED

This application is being lodged (tick one):	Prior to notification commencing (Section 50 of the <i>Planning and Environment Act 1987</i> )	<input checked="" type="checkbox"/>
	After notification has commenced (Section 57A of the <i>Planning and Environment Act 1987</i> )	<input type="checkbox"/>
What changes are you seeking to make to the current application?  <i>Detail any changes sought to the plans or any other documents previously submitted with the Planning Permit Application. Attach a supplementary page if more space is required.</i>	To reduce parking requirements to zero. Employee parking can be provided in full with current layout	

**APPLICANT DETAILS \* please enter a valid email address**

Name:	Glen Warne		
Organisation (if applicable):			
Postal Address:	45 Templeton St, Maldon		
		Postcode:	3463
Telephone No.	(H)	(W)	
*Email Address			

**DECLARATION:**

I declare that all information given is true and correct.	Owner/Applicant signature Electronically signed: Glen Anthony Warne	07/06/2024
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If you have any further enquiries please contact Central Goldfields Shire Council Planning Department on **(03) 5461 0610**.



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# APPLICATION FOR CHANGE OF USE

## 40 HIGH STREET, MARYBOROUGH, VICTORIA



# **Application for change of use for 40 HIGH ST, MARYBOROUGH, VICTORIA:**

## **Overview:**

The following application is to propose a change of use for 40 High Street, Maryborough, Victoria, 3465.

The proposal is to set up an Allied Health centre at this location to provide services to the local community.

Regional locales are significantly disadvantaged when it comes to accessing both medical care and allied health care services. A lack of service providers means that residents in these regions have longer wait times, must travel further for healthcare, and ultimately have worse healthcare outcomes when compared to those living in metropolitan areas.

The applicant, Dr. Glen Warne (Chiropractor), has run a private practice in Castlemaine, Victoria, since 2010. During this time, I have come to gain a great understanding of the healthcare needs of regional centres and the challenges patients have in accessing these services.

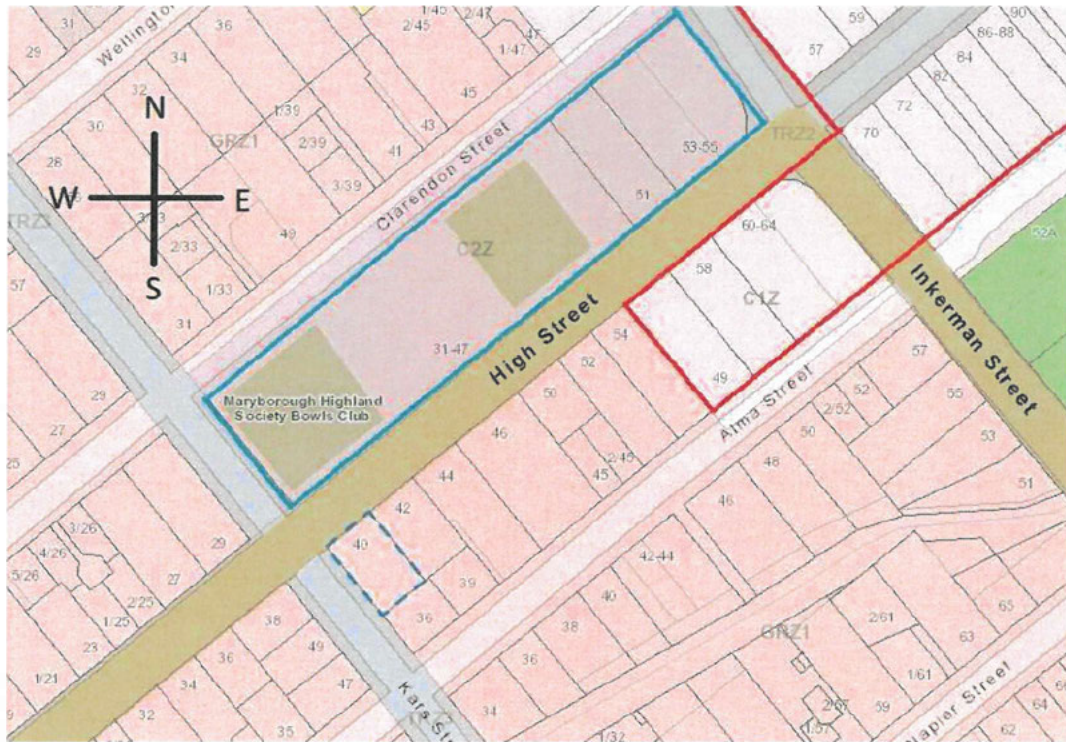
Allied health services provide great benefit in not only their application of a methodology, but also in their ability to alleviate pressures on the wider healthcare system by redirecting certain patients from these services to allow easier access for others. As a chiropractor, I am considered a primary health care practitioner. This means that I have the skill set to adequately assess a person's healthcare needs and treat or refer accordingly, without them having had been referred to me by a medical doctor. Furthermore, I can refer patients for examinations such as Xray and other imaging modalities (CT, MRI). This is a great benefit to the community as it not only provides more services for them to access, but it also alleviates patient pressures on the medical and hospital systems.

## **The Property:**

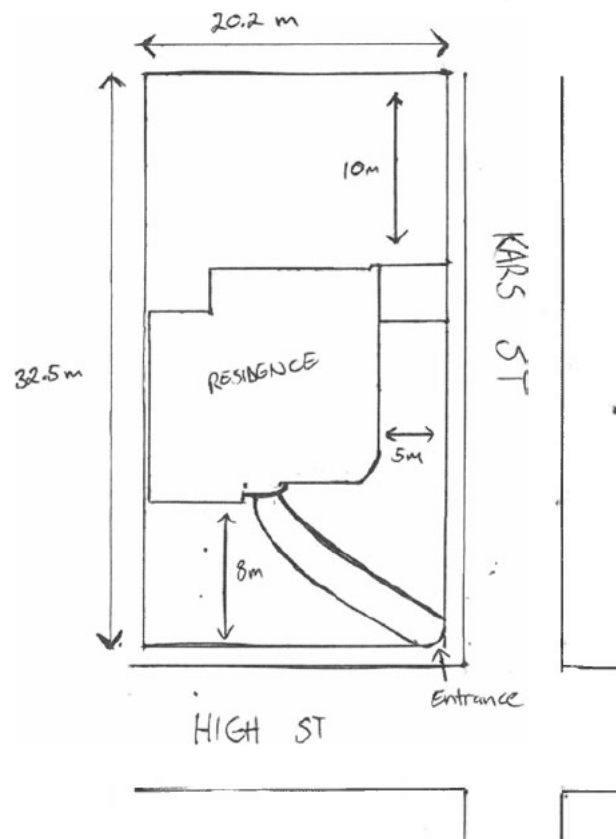
40 High St is a freestanding 3-bedroom residence, currently zoned general residential. It's location adjacent to commercially zoned land and situated on a corner allotment makes it an ideal location for such a proposal. The property itself would remain largely unchanged. The current layout lends itself well to the proposed use and no structural changes will need to be made. The location, close to the centre of town and very nearby to commercially zoned residences, means the impact of changing the use of the property will be minimal when compared to a similar proposal in a more residential part of town.

The proposal would be to allow myself to practice out of the premises as well as an additional allied health practitioner. Whom this would be is yet to be determined. The hours of operation for the purpose of this application are 9am – 5pm Monday to Friday; realistically however it is likely to be much less than this, as I intend to only do 2-3 half days whilst maintaining my current practice in Castlemaine.

The property contains a single residence located centrally on the block. All borders with neighbouring properties have high fencing and screening in between. The use as an allied health practice would generate no noise pollution above current levels. The location and dimensions of the property are outlined below:



\*Location of property and relationship to commercial zones

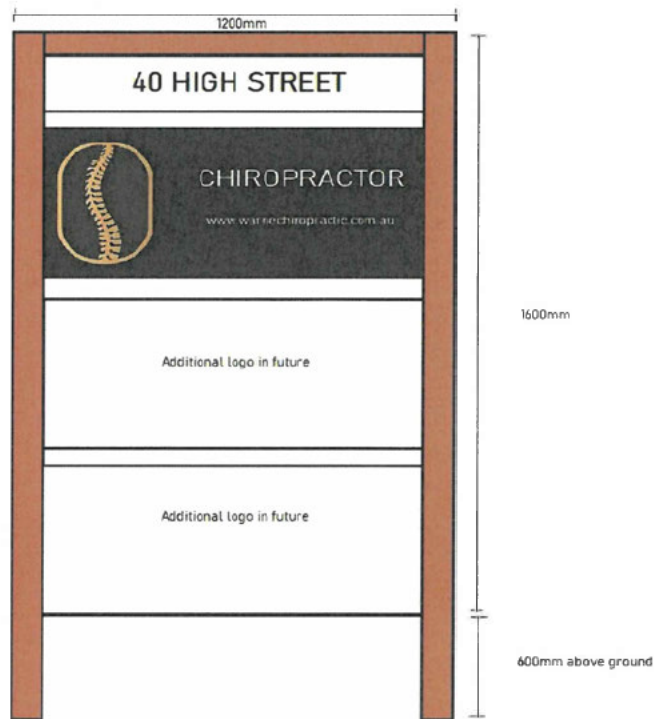


\*Dimensions of property and building position

## **Signage:**

This proposal is to include the erection of a single sign on the property. The sign would be double sided, orientated perpendicular to High Street so that it could be viewed from both directions along this street. The design would be identical on both sides.

The following diagram outlines the dimensions of the proposed sign, as well as lettering and colouring. This will be designed and made by local signwriters from high quality materials.



The total display area of the sign will be 3.67 meters square; 1.92 square meters for each side of the sign.

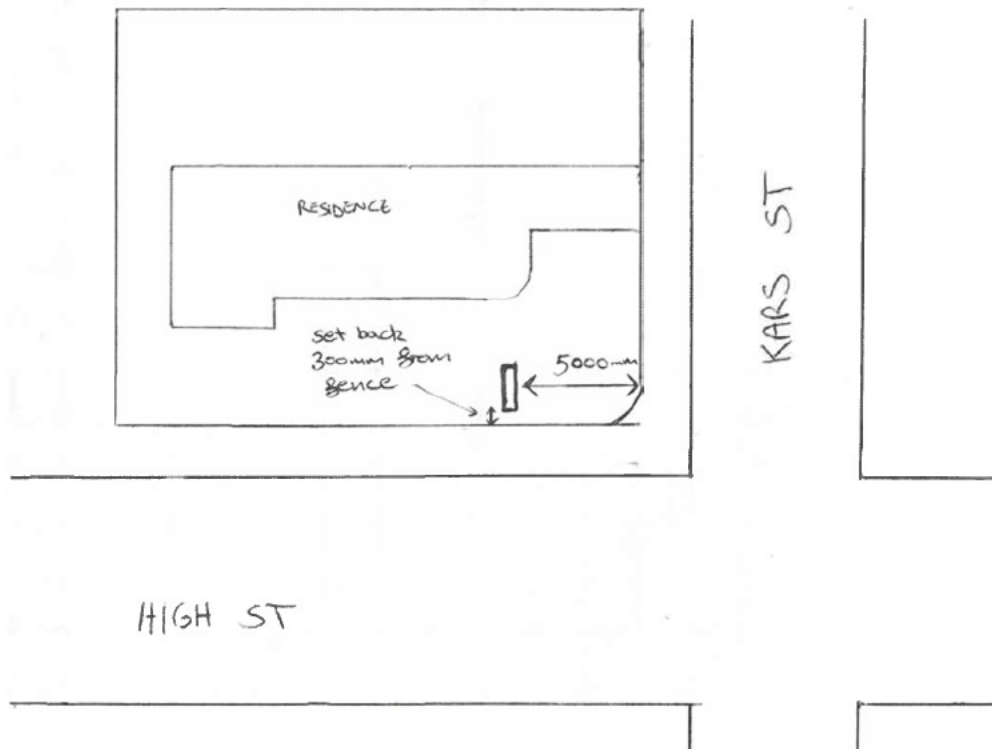
Initially the sign will display only my logo and information. The other two spaces are for potential future tenants to affix their own approved graphics if needed. Allied health practitioners often share a room, so two spaces allow for this if necessary.

The sign will be constructed from metal/plastic (the sign itself) and wood/metal (the supporting legs). The metal/plastic would be overlaid with an adhesive vinyl that would have the graphics of the sign printed on it.

Erection of the sign would require concreting the two supporting posts into the ground at the relevant depth as directed by engineering requirements. No other site works will be required, and the erection of the sign should cause minimal disruption to surrounding properties.

The sign will not display any form of illumination or animation.

The following diagram and pictures depict the proposed location of the sign within the property.



Picture 1: \*Approximate location and size of sign as viewed looking west along High St



Picture 2: \*Approximate location and size of sign as viewed looking east along High St

To achieve this, the hedge along the front of the property on High St would be removed. The hedge along the Kars St edge of the property would remain mostly in place. The sign will have minimal impact on existing view lines and vistas as it will essentially be erected behind what is the current hedge line. The view from Kars St would remain largely unchanged and the proposed location of the sign will not impede the view of traffic travelling along either High St or Kars St in any way. The property directly opposite on High St, where the changes to the property would be most noted, is the western bowling green of the Highlands Society. Given the use of this land and the fact that it is not residential land means the impacts will be minimal.

The dimensions and design of the proposed sign has taken into consideration signage on nearby properties and has tried to integrate with the overall aesthetic of the local area (see following section).

The signage should have minimal effect on existing view lines and vistas to surrounding properties. Most importantly, it will have no impact on motorist view lines when driving along either High St or Kars St. Pictures 1 and 2 above show current view lines and the proposed position of the sign.

**Location and form of existing signage on nearby properties:**

Existing signage is in place on three nearby properties, the details of which are as follows:

**Highland Society:**

Directly opposite 40 High St, on the corner of High St and Kars St, is the following signage for the Highland Society:



This sign measures approximately 1800mm width x 5000mm height in dimension.

Further along High St in an easterly direction is the main entrance to the Highland Society with its attached signage:



### **St Vincents Maryborough Assistance Centre:**

Located at 54 High St, the following signage exists at the St Vincents Assistance Centre:



The sign on the western face of the wall measures approximately 2500mm width x 1800mm height.

### **Maryborough Veterinary Practice:**

Opposite the eastern bowling green of the Highland Society on the southern side of High St, signage exists for the Maryborough Veterinary Practice:





This sign is approximately 2500mm width x 1200 height in dimension. Given the sign is on posts it projects approximately 2700mm above the level of the road/footpath. This property frontage is located at 52 High St, although their entrance is off Alma St.

### **Location of nearby traffic control signs:**

A STOP sign exists at both the north and south intersections of Kars St with High St. At the southern most of these intersections the stop sign is on the western side of Kars St, whilst at the northern intersection (Highland Society side of road) the STOP sign is on the eastern side. The proposed signage should have no impact on a driver's ability to see and adhere to these traffic control signs.



\*Location of STOP signs as viewed looking east along High St



\*Location and position of STOP signs as viewed looking south along Kars St

### **Carparking:**

This application applies to the use of the property by **two** persons providing health care services. Requirements for a Medical centre state that five (5) spaces are required for the first-person providing health care services, with three (3) additional spaces per additional person providing health care services. This would equate to a total of eight (8) parking spaces for two health care providers. This application intends to ask for a reduction in this number of spaces provided and justifies the reasons for this.

Please note that Allied Health tends to require minimal support staff when compared to Medical Centres, who's practices usually have a nurse on duty and numerous administrative staff. Allied Health practices do not require this amount of support staff and are usually only occupied by the practitioners and their patients at any given time.

### **Flow of people entering/leaving the property:**

Within a healthcare practice, patients are scheduled an appointment time at which they are to attend. This means that the flow of persons in and out of the property is consistent and maintained, as opposed to seeing periods where there is a great influx of people without warning. There is always the need to account for 'walk ins', but these are minimal when compared to traditional retail spaces. If a practitioner is running on time, one would usually expect there to be a patient leaving and entering the property at approximately the same time – that being; a patient finishes their consultation and leaves the treating room; they attend the front desk and settle the bill/make additional appointments then leave the premises. As this person leaves the consulting room, the next patient is waiting for their appointment. There are two (2) patients on the premises for this practitioner at any given time.

Of course, if the practitioner is running late, the number of persons in the waiting room will increase proportionately to how late the practitioner is. This number of people varies

depending on the treatment length and how late the practitioner is. If the treatment sessions are 1 hour long, there is minimal chance of having more than one patient waiting at any given time.

The applicant (Dr. Glen Warne) has 14 years of practice experience and currently sees four (4) return patients per hour when fully booked. I have found this to be a pace that I can generally keep up with and rarely run more than 15 minutes late. On occasions whereby I might run any later than this, we usually try to negate having too many people waiting in the practice by texting them ahead of time to let them know of any delay.

Initially it will be myself in practice, with the intention of having another allied health practitioner join the practice in the future. The modality of this additional person is yet to be determined; however, it has been my experience that the following occupations tend to schedule patients as follows:

Physiotherapy	1 patient every 30 minutes
Podiatry	1 patient every 30 minutes
Osteopathy	1 patient every 45 minutes – 1 hour
Massage	1 patient every hour
Acupuncture	1 patient every 1 hour

Therefore, dependent upon the modality of an additional practitioner, the parking demand could change; this is however unlikely to exceed more than 2 persons per hour entering/exiting the property.

#### **Current parking around property:**

Numerous on-street carparks exist both along High St and Kars St. Parallel parking spaces extend virtually the whole block between Kars St and Inkerman St on both sides of High St. This includes thirteen (13) spaces on the southern side of High St from the corner of Kars St up to the 1-hour parking zone that commences at the St Vincents store. On the northern side of High St there are a total of 22 car parks extending from Kars St up to the Shell Service Station.

The Highland Society will likely account for most traffic/parking demands in this area. Given the hours of operation of the proposal put forth for 40 High St (Monday-Friday: 9am-5pm), and the times of peak attendance at the Highland Society (evenings and weekends), there should be little clash between the two. In addition, the Highland Society provides much of their parking on Clarendon St.

Additional parallel parking exists along High St on the western side of Kars St for the entirety of the block up to Brougham St.

Parallel parking also exists along the length of Kars St, including directly adjacent to the property at 40 High St.

In total there are six (6) car parks through which the property can be accessed without a person having to cross a neighbouring driveway or a road.

All adjacent properties have off street parking of their own.

40 High St currently has a single car garage for off street parking to be used by myself or

an additional practitioner.

There are no schools/daycare centres within approximately 400 meters of the premises at 40 High St, so there shouldn't be any significant increased demand for parking around school drop-off/pickup times.

### **Parking Survey:**

A parking demand survey was conducted on two separate dates. One survey was done in the morning peak period (8:30am – 11am) with the other done during evening peak period (3pm – 5:15pm) to reflect the times when the street is likely to be busiest.

Twelve (12) nearby parking spaces were assessed as outlined in the diagram below. These were selected for their proximity to the property and ease of access. Please note that dozens more carparks are available within a short distance to the property.



**Friday 12<sup>th</sup> April 2024: 8:30-11:00**

Parking Space	08:30	09:00	09:30	10:00	10:30	11:00
1						
2						
3						
4						
5						
6						
7					IX--AA	IX--AA
8						
9					JO--55	JO--55
10						
11						
12						

The results of the survey indicate very low demand for parking during this period. Between 8:30am and 10am none of the twelve parking spaces were used by a vehicle. From 10:30am through to the completion of the survey at 11am two spaces were occupied by the same two cars.

**Monday 8<sup>th</sup> April 2024: 15:00-17:30**

Parking Space	15:00	15:30	16:00	16:30	17:00	17:30
1						
2						
3						
4						
5						
6						QH--68
7						
8						
9						
10		1X--FR				
11						
12					1Y--0T	1Y--0T

Parking demand was minimal during this period. Of the twelve spaces surveyed, three in total were used at certain times. No parking space was used for more than 30 minutes during this period.

During both survey periods the CBD section of town was noted to be very busy. Parking demand seems to taper off significantly on the western side of Inkerman St. This has also been the experience of the applicant on numerous additional visits to the area at other times.

These results indicate that parking demand is very low in this area when compared to available spaces. The survey only included twelve of the closest spaces, with dozens more available within a short distance of the property. Despite the property being zoned residential, it's location on the main road of the town and adjacent to commercial property

means that the effects of any increased parking demands generated by the proposal would be minimised. The size of the proposed practice and its intended use means that the parking demands are far lower than the legislated requirements. It would be unlikely to adversely affect any neighbouring residents and their ability to access their properties or to utilise car parks.

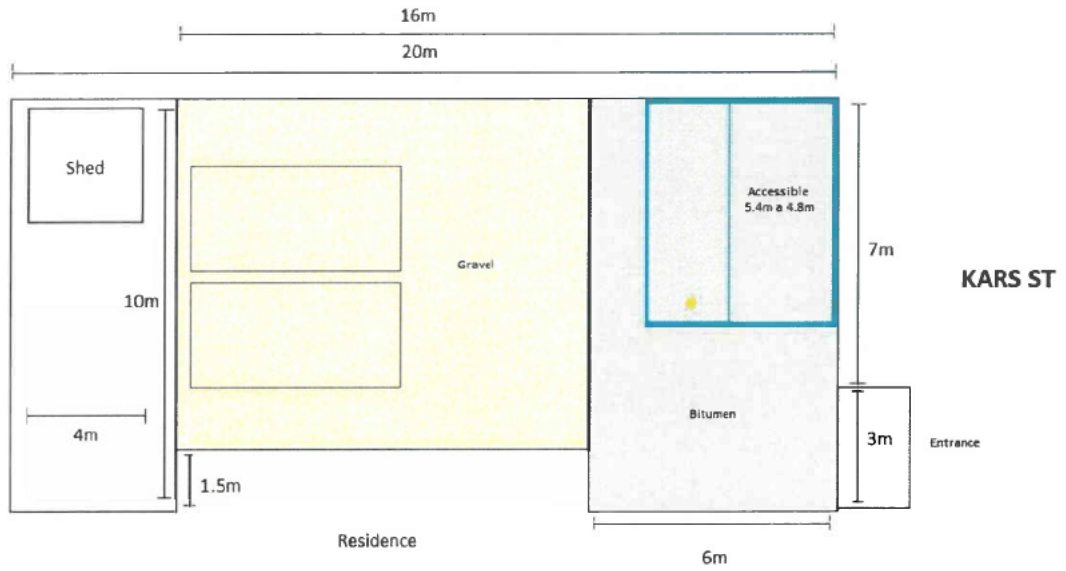
### **Off-street parking:**

If current parking allowances are considered insufficient, there is the possibility of creating some off-street parking in what is currently the back yard. To achieve this, four trees will have to be removed. These are small-medium, approximately 2-2.5 meters in height. They are non-native trees.

The area would be a combination of bitumen and gravel. The bitumen area would contain an accessibility car park built to current statutory requirements. 2-3 wheel stops could be placed at the far end of the gravel area to indicate additional parking spots. Priority would be given for the accessibility parking space so the additional gravel parking spaces could be removed, especially given the extensive availability of on-street parking.

Removal of part of the fence along the Kars St portion of the backyard would likely be required to allow better visibility for vehicles entering and exiting.





## **Bike Parking**

A three-space bike rack will be installed on the property to service those people travelling via bicycle. The approximate location is pictured below. The bike rack will be of metal construction and will be fastened to the ground in an appropriate manner.



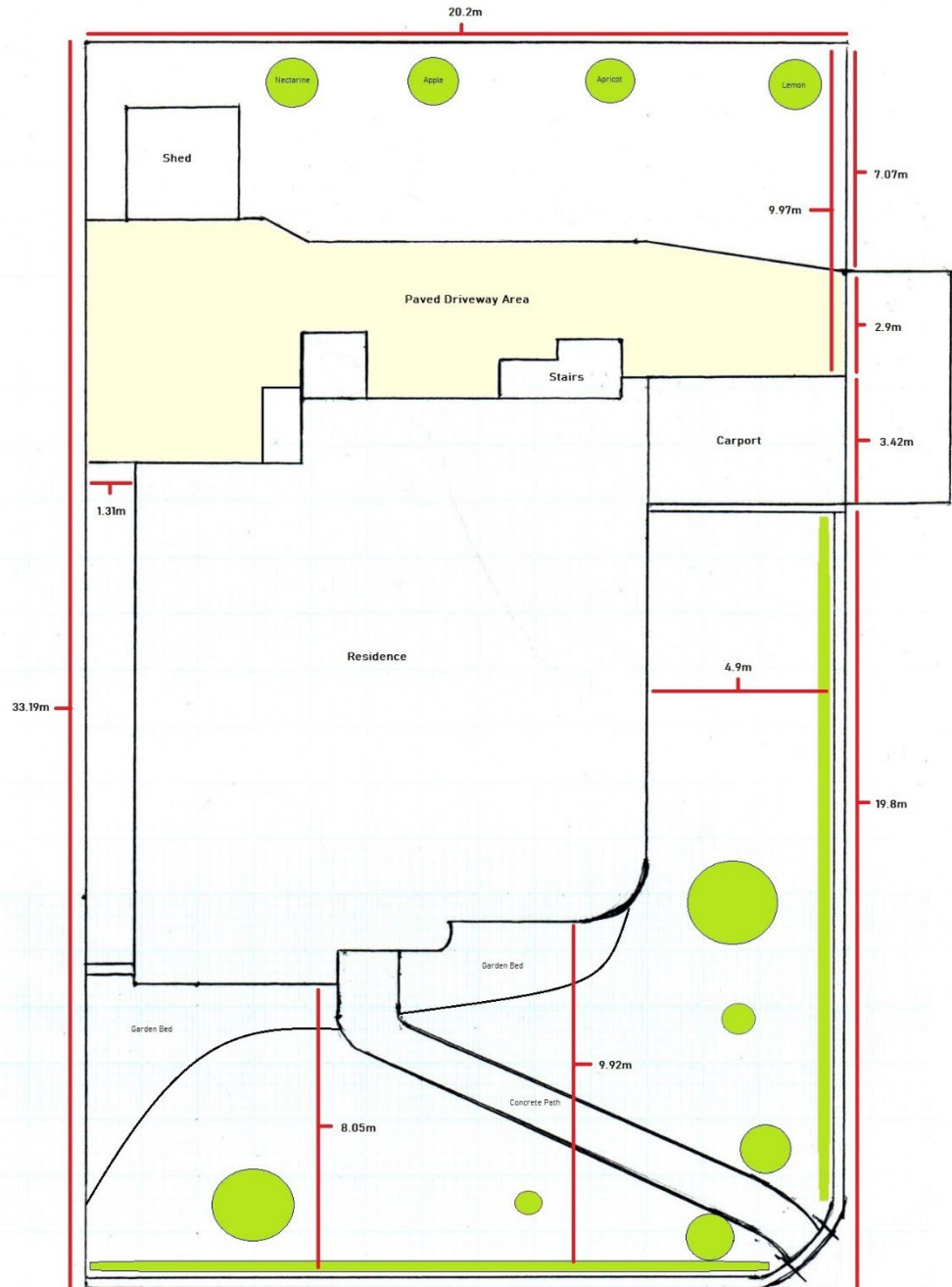
**In conclusion:**

Thank you for your consideration of the above application. It is my firm belief that the benefits of such a proposal far outweigh any potential negative impact it may have. I currently serve many people from Maryborough and surrounding towns (Creswick, Campbelltown, Carisbrook etc.) in my Castlemaine practice. I would hope that my ability to practice in the town would not only better serve these individual's health needs but would encourage further trade and benefit to the town by allowing them to stay local to access the services they require. I would also hope that my presence would help to alleviate, at least in some small way, the pressures upon the wider healthcare system of the region.

Dr Glen Warne.

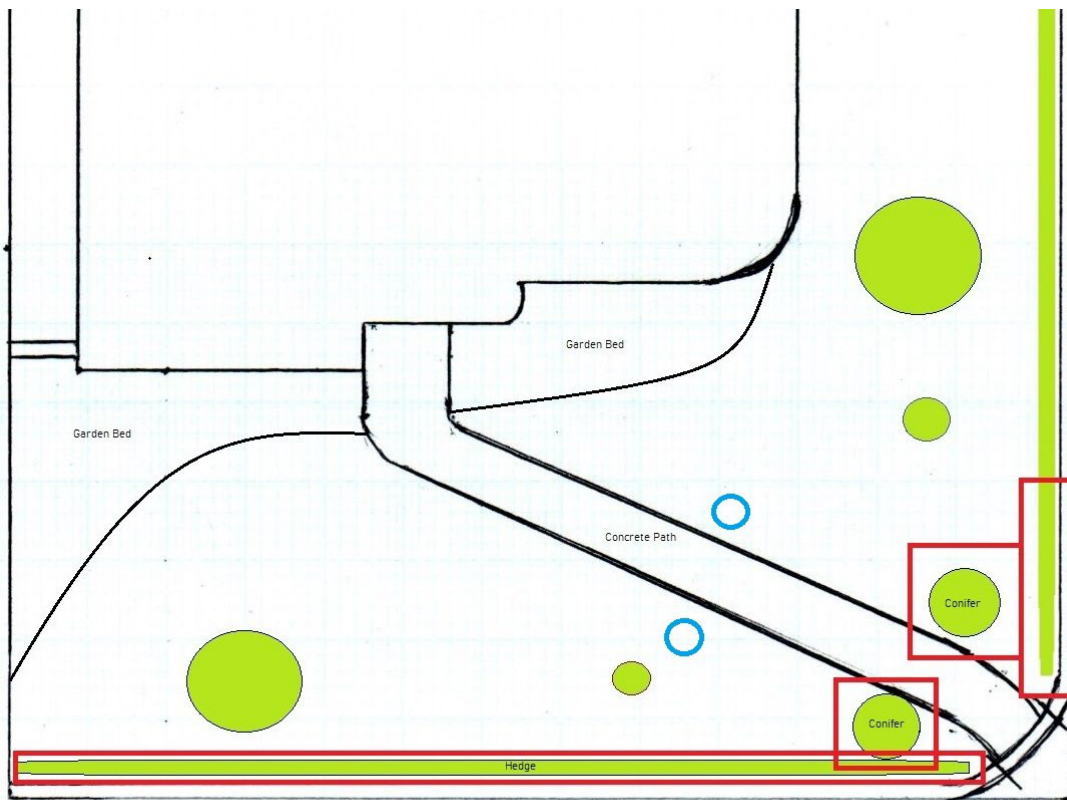


Site plan scaled and dimensioned:



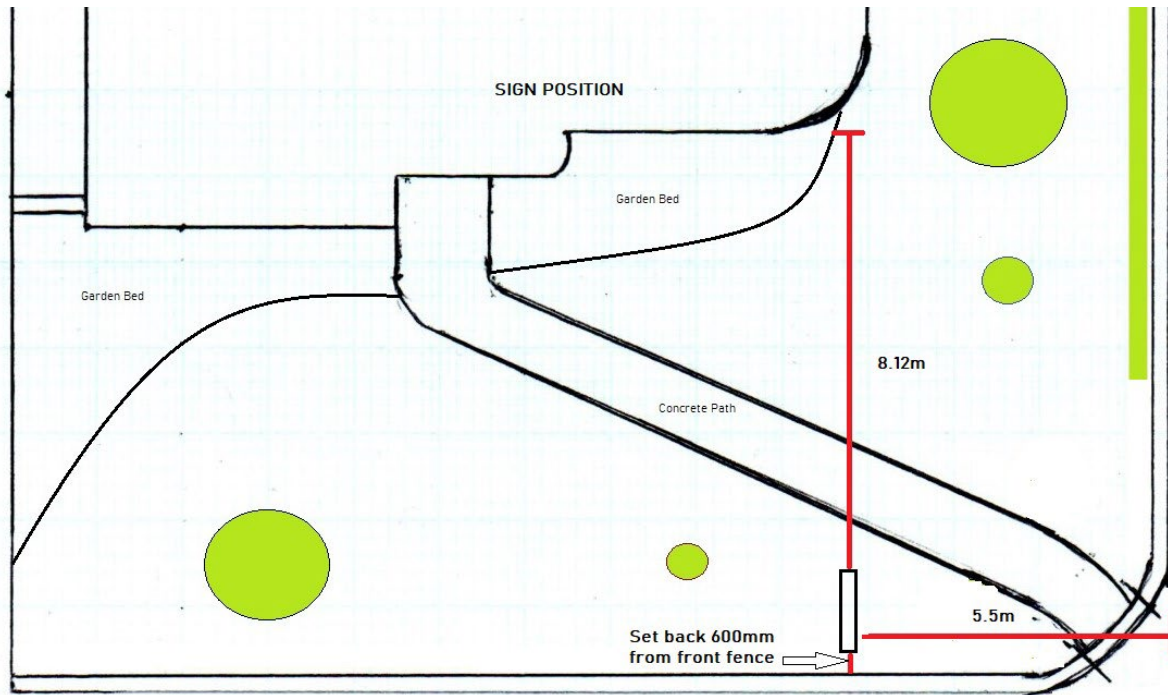
### Proposed Vegetation removal for front yard:

The proposed vegetation to be removed from the front yard are outlined in red. It consists of the front hedge, a small portion of the side hedge, and the two conifers near the entry. Note that these will be replaced with smaller conifers further down the path away from the gate (blue circles).



Sign position on property:

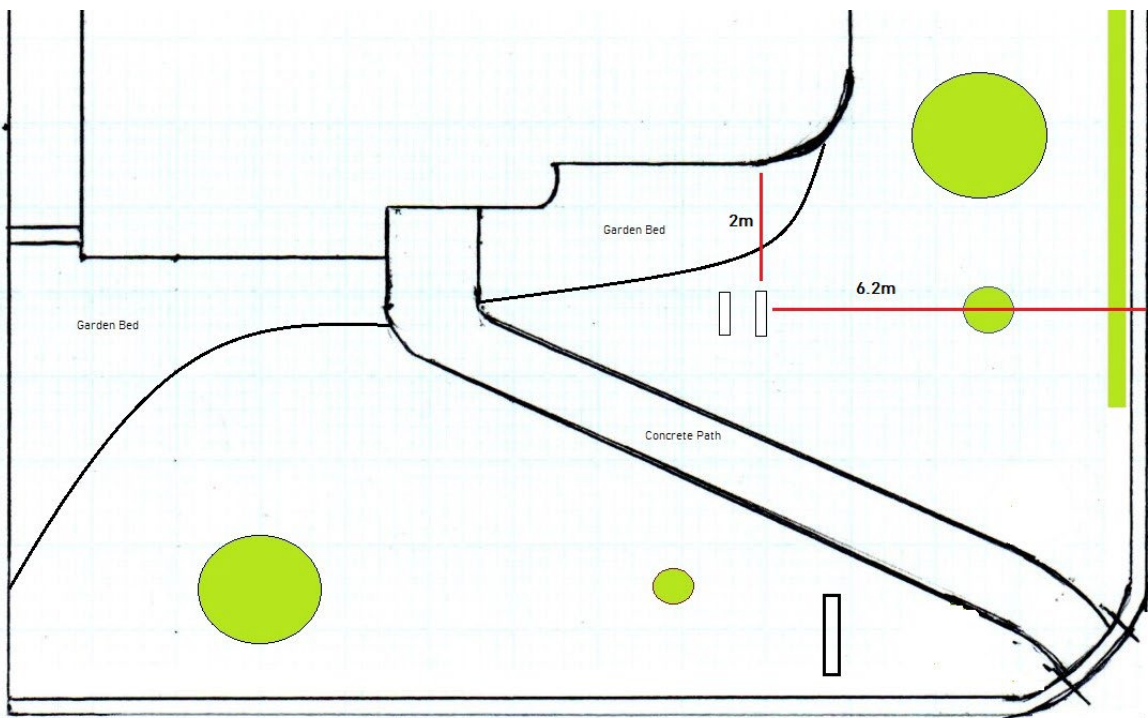
The following diagram depicts the proposed location the sign and its position relevant to the property boundaries and residence.

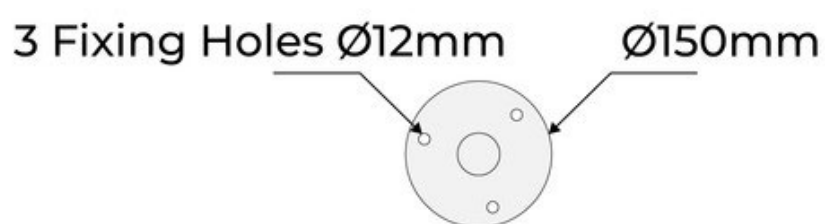
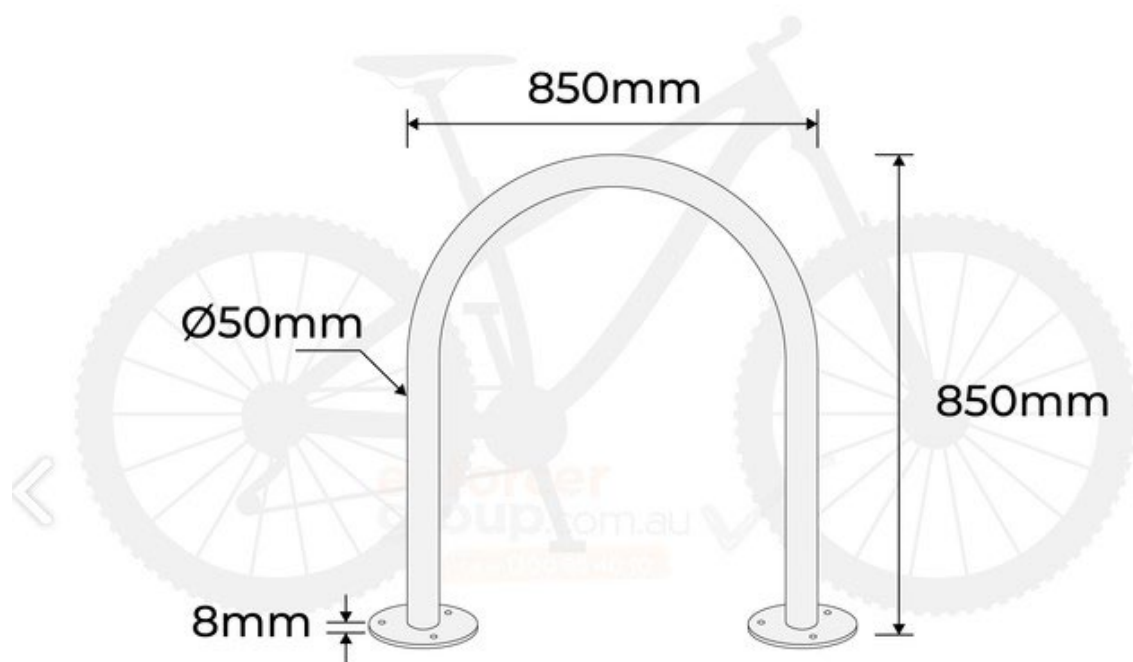


### Bike rack type and position:

The proposed type of bike rack is depicted and their position on the property is noted.

The intention would be to provide two of these racks. These would be bolted to the ground through concrete footings. The style was chosen as it is thought to best match the style of the property.









# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>TP383396S</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>26/05/2024 13:57</b>

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 383396S</b>
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<p><b>Location of Land</b></p> <p>Parish: MARYBOROUGH          Township: MARYBOROUGH          Section: 16          Crown Allotment: 11(PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 6168 FOL 530          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></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: 03/04/2000          VERIFIED: EWA</p>
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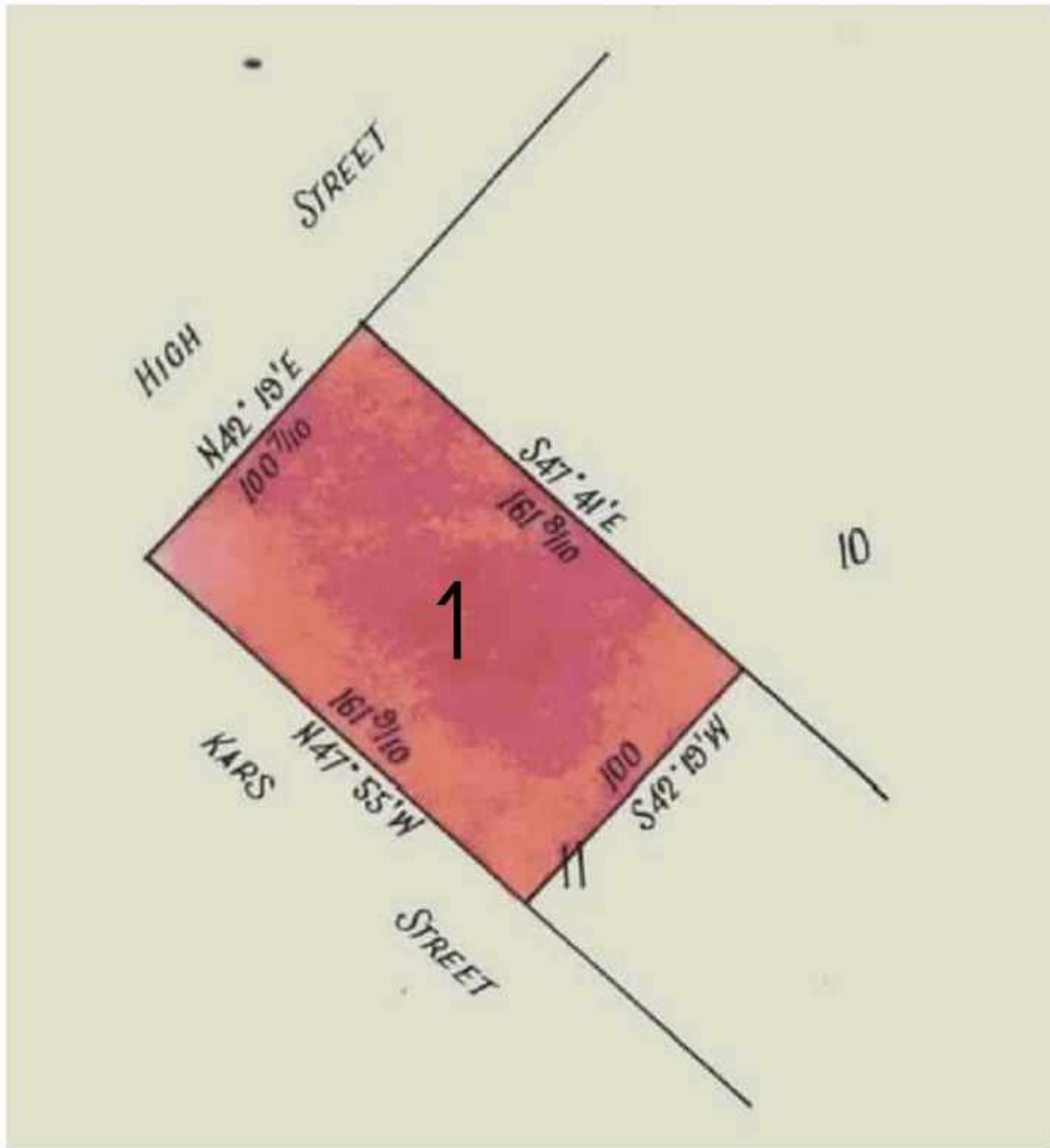


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 11 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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# REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 06168 FOLIO 530

Security no : 124115286481L  
Produced 26/05/2024 01:57 PM

## LAND DESCRIPTION

Lot 1 on Title Plan 383396S.  
PARENT TITLE Volume 05455 Folio 849  
Created by instrument 1674266 24/01/1938

## REGISTERED PROPRIETOR

[REDACTED]

## 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 TP383396S FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX989810X (E)	TRANSFER CONTROL OF ECT	Completed	13/05/2024

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

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

Street Address: 40 HIGH STREET MARYBOROUGH VIC 3465

## ADMINISTRATIVE NOTICES

NIL

[REDACTED]

DOCUMENT END