

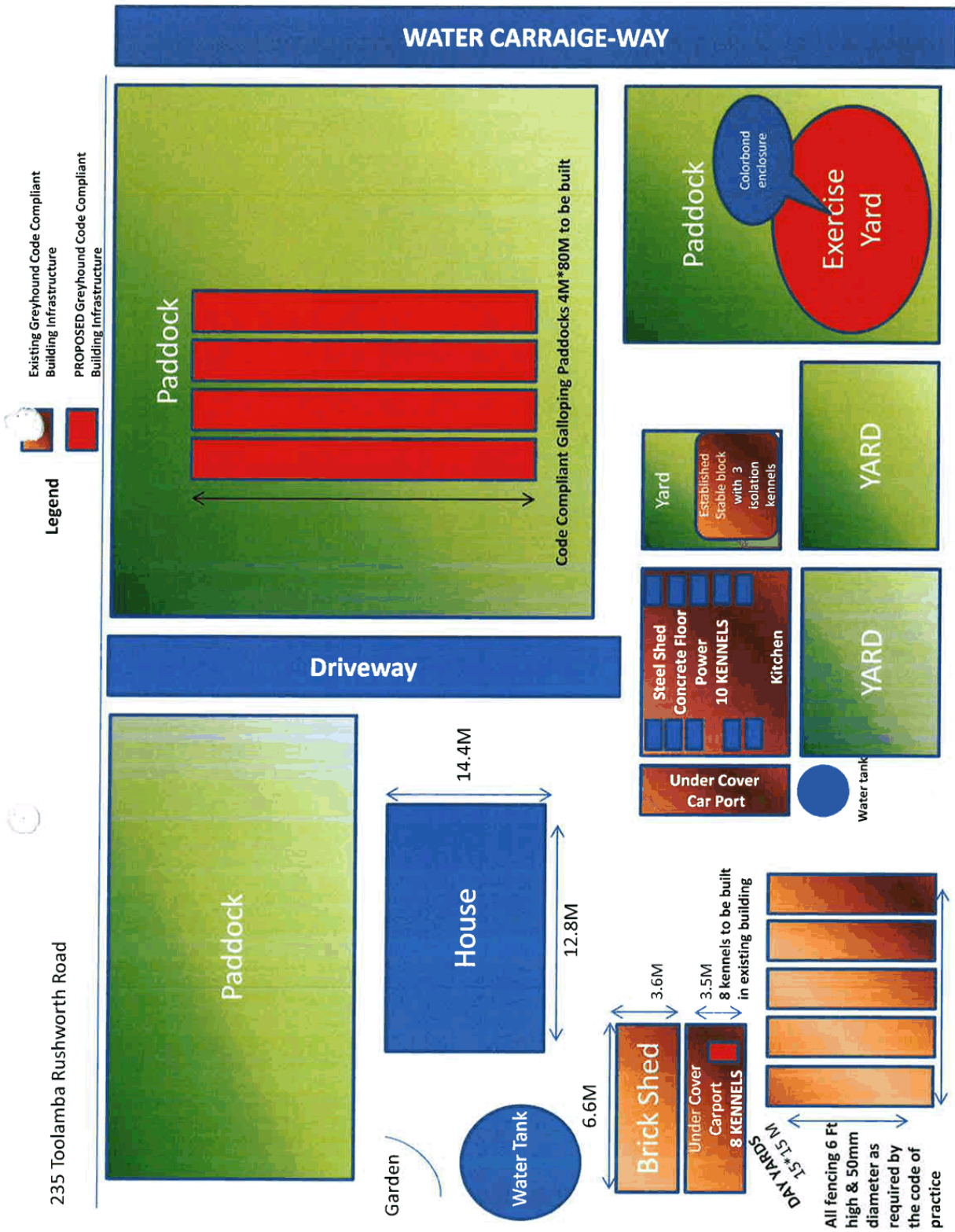
ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

16 December 2014

Agenda Item 8.4 Use of land for Greyhound keeping (235 Toolamba-Rushworth Road, Toolamba)

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Department of
Transport, Planning and
Local Infrastructure

Planning Property Report

from www.dtpli.vic.gov.au/planning on 30 September 2014 03:11 PM

Address: 235 TOOLAMBA-RUSHWORTH ROAD TOOLAMBA 3614

Lot and Plan Number: Lot 2 PS547712

Local Government (Council): GREATER SHEPPARTON **Council Property Number:** 173461

Directory Reference: VicRoads 32 F9

Planning Zone

FARMING ZONE - SCHEDULE 1 (FZ1)

SCHEDULE TO THE FARMING ZONE - SCHEDULE 1



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0 200m

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge		Urban Growth Boundary

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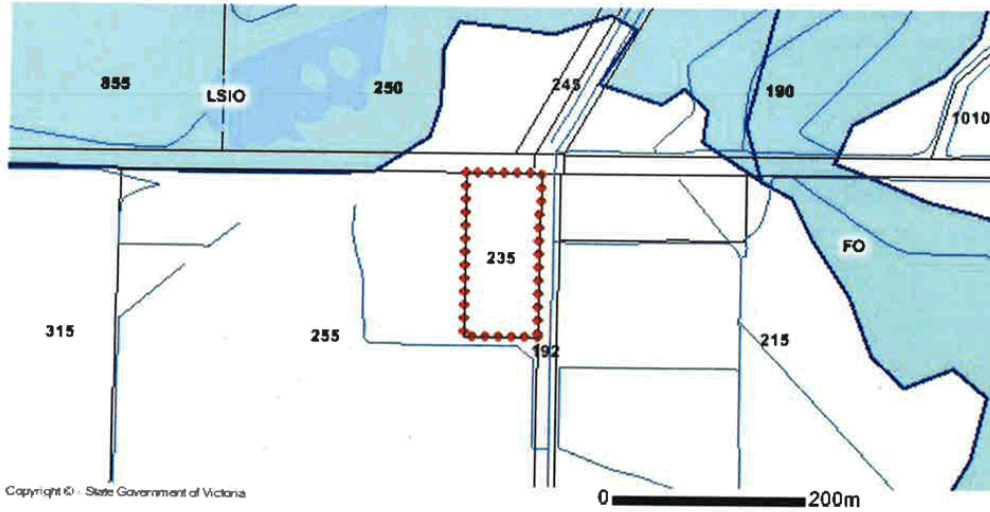
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Planning Overlay

None affecting this land - there are overlays in the vicinity
FLOODWAY OVERLAY (FO)



Overlays Legend

- | | |
|---------------------------------------|--------------------------------------|
| AEO - Airport Environs | LSIO - Land Subject to Inundation |
| BMO - Bushfire Management (also WMO) | MAEO1 - Melbourne Airport Environs 1 |
| CLPO - City Link Project | MAEO2 - Melbourne Airport Environs 2 |
| DCPD - Development Contributions Plan | NCO - Neighbourhood Character |
| DDO - Design & Development | PD - Parking |
| DDOPT - Design & Development Part | PAO - Public Acquisition |
| DPO - Development Plan | RO - Restructure |
| EAO - Environmental Audit | RCO - Road Closure |
| EMO - Erosion Management | SBO - Special Building |
| ESO - Environmental Significance | SLD - Significant Landscape |
| FO - Floodway | SMO - Salinity Management |
| HO - Heritage | SRD - State Resource |
| IPO - Incorporated Plan | VPO - Vegetation Protection |

Note: due to overlaps some colours on the maps may not match those in the legend.

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Department of
Transport, Planning and
Local Infrastructure

Further Planning Information

Planning scheme data last updated on 25 September 2014.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

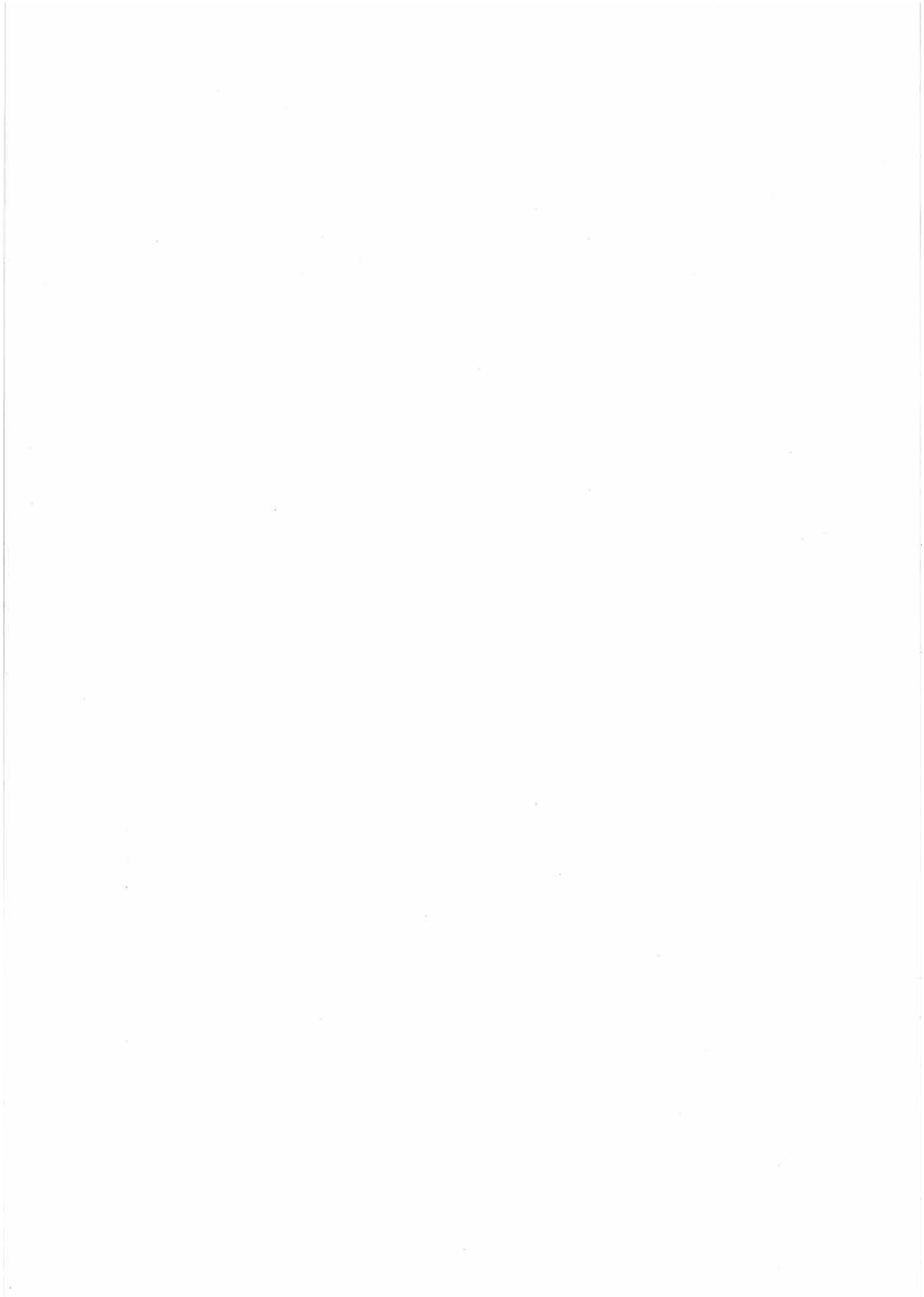
For other information about planning in Victoria visit www.dpcd.vic.gov.au/planning

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2014/74842

Register Search Statement - Volume 11175 Folio 629

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

VOLUME 11175 FOLIO 629

Security no : 124052364324K
 Produced 30/09/2014 12:02 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 547712M.
 PARENT TITLES :
 Volume 09386 Folio 500 Volume 09498 Folio 541
 Created by instrument AG855350D 06/11/2009

REGISTERED PROPRIETOR

Estate Fee Simple
 Sole Proprietor
 GEORGIA KATE WHITING of 235 TOOLAMBA-RUSHWORTH ROAD TOOLAMBA VIC 3614
 AK938968L 03/03/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL046809W 29/04/2014
 PERPETUAL 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 PS547712M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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


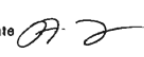
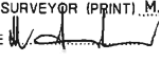
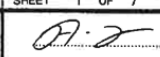
Additional information: (not part of the Register Search Statement)

Street Address: 235 TOOLAMBA-RUSHWORTH ROAD TOOLAMBA VIC 3614

DOCUMENT END

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PLAN OF SUBDIVISION <small>Under section 35 of the Subdivision Act 1988</small>		LR USE ONLY	STAGE No 2	PS547712M inkjet™ P 20/10/2009 \$1506.30 PS35 		
LOCATION OF LAND PARISH: TOOLAMBA SECTION: CROWN ALLOTMENTS: 11(PART), 57 & 94A(PART) LR BASE RECORD: DCMB TITLE REFERENCES: SEE NOTATIONS BELOW LAST PLAN REFERENCE/S: LOTS 2, 3 & 4 LP 131949N, TP 453359L, TP 628110E, TP 588837V & LOT 2 PS 347704B POSTAL ADDRESS: TOOLAMBA - RUSHWORTH ROAD, TOOLAMBA VIC 3614 MGA Co-ordinates (of approx centre of land in plan) E 348 120 ZONE 55, N 5 960 040		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF GREATER SHEPPARTON REF: 307-55. A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988. C. This is a plan under section 35 of the Subdivision Act 1988 which creates land additional lots. D. It is certified under section 6 of the Subdivision Act 1988. E. It is certified under section 4(1) of the Subdivision Act 1988. F. Date of original notification under section 8 / / G. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate  Council Seat Date 12 / 3 / 09				
Vesting of Roads or Reserves						
<small>Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered</small>						
Identifier		Council/Body/Person				
RESERVE No.1	GOULBURN MURRAY RURAL WATER CORPORATION					
Notations						
Depth Limitation 15-24 METRES BELOW THE SURFACE APPLIES TO C.A. 94 ^A ONLY		Staging This is is not a staged subdivision. Planning permit No.				
TITLE REFERENCES: VOL.9508 FOL.534 VOL.9386 FOL.500 VOL.9498 FOL.541 VOL.3063 FOL.407 VOL.8934 FOL.421 VOL.8934 FOL.422 VOL.10277 FOL.570 SEE SHEET 7 FOR FURTHER NOTATIONS		Survey This plan is/ is not based on survey. Dimensions underlined thus <u>403.26</u> have been adopted from title and are not the result of survey. This survey has been connected to permanent mark no(s) 13 & 39 (TOOLAMBA), In Proclaimed Survey Area No. _____ 6 & 15 (MURCHISON NORTH) & RWC 85/Y73				
Easement Information						
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Easements marked (-) are existing easements Easements marked (+) are created upon registration of this plan Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered				LR use only Statement of Compliance/Exemption Statement Received <input checked="" type="checkbox"/>		
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	DATE 20 / 10 / 2009
	SEE	SHEET 2	FOR	EASEMENT	INFORMATION	LR use only PLAN REGISTERED TIME 11 : 07 AM DATE 4 / 12 / 2009 NJR Assistant Registrar of Titles SHEET 1 OF 7 SHEETS
GOULBURN-MURRAY WATER 40 Casey Street, PO Box 165 Tatura Victoria Australia 3616 Telephone (03) 5833 5830 Facsimile (03) 5833 5508		LICENSED SURVEYOR (PRINT) M.F. LANGENBACHER SIGNATURE  DATE 27 / 2 / 09. REF S5244 VERSION 2 F/NS 16840			 DATE 12 / 3 / 09 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	

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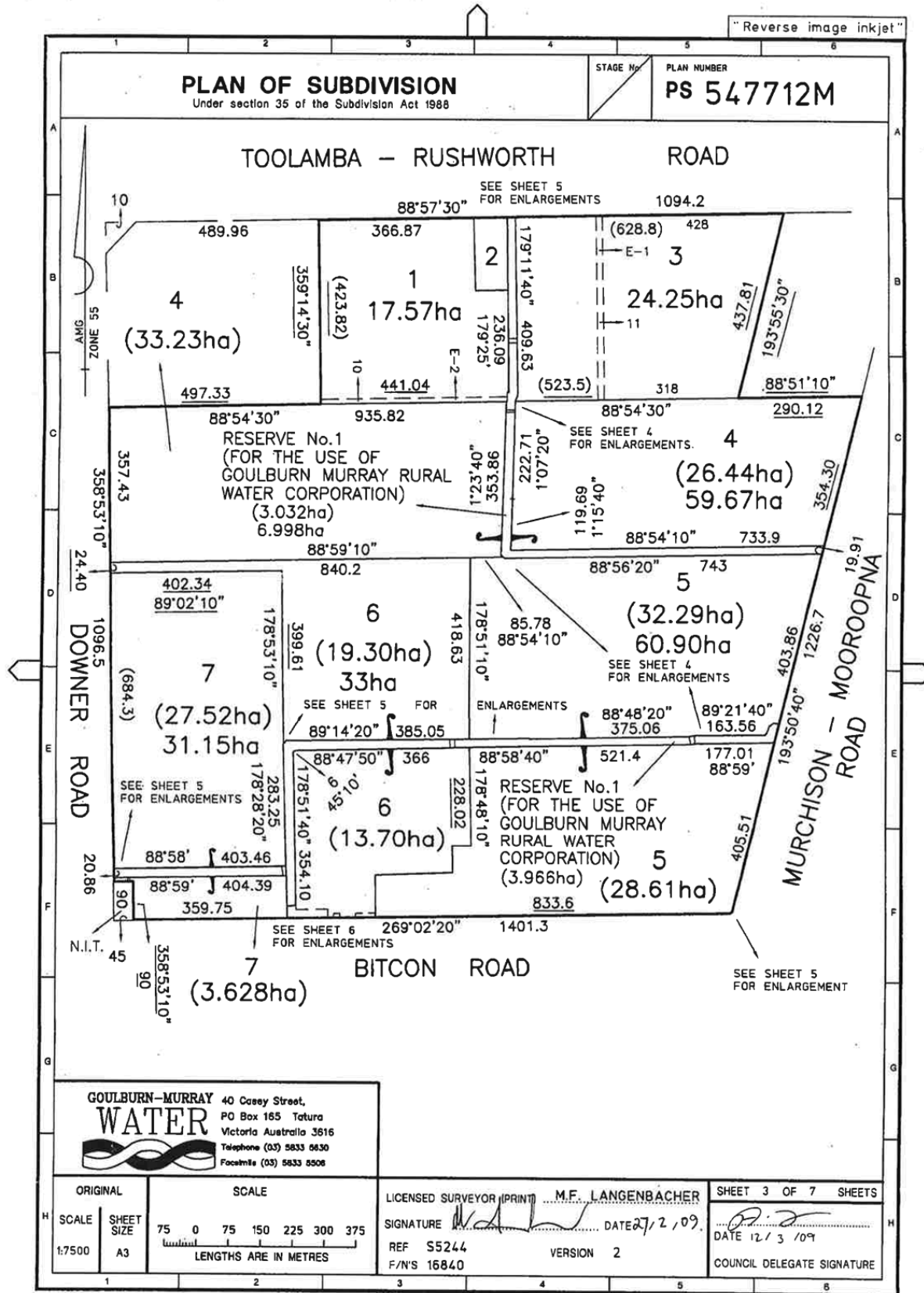
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PLAN OF SUBDIVISION Under section 35 of the Subdivision Act 1988		STAGE No.	PLAN NUMBER PS 547712M		
Easement Information					
<p>LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Easements marked (-) are existing easements Easements marked (+) are created upon registration of this plan Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered</p>					
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
-	E-1	ELECTRICITY SUPPLY	11	LP 131949N	LOTS ON LP 131949N
-	E-2	WATER SUPPLY	10	LP 131949N	LOTS ON LP 131949N
*	E-3	WATER SUPPLY & DRAINAGE	5	THIS PLAN	LOTS 1 & 3 THIS PLAN
*	E-4	CARRIAGEWAY	5-10	THIS PLAN	LOT 4 THIS PLAN
*	E-5	CARRIAGEWAY	SEE PLAN	THIS PLAN	LOT 5 THIS PLAN
*	E-6	CARRIAGEWAY	SEE PLAN	THIS PLAN	LOT 6 THIS PLAN
-	E-7	WATER SUPPLY	10-06	LP 95305	LOTS ON LP 95305
-	E-8	WATER SUPPLY & DRAINAGE	10	C/E F203223	STATE RIVERS AND WATER SUPPLY COMMISSION
-	E-9	WATER SUPPLY	20-12	C/E INST.432501	RODNEY IRRIGATION AND WATER SUPPLY TRUST
*	E-10	CARRIAGEWAY	SEE PLAN	THIS PLAN	LOT 7 THIS PLAN
-	E-11	WATER SUPPLY	4	PS 347704B	LOT 1 PS 347704B

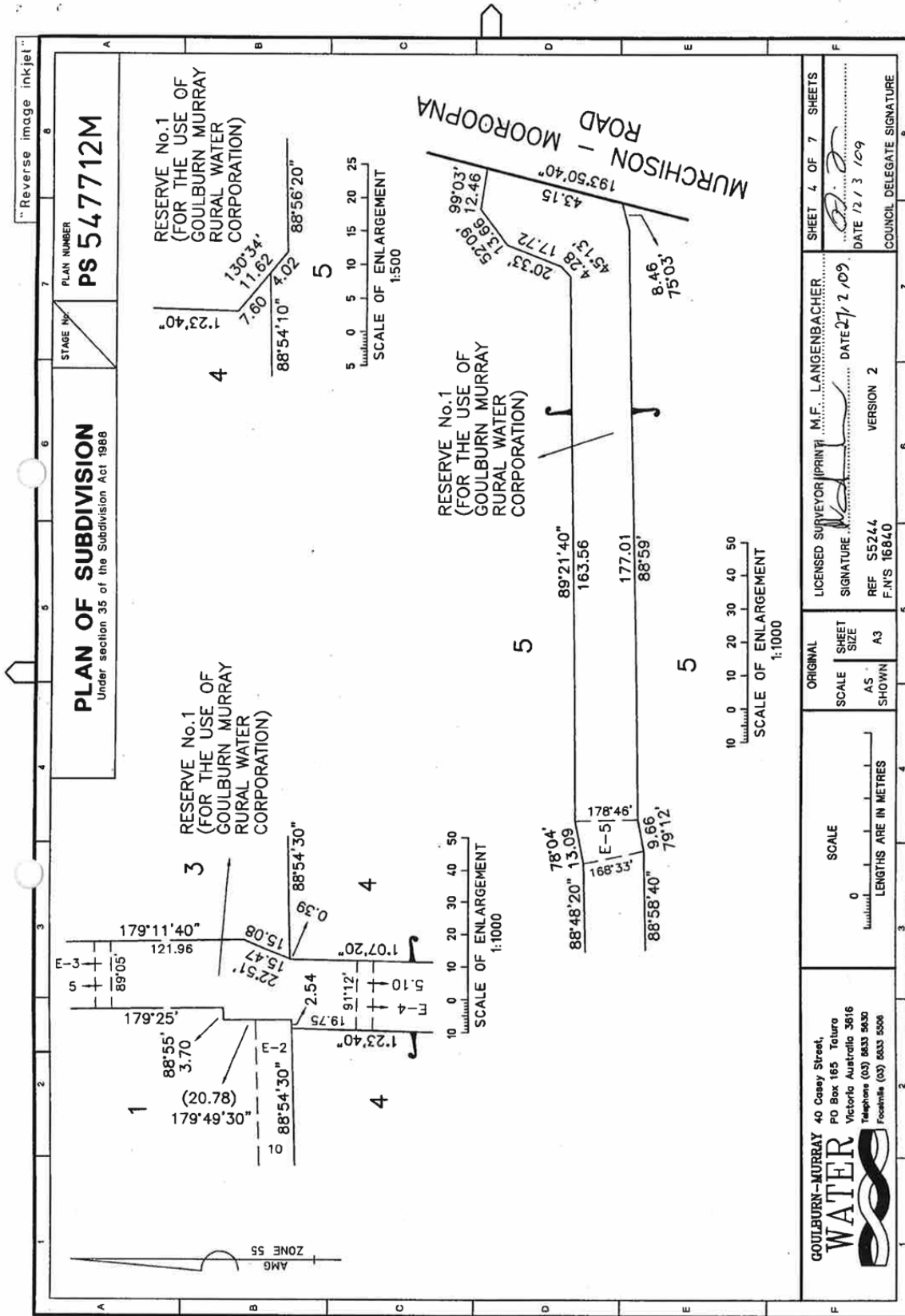
GOULBURN-MURRAY WATER 40 Casey Street,
 PO Box 165 Tatura
 Victoria Australia 3616
 Telephone (03) 5633 5630
 Facsimile (03) 5633 8506

ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) M.F. LANGENBACHER	SHEET 2 OF 7 SHEETS
SCALE SHEET SIZE A3	0 LENGTHS ARE IN METRES	SIGNATURE <i>[Signature]</i> DATE 27/2/09 REF S5244 VERSION 2 F/N'S 16840	<i>[Signature]</i> DATE 12/3/09 COUNCIL DELEGATE SIGNATURE

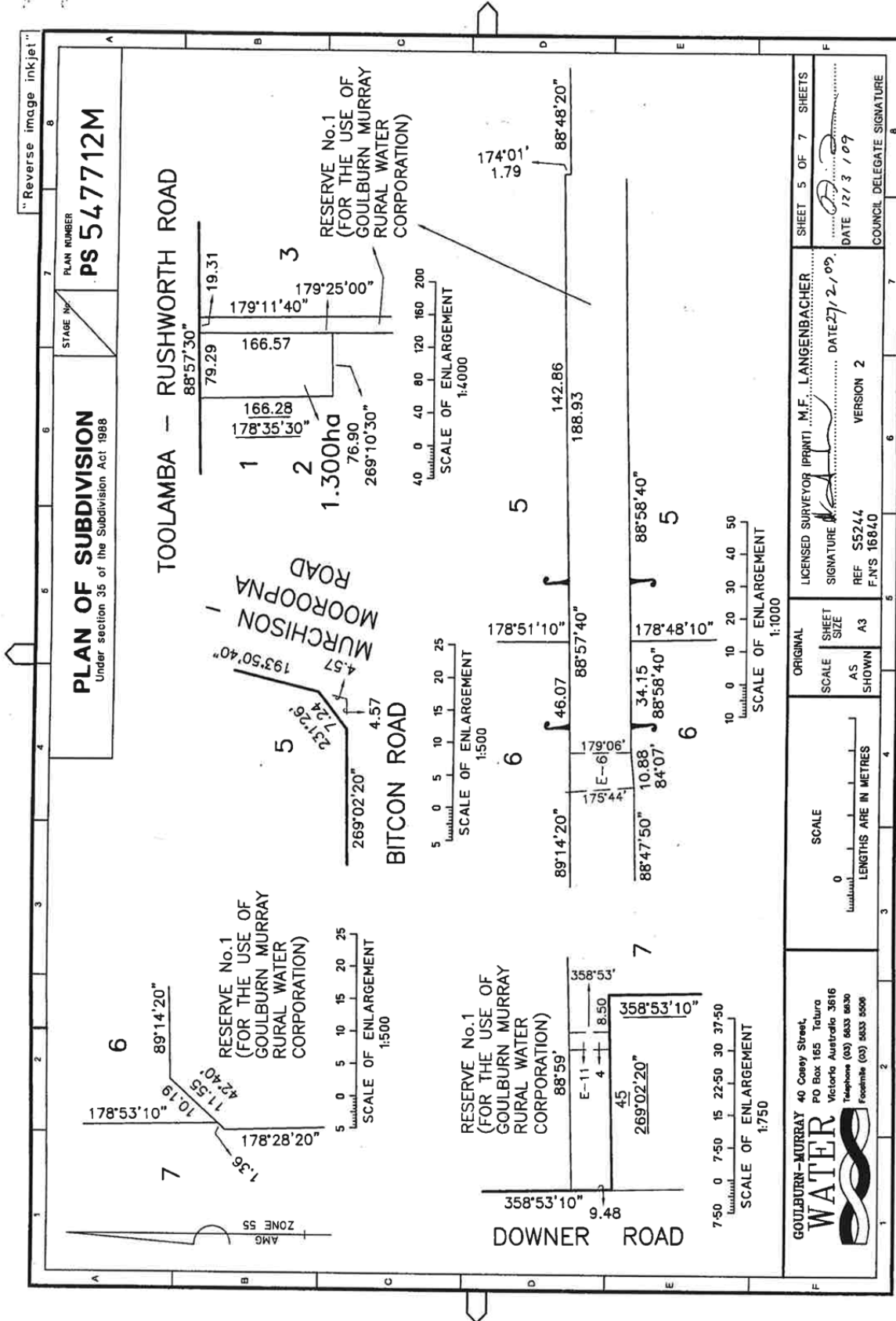
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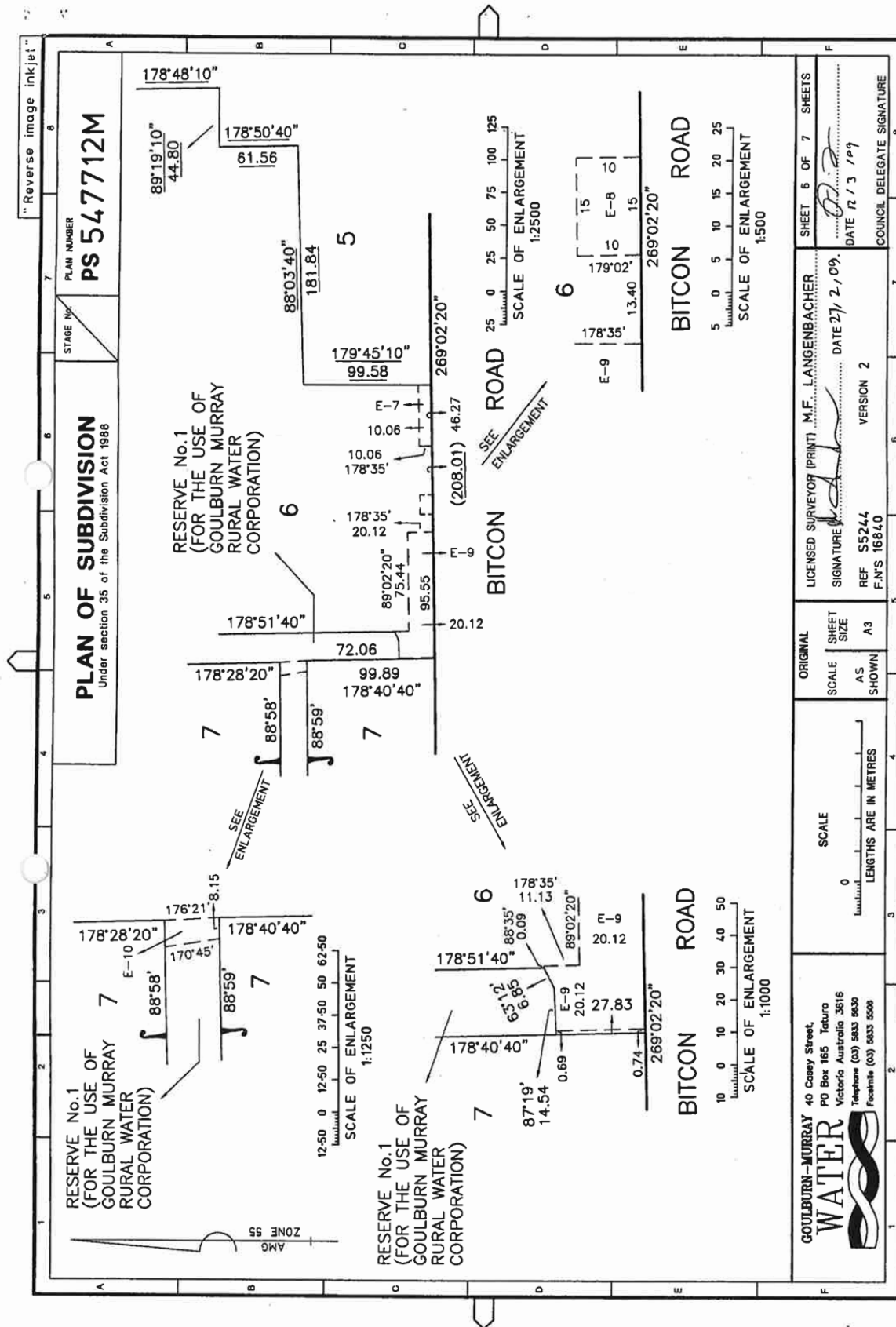
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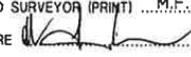


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PLAN OF SUBDIVISION Under section 35 of the Subdivision Act 1988						STAGE No.	PLAN NUMBER PS 547712M	
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND								
Land affected	Land acquired by compulsory process prior to certification		Land acquired by compulsory process after registration of plan		Land acquired by agreement		LR reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature
	Vesting date	Government Gazette Page Year	Date of recording of vesting date	Vesting date	Government Gazette Page Year	Date of registration of transfer		
Reserve No.1 VOL.9498 FOL.541						4/12/2009	AG855354U	NJR
Reserve No.1 VOL.3063 FOL.407						4/12/2009	AG855354U	NJR
Reserve No.1 VOL.8934 FOL.421						4/12/2009	AG855353W	NJR
Reserve No.1 VOL.8934 FOL.422						4/12/2009	AG855351B	NJR
Reserve No.1 VOL.10277 FOL.570						4/12/2009	AG855352Y	NJR
Notations								
1. THE LAND TO BE ACQUIRED BY AGREEMENT IS RESERVE No. 1. 2. THE LAND IS TO BE ACQUIRED FREE FROM ALL ENCUMBRANCES OTHER THAN ANY EASEMENTS SPECIFIED ON THIS PLAN. 3. THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. 4. RESERVE No.1 CONSOLIDATES THE ACQUIRED LAND WHEN THE LAST VESTING DEALING IS REGISTERED. 5. RESERVE No. 1 AND LOTS 4 - 7 (INCL) CONSIST OF TWO PARTS EACH. 6. NOT IN COMMON OWNERSHIP SUBDIVISION THE BOUNDARY BETWEEN C/T VOL.9386 FOL.500 & C/T VOL.9498 FOL.541 IS TO BE RE-SUBDIVIDED IN ACCORDANCE WITH THE EAST BOUNDARY OF LOT 2 AND RESERVE No. 1 AS SHOWN ON THIS PLAN. 7. NOT IN COMMON OWNERSHIP SUBDIVISION THE BOUNDARY BETWEEN C/T VOL.9508 FOL.534 & C/T VOL.9498 FOL.541 IS TO BE RE-SUBDIVIDED IN ACCORDANCE WITH THE EAST BOUNDARY OF LOT 1 AND RESERVE No. 1 AS SHOWN ON THIS PLAN.				8. NOT IN COMMON OWNERSHIP SUBDIVISION THE BOUNDARY BETWEEN C/T VOL.10277 FOL.570 & C/T VOL.8934 FOL.421 IS TO BE RE-SUBDIVIDED IN ACCORDANCE WITH THE EAST BOUNDARY OF LOT 6, LOT 7 AND RESERVE No. 1 AS SHOWN ON THIS PLAN. 9. THE CONDITION IN THE NATURE OF AN EASEMENT IN FAVOUR OF THE SR&WSC SET OUT IN CROWN GRANT VOL.7516 FOL.104 AND SHOWN AS E-1 ON C/T VOL.9498 FOL.541 WILL BE REMOVED UPON REGISTRATION OF THE APPROPRIATE VESTING BY DIRECTION OF PLANNING PERMIT 2007-187 ISSUED BY THE CITY OF GREATER SHEPPARTON. 10. RESERVE No. 1 EXTINGUISHES THE RIGHT SET OUT IN INSTRUMENT 428503 SHOWN ON C/T VOL.3063 FOL.407 AND IS DEEMED TO MERGE UPON REGISTRATION OF THE APPROPRIATE VESTING DEALING. 11. RESERVE No. 1 EXTINGUISHES THE RIGHT SET OUT IN INSTRUMENT 342792 SHOWN ON C/T'S VOL.8934 FOL.421, VOL.8934 FOL.422 AND VOL.10277 FOL.570 AND IS DEEMED TO MERGE UPON REGISTRATION OF THE APPROPRIATE VESTING DEALING. 12. RESERVE No. 1 EXTINGUISHES THE RIGHT SET OUT IN INSTRUMENT 432501 SHOWN ON C/T VOL.8934 FOL.421 AND IS DEEMED TO MERGE UPON REGISTRATION OF THE APPROPRIATE VESTING DEALING EXCEPT FOR THAT PART OF THE EASEMENT REMAINING WHICH IS SHOWN AS EASEMENT E-9 ON THIS PLAN. 13. THE MISCLASURE IN THE EAST PART OF LOT 4 IS DUE TO THE ADOPTION OF UNSURVEYED BOUNDARIES IN ACCORDANCE WITH TITLE. 14. THE AREAS OF LOTS 1 AND 3-7(INCL) HAVE BEEN DETERMINED BY DEDUCTION FROM TITLE.				
GOULBURN-MURRAY WATER 40 Casey Street, PO Box 185 Tatura Victoria Australia 3616 Telephone (03) 5633 5630 Facsimile (03) 5633 5506								
ORIGINAL	SCALE		LICENSED SURVEYOR (PRINT) M.F. LANGENBACHER		SHEET 7 OF 7 SHEETS			
SCALE SHEET SIZE A3	 LENGTHS ARE IN METRES		SIGNATURE  DATE 27/2/09		DATE 12/3/09			
			REF S5244 VERSION 2		COUNCIL DELEGATE SIGNATURE			
			F/N'S 16840					

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MODIFICATION TABLE				PLAN NUMBER PS547712M		
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN						
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.						
AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
Reserve 1		VESTING OF RESERVE	AG855354U	4/12/09	2	NJR
Reserve 1		VESETING OF RESERVE	AG855353W	4/12/09	2	NJR
Reserve 1		VESTING OF RESERVE	AG855351B	4/12/09	2	NJR
Reserve 1		VESTING OF RESERVE	AG855352Y	4/12/09	2	NJR

