

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 30 October 2018.

# Vendor Statement

## section 32 statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*. This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land The land comprised in Title Volume 07666 Folio 010

Property Address 8074 MURRAY RIVER ROAD WALWA 3707

Vendor's name ROBERT JOHN GORDON SMITH

Signature \_\_\_\_\_ Date \_\_\_\_\_

+ Vendor's name MELINDA LEE SMITH

+ Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### Important information

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**1. FINANCIAL MATTERS**

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) \*Their total does not exceed: \$ \_\_\_\_\_

OR

(b) \*Are contained in the attached certificate/s.

OR

(c) \*Their amounts are:

Authority	Amount	Interest (if any)
(1) TOWONG SHIRE	(1) \$ _____	(1) \$ _____
(2) _____	(2) \$ _____	(2) \$ _____
(3) _____	(3) \$ _____	(3) \$ _____
(4) _____	(4) \$ _____	(4) \$ _____

(d) \*There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge<sup>1</sup>, which are not included above; other than any amounts described in this rectangular box.

\$

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

\$NIL \_\_\_\_\_ To \_\_\_\_\_

Other particulars (including dates and times of payments):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

\*Attached is a Law Institute of Victoria published "Additional Vendor Statement".

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

\*Attached is a Law Institute of Victoria published "Additional Vendor Statement".

<sup>1</sup> Other than any GST payable in accordance with the contract.

~~2. INSURANCE~~

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

(a) \*Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

OR

(b) \*Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: \_\_\_\_\_

Type of policy: \_\_\_\_\_ Policy no: \_\_\_\_\_

Expiry date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Amount insured: \_\_\_\_\_

2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner - builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

(a) \*Attached is a copy or extract of any policy of insurance required under the *Building Act* 1993.

OR

(b) \*Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company: \_\_\_\_\_

Policy no: \_\_\_\_\_ Expiry date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

*Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.*

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

(a)  \*Is in the attached copies of title document/s.

OR

\*Is as follows:

\_\_\_\_\_  
\_\_\_\_\_

(b)  \*Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

None known  
\_\_\_\_\_

3.2 Road Access

\*There is NO access to the property by road if the square box is marked with an "X"

3.3 Designated Bushfire Prone Area

\*The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an "X"

3.4 Planning Scheme

\*Attached is a certificate with the required specified information.

OR

\*The required specified information is as follows:

(a) Name of planning scheme \_\_\_\_\_

(b) Name of responsible authority \_\_\_\_\_

(c) Zoning of the land \_\_\_\_\_

(d) Name of planning overlay \_\_\_\_\_

#### 4. NOTICES

##### 4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

\*Are contained in the attached certificates and/or statements.

OR

\*Are as follows:

Part of the property is in an area of of cultural heritage sensitivity as defined under the  
Aboriginal Heritage Regulations 2018.

##### 4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

##### 4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

#### 5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

\*Are contained in the attached certificate.

OR

\*Are as follows:

Nil

#### ~~6. OWNERS CORPORATION~~

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

6.1 \*Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

6.2 \*Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

6.3 \*The owners corporation is an inactive owners corporation.<sup>2</sup>

<sup>2</sup> An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

~~7. GROWTH AREA INFRASTRUCTURE CONTRIBUTION ("GAIC")~~

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

## 7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) \*The land is NOT to be transferred under the agreement unless the square box is marked with an "X"
- (b) \*The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X"
- (c) \*The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X"

## 7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) \*Any certificate of release from liability to pay a GAIC
- (b) \*Any certificate of deferral of the liability to pay the whole or part of a GAIC
- (c) \*Any certificate of exemption from liability to pay a GAIC
- (d) \*Any certificate of staged payment approval
- (e) \*Any certificate of no GAIC liability
- (f) \*Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability
- (g) \*A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub -sections 7.2 (a) to (f) above

## 8. SERVICES

The services which are marked with an "X" in the accompanying square box are NOT connected to the land:

- Electricity supply  Gas supply  Water supply  Sewerage  Telephone services

## 9. TITLE

Attached are copies of the following documents:

9.1  \*(a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the "diagram location" in that statement which identifies the land and its location.

OR

 \*(b) General Law Title

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

- \*9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

~~10. SUBDIVISION~~

## 10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

- (a) \*Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.  
OR
- (b) \*Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

**10.2 Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

- (a) \*Attached is a copy of the plan for the first stage if the land is in the second or a subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:  


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- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:  


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- (d) The contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision are:  


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**10.3 Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

- (a) \*Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).  
OR
- (b) \*Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

**11. \*DISCLOSURE OF ENERGY INFORMATION**

*(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)*

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):
  - \*Are contained in the attached building energy efficiency certificate.  
OR
  - \*Are as follows:  


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**12. DUE DILIGENCE CHECKLIST**

*(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)*

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be automatically attached if ticked)

**13. ATTACHMENTS**

*(Any certificates, documents and other attachments may be annexed, and additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)  
 (Attached is a Law Institute of Victoria published "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

- Due Diligence Checklist \_\_\_\_\_
- Title \_\_\_\_\_
- Title Plan \_\_\_\_\_
- Land Information Statement \_\_\_\_\_
- Planning Certificate \_\_\_\_\_
- Property Report \_\_\_\_\_
- Planning Property Report \_\_\_\_\_

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

VOLUME 07666 FOLIO 010

Security no : 124085827599K  
Produced 01/10/2020 02:11 PM

LAND DESCRIPTION

Lot 1 on Title Plan 127254W (formerly known as part of Crown Allotment 8 Section 1 Parish of Burrowve).  
PARENT TITLE Volume 07099 Folio 664  
Created by instrument 2328060 24/08/1950

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
ROBERT JOHN GORDON SMITH  
MELINDA LEE SMITH both of RMB 4047 MURRAY RIVER ROAD MOUNT ALFRED VIC 3691  
AD008161K 27/07/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD008162H 27/07/2004  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

WARRANT OF SEIZURE AND SALE AJ911684L SERVED 14/09/2012  
ACTION NUMBER SCI 04032/2012  
As to the interest of MELINDA LEE SMITH

WARRANT OF SEIZURE AND SALE AK072507A SERVED 10/12/2012  
ACTION NUMBER SCI 04032/2012  
As to the interest of MELINDA LEE SMITH

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 TP127254W 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: "DRUMLOCH" 8074 MURRAY RIVER ROAD WALWA VIC 3709

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 23/10/2016

DOCUMENT END

The information supplied by Quayles has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 127254W</b>						
Location of Land  Parish:           BURROWYE Township: Section:           1 Crown Allotment: 8(PT) Crown Portion:  Last Plan Reference: Derived From:   VOL 7666 FOL 010 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:       31/08/1999 VERIFIED:       PB						
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 8 (PT)</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 8 (PT)	
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 8 (PT)								
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



# LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989

Certificate No: 5123

Date: 2 October 2020

## APPLICANT'S DETAILS

APPLICANT: Landata - Greg Long  
GPO Box 527  
Melbourne VIC 3001

Applicant's Ref: 41219209-013-2  
Purchaser: N/A  
Vendor: RJ & ML Smith

This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the Local Government Act 1958, the Local Government Act 1989 or under a local law or by-law of the TOWONG SHIRE COUNCIL and specified flood level if any by the TOWONG SHIRE COUNCIL.

This certificate is not required to include information regarding Planning, Building, Health, Land Fill, Land Slip, other Flooding information or Service Easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.

## PROPERTY DETAILS

Property Number: 218950

Owner(s) Robert John Smith  
as per Rate Book: Melinda Lee Smith

Address: 8074 Murray River Road  
Walwa 3709

Area (Ha): 1.50

Description: Lot 1 TP 127254 PSH Burrowye



Billers Code: 21485  
Ref: 21774

## PROPERTY VALUATIONS

Land Valuation Date: 01/01/2020  
Operative Date of Valuation: 01/07/2020  
Site Value: \$72,000  
Capital Improved Value: \$163,000  
Net Annual value: \$8,150

## Statement of Rates and Charges for YEAR ENDING 30 June 2021

### RATES AND CHARGES

	BALANCE DUE
Property Rate Arrears	656.90
Rural residential rates @ 0.3889% of CIV	633.90
Municipal charge	310.00
Waste Facilities Management charge	101.00
Garbage (80L) and recycling (240L)	287.00
CFA Residential Charge	113.00
CFA Residential Levy Rate @ 0.000054 x CIV	8.80
<b>Total</b>	<b>\$2,110.60</b>

*Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate.  
If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement.*

LAND INFORMATION CERTIFICATE No: 5123

Page 2

PROPERTY NO: 218950

**PLEASE NOTE:**

\* Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.

\* Amounts shown as paid on this Certificate may be subject to clearance by a Bank

\* Overdue amounts accrue interest on a daily basis

**OTHER INFORMATION:**

1. There ARE NO notices or orders on the land that have been served by Council under the Local Government Act 1989 or any other Act or Regulation, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any) :
2. There ARE NO orders relevant to the standards of habitation for this property, details being (if any) :
3. A specified Flood Level HAS NOT been determined pursuant to the Victorian Building Regulations 1994. The specified Flood Level (if any) is :
4. There ARE NO monies owed for works under the Local Government Act 1989.
5. There IS NO potential liability for rates under the Cultural and Recreational Lands Act 1963.
6. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the Local Government Act 1989.
7. There ARE NO outstanding amounts required to be paid, and/or transfers to be made to Council, for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or The Local Government Act 1989.

---

I hereby certify that, as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the TOWONG SHIRE COUNCIL, together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

I acknowledge having received the sum of \$27.00 being the fee for this certificate.



---

Authorised Officer

# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987  
and the Planning and Environment Regulations 2005

## CERTIFICATE REFERENCE NUMBER

686036

## APPLICANT'S NAME & ADDRESS

GREG LONG C/- GXS  
MELBOURNE

## VENDOR

SMITH, ROBERT

## PURCHASER

STATEMENT, VENDOR

## REFERENCE

Smith R & M

This certificate is issued for:

LOT 1 PLAN TP127254 ALSO KNOWN AS 8074 MURRAY RIVER ROAD WALWA  
TOWONG SHIRE

The land is covered by the:

TOWONG PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a RURAL ACTIVITY ZONE
- and abuts a ROAD ZONE CATEGORY 1

A detailed definition of the applicable Planning Scheme is available at:  
(<http://planningschemes.dpcd.vic.gov.au/schemes/towong>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:  
(<http://vhd.heritage.vic.gov.au/>)

01 October 2020

Hon. Richard Wynne MP  
Minister for Planning

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

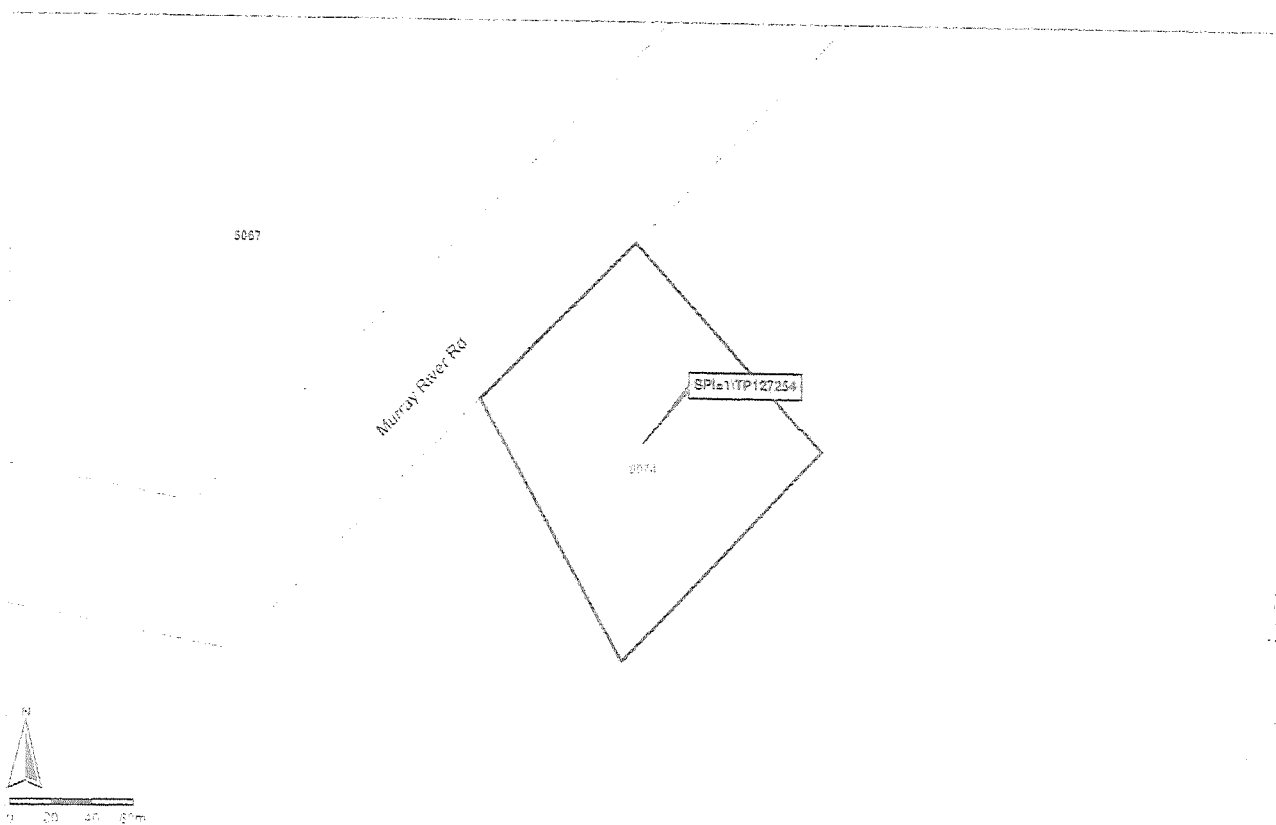
LANDATA®  
2 Lonsdale Street  
Melbourne VIC 3000  
Tel: (03) 9194 0606

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email [landata.enquiries@delwp.vic.gov.au](mailto:landata.enquiries@delwp.vic.gov.au).

Please note: The map is for reference purposes only and does not form part of the certificate.



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### Choose the authoritative Planning Certificate

#### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

#### Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 11 November 2020 04:07 PM

Address: 8074 MURRAY RIVER ROAD WALWA 3709

Lot and Plan Number: Lot 1 TP127254

Standard Parcel Identifier (SPI): 1\TP127254

Local Government (Council): TOWONG Council Property Number: 218950

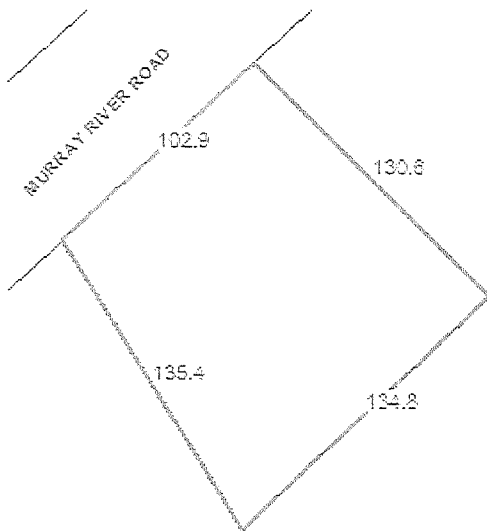
Directory Reference: VicRoads 37 C1

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 15629 sq. m  
(1.6 ha)

Perimeter: 504 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

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### State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: BENAMBRA

### Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: North East Water

Melbourne Water: outside drainage boundary

Power Distributor: AUSNET ([Information about choosing an electricity retailer](#))

Planning information continued on next page

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## Planning Zone Summary

Planning Zone: RURAL ACTIVITY ZONE (RAZ)  
SCHEDULE TO THE RURAL ACTIVITY ZONE (RAZ)

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 4 November 2020.

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 and local policy, particular, general and operational 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 and 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](#)

The Planning Property Report includes separate maps of zones and overlays

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.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

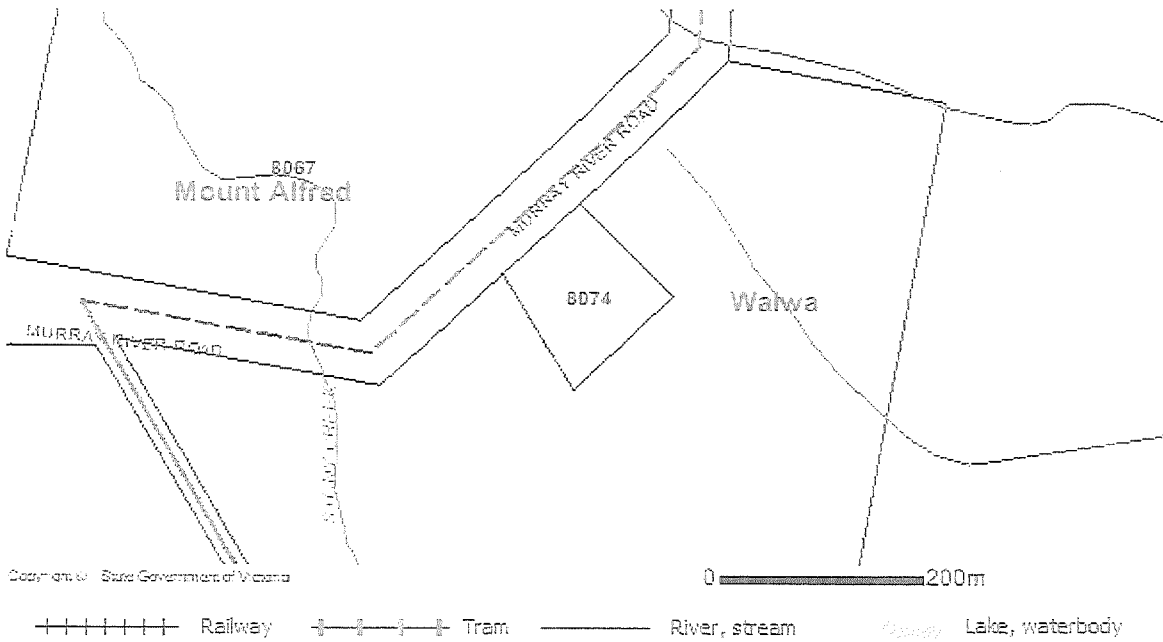
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

Area Map



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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From: [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 11 November 2020 04:06 PM

## PROPERTY DETAILS

Address: **8074 MURRAY RIVER ROAD WALWA 3709**  
Lot and Plan Number: **Lot 1 TP127254**  
Standard Parcel Identifier (SPI): **1\TP127254**  
Local Government Area (Council): **TOWONG**  
Council Property Number: **218950**  
Planning Scheme: **Towong**  
Directory Reference: **Vicroads 37 C1**

[www.towong.vic.gov.au](http://www.towong.vic.gov.au)

[Planning Scheme - Towong](#)

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
Urban Water Corporation: **North East Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

[View location in VicPlan](#)

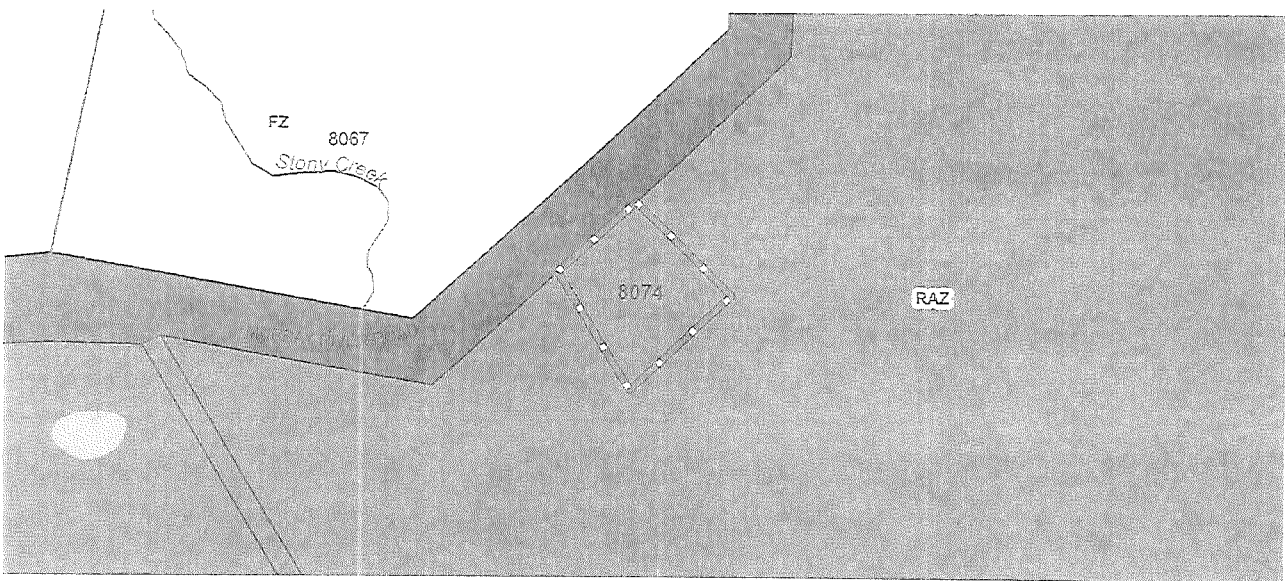
## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **BENAMBRA**

## Planning Zones

[RURAL ACTIVITY ZONE \(RAZ\)](#)

[SCHEDULE TO THE RURAL ACTIVITY ZONE \(RAZ\)](#)



Legend:  
FZ - Farming  
Water area  
RAZ - Rural Activity  
Water course  
RDZ1 - Road-Category 1

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

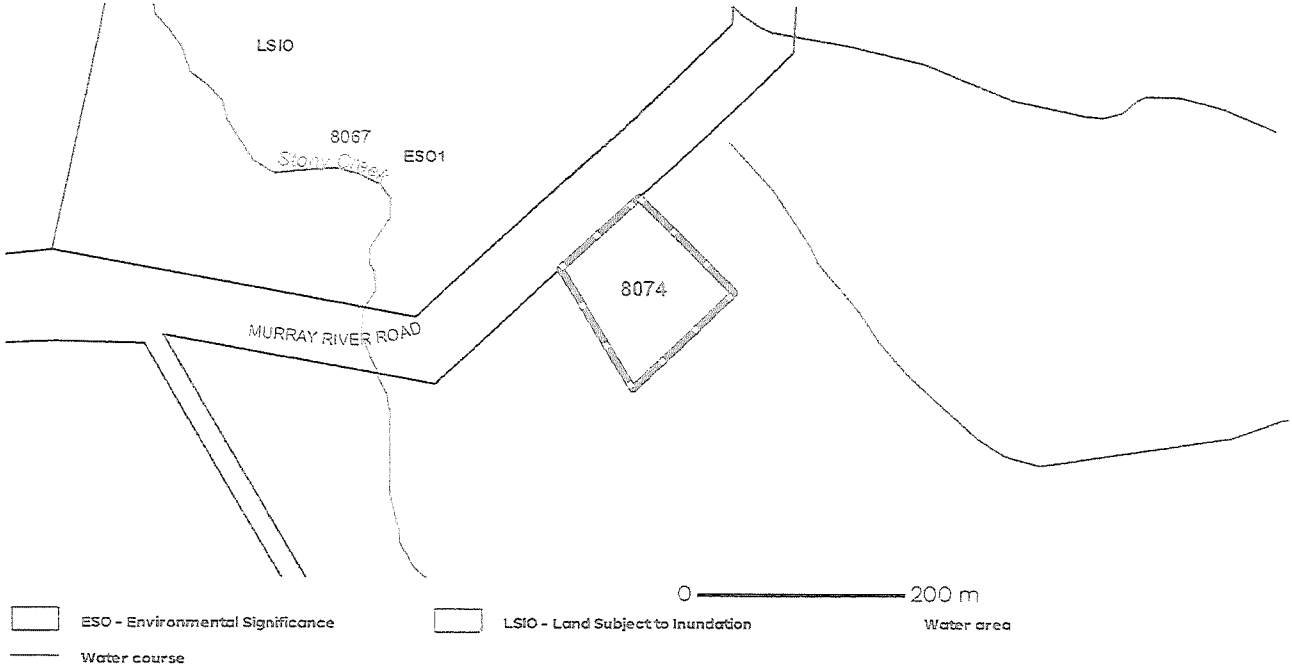


## Planning Overlay

None affecting this land - there are overlays in the vicinity

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

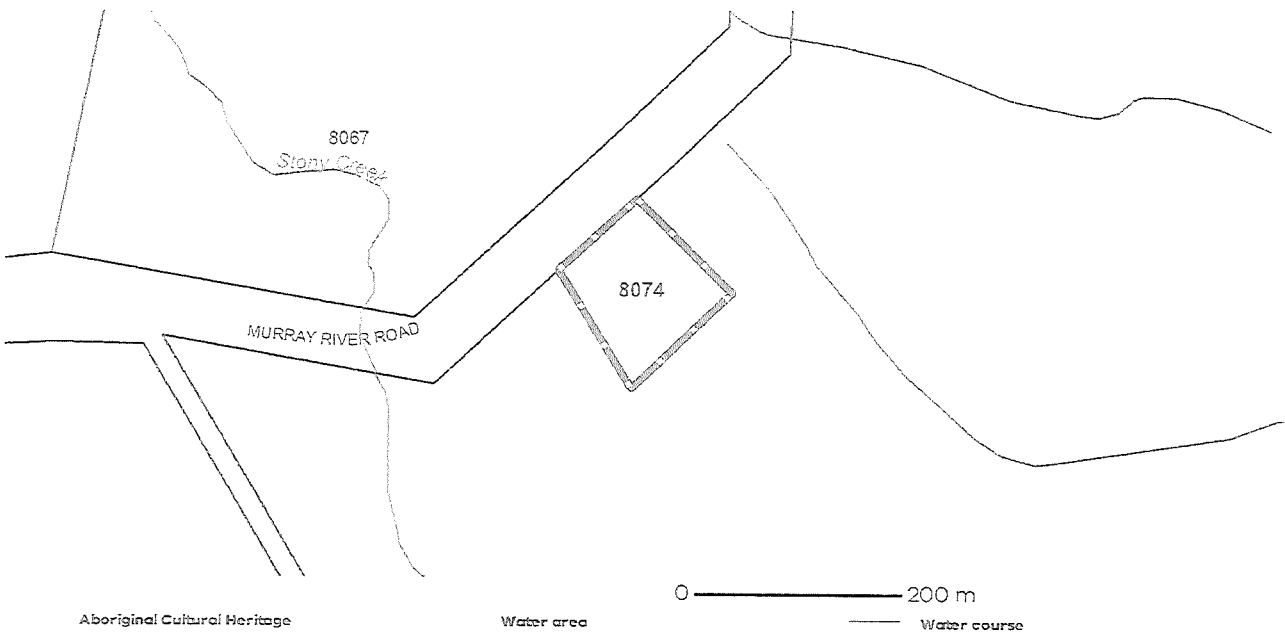
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.dav.nrms.net.au/davQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 4 November 2020.

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 and local policy, particular, general and operational 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 <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and 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 at Landata - <https://www.landata.vic.gov.au>

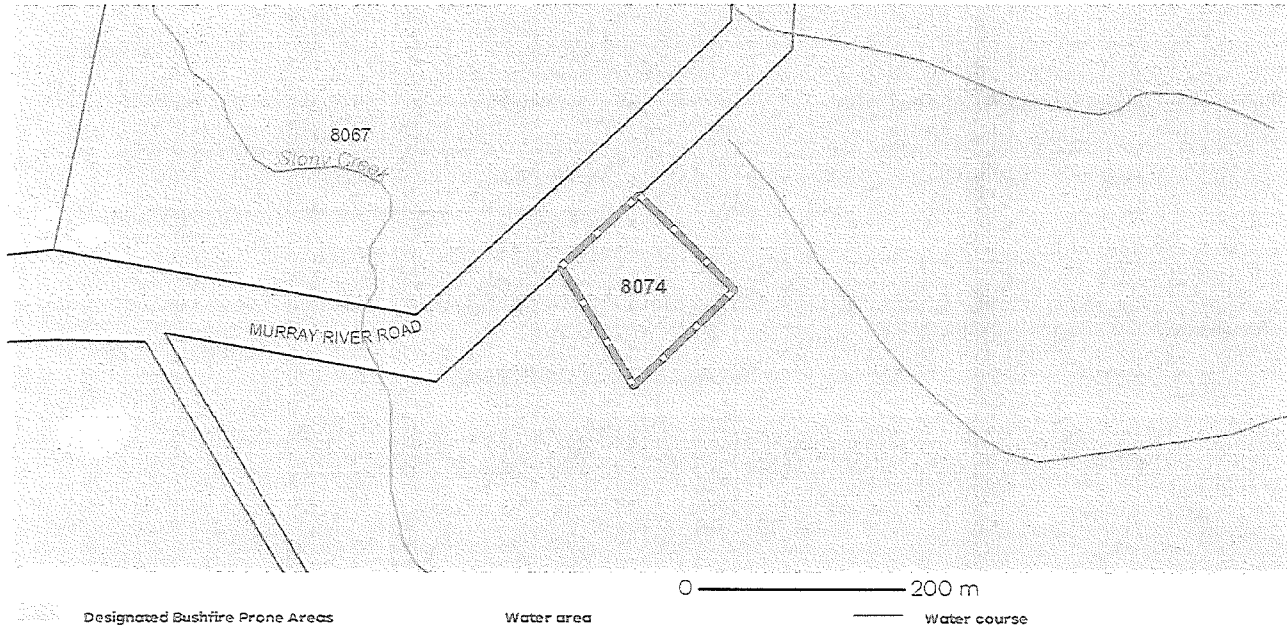
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>