

Property Report

Date: 01/09/2025



Justin Costello

justin@costellorural.com.au

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 2 LP215708
Allot. 9 Sec. 1
Allot. 2 Sec. 1
Lot. 1 LP215708
Allot. 8 Sec. 1

LOCAL GOVERNMENT (COUNCIL)

Towong

LEGAL DESCRIPTION

2\LP215708
9~1\PP3717
2~1\PP3717
1\LP215708
8~1\PP3717

COUNCIL PROPERTY NUMBER

230650

LAND SIZE

754,256m² Approx

ORIENTATION

Unavailable

FRONTAGE

Unavailable

ZONES

RAZ - Rural Activity Zone

OVERLAYS

BMO - Bushfire Management Overlay
ESO - Environmental Significance Overlay - Schedule 1
LSIO - Land Subject To Inundation Overlay

Property Sales Data

House

30 15 7

SALE HISTORY

\$1,280,000
\$670,000
\$85,000
\$80,000
\$10,000
\$20,000
\$27,000
\$23,000

CONTRACT DATE

23/11/2021
25/09/2007
02/07/1990
30/05/1988
30/05/1988
21/05/1982
07/12/1979
29/11/1976

SETTLEMENT DATE

31/01/2022
28/11/2007
N/A
N/A
N/A
N/A
N/A
N/A

State Electorates

LEGISLATIVE COUNCIL

Northern Victoria Region

LEGISLATIVE ASSEMBLY

Benambra District

Schools

CLOSEST PRIVATE SCHOOLS

Sacred Heart School: Lacey Learning Centre (32983 m)
Sacred Heart School (33021 m)
All Saints Primary School (32570 m)

CLOSEST PRIMARY SCHOOLS

Walwa Primary School (3128 m)
Corryong College (33093 m)

CLOSEST SECONDARY SCHOOLS

Corryong College (33093 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 0 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 215 Homes

Council Information - Towong



PHONE

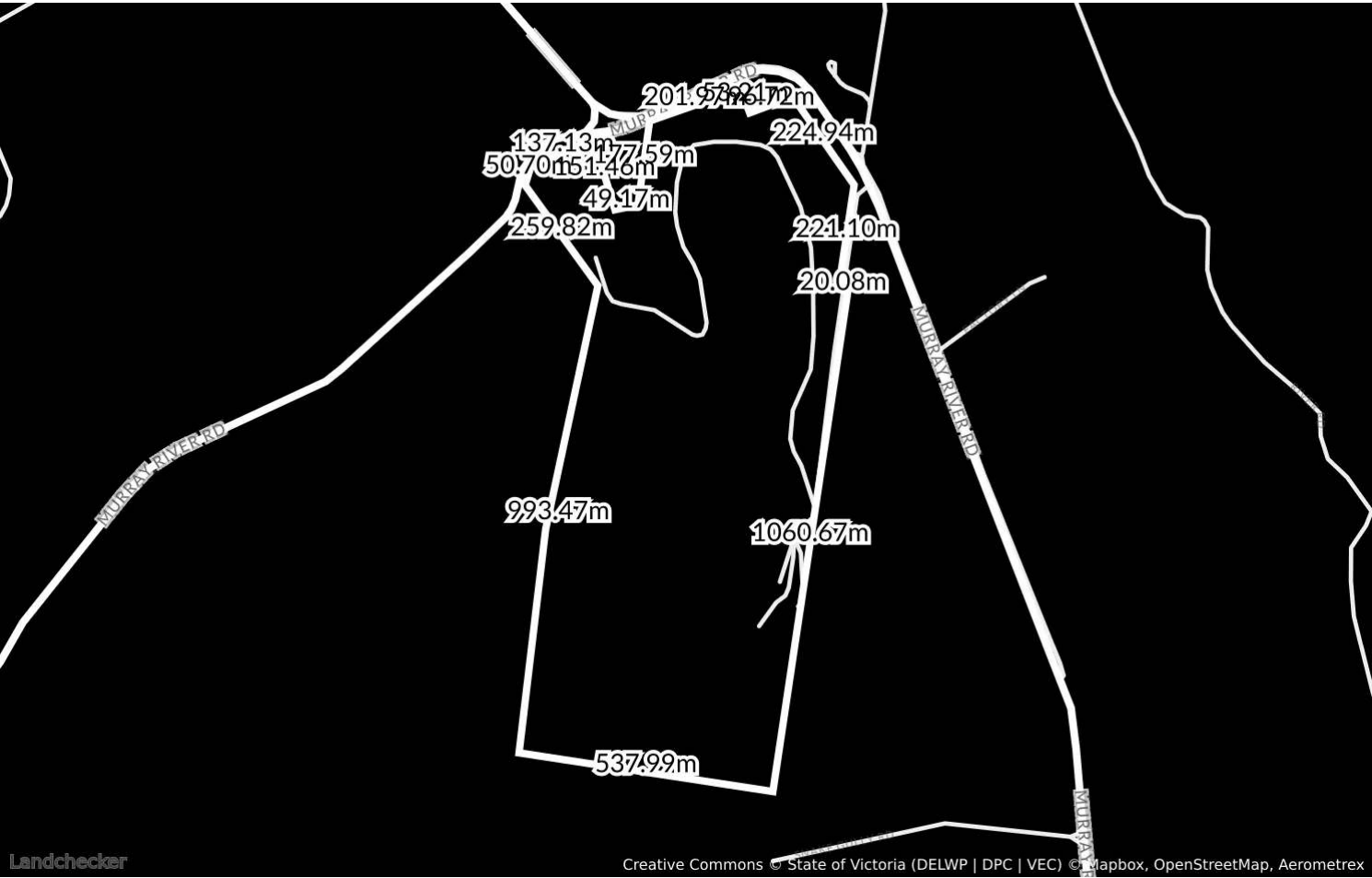
03 6071 5100 (Towong)

EMAIL

info@towong.vic.gov.au

WEBSITE

<http://www.towong.vic.gov.au/>



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

8680 Murray River Road, Walwa Vic 3709

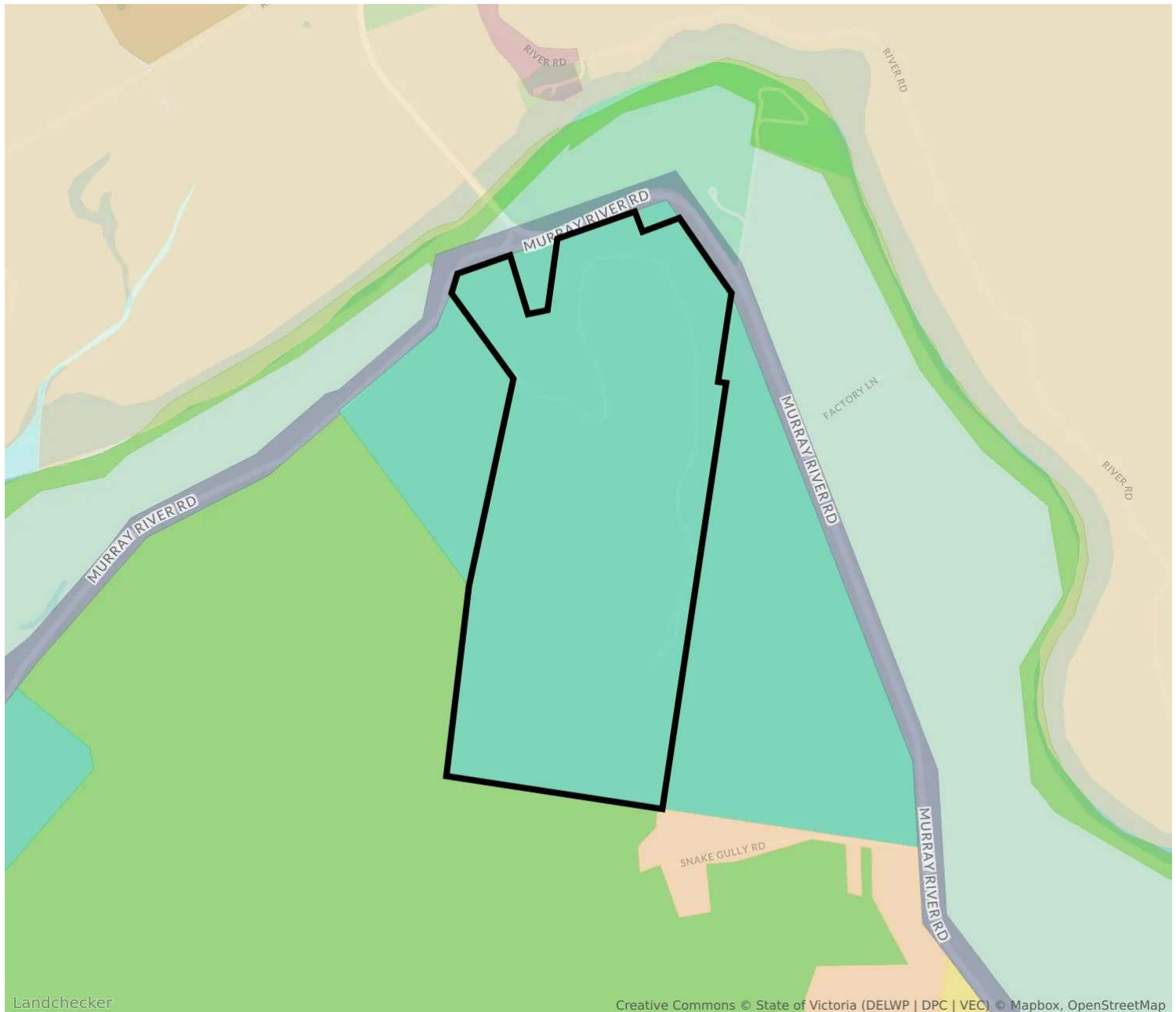
Status	Code	Date	Description
APPROVED	VC279	20/08/2025	The amendment makes changes to the land use definition of Minor utility installation in the Victoria Planning Provisions and all planning schemes to ensure the appropriate planning assessment of large battery storage systems.
APPROVED	VC290	15/08/2025	The Amendment changes the VPP and 63 planning schemes in Victoria by making Abattoir a section 1 use in the Table of Uses where specified siting, design and amenity conditions are met in clause 35.04 Green Wedge Zone, clause 35.07 Farming Zone and clause 35.08 Rural Activity Zone.
APPROVED	VC280	13/08/2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.
APPROVED	VC282	13/08/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.
APPROVED	C40towg	13/08/2025	Implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.
APPROVED	VC276	01/08/2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
APPROVED	VC258	03/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC250	02/07/2025	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
APPROVED	VC253	02/07/2025	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.

Status	Code	Date	Description
APPROVED	VC219	02/07/2025	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.
APPROVED	VC247	02/07/2025	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.
APPROVED	VC267	01/07/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC269	01/07/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC286	30/06/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
APPROVED	VC275	26/06/2025	The amendment introduces a planning exemption for outdoor dining on public land

PROPOSED PLANNING SCHEME AMENDMENTS

8680 Murray River Road, Walwa Vic 3709

No proposed planning scheme amendments for this property



RAZ - Rural Activity Zone

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

To provide for the use of land for agriculture.

To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.

To ensure that use and development does not adversely affect surrounding land uses.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

To protect and enhance natural resources and the biodiversity of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

VPP 35.08 Rural Activity Zone

To provide for a range of land use and development that does not adversely affect surrounding uses.

To recognise the need to strengthen and diversify the economic base of the Shire.

To provide a flexible approach to the consideration of land use and development proposals to off-set the adverse effects of economic

restructuring and climate change on the agricultural sector.

To encourage opportunities that contribute to population stability and growth in the Shire.

To recognise the natural beauty and "pure" image of the Shire.

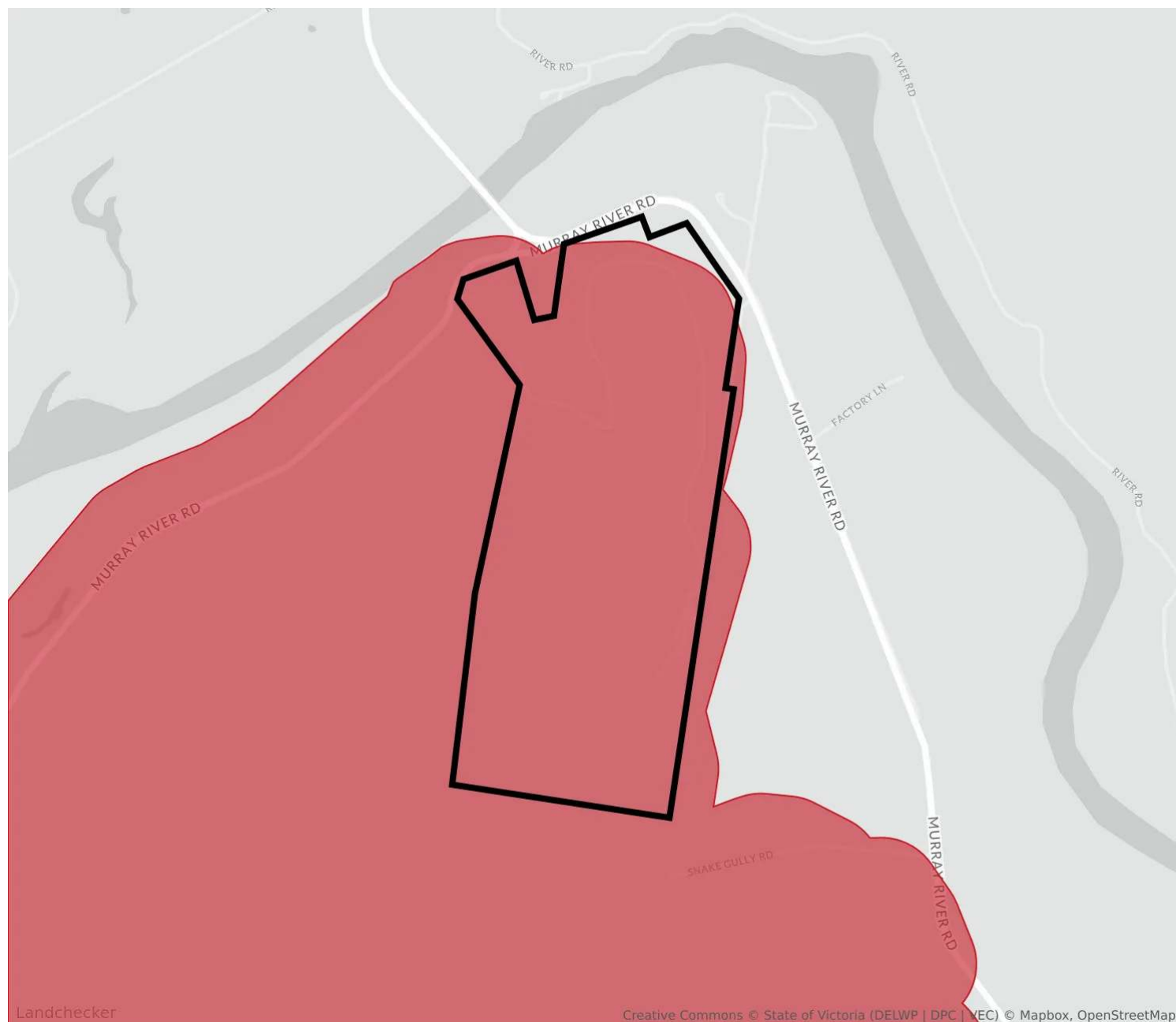
LPP 35.08 Schedule To Clause 35.08 Rural Activity Zone

For confirmation and detailed advice about this planning zone, please contact TOWONG council on 03 6071 5100.

Other nearby planning zones

- C1 - National Parks And Nature Reserves
- C3 - Environmental Conservation
- FZ - Farming Zone
- PCRZ - Public Conservation And Resource Zone
- PUZ - Public Use Zone
- RAZ - Rural Activity Zone

-  RLZ - Rural Living Zone
-  RU1 - Primary Production
-  RU4 - Primary Production Small Lots
-  RU5 - Village
-  TRZ2 - Transport Zone
-  W1 - Natural Waterways



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■ BMO - Bushfire Management Overlay

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

VPP 44.06 Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay, please contact TOWONG council on 03 6071 5100.



ESO1 - Environmental Significance Overlay - Schedule 1

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

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

VPP 42.01 Environmental Significance Overlay

Agricultural landscapes are generally valued for their productivity, quality of land and water resources, and their strongly connected communities. High quality agricultural land has an inherent advantage over other land from a productivity point of view and is a resource that is more adaptable for a range of different farming enterprises. Such lands are considered the best to retain for food production. Areas of the Towong Shire rural landscape identified as being of high quality for the purpose of agriculture are an important resource that will continue to underwrite the economy of the Shire and directly contribute to the overall economic wellbeing of the broader Towong Shire community.

LPP 42.01 Schedule 1 To Clause 42.01 Environmental Significance Overlay

For confirmation and detailed advice about this planning overlay, please contact TOWONG council on 03 6071 5100.



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LSIO - Land Subject To Inundation Overlay

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

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.

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, marine, coastal and wetland health, waterway protection and floodplain health.

VPP 44.04 Land Subject To Inundation Overlay

None specified.

LPP 44.04 Schedule To Clause 44.04 Land Subject To Inundation Overlay

For confirmation and detailed advice about this planning overlay, please contact TOWONG council on 03 6071 5100.

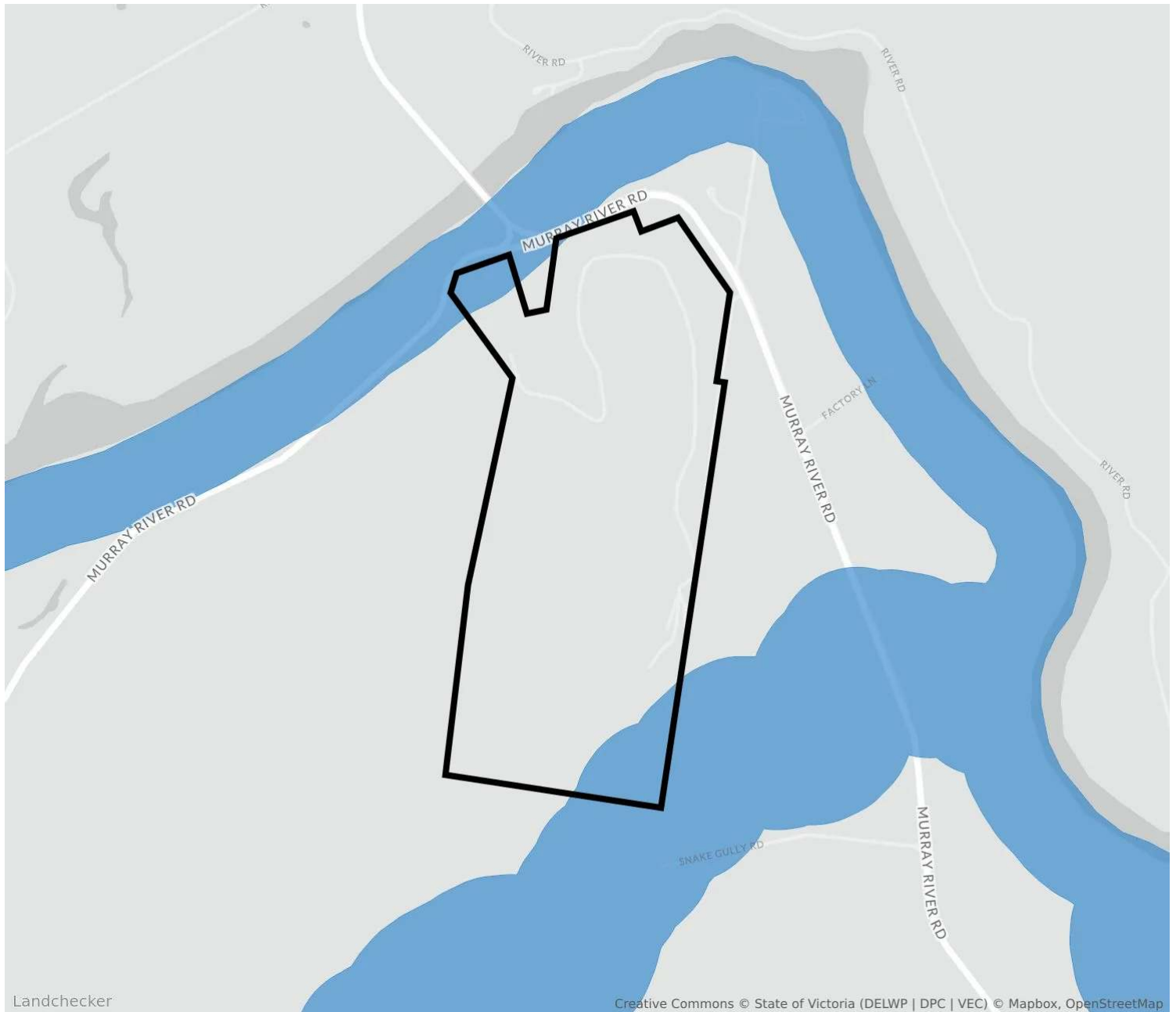
NEARBY OVERLAYS

8680 Murray River Road, Walwa Vic 3709



- DDO - Design And Development Overlay
- ESO - Environmental Significance Overlay
- FO - Floodway Overlay

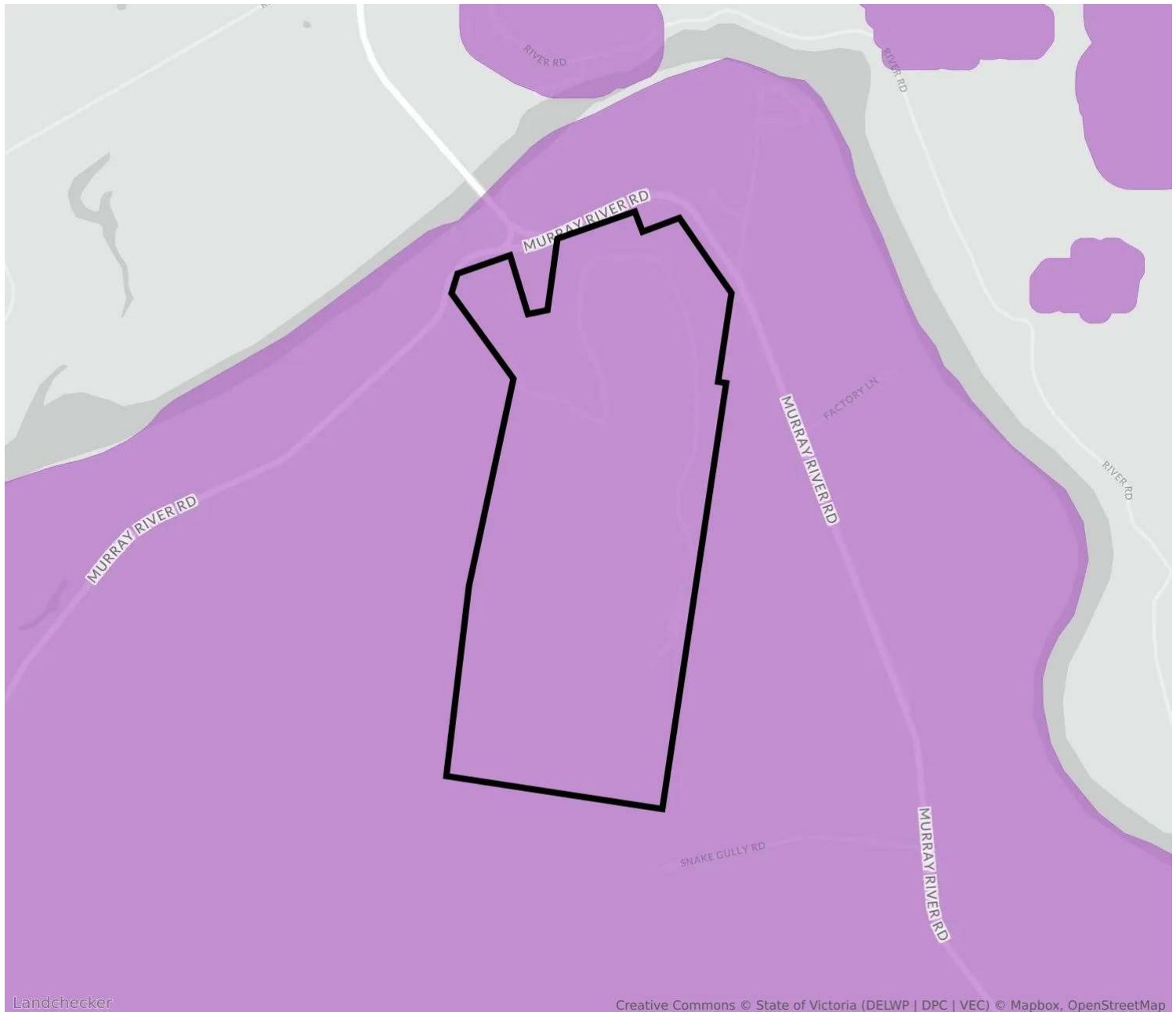
For confirmation and detailed advice about this planning overlay, please contact TOWONG council on 03 6071 5100.



Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact TOWONG council on 03 6071 5100.



Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact TOWONG council on 03 6071 5100.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact TOWONG council on 03 6071 5100.



Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement(s) on this property, please contact the relevant source authority.

NEARBY EASEMENTS

8680 Murray River Road, Walwa Vic 3709



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Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.



No planning permit data available for this property.



Status	Code	Date	Address	Description
OTHER	04/029	Received 26/03/2004	<u>68 Snake Gully Road., Walwa</u>	-
OTHER	2007/1524	Received 25/06/2007	<u>6 Nursery Lane, Walwa</u>	Single dwelling.
OTHER	2007/1565	Received 04/12/2007	<u>6 Nursery Lane, Walwa</u>	-
APPROVED	2009/062	Received 15/07/2009	<u>8419 Murray River Road, Walwa</u>	Alterations to a building structure or dwelling.
APPROVED	2011/102	Received 29/11/2011	<u>6 Nursery Lane, Walwa</u>	One or more new buildings.
APPROVED	2012/010	Received 01/02/2012	<u>8832 Murray River Road, Walwa</u>	One or more new buildings.
APPROVED	2012/076	Received 16/10/2012	<u>110 River Road, Walwa</u>	Extension to existing building or structure (other than dwelling).

Status	Code	Date	Address	Description
APPROVED	2012/085	Received 16/11/2012	<u>8869 Murray River Road, Walwa</u>	Alterations to a building structure or dwelling.
OTHER	2014/018.1	Received 15/09/2014	<u>8869 Murray River Road, Walwa</u>	-
APPROVED	2014/074	Received 19/11/2014	<u>8419 Murray River Road, Walwa</u>	Single dwelling.
APPROVED	2015/080	Received 10/11/2015	<u>8869 Murray River Road, Walwa</u>	One or more new buildings.
APPROVED	2016/057	Received 11/08/2016	<u>8419 Murray River Road, Walwa</u>	Other.
APPROVED	2016/058	Received 18/08/2016	<u>8419 Murray River Road, Walwa</u>	Other.
OTHER	2016/062	Received 29/08/2016	<u>110 River Road, Walwa</u>	One or more new buildings.
APPROVED	2016/064	Received 05/09/2016	<u>110 River Road, Walwa</u>	One or more new buildings.
APPROVED	2017/004	Received 25/01/2017	<u>8067 Murray River Road, Mount Alfred</u>	Extension to an existing dwelling or structure associated with a dwelling.
APPROVED	2017/011	Received 31/01/2017	<u>8624 Murray River Road, Walwa</u>	One or more new buildings.
APPROVED	2018/055	Received 11/10/2018	<u>8419 Murray River Road, Walwa</u>	Other.
APPROVED	2019/052	Received 16/06/2020	<u>1 Main Street, Walwa</u>	One or more new buildings.
APPROVED	2020/027	Received 23/04/2020	<u>8374 Murray River Road, Walwa</u>	One or more new buildings.
OTHER	2021/013	Received 22/02/2021	<u>1 Main Street, Walwa</u>	-
OTHER	2021/039	Received 04/05/2021	<u>1 Main Street, Walwa</u>	Other buildings and works (including septic tanks, dams, earthworks).

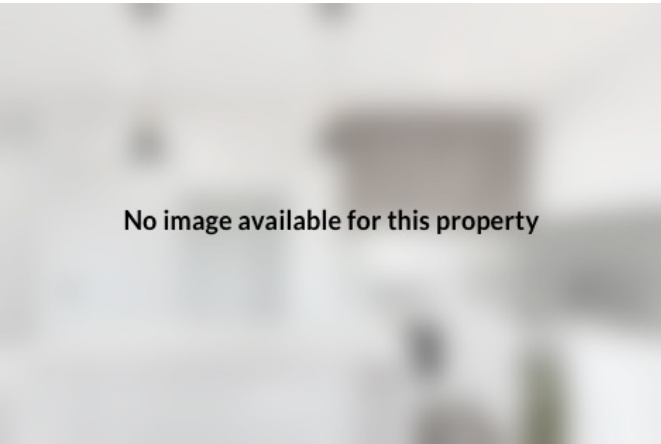
For confirmation and detailed advice about this planning permits, please contact TOWONG council on 03 6071 5100.



11 FACTORY LANE WALWA VIC 3709

4 1 4

LAND AREA 3,700m²
TYPE House
LAST SALE \$363,000 (29/04/2025)
ZONE FZ



11 JINGELLIC RD JINGELLIC NSW 2642

- - -

LAND AREA 4,513m²
TYPE House
LAST SALE \$185,000 (02/06/2025)
ZONE RU5



22 CAMPBELL LANE WALWA VIC 3709

2 1 1

LAND AREA 97,184m²
TYPE House
LAST SALE \$400,000 (30/05/2025)
ZONE RLZ

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