

Vendor 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	1613 Great Alpine Road, Tarrawingee 3678	
Vendor's name	Trevor Andrew Diffey	Date 6/3/2023
Vendor's signature	TAD	
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

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:

\$10,000.00

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

	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.

Not Applicable

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.

Not Applicable

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.

Not Applicable.

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.

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable.

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.

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:

Not Applicable.

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:

Not Applicable.

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:

Not Applicable.

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):

Not Applicable.

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*.

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
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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.

10 SUBDIVISION

10.1. Unregistered Subdivision

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

Not Applicable.

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*.

Not Applicable.

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.

Not Applicable.

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 1000m²; (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);

Not Applicable.

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 attached if ticked)

13 ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Register Search Statement Volume 11205 Folio 717
Plan TP899839G
Register Search Statement Volume 01096 Folio 010
Plan TP486278A
Register Search Statement Volume 03955 Folio 835
Plan TP523087F
Register Search Statement Volume 02610 Folio 806
Plan TP782238M
Register Search Statement Volume 11205 Folio 715
Register Search Statement Volume 11205 Folio 716
Plan TP945761Q
DELWP – Property Report
Rural City of Wangaratta – Rates Instalment Notice
JJ's Waste & Recycling Invoice – Jan 2023
Lease Agreement dated 28/7/2022
Due Diligence Checklist



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

Page 1 of 1

VOLUME 11205 FOLIO 717

Security no : 124104214288D
Produced 24/02/2023 02:46 PM

LAND DESCRIPTION

Lot 2 on Title Plan 899839G.
Created by Application No. 114521J 27/05/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TREVOR ANDREW DIFFEY of 1553 GREAT ALPINE ROAD TARRAWINGEE VIC 3678
AJ226191F 29/09/2011

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP899839G 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: 1613 GREAT ALPINE ROAD TARRAWINGEE VIC 3678

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP899839G
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/02/2023 14:55

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TITLE PLAN		EDITION 2	TP899839G		
LOCATION OF LAND PARISH: TARRAWINGEE TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 19 (PT) LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL		NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.			
EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.				THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: J.F.S. Date: 12 - 1 - 2007 Assistant Registrar of Titles	
Easement Reference	Purpose / Authority	Width (Metres)	Origin		Land benefited / In favour of
LENGTHS ARE IN METRES	SCALE	DEALING / FILE No: AP114533 (LOT 1)		DEALING CODE: 14	
				SHEET 1 OF 1	



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

Page 1 of 1

VOLUME 01096 FOLIO 010

Security no : 124104214294W
Produced 24/02/2023 02:46 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 20A Parish of Tarrawingee.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TREVOR ANDREW DIFFEY of 1553 GREAT ALPINE ROAD TARRAWINGEE VIC 3678
AJ226191F 29/09/2011

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP486278A 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: 1613 GREAT ALPINE ROAD TARRAWINGEE VIC 3678

DOCUMENT END



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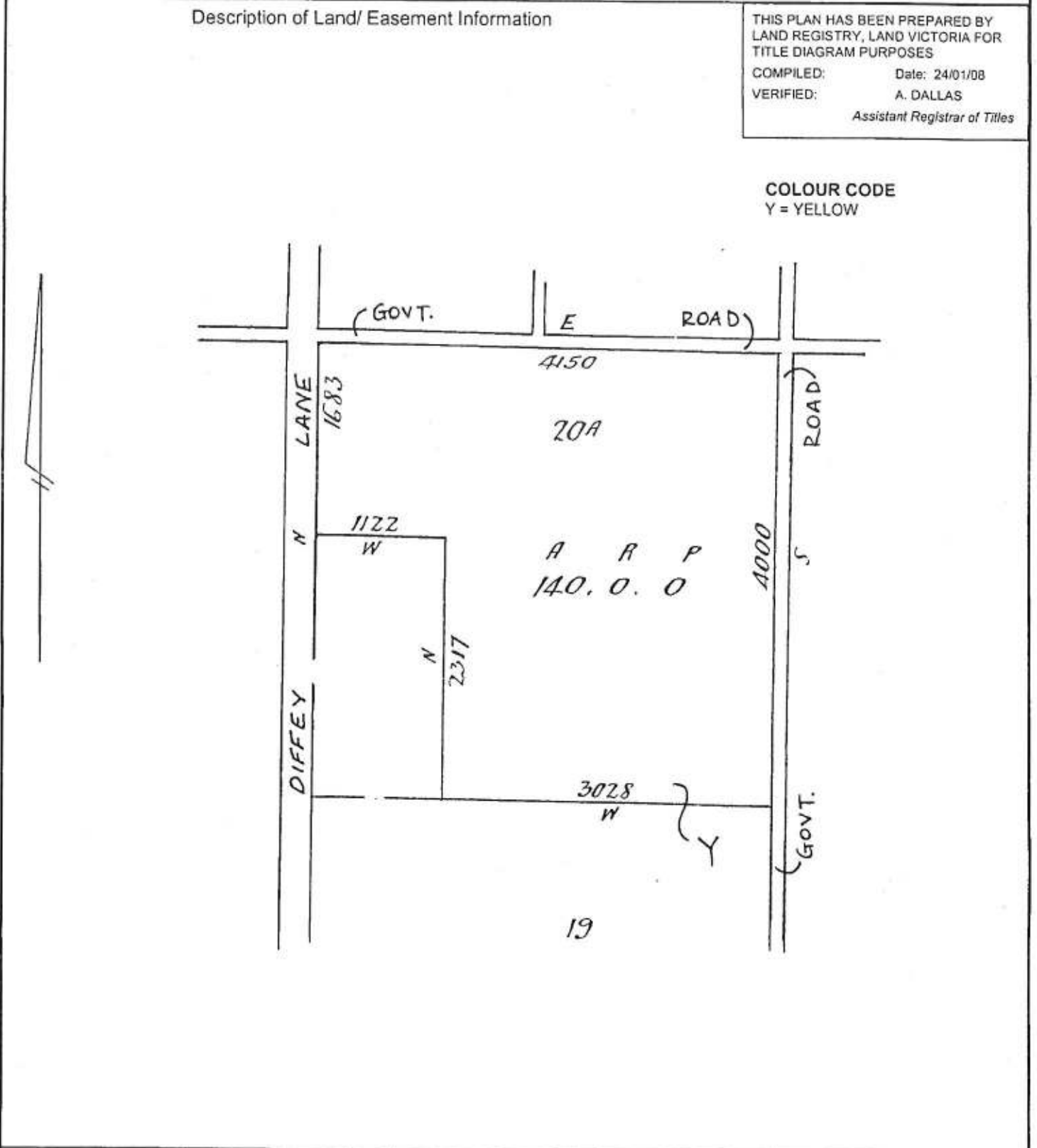
Document Type	Plan
Document Identification	TP486278A
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/02/2023 14:54

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TITLE PLAN		EDITION 1	TP 486278A
LOCATION OF LAND		Notations	
Parish :	TARRAWINGEE	SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 1096 FOL. 010 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Township:	-		
Section:	-		
Crown Allotment:	20A		
Crown Portion:	-		
Last Plan Reference :	-		
Derived From:	VOL. 1096 FOL.010		
Depth Limitation :	NIL		



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets
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TITLE PLAN

TP 486278A

LAND DESCRIPTION INCLUDING RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS AS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said Colony containing One hundred and forty acres more or less being Allotment AwenhA in the Parish of Tarravangee County of Rogong

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow

Excepting however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said Grantee

his/her heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 Sheets



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

Page 1 of 1

VOLUME 03955 FOLIO 835

Security no : 124104214306J
Produced 24/02/2023 02:47 PM

LAND DESCRIPTION

Crown Allotment 25 Section E Parish of Tarrawingee.
Created by Application No. 041610 12/05/1916

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TREVOR ANDREW DIFFEY of 1553 GREAT ALPINE ROAD TARRAWINGEE VIC 3678
AJ226191F 29/09/2011

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP523087F 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: 1613 GREAT ALPINE ROAD TARRAWINGEE VIC 3678

DOCUMENT END



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Document Type	Plan
Document Identification	TP523087F
Number of Pages (excluding this cover sheet)	1
Document Assembled	24/02/2023 14:55

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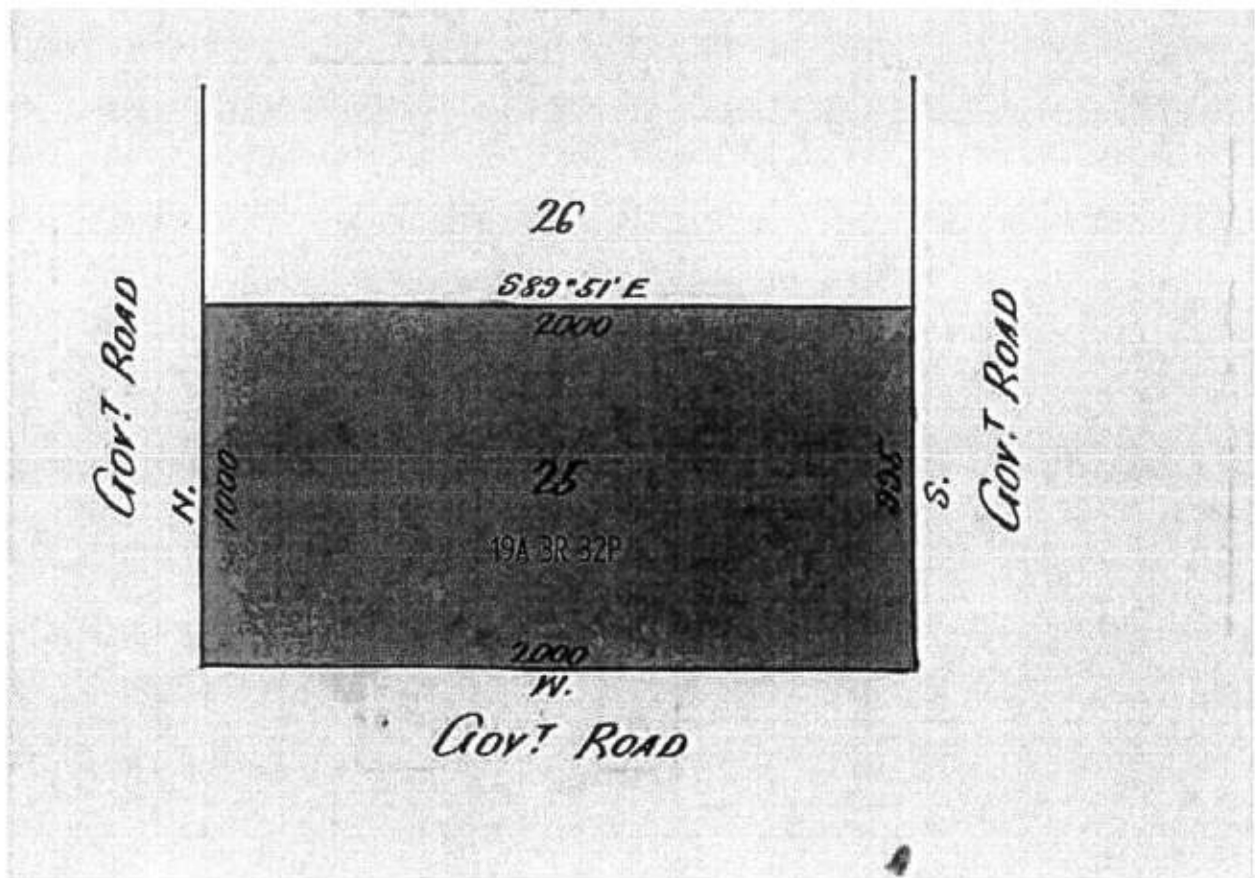
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TITLE PLAN		EDITION 1	TP 523087F
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<p>Location of Land</p> <p>Parish: TARRAWINGEE Township: Section: E Crown Allotment: 25 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 3955 FOL 835 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;">Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 07/06/2000 VERIFIED: AK</p>
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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**

Page 1 of 1

VOLUME 02610 FOLIO 806

Security no : 124104214291A
Produced 24/02/2023 02:46 PM

LAND DESCRIPTION

Crown Allotment 26 Section E Parish of Tarrawingee.
PARENT TITLE Volume 01841 Folio 140
Created by instrument 0370729 28/05/1896

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TREVOR ANDREW DIFFEY of 1553 GREAT ALPINE ROAD TARRAWINGEE VIC 3678
AJ226191F 29/09/2011

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP782238M 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: 1613 GREAT ALPINE ROAD TARRAWINGEE VIC 3678

DOCUMENT END



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Document Type	Plan
Document Identification	TP782238M
Number of Pages (excluding this cover sheet)	1
Document Assembled	24/02/2023 14:54

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TITLE PLAN	EDITION 1	TP 782238M
<p>Location of Land</p> <p>Parish: TARRAWINGEE</p> <p>Township:</p> <p>Section: E</p> <p>Crown Allotment: 26</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 2610 FOL 806</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p style="text-align: center;">Description of Land / Easement Information</p>		<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: 08/05/2003</p> <p>VERIFIED: AH</p>
<p>LENGTHS ARE IN LINKS</p>	<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>



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

Page 1 of 1

VOLUME 11205 FOLIO 715

Security no : 124104214303M
Produced 24/02/2023 02:47 PM

LAND DESCRIPTION

Crown Allotment 27 Section E Parish of Tarrawingee.
Created by Application No. 114521J 27/05/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TREVOR ANDREW DIFFEY of 1553 GREAT ALPINE ROAD TARRAWINGEE VIC 3678
AJ226191F 29/09/2011

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP945761Q 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: 1613 GREAT ALPINE ROAD TARRAWINGEE VIC 3678

DOCUMENT END



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

Page 1 of 1

VOLUME 11205 FOLIO 716

Security no : 124104214298S
Produced 24/02/2023 02:47 PM

LAND DESCRIPTION

Crown Allotment 28 Section E Parish of Tarrawingee.
Created by Application No. 114521J 27/05/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TREVOR ANDREW DIFFEY of 1553 GREAT ALPINE ROAD TARRAWINGEE VIC 3678
AJ226191F 29/09/2011

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP945761Q 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: 1613 GREAT ALPINE ROAD TARRAWINGEE VIC 3678

DOCUMENT END



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Document Type	Plan
Document Identification	TP945761Q
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN		EDITION 1	TP945761Q	
LOCATION OF LAND PARISH: TARRAWINGEE TOWNSHIP: SECTION: E CROWN ALLOTMENT: 27 & 28 CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL		NOTATIONS		
EASEMENT INFORMATION				THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: AJC Date: 27/05/2010 Assistant Registrar of Titles
E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	
GOVT ROAD				
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: AP114521J GOVERNMENT GAZETTE No:		DEALING CODE: 14 SHEET 1 OF 1

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 24 February 2023 01:53 PM

PROPERTY DETAILS

Address: **1613 GREAT ALPINE ROAD TARRAWINGEE 3678**

Crown Description: **This property has 6 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

Local Government Area (Council): **WANGARATTA**

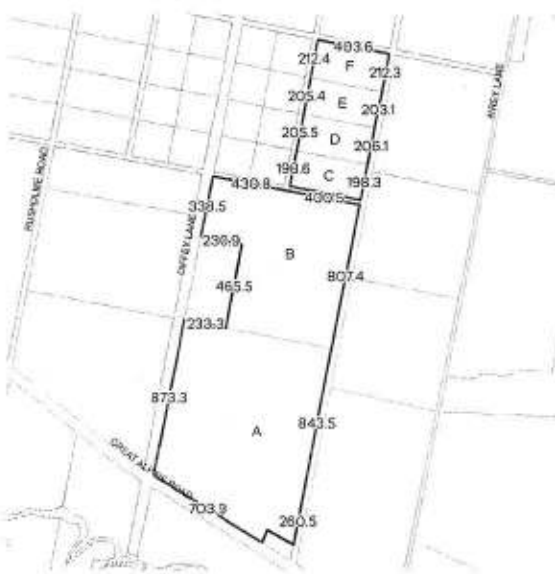
Council Property Number: **9359**

Directory Reference: **Vicroads 34 J8**

www.wangaratta.vic.gov.au

SITE DIMENSIONS

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



Area: 1739916 sq m (173.99 ha)

Perimeter: 8278 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.

3 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

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

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above.

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
A Lot 2 TP899839	2\TP899839	PARISH OF TARRAWINGEE	
PARISH OF TARRAWINGEE		D Por. 25 Sec. E	26-E\PP3560
B Por. 20A	20A\PP3560	E Allot. 27 Sec. E	27-E\PP3560
C Por. 25 Sec. E	25-E\PP3560	F Allot. 28 Sec. E	28-E\PP3560

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **OVENS VALLEY**

PROPERTY REPORT



Environment,
Land, Water
and Planning

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

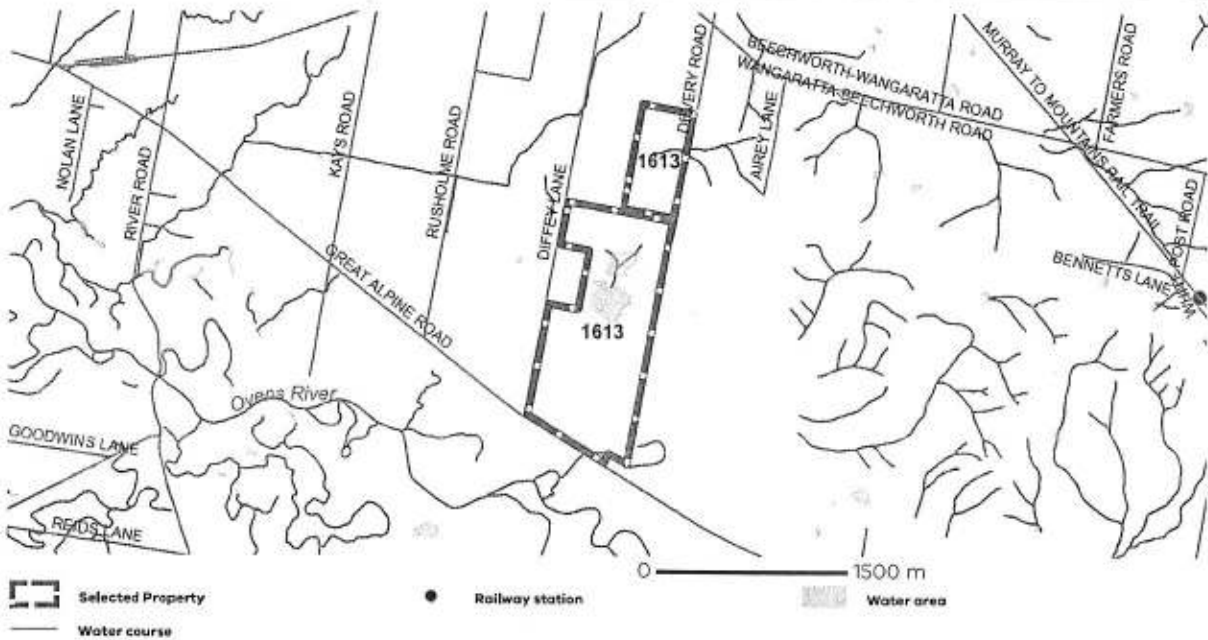
The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



From www.planning.vic.gov.au at 24 February 2023 01:54 PM

PROPERTY DETAILS

Address:	1613 GREAT ALPINE ROAD TARRAWINGEE 3678	
Crown Description:	More than one parcel - see link below	
Standard Parcel Identifier (SPI):	More than one parcel - see link below	
Local Government Area (Council):	WANGARATTA	www.wangaratta.vic.gov.au
Council Property Number:	9359	
Planning Scheme:	Wangaratta	Planning Scheme - Wangaratta
Directory Reference:	Vicroads 34 J8	

This property has 6 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council:	NORTHERN VICTORIA
Legislative Assembly:	OVENS VALLEY

OTHER

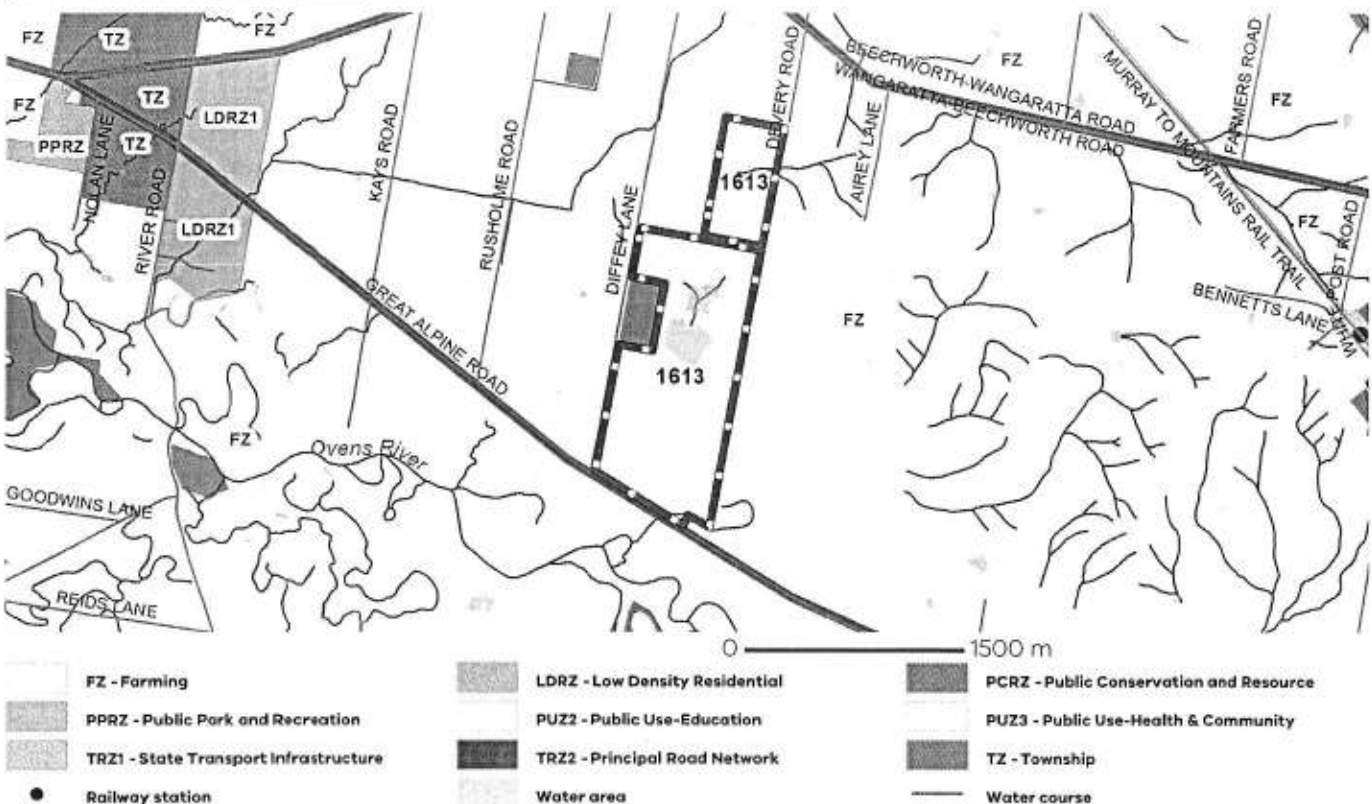
Registered Aboriginal Party:	Yorta Yorta Nation Aboriginal Corporation
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[View location in VicPlan](#)

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

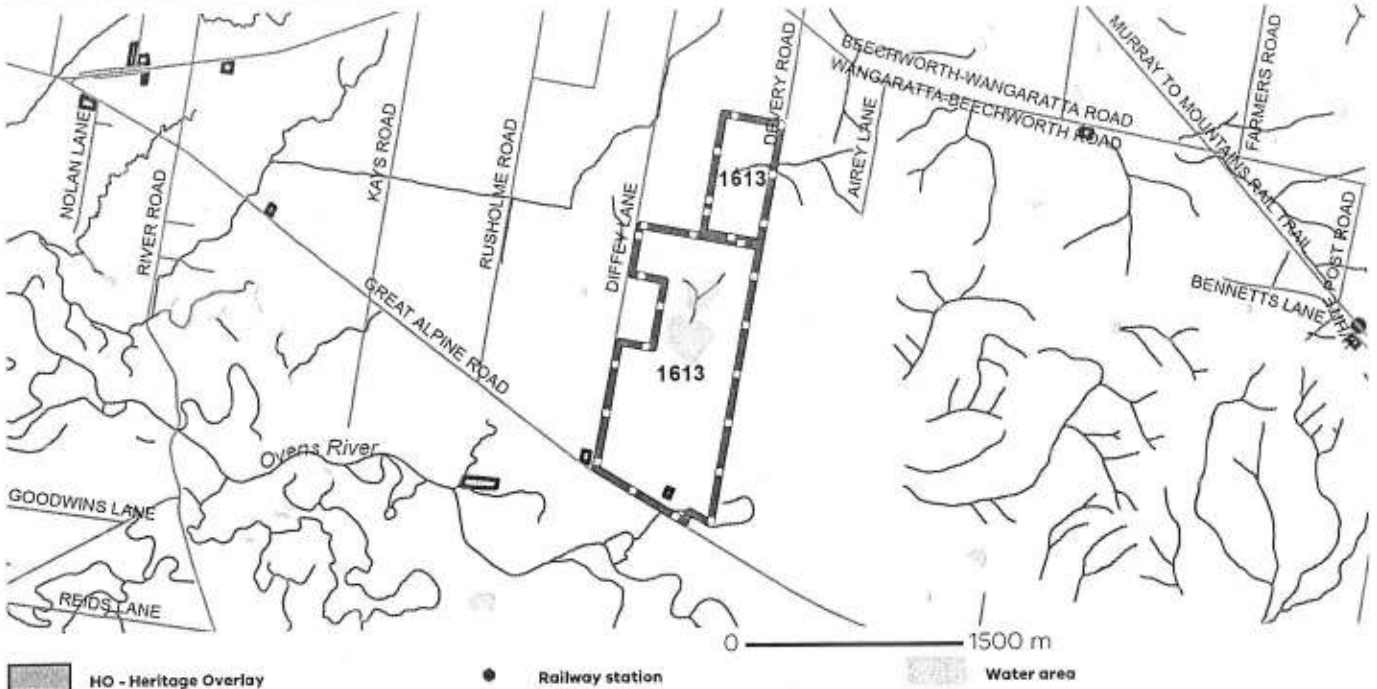


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

Planning Overlays

HERITAGE OVERLAY (HO)

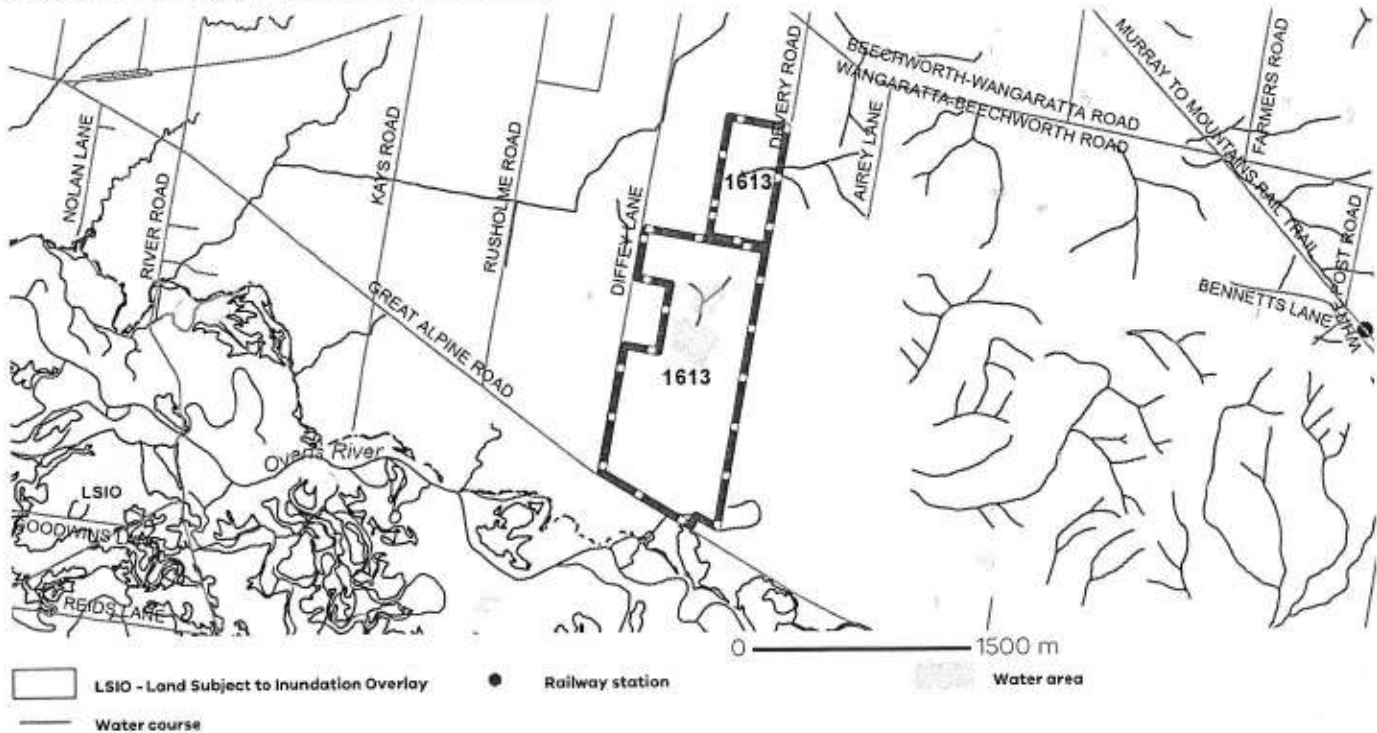
HERITAGE OVERLAY - SCHEDULE (HO291)



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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

Planning Overlays

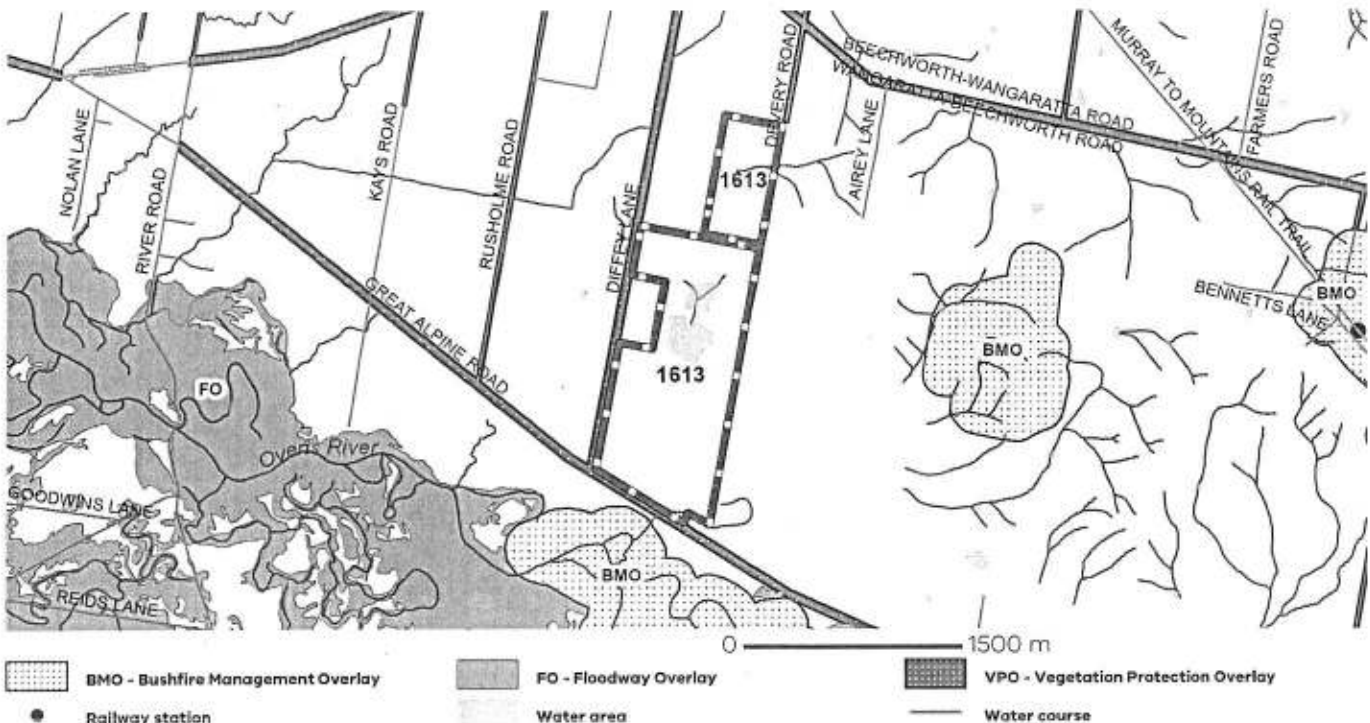
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

FLOODWAY OVERLAY (FO)

VEGETATION PROTECTION OVERLAY (VPO)



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

Further Planning Information

Planning scheme data last updated on 15 February 2023.

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>

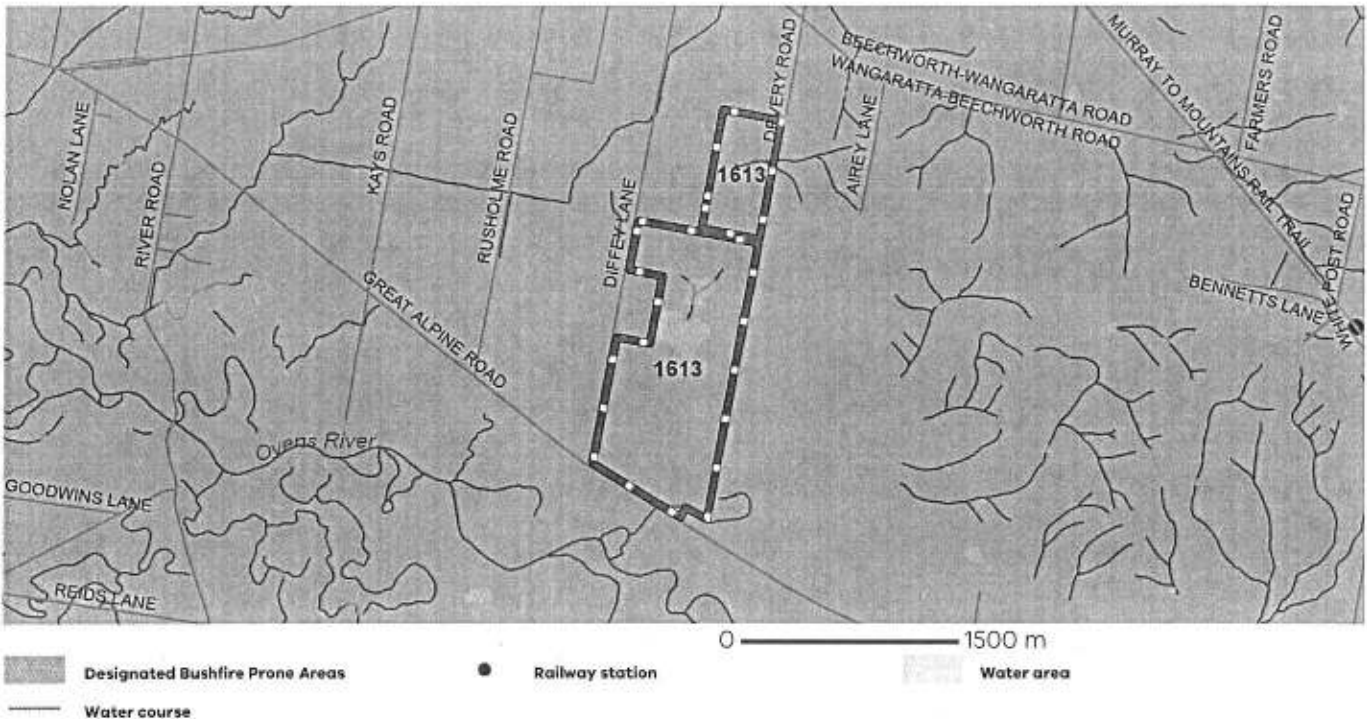
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

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>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Extractive Industry Work Authorities (WA)

All or parts of this property are within 500 metres of Extractive Industry Work Authorities (current).

On 22 March 2022, Amendment VC219 introduced changes to all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protection for nearby accommodation in rural zones.

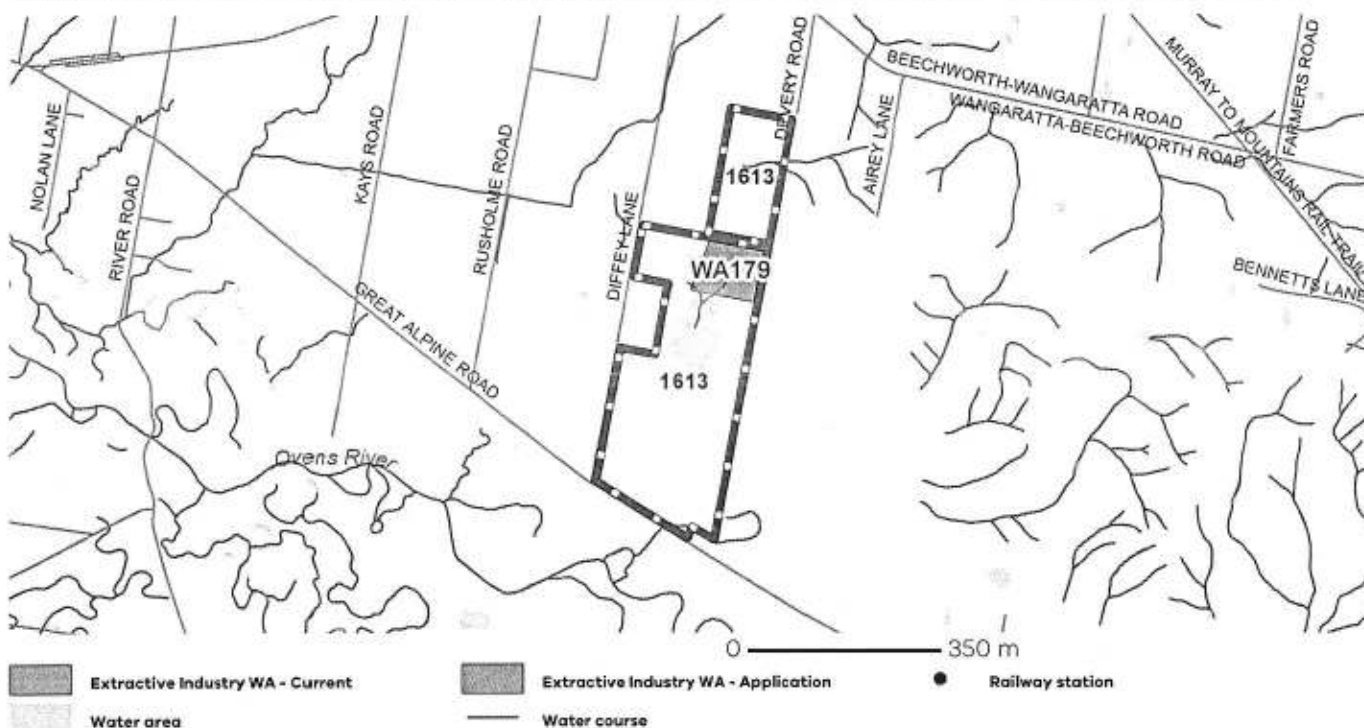
The amendment made changes to the Rural Living Zone, Green Wedge Zone, Green Wedge Zone A, Rural Activity Zone, Farming Zone and Rural Conservation Zone, introducing a permit requirement for accommodation and building and works associated with accommodation that is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 (MRSD Act).

The Amendment also introduced new referral and notice requirements, and decision guidelines.

VicPlan mapping shows property information, including whether a work authority application has been made or approved under the MRSD Act.

Guidance on accessing work authority maps is detailed at the DELWP [Extractive Resources \(planning.vic.gov.au\)](https://planning.vic.gov.au) webpage.

Further information on extractive and mining activities in Victoria can be found on the [GeoVic - Earth Resources](https://www.geovic.vic.gov.au) website which is maintained by the Resources Branch within the Department of Jobs, Precincts and Regions. Limited information is available for unregistered users (anonymous user).



35.07
31/07/2018
VC148

FARMING ZONE

Shown on the planning scheme map as FZ with a number (if shown).

Purpose

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

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

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

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

35.07-1
14/11/2022
VC227

Table of uses

Section 1 – Permit not required

Use	Condition
<p>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</p>	
<p>Automated collection point</p>	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>
<p>Bed and breakfast</p>	<p>No more than 10 persons may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.

Use	Condition
	<p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<p>Cattle feedlot</p>	<p>Must meet the requirements of Clause 53.08.</p> <p>The total number of cattle to be housed in the cattle feedlot must be 1000 or less.</p> <p>The site must be located outside a special water supply catchment under the <i>Catchment and Land Protection Act 1994</i> .</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</p>
<p>Dependent person's unit</p>	<p>Must be the only dependent person's unit on the lot.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> . <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<p>Domestic animal husbandry (other than Domestic animal boarding)</p>	<p>Must be no more than 5 animals.</p>
<p>Dwelling (other than Bed and breakfast)</p>	<p>Must be the only dwelling on the lot.</p> <p>The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> • A permit for a wind energy facility; or

Use	Condition
	<ul style="list-style-type: none"> • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> . <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<p>Grazing animal production</p> <p>Home based business</p> <p>Informal outdoor recreation</p>	
<p>Poultry farm</p>	<p>Must be no more than 100 poultry (not including emus or ostriches).</p> <p>Must be no more than 10 emus and ostriches.</p>
<p>Primary produce sales</p>	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
<p>Racing dog husbandry</p>	<p>Must be no more than 5 animals.</p>
<p>Railway</p>	
<p>Rural industry (other than Abattoir and Sawmill)</p>	<p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</p> <p>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</p>

Use	Condition
	<ul style="list-style-type: none"> • The threshold distance, for a purpose listed in the table to Clause 53.10. • 30 metres, for a purpose not listed in the table to Clause 53.10. <p>Must not:</p> <ul style="list-style-type: none"> • Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012. • Require a notification under the Occupational Health and Safety Regulations 2017. • Require a licence under the Dangerous Goods (Explosives) Regulations 2011. • Require a licence under the Dangerous Goods (HCDG) Regulations 2016.
Rural store	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
Rural worker accommodation	<p>The number of persons accommodated at any time must not be more than 10.</p> <p>Must be used in conjunction with Agriculture on the same land or contiguous land in the same ownership.</p> <p>Must be used exclusively for accommodating workers engaged on the same land or contiguous land in the same ownership.</p> <p>Must be the only accommodation other than a dwelling on the same land or contiguous land in the same ownership.</p> <p>Must be on the same lot as an existing dwelling.</p> <p>The lot must be at least the area specified in a schedule to this zone for which no permit is required to use land for a dwelling. If no area is specified, the lot must be at least 40 hectares.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or

Use	Condition
-----	-----------

- A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978* .

Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990* .

Timber production

Must meet the requirements of Clause 53.11.

The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.

The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area.

The plantation must not be within 100 metres of:

- Any dwelling in separate ownership.
- Any land zoned for residential, commercial or industrial use.
- Any site specified on a permit which is in force which permits a dwelling to be constructed.

The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.

Tramway

Any use listed in Clause 62.01 Must meet requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
-----	-----------

Abattoir

Animal production (other than Cattle feedlot, Grazing animal production and Poultry farm)

Broiler farm - if the Section 1 condition to Poultry farm is not met

Must meet the requirements of Clause 53.09.

Camping and caravan park

Use	Condition
Car park	Must be used in conjunction with another use in Section 1 or 2.
Cattle feedlot – if the Section 1 condition is not met	Must meet the requirements of Clause 53.08. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Cemetery Crematorium	
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Domestic animal boarding	
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Emergency services facility	
Freeway service centre	Must meet the requirements of Clause 53.05.
Group accommodation Host farm Industry (other than Automated collection point and Rural industry) Landscape gardening supplies Leisure and recreation (other than Informal outdoor recreation) Manufacturing sales Market Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub) Primary school	
Racing dog husbandry – if the Section 1 condition is not met	Must meet the requirements of Clause 53.12.

Use	Condition
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Residential hotel Restaurant Rice growing	
Rural worker accommodation – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Sawmill Secondary school	
Timber production – if the Section 1 condition is not met	Must meet the requirements of Clause 53.11.
Trade supplies Utility installation (other than Minor utility installation and Telecommunications facility) Warehouse (other than Rural store)	
Wind energy facility	Must meet the requirements of Clause 52.32.
Winery Any other use not in Section 1 or 3	
Section 3 – Prohibited	
Use	
Accommodation (other than Bed and breakfast, Camping and caravan park, Dependent person's unit, Dwelling, Group accommodation, Host farm, Residential hotel and Rural worker accommodation) Amusement parlour Brothel Cinema based entertainment facility Education centre (other than Primary school and Secondary school) Nightclub Office Retail premises (other than Market, Landscape gardening supplies, Manufacturing)	

Use

sales, Primary produce sales, Restaurant and Trade supplies)

35.07-2
13/10/2021
VC212

Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit and a rural worker accommodation.

35.07-3
12/10/2021
VC202

Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
----------------------	--

Subdivide land to realign the common boundary between 2 lots where: Clause 59.01

- Each new lot is at least the area specified for the land in the zone or the schedule to the zone.
- The area of either lot is reduced by less than 15 percent.
- The general direction of the common boundary does not

Class of application	Information requirements and decision guidelines
----------------------	--

change.

- The land is not used for Rural worker accommodation

Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone where the land is not used for Rural worker accommodation.

Clause 59.12

35.07-4

22/03/2022
VC219

Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.07-1. This does not apply to:
 - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
 - An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
 - An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres. The building must not be used to keep, board, breed or train animals.
- A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - The setback from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road specified in a schedule to this zone or, if no setback is specified, 50 metres.
 - The setback from any other road or boundary specified in a schedule to this zone.
 - The setback from a dwelling not in the same ownership specified in a schedule to this zone.
 - 100 metres from a waterway, wetlands or designated flood plain.
- Permanent or fixed feeding infrastructure for seasonal or supplementary feeding for grazing animal production constructed within 100 metres of:
 - A waterway, wetland or designated flood plain.
 - A dwelling not in the same ownership.
 - A residential or urban growth zone.
- A building or works associated with accommodation located within one kilometre from the nearest title boundary of land subject to:
 - A permit for a wind energy facility; or
 - An application for a permit for a wind energy facility; or

- An incorporated document approving a wind energy facility; or
- A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct a building or construct or carry out works associated with a Section 1 use in the Table of uses of the zone with an estimated cost of up to \$500,000.</p> <p>Any works must not be earthworks specified in the schedule to the zone.</p>	<p>Clause 59.13</p>
<p>Construct a building or construct or carry out works associated with a Section 2 use in the Table of uses of the zone with an estimated cost of up to \$500,000 where:</p> <ul style="list-style-type: none"> • The land is not used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry, Rural industry or Rural worker accommodation. • The land is not within 30 metres of land (not a road) which is in a residential zone. • The building or works are not associated with accommodation located within one kilometre from the nearest title boundary of land subject to: <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>. • The building or works are not associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>. <p>Any works must not be earthworks specified in the schedule to the zone.</p>	<p>Clause 59.13</p>

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

35.07-6
22/03/2022
VC219

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.
- Whether Rural worker accommodation is necessary having regard to:
 - The nature and scale of the agricultural use.
 - The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

Accommodation issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.
- The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:

- A permit for a wind energy facility; or
- An application for a permit for a wind energy facility; or
- An incorporated document approving a wind energy facility; or
- A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.
- The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:
 - A permit for a wind energy facility; or
 - An application for a permit for a wind energy facility; or
 - An incorporated document approving a wind energy facility; or
 - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

Sign requirements are at Clause 52.05, This zone is in Category 4.

08/07/2021
C78wang**SCHEDULE TO CLAUSE 35.07 FARMING ZONE**

Shown on the planning scheme map as FZ.

1.008/07/2021
C78wang**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	250 square metres gross floor area
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	All land	250 square metres gross floor area, provided cladding colours/materials used are of muted tones
Minimum setback from a road (metres)	All land	20 metres
Minimum setback from a boundary (metres)	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres)	All land	50 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

43.01
31/07/2018
VC148

HERITAGE OVERLAY

Shown on the planning scheme map as **HO** with a number (if shown).

Purpose

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

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

43.01-1
04/11/2022
VC226

Permit requirement

A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
 - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
 - A solar energy system attached to a building that primarily services the land on which it is situated if the system is visible from a street (other than a lane) or public park and if the schedule to this overlay specifies the heritage place as one where solar energy system controls apply.
 - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
 - A fence, if the fence is visible from a street (other than a lane) or public park.
 - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
 - Buildings or works associated with a railway, railway station or tramway constructed or carried out by or on behalf of the Head, Transport for Victoria.
- Street furniture other than:
 - Traffic signals, traffic signs, bus shelters, fire hydrants, parking meters, post boxes and seating.
 - Speed humps, pedestrian refuges and splitter islands.
- A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park
- Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not

visible from a street (other than a lane) or public park.

- An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
 - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
- If the tree presents an immediate risk of personal injury or damage to property.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none"> • Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change. • Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> • The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. • An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. • Subdivide land into 2 lots if: 	<p>Clause 59.07</p>

- The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.
- The construction or carrying out of the approved building or works on the land has started lawfully.
- The subdivision does not create a vacant lot.
- Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay.
- Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay.
- Externally alter a non-contributory building.
- External painting.
- Construct a fence.
- Construct a carport, garage, pergola, verandah, deck, shed or similar structure.
- Construct and install domestic services normal to a dwelling.
- Construct and install a non-domestic disabled access ramp.
- Construct a vehicle cross-over.
- Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construct a rainwater tank.
- Construct or display a sign.
- Lop a tree.
- Construct or install a solar energy system attached to a dwelling.
- Construct and install an electric vehicle charging station.
- Construct and install services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

43.01-2
21/11/2017
VC141

Places in the Victorian Heritage Register

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the *Heritage Act 2017*.

Permit requirement

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

Referral of applications

An application to subdivide a heritage place which is included in the Victorian Heritage Register must

be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.

43.01-3
21/11/2017
VC141

No permit required

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the *Cemeteries and Crematoria Act 2003*.
- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

43.01-4
31/07/2018
VC148

Exemption from notice and review

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle cross-over.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.
- An electric vehicle charging station.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading

devices, or similar.

43.01-5
24/01/2020
VC160

Statements of significance

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the *Heritage Act 2017*.
- A heritage place included in the schedule to this overlay on an interim basis.

43.01-6
31/07/2018
VC148

Heritage design guidelines

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

43.01-7
31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in the schedule to this overlay.

43.01-8
24/01/2020
VC160

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.

- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

43.01-9

31/07/2018
VC148

Use of a heritage place

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

43.01-10

31/07/2018
VC148

Aboriginal heritage places

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the *Aboriginal Heritage Act 2006*.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO249	Southernwood Farmstead, 1486 Great Alpine Road, Tarrawingee Includes large Palm and Scarlet Oak in garden Significant outbuilding: Sheering shed and cow bail shed Incorporated plan: RCOW HO Permit Exemptions Plan	Yes	No	Yes	Yes	Yes	No	Yes	No
HO274	Stone cottage, 1553 Great Alpine Road, Tarrawingee Incorporated plan: RCOW HO Permit Exemptions Plan	Yes	No	No	Yes	No	No	No	No
HO291	House, 1613 Great Alpine Road,	Yes	No	No	Yes	No	No	Yes	No

44.04
06/09/2021
VC171

LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO** with a number (if shown).

Purpose

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.

44.04-1
24/01/2020
VC160

Land subject to inundation objectives and statement of risk

A schedule to this overlay may contain:

- Land subject to inundation management objectives to be achieved.
- A statement of risk.

44.04-2
17/02/2022
VC200

Buildings and works

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A disabled access ramp.
- A dependent person's unit.

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.

- To roadworks or bicycle paths and trails constructed or carried out by or on behalf of the Head, Transport for Victoria, to the satisfaction of the relevant floodplain management authority.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- To post and wire and post and rail fencing.

44.04-3

31/07/2018
VC148

Subdivision

A permit is required to subdivide land.

44.04-4

31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

44.04-5

31/07/2018
VC148

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

44.04-6

31/07/2018
VC148

Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

44.04-7

31/07/2018
VC148

Referral of applications

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

44.04-8

06/09/2021
VC171

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- Alternative design or flood proofing responses.

- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - Tidal patterns.
 - Coastal inundation and erosion.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.
- Any other matters specified in a schedule to this overlay.

08/07/2021
C78wang

SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO .

1.0

08/07/2021
C78wang

Land subject to inundation objectives to be achieved

None specified.

2.0

08/07/2021
C78wang

Statement of risk

None specified.

3.0

06/06/2022
C82wang

Permit requirement

A permit is not required to construct or carry out the following buildings or works:

Buildings

- A new dwelling within any residential zone of the Rural City of Wangaratta where the floor level is at least 300mm above the 100-year average recurrence interval (ARI) flood level as determined by the floodplain management authority or in accordance with an approved building envelope registered on the Plan of Subdivision.
- A replacement dwelling where the floor level is at least 300mm above the 100-year ARI flood level as determined by the floodplain management authority and the area of the replacement dwelling is the same or less than the original dwelling.
- Single or multiple dwelling extensions, where the combined floor area of extensions constructed since 25 February 1999 is not greater than 20 square metres.
- The construction of a pergola, veranda, deck or carport associated with an existing dwelling.
- The construction of a non-habitable building, structure or works (other than a building associated with an industrial, retail or office use) occupying floor area not more than 100 square metres.
- An extension to a non-habitable building, structure or works (other than associated with an industrial, retail or office use) occupying floor area not more than 100 square metres.
- Construction of a sports ground (without grandstand or raised viewing areas), golf course, park furniture and street furniture.
- An upper storey extension to an existing dwelling.
- A rainwater tank occupying an area of not more than 100 square metres.
- An in-ground swimming pool or spa associated with an existing dwelling provided that:
 - The swimming pool or spa and any associated works are located at least 30 metres from any waterway.
 - Pool safety fencing of an open style type that does not impede the flow of flood water must be used for no less than 75 per cent of a fences overall length.
 - Surplus earthworks are contained outside any land within the Land Subject to Inundation Overlay or Floodway Overlay and do not impact natural flow paths, drainage lines or flood flows.
- A mast, antenna, power pole, light pole, or telecommunication facility, if the associated buildings and works meet the requirements of clause 52.19.
- An outdoor advertising sign/structure provided it does not alter flood flows or floodplain storage capacity.

Works

Minor earthworks that do not obstruct or impact on natural flow paths, drainage lines or flood flows and that raise the natural surface level of the land by less than 100 millimetres. Typically, minor earthworks may include the maintenance of on farm access ways, existing unsealed roads and general agricultural activities such as ploughing. Minor earthworks do not include laser levelling for irrigation purposes.

4.0

08/07/2021
C78wang

Application requirements

None specified.

5.0

08/07/2021
C78wang

Decision guidelines

None specified.



Rural City of Wangaratta
ABN 67 784 981 354

Municipal Office:
Cnr Ford & Ovens Streets,
Wangaratta
Telephone: (03) 5722 0888

Office Hours:
8:30am to 5:00pm Monday to Friday
Website: www.wangaratta.vic.gov.au

Rates Enquiries Only: rates@wangaratta.vic.gov.au
All Other Enquiries: council@wangaratta.vic.gov.au



2.2065 - 2489 8059 034

T A Diffey
1613 Great Alpine Road
TARRAWINGEE VIC 3678

Issue Date: **02/02/2023**

Property No. **9359**

INTEREST RATE 10% SEE REVERSE FOR DETAILS

3rd INSTALMENT NOTICE

DESCRIPTION AND LOCATION OF PROPERTY

1613 Great Alpine Road
TARRAWINGEE VIC 3678
CA 25 Sec E Par Tarrawinge Vol 3955 Fol 835 CA 26 Sec E Par
Tarrawinge Vol 2610 Fol 806 CA 28 Sec E Par Tarrawinge Vol
11205 Fol 716 and 3 more
170.17 HA

SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
\$1,737,000	\$2,067,000	\$103,350
AVPCC	VALUATION EFFECTIVE DATE	VALUATION USED FOR FIRST TIME
530	01/01/2022	01/07/2022

RATING DETAILS

INSTALMENT DUE

\$1,445.00

TOTAL RATES & CHARGES **\$1,445.00**

INSTALMENT AMOUNT

\$1,445.00

Due Date 28/02/2023

Wangaratta Rural City Council trading as



Rural City of Wangaratta
ABN 67 784 981 354

Ratepayer: T A Diffey

Property No. 9359



Billers Code: 216283
Ref: 93591

BPAY View Registration No.: 93591
BPAY View Registration Name: T A Diffey

See reverse side for payment options and methods of payment.

A \$1.00 fee per transaction may apply

Billpay Code: 3389
Ref: 935 91

Pay in-store at Australia Post,
online at auspost.com.au/postbillpay, by
phone 13 18 16 or via Auspost app.



*3389 93591

Amount: **\$1,445.00**

Due By: **28/02/2023**

RATE CONCESSIONS

A pensioner concession may be granted subject to appropriate approval for your principal place of residence only. Please make application on the required form available from Council's office and website.

MANNER OF PAYMENT

The rates and charges levied by this notice must be paid by four (4) instalments. You may pre-pay all four instalments by **30 September 2022** or any other combination of instalments before their due date(s). The first instalment must reach the Wangaratta Government Centre by 30 September 2022 or within 14 days from the date on which this notice was issued, whichever date is the latest date. The first instalment is an amount as near as possible to 25% of the current rates plus any arrears. The remaining instalments must be paid not later than the dates shown below:

2nd instalment — 30 November 2022

3rd instalment — 28 February 2023

4th instalment — 31 May 2023

Notices for the remaining instalments will be forwarded at least 14 days prior to the due dates. There is no provision to pay in full at a later date. Payment of rates and charges may be made in advance of the instalment date.

Payments not received by the due dates whether by post or in person will be considered overdue. Payment of any arrears shown are overdue and now payable.

PAYMENT PLANS OR HARDSHIP

Council understands that some ratepayers may have difficulty meeting the prescribed payment dates due to hardship. If you are facing difficulty, please contact Council's Property & Revenue Team on 03 5722 0888 to discuss payment options. Enquiries can also be made via Council's website www.wangaratta.vic.gov.au/Residents/Rates/Payment-plans

INTEREST ON RATES

Rates are a charge upon the property and unless paid on or before the due date, will bear interest at the prevailing interest rate currently (10%). Interest will be charged from the due date of payment.

ALLOCATION OF MONIES

All payments will be credited in the following order:

1. Legal costs owing, if any
2. Interest owing, if any
3. Arrears owing, if any
4. Current rates, charges and Fire Service Property Levy owing

LEVELS OF VALUE/RATING BASE

This rating valuation forms part of the General Valuation of the Wangaratta Rural City Council which became operative as at 1 July 2022 with a level of value date of 1 January 2022. Council rates are levied on the Capital Improved Value. Council declared rates and charges at its Council Meeting held on Tuesday 28 June 2022.

RIGHT OF OBJECTION TO VALUATION

Ratepayers have a right under S17 of the Valuation of Land Act 1960 to object to the valuation applied to the property described on this notice on a number of specific grounds. Under S18 Objections must be lodged on the prescribed form **within 2 months of the issue of the initial rate and valuation notice**. Please contact Council's Rates Department for further information regarding the grounds for objection and the prescribed form.

RIGHT OF OBJECTION TO RATES AND CHARGES

Under S183 of the Local Government Act 1989 (LGA), an application for review of the differential rate classification may be made to the Victorian Civil and Administrative Tribunal. Under S184, aggrieved persons have a right of appeal to the County Court on the rates and charges on specific grounds. Please contact Council's Rates Department for further information.

TRANSFER OF RATING OBLIGATION

You must supply a copy of the original rates and valuation notice to any legal entity to whom you have transferred your obligation to pay the rates associated with the property for which the notice is issued. The copy must be supplied to that legal entity to ensure they are able to meet the due dates and time-lines associated with the notice.

CHANGE OF OWNERSHIP OR ADDRESS FOR SERVICE OF NOTICES

Council must be notified in writing of change of address, ownership or occupancy. When ownership of property changes, liability for payment of rates and charges remains with the owner recorded with Council until a "Notice of Acquisition" of an interest in land is received by Council.

GARBAGE, RECYCLING, AND ORGANIC COLLECTION CHARGE

In accordance with Council's Waste Charge Policy the above charges apply to all urban and rural tenements where a collection service is available or provided by Council or its contractors, whether or not the service is used.

FIRE SERVICES PROPERTY LEVY

All funds collected by Council will go to the State Government to support the fire services. For more information visit firelevy.vic.gov.au

Any person may apply for exemption from the fire services levy fixed charge for farm land under the "Single Farm Enterprise" criteria.

Application forms are available from Council's office and website.

WAIVER/DEFERRAL OF RATES AND CHARGES/ FIRE LEVY

The owner(s) of rateable and non-rateable land may apply for a waiver or deferral in respect of the fire services property levy and rates and charges.

RATE CAPPING

Council has complied with the Victorian Government's rate cap of 1.75%. The cap applies to the average increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons-

- (i) The valuation of your property relative to the valuation of other properties in the municipal district;
- (ii) The application of any differential rate by Council;
- (iii) The inclusion of other rates and charges not covered by the Victorian Government's rates cap.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE (AVPCC)

The AVPCC represents the existing land use of the property for Valuation Best Practice valuation purposes and for determining the appropriate land use classification for the Fire Services Property Levy.

LAND TAX

Notice is given that council valuations may be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office uses the site value in assessing land tax. For further information refer to the State Revenue Office website.

USE OF PROPERTY DATA

At times, Council receives requests for access to property information. Council will only provide property database information in accordance with the LGA and the Privacy & Data Protection Act 2014.

Manager - Finance



Internet or
Telephone



Direct
Debit



Mail



In Person

Use BPAY to pay fee-free from your cheque or savings account.

More info:
www.bpay.com.au

aggregated to BPAY Pty Ltd ABN 69 079 137 518

- Visit www.wangaratta.vic.gov.au and click "Make a Payment" or call 1300 653 934

- (MasterCard and Visa)

- Application forms are available from Council's website - click "Make a Payment", then "Direct Debit".

Direct debit frequencies available:

- Instalments (quarterly due amount)
- Weekly
- Fortnightly
- Monthly

Note: Direct debits are not available from credit card only accounts.

- Wangaratta Rural City Council
PO Box 238
WANGARATTA VIC 3676

- Detach payment slip and make cheques payable to Wangaratta Rural City Council

Note: Receipts will not be issued for mailed payments.

- At Council Offices Cnr Ford & Ovens Street Wangaratta between 8:30am and 5:00pm Monday to Friday.

- At any Australia Post office or agency.*

Cash, Cheque or EFTPOS only.

*A \$1.00 fee per transaction may apply.

PO BOX 235
CLEVELAND QLD 4163

JJ'S
Waste &
Recycling

A.B.N. 40 000 805 425



84316-A-13-B0343-S69-P139

TREVOR A DIFFEY
1613 GREAT ALPINE ROAD
TARRAWINGEE VIC 3678

Invoice and Accounts Enquiries

P (03) 9794 5722

E ar.melbourne@jjswaste.com.au

Operational and General Enquiries

P (02) 6056 3444

E admin.wodonga@jjswaste.com.au

Tax Invoice / Statement

Month:	JAN-2023
Invoice No:	130042672301
Customer No:	13004267
Issue Date:	31/01/2023
Due By	14/02/2023

Account Summary (including GST)

Opening Balance:	\$0.00
Payments made this period:	\$0.00

Transactions for this period	\$165.75
Total Amount Payable	\$165.75

(Total GST for this Invoice \$15.07)

Customer Portal Available

Register now to view your service calendar, access your invoices and contact us to schedule your next service.

Go to
myaccount.jjrichards.com.au
to register.



TERMS STRICTLY 14 DAYS

HOW TO PAY

PLEASE EMAIL ALL REMITTANCE ADVICES TO AR.REMIT@JJSWASTE.COM.AU

CREDIT CARD

PAY NOW

Payments can be made using your credit card via our secure Payment Gateway or by phoning your local depot. See contact information above.

Go to
<https://myaccount.jjrichards.com.au>
/paynowlogin

DIRECT DEBIT

Payments can be arranged for monthly automatic deductions on the 15th of each month from your nominated savings, cheque or credit card account.

Please phone our office to set-up Direct Debit as your payment option.

CUSTOMER PORTAL

View invoices and make payments.

Simply visit our customer portal
<https://myaccount.jjrichards.com.au>.
Enter your Customer Number and invoice Number which can be found at the top of this invoice.

BPAY

Payment via internet or phone banking.



Bill Code: 28357
Ref No: 130042674

EFT

EFT made payable to
JJ Richards & Sons
BSB: 064 168
Account: 0045 0396

Ref No: 13004267

MAIL

Detach the How To Pay slip from the bottom of this invoice and post along with your cheque made payable to:

J.J. Richards & Sons Pty Ltd
PO BOX 235
CLEVELAND QLD 4163

Transaction Details

SUPPLY OF CONTAINERS, REMOVAL & DISPOSAL OF
TRADE WASTE FOR THE PERIOD ENDING: 31/01/2023

JJ'S
Waste &
Recycling

A.B.N. 40 000 805 425

DATE	DESCRIPTION	DOCKET	PRICE	GST	TOTAL	BALANCE
	Balance Brought Forward					0.00
	(1613 GREAT ALPINE ROAD TARRAWINGEE) *** 1.5 METRE BIN					
27/01/23	1 BIN		150.68	15.07	165.75	
	SUB-TOTAL		150.68	15.07	165.75	
	TOTAL DUE					165.75

INVOICE NUMBER: 130042672301

Remittance Advice

Comments: _____

JJ'S
Waste &
Recycling

PLEASE EMAIL ALL REMITTANCE ADVICES TO
AR.REMIT@JJSWASTE.COM.AU

J.J. Richards & Sons Pty Ltd
PO BOX 235
CLEVELAND QLD 4163

Invoice No: 130042672301
 Customer No: 13004267
 Issue Date: 31/01/2023
 TOTAL DUE \$165.75

**Lease Agreement for 1613 Great Alpine Road,
Tarrawingee, Victoria 3678.**

Date: 28/07/2022

TA Diffey

1613 Great Alpine Road,
Tarrawingee Vic. 3678

Ph: 03 57 251 805

Mobile 0448 890 644

ABN: 79 140 319 584

This lease includes conditions, agreements, and terms of lease.

Commencing 1st July 2022

Total approximate arable area to lease is 407 acres at proposed property, address as above.

Paddocks that are included within this lease are listed below.
Please note this lease proposal is only for the lease of land and the use of the stock yards, no buildings or equipment is included.

In signing this agreement, you agree to all terms and conditions within this lease.

**Lease Agreement for 1613 Great Alpine Road,
Tarrawingee, Victoria 3678.**

Included paddocks follow by name.

- . The cross's (approximately 136 acres)
- . Top Paddock (approximately 80 acres)
- . Pit Paddock (approximately 140 acres)
- . Wet Paddock (approximately 51 acres)

Lease will be in a term of 12 months . Paid quarterly and in advance.
Commencing 1st July 2022.

Conditions of lease as follows.

- . The access to the pit and driveway through paddock to pit must be allowed for the use of quarry products and movement by the registered owners and the property owner at any time.
- . Access to all areas of the property is to be allowed for only the property owner, friends & family of the property owner.
- . lessee will provide up to date certificate of currency for
 1. Public Liability
 2. Workcover (if applicable)

Lease Agreement for 1613 Great Alpine Road,
Tarrawingee, Victoria 3678.

Lease term as follows.

1. Fix and maintain all fences related to the areas within leased area, these fences are to be in the same condition after lease as they are at the commencement of the lease.
2. Electric fence must be maintained from all earth leakages or breakages. Importantly this must be maintained on a weekly basis to insure maximin control of livestock.
3. Lessee to control all heliotrope, Thistle, Bathurst Burr, Capeweed, Patterson Curse & Blackberry's from leased area.
4. Lessee is to not remove any products / material or firewood from property unless given written permission from the property owner.
5. At no times any livestock to be placed in driveway or surround house areas without written permission from the property owners.
6. Written notification in advance is required, in the unfortunate event of any party needing to break or terminate the lease agreement. Lease agreement to be reviewed 2mths before renewal (June 30th)

Lease agreed price per acre is \$150.00.....+ GST

Total payable quarterly is \$15,262.50....+ GST

I (full name of lessee) ANDREW FARRINGTON of
address 1085 MOTHU MEADOW PACON MEADOW CREEK

Agree to the per acre price, terms and conditions outlined within the lease agreement, and will carry out all works and maintenance required within this lease by the end of 12 months periods within leased time frame.

Signed Andrew Farrington Date 09/09/2022

Mobile 0428633388

2nd Contact Sion A Farrington Mobile 0427399007

Lessor agrees to the above conditions, agreement & terms of lease.

Signed T. D.A. Date

Mobile 0427251805

Certificate of Currency

Policy Number AUS0049194FAR

Period of Insurance from 08/05/2019 at 4pm to 15/07/2019 at 4pm

We have pleasure in confirming cover for the items listed below. It is based on the description of the risk and claims details as supplied by the insured. The full description of cover is that shown in our Product Disclosure Statement ("PDS") and the current Insurance Certificate.

Please note whilst an end date for the Period of Insurance has been indicated, the policy may be cancelled at any time in the future and its effectiveness can also be affected by any non-disclosure or misrepresentation by the insured when applying for the policy.

This certificate:

- (a) is issued as a matter of information only;
- (b) confers no rights upon the certificate holder; and
- (c) does not form part of the policy or extend or amend the coverage afforded by the policy.

The information provided below is a summary only and cannot be relied on as a full description of the policy or its cover. For full details of the terms, conditions, limitations and exclusions that apply refer to the PDS. Unless stated otherwise, capitalised words in this Certificate of Currency have the same meaning as that defined in the policy.

The details on this Certificate of Currency are correct as at 8 May 2019.


Type of Policy	Farm Insurance Policy
Insured	GWANDALLON HOLDINGS PTY LTD ATF THE MEADOW CREEK TRUST GWANDALLON Mr Andrew Farrington Mr John Leviny Mrs Elizabeth Leviny Mrs Siri Farrington
Address	865 Moyhu Meadow Creek Road MEADOW CREEK VIC 3678
Location(s) of Risk	'Gwandallon' 865 Moyhu-Meadow Creek Road, MEADOW CREEK VIC 3678 'Barry's', 310 Koorungal Park Lane, MEADOW CREEK VIC 3678 'John's', 315 Koorungal Park Lane, MEADOW CREEK VIC 3678 'Don's', 431 Meadow Creek Road, MOYHU VIC 3732 'Don's 2', MOYHU VIC 3732 'King River', Koorungal Park Lane, MOYHU VIC 3732 'Steins', MOYHU VIC 3732 'Nullegai', 440 Greens Road, GLENROWAN VIC 3675 Any location listed, MEADOW CREEK VIC 3678 'Butter Factory', Meadow Creek Rd, MOYHU VIC 3732 1613 Great Alpine Road, TARRAWINGEE VIC 3678

Interested Party

Insured Risk	Sum Insured	Excess
Farm Liability	\$20,000,000	\$500
Property in Your Control	\$100,000	\$500

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Document Id: 000042-6056_20190808102941980_01.06



Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)