

From www.planning.vic.gov.au at 21 June 2024 08:18 AM

PROPERTY DETAILS

Address: **TALGARNO GAP ROAD BETHANGA 3691**
Crown Description: **Allot. 55 Sec. H PARISH OF BERRINGA**
Standard Parcel Identifier (SPI): **55-H\PP2126**
Local Government Area (Council): **TOWONG**
Council Property Number: **211950**
Planning Scheme: **Towong**
Directory Reference: **Vicroads 36 C3**

www.towong.vic.gov.au

[Planning Scheme - Towong](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

Registered Aboriginal Party: **None**

[View location in VicPlan](#)

Planning Zones

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

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



RAZ - Rural Activity **Water area** **Water course**

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

Planning Overlays

No planning overlay found

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Read the full disclaimer at <http://www.dcl.vic.gov.au/disclaimer>

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

Further Planning Information

Planning scheme data last updated on 12 June 2024.

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>

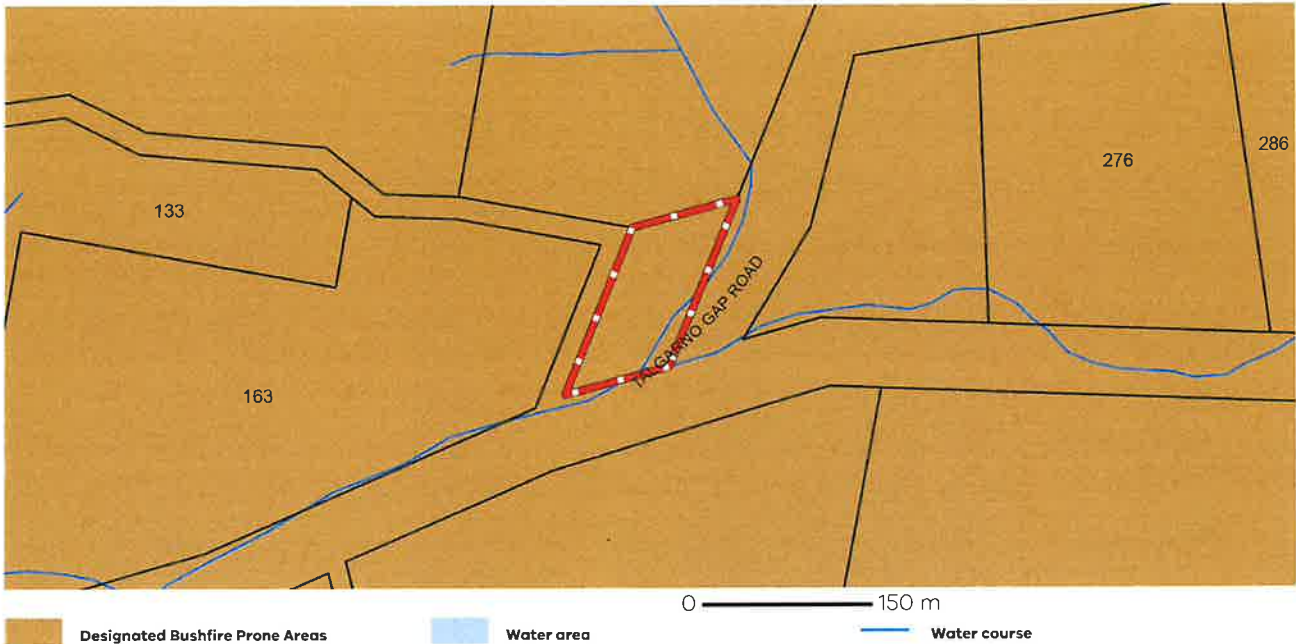
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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/vicalan/> 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://nvm.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 \(environment.vic.gov.au\)](#)

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File: 211950

18 June 2024

Ms JM McFarlane
10 Marigold Court
Wodonga VIC 3690
Email: jewellzz72@hotmail.com

Dear MS McFarlane,

Planning Permit 2023/072 – Use and Development of the Land for a Dwelling – CA 55 Section H Parish of Berringa (Talgarno Gap Road Bethanga)

We are pleased to issue Planning Permit 2021/0xx. Please read the permit conditions and notes carefully. Check if there are any additional actions or permits required before the use or development begins.

The final page of the permit advises you of your appeal rights if you are dissatisfied with any conditions.

If you have any queries regarding the attached permit please contact the Shire Planning Team at planning@towong.vic.gov.au or 1300 365 222.

Yours sincerely,



Mark Florence
Deputy Director Community and Planning

Enc.
Cc. Goulburn-Murray Water
North East Water
DELWP – Hume Region
Country Fire Authority
North-East Catchment Management Agency

PLANNING PERMIT

Permit No: 202x/xxx
Planning Scheme: Towong Planning Scheme
Responsible Authority: Towong Shire Council
Address of the land: CA 55 Section H Parish of Berringa (Talgarno Gap Road Bethanga)

The Permit Allows:

Planning Scheme Clause No.	Description of what is allowed
35.08-1	Use of the land for a dwelling
35.08-4	Buildings and works associated with the construction of a dwelling

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement of Permit

2. This permit will operate from the issued date of this permit.

Dwelling – excess building materials

3. 8. Before the dwelling is occupied, the land must be cleared of all excess and unused building materials and debris to the satisfaction of the responsible authority.

Dwelling – minimum rural water supply

4. The water supply must have a minimum combined water capacity of 45,000 litres. 20,000L must always be in reserve exclusively for firefighting purposes. The following requirements apply to the 20,000 litres:
 - a. Be stored in an above ground water tank constructed of concrete or metal
 - b. Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - c. Include a separate outlet for occupant use if supply is combined.
 - d. Be readily identifiable from the building or appropriate identification signage.
 - e. Be located within 60 metres of the outer edge of the approved building.
 - f. The outlet/s of the water tank must be within four (4) metres of the access way and unobstructed.
 - g. Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting)

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Date issued: 18/06/2024

- h. Any pipework and fitting must be a minimum of 65 millimetres (excluding the CFA coupling).

Dwelling – works to be completed before occupation

- 5. The dwelling must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. An all weather access road has been constructed of adequate dimensions.
 - b. Provision has been made to treat and retain all waste water on-site in accordance with EPA Code of Practice – Onsite Wastewater Management
 - c. The dwelling has been connected to a potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
 - d. The dwelling has been connected to an energy source.

Dwelling – erosion and degradation

- 6. Any ancillary works to the construction of the dwelling and their on-going use must not cause erosion or degradation of the land or surrounding land to the satisfaction of the Responsible Authority.

Dwelling – access

- 7. Access to the land must be located and constructed to the satisfaction of the responsible authority. Any access roads, clearings or banks resulting from excavation must be stabilised by using retaining walls, terracing, revegetation or other means of slope stabilization to the satisfaction of the responsible authority.

Dwelling – rural stormwater

- 8. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the responsible authority, so that it will have no detrimental effect on the environment or adjoining property owners.

Goulburn Murray Water

- 9. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).
- 10. No building is to be constructed within 30m of any waterways, including any dams on a waterway.
- 11. All wastewater from the dwelling/building must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must be an EPA approved system, installed, operated and maintained in accordance with the relevant EPA Code of Practice and Certificate of Conformity.
- 12. All wastewater must be applied to land via pressure-compensating sub-surface irrigation installed along the contour.
- 13. The wastewater disposal area must be setback at least 50m from all waterways, 60m from any dams, 20m from any bores and 40m from any drainage lines.
- 14. The wastewater management system must be appropriately designed to manage the potential volume of wastewater generated under full occupancy, including an appropriately sized wastewater disposal area based on a full water balance specific to the proposal and subject land.

15. The wastewater disposal area must be kept free of stock, buildings, driveways, paths, car parking and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. Unless disposal is by subsurface irrigation methods, a reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.

Expiry – Development

16. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within 2 years of the issued date of this permit.
 - b. The development is not completed within 4 years of the issued date of this permit.
 - c. The use does not start within 2 years of completion of the development.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

***** END OF PERMIT CONDITIONS *****

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

<i>Date of extension</i>	<i>Period of extension to commence use (specify date where possible)</i>	<i>Period of extension to commence development (specify date where possible)</i>	<i>Period of extension to complete development or any stage (specify date where possible)</i>	<i>Period of extension to certify plan of subdivision (specify date where possible)</i>

USEFUL INFORMATION

(The following information does not form part of this permit)

1. The permitted use or development may need to comply with, or obtain the following further approvals:

The unnamed waterway on the east of the property is gazetted by the Authority to be a designated waterway under the *Water Act 1989*. A Works on Waterways permit must be obtained from the Authority in accordance with By-Law No 2014/01 Waterways Protection prior to commencing any works in, on or over designated waterways (such as landscaping, access crossings, storm water outlets, etc). Further information and an application form can be obtained from the Authority at:

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Date issued: 18/06/2024


 Signature for the Responsible Authority
 Page 3 of 5

211950

- a. <http://www.necma.vic.gov.au/About-Us/Programs-Initiatives/Undertake-Works-on-Waterways>

A building permit is required.

***** END OF PERMIT NOTES *****

Permit No: 2023/072
Date issued: 18/06/2024

Form 4
Planning and Environment Regulations 2015


Signature for the Responsible Authority
Page 4 of 5

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit. (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988 .
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the Planning and Environment Act 1987 , or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act 1988 , unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Permit No: 2023/072
Date issued: 18/06/2024

Proposed Siting of your JG King Home



JG King Building Group Pty Ltd | jgkinghomes.com.au

Customer: Julie McFarlane
Site Address: TALGARNO GAP ROAD
Locality: Bethanga
Home Design: PARADISE 170 - KINGSTON

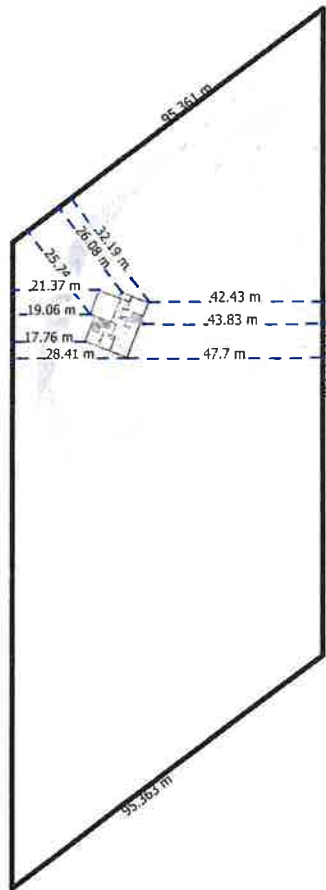
Date: 28/04/2023
Estate:
State: VIC
Consultant: James Macgibbon (JamesM@jgkinghomes.com.au)

Incomplete Sub: Yes
Current Fencing: None
Ceiling Height: 2.4m
Site Coverage: 1.4%
Site Area: 12142.48 m²
Build Area: 170.05 m²

TOWONG SHIRE COUNCIL

This document forms part of Planning Permit 2023/072 issued under the provisions of the Planning and Environment Act 1989, and must not be varied without written permission.

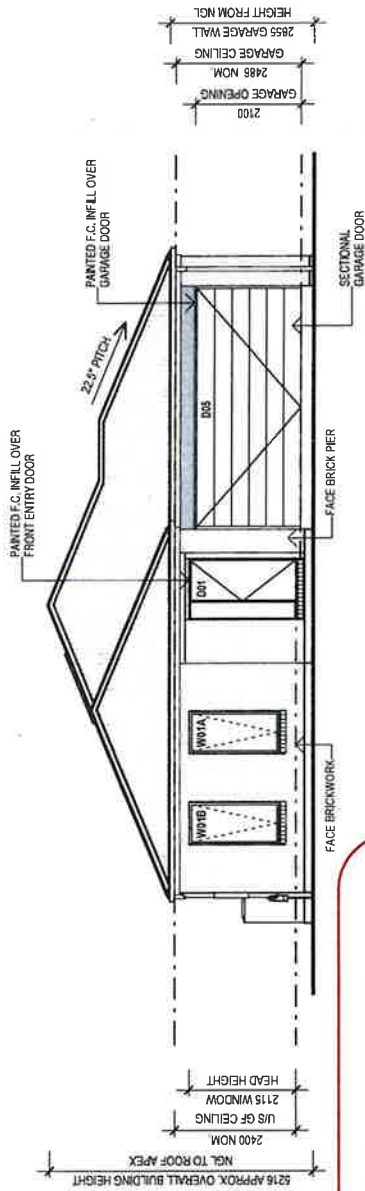

18/06/2024
Director Community and Planning Date



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder. This siting is subject to developer approval, state building regulations and council requirements (where applicable).

(Geo Plan ID: 511213)
Scale: 1:1243 @ A3
© GeoSite IT Pty Ltd

Customer Signature (1) Date (1) Customer Signature (2) Date (2)

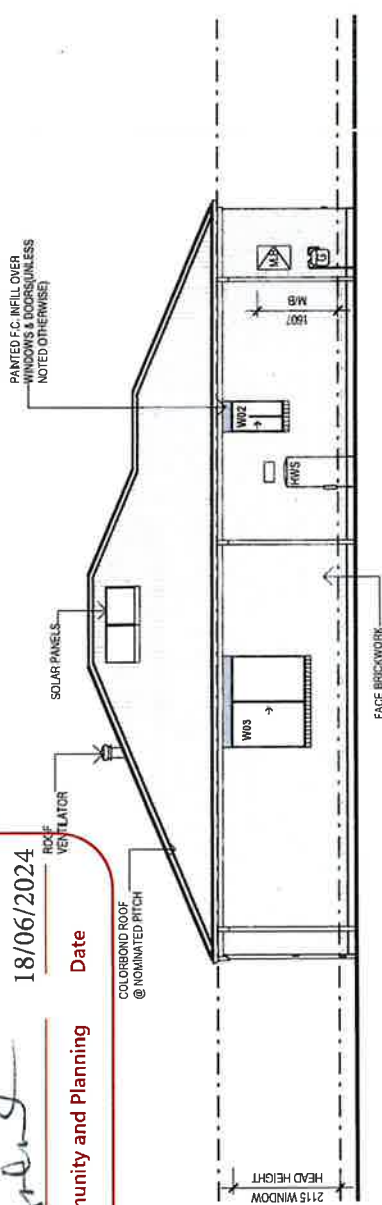


TOWONG SHIRE COUNCIL

ELEVATION A

This document forms part of Planning Permit 2023/072, issued under the provisions of the Planning and Environment Act 1989, and must not be varied without written permission.

[Signature]
 Director Community and Planning
 Date 18/06/2024



ELEVATION B

SCALE: 1 : 100

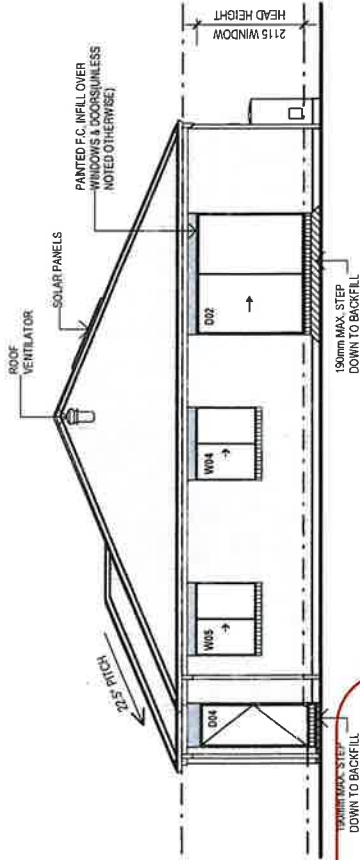
CLIENT	JG KING HOMES PTY. LTD.
ADDRESS	261 SALMON STREET
CITY	PORT MELBOURNE VIC 3207
JOB NO.	000MLC000
DRAWN	MITEK
CHECKED	HY
MASTER RELEASE DATE	06/03/2023
PROJECT STAGE	S1899
SHEET NO.	04
TOTAL NO.	12



SHEET TITLE	ELEVATIONS
HOUSE NAME	PARADISE 170
FACADE NAME	KINGSTON
SHEET SCALE	1 : 100
ORIGINAL SHEET SIZE	A3
COPYRIGHT	2023

CLIENT ACKNOWLEDGEMENT	DATE 1	DATE 2	DATE 3
IF WE AGREE THAT THESE ARE OUR BEST DRAWINGS WHICH REFLECT THE INTENT OF THE CLIENT'S REQUIREMENTS, WE WILL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.			
JOB BUILDER			

GENERAL NOTES
1. WINDOW HEAD/CURT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE)
2. ALL GLAZING TO COMPLY WITH AS 1768:2006 (PART 1:2006) (REFER TO ENERGY RATING FOR ALL GLAZING UNITS) AS AT 2/24/2014
3. HWS INSTALLED THROUGH HOT WATER SYSTEM
4. HWS INSTALLED THROUGH HOT WATER SYSTEM
5. HWS INSTALLED THROUGH HOT WATER SYSTEM

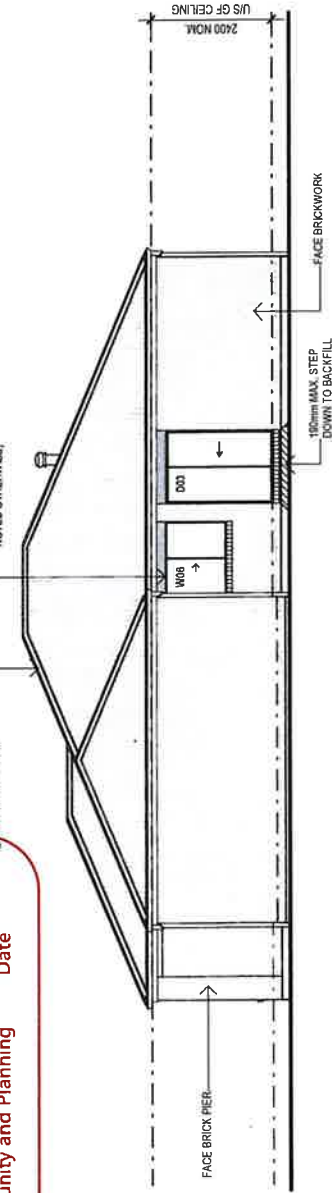


TOWONG SHIRE COUNCIL
ELEVATION C

This document forms part of Planning 2023/072 issued under the provisions of the Planning and Environment Act 1989, and must not be varied without written permission.

[Signature]
18/06/2024 Date
Director Community and Planning

COLORBOND ROOF
@ NOMINATED PITCH



ELEVATION D
SCALE: 1 : 100

<p>CLIENT NOTES</p> <ul style="list-style-type: none"> WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE) ALL GOING TO COMPLY WITH AS 1562.0000 (MAX 15000) (REFER TO ENERGY RATING) IN LINE WITH AS 1562.0000-2014 HOT WATER SYSTEM WATER METER BOX WATER METER WATER CHURNER 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/WE HEREBY STATE THAT I/WE HAVE READ AND UNDERSTAND THE PROJECT CONTRACT DRAWING SET AND APPROVE AS YET TO COMPLETE THE FINAL CONTRACT DOCUMENTS AND AUTHORISE AS YET TO COMPLETE THE FINAL CONTRACT DOCUMENTS AND AUTHORISE AS YET TO COMPLETE THE FINAL CONTRACT DOCUMENTS.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>SK/RELEASER: _____ DATE 3: _____</p>	<p>SHEET TITLE ELEVATIONS</p> <p>HOUSE NAME PARADISE 170</p> <p>PROJECT NAME KINGSTON</p> <p>SHEET SCALE 1 : 100</p> <p>ORIGINAL SHEET SIZE A3</p> <p>COPYRIGHT 2023</p> <p>HAND RH</p> <p><small>*THE PROJECT INFORMATION IS THE PROPERTY OF JG KING HOMES PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD.</small></p>	<p>CLIENT JG KING HOMES PTY. LTD.</p> <p>ADDRESS 261 SALMON STREET</p> <p>SUBURB PORT MELBOURNE VIC 3207</p> <p>JOB NO 000MLC000</p> <p>DRAWN MITTEK</p> <p>CHECKED HY</p> <p>DATE 06/03/2023</p>	<p>PROJECT STAGE 05</p> <p>SHEET NO 05</p> <p>TOTAL NO 12</p>
	<p>UP COLLECTION MELBOURNE 261 SALMON STREET, PORT MELBOURNE, VIC 3207 1107 BANG 3344</p> <p>JG KING HOMES</p>			

Proposed Siting of your JG King Home



JG King Building Group Pty Ltd | jgkinghomes.com.au
Customer: Julie McFarlane
Site Address: TALGARNO GAP ROAD
Locality: Bethanga
Home Design: PARADISE 170 - KINGSTON

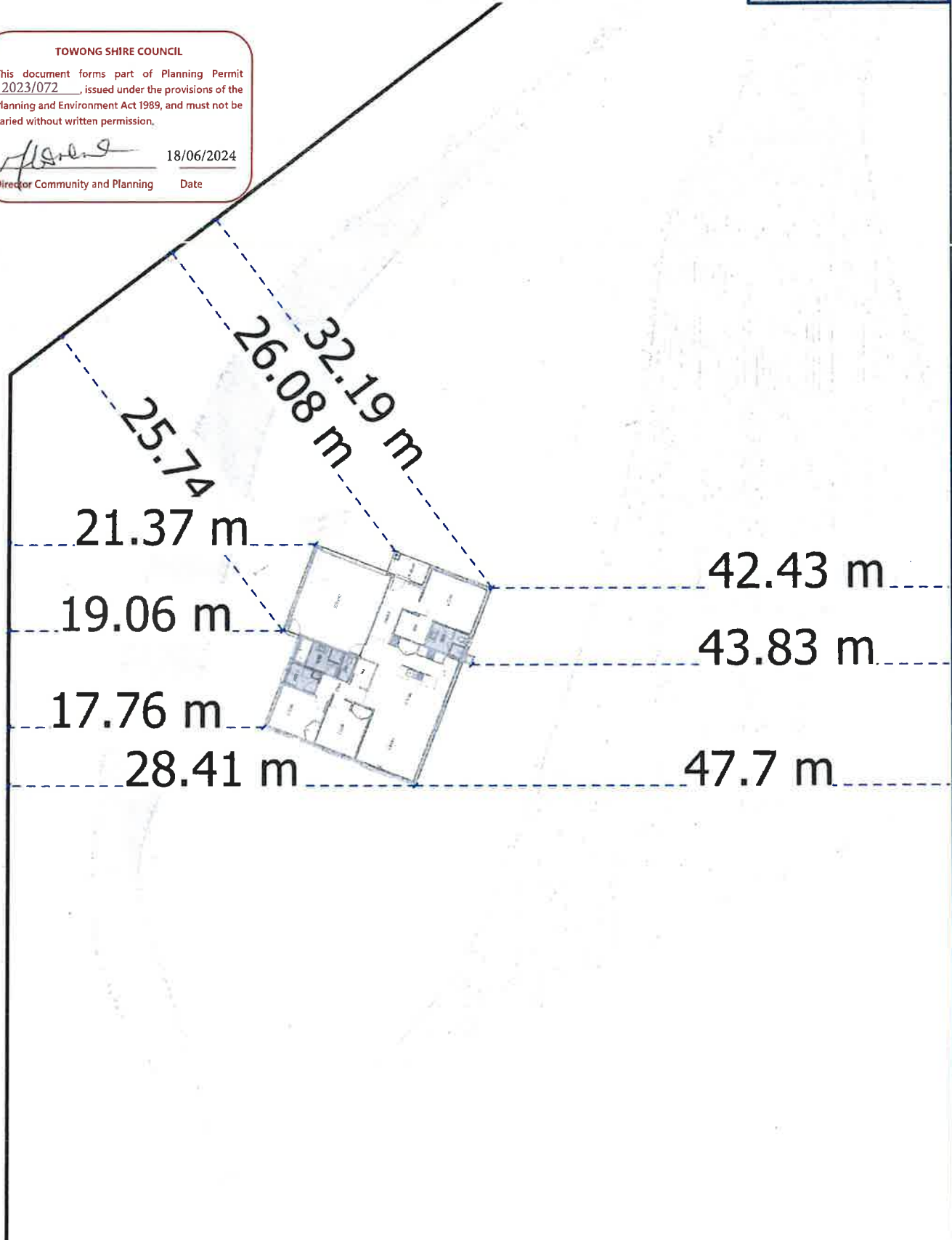
Date: 28/04/2023
Estate:
State: VIC
Consultant: James Macgibbon (JamesM@jgkinghomes.com.au)

Incomplete Sub: Yes
Current Fencing: None
Ceiling Height: 2.4m
Site Coverage: 1.4%
Site Area: 12142.48 m2
Build Area: 170.05 m2

TOWONG SHIRE COUNCIL

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[Signature] 18/06/2024
Director Community and Planning Date



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder. This siting is subject to developer approval, state building regulations and council requirements (where applicable).

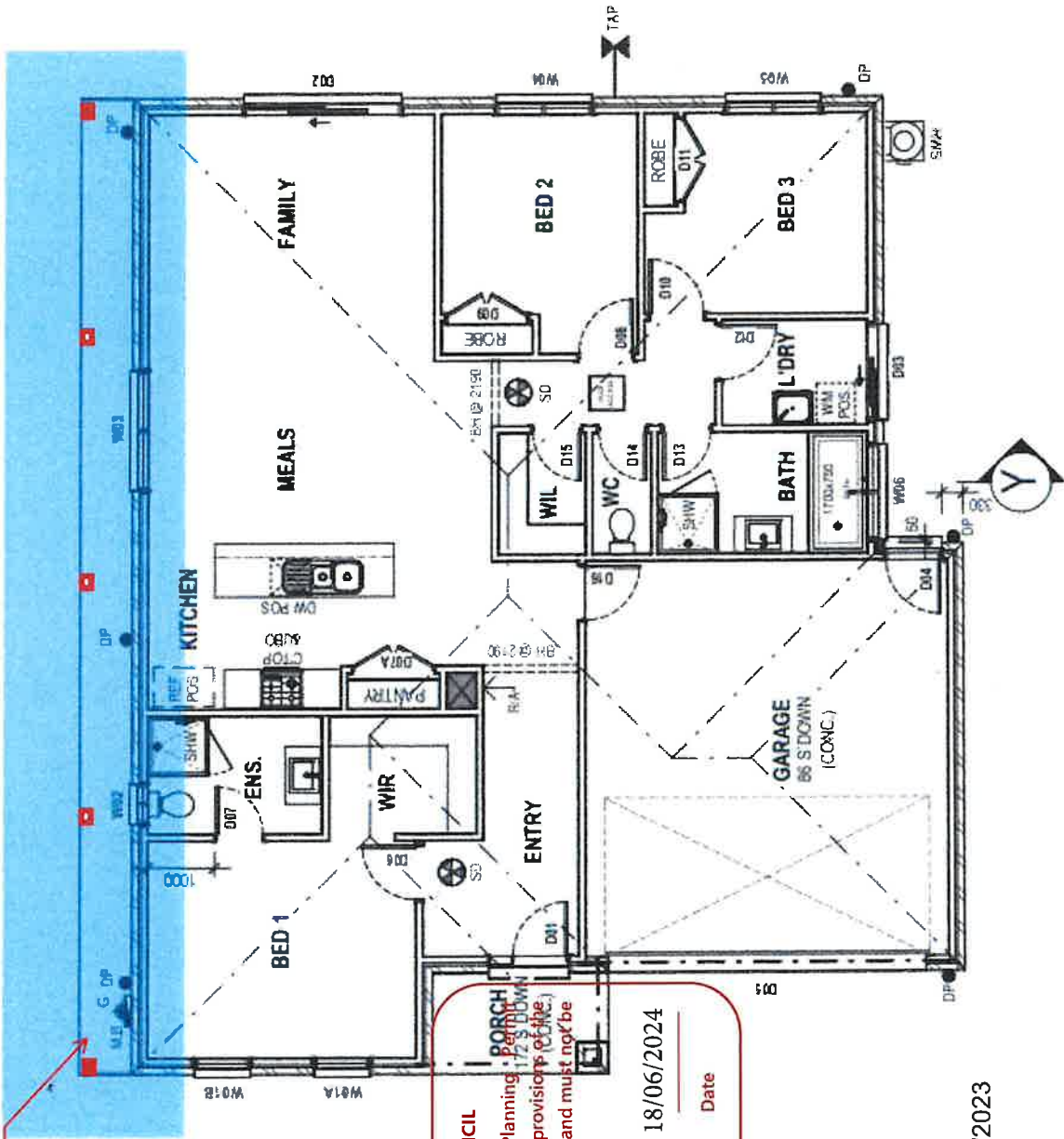
(Geo Plan ID: 511213)

Scale: 1:256 @ A3

© GeoSite IT Pty Ltd

Customer Signature (1) Date (1) Customer Signature (2) Date (2)

SFS confirmed can use
 C250 verandah beam with a
 span of 3.6m between posts
 Provide approx. 5x columns
 to support 1800mm wide
 Verandah



NSV1

TOWONG SHIRE COUNCIL

This document forms part of Planning Permit 2023/072 issued under the provisions of the Planning and Environment Act 1989, and must not be varied without written permission.

[Signature]

Director Community and Planning

18/06/2024

Date

[Signature]

Sama Al Bzo
 Based on NSV item #1 dated 28/03/2023
 Approved
 30/03/2023

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	CA 55 Section H Talgarno Gap Road, Bethanga 3691
-------------	--

Vendor's name	Julie Maree McFarlane	Date / /
Vendor's signature		

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) Are contained in the attached certificate/s.

~~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.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input type="checkbox"/> 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): -

As contained in the attached searches.

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' and a report is not provided.

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):

Are contained in the attached certificate.

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

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)

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 03181 FOLIO 011

Security no : 124116471915V
Produced 09/07/2024 09:35 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 55 Section H Parish of Berringa.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JULIE MAREE MCFARLANE of TALGARNO GAP ROAD BETHANGA VIC 3691
AV282586J 31/01/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV282587G 31/01/2022

COMMONWEALTH BANK OF AUSTRALIA

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 TP354466M 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: TALGARNO GAP ROAD BETHANGA VIC 3691

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 31/01/2022

DOCUMENT END

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Document Type	Plan
Document Identification	TP354466M
Number of Pages (excluding this cover sheet)	2
Document Assembled	09/07/2024 09:45

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TITLE PLAN		EDITION 1	TP 354466M
<p>Location of Land</p> <p>Parish: BERRINGA</p> <p>Township:</p> <p>Section: H</p> <p>Crown Allotment: 55</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 3181 FOL 011</p> <p>Depth Limitation: 50 FEET</p>		<p>Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 3181 FOL 011 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
Description of Land / Easement Information		<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: 15/03/2000</p> <p>VERIFIED: GB</p> <p>COLOUR CODE Y = YELLOW</p>	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet		Sheet 1 of 2 sheets
	Metres = 0.201168 x Links		

TITLE PLAN

TP 354466M

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

containing three acres more or less being Allotment fifty five of Section H in the Parish of Beveringa locality of Panambora All THAT PART OF LAND in the said State

delimited with the measurements and sketches thereof in the map drawn in the margin of these presents and therein coloured yellow. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING nevertheless unto us our heirs and successors all gold and silver and antimony and arseniferous earth and stone and all other seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral veins and within the boundaries of the land hereby granted. AND also reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their executors agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral veins and to extract and remove therefrom any gold silver and tin antimony and arseniferous earth or stone copper tin antimony coal and other metals and minerals and mineral veins and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the various metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral veins and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral veins in upon or under the land hereby granted.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under section 180 of the Land Act 1991. Also PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a license to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral veins and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands. PROVIDED THAT compensation shall be paid to the said GRANTEE.

his heirs executors administrators assigns and transferees by such person for surface damage to be done in such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS
Metres = 0.3048 x Feet
Metres = 0.201168 x Links

LAND INFORMATION CERTIFICATE

Certificate No: 495

Date: 15 July 2024

APPLICANT'S DETAILS

APPLICANT: Landata
GPO Box 527
Melbourne VIC 3000

Applicant's Ref: 73469348-013-8
Purchaser: N/A
Vendor: J M McFarlane

This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the Local Government Act 1958, the Local Government Act 1989, Local Government Act 2020 or under a local law or by-law of the TOWONG SHIRE COUNCIL and specified flood level if any by the TOWONG SHIRE COUNCIL.

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

PROPERTY DETAILS

Property Number: 211950

Owner(s) as per Rate Book: J M McFarlane

Property Name:

Property Address: Talgarno Gap Road, Bethanga

Area (Ha): 1.1973

Description: Crown Allotment 55 Section H Parish Berringa

PROPERTY VALUATIONS

Land Valuation Date: 01/01/2023
Operative Date of Valuation: 01/07/2023
Site Value: \$215,000.00
Capital Improved Value: \$215,000.00
Net Annual value: \$10,750.00



Bill Code: 21485
Ref: 9867888

Statement of Rates and Charges for YEAR ENDING 30 June 2025

RATES AND CHARGES

BALANCE DUE

Balance Brought Forward	\$1,099.02
Estimate General	\$500.95
Municipal Charge	\$337.00
Waste Management	\$101.00
Estimate FSPL	\$150.71
Stock Grid Grazing Permit	\$0.00
	\$0.00
	\$0.00
Payments made against current year property rates	\$0.00
Estimate Only Total:	\$2,188.68

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

LAND INFORMATION CERTIFICATE No:

495

Page 2

PROPERTY NO: 211950

PLEASE NOTE:

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

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

* Overdue amounts accrue interest on a daily basis

OTHER INFORMATION:

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

As at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the TOWONG SHIRE COUNCIL, together with any Notices pursuant to The Local Government Act 2020, Local Laws or any other legislation.



Authorised Officer _____

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1047318

APPLICANT'S NAME & ADDRESS

SKINNER & ASSOCIATES C/- INFOTRACK (LEAP) C/-
LANDATA
DOCKLANDS

VENDOR

MCFARLANE, JULIE MAREE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

308

This certificate is issued for:

LAND CONTAINED IN VOLUME: 3181 FOLIO: 011 CROWN ALLOTMENT 55 SECTION H PARISH OF BERRINGA
ALSO KNOWN AS TALGARNO GAP ROAD BETHANGA
TOWONG SHIRE

The land is covered by the:

TOWONG PLANNING SCHEME

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

The land:

- is included in a RURAL ACTIVITY ZONE

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

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

09 July 2024

Sonya Kilkenny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.
The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

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

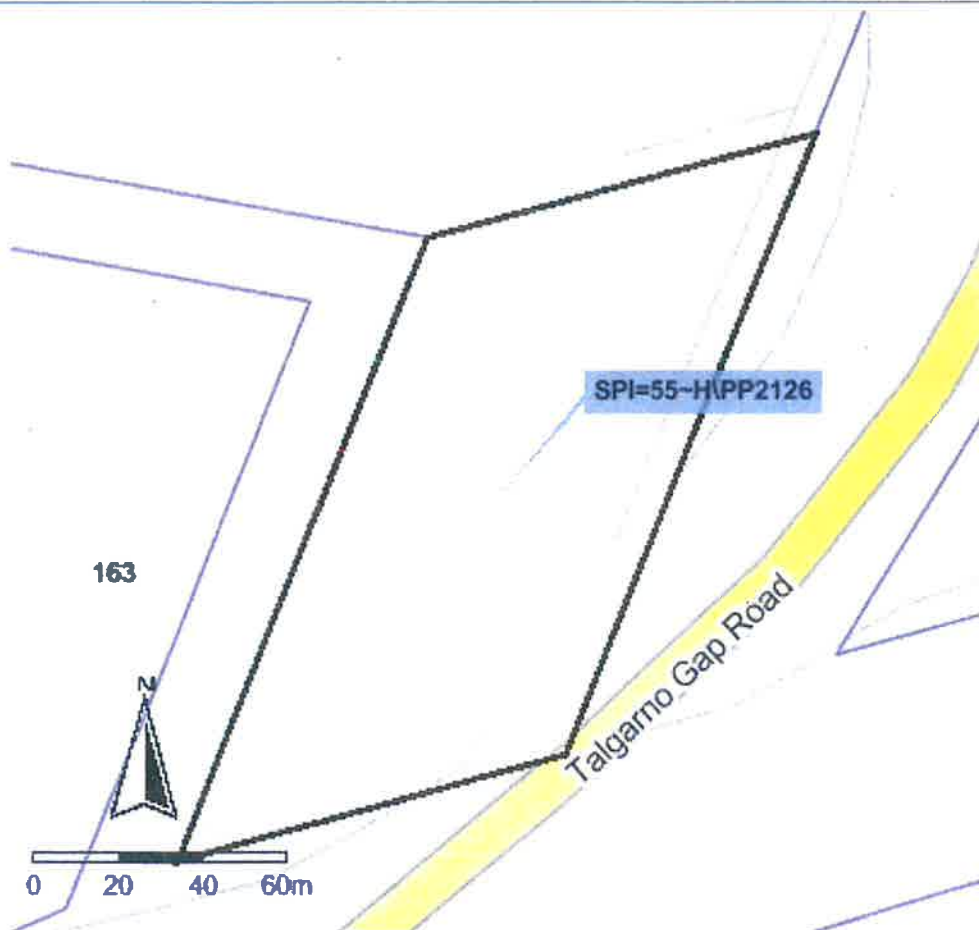
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

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



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

REQUEST FOR BUILDING INFORMATION

BUILDING ACT 1993 BUILDING REGULATIONS 2018 REGULATION 51 SECTION (1)

APPLICANT:

Skinner & Associates
C/- Infotrack (LEAP)
via Landata

Reference/Contact: 73469348-014-5 Certificate No: 751

Property No: 211950 Location: Talgarno Gap Road Bethanga 3691

Title Description: CA 55 SEC H PSH Berringa

PARTICULARS

Details of any Building Permits issued in the preceding 10 years:

PERMIT DETAILS

Council Ref No	Approval Date	Works Description	Classification	Final Inspection Date
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COMPLETION DETAILS

Council Ref No	Completion Type	Completion Number	Completion Date
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Details of any current statement issued under regulation 64 or 231 of the Building Regulations 2018

NONE

Details of any current notice or order issued by the relevant building surveyor under the Building Act 1993:

NONE

this certificate prepared by Kim Warne Coordinator Building Controls.

Authorised Officer

Date:10/07/2024

