

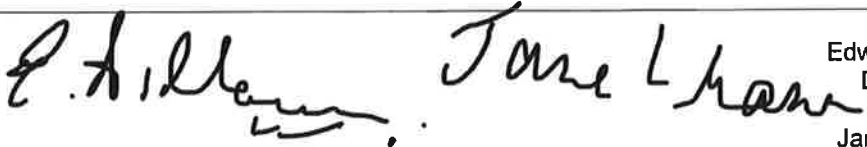
Vendor Statement

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	241 Bakers Bridge Road, Gheringhap 3331	
Vendor's name	Bakers Bridge Farm Pty Ltd ACN 667 544 621 as Trustee for the Clementine Mann Property Trust	Date 14 / 11 / 2025
Vendor's signature	 Edward Affleck Mann Director/Secretary Jane Loveday Mann Director/Secretary	
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 amounts are:

	Authority	Amount	Interest (if any)
(1)	Golden Plains Shire Council	\$7,04.684	(1)
(2)	Barwon Region Water Corporation	Please see attached Certificate	(2)

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	
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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. 530.2
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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): -

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

The required specified information is as follows:

Name of planning scheme

GOLDEN PLAINS PLANNING SCHEME

Name of responsible authority

GOLDEN PLAINS SHIRE COUNCIL

Zoning of the land

FARMING ZONE (FZ) AND RURAL ACTIVITY ZONE (RAZ)

Name of planning overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO),
FLOODWAY OVERLAY (FO), HERITAGE OVERLAY (HO),
LAND SUBJECT TO INUNDATION OVERLAY (LSIO),
SIGNIFICANT LANDSCAPE OVERLAY (SLO),
DESIGN AND DEVELOPMENT OVERLAY (DDO),
DEVELOPMENT PLAN OVERLAY (DPO),
SALINITY MANAGEMENT OVERLAY (SMO)
AND VEGETATION PROTECTION OVERLAY (VPO)
ALL OR PART OF THIS PROPERT IS AN AREA OF
CULTURAL HERITAGE SENSITIVITY

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

Property Report
Planning Property Report
Title search
Golden Plains Shire Council Building Permit
Certificate of Final Inspection
Builder's Warranty Insurance
VicRoads Certificate
DELWP Agricultural Licence search
Barwon Water Information Statement
State Revenue Office Property Clearance Certificate

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 12 December 2024 09:53 PM

PROPERTY DETAILS

Address: **241 BAKERS BRIDGE ROAD GHERINGHAP 3331**
Lot and Plan Number: **Lot 2 PS601714**
Standard Parcel Identifier (SPI): **2\PS601714**
Local Government Area (Council): **GOLDEN PLAINS**
Council Property Number: **40050020**
Directory Reference: **Melway 429 E2**

www.goldenplains.vic.gov.au

SITE DIMENSIONS

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

Area: 1191539 sq m (119.15 ha)

Perimeter: 6698 m

For this property:

— Site boundaries

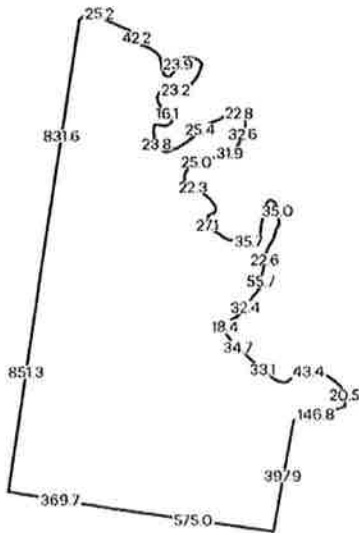
— Road frontages

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

155 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 at [Title and Property Certificates](#).



UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Barwon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **GEELONG**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can be 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>

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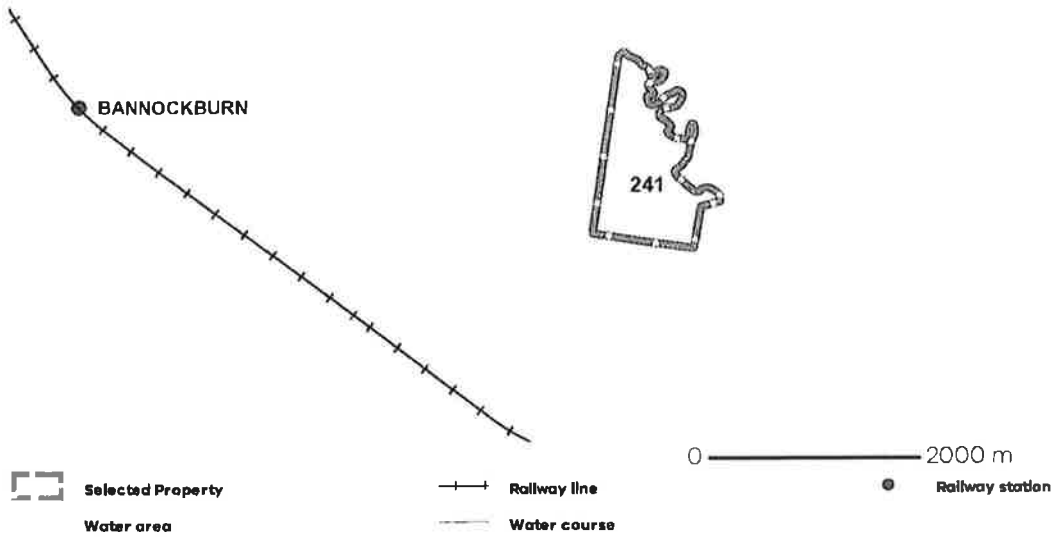
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Read the full disclaimer at <https://www.deecg.vic.gov.au/vicplan/w/>

PROPERTY REPORT: 241 BAKERS BRIDGE ROAD GHERINGHAP 3331

Page 1 of 2

Area Map



From www.planning.vic.gov.au at 12 December 2024 03:54 PM

PROPERTY DETAILS

Address: **241 BAKERS BRIDGE ROAD GHERINGHAP 3331**

Lot and Plan Number: **Lot 2 PS601714**

Standard Parcel Identifier (SPI): **2\PS601714**

Local Government Area (Council): **GOLDEN PLAINS** www.goldenplains.vic.gov.au

Council Property Number: **40050020**

Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)

Directory Reference: **Melway 429 E2**

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Barwon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **GEELONG**

OTHER

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area

Planning Zone [FARMING ZONE \(FZ\) \(GOLDEN PLAINS\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\) \(GOLDEN PLAINS\)](#)
[RURAL ACTIVITY ZONE \(RAZ\) \(GOLDEN PLAINS\)](#)
[RURAL ACTIVITY ZONE - SCHEDULE 2 \(RAZ2\) \(GOLDEN PLAINS\)](#)

Planning Overlay [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\) \(GOLDEN PLAINS\)](#)
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 \(ESO3\) \(GOLDEN PLAINS\)](#)
[FLOODWAY OVERLAY \(FO\) \(GOLDEN PLAINS\)](#)
[FLOODWAY OVERLAY SCHEDULE \(FO\) \(GOLDEN PLAINS\)](#)
[HERITAGE OVERLAY \(HO\) \(GOLDEN PLAINS\)](#)
[HERITAGE OVERLAY - SCHEDULE \(HO74\) \(GOLDEN PLAINS\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(GOLDEN PLAINS\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\) \(GOLDEN PLAINS\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\) \(GOLDEN PLAINS\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1B \(SLO1B\) \(GOLDEN PLAINS\)](#)
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\) \(GOLDEN PLAINS\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\) \(GOLDEN PLAINS\)](#)
[SALINITY MANAGEMENT OVERLAY \(SMO\) \(GOLDEN PLAINS\)](#)
[VEGETATION PROTECTION OVERLAY \(VPO\) \(GOLDEN PLAINS\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity

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

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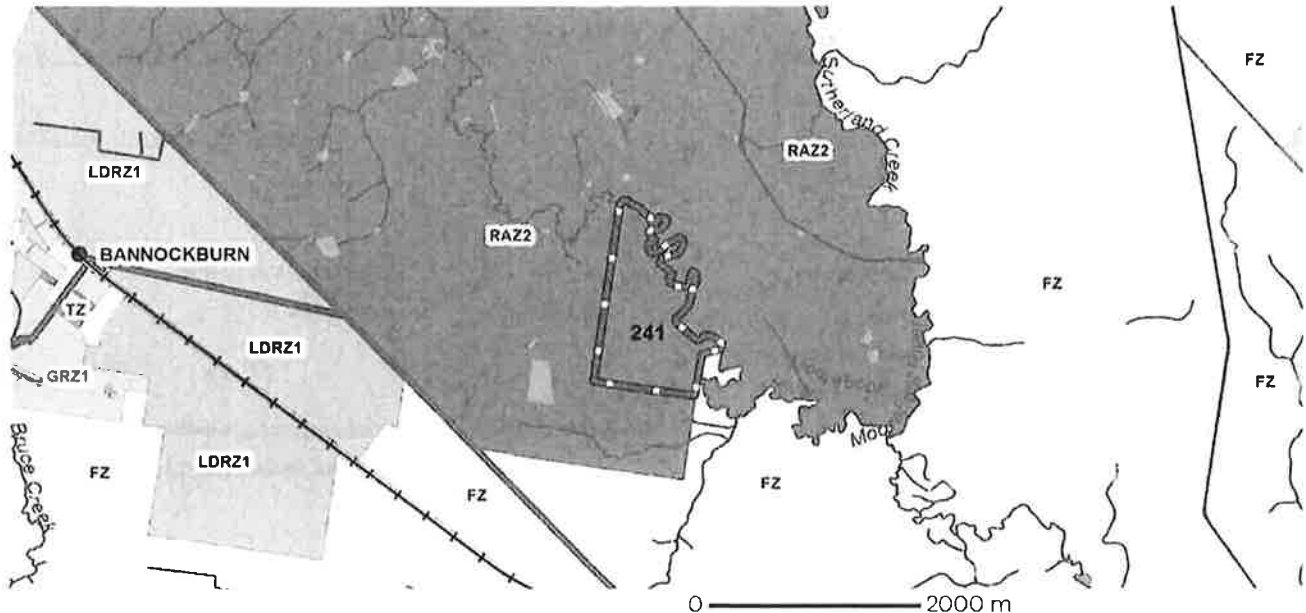
Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)

RURAL ACTIVITY ZONE (RAZ) (GOLDEN PLAINS)

RURAL ACTIVITY ZONE - SCHEDULE 2 (RAZ2) (GOLDEN PLAINS)

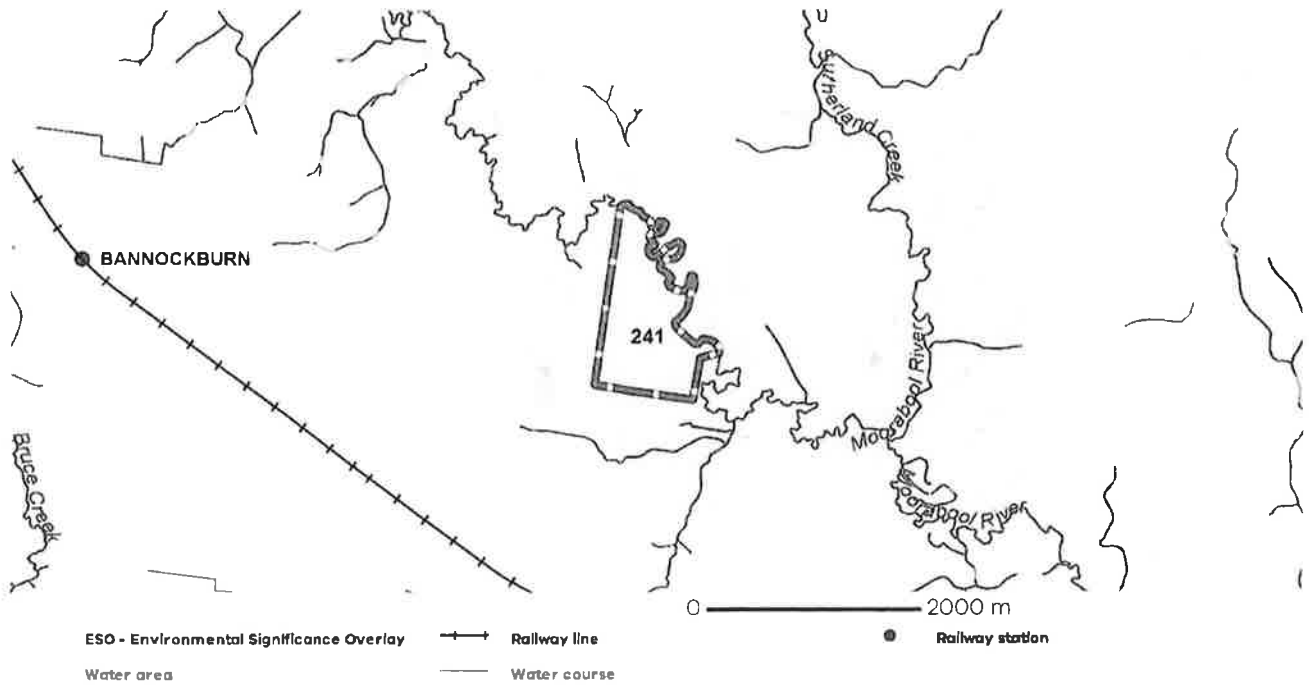


C1Z - Commercial 1	CA - Commonwealth land	FZ - Farming
GRZ - General Residential	LDRZ - Low Density Residential	PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility	PUZ2 - Public Use-Education
PUZ5 - Public Use-Cemetery/Crematorium	PUZ6 - Public Use-Local Government	PUZ7 - Public Use-Other Public Use
RAZ - Rural Activity	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	TZ - Township	UGZ - Urban Growth
Railway line	Railway station	Water area

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

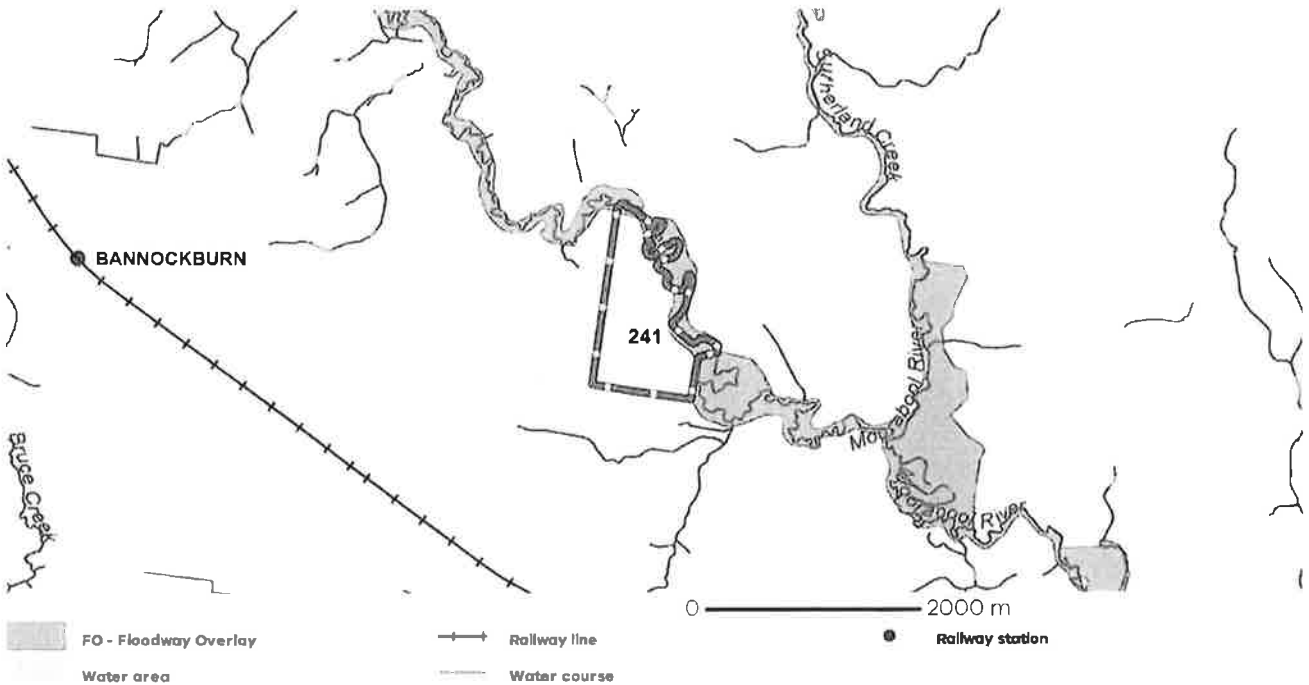
Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (GOLDEN PLAINS)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3) (GOLDEN PLAINS)



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

FLOODWAY OVERLAY (FO) (GOLDEN PLAINS)
FLOODWAY OVERLAY SCHEDULE (FO) (GOLDEN PLAINS)



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

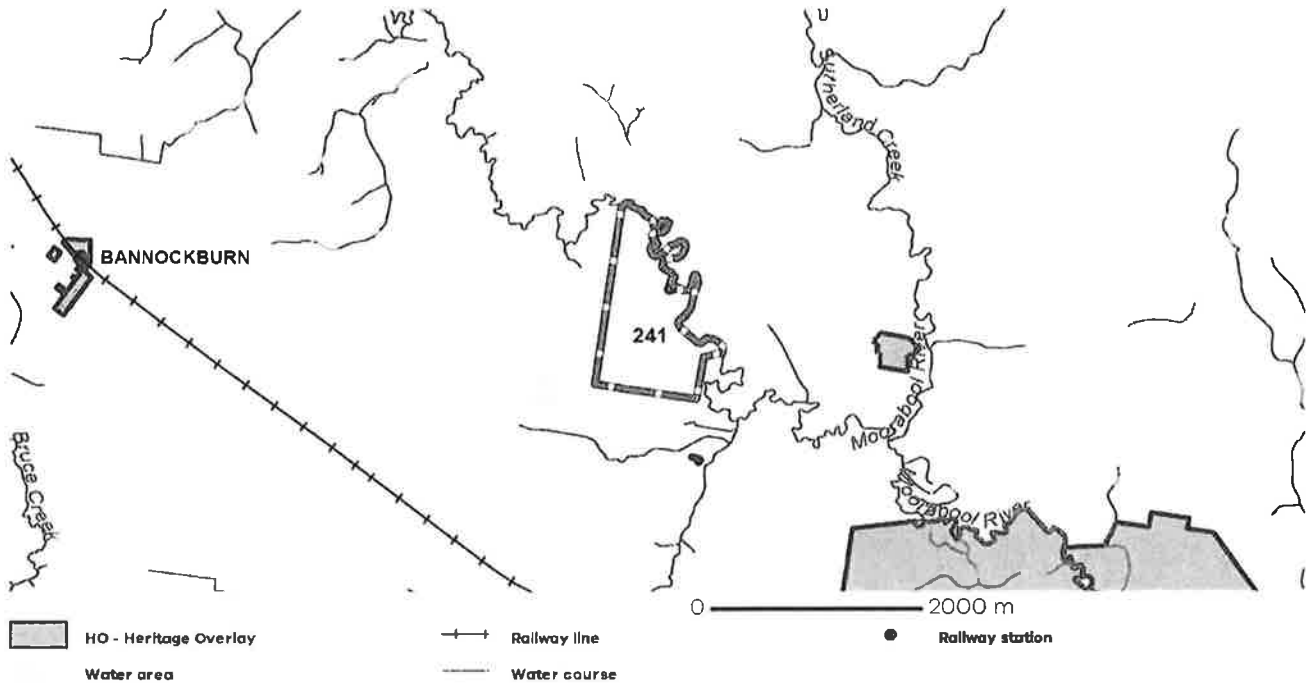
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that lawfully binds the purchaser as required by section 32(1b) of the Sale of Land 1992 (Vic).

Planning Overlays

HERITAGE OVERLAY (HO) (GOLDEN PLAINS)

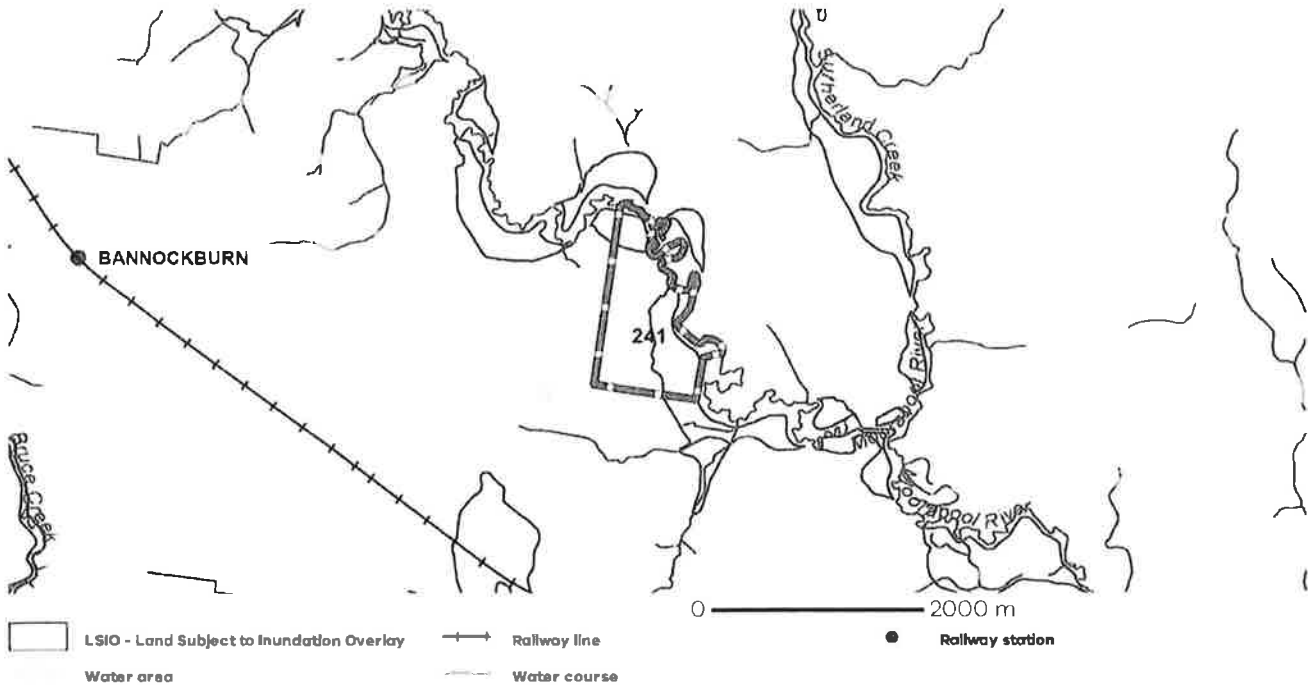
HERITAGE OVERLAY - SCHEDULE (HO74) (GOLDEN PLAINS)



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) (GOLDEN PLAINS)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO) (GOLDEN PLAINS)



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

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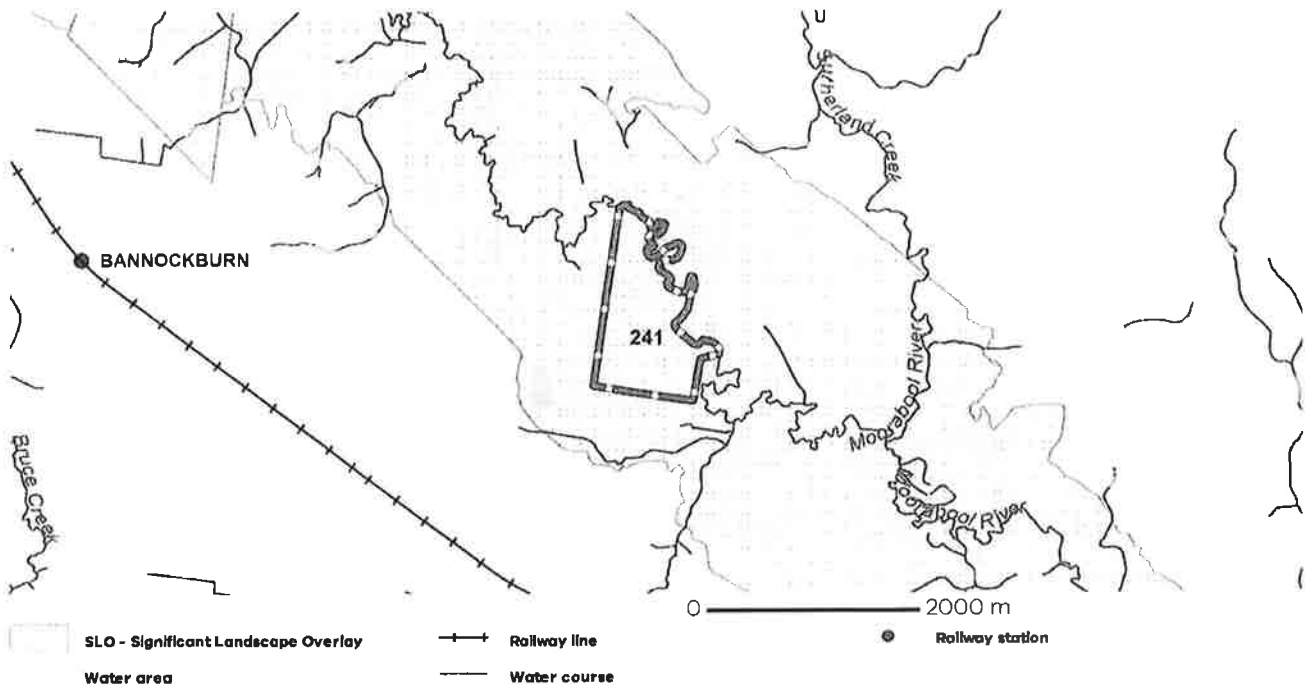
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Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO) (GOLDEN PLAINS)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1B (SLO1B) (GOLDEN PLAINS)



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

PLANNING PROPERTY REPORT

OTHER OVERLAYS

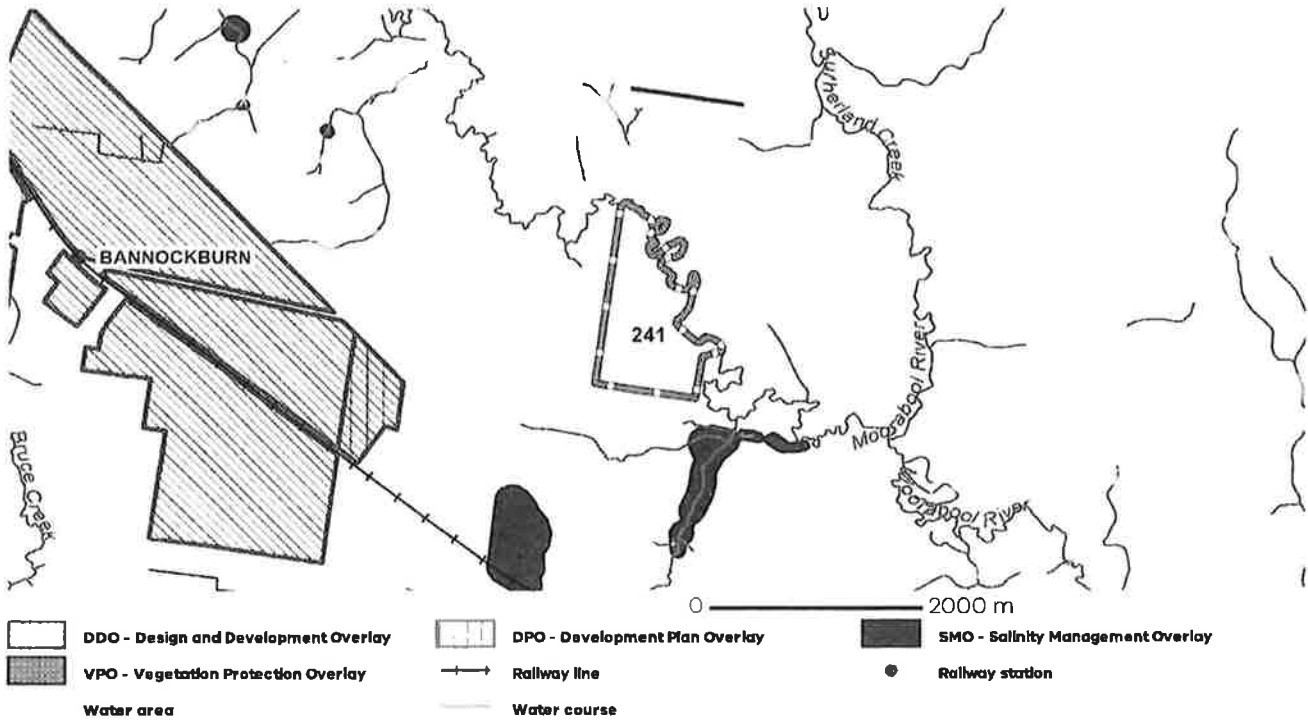
Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO) (GOLDEN PLAINS)

DEVELOPMENT PLAN OVERLAY (DPO) (GOLDEN PLAINS)

SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)



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

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Areas of Aboriginal Cultural Heritage Sensitivity

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

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

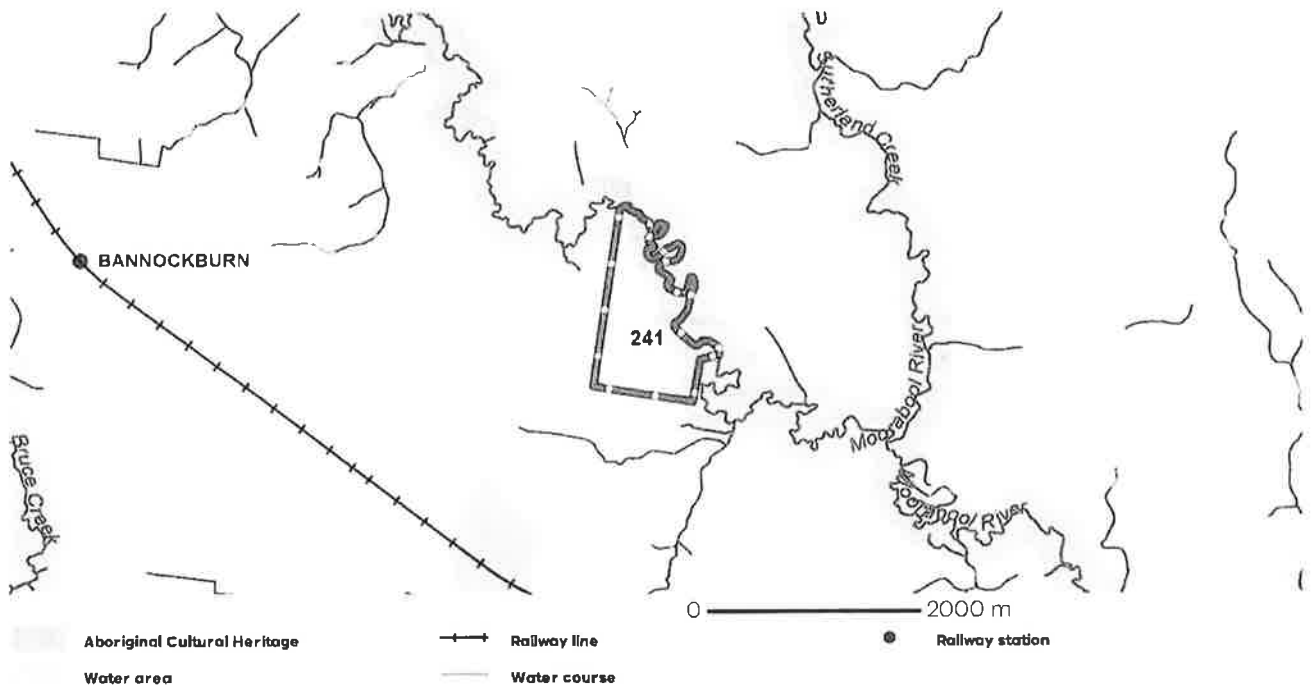
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/gov/question1.aspx>

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



Further Planning Information

Planning scheme data last updated on unknown.

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>

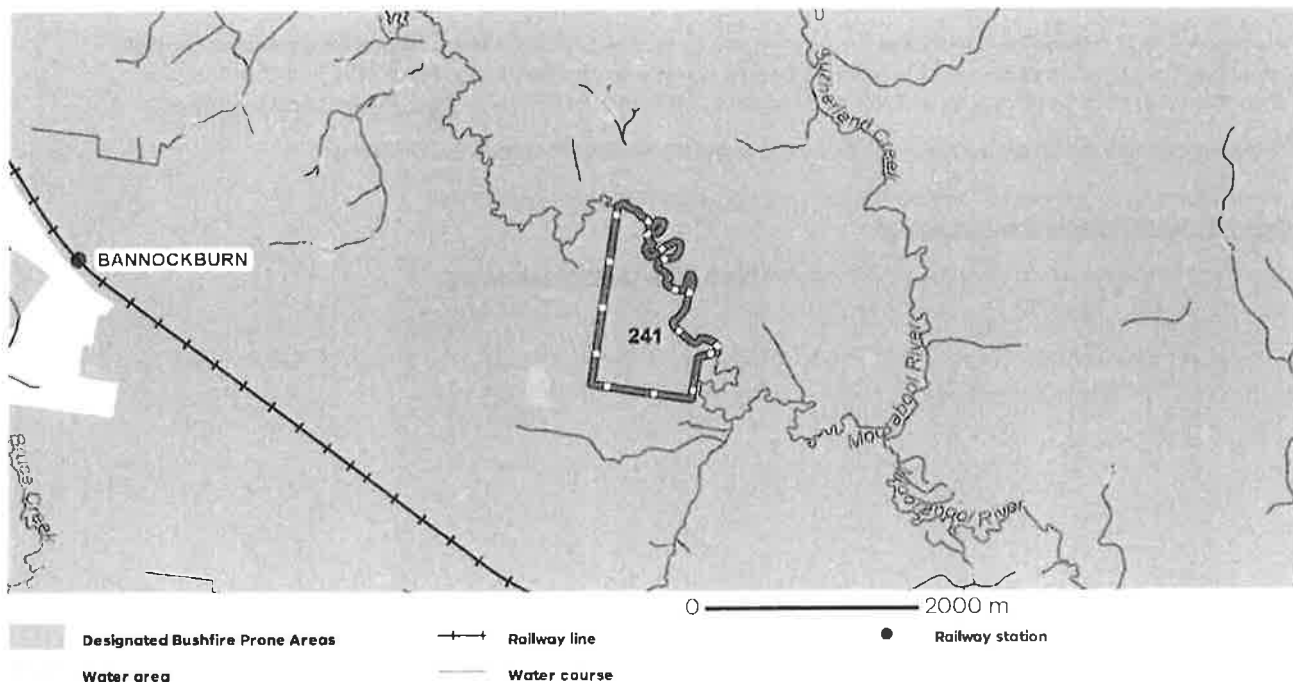
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 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://nvin.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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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 10998 FOLIO 179

Security no : 124120616772R
Produced 12/12/2024 04:35 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 601714J.
PARENT TITLES :
Volume 10954 Folio 962 to Volume 10954 Folio 964
Created by instrument PS601714J 15/03/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BAKERS BRIDGE FARM PTY LTD of 241 BAKERS BRIDGE ROAD GHERINGHAP VIC 3331
AW981075E 27/06/2023

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.

DIAGRAM LOCATION

SEE PS601714J 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: 241 BAKERS BRIDGE ROAD GHERINGHAP VIC 3331

ADMINISTRATIVE NOTICES

NIL



eCT Control 22330C MADDENS LAWYERS
Effective from 27/06/2023

DOCUMENT END

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PLAN OF SUBDIVISION		STAGE No XXXX	LR EDITION 1	PLAN NUMBER PS601714J
LOCATION OF LAND PARISH: GHERINGHAP TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23, 24 & 26 (PARTS) TITLE REFERENCES: VOL.8962 FOL.552 LAST PLAN REFERENCE: TP755253U (LOTS 1, 2 & 3) POSTAL ADDRESS: 241 BAKERS BRIDGE ROAD (At time of subdivision) GHERINGHAP 3331 MGA Co-ordinates (of approx centre of land in plan) E 287 100 ZONE:55 N 5 784 680		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: GOLDEN PLAINS SHIRE REF: S48 - 417 1. This plan is certified under Section 6 of the Subdivision Act 1988 2. This plan is certified under Section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6 <u>07/10/2006</u> 3. This is a statement of compliance issued under Section 21 of the Subdivision Act - 1988 OPEN SPACE (I) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made (II) The requirement has been satisfied (III) The requirement is to be satisfied in Stage Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date <u>19/12/2006</u>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is/ is not a staged subdivision Planning permit No. P05-380 DEPTH LIMITATION DOES NOT APPLY THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. DIMENSIONS UNDERLINED THUS <u>390.28</u> ARE NOT THE RESULT OF THIS SURVEY. THE AREA OF LOT 2 IS OBTAINED BY DEDUCTION FROM TITLE. WATERWAY NOTATION: LOT 2 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE SURVEY THIS PLAN IS / IS NOT BASED ON SURVEY A PARTIAL SURVEY ENCOMPASSING LOT 1 ONLY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No		
NIL	NIL			
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement		EASEMENT INFORMATION		LR STATEMENT OF COMPLIANCE EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE <u>13/03/2007</u> LR PLAN REGISTERED TIME <u>10:09 AM</u> DATE <u>15/03/2007</u>  Assistant Registrar of Titles SHEET 1 OF 3 SHEETS
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	WATER SUPPLY	SEE PLAN	C/E E640415	GEELONG WATERWORKS & SEWERAGE TRUST
E-2 & E-3	CARRIAGEWAY	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
 54 CORIO STREET, P.O. BOX 919, GEELONG 3220 TELEPHONE (03) 5229 2011 FAX (03) 5229 2969		LICENSED SURVEYOR (PRINT) <u>PAUL A. TRELOAR</u> SIGNATURE DATE / / REF <u>7609/06</u> VERSION <u>05</u>		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE <u>A3</u>

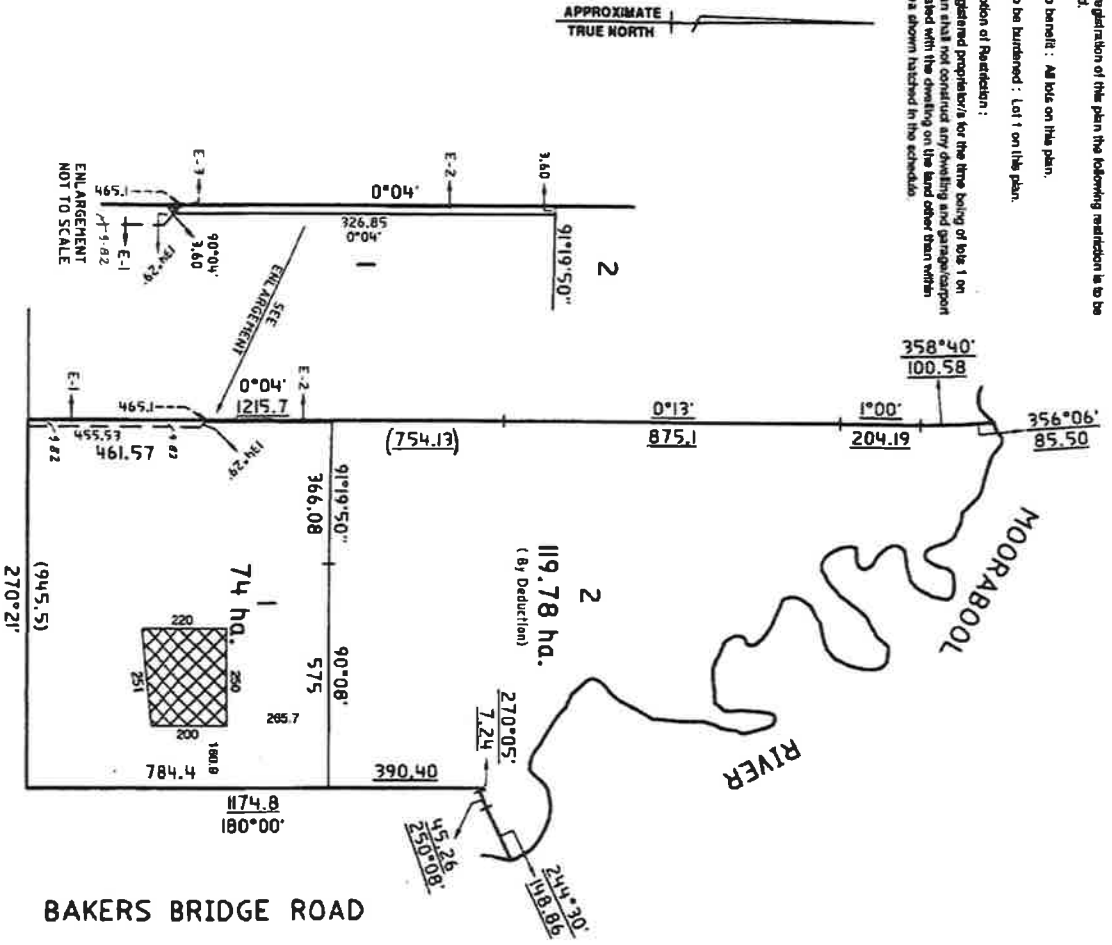
PLAN OF SUBDIVISION	STAGE No 	PLAN NUMBER PS601714J
----------------------------	--------------	---------------------------------

Creation of Reservation:
Upon registration of this plan the following reservation is to be created.

Land to benefit : All lots on this plan.

Land to be burdened : Lot 1 on this plan.

Description of Reservation:
The registered proprietor/s for the time being of lots 1 on this plan shall not construct any dwelling and garage/vanport associated with the dwelling on the land other than within the area shown hatched in the schedule.



CROUCHS LANE

BAKERS BRIDGE ROAD

<p>ST. QUENTIN <small>Surveying & Planning Services - Civil Engineering & Planning</small> 54 CORIO STREET, P.O. BOX 919, GEELONG 3220 TELEPHONE (03) 5229 2011 FAX (03) 5229 2009</p>		ORIGINAL SCALE SHEET SIZE (1:10,000) AS	LICENSED SURVEYOR(PRINT) SIGNATURE REF 7609/06	PAUL A. TRELOAR DATE / / VERSION 05	SHEET 3 OF 3 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE
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PLANNING PERMIT

Permit Number P21209
Planning Scheme Golden Plains Planning Scheme
Responsible Authority Golden Plains Shire Council

ADDRESS OF THE LAND

Lot 2 on Plan of Subdivision PS601714 (241 Bakers Bridge Road, Gheringhap)

THE PERMIT ALLOWS

The development of the land for the purposes of an agricultural building (yard cover) pursuant to the provisions of the RAZ2 (Clause 35.08-4) in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THE PERMIT (4 Conditions)

Endorsed Plans

1. The development as shown on the endorsed plans must not be altered or modified (unless the Golden Plains Planning Scheme specifies a permit is not required) without the written consent of the Responsible Authority.

General

2. The development hereby permitted must not cause any nuisance or loss of amenity in any adjacent or nearby land by reason of the discharge of drainage.
3. The development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land;
 - b) appearance of any building, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
 - d) presence of vermin.

Expiry

4. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years of the date of this permit; or
 - b) The development is not completed within four (4) years of the date of this permit.The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterward (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

Note: *This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.*

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 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?

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 (2) 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 (2) years after the issue of the permit or in the case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

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 (2) years after the issue of the permit; or
- the use is discontinued for a period of two (2) years.

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 (2) 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 (2) years after the completion of the development or
- the use is discontinued for a period of two (2) years.

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 (2) years of the issue of the permit.

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 appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of appeal exists.
- An appeal 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 appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form, which can be obtained from the Victorian Civil and Administrative Tribunal; and be accompanied by the applicable fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority.
- Details about appeals and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

COAST TO COUNTRY BUILDING APPROVALS

Port Fairy| 0455 942 726
 2/8 Bank Street Port Fairy 3284
 mccosh@coasttocountry.com.au
 ABN: 15 634 291 857

Hamilton | 0429 909 546
 27 Learmonth Street, Hamilton
 manson@coasttocountry.com.au
 www.coasttocountry.com.au



Application Number: 3750

Regulation 37(1)
Building Act 1993
 Building Regulations 2018
 Form 2

BUILDING PERMIT

Building Permit No. CBS-L 57205/4905740631189 Issued 10 August 2021

ISSUED TO

Agent of Owner: **Action Steel Industries Pty Ltd**
 Postal Address: **20-24 Playford Street Stawell 3380**
 Email: **allan.crick@actionsteel.com.au; ben.mclerie@actionsteel.com.au**
 Address for serving or giving of documents: **20-24 Playford Street Stawell 3380**
 Contact Person: **Action Steel Industries Pty Ltd Phone: 1800 687 888**

OWNERSHIP DETAILS

Owner: **Edward & Jane Mann**
 Postal Address: **241 Bakers Bridge Road Gheringhap 3331**
 Contact Person: **Edward & Jane Mann Phone: 0418 368 694 Email: admin@glenthompsonpastoral.com.au**

PROPERTY DETAILS

Number: **241** Street/Road: **Bakers Bridge Road** Suburb: **Gheringhap** Postcode: **3331**
 Lot/s: **2** LP/PS: **PS601714J** Volume: **10998** Folio: **179**
 Crown allotment: Section No: Parish: **Gherineghap** County:
 Municipal District: **Golden Plains Shire**

BUILDER

Name: **Action Steel Industries Pty Ltd Telephone: 1800 687 888**
 Address: **20-24 Playford Street Stawell 3380**

DETAILS OF BUILDING PRACTITIONERS AND ARCHITECTS

a) To be engaged in the building work³

Name	Category/class	Registration Number
Action Steel Industries Pty Ltd	Commercial Builder - Limited	CCB-L 54461

(b) Who were engaged to prepare documents forming part of the application for this permit⁴

Name	Category/class	Registration Number
Shane Muir	Engineer - Civil	EC-17729

Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is: **n/a**
 Insurance policy number : **n/a**
 Insurance policy date : **N/A**

DETAILS OF RELEVANT PLANNING PERMIT

Planning Permit No: **PP21209** Date of grant of Planning Permit: **10 August 2021**

NATURE OF BUILDING WORK: Hay Shed & Yard Cover

Storeys contains: 1 Rise in storeys: 1
Effective height: 0.0m Type of construction: C
Version of BCA applicable to permit: **Volume One 2019**
Cost of Building Work: **\$151,998.00**
Total floor area of new building work in m²: **921**

BCA CLASS

Part of Building: **Yard Cover Class: 7b**
Part of Building: **Hay Shed Class: 10a**

Prescribed Reporting Authorities

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
Victorian Building Authority	Building Permit Number	s23A(1)

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements³

The mandatory inspection notification stages are:

1. Foundations 2. Frame/Final (Completion)

Occupation or User of Building: An occupancy permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the of the building in relation to which the building work is carried out.

COMMENCEMENT

This building work must commence by 10 August 2022

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

COMPLETION

This building work must be completed by 10 August 2024

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant Building Surveyor

Adam McCosh
2/8 Bank Street Port Fairy VIC 3284
mccosh@coasttocountry.com.au
Building practitioner registration no: BS-L 39966

Permit no.: **CBS-L 57205/4905740631189**

Date of issue of permit: **10 August 2021**

**Notes**

- Note 1 Under Regulation 42 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 41 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.

Note 4 Include building practitioners with no further involvement in the building work.

Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of **The Building Act 1993**.

Annexures 'A'
CONDITIONS OF APPROVAL

Building Permit No. CBS-L 57205/4905740631189 Issued 10 August 2021

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

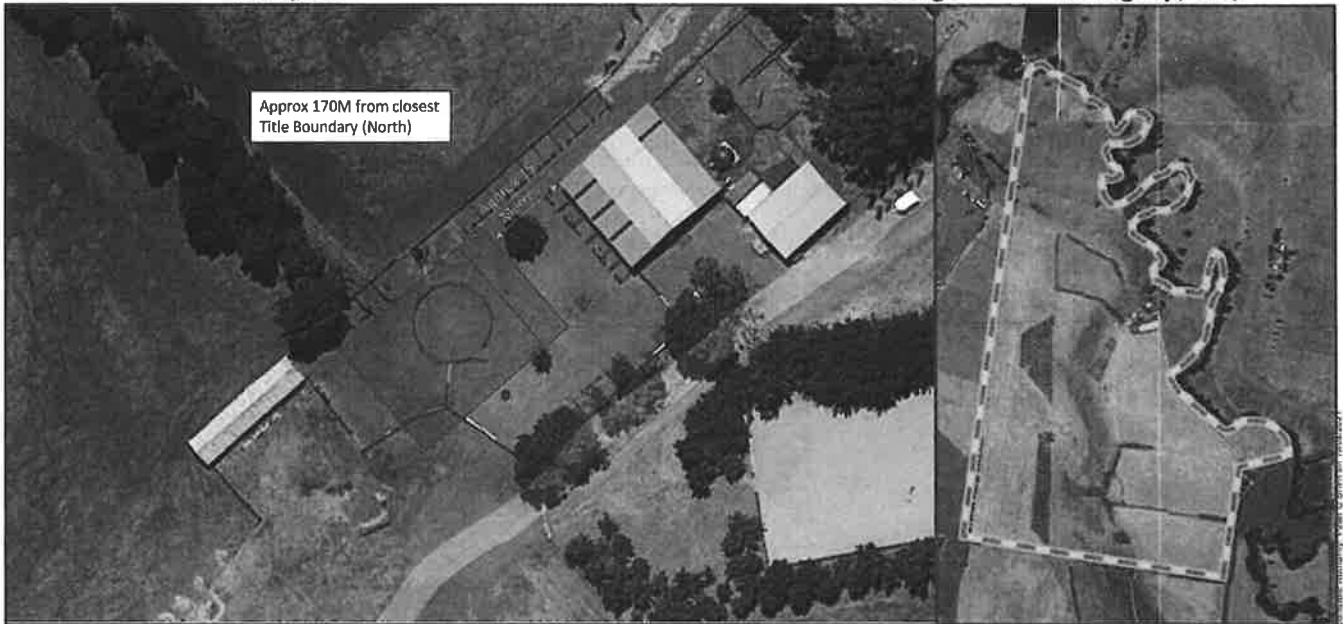
1. This Building Permit shall be read in-conjunction with the endorsed building permit drawings.
2. Form 5 - Application for Occupancy Permit
The Building Regulations 2018 require the owner or agent to complete and sign an application for occupancy permit (Form 5 attached) and return it to Coast to Country Building Approvals prior to the final inspection. The details of any building practitioner who has been involved in the building work and who was not known or not listed at the time of the application for the building permit shall be included on the application for an occupancy permit.
3. The builder shall ensure that no part of the building projects beyond the boundary line, easement or any sewerage pipe without prior written consent from the Relevant Authority. Furthermore, consent from the Relevant Authority may be required if the proposed structure is within 1m of a service pipe. This can include a sewer branch connection pipe which may be located outside of an easement. It is the Builder's responsibility to locate these pipes prior to construction commencing.
4. If at any time during construction building works are found to be in breach of the Building Act and/or the Building Regulations, and said breach results in the issuing of a Building Notice and/or Building Order by the Relevant Building Surveyor, additional fee will be invoiced to the owner/agent.
5. Building Permit Inspections:
The person who is responsible for carrying out the building work must give Coast To Country a minimum of 48 hours notice for mandatory inspections be carried out.
6. Building Site Signs:
The person in charge of the building work to which this permit applies shall take all reasonable steps to ensure that they display in a conspicuous position a sign on the building site that contains the following information:
The registered number and contact details of the builder.
The registered number and contact details of the building surveyor.
The building permit number and date of issue of the permit.
7. The following Certificates (where applicable) must be provided to the Building Surveyor (Coast to Country Building Approvals) prior to the Occupancy Permit or Certificate of Final Inspection being issued:
 - a) A Plumbing Industry Commission Compliance Certificate for the plumbing work, if the plumbing work (including labour and materials) has a total value greater than \$750 or for any gas installation. Plumbing work including roofing can only be undertaken by an appropriately registered plumber.
 - b) A Certificate of Electrical Safety for any electrical work.
8. All works authorised by this permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code Series Volume Two BCA 2019, other relevant Codes and any Local Laws of the Golden Plains Shire Council. No variation from the approved documents shall be permitted without the written consent of the Coast to Country Building Approvals. The owner and/or builder are responsible to obtain any other required permits or consents as required by separate legislation prior to commencing work.
9. It is recommended that prior to undertaking any excavation works, an investigation be carried out to verify the existence of underground services. For Australia-wide information relating to communications, gas, water and electricity suppliers on the location of underground cables and pipes, 'Dial 1100 - Before You Dig' to confirm that your proposal will not impinge on or be affected by any existing sewer main, water main or property sewerage drain or to purchase a copy of the property sewerage plan.
10. Disposal of storm water:
All roof water, including the overflow from any rainwater tanks if any, is to be collected by gutters and down pipes designed in accordance with Part 3.5.2 of the Building Code of Australia and disposed of by discharging:
 - a) 3.0m clear of the proposed building and property boundary.
11. Easements:
Any person building or placing any filling within 1m laterally of an Authority's easement must obtain consent from the relevant Authority to do so.
12. Inspections allowed: The permit allows for maximum 5 inspections. Additional inspection fee of \$250 is payable for any additional inspections are undertaken.
13. Builders, including Owner Builders, must comply with the requirements of the Environment Protection Act 1970 (Part V11A) in regard to the control of litter originating from building sites. Failure to do so may result in penalties or conviction under that Act. Control methods need to be implemented to limit the amount of dust being created so that

the negative impacts of dust are kept to a minimal level.

Rubbish and construction waste shall be contained in a receptacle for example, a skip, covered mesh cage etc to prevent the materials becoming air borne.

14. The Class 10 building approved in this building permit must not used for human habitation purposes. A change of use building permit will be required to use the building for dwelling purposes.
15. Notification of change in details:
Under Regulation 42 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units (\$1000).
16. As at December 2014 the VBA has advised to check before building near overhead powerlines; failing to consider overhead powerlines when planning or starting/executing building work can have dangerous & costly consequences; homeowners & people involved in the building industry need to ensure maintenance of required clearances between buildings & overhead powerlines at all times; Victoria's 'Electricity Safety (Installations) Regulations 2009' Regulation 313 sets out clearance requirements between structures & overhead powerlines; refer the Energy Safe Victoria brochure 'Building Design near Overhead Powerlines'.
17. Safety mesh provisions: AS/NZS 1562.3, 1996 - Design / installation of sheet roofing and wall cladding.
polycarbonate roof cladding must meet the requirements of AS/NZS 1562.3, 1996 in relation to safety mesh.
18. Sanitary facilities for workers including a toilet and a hand washing facility shall be provided for the duration of the project.
19. The site shall be adequately fenced off during construction to prevent public access as required by Regulation 116 Protection of the Public. Furthermore, it is the Builder's responsibility to ensure all excavations are fenced or otherwise guarded against being a danger to life or property.
20. The owner and/or builder shall be responsible for defining the boundaries of the allotment by survey, location of title pegs, or other means. If any doubt exists a qualified land surveyor should be engaged to confirm the correct title boundary locations.

SITE PLAN: Glenthompson Pastoral, 21M x 31M Yard Cover, 241 Bakers Bridge Road, Gheringhap, VIC, 3331



Approx 170M from closest Title Boundary (North)



PROPERTY DETAILS

Lot and Plan Number:	Lot 2 PS601714
Address:	241 BAKERS BRIDGE ROAD GHERINGHAP 3331
Standard Parcel Identifier (SPI)	2\PS601714
Local Government Area (Council)	GOLDEN PLAINS
Council Property Number	40050020
Planning Scheme:	Golden Plains
Directory Reference	Mehway 429 E2

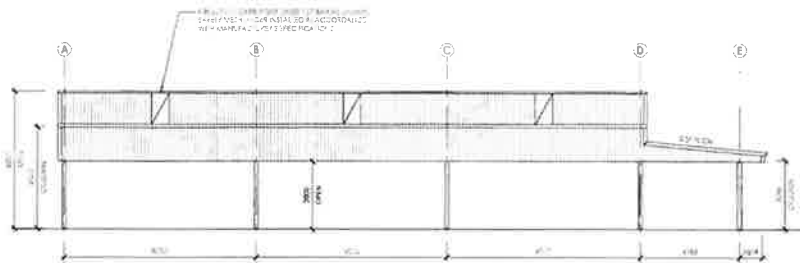
MAP LEGEND

 **NEW YARD COVER LOCATION**

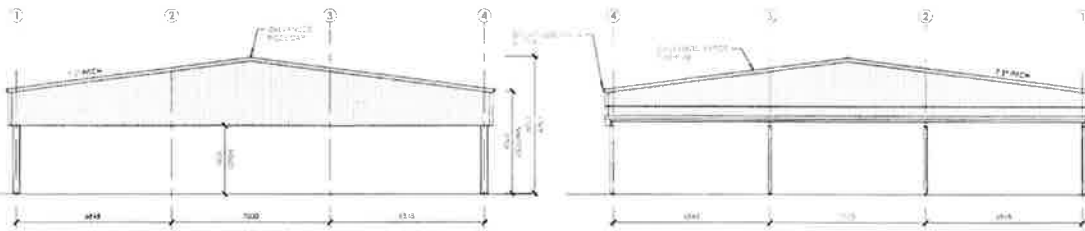
NOTES

- Stormwater to disperse into paddock away from shed

PROPOSED 31.0 x 21.0 x 4.5m SHED FOR GLENTHOMPSON PASTORAL, 241 BAKERS BRIDGE ROAD, GHERINGHAP 3331

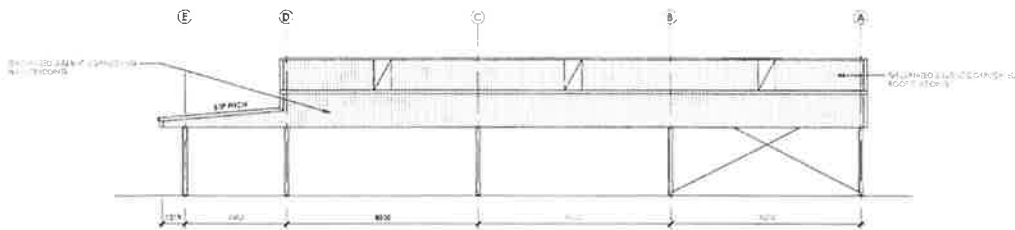


SOUTH-EAST ELEVATION
1:150



SOUTH-WEST ELEVATION
1:150

NORTH-EAST ELEVATION
1:150



NORTH-WEST ELEVATION
1:150

* ALL STORMWATER TO APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.



ACTION STEEL INDUSTRIES
70-24 PLAYFORD STREET
STAWELL VICTORIA, 3380
PH - (03) 5358 5555
FX - (03) 5358 4480
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Information Statement Part A

In accordance with Section 158 of the Water Act 1989
(Should be Read in Conjunction with Part B)

INSTALLATION NUMBER: 18541188 **APPLICATION NUMBER:** 482256 **DATE:** 12/12/2024
PROPERTY ADDRESS: 241 BAKERS BRIDGE RD, GHERINGHAP, VIC 3331
YOUR REFERENCE: 4516
OWNER: EA & JL MANN
COMMENTS: Comments

The following service charges are applicable for the abovenamed property for the period 01/10/2024 to 31/12/2024. These charges are itemised separately to allow a pro-rata adjustment, and will not appear as due and payable below if they have already been paid.

	Value	GST	Price
Water Service Charge	31.23	0.00	31.23
Total Service Charge	\$ 31.23	0.00	31.23

Barwon Region Water Corporation hereby certifies that the following Charges and Interest are due and payable to it in respect of the abovenamed property.

Charges Due & Payable

	Value	GST	Price
TOTAL DUE	\$ NIL	NIL	NIL

Important Information

The supply of water/sewer to this property is "By Agreement"

The water meter for this property was last read on 07/10/2024. In order to ensure accurate water volume charges are able to be adjusted at the time of settlement, you will need to make application for a special meter reading. This can be requested via [Property enquiry application](#) or by visiting the Properties and development section of our website. You should allow 5 working days for this to be completed and the certificate to be sent to you.

The information statement will also provide details of other charges, including any unpaid amounts. In order to ensure this is accurate close to the time of settlement, you can request an Information Statement update by going to [information statement update](#) or by visiting Properties and development – Information statement update page on our website or by calling 1300 656 007.

In accordance with Section 275 of the Water Act 1989, a person who becomes the owner of a property must pay to Barwon Water at the time the person becomes the owner of the property, any amount that is due to Barwon Water as a charge on that property.

To effect a change of ownership, details of the sale are required by Notice of Disposition or Acquisition to Barwon Water, P.O. Box 659, Geelong Vic 3220.

*** PLEASE NOTE:** Verbal confirmation will not be given after 10/02/2025. Barwon Water will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 10/02/2025 and a fee will be payable.

If the property to be purchased is vacant land, any proposed building will attract connection fees and/or contribution fees. To find out more detail on these please contact Barwon Water on 1300 656 007.

Manager Customer Centre



Information Statement Part B

*In accordance with Section 158 of the Water Act 1989
(Should be Read in Conjunction with Part A)*

12-12-2024

Melville Orton & Lewis C/- InfoTrack (LEAP) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Property: 241 BAKERS BRIDGE ROAD GHERINGHAP 3331

I refer to your application received at this office on 12/12/2024. I wish to advise no encumbrances or easements related to Barwon Water works exist in respect of the above property, other than those that may be revealed by normal Title search, and no Notices or Orders presently remain outstanding relative to the connection of water supply and/or sewerage services.

Please note that this property is subject to a Water Supply By Agreement. Please refer to the attached document for details.

Should you have any inquiries, please contact Barwon Water on 1300 656 007.

Our Ref: EC482256

Your Ref: 4516

Agent Ref: 75255194-022-8

Yours faithfully.

Manager Customer Centre

WATER SUPPLY "BY AGREEMENT"

Melville Orton & Lewis C/- InfoTrack (LEAP) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

12-12-2024

Dear Sir/Madam

Re: Water Supply 'By Separate Written Agreement' to:

241 BAKERS BRIDGE RD GHERINGHAP 3331

Barwon Water's records indicate this property is not within a "Declared Serviced Area" and is supplied with water under a Separate Written Agreement. (SWA)

You should note this agreement is between the occupier (owner or tenant) of a property and Barwon Water, and is subject to conditions that **MUST** be adhered to. It should also be noted there is no property entitlement for continued supply of water to the land in question. Therefore a new occupier (owner or tenant) of this property is required to apply to Barwon Water for a new agreement for water supply to be continued. Please find attached **an application form to be completed and submitted within 14 days** of you occupying the property.

Due to recent changes in "Safe Drinking Water Regulations", Barwon Water now reviews all conditions when a new "supply agreement" relates to a property, and reserves the right to ensure water supply systems are consistent with today's standard requirements. Therefore, when the information on the water supply to the property is reviewed, if it is found all the conditions (including new conditions required due to the above regulation changes) are not met, Barwon Water will insist they are met thus ensuring continuance of supply under agreement arrangements.

The new Customer Charter contains standard terms and conditions that relate to this type of water supply agreement. Additional conditions which may include: meter types (e.g. remote RF meters etc.), relocation of private service pipes outside private property, and other modifications etc., may also be required at the owner or occupier's expense prior to an agreement existing. Terms and Conditions documents are available at Barwon Water's offices, on our website at www.barwonwater.vic.gov.au, or our staff can arrange to post or fax a copy to you by calling the number below.

If an application form is not received within 14 days of the new occupancy, Barwon Water may direct termination of this water supply. Alternatively, if the occupier of the property is not the owner, please advise of the occupier's details (name and postal address) so the relevant documentation may be forwarded appropriately.

If the supply to the property is through a system owned by a third party, the occupier will be required to deal with the owner(s) regarding continued access.

Should you have any further enquiries regarding the information above, please contact Development Services on 1300 656 007.

Our Ref: EC482256

Your Ref: 4516

Agent Ref: 75255194-022-8

Yours faithfully,

Manager Customer Centre



Supply by agreement - renewal

Installation no:	Customer no:
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**Mandatory*

Location of property*			Title or site plan attached <input type="checkbox"/>
Crown Allotment No:	Parish name:	Lot No:	Street No:
Street:		Suburb:	
Nearest Cross Road:			

Owner details *	
Name:	
Postal Address:	
Postcode:	
Phone:	Fax:
E-mail:	
Settlement date:	

Applicant details * (if not the current owner)	
Name:	
Postal Address:	
Postcode:	
Phone:	Fax:
E-mail:	
Settlement date:	

Purpose of use *	
<input type="checkbox"/> Domestic	<input type="checkbox"/> Industry (please specify type) _____
<input type="checkbox"/> Stock (please specify) _____	
Has the purpose of the supply changed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes please provide details _____	
** Please note this renewal application will attract a renewal fee in accordance with the Barwon Water's schedule of charges	

Supply Information *	
Tapping size: _____ mm	Size of meter at tapping point: _____ mm
Size of meter located at individual property boundaries:	20 mm <input type="checkbox"/> 25 mm <input type="checkbox"/>
Estimated maximum daily demand _____ kL	Estimated maximum annual consumption _____ kL
Is this a shared private water extension?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Location of existing connection to Barwon Water's main and the location of existing meters: _____	
Does this service currently cross the property's boundaries? <input type="checkbox"/> yes <input type="checkbox"/> No	

Declaration *:		
I, the applicant, being the occupier of the above mentioned property understand that Water Supply by Agreements are for non-standard connections to Barwon Water's supply system and that upon review of this application Barwon Water may impose special conditions or refuse permission to connect.		
Name:	Signature:	Date:



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Melville Orton & Lewis C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 4516

NO PROPOSALS. As at the 12th December 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

241 BAKERS BRIDGE ROAD, GHERINGHAP 3331
GOLDEN PLAINS SHIRE

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 12th December 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 75255194 - 75255194170824 '4516'



Department of Environment, Land, Water & Planning

C/O LANDATA® Online Services
Telephone: (03) 9102 0402

Your Ref:4516
Our Ref:75255194-025-9

12 Dec 2024

Melville Orton & Lewis C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000

Dear Sir / Madam

RE: PROPERTY ENQUIRY - 241 BAKERS BRIDGE ROAD, GHERINGHAP 3331

I refer to your property enquiry dated 12 Dec 2024, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact
transactioncentre@delwp.vic.gov.au

LANDATA® Property Certificates Service

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



Property Clearance Certificate

Land Tax



INFOTRACK / MELVILLE ORTON & LEWIS

Your Reference: 241516
Certificate No: 81129790
Issue Date: 12 DEC 2024
Enquiries: ESYSPROD

Land Address: 241 BAKERS BRIDGE ROAD GHERINGHAP VIC 3331

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34734706	2	601714	10998	179	\$0.00

Vendor: BAKERS BRIDGE FARM PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
CLEMENTINE MANN PROPERTY TRUS	2024	\$2,590,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$3,335,000
SITE VALUE:	\$2,590,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 81129790

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$24,885.00

Taxable Value = \$2,590,000

Calculated as \$11,850 plus (\$2,590,000 - \$1,800,000) multiplied by 1.650 cents.

Land Tax - Payment Options

BPAY

Billier Code:5249 Ref: 81129790
Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
www.bpay.com.au

CARD

Ref: 81129790
Visa or Mastercard
Pay via our website or phone 13 21 61. A card payment fee applies.
sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at sro.vic.gov.au/certificates

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / MELVILLE ORTON & LEWIS

Your Reference: 241516
Certificate No: 81129790
Issue Date: 12 DEC 2024
Enquires: ESYSPROD

Land Address: 241 BAKERS BRIDGE ROAD GHERINGHAP VIC 3331

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34734706	2	601714	10998	179	\$0.00

AVPCC	Date of entry into reform	Entry Interest	Date land becomes CIPT taxable land	Comment
530.2	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$3,335,000
SITE VALUE:	\$2,590,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 81129790

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / MELVILLE ORTON & LEWIS

Your Reference: 241516
Certificate No: 81129790
Issue Date: 12 DEC 2024

Land Address: 241 BAKERS BRIDGE ROAD GHERINGHAP VIC 3331

Lot	Plan	Volume	Folio
2	601714	10998	179

Vendor: BAKERS BRIDGE FARM PTY LTD

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 81129790

Power to Issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General Information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 81129793</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 81129793</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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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)