

# 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	1676 MURRAY RIVER ROAD, TALGARNO VIC 3691
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Vendor's name	Jonathan Richard Green	Date	/ /
Vendor's signature	<hr/>		
Vendor's name	Karen Maree Green	Date	/ /
Vendor's signature	<hr/>		

Purchaser's name	Date
Purchaser's signature	/ /
<hr/>	
Purchaser's name	Date
Purchaser's signature	/ /
<hr/>	

## 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

\$0.00

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	AVPC No.
(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 or 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):

☒ Is in the attached copies of title document/s

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

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 within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☒

### 3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

## 4. NOTICES

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

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

Not Applicable

### 4.2 Agricultural Chemicals

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

NIL

### 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:

NIL

## 5. BUILDING PERMITS

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

Not Applicable

## 6. OWNERS CORPORATION

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

Not Applicable

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

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"/>
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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*.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

### 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 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

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.)*

Is attached

## 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)*

Registered Search Statement

Copy of Plan

Land Information Statement

Water Information Statement

Goulburn Murray Water Licences

Crown Lands property enquiry

# 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.

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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 12606 FOLIO 241

Security no : 124126216760X  
Produced 15/07/2025 12:10 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 917932L.  
PARENT TITLES :  
Volume 11505 Folio 399      Volume 12532 Folio 055  
Created by instrument PS917932L 10/04/2025

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
JONATHAN RICHARD GREEN  
KAREN MAREE GREEN both of 119 GEORGES CREEK ROAD TALGARNO VIC 3691  
AZ276079C 17/06/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ306230P 25/06/2025  
NATIONAL AUSTRALIA BANK LTD

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 PS917932L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS917932L (B)	PLAN OF SUBDIVISION	Registered	10/04/2025
AZ232785A (E)	NOMINATION TO PAPER INST.	Completed	04/06/2025
AZ276079C	TRANSFER	Registered	18/06/2025
AZ306229X (E)	DISCHARGE OF MORTGAGE	Registered	25/06/2025
AZ306230P (E)	MORTGAGE	Registered	25/06/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 25/06/2025

DOCUMENT END

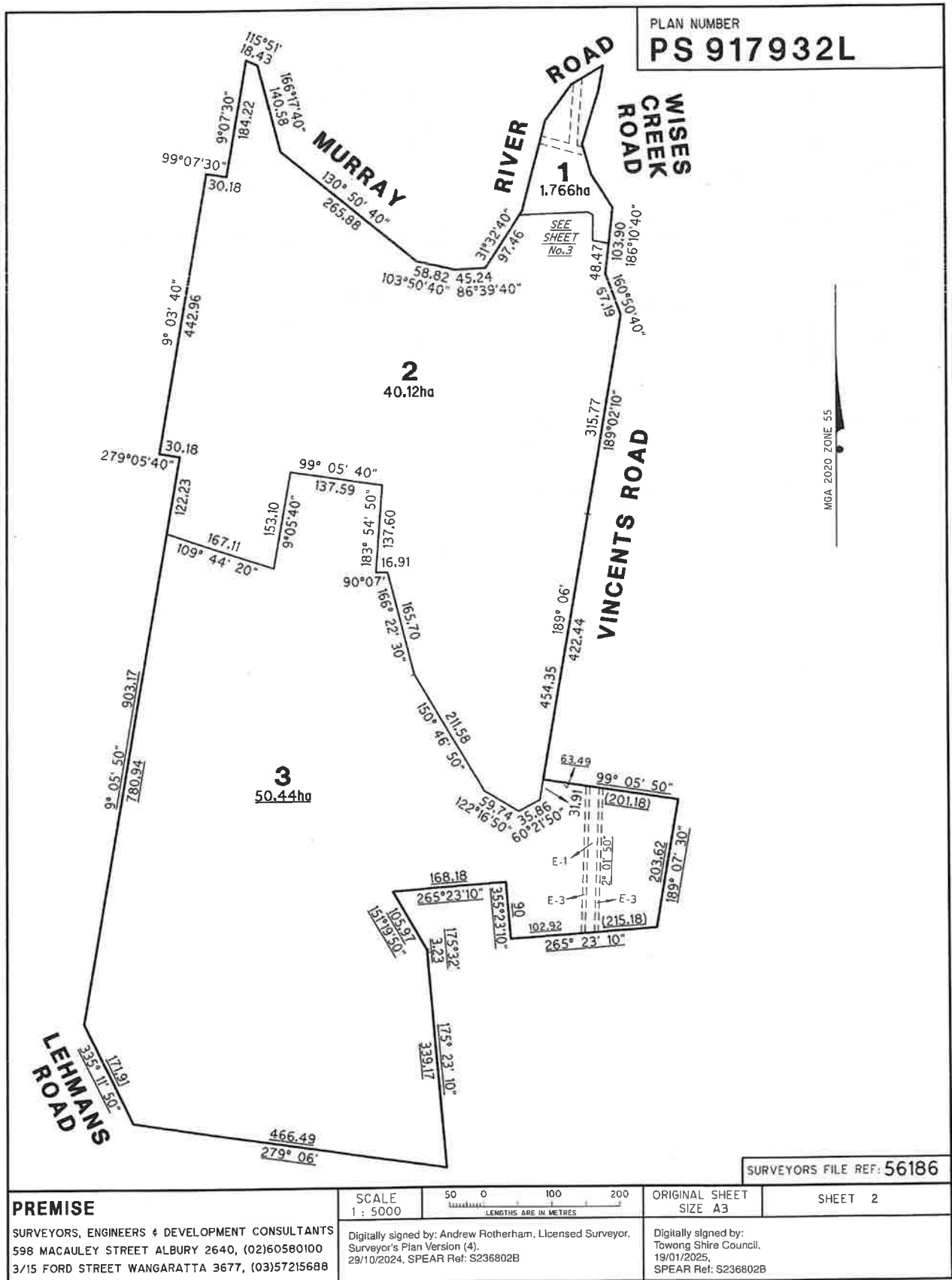
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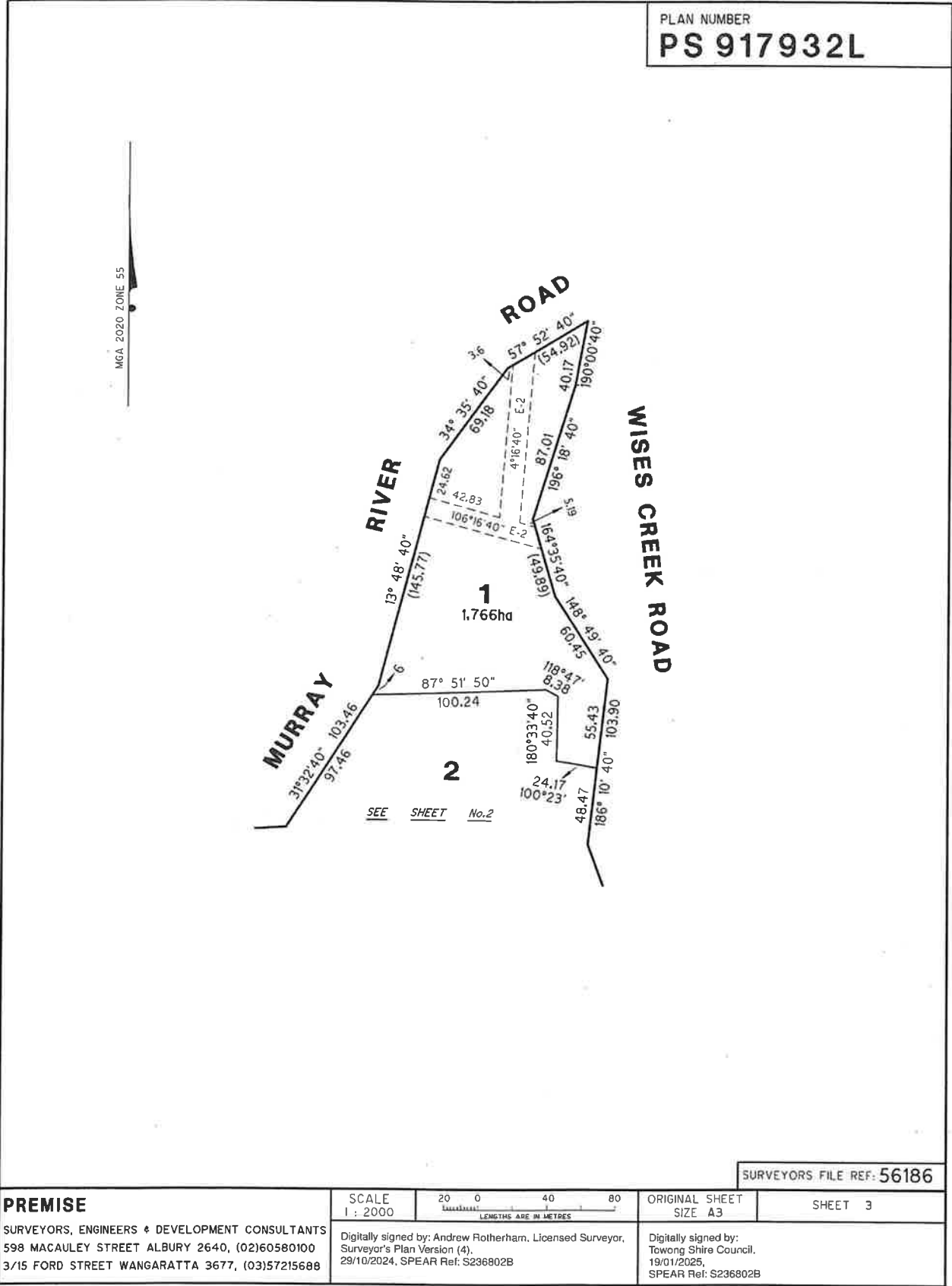
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PLAN OF SUBDIVISION		EDITION 1		PS 917932L	
<b>LOCATION OF LAND</b>  PARISH: TALGARNO SECTION: D CROWN ALLOTMENT: PARTS 5 & 16 & A FORMER GOVT ROAD  TITLE REFERENCE: Vol. 11505 Fol. 399 Vol. 12532 Fol. 055  LAST PLAN REFERENCE: LOT 2 PS713131, LOT 32 PS915437 POSTAL ADDRESS: 1538 MURRAY RIVER ROAD (at time of subdivision) TALGARNO 3691  MGA CO-ORDINATES: E: 518 320 ZONE: 55 (of approx centre of land in plan) N: 6 008 724 MGA 2020		Council Name: Towong Shire Council  Council Reference Number: PS917932L Planning Permit Reference: 2023/057 SPEAR Reference Number: S236802B  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made  Digitally signed by: Mark Florence for Towong Shire Council on 19/01/2025  Statement of Compliance issued: 28/01/2025			
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>			
IDENTIFIER		COUNCIL/BODY/PERSON			
NIL		NIL			
<b>NOTATIONS</b>					
DEPTH LIMITATION		15.24m APPLIES TO THE FORMER GOVT ROAD			
SURVEY: This plan is based on a partial survey. Lots 1 & 2 are the result of this survey. Dimensions underlined are not the result of this survey. STAGING: This is not a staged subdivision. Planning Permit No.2023/057 This survey has been connected to permanent marks No(s).5					
<b>EASEMENT INFORMATION</b>					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of	
E-1	POWERLINE	14	PS7067180 Section 88 of the Electricity Industry Act 2000	SPI ELECTRICITY Pty Ltd	
E-2	POWERLINE	12	PS713131K	SPI ELECTRICITY Pty Ltd	
E-3	POWERLINE	5.5	THIS PLAN Section 88 of the Electricity Industry Act 2000	AUSNET ELECTRICITY SERVICES Pty Ltd	
E-1	POWERLINE	14	THIS PLAN Section 88 of the Electricity Industry Act 2000	AUSNET ELECTRICITY SERVICES Pty Ltd	
<b>PREMISE</b> SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS 598 MACAULEY STREET ALBURY 2640, (02)60580100 3/15 FORD STREET WANGARATTA 3677, (03)57215688		SURVEYORS FILE REF: 56186  Digitally signed by: Andrew Rotherham, Licensed Surveyor, Surveyor's Plan Version (4), 29/10/2024, SPEAR Ref: S236802B		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
		Land Use Victoria Plan Registered 08:27 AM 10/04/2025 Assistant Registrar of Titles			





## LAND INFORMATION CERTIFICATE

**Certificate No:** 777

**Date:** 16 July 2025

### APPLICANT'S DETAILS

**APPLICANT:** Landata  
GPO Box 527  
Melbourne VIC 3000

**Applicant's Ref:** 77429599-015-4  
**Purchaser:** N/A  
**Vendor:** K M & J R Green

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:** 225900

**Owner(s) as per Rate Book:** K M Green, Mr J R Green

**Property Name:**

**Property Address:** 1676 Murray River Road, Talgarno

**Area (Ha):** 41.886

**AVPCC:** 520

**Description:** 1\PS917932 & 2\PS917932

### PROPERTY VALUATIONS

Land Valuation Date: 01/01/2024  
Operative Date of Valuation: 01/07/2024  
Site Value: \$850,000.00  
Capital Improved Value: \$1,200,000.00  
Net Annual value: \$60,000.00



**Biller Code:** 21485  
**Ref:** 9744327

### Statement of Rates and Charges for YEAR ENDING 30 June 2025

#### RATES AND CHARGES

#### BALANCE DUE

<b>Balance Brought Forward</b>	\$0.00
ESTIMATE General	\$2,178.10
Municipal Charge	\$347.00
Waste Management	\$104.00
ESTIMATE ESVF	\$605.05
Payments made against current year property rates	\$0.00
<b>Total:</b>	<b>\$3,574.15</b>

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

PROPERTY NO: 225900

**PLEASE NOTE:**

\* Lot 2 PS917932 is part of multiple lots on this property and will remain part of this assessment until Notice of Acquisition is received

\* 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

# INFORMATION STATEMENT



STMT1754-25

Issued Pursuant to Section 158 of the Water Act (1989) showing Orders, Rates and Charges due to be paid to the authority with respect to the land hereunder

**Applicant:**  
Harris Lieberman  
C/- Landata  
GPO Box 527  
MELBOURNE VIC 3001

**Applicant Reference:** 77429599-023-9  
**Date of Issue:** 16 July 2025

Account No:	Owner:	Description	Amount Payable:	Payment Ref:
791075	Jonathan R Green & Karen M Green	Surface	\$443.27	007910755
		Diversion		
8011625	Jonathan R Green & Karen M Green	Surface	\$0.00	080116254
		Diversion		

An Information Statement is a legal document provided by GMW outlining details relating to a particular parcel of land or account number. This document has been identified from your application using title particulars and/or account numbers provided. The detailed entities are currently associated with this account. If you intend on transferring the services below, with the exception of any listed Occupation Agreements, you can request a prefilled Form 55 application to transfer the land and water. This application form combines multiple applications into one making it a great solution when changing ownership. This request can be made at <http://www.g-mwater.com.au/customer-services/forms/> or by contacting us on 03 5826 3500.

The following payment methods are available:



Pay online via MyGMW  
<https://mygmw.gmwater.com.au>



Quote Biller Code 72801  
and the 'Payment Ref'  
displayed in the above table

## Water Services and/or Fee for Service Charges 2025/2026:

Charge Description	Issue Date:	Charge Amount:	Balance Outstanding:
Account No: 791075			
Annual Rates and Charges 2025/2026			
Balance as at 30/06/2025			\$0.00
Customer Fee			
Customer Fee - \$145.00 each	01/07/2025	\$145.00	\$145.00
Fixed Land Related Charges			
Resource Management Fee - 24.00ML @ \$3.42/ML	01/07/2025	\$82.05	\$82.05
Access Fee - 1.00 Service Point @ \$71.00 each	01/07/2025	\$71.00	\$71.00
Service Point - Unmetered - 1.00 @ \$130.00 each	01/07/2025	\$130.00	\$130.00
Water Register Entitlement Fee			
Water Register Entitlement Fee - 1.00 @ \$15.22 each	01/07/2025	\$15.22	\$15.22

Sub-Total for 2025/2026	\$443.27	\$443.27
Total Payable as at 16/07/2025		\$443.27

Rates and charges listed in this table relate to **1st July 2025 - 30th June 2026**. All of these are annual rates and charges for the financial year.

Updates for the information statement are provided for 3 months from the Issue date and are only applicable to the applicant of the information statement. Please email your STMT number, property number and request for the update to [informationstatements@gmwater.com.au](mailto:informationstatements@gmwater.com.au)

Additional information about the fees and charges are available from the Goulburn-Murray Water Website, <https://www.gmwater.com.au/customer-services/pricing/price-list>



**OFFICIAL: Sensitive****Entitlements(s):**

Account No:	Entitlement ID:	Volume:	Source Trading Zone:	Use Trading Zone:	Delivery System:	Reliability:
791075	BEE073629	24.0	Not applicable	160 Upper Murray Unregulated Not tradable -	Tarrangatta Creek	Seasonal
8011625	BEE008647	73.0	Not applicable	Murray	Tarrangatta Creek	Seasonal

**Licence to Take and Use Water / Operate Works- Unregulated Surfacewater**

A licence to take and use water and operate works is associated with this property which authorises the licence holder to take water from an unregulated river/stream or dam for use on the land described within this information statement.

Specific information and conditions relating to this licence are available requesting a copy of the licence from GMW. Please note that an application to transfer a licence to take and use surface water is subject to assessment and approval by GMW upon receipt of the relevant application requirements.

**Farm Dam Registration Licence**

A farm dam registration licence is associated with this property which authorises the licence holder to take water from a dam for use on the land described within this information statement.

For full details of this farm dam registration licence the vendor can request a copy of the licence from GMW.

Farm dam registration licences are not subject to annual rates and charges and can be transferred to the new owner by lodging a notice of acquisition/disposition.

**Works Licence:**

Account No:	Works Licence ID:	Purpose:	Extraction Rate:	Type:	Expiry Date:
791075	WLE013117	Operate	1.20	Dam/Pump	30/06/2027
8011625	WLE055940	Operate	6.00	Dam	30/06/2028

**Works Licence to Operate a Bore or Pump**

A works licence is associated with this property which authorises the licence holder to operate a bore or pump located on the land.

Please note that these licences may incur a fixed bill each season whether the water is being used or not. Specific information and conditions relating to this works licence are available by requesting a copy of the record held in the Victorian Water Register online or from GMW.

Please note that the transfer of a works licence is subject to approval by GMW upon receipt of the relevant application requirements.

If the Works Licence is to expire within 18 months of the date you transfer it you have the option to renew the licence at the same time.

**Land Description of the Nominated Property**

Account No:	Vol:	Folio:	Lot:	Plan:	Crown Allotment/ Crown Portion:	Section/ Block	Parish	Area:
791075	11505	399	2	PS713131K				0
8011625	11505	399	2	PS713131K				0



**Not Rated Land Description**

Vol:	Folio:	Lot:	Plan:	Crown Allotment/ Crown Portion:	Section/ Block	Parish	Rated Matched to Parent Property Using Parent Title
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12606 241 2 PS917932L

Using the information provided within your application. GMW could find no match to any property that is serviced by this corporation. GMW services irrigation properties only and supplies water, which is not fit for human consumption, should the property be located within a township you may need to contract an urban water authority.

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 16 July 2025 02:04 PM

## PROPERTY DETAILS

Address: **1676 MURRAY RIVER ROAD TALGARNO 3691**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

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

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

Council Property Number: **225900**

Planning Scheme: **Towong**

[Planning Scheme - Towong](#)

Directory Reference: **Vicroads 36 E2**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **BENAMBRA**

### OTHER

Registered Aboriginal Party: **None**

Fire Authority: **Country Fire Authority**

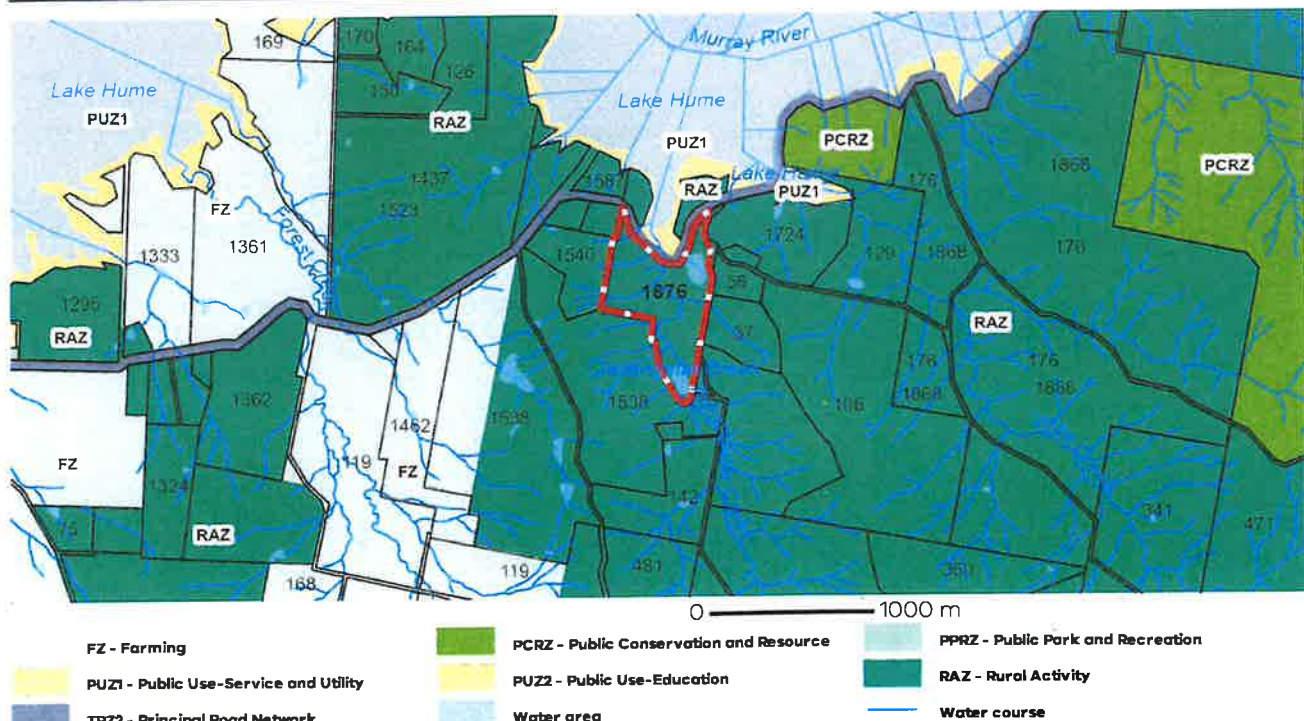
[View location in VicPlan](#)

## Planning Zones

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

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

[TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK \(TRZ2\)](#)



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

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# PLANNING PROPERTY REPORT

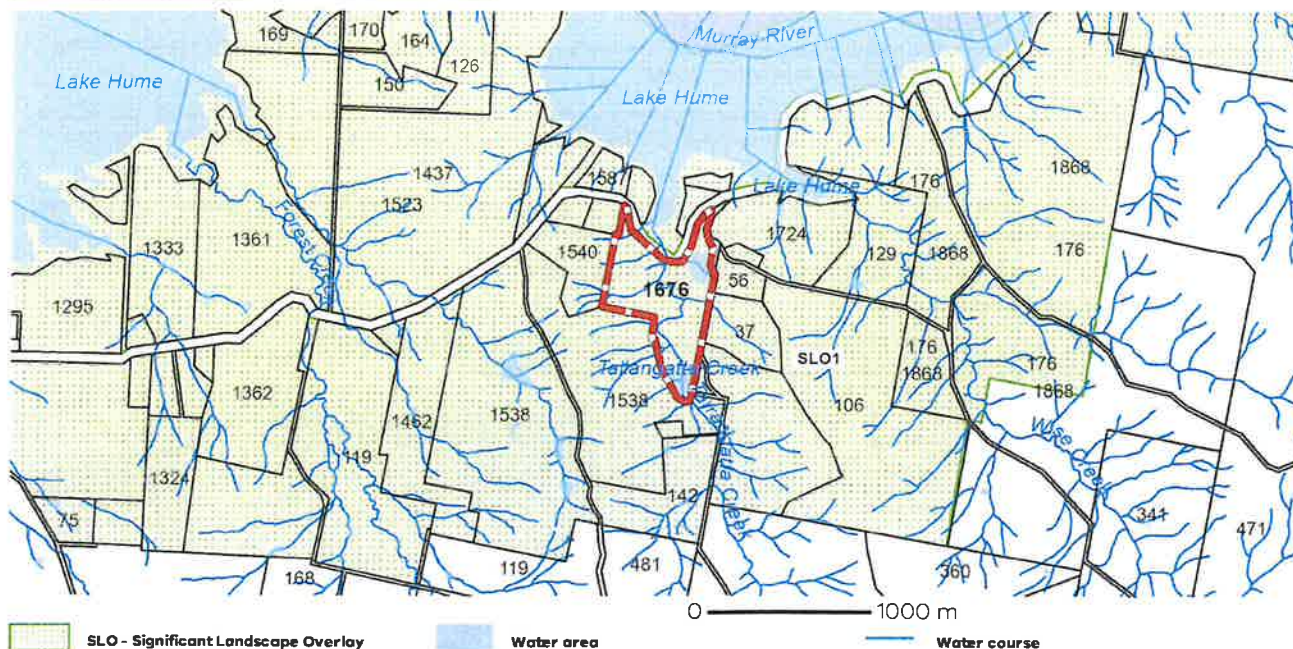


Department  
of Transport  
and Planning

## Planning Overlays

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

#### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



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

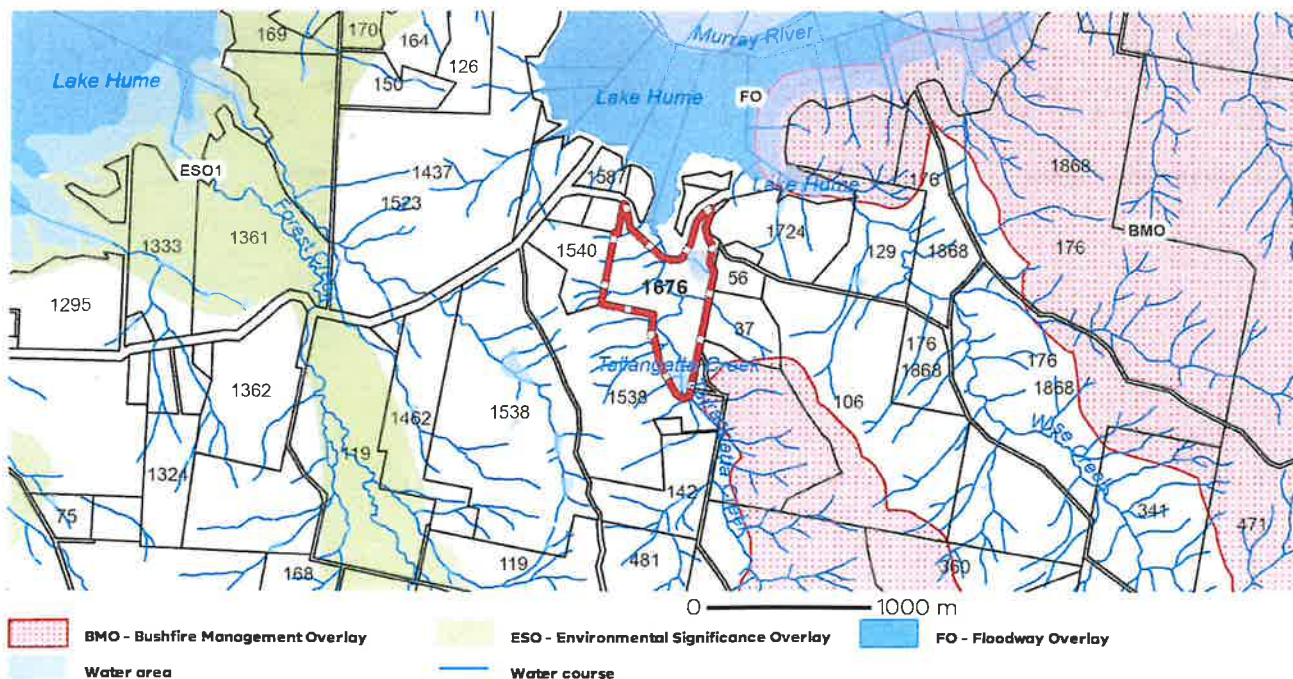
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### BUSHFIRE MANAGEMENT OVERLAY (BMO)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### FLOODWAY OVERLAY (FO)



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.

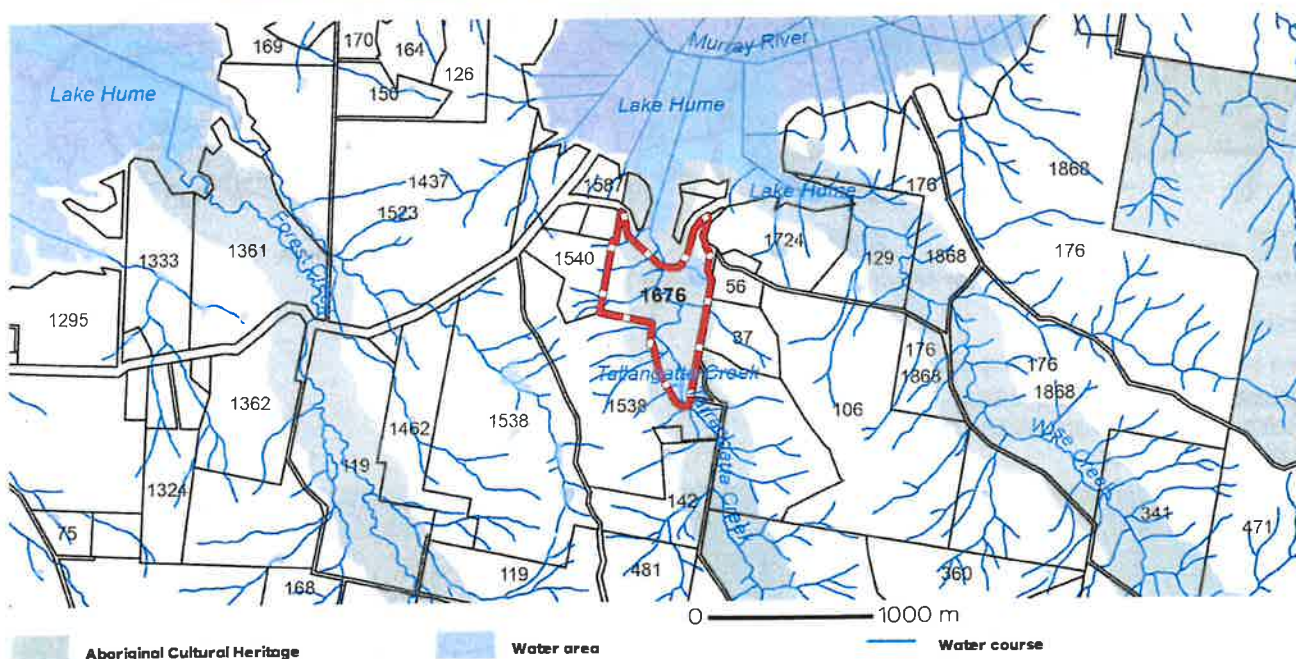
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

<https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

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



## Further Planning Information

Planning scheme data last updated on 11 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

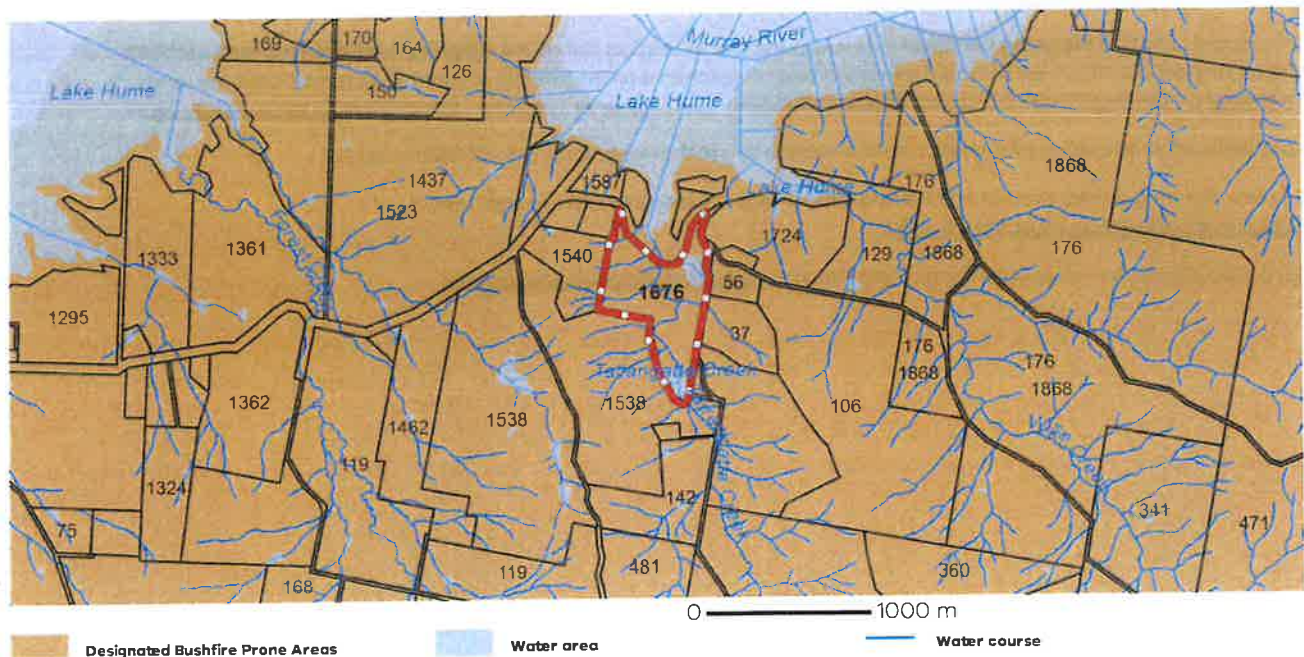
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

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

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

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



**35.08**  
31/07/2018  
VC148

## RURAL ACTIVITY ZONE

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

### Purpose

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

To provide for the use of land for agriculture.

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

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

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

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

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

### Table of uses

#### Section 1 - Permit not required

Use	Condition
<b>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</b>	
<b>Automated collection point</b>	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>
<b>Bed and breakfast</b>	<p>No more than 10 persons may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>
<b>Cattle feedlot</b>	<p>Must meet the requirements of Clause 53.08.</p> <p>The total number of cattle to be housed in the cattle feedlot must be 1000 or less.</p> <p>The site must be located outside a special water supply catchment under the <i>Catchment and Land Protection Act 1994</i>.</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots - August 1995.</p>
<b>Domestic animal husbandry (other than Domestic animal boarding)</b>	Must be no more than 5 animals.

**35.08-1**  
14/01/2025  
VC237

## TOWONG PLANNING SCHEME

Use	Condition
Grazing animal production	
Home based business	
Informal outdoor recreation	
Poultry farm	<p>Must be no more than 100 poultry (not including emus or ostriches).</p> <p>Must be no more than 10 emus and ostriches.</p>
Primary produce sales	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
Racing dog husbandry	Must be no more than 5 animals.
Railway	
Rural industry (other than Abattoir and Sawmill)	<p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone and Rural Living Zone:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose listed in the table to Clause 53.10.</li> <li>▪ 30 metres, for a purpose not listed in the table to Clause 53.10.</li> </ul>
Rural store	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
Small second dwelling	<p>Must be no more than one dwelling existing on the lot.</p> <p>Must be the only small second dwelling on the lot.</p> <p>Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling.</p> <p>Must meet the requirements of Clause 35.08-2.</p> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>



## TOWONG PLANNING SCHEME

Use	Condition
<b>Timber production</b>	<p>Must meet the requirements of Clause 53.11.</p> <p>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</p> <p>The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area.</p> <p>The plantation must not be within 100 metres of:</p> <ul style="list-style-type: none"> <li>▪ Any dwelling in separate ownership.</li> <li>▪ Any land zoned for residential, commercial or industrial use.</li> <li>▪ Any site specified on a permit which is in force which permits a dwelling to be constructed.</li> </ul> <p>The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.</p>
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.
<b>Section 2 - Permit required</b>	
Use	Condition
<b>Abattoir</b>	
<b>Animal production (other than Cattle feedlot, Grazing animal production and Poultry farm)</b>	
<b>Bar</b>	
<b>Broiler farm - if the Section 1 condition to Poultry farm is not met</b>	Must meet the requirements of Clause 53.09.
<b>Camping and caravan park</b>	
<b>Cattle feedlot - if the Section 1 condition is not met</b>	<p>Must meet the requirements of Clause 53.08.</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots - August 1995.</p>
<b>Convenience shop</b>	The site must not have direct access to a rural freeway.
<b>Domestic animal boarding</b>	
<b>Dwelling (other than Bed and breakfast)</b>	Must meet the requirements of Clause 35.08-2.

# TOWONG PLANNING SCHEME

Use	Condition
Freeway service centre	Must meet the requirements of Clause 53.05.
Group accommodation	
Hotel	
Host farm	
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Market	
Manufacturing sales	
Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)	
Racing dog husbandry - if the Section 1 condition is not met	Must meet the requirements of Clause 53.12.
Restaurant	
Residential hotel	
Rice growing	
Sawmill	
Service station	The site must not have direct access to a rural freeway.
Trade supplies	
Timber production - if the Section 1 condition is not met	Must meet the requirements of Clause 53.11.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Rural store)	
Any other use not in Section 1 or 3	

## TOWONG PLANNING SCHEME

### Section 3 - Prohibited

#### Use

Accommodation (other than Backpackers' lodge, Bed and breakfast, Camping and caravan park, Dwelling, Group accommodation, Host farm, Residential hotel and Small second dwelling)

Amusement parlour

Child care centre

Cinema based entertainment facility

Industry (other than Automated collection point and Rural industry)

Nightclub

Office

Retail premises (other than Bar, Market, Convenience shop, Equestrian supplies, Hotel, Landscape gardening supplies, Manufacturing sales, Primary produce sales, Restaurant and Trade Supplies)

Transport terminal

Small second dwelling – if the Section 1 condition is not met

**35.08-2**  
14/12/2023  
VC253

#### Use of land for a dwelling or small second dwelling

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

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

**35.08-3**  
14/12/2023  
VC253

#### Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone.

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





## TOWONG PLANNING SCHEME

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision and one lot must be at least the area specified for the land in a schedule to this zone.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone. At least one lot must be at least the area specified for the land in a schedule to this zone.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

A permit must not be granted which would allow a separate lot to be created for land containing a small second dwelling.

### VicSmart applications

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

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01
<ul style="list-style-type: none"><li>▪ Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</li><li>▪ The area of either lot is reduced by less than 15 percent.</li><li>▪ The general direction of the common boundary does not change.</li></ul>	
Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.	Clause 59.12

**35.08-4**  
14/12/2023  
VC253

### Buildings and works

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

- A building or works associated with a use in Section 2 of Clause 35.08-1. This does not apply to:
  - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres.
  - An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 250 square metres. Any area specified must be more than 250 square metres.
  - An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 250 square metres. Any area specified must be more than 250 square metres. The building must not be used to keep, board, breed or train animals.
  - A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.

## TOWONG PLANNING SCHEME

- The setback from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road specified in a schedule to this zone or, if no setback is specified, 50 metres.
- The setback from any other road or boundary specified in a schedule to this zone.
- The setback from a dwelling not in the same ownership specified in a schedule to this zone.
- 100 metres from a small second dwelling not in the same ownership.
- 100 metres from a waterway, wetlands or designated flood plain or, the distance specified in the schedule to this zone. Any distance specified must be less than 100 metres.
- Permanent or fixed feeding infrastructure for seasonal or supplementary feeding for grazing animal production constructed within 100 metres of:
  - A waterway wetland or designated flood plain.
  - A dwelling or small second dwelling not in the same ownership.
  - A residential or urban growth zone.
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

### VicSmart applications

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

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works associated with a Section 1 use in the Table of uses of the zone with an estimated cost of up to \$500,000.	Clause 59.13
Any works must not be earthworks specified in the schedule to the zone.	
Construct a building or construct or carry out works associated with a Section 2 use in the Table of uses of the zone with an estimated cost of up to \$500,000 where:	Clause 59.13
<ul style="list-style-type: none"><li>▪ The land is not used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.</li><li>▪ The land is not within 30 metres of land (not a road) which is in a residential zone.</li><li>▪ The building or works are not associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</li></ul>	
Any works must not be earthworks specified in the schedule to the zone.	

### Decision guidelines

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

## **TOWONG PLANNING SCHEME**

### **General issues**

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

### **Agricultural issues**

- Whether the use or development will support and enhance agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

### **Accommodation issues**

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

### **Environmental issues**

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

### **Design and siting issues**

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.



## TOWONG PLANNING SCHEME

- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use or development will require traffic management measures.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

**35.08-6**  
31/07/2018  
VC148

### Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.

**42.03**  
31/07/2018  
VC148

## SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO** with a number.

### Purpose

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

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

**42.03-1**  
31/07/2018  
VC148

### Landscape character and objectives

A schedule to this overlay must contain:

- A statement of the nature and key elements of the landscape.
- The landscape character objectives to be achieved.

**42.03-2**  
14/12/2023  
VC253

### Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the conduct of agricultural activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay.
- Construct a fence if specified in the schedule to this overlay.
- Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:
  - If the table to Clause 42.03-3 specifically states that a permit is not required.
  - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

### VicSmart applications

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

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
Remove, destroy or lop one tree provided: <ul style="list-style-type: none"> <li>▪ A permit has not been granted for a VicSmart application to remove, destroy or lop a tree on the same land within the last 12 months.</li> <li>▪ There is no other current VicSmart application to remove, destroy or lop a tree on the same land.</li> </ul>	Clause 59.06
Construct a building or construct or carry out works for: <ul style="list-style-type: none"> <li>▪ A carport, garage, pergola, verandah, deck, shed or similar structure</li> </ul>	Clause 59.05

## TOWONG PLANNING SCHEME

### Class of application

### Information requirements and decision guidelines

- A rainwater tank.

The buildings and works must be associated with a dwelling.

Construct a building or construct or carry out works for a small second dwelling. Clause 59.05

**42.03-3**  
16/08/2024  
VC262

### Table of exemptions

#### The requirement to obtain a permit does not apply to:

<b>Emergency works</b>	<p>Vegetation that is to be removed, destroyed or lopped:</p> <ul style="list-style-type: none"> <li>▪ in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or</li> <li>▪ where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.</li> </ul>
<b>Extractive industry</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority granted under that Act.</p>

## TOWONG PLANNING SCHEME

### The requirement to obtain a permit does not apply to:

<b>Fire protection</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:</p> <ul style="list-style-type: none"> <li>▪ fire fighting;</li> <li>▪ planned burning;</li> <li>▪ making or maintaining of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</li> <li>▪ making of strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>);</li> <li>▪ is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</li> <li>▪ in accordance with a fire prevention notice issued under either: <ul style="list-style-type: none"> <li>– section 87 of the <i>Fire Rescue Victoria Act 1958</i>;</li> <li>– section 65 of the <i>Forests Act 1958</i>; or</li> <li>– section 41 of the <i>Country Fire Authority Act 1958</i>.</li> </ul> </li> <li>▪ keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>;</li> <li>▪ minimising the risk to life and property from bushfire of a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <i>Road Management Act 2004</i>.</li> </ul> <p><i>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</i></p>
<b>Geothermal energy exploration and extraction</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with operation plan approved under the <i>Geothermal Energy Resources Act 2005</i> .
<b>Greenhouse gas sequestration and exploration</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Greenhouse Gas Geological Sequestration Act 2008</i> .
<b>Land management or directions notice</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <i>Catchment and Land Protection Act 1994</i> .
<b>Land use conditions</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i> .
<b>Mineral exploration and extraction</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the <i>Mineral Resources (Sustainable Development) Act 1990</i>:</p> <ul style="list-style-type: none"> <li>▪ that is low impact exploration within the meaning of Schedule 4A of the <i>Mineral Resources (Sustainable Development) Act 1990</i>; or</li> </ul>

## TOWONG PLANNING SCHEME

### The requirement to obtain a permit does not apply to:

	<ul style="list-style-type: none"> <li>▪ in accordance with a work plan approved under Part 3 of the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</li> </ul> <p><i>Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.</i></p>
<b>Noxious weeds</b>	Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the <i>Catchment and Land Protection Act 1994</i> . This exemption does not apply to Australian Dodder ( <i>Cuscuta australis</i> ).
<b>Pest animal burrows</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.</p> <p>In the case of native vegetation the written agreement of an officer of the department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i> is required before the vegetation can be removed, destroyed or lopped.</p>
<b>Planted vegetation</b>	Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.
<b>Railways</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i> ).
<b>Regrowth</b>	<p>Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is</p> <ul style="list-style-type: none"> <li>▪ bracken ( <i>Pteridium esculentum</i> ); or</li> <li>▪ within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.</li> </ul> <p>This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.</p>
<b>Road safety</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i> ).
<b>Stone exploration</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.</p> <p>The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</p> <ul style="list-style-type: none"> <li>▪ 1 hectare of vegetation which does not include a tree.</li> <li>▪ 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.</li> <li>▪ 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</li> </ul> <p>This exemption does not apply to costeaning and bulk sampling activities.</p>

## TOWONG PLANNING SCHEME

The requirement to obtain a permit does not apply to:	
<b>Surveying</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the <i>Surveying Act 2004</i> ) using hand-held tools to establish a sightline for the measurement of land.
<b>Traditional owners</b>	Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with: <ul style="list-style-type: none"> <li>▪ a natural resources agreement under Part 6 of the <i>Traditional Owners Settlement Act 2010</i> ; or</li> <li>▪ an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i> as those sections were in force immediately before the commencement of section 24 of the <i>Traditional owners Settlement Amendment Act</i> in 2016 (1 May 2017).</li> </ul>
<b>Tram stops</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of the Head, Transport for Victoria to construct a tram stop, including a tram stop shelter.
<b>Transport land</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of the Head, Transport for Victoria on land in a Transport Zone, or in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority, to construct or maintain transport system infrastructure.

**42.03-4**  
31/07/2018  
VC148

### Application requirements

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

**42.03-5**  
31/07/2018  
VC148

### Decision guidelines

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

- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

**36.04**  
20/01/2022  
VC205

## TRANSPORT ZONE

Shown on the planning scheme map as **TRZ** with a number.

### Purpose

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

To provide for an integrated and sustainable transport system.

To identify transport land use and land required for transport services and facilities.

To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.

To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

**36.04-1**  
15/03/2024  
VC256

### Table of uses

#### Section 1 - Permit not required

Use	Condition
<b>Automated collection point</b>	Must meet the requirements of Clause 52.13-3 and 52.13-5.  The gross floor area of all buildings must not exceed 50 square metres.
<b>Railway</b>	
<b>Railway station</b>	The combined leasable floor area for the selling of food, drink and other convenience goods and services must not exceed 800 square metres.
<b>Tramway</b>	
<b>Transport terminal (other than Railway station)</b>	The use must be carried out by or on behalf of a relevant transport manager.
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	The use must be carried out by or on behalf of a relevant transport manager.
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.
<b>Any other use</b>	The use must be for a transport purpose and carried out by or on behalf of a relevant transport manager.

#### Section 2 - Permit required

Use	Condition



**Section 3 - Prohibited****Use**

Nil

**36.04-2**20/01/2022  
VC205**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works for any use in Section 2 of Clause 36.04-1. This does not apply to navigational beacons and aids.
- Subdivide land.

**36.04-3**20/01/2022  
VC205**Application requirements**

An application by a person other than a relevant transport manager on land shown on a planning scheme map as TRZ1 or TRZ2 must be accompanied by the written consent of the Head, Transport for Victoria, indicating that the Head, Transport for Victoria consents generally or conditionally to either:

- The application being made.
- The application being made and to the proposed use or development.

**36.04-4**20/01/2022  
VC205**Table of transport uses**

Shown on the planning scheme map	Purpose of transport use
TRZ1	State transport infrastructure
TRZ2	Principal road network
TRZ3	Significant municipal road
TRZ4	Other transport use

**36.04-5**20/01/2022  
VC205**Decision guidelines**

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

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect of the proposal on the development, operation and safety of the transport system.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

**36.04-6**12/02/2024  
VC254**Signs**

Sign requirements are at Clause 52.05.

A permit is required to construct or put up for display a sign:

- over a road carriageway or over land within 600 millimetres of a carriageway.

## **TOWONG PLANNING SCHEME**

- on land in a Transport Zone 1, if a Transport Zone 2 or Transport Zone 3 is the adjoining zone.

For all other land in this zone, the sign category which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

# COPY OF RECORD IN THE VICTORIAN WATER REGISTER

## LICENCE TO OPERATE WORKS

*under Section 67 of the Water Act 1989*

*The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.*

*This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the works licence.*

*Water used under this licence is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.*

*This licence is not to be interpreted as an endorsement of the design and/or construction of any works (including dams). The Authority does not accept any responsibility or liability for any suits or actions arising from injury, loss, damage or death to person or property which may arise from the maintenance, existence or use of the works.*

*Each person named as a licence holder is responsible for ensuring all the conditions of this licence are complied with.*

This licence authorises its holders to operate the described works, subject to the conditions.

### Licence Holder(s)

JONATHON RICHARD GREEN of 119 GEORGES ROAD TALGARNO VIC 3691  
KAREN MAREE GREEN of 119 GEORGES ROAD TALGARNO VIC 3691

### Licence Contact Details

JR & KM GREEN 119 GEORGES ROAD  
TALGARNO VIC 3691

### Licence Details

Expiry date	30 Jun 2027
Status	Active
Authority	Goulburn-Murray Water
Name of waterway or aquifer	Tarrangatta Creek
Water system	Murray

### Summary of Licensed Works

The details in this section are a summary only. They are subject to the conditions specified in this licence.

Works ID	Works type	Use of water
WRK020688	Pump	Irrigation

### Description of Licensed Works

**WORKS ID** WRK020688

Works type	Pump
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**Extraction Details**

Service point/s	SP031577 MU058005
Maximum extraction rate	1.200 megalitres per day (The physical capacity of the works)
Maximum daily volume	1.200 megalitres (The volume authorised to be extracted via the works)
Maximum annual volume	24.000 megalitres
Use of water	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

**Works location**

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
518488	6008592	Zone 55

**Land description**

Volume 11505 Folio 399  
Lot 2 of Plan PS713131K

**Property address**

1676 MURRAY RIVER ROAD, TALGARN, VIC 3691

**Description of Associated Works**

The works in this section are associated with the licensed works and are subject to the conditions of this licence.

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**WORKS ID WRK092810**

Works type	Dam
Works subtype	On stream storage

**Extraction Details**

Service point/s	SP031577 MU058005
Maximum extraction rate	1.200 megalitres per day (The physical capacity of the works)
Maximum daily volume	1.200 megalitres (The volume authorised to be extracted via the works)
Maximum annual volume	24.000 megalitres
Use of water	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

**Works location**

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
518488	6008592	Zone 55

**Land description**

Volume 11505 Folio 399  
Lot 2 of Plan PS713131K

**Property address**

1676 MURRAY RIVER ROAD, TALGARN, VIC 3691

## Related Instruments

**Related entitlements** BEE073629

**Related water-use entities** Nil

## Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA045788	Address amendment	Recorded			01 Sep 2017
PTA007579	Address amendment	Recorded			18 Apr 2011
PTA007578	Address amendment	Recorded			18 Apr 2011
WLV714780	Modify	Approved	13 Jan 2022	25 Jan 2022	
WLV172699	Modify	Approved	08 Mar 2016	08 Mar 2016	
WLV035416	Modify	Approved	24 Mar 2011	06 Apr 2011	
WLI575306	Issue	Approved	01 Jul 2007	01 Jul 2007	

## Conditions

Licence WLE013117 is subject to the following conditions:

### Preventing pollution

- 1 Water must not be taken through the works if the Authority reasonably believes fuel, or lubricant, or any other matter used in connection with works and appliances associated with this licence, is at risk of contaminating a waterway, or aquifer, or the riparian or riverine environment.
- 2 The licence holder must construct and maintain bund walls around any hydrocarbon-fuel-driven engine, motor, fuel storage, or chemical storage used in connection with this licence, in accordance with the timeframe, specifications, guidelines and standards prescribed by the Authority.

### Take volume and rate

- 3 The maximum volume that may be taken under this licence in any one day is 1.20 megalitres per day.

### Rosters and restrictions

- 4 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

### Metering of water taken and used

- 5 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 6 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 7 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 8 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 9 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 10 The licence holder must, if required by the Authority, keep an accurate record of the quantity of water taken under this licence and allow the Authority to inspect this record at all reasonable times, and provide a copy of the record when requested.
- 11 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 12 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.

### Operation and maintenance

- 13 Water may only be taken through the works at the specified location.
- 14 The licence holder must keep all works, appliances and dams associated with this licence, including outlet pipes and valves, in a safe and operable condition, and free from obstacles and vegetation that might hinder access to works.
- 15 Water may only be taken through the works if the works are sited, constructed, operated and maintained to the satisfaction of the Authority.
- 16 Works must not be altered, removed or decommissioned without a licence that authorises alteration, removal or decommissioning.
- 17 The licence holder must at all times provide the Authority with safe access to inspect all works and appliances used to take water under this licence.

### Protecting biodiversity

- 18 Water must not be taken through the works if the Authority reasonably believes that the taking of water, through the works and appliances associated with this licence, is at risk of causing damage to the environment.

- 19 The licence holder must, if required by the Authority, remedy any damage to the environment that in the opinion of the Authority is a result of the installation, operation or maintenance of the works.

**Fees and charges**

- 20 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

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END OF COPY OF RECORD

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# COPY OF RECORD IN THE VICTORIAN WATER REGISTER

## TAKE AND USE LICENCE

*under Section 51 of the Water Act 1989*

*The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.*

*This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the take and use licence.*

*Water used under this entitlement is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.*

*The Authority does not guarantee, by the granting of the licence, that the licensee will obtain any specific quantity or quality of water. The Authority is not liable for any loss or damage suffered by the licensee as a result of the quantity of water being insufficient or the quality of the water being unsuitable for use by the licensee at any particular time or for any particular purpose.*

This take and use licence entitles its holders to take and use water as set out under the licence description, subject to the conditions that are specified.

### Licence Holder(s)

JONATHON RICHARD GREEN of 119 GEORGES ROAD TALGARNO VIC 3691

KAREN MAREE GREEN of 119 GEORGES ROAD TALGARNO VIC 3691

### Licence Contact Details

JR & KM GREEN

119 GEORGES ROAD  
TALGARNO VIC 3691

### Licence Description

<b>Expiry date</b>	30 Jun 2027
<b>Status</b>	Active
<b>Authority</b>	Goulburn-Murray Water
<b>Name of waterway, aquifer or works</b>	Tarrangatta Creek
<b>Water system type</b>	Unregulated waterway, spring or run-off
<b>River basin or groundwater unit</b>	Murray
<b>Licence volume</b>	24.0 megalitres
<b>Licence volume adjusted for temporary trade</b>	24.0 megalitres
<b>Method of taking</b>	Extraction from an on-waterway dam
<b>Period during which water can be taken</b>	Water may only be harvested into the on-waterway dam from 01 Jul - 31 Oct inclusive
<b>Use of water</b>	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use
<b>Trading Zone</b>	160 Upper Murray Unregulated

### Licence Volume Details

Licence volume	24.0 megalitres
Licence volume adjusted for temporary trade	24.0 megalitres

### Temporary volume transaction details

<i>Approval date</i>	<i>Volume traded (ML)</i>	<i>Expiry date</i>
Nil		

### Extraction Point Details

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>	<i>Location description</i>
518488	6008592	Zone 55	Nil

### Land on which the Water is to be Used

#### Land description

Volume 11505 Folio 399  
Lot 2 of Plan PS713131K

#### Property address

1676 MURRAY RIVER ROAD, TALGARNO, VIC 3691

### Related Instruments

Related entitlements	Nil
Related works licences	WLE013117
Other related entities	Nil

### Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA045788	Address amendment	Recorded			01 Sep 2017
BET017997	Transfer	Approved	13 Jan 2022	25 Jan 2022	
BEC000767	Surrender and reissue	Approved	08 Mar 2016	08 Mar 2016	

## **Conditions**

This take and use licence is subject to the following conditions:

### **Method of taking**

- 1 Water may only be taken under this licence if it is taken by the method specified in this licence.

### **Take location**

- 2 Water may only be taken under this licence if it is taken at the location specified in the licence under "extraction point details".

### **Take volume and rate**

- 3 The maximum volume that may be taken under this licence in any one day is 1.20 megalitres per day.

### **Temporary transfers to the licence holder**

- 4 If there has been a temporary transfer of another licence to take water at the location, and use water on the land, specified in this licence:
  - a) the extra volume of water taken must not exceed the volume transferred, and
  - b) all the conditions of this licence apply to the taking and using of water consequential to the transfer.

### **Take period**

- 5 Unless otherwise directed by the Authority, water may only be harvested into the on-waterway dam during the period 1 July - 31 Oct (Winter Fill); at all other times, the entire stream flow must be passed downstream of the dam.

### **Passing flows**

- 6 Bypass mechanisms must be installed and maintained in good working order to ensure that a)  
outside the take period, none of the natural flow in the waterway is harvested into the dam, and  
b) during the take period, minimum passing flow rates of 1.6 megalitres per day are passed by the dam.

### **Rosters and restrictions**

- 7 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

### **Metering of water taken and used**

- 8 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 9 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 10 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 11 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 12 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 13 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 14 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.
- 15 The licence holder must when required by the Authority maintain records of the quantity of water taken and in accordance with the Authority's directions enter start and end meter reads directly into the system the Authority uses for recording usage.

### **Use of water**

- 16 Water taken under this licence may only be used on the land, and for the purposes, specified in

the licence.

- 17 The licence holder must at all times provide the Authority with safe access to inspect the land on which water is licensed to be used.

**Managing drainage disposal**

- 18 Where water use results in drainage from the land specified in the licence, that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the Authority.

**Fees and charges**

- 19 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

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END OF COPY OF RECORD

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Our Ref: LWT727980  
Your Ref: N Robertson

JR & KM GREEN  
119 GEORGES ROAD  
TALGARNO VIC 3691

25 Jan 2022

**RE: Application to transfer ownership of water services with land**

Dear Sir/Madam,

The application to transfer water services with land LWT727980 has been approved. The details of the transfer follow.

**Change of land ownership**

**Land:** Lot 2 of Plan PS713131K, Volume/Folio (11505/399)  
**From:** ALBERT JAMES JONES, MARION MARGARET JONES  
**To:** JONATHON RICHARD GREEN, KAREN MAREE GREEN

We have amended the Victorian Water Register to reflect the correct land ownership as per the Notice of Disposition/ Acquisition. As a result, the ownership of the following licences/entitlements that are tied to land have been updated.

<b>Water Register ID</b>	<b>Service details</b>
BEE008647	Registration licence 73.0 ML, Not tradable - Murray

**Take and use licence transfers**

This application includes the transfer of take and use licences

**Transfer type:** Take and use licence transfer BET017997

**Status:** Approved

**Licence transferred:** BEE073629 Take and use licence 24.0 ML, 160 Upper Murray  
Unregulated

**Works licence transfers**

This application includes the transfer of works licences.

**Transfer type: Works licence transfer WLV714780**

Status: Approved

Licence transferred: WLE013117 Works licence, Operate - Works on a waterway,  
Tarrangatta Creek, linked to BEE004528, BEE073629

Enclosed is a copy of record for each of the above mentioned licences/entitlements which are held in the Victorian Water Register.

The seller has been notified by letter of this approval. If a lodging party was nominated on the application form then they have also been notified by a letter.

Please read all the information provided. If any of the details are incorrect or if you have any questions about the information provided or require application forms to be sent to you, please contact Goulburn-Murray Water on 1800 013 357.

Yours sincerely,



Demi Broadhurst  
Approving Officer

## COPY OF RECORD IN THE VICTORIAN WATER REGISTER REGISTRATION LICENCE

### *under Section 51(1A) of the Water Act 1989*

*The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.*

*This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the registration licence.*

*Water used under this entitlement is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.*

*The Authority does not guarantee, by the granting of the licence, that the licensee will obtain any specific quantity or quality of water. The Authority is not liable for any loss or damage suffered by the licensee as a result of the quantity of water being insufficient or the quality of the water being unsuitable for use by the licensee at any particular time or for any particular purpose.*

This registration licence entitles its holders to take and use water as set out under the licence description, subject to the conditions that are specified.

### Licence Holder(s)

JONATHAN RICHARD GREEN of 119 GEORGES ROAD TALGARNO VIC 3691

KAREN MAREE GREEN of 119 GEORGES ROAD TALGARNO VIC 3691

### Licence Contact Details

JR & KM GREEN

119 GEORGES ROAD  
TALGARNO VIC 3691

### Licence Description

Expiry date	Ongoing
Status	Active
Authority	Goulburn-Murray Water
Name of waterway, aquifer or works	Tarrangatta Creek
Water system type	Unregulated waterway, spring or run-off
River basin or groundwater unit	Murray
Licence volume	73.0 megalitres
Licence volume adjusted for temporary trade	73.0 megalitres
Method of taking	Harvesting using an off-waterway dam
Period during which water can be taken	01 Jul - 30 Jun inclusive
Use of water	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use



### Licence Volume Details

Licence volume	73.0 megalitres
Licence volume adjusted for temporary trade	73.0 megalitres

### Temporary volume transaction details

<i>Approval date</i>	<i>Volume traded (ML)</i>	<i>Expiry date</i>
Nil		

### Extraction Point Details

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>	<i>Location description</i>
518533	6009263	Zone 55	Nil

### Land on which the Water is to be Used

#### Land description

Volume 12606 Folio 240  
Lot 1 of Plan PS917932L

Volume 12606 Folio 241  
Lot 2 of Plan PS917932L

#### Property address

1676 MURRAY RIVER ROAD, TALGARN, VIC 3691

This entitlement runs with the land and as such it may not be transferred to another parcel of land.

### Related Instruments

Related entitlements	Nil
Related works licences	WLE055940
Other related entities	Nil

### Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA045788	Address amendment	Recorded			01 Sep 2017
PTA007579	Address amendment	Recorded			18 Apr 2011
PTA007578	Address amendment	Recorded			18 Apr 2011
BER043912	Modify	Approved	02 Jan 2019	02 Jan 2019	
BER011087	Modify	Approved	02 Aug 2012	08 Oct 2012	
BEI486369	Issue	Approved	29 Aug 2009	29 Aug 2009	

## **Conditions**

This registration licence is subject to the following conditions:

### **Operation and maintenance**

- 1 The licence holder must maintain all works and appliances used to take water under this licence in a safe and efficient working order including any dam if water is taken from a dam under this licence.

### **Preventing pollution**

- 2 The licence holder must not pollute any water, or the environment, through the spillage of fuel or lubricant or any gaseous, liquid or solid matter used in connection with the works and appliances associated with this licence.

### **Take volume and location**

- 3 The licence holder must not use any water in excess of the annual entitlement volume in any twelve month period from 1 July to 30 June.

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## Department of Environment, Land, Water & Planning

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

Your Ref: 122487  
Our Ref: 74845346-028-5

07 Nov 2024

Courtney Condon  
87 Hume Street  
WODONGA 3690

Dear Sir / Madam

### **RE: PROPERTY ENQUIRY - 1676 MURRAY RIVER ROAD, TALGARN 3691**

I refer to your property enquiry dated 07 Nov 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](mailto:transactioncentre@delwp.vic.gov.au)

### **LANDATA® Property Certificates Service**

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