

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	Lehmans Road, Talgarno 3691
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Vendor's name	William Stanley Maxlow	Date 25/11/2025
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Vendor's signature		Vendors Legal Practitioner authorised by the vendor to sign this statement
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Vendor's name	Sonja Greta Maxlow	Date 25/11/2025
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Vendor's signature		Vendors Legal Practitioner authorised by the vendor to sign this statement
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Purchaser's name		Date / /
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Purchaser's signature	
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Purchaser's name		Date / /
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Purchaser's signature	
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1 FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Their total does not exceed:

\$6,000.00

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

[Redacted]

To

[Redacted]

Other particulars (including dates and times of payments):
[Redacted]

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 520
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2 INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable.

3.2. Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

3.4. Planning Scheme

The required specified information is as follows:

Name of planning scheme	TOWONG PLANNING SCHEME
Name of responsible authority	TOWONG SHIRE COUNCIL
Zoning of the land	RURAL ACTIVITY ZONE, SCHEDULE TO THE RURAL ACTIVITY ZONE
Name of planning overlay	BUSHFIRE MANAGEMENT OVERLAY

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2. Agricultural Chemicals

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

Not Applicable.

4.3. Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable. A temporary flat is built on the land – there is no building permit.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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Solar panels & batteries, LPG gas, water tank, compost toilet provided

9 TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3. **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

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

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

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

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](#) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)



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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

Page 1 of 1

VOLUME 08493 FOLIO 887

Security no : 124130052831F
Produced 19/11/2025 03:11 PM

LAND DESCRIPTION

Lot 1 on Title Plan 324464L.
PARENT TITLE Volume 05894 Folio 739
Created by instrument B740883 03/09/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
WILLIAM STANLEY MAXLOW
SONJA GRETA MAXLOW both of 67 KIEWA VALLEY HIGHWAY TAWONGA VIC 3697
AH313902F 24/06/2010

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP324464L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: LEHMANS ROAD TALGARNO VIC 3691

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP324464L
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/11/2025 15:11

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	TITLE PLAN	EDITION 1	TP 324464L
Location of Land Parish: TALGARNO Township: Section: E Crown Allotment: 13 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8493 FOL 887 Depth Limitation: 50 FEET		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21/02/2000 VERIFIED: EWA	

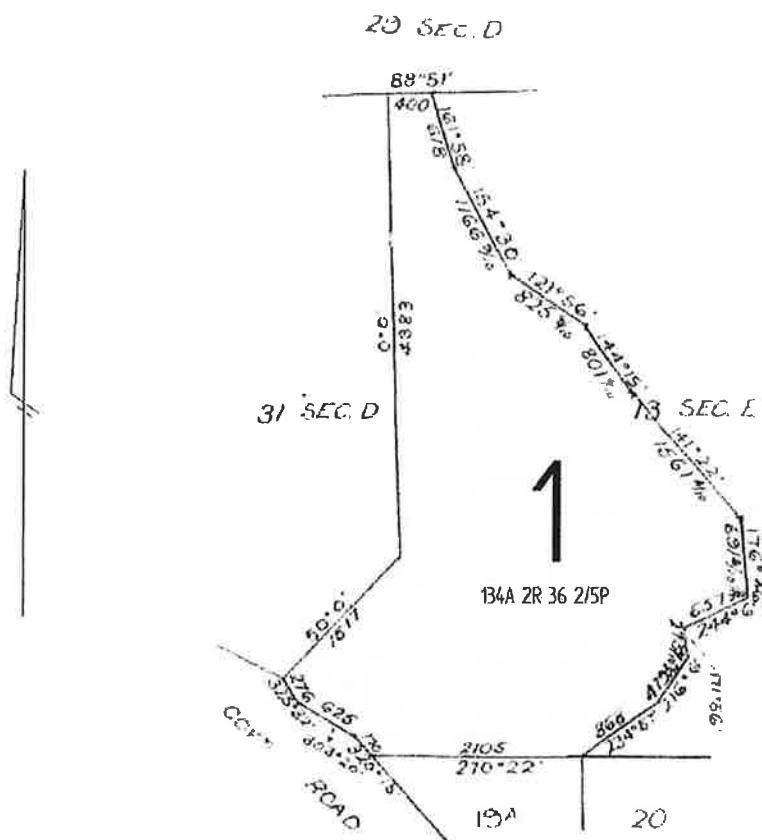


TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

PARCEL 1 = CA 13 (PT)

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

VOLUME 11211 FOLIO 758

Security no : 124130158151B
Produced 24/11/2025 11:27 AM

LAND DESCRIPTION

Crown Allotment 19A Section E Parish of Talgarno.
PARENT TITLE Volume 05343 Folio 403
Created by instrument AH313903D 24/06/2010

REGISTERED PROPRIETOR

Estate Fee Simple ,
Joint Proprietors
WILLIAM STANLEY MAXLOW
SONJA GRETA MAXLOW both of 67 KIEWA VALLEY HIGHWAY TAWONGA VIC 3697
AH313903D 24/06/2010

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP765816T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: LEHMANS ROAD TALGARNO VIC 3691

DOCUMENT END

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

VOLUME 11211 FOLIO 759

Security no : 124130158152C
Produced 24/11/2025 11:27 AM

LAND DESCRIPTION

Crown Allotment 19 Section E Parish of Talgarno.
PARENT TITLE Volume 05343 Folio 403
Created by instrument AH313904B 24/06/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
WILLIAM STANLEY MAXLOW
SONJA GRETA MAXLOW both of 67 KIEWA VALLEY HIGHWAY TAWONGA VIC 3697
AH313904B 24/06/2010

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

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TITLE PLAN	TP 765816T	
<p style="text-align: center;">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p>		
<p style="text-align: center;"><i>One year piece of land in the said State containing ninety three acres two roods and twenty sixches more or less being Allotments nineteen and nineteen of Section E in the Parish of Tolgarroo County of Bannabraga</i></p>		
<p>delimited with the measurements and abutments thereto in the map drawn in the margin of these presents and therein coloured yellow. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCERPTS nevertheless unto Us Our heirs and successors all gold and silver and antiferous and argiferous earth and stone and all mines veins lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in open or under or within the boundaries of the land hereby granted. AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefore any gold silver and any antiferous and argiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work diggings of any earth away the gold silver copper tin antimony coal metals minerals and their ores lying in open or under the land hereby granted and for the purpose aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines veins lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in open or under the land hereby granted.</p>		
<p>PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 108 of the <i>Land Act 1915</i>.</p>		
<p>AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a license to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands.</p>		
<p>PROVIDED FURTHER that this grant is upon this express condition that neither the grantee nor anyone claiming from through or under him shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein or thereon within the meaning of the <i>Mines Act 1915</i> or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act.</p>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201105 x Links	Sheet 2 of 2 sheets

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

VOLUME 11211 FOLIO 755

Security no : 124130158149E
Produced 24/11/2025 11:27 AM

LAND DESCRIPTION

Crown Allotment 31A Section D Parish of Talgarno.
PARENT TITLE Volume 04609 Folio 701
Created by instrument AH313900K 24/06/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

WILLIAM STANLEY MAXLOW
SONJA GRETA MAXLOW both of 67 KIEWA VALLEY HIGHWAY TAWONGA VIC 3697
AH313900K 24/06/2010

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP415741E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: LEHMANS ROAD TALGARNO VIC 3691

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

VOLUME 11211 FOLIO 756

Security no : 124130158150D
Produced 24/11/2025 11:27 AM

LAND DESCRIPTION

Crown Allotment 31 Section D Parish of Talgaro.
PARENT TITLE Volume 04609 Folio 701
Created by instrument AH313901H 24/06/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

WILLIAM STANLEY MAXLOW
SONJA GRETA MAXLOW both of 67 KIEWA VALLEY HIGHWAY TAWONGA VIC 3697
AH313901H 24/06/2010

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DIAGRAM LOCATION

SEE TP415741E FOR FURTHER DETAILS AND BOUNDARIES

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TITLE PLAN		EDITION 1	TP 415741E
Location of Land Parish: TALGARNO Township: Section: D Crown Allotment: 31, 31A Crown Portion: Last Plan Reference: Derived From: VOL 4609 FOL 701 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 4608 FOL. 701 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information			<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 26/04/2000 VERIFIED: AD</p> <p>COLOUR CODE Y = YELLOW</p>
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN		TP 415741E
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT		
<p>containing <i>two hundred and fifty four acres eight roods and seven perches more or less being fifteen acres thirty one and thirty one - of section D in the Parish of Tulloowoo County of Benambra</i></p> <p>described with the measurements and abutments thereof in the map drawn in this margin of these presents and therein coloured yellow. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and antimony and argentiferous earth and stones and all mines veins beds and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral veins in open or under or within the boundaries of the land hereby granted. AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therefor for gold silver copper tin antimony coal and all other metals and minerals and mineral veins and to extract and remove therefrom any gold silver and any antimony and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral veins and to search for and work deposits of and carry away the gold silver copper tin antimony coal metals minerals and other veins lying in open or under the land hereby granted and for the purpose aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral veins and the working of all mines veins beds and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral veins in open or under the land hereby granted</p>		
<p>PROVIDED ALWAY that the said land is and shall be subject to be required for mining purposes under Section 108 of the Land Act 1918.</p> <p>AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter thereon and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral veins and to erect and to occupy mining plants or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands.</p> <p>PROVIDED FURTHER and this grant is upon this express condition that neither the grantee nor any one claiming from through or under him shall claim or be entitled to any compensation in respect of damage to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein or thereon within the meaning of the Mines Act 1918 or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act.</p>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets



Department of Sustainability and Environment

ABN 90 719 052 204

AGRICULTURAL LICENCE LAND ACT 1958 Section 130

THIS LICENCE is granted by the Licensor to the Licensee and commences on the date set out in the Schedule.

In consideration of the payment of the licence fee and the conditions contained in this Licence, the Licensor or a person authorised by the Licensor, at the request of the Licensee HEREBY AUTHORISES the Licensee to use the Crown land described in the Schedule for the specified purposes set out in the Schedule.

This Licence is subject to the provisions of the *Land Act 1958* and Regulations thereunder, the licence conditions attached and any Statutory and other Special Conditions set out in the Schedule.

Judy Ryan.....
Signature of Licensor or Authorised person

Judy Ryan

23 April 2010

The Licensee hereby agrees that payment of the Licence Fee, shown in Item 7 of the Schedule, by the Licensee shall constitute acceptance by the Licensee of this Licence and shall constitute an undertaking by the Licensee that the Licensee shall comply with the terms and conditions of this Licence.

NOTE:

1	<i>This licence is not valid until payment of the Licence Fee shown in Item 7 of the Schedule is received by the Department of Sustainability and Environment.</i>
2	<i>This Licence is an important document and should be stored in a secure and safe place. It will be needed if you sell your property. In the event of loss, a replacement fee may be charged.</i>



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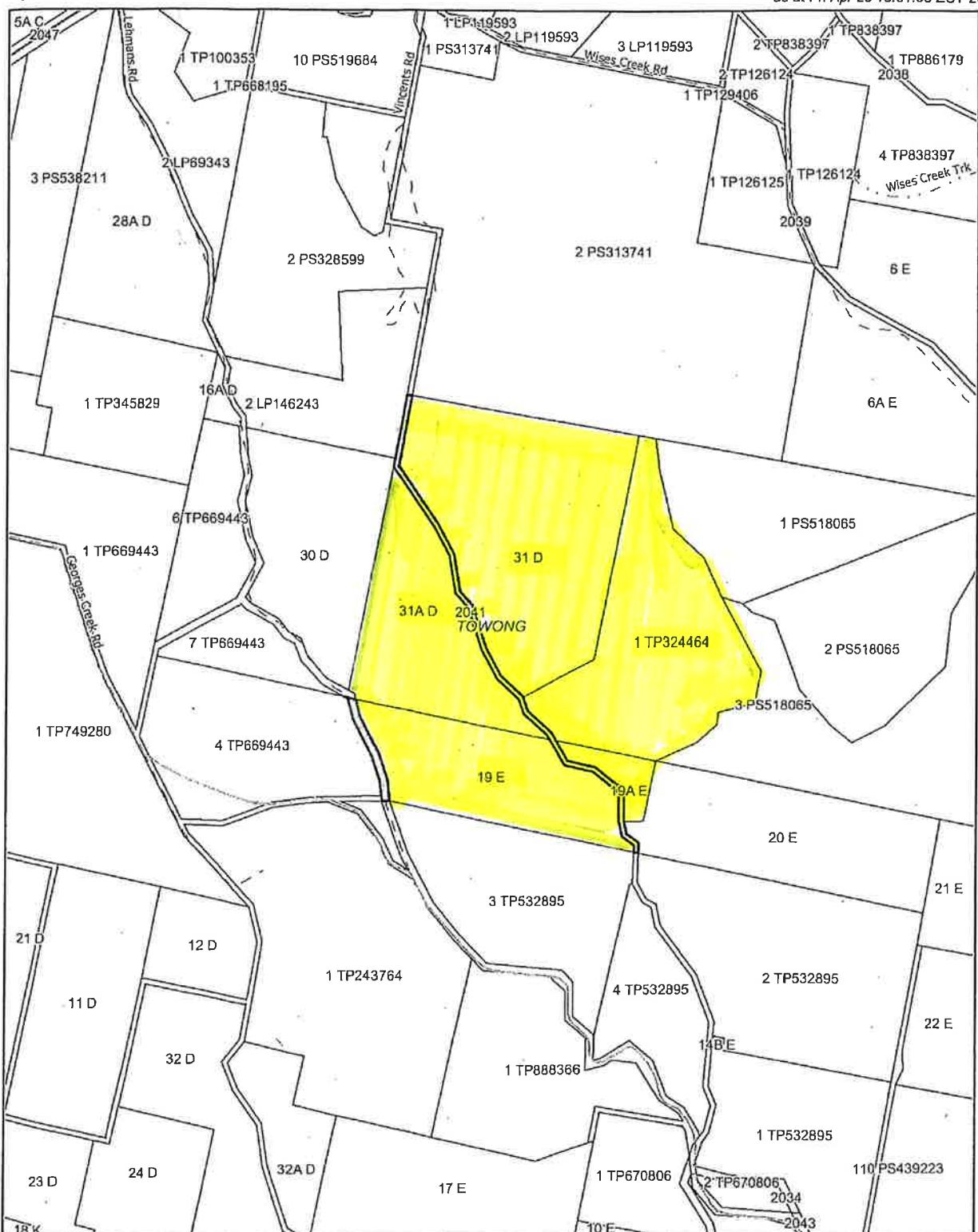
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LICENCE SCHEDULE

1. Licence No. 2011088
2. Licensor MINISTER FOR ENVIRONMENT & CLIMATE CHANGE
3. Licensee WILLIAM STANLEY MAXLOW
SONJA GRETA MAXLOW
4. Address 67 KIEWA VALLEY HIGHWAY
TAWONGA, 3697
5. Commencement Date 01 OCTOBER 1994
6. Term 99 YEARS
7. Licence Fee \$882.00 (Ex. GST)
8. Paid IN FULL
9. Licensed Land All that land being:
MUNICIPALITY OF TOWONG
UNUSED ROAD EAST AND WEST OF CROWN ALLOTMENT 19, SECTION E
EAST OF CROWN ALLOTMENT 31 A, WEST OF ALLOTMENT 31, SECTION D
PARISH OF TALGARNO
AS INDICATED ON ATTACHED PLAN/S.
10. Area (Ha) 6.4820
11. Powers under which land is granted SECTION 130 LAND ACT 1958
12. Specified Purpose GRAZING
13. Statutory and other Conditions
THE LICENSEE MUST IF DIRECTED TO DO SO IN WRITING BY THE LICENSOR MAINTAIN
SUITABLE UNLOCKED SWING GATES, CATTLE PITS, RAMPS OR OTHER SUITABLE MEANS OF
PASSAGE IN ANY FENCE ACROSS THE LICENSED LAND.
14. Special Conditions
NIL

Tenure 2011088

as at Fri Apr 23 13:51:03 EST 2010



(c) The State of Victoria Department of Sustainability and Environment 2007

Crown Land Management
NORTH EAST Region
Department of Sustainability and Environment
1 McKoy Street
Wodonga 3689
02 6043 7900

Victoria The Place To Be

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Scale 1:20,000

LICENCE CONDITIONS

1 **Grant**

The rights conferred by this Licence are non-exclusive, do not create or confer upon the Licensee any tenancy or any estate or interest in or over the licensed land or any part of it, and do not comprise or include any rights other than those granted or to which the Licensee is otherwise entitled by law.

2 **Licensee's Obligations (Positive)**

The Licensee **Hereby Covenants** with the Licenser that during the term the Licensee will: -

2.1 **License fee**

Duly and punctually pay or cause to be paid the licence fee to the Licenser at the payment address advised by the Licenser from time to time on the days and in the manner provided in Item 8 of the Schedule without demand, deduction, set-off or abatement.

2.2 **Rates and Taxes**

- 2.2.1 Duly and punctually pay as and when they respectively fall due all rates and taxes on the licensed land.
- 2.2.2 If requested to do so by the Licenser, produce receipts to the Licenser evidencing payment of the rates and taxes.
- 2.2.3 Duly and punctually pay to the Licenser at the same time and in the same manner as the licence fee is payable to the Licenser (or as otherwise notified to the Licensee by the Licenser) under clause 2.1 above the amount of any GST payable on or in relation to this licence and/or the rent payable thereunder or that becomes payable by the Licenser during the period covered by the fee.

2.3 **Indemnity**

Indemnify the Crown in respect of any claim or liability for property damage and/or injury or death of any person which arises directly or indirectly out of negligence, tort, contract, or breach of a statutory duty by the Licensee or any associated party consequential to the use or occupation of the licensed land, including, but without restricting the generality of the foregoing, the pollution or contamination of land or water, and any costs, charges and expenses incurred in connection therewith.

2.4 **Maintenance**

- 2.4.1 Throughout the term keep the licensed land in good order and condition and the improvements (if any) on it in good order and condition having regard to their condition at the commencement date or, if constructed or added to the licensed land after the commencement date, at the date of such construction or addition as the case may be and in particular but without restricting the generality of the foregoing will:
 - 2.4.1.1 Keep the licensed land free of pest animals and weeds;
 - 2.4.1.2 Remedy every default of which notice is given by the Licenser to the Licensee within a reasonable time specified in the notice but in any event the time specified in the notice will not be less than 14 days.

2.5 **Fire Protection Works**

Undertake all fire protection works on the licensed land required by law to the satisfaction of the Licenser and the responsible fire Authority

2.6 **Condition at Termination**

On expiry or prior determination of this Licence return the licensed land to the Licenser in good order and condition and otherwise in accordance with the Licensee's obligations.

2.7 **Notice of Defects and other matters**

- 2.7.1 Give the Licenser prompt notice in writing of any accident to or defect in the licensed land and of any circumstances likely to cause any damage risk or hazard to the licensed land or any person on it;
- 2.7.2 Give to the Licenser within 7 days of its receipt by the Licensee a true copy of every notice, proposal or order given, issued or made in respect of the licensed land and full details of the circumstances of it;
- 2.7.3 Without delay take all necessary steps to comply with any notice, proposal or order referred to in paragraph 2.7.2 with which the Licensee is required to comply; and
- 2.7.4 At the request of the Licenser make or join with the Licenser in making such objections or representations against or in respect of any notice, proposal or order referred to in paragraph 2.7.2 as the Licenser deems expedient.

2.8 **Compliance with Law**

Comply at the Licensee's cost with the provisions of all statutes, regulations, local laws and by-laws relating to the licensed land and all lawful orders or direction made under them;

2.9 *Compliance with Directions*

2.9.1 At the Licensee's cost forthwith comply with any written direction given by the Secretary during the term as to the: -

- 2.9.1.1 grazing or management of the licensed land (including fencing), or the number and type of stock which may be depastured on the licensed land;
- 2.9.1.2 frequency, timing and method of cultivation;
- 2.9.1.3 water supply and other improvements;
- 2.9.1.4 reclamation of eroded areas and land degradation; or
- 2.9.1.5 retention or clearance of native vegetation.

2.10 *Arrears and Interest*

2.10.1 Pay to the Lessor: -

- 2.10.1.1 on any moneys payable by the Licensee to the Lessor and outstanding for thirty (30) days or on any judgment for the Lessor in an action arising under the Licence, interest at the penalty rate of interest for the time being made payable under the *Penalty Interest Rates Act 1983* computed from the date the moneys or judgment became payable until all moneys (including interest on them) are paid in full;
- 2.10.1.2 on demand all the Lessor's legal costs and disbursements payable in respect of or in connection with any assignment of this Licence or under-licensing of the licensed land, any surrender of this Licence, the giving of any consent by the Lessor or any failure by the Licensee to perform and observe this Licence, or any deed or other document executed in connection with this Licence.

2.11 *Further Conditions*

Comply with the Statutory and other Conditions contained in Item 13 of the Schedule and with the Special Conditions contained in Item 14 of the Schedule.

3 *Licensee's Obligations (Negative)*

The Licensee Hereby Covenants with the Lessor that during the term the Licensee will not -

3.1 *Use of Licensed land*

Use the licensed land for any purpose other than the specified purpose referred to in Item 12 of the Schedule or any additional purpose specified in Item 14 of the Schedule without first obtaining the Lessor's written consent which can be given or withheld at the absolute discretion of the Lessor or be given subject to conditions.

3.2 *Allow rubbish*

Permit any rubbish to accumulate in or about the licensed land.

3.3 *Hazardous Chemicals*

Keep any hazardous chemical on the licensed land without the Lessor's written consent which can be given or withheld at the absolute discretion of the Lessor or be given subject to conditions.

3.4 *Burning*

Undertake any burning of vegetation or any other matter on the licensed land without first obtaining any necessary permit and the written approval of the Lessor which can be given or withheld at the absolute discretion of the Lessor or be given subject to conditions PROVIDED HOWEVER that the consent of the Lessor is not required for the burning of crop stubble.

3.5 *Assignment*

Without first obtaining the written consent of the Lessor assign, under-license, mortgage, or charge this Licence or part with or share possession of the licensed land or any part of it.

3.6 *Lessor's Entry*

3.6.1 Prevent, attempt to prevent or in any other way hinder, obstruct or permit the hindrance or obstruction of the Lessor or the Lessor's employee or agent at any time from entering and remaining on the licensed land either with or without motor vehicles or other equipment for any purpose and in particular, but without restricting the generality of the foregoing, for any of the following purposes:-

- 3.6.1.1 retaking or attempting to retake possession of the licensed land;
- 3.6.1.2 inspection; or
- 3.6.1.3 any other lawful purpose.

3.7 *Void insurance*

Do or allow anything to be done which might result in any insurance's relating to the licensed land becoming void or voidable or which might increase the premium on any insurance.

3.8 *Cultivation and Use of Licensed land*

3.8.1 Without the Licensor's prior written approval, which can be given or withheld at the absolute discretion of the Licensor or be given subject to conditions, :-

- 3.8.1.1 fell, ringbark, injure, destroy or remove any living or dead vegetation (except weeds) or fallen timber on the licensed land;
- 3.8.1.2 plough, cultivate, work, break up or remove soil or construct any earthworks on the licensed land;
- 3.8.1.3 plant any vegetation, seed or crop on the licensed land; or
- 3.8.1.4 apply fertilizer to the licensed land.

3.9 *Erection of Improvements*

Erect or permit the erection of any improvement on the licensed land without the Licensor's prior written approval, which can be given or withheld at the absolute discretion of the Licensor or be given subject to conditions.

4 *General Conditions*

4.1 *Termination upon Default*

If the Licensor is satisfied, after giving the Licensee a reasonable opportunity to be heard, that the licensee has failed to comply with any terms or conditions of the licence, the Licensor may, by notice published in the Government Gazette, declare that the licence is cancelled, and upon cancellation the licensee will not be entitled to any compensation whatsoever.

4.2 *Termination without Default*

- 4.2.1 In addition to and not in substitution for the power to cancel this Licence under clause 4.1, the Licensor may by giving to the Licensee three months' written notice to that effect cancel this Licence upon a date to be specified in that notice notwithstanding that there has been no breach by the Licensee of any term or condition of this Licence.
- 4.2.2 If the licence is terminated under this clause the Licensee is entitled to receive and will be paid by the Licensor a refund of an amount of the licence fee paid.
- 4.2.3 The amount of refund will be determined by the Licensor on a pro rata basis, taking into account any period of the licence remaining at the date of cancellation.
- 4.2.4 Except as provided in sub clause 4.2.2 above no compensation is payable in respect of the cancellation of the licence.

4.3 *Licensee's Improvements*

- 4.3.1 The Licensee's improvements shall remain the property of the Licensee.
- 4.3.2 On the cancellation or expiration of the Licence the Licensee must, within a period of time specified by the Secretary, remove all Licensee's improvements from the licensed land and forthwith make good all damage caused to the licensed land by the affixing, retention or removal of Licensee's improvements to the satisfaction of the Secretary.

4.4 *Secretary may remove and dispose of property*

If the Licence expires, or is cancelled under clauses 4.1 or 4.2, the Secretary may at the end of the period of time specified under Clause 4.3.2 remove the Licensee's chattels and improvements and store them at the Licensee's expense without being liable to the Licensee for trespass, detinue, conversion or negligence. After storing them for at least one month, the Secretary may sell or dispose of them by auction, private sale, gift, distribution or otherwise and apply the net proceeds towards the payment of any moneys owed by the Licensee to the Licensor.

4.5 *Licensor's/Secretary's Agents*

Every act or thing to be done, decision to be made or document to be signed pursuant to this Licence by the Licensor or the Secretary and not required by law to be done, made or signed by the Licensor or the Secretary personally may be done made or signed by any person to whom such power has been delegated by the Licensor or the Secretary.

4.6 *Notices*

Any notice consent or demand or other communication to be served on or given to the Licensee by the Licensor under this Licence shall be deemed to have been duly served or given if it is in writing signed by the Licensor and delivered or sent by pre paid post to the Licensee's address set out in Item 4 of the Schedule or to the latest address stated by the Licensee in any written communication with the Licensor.

4.7 *Review of Licence fee*

The licence fee, unless it has been paid in full for the term, will be reviewed by the Licensor every three years from 1st October 1997, and the reviewed fee shall commence on the day following the date fixed for each such review.

4.8 *Debt recovery*

All moneys payable by the Licensee to the Licensor under this Licence are recoverable from the Licensee as liquidated debts payable on demand.

5

Definitions

Unless inconsistent with the context or subject matter each word or phrase defined in this clause has the same meaning when used elsewhere in the licence.

"commencement date" means the date described in Item 5 of the Schedule and is the first day of the term;

"Crown" means the Crown in right of the State of Victoria and includes the Secretary and each employee and agent of the Crown or the Secretary;

"GST" means a goods and services tax within the meaning of the *A New Tax System (Goods and Services Tax) Act 1999*.

"Department" means the Department of Sustainability and Environment or its successor in law;

"flora" has the same meaning as in the *Flora and Fauna Guarantee Act 1988*;

"hazardous chemical" includes gas, inflammable liquid, explosive substance, pesticide, herbicide, fertiliser and other chemicals;

"improvement" includes building, dam, levee, channel, sign, permanent fence, or other structure and any addition to an existing improvement;

"licensed land" means the land described in Item 9 of the Schedule;

"Licence fee" means the licence fee described in Item 7 of the Schedule as varied during the term;

"Licensee" means the person named in Item 3 of the Schedule and includes the permitted assigns and successors in law to a Licensee;

"Licensee's Improvements" includes growing crop, building, structure, sign, fence and any other structural improvement including dam, levee, channel or any other earthworks but does not include any such improvement shown in Item 14 of the Schedule as being or becoming the property of the Licenser.

"Licenser" means the Minister of the Crown for the time being administering Division 8 of Part I of the *Land Act 1958* or such other Minister of the Crown or Government Authority to whom responsibility for this Licence may at any time be given;

"person" includes a body corporate as well as an individual;

"pest animals" has the same meaning as in the *Catchment and Land Protection Act 1994*;

"rates and taxes" means all existing and future rates (including excess water rates and any special rates or levies) taxes, charges, tariffs, assessments, impositions and outgoings whatsoever now or at any time imposed, charged or assessed on or against the licensed land or the Licenser or the Licensee or payable by the owner or occupier of the licensed land;

"schedule" means the schedule to this Licence;

"Secretary" means The Secretary to the Department of Sustainability and Environment, the body corporate established under the *Conservation, Forests and Lands Act 1987*;

"sign" includes names, advertisements and notices;

"soil" includes gravel, stone, salt, guano, shell, sand, loam and brick earth;

"term" means the period of time set out in Item 6 of the Schedule, as and from the commencement date;

"weeds" include noxious weeds within the meaning of the *Catchment and Land Protection Act 1994* , and prescribed flora within the meaning of the *Flora and Fauna Guarantee Act 1988*;

"writing" includes typewriting, printing, photography, lithography and other modes of representing or reproducing words in a visible form and "written" has a corresponding meaning.

6

Interpretations

6.1 A reference importing the singular includes the plural and vice versa.

6.2 The index and headings are included for ease of reference and do not alter the interpretation of this Licence.

6.3 If any day appointed or specified by this Licence falls on a Saturday, Sunday or a day appointed under the *Public Holidays Act 1993* as a holiday for the whole day the day so appointed or specified is deemed to be the first day succeeding the day appointed or specified which is not a Saturday, Sunday or day appointed as a holiday.

6.4 References to an Act of Parliament or a section or schedule of it shall be read as if the words "or any statutory modification or re-enactment thereof or substitution therefor" were added to the reference.

6.5 If the Licensee comprises more than one person, the covenants and agreements contained in this Licence shall be construed as having been entered into by, and are binding, both jointly and severally on all and each of the persons who constitute the Licensee.

6.6 References to clauses, sub-clauses and Items are references to clauses, sub-clauses and Items of this Licence respectively.

PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 24 November 2025 11:01 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP324464**
Address: **LEHMANS ROAD TALGARNO 3691**
Standard Parcel Identifier (SPI): **1\TP324464**
Local Government Area (Council): **TOWONG** www.towong.vic.gov.au
Council Property Number: **225500 (Part)**
Planning Scheme: **Towong** [Planning Scheme - Towong](#)
Directory Reference: **VicRoads 36 E3**

This parcel is one of 5 parcels comprising the property. 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**

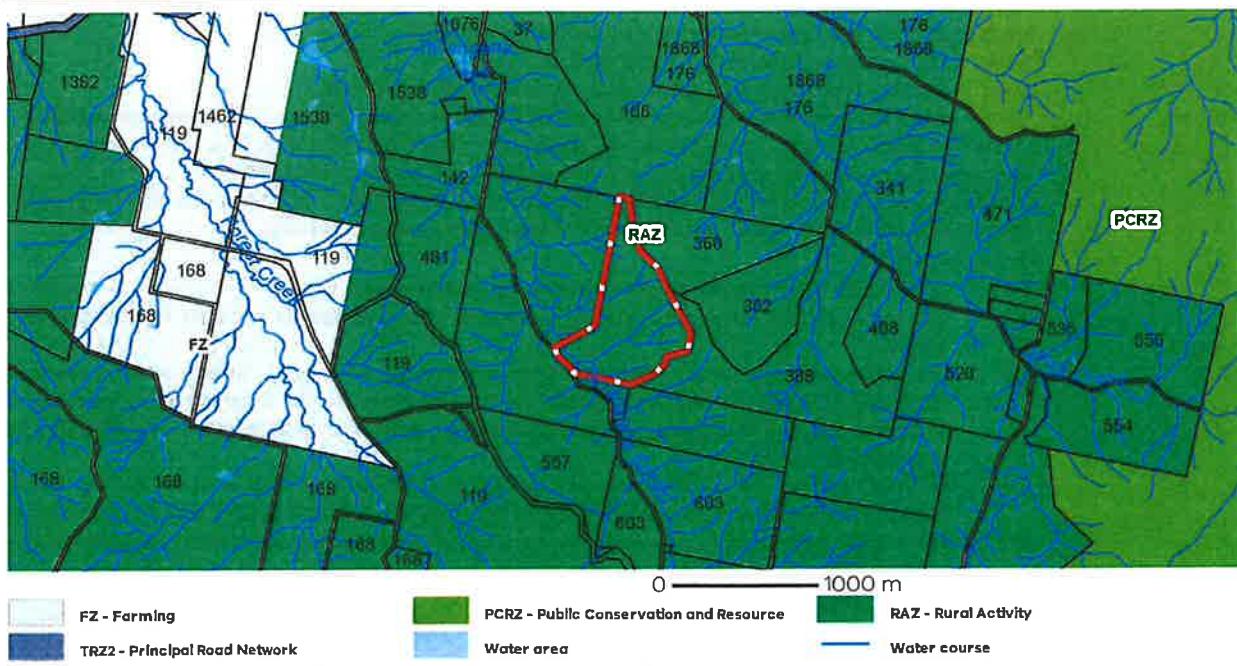
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

RURAL ACTIVITY ZONE (RAZ)

SCHEDULE TO THE RURAL ACTIVITY ZONE (RAZ)



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

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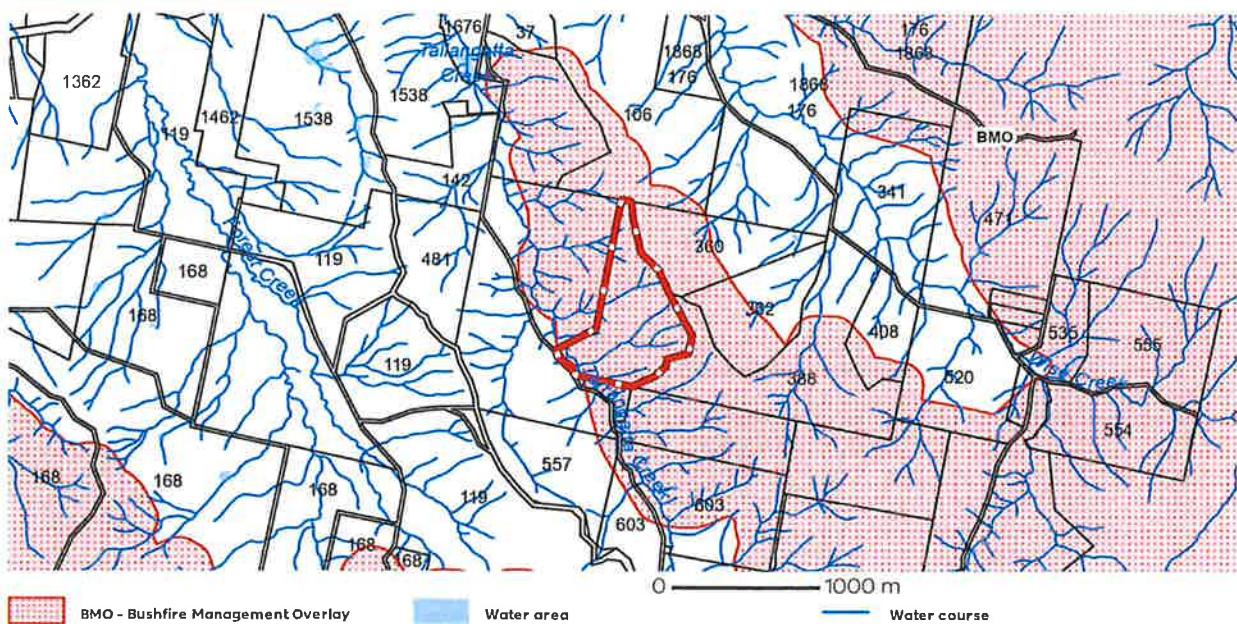
Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



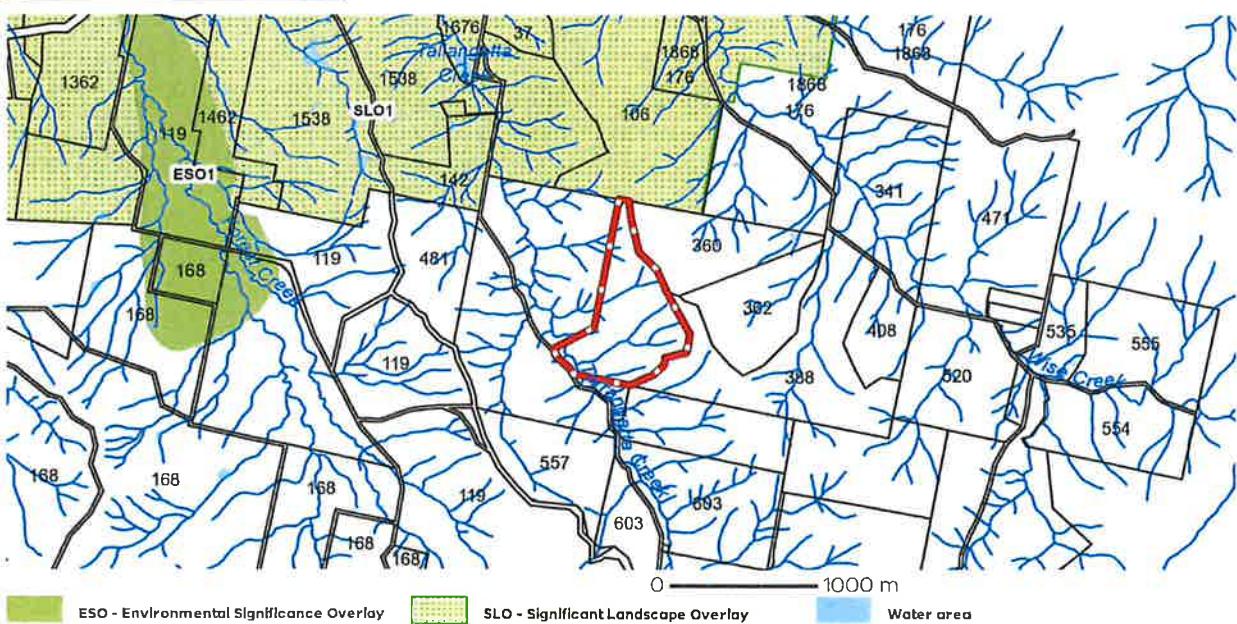
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



Note: due to avoidance, some run-down or unmet ins visible, and some others are not yet met. Note: In the following table, the 'met' column is the total number of ins met, and the 'unmet' column is the total number of ins unmet.

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel 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.

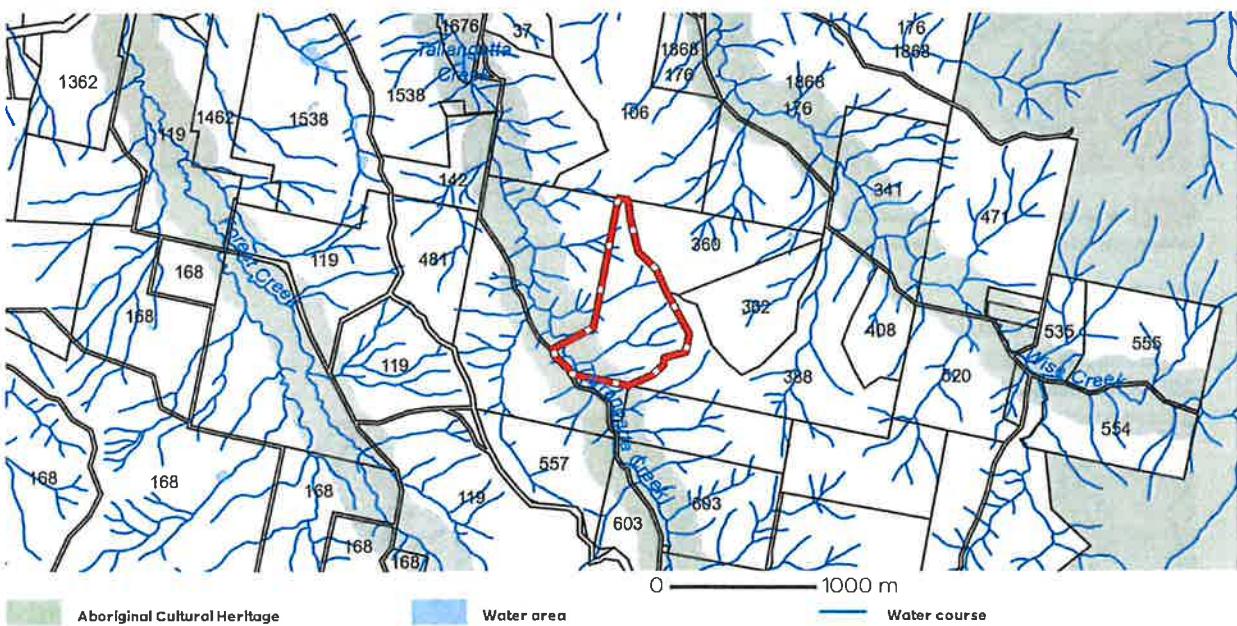
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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>



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 14 November 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.vic.gov.au/vicplan/>

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

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PLANNING PROPERTY REPORT



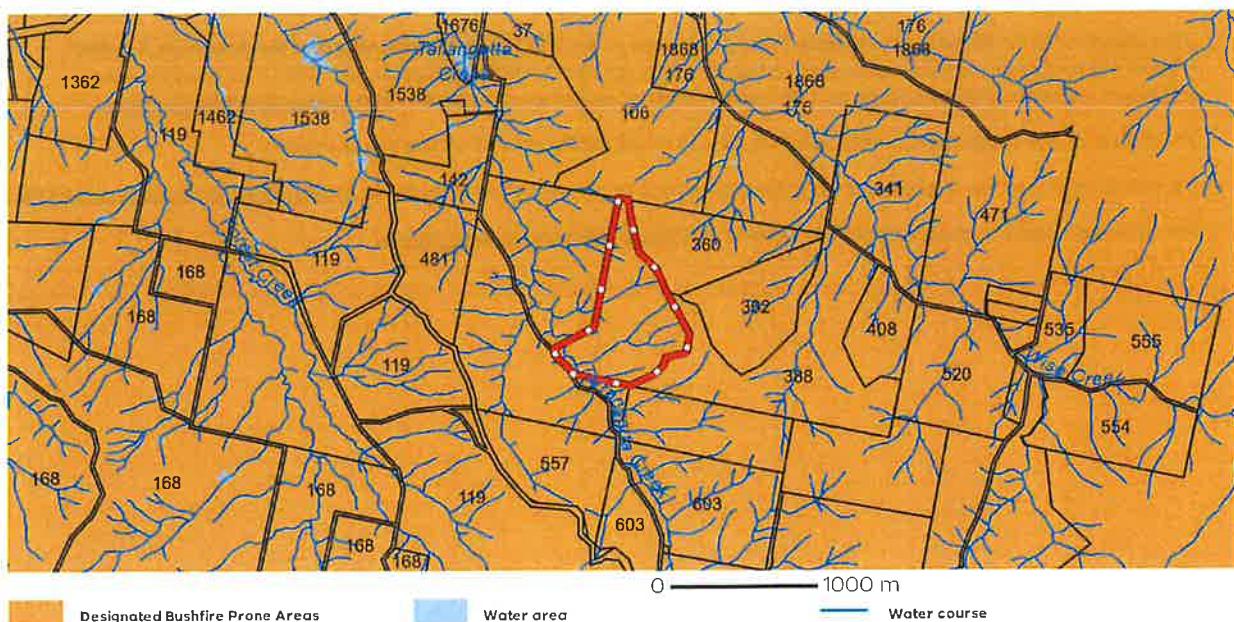
Department of Transport and Planning

Designated Bushfire Prone Areas

This parcel 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 of 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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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

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

Rates and Valuation Notice

Tax invoice issued on 01 September 2025
ABN 45 718 604 860

166178/A/010073
2
S G Maxlow, W S Maxlow
Post Office 24
EBDEN VIC 3691

02 6071 5100 or 1300 365 222
rates@towong.vic.gov.au
www.towong.vic.gov.au



Carried Forward Balance	This Instalment	Amount Payable
\$19.55	\$761.71	\$781.26

Arrears due now

Due 30 September 2025

Property Number
225500

Council Rates and Charges

For 1 July 2025 to 30 June 2026

Rural rates @ 0.00189400 x CIV	\$1,723.54
Municipal charge	\$347.00
Garbage (140L) and recycling (240L)	\$340.00
Waste Facilities Management charge	<u>\$104.00</u>
Rates and charges	\$2,514.54

State Government Charges Emergency Services and Volunteers Fund

ESVF - Primary-Production @ 0.00028700 x CIV	\$261.17
ESVF - Primary-Production	<u>\$275.00</u>
ESVF Charges	\$536.17

2025/26 Total Charges

Your property

Address:	Lehmans ROAD Talgarno VIC 3691
Area:	192.223900 Hectares
Valuation code (AVPCC):	520 - Domestic Livestock Grazing
Capital Improved Value:	\$910,000
Site Value:	\$870,000
Net Annual Value:	\$45,500
Valuation at:	1 January 2025
Valuation effective from:	1 July 2025

Description:
CA 19 SEC E Parish of Talgarno; CA 19A SEC E Parish of Talgarno; CA 31 SEC D Parish of Talgarno; CA 31A SEC D Parish of Talgarno; Lot 1 324464 V8493 F887 Parish of Talgarno

Instalment 1 \$761.71 30 September 2025	+	Instalment 2 \$763.00 30 November 2025	+	Instalment 3 \$763.00 28 February 2026	+	Instalment 4 \$763.00 31 May 2026	= Total \$3,050.71
------------------------------------------------------	---	-----------------------------------------------------	---	-----------------------------------------------------	---	------------------------------------------------	-------------------------------

How to pay



Biller code: 21485
Ref: 9955014



Biller Code: 0883
Ref: 9955014

Visit www.postbillpay.com.au or phone 131 816 to pay with your Visa or Mastercard or pay in person at any Post Office with eftpos, Visa, MasterCard, cash or cheque.



*9955014



Pay in person: Pay with eftpos, Visa, Mastercard, cash or cheque at:
• 33-37 Towong Street, Tallangatta
• 76 Hanson Street, Corryong



Mail: Detach and return this section with a cheque to:
• PO Box 55 Tallangatta VIC 3700



Waste Disposal Voucher

Present this voucher to dispose up to one cubic metre (e.g. 6' x 4' trailer) of waste at the Corryong, Tallangatta or Wodonga waste facilities or at Council's periodic hard waste and green waste collections.

Expires: 30 September 2026 Property Number: 225500

Waste Disposal Voucher

Present this voucher to dispose up to one cubic metre (e.g. 6' x 4' trailer) of waste at the Corryong, Tallangatta or Wodonga waste facilities or at Council's periodic hard waste and green waste collections.

Expires: 30 September 2026 Property Number: 225500

This notice contains Council rates and charges as well as charges levied by the Victorian State Government's Emergency Services Volunteers Fund (ESVF). The ESVF has replaced the Fire Services Property Levy and is collected by councils and it does not fund council services.

The property charges Council levies is a combination of fixed and variable charges as described on this notice by applying a rate on its Capital Improved Value (as determined by the Victorian Valuer General).

The Victorian Government has specified a rate cap of 3%. The cap applies to the average annual increase of property rates and Municipal Charge. Council has adopted a 3% increase to general rates and municipal charge for 2025/26.

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

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

Rates and Charges

Information relating to rates (including differential rates) and charges are documented in the 2025/26 budget document and on our website.

Outstanding balance

Any outstanding balance amount shown on this notice includes arrears and interest accrued. Recent payments may not be reflected on this notice. For an up-to-date balance please contact Council.

Rates by instalments

Council rates are payable in four instalments. Instalment notices will be issued at least 14 days before each instalment is due. You can pay any or all instalments in advance of their due dates.

Emergency Services and Volunteers Fund (ESVF)

The Emergency Services and Volunteers Fund is collected by Council on behalf of the Victorian Government. This is itemised as the ESVF Charge and/or ESVF Levy on this notice. For further information about charges, rebates, and eligibility visit: www.sro.vic.gov.au/emergency-services-and-volunteers-fund or call 1300 819 033.

Pension Rebate

A person holding a current Pension Concession Card may be entitled to a rebate towards their Council rates and the ESVF. For more information about the Pension Rebate or to apply please contact Council.

Penalties for failing to pay

Any instalment payment not received by Council by its due date will be charged interest from the due date of that instalment. Interest will continue to accrue until the outstanding amount and interest are paid in full. The interest rate to be charged is set under the Penalty Interest Rates Act 1983. The current penalty interest rate is 10%.

Payment allocations

All payments will be allocated in this order:

1. Legal costs	2. Interest charges
3. Overdue rates and charges	4. Current rates and charges

Property Owner Name: Sonja Greta Maxlow, William Stanley Maxlow

For Property owners address details contact Council if it is required.

Changes to rating classification

Ratepayers are responsible for ensuring that the details contained in the individual notices are correct.

Any adjustments to rates will only be effective in the year the adjustment is made and will not be applied retrospectively.

Objection to valuation

The property described on this notice has been valued for rating purposes. A person may lodge an objection to the valuation within two months from the issued date of this notice under section 17 of the Valuation of Land Act 1960. For more information about valuations or to lodge an objection please contact Council.

Appeal against a rate or charge

A person who is aggrieved by a rate or charge imposed by Council, or by anything included or excluded from such a rate or charge, may appeal to the County Court under section 184 of the Local Government Act 2020 within 60 days from the date of issue on this notice.

Charge Exemptions for Single Farm Enterprise

An exemption from the Municipal Charge, Environmental Management Contribution and the ESVF may apply if multiple properties form a Single Farm Enterprise. For more information or to apply please contact Council.

Waiver, deferral or concession

If you are having difficulty in making payment please contact Council to discuss your circumstances. You may apply for a payment plan, waiver, deferral or concession of your Council rates and charges in accordance with section 170 or 171 of the Local Government Act 2020. You may apply for a waiver, deferral or concession of your Fire Services Property Levy in accordance with sections 27 or 28 of the Fire Services Property Levy Act 2012.

State Government - Valuing Authority

Revaluations are now performed annually by the State Government through the Valuer General Victoria. Rates are based on the Capital improved Value (CIV) of each property: the total market value of the land plus buildings and other improvements (see front of notice).

The 2025/2026 rates are based on the valuation at 1 January 2025 for rating from 1 July 2025.

Rates Comparative Table (for information only)	CIV	
	Category	Rate in \$
Residential/Rural Res.	0.2367	2,153.97
Rural Rate	0.1894	1,723.54
Business Rate	0.2130	1,938.30
Vacant Rate	0.7574	6,892.34

File: 225500

5 May 2023

Mr William Maxlow
PO Box 24
Ebdon VIC 3691
Email: acaciaridge@gmail.com

Dear Mr Maxlow,

**Planning Permit 2022/023 – Use and Development of the Land for 2 Dwellings– Volume 11211
Folio 759 Subject land (Lehmans Road Talgarno)**

We are pleased to issue Planning Permit 2022/023. Please read the permit conditions and notes carefully. Check if there are any additional actions or permits required before the use or development begins.

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

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

Yours sincerely,



Amanda Pagan
Director Community and Planning

Enc.
Cc. Goulburn-Murray Water
Country Fire Authority
North-East Catchment Management Agency

PLANNING PERMIT

Permit No:	2022/023
Planning Scheme:	Towong Planning Scheme
Responsible Authority:	Towong Shire Council
Address of the land:	Volume 11211 Folio 759 Subject land (Lehmans Road Talgarno)
The Permit Allows:	Use and development of the land for two dwellings in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development must be generally in accordance with the endorsed plans. The plans are not to be altered without written consent of the Responsible Authority.
2. The finished colours of the building(s) must be of neutral earthy tones to protect the rural character of the area. No materials with a highly reflective surface shall be used. These materials include, but are not limited to unpainted aluminium, zinc, or similar materials.
3. Before the development starts, a road construction plan to the satisfaction of the Responsible Authority must be submitted and approved by the Director Infrastructure and Environment. When approved the plan will be endorsed and will then form part of the permit. All construction activities must comply with the plan to the satisfaction of the Responsible Authority. The plan must include:
 - a) Curves must have a minimum inner radius of 10m
 - b) The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - c) Have a minimum trafficable width of 3.5m of all- weather construction including drainage and 100mm depth gravel surface with pavement in accordance with the Infrastructure Design Manual standards.
 - d) Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
 - e) Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 - f) Incorporate a turning area for fire fighting vehicles close to the building by one of the following:
 - i. A turning circle with a minimum radius of eight metres.
 - ii. A driveway encircling the dwelling.
 - g) The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle
 - h) Incorporate passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m.
 - i) Waterway crossings must:
 - i. Incorporate appropriate culverts or other measures to provide a safe and stable all-weather access to the satisfaction of the Responsible Authority.

Permit No: 2022/023
Date issued: 05/05/2023

- ii. Ensure measures are implemented during the construction of the access track to prevent silt from construction activities either entering the waterway or moving downstream.
- iii. Ensure no materials of any sort are pushed into the waterway or left in a manner where can slip or be moved by floodwaters into the waterway.
- iv. Ensure all earthmoving machinery is suitable for excavating materials with minimal environmental damage.
- v. Ensure the side slopes of any cut excavated into the bank of the waterway to create the access shall be no steeper than 2 horizontal to 1 vertical.
- vi. Ensure runoff from the access track shall not be allowed to flow directly to the waterway and be diverted away from the waterway or into the vegetated verges adjacent to the waterway.
- vii. Ensure all works are undertaken during dry weather conditions
- viii. Ensure the waterway crossing is maintained to the satisfaction of the Responsible Authority

4. Before the dwellings are occupied the owner must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* to provide for the following:

- a) The owner must maintain that part of Lehmanns Road that provides access to the dwellings and to a standard suitable for access for emergency vehicle access to the satisfaction of the Responsible Authority.

The owner must pay the costs of preparing, lodging and registering the agreement and any subsequent amendment, removal or other dealing associated with the agreement. The agreement must be registered on the certificate of title for the land.

5. The dwelling must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:

- a) An all weather access road has been upgraded in accordance with the endorsed road construction plan.
- b) Provision has been made to treat and retain all wastewater on-site in accordance with the Australian Standard and EPA Code of Practice.
- c) The dwellings have been connected to an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- d) The dwellings have been connected to an alternative energy source.
- e) All waterway crossings must be constructed in accordance with the endorsed road construction plan.

6. No mud, dirt, sand, soil, clay, stones, oil, grease, scum, litter, chemicals, sediments, gross pollutants, animal waste or domestic waste shall be washed into, allowed to enter or discharged to the stormwater drainage system, receiving waters or surrounding land and road reserves, during the construction works hereby approved to the satisfaction of the Responsible Authority.

7. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority so that it will have no detrimental effect on the environment or adjoining property owners.

Permit No: 2022/023
Date issued: 05/05/2023

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

Goulburn Murray Water

9. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
10. All wastewater from the dwelling must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.
11. All wastewater must be applied to land via pressure-compensating sub-surface irrigation installed along the contour.
12. The wastewater disposal area must be located at least: 100m from any waterways, 40m from any drainage lines, 60m from any dams, and 20m from any bores. Where wastewater is treated to at least a secondary standard, the distance may be reduced in accordance with the current EPA Code of Practice – Onsite Wastewater Management. Setback distances must be maximised.
13. The wastewater management system must be appropriately designed to manage the potential volume of wastewater generated under full occupancy (based on a minimum 8 bedrooms), including an appropriately sized disposal area based on a full water balance specific to the proposal and subject land in accordance with the requirements of the current EPA Code of Practice – Onsite Wastewater Management.
14. The wastewater disposal area must be kept free of stock, buildings, driveways and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away.
15. No buildings are to be constructed within 30 metres of any waterways or on any drainage lines

Permit Expiry

16. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years after permit issue.
 - b) The development is not completed within four (4) years after permit issue.
 - c) The development is not completed and the use commenced within (4) years after permit issue.

The Responsible Authority may consider extending the periods referred to above if a request is made in writing in accordance with section 69 of the Planning and Environment Act, 1987.

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

PERMIT NOTES

1. This permit is not a building permit issued under the *Building Act 1993* (Vic). A building permit is required.

Permit No: 2022/023
Date issued: 05/05/2023

Form 4
Planning and Environment Regulations 2015


Signature for the Responsible Authority
Page 3 of 5

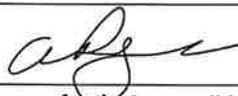
2. This permit is not a septic permit issued under the *Environmental Protection Act 1970* (Vic). A septic permit is required. For information contact Shire Environmental Health Services on 1300 365 222 or info@towong.vic.gov.au.
3. The subject property is located within an area of Cultural Heritage Sensitivity. Should the activity associated with proposed development require a Cultural Heritage Management Plan (CHMP), planning permits, licences and work authorities cannot be issued unless a CHMP has been approved for the activity.
4. Tallangatta Creek (on Allot 31 Sec D) and the tributary waterway located approximately 50 m east of the existing farm shed (on Allot 31A Sec D) are gazetted by the Authority to be designated waterways under the *Water Act 1989*. A Works on Waterways permit must be obtained from the Authority in accordance with By-Law No 2014/01 Waterways Protection prior to commencing any works in, on or over designated waterways (such as landscaping, access crossings, storm water outlets, etc). Further information and an application form can be obtained from the Authority at:

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

*** END OF PERMIT NOTES ***

Permit No: 2022/023
Date issued: 05/05/2023

Form 4
Planning and Environment Regulations 2015



Signature for the Responsible Authority
Page 4 of 5

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

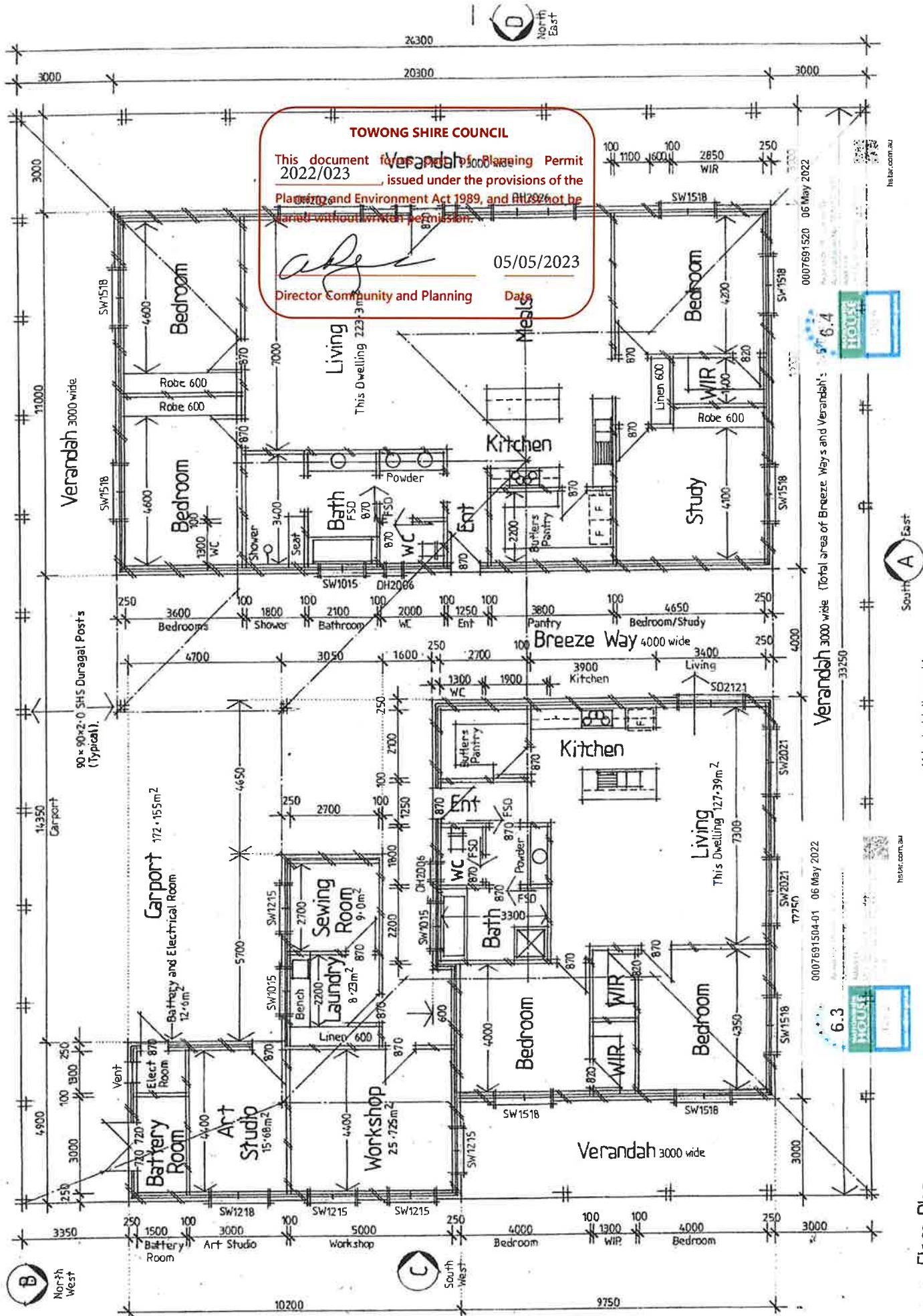
1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within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

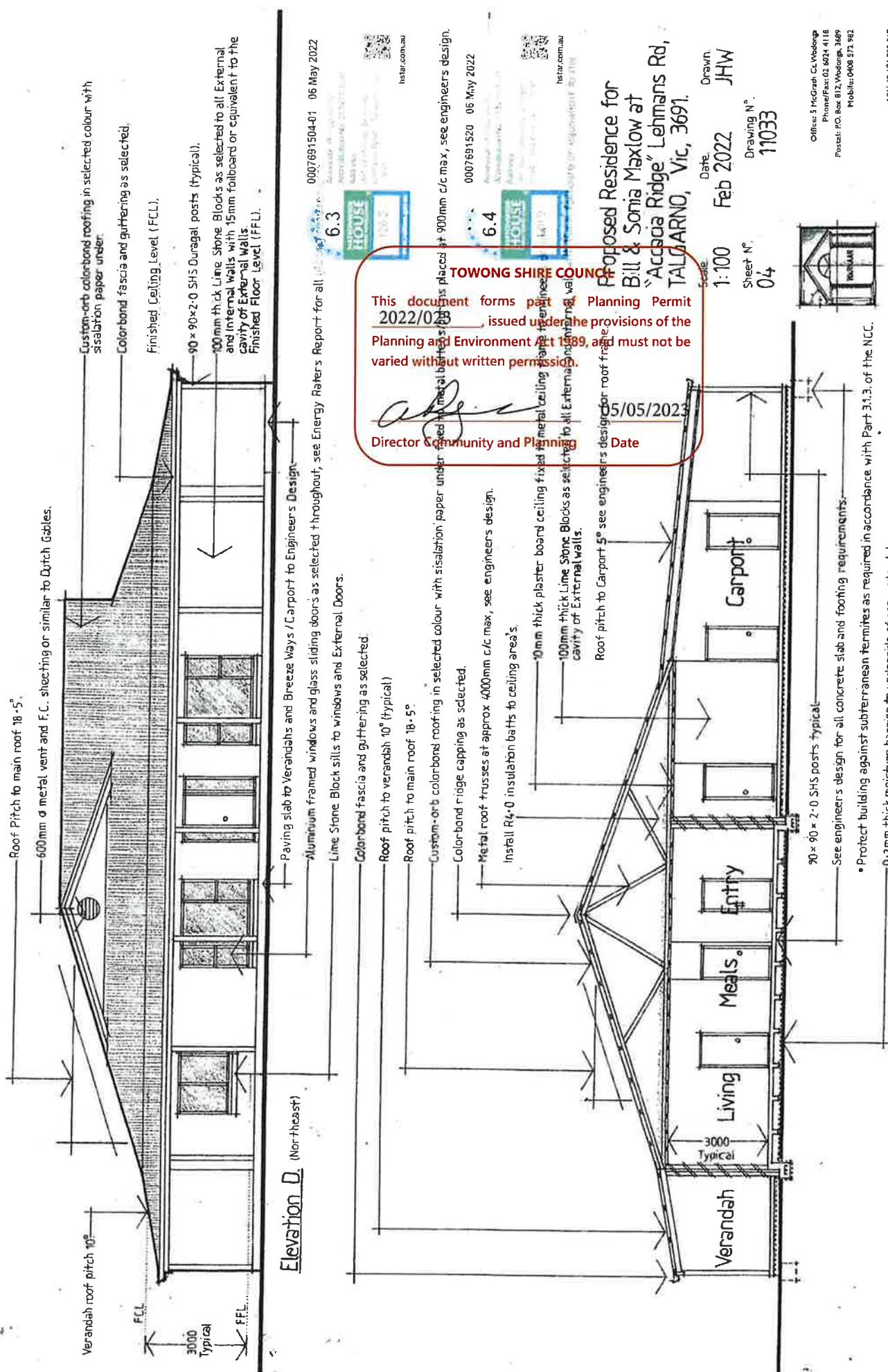
WHAT ABOUT REVIEWS?

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

Permit No: 2022/023

Date issued: 05/05/2023





Details, Elevations, & Section.

Environ Biol Fish (2007) 79:311–314

JOHN Warnaar Design

ABN 69 174 210 367
Registered Building Practitioner, DP.AD/1778

Office: 5 McGrath Cr Wadonga
Phone/Fax: 02 6024 4118
Postbox: P.O. Box 812 Wadonga, 3689
Mobile: 0408 571 982

• Protect building against subterranean termites as required in accordance with Part 31.3. of the NCC.

-0.2mm thick moisture barrier to underside of concrete slabs.

Untitled Map

Write a description for your map.

Legend

measurC Path Measure Path Measure

27

100 m

TO BOUNDARY

TOWNSHIP COUNCIL

This document forms part of Planning Permit
2022/023 issued under the provisions of the
Planning and Environment Act 1989, and must not be
varied without written permission.

Director Community and Planning

05/05/2023

Date _____

Google Earth

Untitled Map

Write a description for your map.

Legend

- Measure
- Path Measure
- Path Measure



100 m

TOWONG SHIRE COUNCIL

This document forms part of Planning Permit
2022/023 issued under the provisions of the
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varied without written permission.

05/05/2023

Director Community and Planning

Date

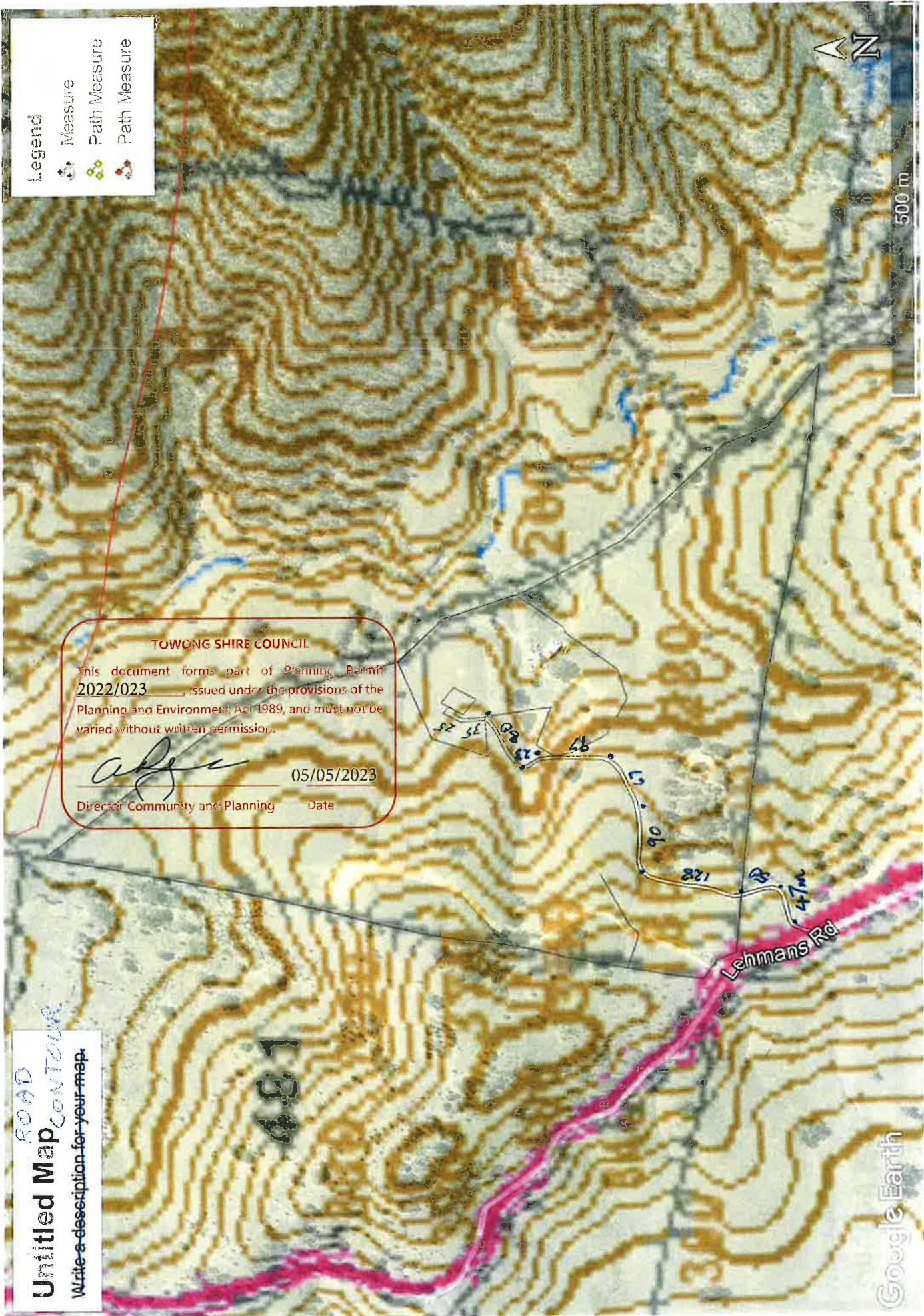
PROPOSED
BUILDING
OF HOUSE
FOR LEE PER
SLOANE

CONTAINERS

EXISTING
STEEL
FARM
SHED
24m x 12m

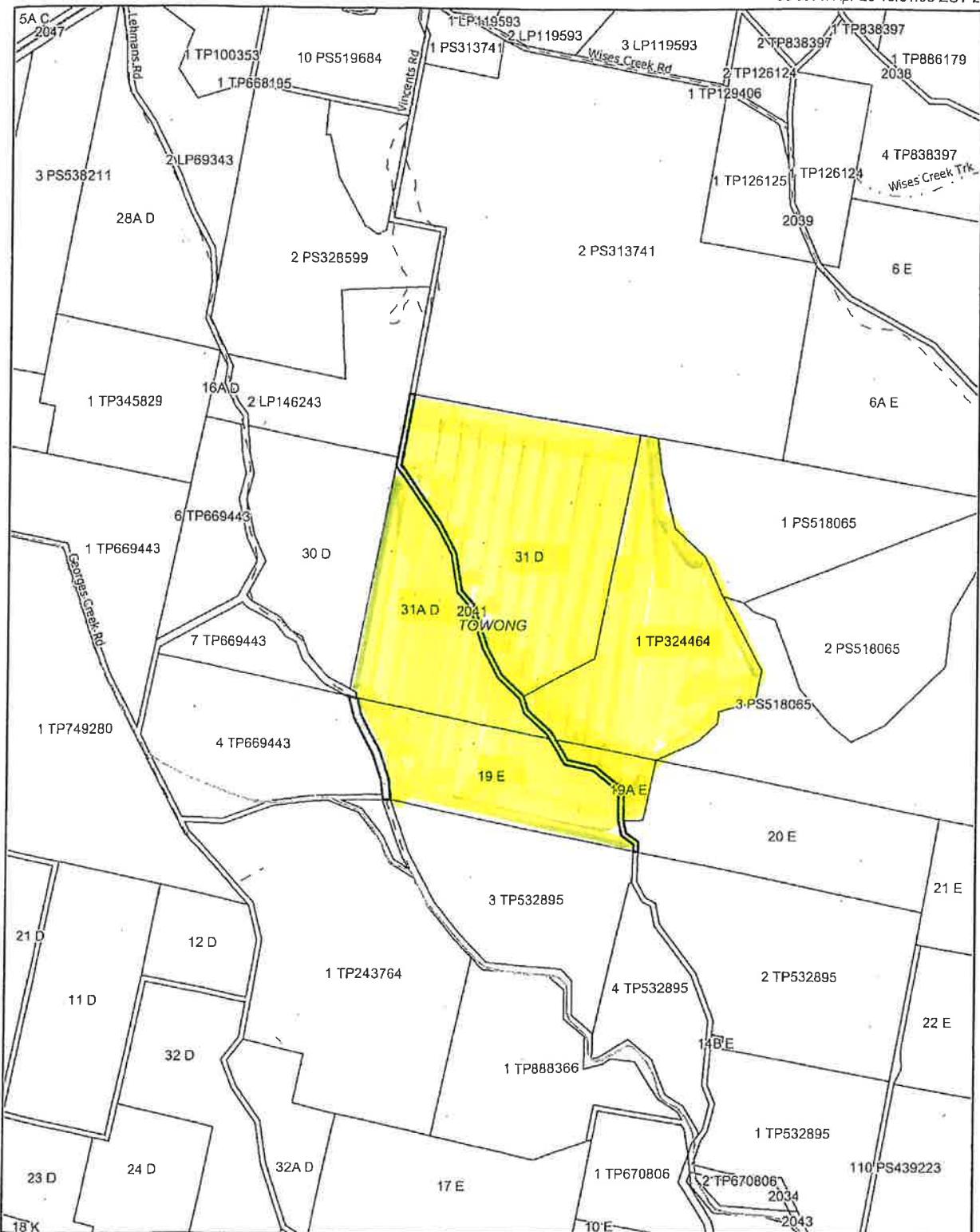
HOUSE
AS APPLIED

Google Earth



Tenure 2011088

as at Fri Apr 23 13:51:03 EST 2010



(c) The State of Victoria Department of Sustainability and Environment 2007

Crown Land Management

NORTH EAST Region
Department of Sustainability and Environment
1 McKoy Street
Wodonga 3689
02 6043 7900

 Victoria The Place To Be

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Scale 1:20,000

