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This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.

Section 32 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 purchase signed any contract.

Land Certificate of Title Volume 3686 Folio 181

Property Address CNR O'KEEFE & McKENZIE ROADS, BOORHAMAN

Vendor's name SCOTT COLIN SHENFIELD

Signature

Signed by:

9A09FDC219EF438...

Date 10-Aug-2026 | 08:53:35 ACST

+ Vendor's name REBECCA NICOLE SHENFIELD

+ Signature

Signed by:

EA158B01A5C340F...

Date 11-Aug-2026 | 05:44:52 ACST

Purchaser's name _____

Signature _____ **Date** _____

Important information

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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: \$ _____
OR

☐ (b) Are contained in the attached certificate/s.
OR

☒ (c) Their amounts are:

Authority	Amount	Interest (if any)
(1) Rural City of Wangaratta	(1) \$1,030.50	(1) \$
(2) _____	(2) \$	(2) \$
(3) _____	(3) \$	(3) \$
(4) _____	(4) \$	(4) \$

☐ (d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge¹, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

\$ _____

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

\$ _____ To _____

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this section 32 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.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this section 32 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.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

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. 524
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ 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 ☒ Not applicable

¹ Other than any GST payable in accordance with the contract.

2. ~~INSURANCE~~**2.1 Damage and Destruction**

This section 2.1 only applies if this section 32 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.

- ☐ (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.
OR
- ☐ (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: _____

Type of policy: _____ Policy no: _____

Expiry date: ____ / ____ / ____ Amount insured: _____

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.

- ☐ (a) Attached is a copy or extract of any policy of insurance required under the *Building Act 1993*.
OR
- ☐ (b) Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company: _____

Policy no: _____ Expiry date: ____ / ____ / ____

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

3. LAND USE**3.1 Easements, Covenants or Other Similar Restrictions**

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

- (a) ☒ Is in the attached copies of title document/s.

OR

- ☐ Is as follows:

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

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

- ☐ Attached is a certificate with the required specified information.

OR

- ☒ The required specified information is as follows:

(a) Name of planning scheme Wangaratta Planning Scheme

(b) Name of responsible authority Rural City of Wangaratta

(c) Zoning of the land Farming

(d) Name of planning overlay Nil

~~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:

☐ Are contained in the attached certificates and/or statements.

OR

☐ Are as follows:

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:

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:

~~5. BUILDING PERMITS~~

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

☐ Are contained in the attached certificate.

OR

☐ Are as follows:

~~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*.

☐ 6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

☐ 6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

☐ 6.3 The owners corporation is an inactive owners corporation.²

² An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

~~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*.

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X" ☐
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X" ☐
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X" ☐

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC ☐
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC ☐
- (c) Any certificate of exemption from liability to pay a GAIC ☐
- (d) Any certificate of staged payment approval ☐
- (e) Any certificate of no GAIC liability ☐
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability ☐
- (g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above ☐

8. SERVICES

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

- ☒ Electricity supply ☒ Gas supply ☒ Water supply ☒ Sewerage ☒ Telephone services

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.

OR

☐ (b) General Law Title

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

- ☐ 9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

~~10. SUBDIVISION~~

10.1 Unregistered Subdivision

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

- ☐ (a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.
OR
- ☐ (b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

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 a 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:

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

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

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.

- ☐ (a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).
- OR
- ☐ (b) Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

~~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 section 32 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):
- ☐ Are contained in the attached building energy efficiency certificate.
- OR
- ☐ Are as follows:

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 section 32 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 automatically attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed, and additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published "Additional Section 32 Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Certificate of Title Volume 3686 Folio 181



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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 03686 FOLIO 181

Security no : 124137269948N
Produced 04/08/2026 04:42 PM

LAND DESCRIPTION

Crown Allotment 173B Parish of Bontherambo.
PARENT TITLE Volume 01589 Folio 707
Created by instrument 0713265 07/05/1913

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SCOTT COLIN SHENFIELD
REBECCA NICOLE SHENFIELD both of 1455 BOUNDARY ROAD BOORHAMAN EAST VIC 3678
AV578256H 29/04/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV578257F 29/04/2022
AFSH NOMINEES PTY LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987
AL455410Y 30/10/2014

DIAGRAM LOCATION

SEE TP526632Q 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: OKEEFE ROAD BOORHAMAN VIC 3678

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 29/04/2022

DOCUMENT END

TITLE PLAN		EDITION 1	TP 526632Q
Location of Land Parish: BONTHERAMBO Township: Section: Crown Allotment: 173B Crown Portion: Last Plan Reference: Derived From: VOL 3686 FOL 181 Depth Limitation: NIL		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: 28/05/2000 VERIFIED: GB	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

Lodged by

Name: McSWINEY GREEN & ROMAN
Address: DX 67711 Wangaratta
Phone: (03) 5721 2149
Ref.: JMcS:RM
Code: 1242S

AL455410Y

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APPLICATION BY COUNCIL for the
making of a Recording of an Agreement.

SECTION 181(1) PLANNING AND ENVIRONMENT ACT 1987

The Council having made an agreement requires a recording to be made in the Register for the land.

LAND (insert Certificate of Title Volume and Folio)
Certificate of Title Volume 3686 Folio 181

AUTHORITY OR COUNCIL (name and address)
Wangaratta Rural City Council of 62-68 Ovens Street, Wangaratta, 3677

SECTION UNDER WHICH AGREEMENT IS MADE
Section 173 Planning and Environment Act 1987.

A COPY OF THE AGREEMENT IS ATTACHED TO THIS APPLICATION

AGREEMENT DATE

21 / 10 / 2014

AGREEMENT WITH (name and address)

PHILLIP JOHN O'KEEFE
14 Milawa-Bobinawarrah Road, Milawa, 3678

Signature for the Responsible Authority
Delegated Officer

(Sign).....

Delegated Officer Name & Position

(Print Name).....*Phillip John O'Keefe*.....

(Position).....*Manager Planning & Building*.....

WANGARATTA RURAL CITY COUNCIL

Date: 16 / 10 / 2014

AL455410Y



THIS AGREEMENT is made 21 / 10 / 2014

BETWEEN:

PHILIP JOHN O'KEEFE
of 14 Milawa-Bobinawarra Road, Milawa, 3678
("the Owner")

- and -

WANGARATTA RURAL CITY COUNCIL
of 62-68 Ovens Street, Wangaratta, 3678
("the Council")

RECITALS:

- A. The Owner is the proprietor in fee simple of the land contained in Certificate of Title Volume 3686 Folio 181 ("the Land").
- B. The Council is the responsible authority pursuant to the Planning and Environment Act 1987 administering the Wangaratta Planning Scheme as it applies to the land.
- C. The Council has granted a planning permit in Application No. 13/145 for the removal of native vegetation from land contained in Volume 7922 Folio 103 subject to the approval of a Vegetation Offset Management Plan approved by the Department of Environment and Primary Industries and the Council at the offset site being part of "the Land".
- D. A basic Offset Management Plan titled **Project No. 16087 dated 13/12/2013** and prepared by BIOSIS has been prepared to the satisfaction of the Department of Environment and Primary Industries and approved by the Council and therefore endorsed forming part of the Planning Permit.

IT IS NOW AGREED:

- 1. That the Owner, his successors and transferees and the registered proprietor for the time being of that part of the land being part of Crown Allotment 173B Parish of

Bontherambo described in Certificate of Title Volume 3686 Folio 181 and being the land designated as the offset site on the plan annexed to the Basic Offset Plan (and annexed hereto) agrees with the Council that the registered proprietor for the time being will comply with the terms and conditions set out in the Basic Offset Plan; and that the offsets matching the conditions of the Planning Permit shall apply in perpetuity.

AL455410Y



SIGNED SEALED AND DELIVERED
by the said **Phillip John O'Keefe**
in the presence of:

.....*Kylie Croucher*.....

.....*[Signature]*.....

EXECUTED as an agreement

Signed for and on behalf of the
Rural City of Wangaratta pursuant to
Instrument of Delegation

.....*[Signature]*.....
Delegated Officer (Sign)

.....*Justin Britt - Principal Statutory Planner*.....
Delegated Officer Name & Position (Print)

Date: *16 / 10 / 2014*

.....*[Signature]*.....
Witness (sign)

.....*Kylie Croucher*.....
Witness (print)

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Basic Offset Plan

This Basic Offset Plan Template has been designed for proposals involving removal of small amounts of native vegetation or trees. For proposals referred to DEPI that are more complex a more detailed offset plan template has been developed.

For assistance in completing this Offset Plan, please contact your local Council Planning Department.

Planning Permit Number that this Offset Plan refers to: PlnApp13/145

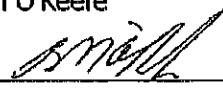
Municipality: Rural City of Wangaratta

ENDORSED PLAN
PLANNING AND ENVIRONMENT ACT
RURAL CITY OF WANGARATTA
PLANNING SCHEME
PERMIT No: <u>13/145</u>
Doc SHEET <u>1</u> OF <u>2</u> (14 Pages)
SIGNED: <u>BP</u>
DATE: <u>16/4/14</u>

1. Responsibilities and Declaration

Signature of permit applicant

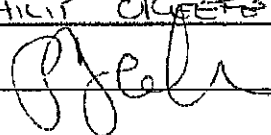
Name: Brendan O'Keefe

Signature: 

Date: 20.3.14

Signature of property owner where offsets are to be located (if different from permit applicant)

Name: PHILIP O'KEEFE

Signature: 

Date: 20.3.14

Office use only:

This offset plan has been approved by RURAL CITY OF WANGARATTA (LGA)

It is endorsed under Planning Permit No: 13/145

Officer Name: BRODIE PAUL

Officer Position: STATUTORY PLANNER

Signature: BP

Date: 23/4/14

For Section 55 referrals only

This offset plan is to the satisfaction of the Department of Environment and Primary Industries (DEPI)

SP Number: 449550

Name: Carmel O'Dwyer

Position: Senior Statutory Planner

Signature: _____

Date: _____

2. Description of native vegetation approved for removal, destruction or lopping

Ecological Vegetation Class (EVC), if known: Red Gum Swamp EVC 292
Conservation Significance, if known: Medium
Area of vegetation to be removed (patches of vegetation): 2600 m ² (0.26 ha)

Number of trees to be removed (scattered trees or in patches of vegetation):		
9	≥40 cm DBH*	5 <40 cm DBH*
Trees to be removed are of Medium conservation significance.		
Tree Number	Tree type/species	Tree DBH* (cm)
1	River Red-gum	176
2	River Red-gum	248
3	River Red-gum	174
4	River Red-gum	206
5	River Red-gum	37
6	River Red-gum	225
7	River Red-gum	203
8	River Red-gum	180
9	River Red-gum	217
10	River Red-gum	2
11	River Red-gum	4
12	River Red-gum	44
13	River Red-gum	33
14	River Red-gum	39

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*DBH – diameter of a tree measured at breast height (1.3 m above ground level)

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2. Offset Requirements

Describe offset requirements below as per planning permit conditions.

Number of trees/plants to be recruited/replanted: 125 new plants through facilitation of natural recruitment in the offset area by protecting mature trees, fencing, ecologically beneficial grazing and weed control. This is described further in Section 5.

Trees to be protected ≥ 40 cm DBH*: 27 trees ≥ 40 cm DBH will be protected within the offset area. This includes 16 trees ≥ 100 cm DBH. The trees to be protected are of Very High Conservation Significance.

In addition, one tree < 40 cm DBH will be protected.

Area of vegetation patches to be placed under conservation management: An area of 3.36 hectares of Red Gum Swamp EVC which includes the 28 trees to be protected as shown on the site plans. This is described further in Section 5.

Additional condition: Large limbs, trunks and stumps of trees approved for removal should be retained as logs and dispersed throughout the offset area to create habitat, or retained at another location where possible.

It is proposed to introduce 50 lineal metres of small logs (between 10 cm and 40 cm diameter) to the offset site. This is described further in Section 5.

The butts of the 8 large trees to be removed will be transported off-site by the North East Catchment Management Authority for river habitat improvement works in Tarrawingee.

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2. Offset location and protection

Are the proposed offsets located on land in your ownership? If yes continue, otherwise go to 4b.

4a Property in your ownership

Where offsets are proposed on a property in your ownership, please provide details of the offset property (legal description - crown allotment, section, parish)?

What is the proposed method of legal protection of offsets on land in your ownership (e.g. planning permit condition, Section 173 Agreement, Section 69 Agreement, Trust for Nature covenant, other):

Details:

Date of agreement:

4b Property not in your ownership

Where offsets are proposed on a property not in your ownership, please provide details of the offset property (legal description - crown allotment, section, parish)?

CA 173B For Bencheramp Vol 3686 Fol 181

Property owner: Philip O'Keeffe

Owner contact details: 14. MILWA BOBINAWARRAH ROAD MILWA 3678

(Note: If the offset is on another person's property the offset must be secured by a Section 173 Agreement, Section 69 Agreement or Trust for Nature covenant):

What is the proposed method of legal protection of offsets on land not in your ownership (e.g. Section 173 Agreement, Section 69 Agreement, Trust for Nature covenant, other).

Details: the offset site will be protected via a Section 173 Agreement on title.

Date of agreement:

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5. Offset proposal

Describe the proposed offsets to meet the requirements of your planning permit conditions

Tree protection

Trees to be protected ≥ 40 cm DBH = 27

Protection of a tree

Protecting a tree means fencing an area twice the area of the canopy and preventing adverse impacts from impacting on the tree, i.e. grazing, burning and soil disturbance, collection of fallen timber and weed invasion and undertaking intervention and/or management, if necessary, to ensure adequate natural regeneration or planting can occur.

Area of native vegetation to be placed under conservation management:

Area: 3.36 ha

Describe Ecological Vegetation Class or vegetation type and outline management activities to be undertaken:

The offset site is an area of Red Gum Swamp (EVC 292). As the name suggests, the dominant species is River Red-gum *Eucalyptus camaldulensis*. There are numerous native species in the understorey including Common Swamp Wallaby-grass *Amphibromus nervosus*, Tall Sedge *Carex apressa*, Poong'ort *Carex tereticaulis*, Dock *Rumex* sp. and Water Milfoil *Myriophyllum* sp. At the time of inspection the offset site had just dried out from a flooding event, and many small herbaceous species were too dehydrated to identify to species level.

A Red Gum Swamp is a dynamic ecological system therefore it is expected that following a flood event, annual or seasonal native species will die out and be replaced with annual and perennial weeds. The next flood event will suppress the annual weeds and trigger the native species to flourish. These changes in condition due to seasonal conditions should be kept in mind when assessing the site and monitoring change in vegetation condition over time. At present, cover of perennial weeds is very low, and this should be maintained. The optimal flood interval for this EVC is every five years.



Red Gum Swamp within the offset site.

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Revegetation (planting):

Describe revegetation activities:

Revegetation will be undertaken in the form of facilitation of natural regeneration. There is already evidence of Red-gum regeneration on the boundary of the offset site, as well as some recruitment within the offset site.

Regeneration will be managed so that thickets of saplings on the perimeter of the swamp will be thinned gradually to an ultimate tree spacing of 15m apart.

The majority of the revegetation will take place in the 0.23 ha natural recruitment area as shown on Figure 2. Based on revegetation standards for woodland in an area of this size, the targets for the 0.23 ha recruitment area are for the establishment of 10 River Red-gum trees and 115 understorey plants, predominantly perennial graminoids (eg. Rushes *Juncus* sp, Sedges *Carex* sp., Spear-grasses *Austrostipa* sp and Common Swamp Wallaby-grass *Amphibromus nervosus*).

Progress towards this target will be monitored with photo points and plant counts as part of the monitoring and assessment program. If progress towards the target is not deemed sufficient by Year 5 of the Offset Management Plan schedule, the landholder commits to undertaking supplementary revegetation works to achieve the target.



Sapling regeneration on the eastern boundary of the offset site. The area for natural recruitment includes the clearing on the right.

Regeneration will be managed so that open areas within the swamp are retained as open areas. These expanses allow waterbirds to fly in and out of the site.

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Open areas within the offset site.

Retention and relocation of large limbs, trunks and stumps of trees to the offset site to provide additional habitat values.

The lineal length of logs within the offset site was scored 2 out of 5, based on the following:

- Small logs (greater than 10cm diameter but less than 40cm diameter) at a density of approximately 60 lineal metres per hectare.
- Large logs (greater than 40cm diameter) at a density of approximately 9 lineal metres per hectare.

In order to increase the logs score to 4, it is recommended to introduce small logs to the offset site to bring the density of small logs up to at least 75 lineal metres per hectare. This will require the introduction of a minimum of 50 lineal metres of small logs to the offset site.

It is not recommended to introduce larger logs as these would require use of heavy machinery which would have adverse impacts on the understorey of the offset site. The landholder is foregoing the right to harvest timber or collect fallen timber, which will increase the amount of large logs in the offset site over time.

Recommendations regarding log relocation are as follows:

- Keep logs to the maximum diameter and length which can be safely moved and loaded onto a trailer or utility vehicle.
- Hollow logs are preferable to solid logs as they provide better habitat values
- Place the logs on the higher, more weedy areas of the Red Gum Swamp (eg. on the southern and eastern boundaries and in the recruitment area), where they can be loaded directly off the vehicle and will have minimal impact on remnant understorey vegetation.
- Take photos of the relocation activity for monitoring records.

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Office Use Only:

Offset Conservation Significance:

- ☐ Very High
- ☐ High
- ☐ Medium
- ☐ Low
- ☐ N/A

*DBH – diameter of a tree measured at breast height (1.3 m above ground level)

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Landowner Commitments

The offset site is to be secured and managed for the purposes of conservation in perpetuity.

For all offset sites (tree protection, revegetation and areas of vegetation to be protected) the landowner will commit to the following:

- retaining fallen, logs fallen branches and leaf litter
- excluding stock (unless required as part of the ecological management of the site)
- controlling pest herbivores (e.g. rabbits/hares)
- retaining all native vegetation, dead or alive including trees
- foregoing entitlement to harvest timber
- ensuring weed cover does not increase beyond current levels
- introducing logs to the site

6. Offset Implementation and Management Actions

The Management Actions Table outlines the 'on-ground' actions the landowner commits to undertake to establish, protect and maintain the required offset(s).

Management Actions Table

Activity	Description	Standard to be achieved	Timing (Month and Year)	Completed (Yes/No)	Date Completed	Notes
Fencing	Set back at least 5m from the high water mark to allow waterbird access Do not use barbed wire	Exclude stock	By March 2014			
Control of annual weeds	Grazing can be used to reduce annual weed cover as required	Less than 5% cover across the site in wet season (seasonal considerations apply)	During dry conditions only and for very short periods - see grazing prescriptions.			
Control of perennial weeds	Manage perennial weed invasion by spot spraying herbicide - target species include Toowoomba Canary-grass <i>Phalaris aquatica</i> , <i>Paspalum dilatatum</i> , Couch <i>Cynodon dactylon</i> , Water Couch <i>Paspalum distichum</i>	Less than 5% cover across the site	Annually in spring, summer and autumn			
Selective regrowth management	Keep existing open areas open. Cut and paint selected regenerating Red-gum in these areas, leave felled saplings on-site.	An average of 50 mature River Red-gums per hectare is appropriate for Red-gum Swamp. Retain open treeless areas to allow waterbirds to enter and exit the swamp.	Annually			

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Activity	Description	Standard to be achieved	Timing (Month and Year)	Completed (Yes/No)	Date Completed	Notes
Pest animal control	Control foxes, rabbits and hares via shooting and baiting, as required	Control foxes and other pest animals	Annually as required			
Biomass control	Grazing can be used where appropriate to reduce biomass in the site for ecological and fire risk management purposes Must be in consultation with DEPI or ecologist	Reduce biomass, avoid pugging, reduce ground cover plants to 150mm height.	Only in dry conditions, not when soil can become pugged by livestock. Short grazing rotations (a total of 3 to 4 weeks grazing per year).			
Introduction of logs for habitat	Place the majority of logs (~35 m) in the recruitment area and the remainder on the edges of the offset site. Spread logs naturally, and create a few small piles.	Introduce at least 50 lineal metres of small logs (between 10 and 40cm diameter) to the offset site.	Within 3 months of tree removal			
Retain hydrological regime	Do not undertake any earthworks within the wetland catchment as this may change the hydrology of the wetland	Maintain natural water flows	n/a			

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Activity	Description	Standard to be achieved	Timing (Month and Year)	Completed (Yes/No)	Date Completed	Notes
Reporting	Submit a copy of the Management Actions Table to DEP/local government in years 2, 5 and 10 from commencement of this offset plan with information on which actions have been completed. In Year 5, assess whether supplementary revegetation works are required and make recommendations accordingly.	Provide evidence of management actions (eg. photos, contractor Invoices)	By April in 2015, 2018 and 2023			

AL455410Y



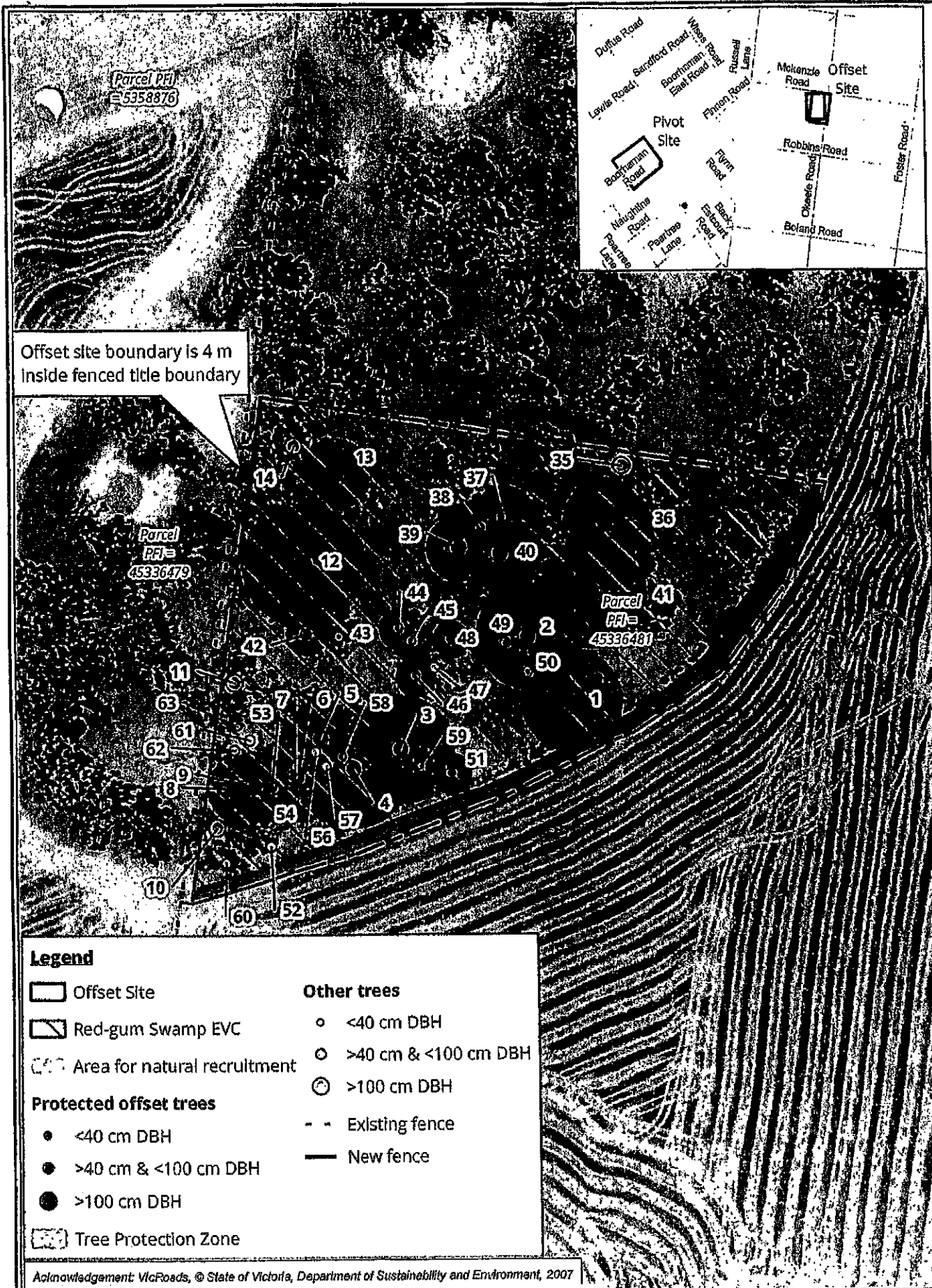
7. Site plan and attachments

Please attach a map OR an aerial photograph that shows:

- the location of the offset site on the property.
- the location of the property in relation to adjacent properties and landscape features such as road reserves, creeks and rivers.
- the location of any proposed fencing, gates, access tracks and fire breaks to protect the offset site.
- basic topographic information including ridges and hilltops; waterways, creeks, drainage lines and dams; low lying areas and any areas of existing erosion and salinity.

8. Reporting

The Landowner agrees to submit the a copy of the Management Actions Table to Rural City of Wangaratta and DEPI in years 2, 5 and 10 from commencement of this offset plan with information on which actions have been completed. Photos can also be provided to show evidence of management actions that have been done.



Legend

Offset Site

Red-gum Swamp EVC

Area for natural recruitment

Protected offset trees

<40 cm DBH

>40 cm & <100 cm DBH

>100 cm DBH

Tree Protection Zone

Other trees

<40 cm DBH

>40 cm & <100 cm DBH

>100 cm DBH

Existing fence

New fence

Acknowledgement: VicRoads, © State of Victoria, Department of Sustainability and Environment, 2007



biosis.

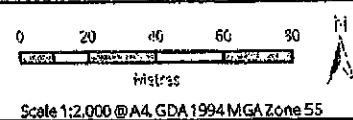
Biosis Pty Ltd
 Ballarat, Brisbane, Canberra, Melbourne,
 Sydney, Wangarratta & Wollongong

Figure 2: Offse

Matter: 16097
 Date: 25 November 201
 Checked by: RJS, Drawn
 Location: PIV16000s1601

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Scale 1:2,000 @ A4, GDA 1994 MGA Zone 55

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 04 August 2026 05:48 PM

PROPERTY DETAILS

Crown Description:	Allot. 173B PARISH OF BONTHERAMBO	
Address:	OKEEFE ROAD BOORHAMAN 3678	
Standard Parcel Identifier (SPI):	173B\PP2180	
Local Government Area (Council):	WANGARATTA	www.wangaratta.vic.gov.au
Council Property Number:	18602	
Planning Scheme:	Wangaratta	Planning Scheme - Wangaratta
Directory Reference:	Vicroads 34 G5	

UTILITIES

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

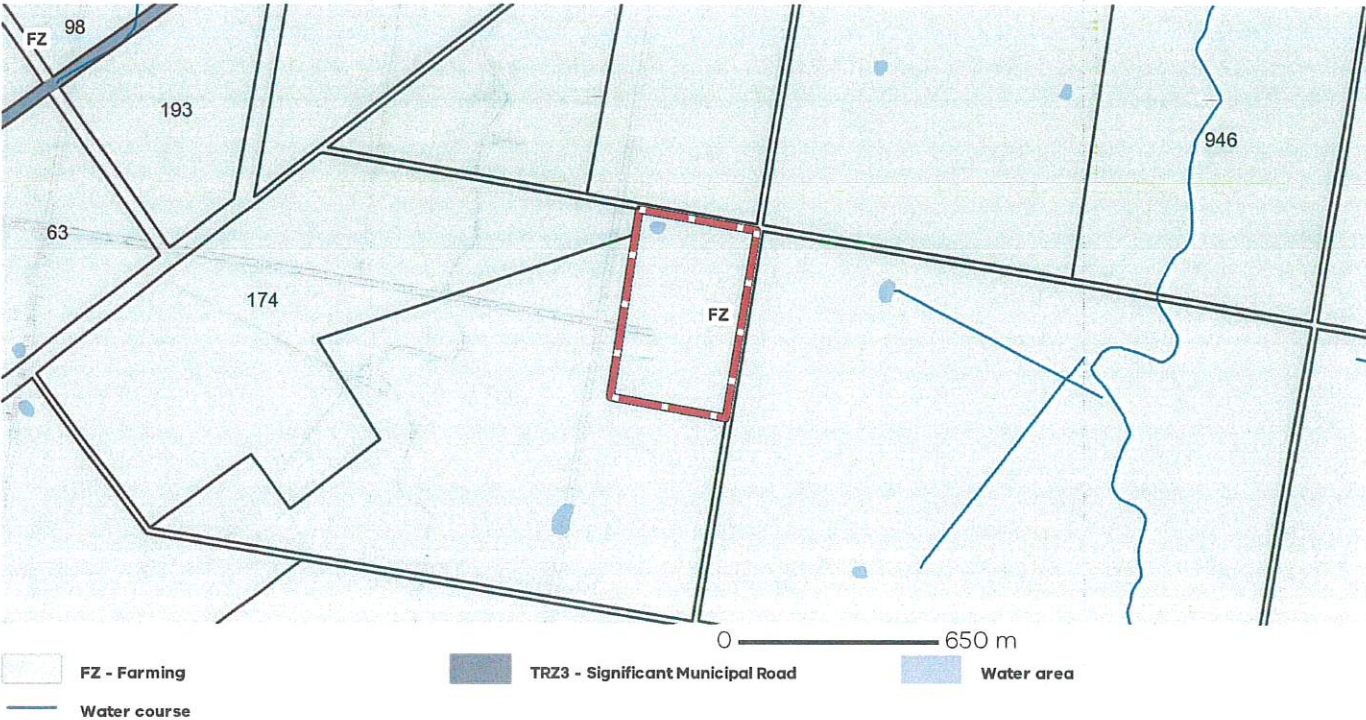
STATE ELECTORATES

Legislative Council:	NORTHERN VICTORIA
Legislative Assembly:	OVENS VALLEY
OTHER	
Registered Aboriginal Party:	Yorta Yorta Nation Aboriginal Corporation
Fire Authority:	Country Fire Authority

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



PLANNING PROPERTY REPORT



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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



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

PLANNING PROPERTY REPORT



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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

<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>



PLANNING PROPERTY REPORT



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Further Planning Information

Planning scheme data last updated on 30 July 2026.

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 abut 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/vicoplan/>

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

PLANNING PROPERTY REPORT



State
Government

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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 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 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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.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).

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](https://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.

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.

DATED:

VENDORS:

**SCOTT COLIN SHENFIELD
and REBECCA NICOLE SHENFIELD**

PURCHASER:

VENDOR STATEMENT

PROPERTY:

**Cnr O'KEEFE & McKENZIE ROADS
BOORHAMAN**

VENDORS' SOLICITOR:

**Milne Lawyers
27 Reid Street
Wangaratta, 3677**

Tel: **(03) 5721 5311**
Fax: **(03) 5722 1314**
Ref: **JMM:260395**