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	(Lot 1) 38 Empire Road, West Bendigo 3550	
Vendor's name	[redacted]	**Date** / /
Vendor's signature		
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a)	Their total does not exceed:	$4,000.00

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.

None to the vendors knowledge.

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 **Tax reform scheme land**

(i) Is the land Tax Reform Scheme Land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024? ☐ Yes X No

(ii) The Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines most recently allocated to the land is:

(iii) If the land is Tax Reform Scheme Land, the Entry Date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024 is:

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

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.

4. NOTICES

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

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

Not Applicable.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate any account with a service provider prior to settlement, and the purchaser may need to have the service reconnected.

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.

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

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

Is attached.

13. ATTACHMENTS

Title Search Volume 9826 Folio 035

Copy of Plan TP118767R

Planning Report

Planning Property Report

Mine Report

Sewer Plan

Due Diligence Checklist

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.

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 09826 FOLIO 035 Security no : 124128430017J
Produced 25/09/2025 03:00 PM

LAND DESCRIPTION

Lot 1 on Title Plan 118767R.
Created by Application No. 063885X 24/06/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AM115045L 18/08/2015

DIAGRAM LOCATION

SEE TP118767R 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: 38 EMPIRE ROAD WEST BENDIGO VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 17139V JENNPACK PTY LTD
Effective from 02/04/2024

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 118767R

Location of Land

Parish: SANDHURST
Township:
Section: L
Crown Allotment: 70 (PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 9826 FOL 035
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: 18/05/2000
VERIFIED: C.L.

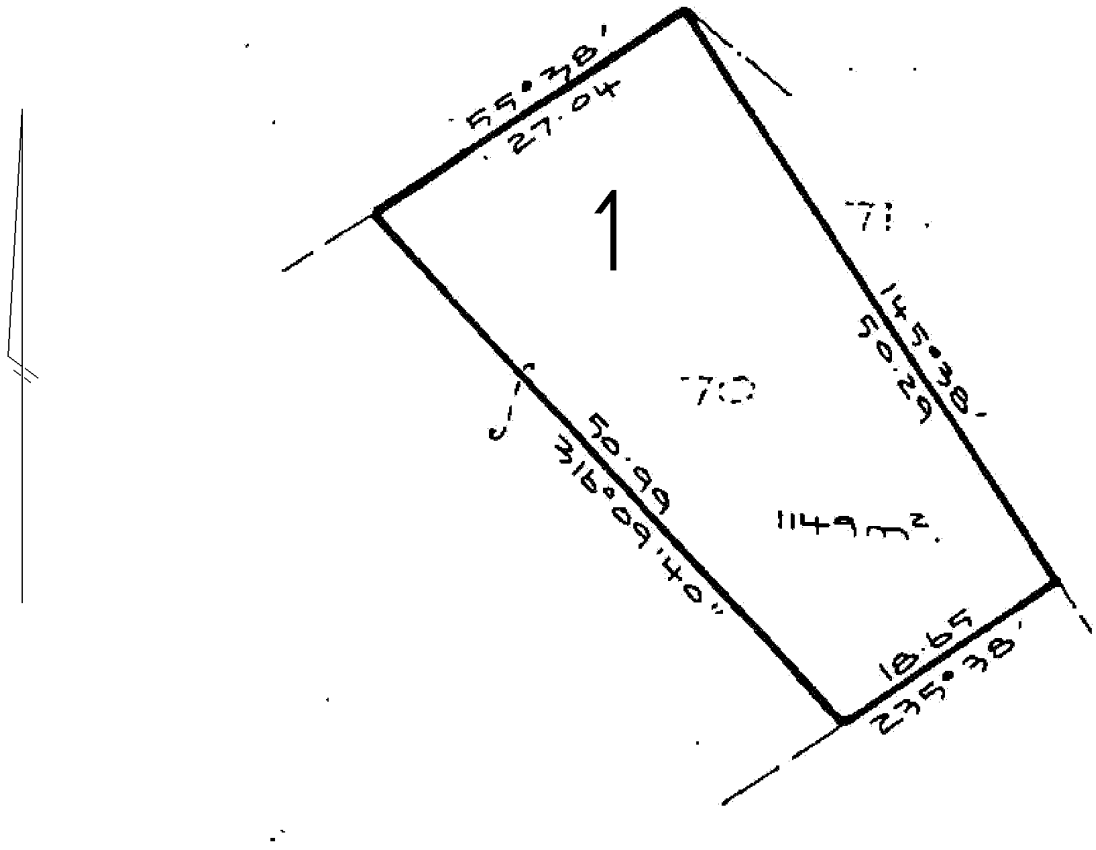


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 70 (PT)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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AM115045L

Application by a responsible authority for the making of a recording of an agreement

Section 181 Planning and Environment Act 1987

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by:

Name: VICTORIAN GOVERNMENT SOLICITOR'S OFFICE
Phone: 03 9947 1454
Address: DX 300077, Melbourne
Reference: DELWP 1404854 JTW (1)
Customer Code: 360R

The Responsible Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register.

Land: *(volume and folio)*

Certificates of Title volume 9826 Folio 035 and volume 10106 Folio 751

Responsible Authority: *(full name and address including postcode)*

GREATER BENDIGO CITY COUNCIL of 195-229 Lyttleton Terrace, Bendigo, Victoria, 3550

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987

A copy of the agreement is attached to this Application.

Date: 31 July 2015

Signature for Responsible Authority: .....

Name of Officer: *(full name)* Craig Niemann

Form 18

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone: 8636-2010
1965646_1\C

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Agreement under Section 173 of the Planning and Environment Act 1987

Subject Land: 34 Empire Road, West Bendigo, 3550

Greater Bendigo City Council

and

Minister for Emergency Services (formerly the Minister for Bushfire Response) in right of the State of Victoria

and

State of Victoria through the Department of Environment, Land, Water and Planning

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Agreement under Section 173 of the Planning and Environment Act 1987

DATE 31 / 7 /2015

BETWEEN

GREATER BENDIGO CITY COUNCIL
of 195-229 Lyttleton Terrace, Bendigo, Victoria, 3550

(Council)

AND

MINISTER FOR EMERGENCY SERVICES (FORMERLY THE MINISTER FOR BUSHFIRE RESPONSE) IN RIGHT OF THE STATE OF VICTORIA
of Level 26, 121 Exhibition Street, Melbourne, Victoria, 3000

(Owner)

AND

The STATE OF VICTORIA through the Department of Environment, Land, Water and Planning of 8 Nicholson Street, East Melbourne, Victoria, 3002

(State)

RECITALS

A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.

B. The Owner is or is entitled to be the registered proprietor of the Subject Land.

C. The State has been made a party to this Deed to supervise present and future performance of the Owner's obligations and safeguard the aims of the Bushfire Buyback Scheme on behalf of the State of Victoria.

D. The Owner has agreed to enter into this Deed to confirm the commitment of the Owner and the Owner's successors in title, subject always to the Bushfire Buyback Scheme, to manage the Subject Land in a manner that ensures that the bushfire risk to the Subject Land, neighbouring properties and the community is kept to a minimum.

E. The parties enter into this Deed:

E.1 to promote the Key Objectives; and

E.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

THE PARTIES AGREE

1. DEFINITIONS

In this Deed, the words and expressions set out in this clause have the following meanings, unless the context admits otherwise:

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Act means the *Planning and Environment Act 1987 (Vic)*.

Bushfire Buyback Scheme means the State Government's voluntary land acquisition program to manage bushfire risk which commenced on 1 March 2012 and concluded on 31 May 2012.

CFA means the Country Fire Authority, appointed and established by the Governor in Council under s 6 of the CFA Act.

CFA Act means the *Country Fire Authority Act 1958 (Vic)*.

Deed means this Deed and any deed or agreement executed by the parties expressed to be supplemental to this Deed.

Key Objectives means the mitigation of the bushfire risks associated with the future development of the Subject Land and the reduction of bushfire risks through the ongoing management of the Subject Land.

Lot has the meaning given to that term in the *Subdivision Act 1988 (Vic)*.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Subject Land or any part thereof and includes any Mortgagee-in-possession.

party or parties means the Owner, Council and the State under this Deed as appropriate.

Planning Scheme means the Greater Bendigo Planning Scheme and any other planning scheme that applies to the Subject Land.

Register means the register of proprietary interests in land maintained by the Registrar of Titles for the State of Victoria under the *Transfer of Land Act 1958 (Vic)*.

Subject Land means the land situated at 34 Empire Road, West Bendigo, 3550, being the land delineated in Certificates of Title Volume 9826 Folio 035 and Volume 10106 Folio 751 and any reference to the Subject Land in this Deed includes any Lot created by subdivision of the Subject Land or any part of it.

2. INTERPRETATION

In this Deed, unless the context admits otherwise:

2.1 The singular includes the plural and vice versa.

2.2 A reference to a gender includes a reference to each other gender.

2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.

2.4 If a party consists of more than one person, this Deed binds them jointly and each of them severally.

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2.5 A term used in this Deed has its ordinary meaning unless that term is defined in this Deed. If a term is not defined in this Deed and it is defined in the Act, it has the meaning as defined in the Act.

2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.

2.7 The introductory clauses to this Deed are and will be deemed to form part of this Deed.

2.8 The obligations of the Owner under this Deed will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land, provided that if the Subject Land is subdivided, this Deed must be read and applied so that each subsequent owner of a Lot is only responsible for the covenants and obligations to the extent that they relate to that owner's Lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

3.1 Restriction on Residential or Commercial Development

The Owner covenants and agrees that the Owner will refrain from:

3.1.1 constructing, causing, or authorising construction of a habitable dwelling or habitable building; or

3.1.2 undertaking, causing or authorising any other form of residential or commercial use or development,

on the Subject Land.

For the sake of clarity, subject to attainment of any necessary permits and approvals, the Owner may however construct non-habitable buildings and other amenities on the Subject Land that are reasonably required in furtherance of use and enjoyment of the Subject Land for, for example, agricultural purposes.

3.2 Condition of Subject Land

Subject to all relevant requirements of the Planning Scheme, which overrides the Owner obligations specified in this clause 3.2 to the extent of any inconsistency, without limiting any other obligations that the Owner may have at law, the Owner covenants with Council and the State to:

3.2.1 maintain the Subject Land in a condition which ensures minimisation of the bushfire risk to the Subject Land, neighbouring properties and the community at all times, consistent with applicable Council and CFA requirements (**Maintenance Obligation**);

3.2.2 promptly comply with any reasonable directions received from Council, the State and/or the CFA in relation to:

3.2.2.1 performance of the Maintenance Obligation; or

3.2.2.2 furtherance of the Key Objectives in connection with the Subject Land; and

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of the Owner's information, knowledge and belief, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Deed.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Deed has, the Owner must ensure that, until such time as a memorandum of this Deed is registered on the title to the Subject Land, successors in title shall be required to:

7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Deed; and

7.2 execute a deed agreeing to be bound by the terms of this Deed.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

8.1.1 by delivering it personally to that party;

8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Deed or subsequently notified to each party from time to time; or

8.1.3 by sending it by facsimile, provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

8.2.1 if delivered, on the next following business day;

8.2.2 if posted, on the expiration of 5 business days after the date of posting; or

8.2.3 if sent by facsimile, on the next following business day, unless the receiving party has requested retransmission before the end of that business day.

8.3 No Waiver

Any time or other indulgence granted by Council or the State to the Owner or any variation of the terms and conditions of this Deed or any judgment or order obtained by Council or the State against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council or the State in relation to the terms of this Deed.

8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Deed is unenforceable, illegal or void then it must be severed and the other provisions of this Deed will remain operative.

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3.2.3 promptly comply with any requirements specified in a fire prevention notice issued by the CFA under s 41 of the CFA Act in connection with the Subject Land, within the cure period specified in that notice,

at the Owner's cost.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Deed to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns of the Subject Land.

4.2 Further actions

The Owner further covenants and agrees that:

4.2.1 the Owner will do all things necessary to give effect to the Owner's obligations under this Deed;

4.2.2 the Owner will:

4.2.2.1 consent to Council making application to the Registrar of Titles for recording of this Deed in the Register on the Certificate of Title/s for the Subject Land in accordance with Section 181 of the Act; and

4.2.2.2 do all things necessary to enable Council to do so, including signing any further agreement, acknowledgment or document, or procuring the consent to this Deed of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's Costs to be Paid

The Owner will pay to Council a once-off contribution towards Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution and registration of this Deed (inclusive of GST and disbursements), within 14 days of receipt of a GST Tax Invoice from Council, which is and until paid will remain, a debt due to Council by the Owner.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council, the State and the Owner agree that, without limiting or restricting their respective powers to enter into this Deed and, insofar as it can be so treated, this Deed is made pursuant to Section 173 of the Act, and the obligations of the Owner under this Deed are obligations to be performed by the Owner as conditions subject to which the Owner may have use and enjoyment of the Subject Land.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Deed has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Deed, to the best

Delivered by LANDATA®, timestamp 29/09/2025 08:50 Page 9 of 10

8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Deed does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Deed, this Deed commences from the date of this Deed.

Delivered by LANDATA®, timestamp 29/09/2025 08:50 Page 10 of 10

Signing Page

Executed as a deed pursuant to Division 2 of Part 9 of the Act by the parties on the date set out at the commencement of this Deed.

APPROVED under the **COMMON SEAL**)
of the **GREATER BENDIGO CITY**)
COUNCIL in the presence of:)

.....
Chief Executive Officer
Craig William Niemann
Lyttleton Terrace Bendigo 3550

SIGNED by **NEIL ROBERTSON**, Deputy Secretary, Emergency Management, Department of Justice and Regulation, for and on behalf of the **MINISTER FOR EMERGENCY SERVICES** under an Instrument of Authorisation dated 2nd April 2015 in the presence of:

.....

Signature of witness

BETTY RENJEN
Name of witness (block letters)

EXECUTED by **THE STATE OF VICTORIA** through Nina Cullen, Acting Executive Director, Land Management Policy, Department of Environment, Land, Water and Planning pursuant to an authorisation from Adam Fennessy, Secretary to the Department of Environment, Land, Water and Planning dated 24 December 2013 in the presence of:

.....

Signature of witness

SEBASTIAN PURCELL
Name of witness (block letters)

houldIssue Date: 29 September 2025
Your Reference: 78242326-013-0:89670
Certificate Number: 138445

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2026 became payable on 1 July 2025. Overdue rates attract interest at the rate of 10.0% per annum.

PROPERTY ADDRESS:	38 Empire Road, WEST BENDIGO 3550
PARCEL DETAILS:	CA 73 Sec L, PC 355110B, Lot 1 TP 118767R
AVPCC:	117 - Residential Rural/Rural Lifestyle
	Lots are not separately rated

ASSESSMENT NUMBER 98522 6

Site Value	$360,000	Level of Valuation	01-Jan-2025
Capital Improved Value	$590,000	Valuation Operative	01-Jul-2025
Net Annual Value	$29,500	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	$1,740.80
Garbage Charge	$537.00
Emergency Services and Volunteer Fund	$238.05
TOTAL LEVIED	**$2,515.85**
Arrears Outstanding	$333.95
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
TOTAL OUTSTANDING	**$2,533.80**

Other Property Debt -	**$0.00**

Total Outstanding for Property **$2,533.80**

Note:In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges **MUST** be paid by the purchaser when that person becomes the owner of the land.
Refer to the back of this Certificate for Prescribed, General and Other Information.

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS

Biller Code: 268813
Ref: 985226

To obtain an updated balance prior to settlement or for any other information regarding this certificate please contact the Rates Team Directly on 03 5434 6262. Notices of Acquisition can be forwarded to acquisitions@bendigo.vic.gov.au

PRESCRIBED INFORMATION

This Certificate PROVIDES information regarding valuation, rates, charges, other moneys owing, and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This Certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

GENERAL INFORMATION

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, PO Box 733, Bendigo 3552, Telephone 1300 002 642.

There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the **Fire Services Property Levy Act 2012.**

RATES AND CHARGES

Rates and Charges for financial year ending 30 June 2026. All Rates and Charges due by four (4) instalments due 30 September 2025, 01 December 2025, 02 March 2026 and 01 June 2026.

Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

OTHER INFORMATION

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.
After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

PLEASE NOTE: Updates will not be provided after the 90 day period has passed, a new certificate will be required.

Property Clearance Certificate

Land Tax

INFOTRACK / J & K LAW

Your Reference:	2515096
Certificate No:	93439101
Issue Date:	29 SEP 2025
Enquiries:	CXN2

Land Address: 38 EMPIRE ROAD WEST BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: [redacted]

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$590,000
SITE VALUE (SV):	$360,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$775.00**

Notes to Certificate - Land Tax

Certificate No: 93439101

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $1,530.00

Taxable Value = $360,000

Calculated as $1,350 plus ($360,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $5,900.00

Taxable Value = $590,000

Calculated as $590,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 93439101

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 93439101

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Land Tax

Certificate No: 93439101

Land Address: 38 EMPIRE ROAD WEST BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
17779654	1	118767	9826	35	$775.00

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
[redacted]	2025	$108,379	$975.00	$0.00	$775.00

Comments: Land Tax of $975.00 has been assessed for 2025, an amount of $200.00 has been paid.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total

Comments:

Current Land Tax Charge: **17779654** **$775.00**

Land Address: 38 EMPIRE ROAD WEST BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32012611	1	118767	9826	35	$0.00

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
[redacted]	2025	$251,621	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total

Comments:

Current Land Tax Charge: **32012611** **$0.00**

Total: **$775.00**

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / J & K LAW

Your Reference:	2515096
Certificate No:	93439101
Issue Date:	29 SEP 2025
Enquires:	CXN2

Land Address: 38 EMPIRE ROAD WEST BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32012611	1	118767	9826	35	$0.00

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

Land Address: 38 EMPIRE ROAD WEST BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
17779654	1	118767	9826	35	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$590,000
SITE VALUE:	$360,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93439101

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / J & K LAW

Your Reference:	2515096
Certificate No:	93439101
Issue Date:	29 SEP 2025

Land Address: 38 EMPIRE ROAD WEST BENDIGO VIC 3550

Lot	Plan	Volume	Folio
1	118767	9826	35

Vendor: [redacted]

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 93439101

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 93439107

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 93439107

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 29 September 2025 08:46 AM

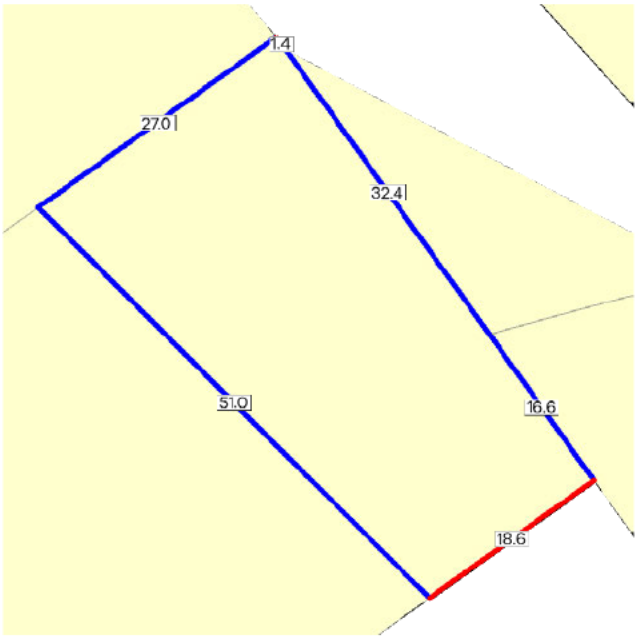
PROPERTY DETAILS

Lot and P an Number:	**Lot 1 TP118767**
Address:	**38 EMPIRE ROAD WEST BENDIGO 3550**
Standard Parce dentifier (SP):	**1\TP118767**
Loca Government Area (Counci):	**GREATER BENDIGO**
Counci Property Number:	**198969 (Part)**
Directory Reference:	**Vicroads 607 M5**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 1148 sq. m
Perimeter: 147 m
For this property:
Site boundaries
Road frontages

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

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at
Title and Property Certificates

PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property.The parcel searched for is marked with an * in the table below

	Lot/Plan or Crown Description	SPI
*	Lot 1 TP118767	1\TP118767
	PARISH OF SANDHURST	
	Allot. 73 Sec. L	73~L\PP3473

UTILITIES

Rura Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Me bourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legis ative Counci :	**NORTHERN VICTORIA**
Legis ative Assemb y:	**BENDIGO WEST**

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PROPERTY REPORT

Energy, Environment and Climate Action

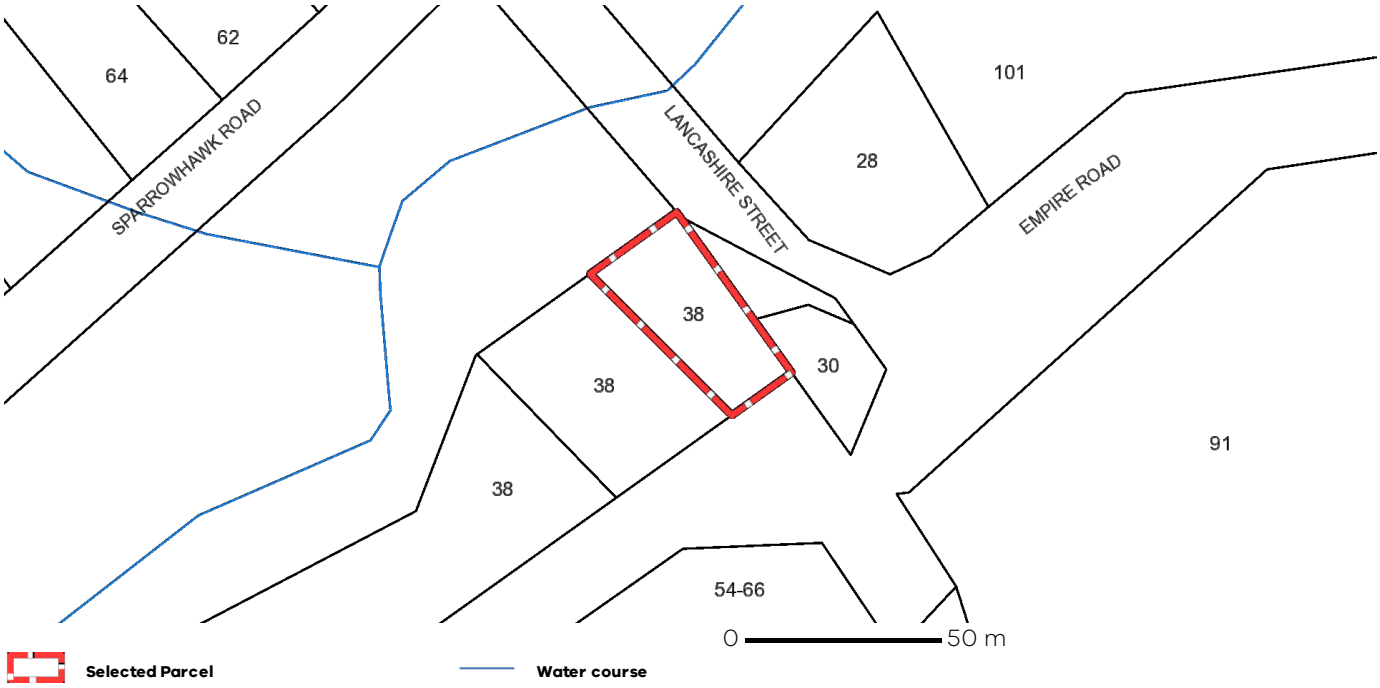
PLANNING INFORMATION

Property P anning detai s have been removed from the Property Reports to avoid dup ication with the P anning Property Reports from the Department of Transport and P anning which are the authoritative source for a Property P anning information.

The P anning Property Report for this parce can found here - P anning Property Report

P anning Property Reports can be found via these two inks
Vicplan https://mapshare.vic.gov.au/vicp an/
Property and parcel search https://www. and.vic.gov.au/property-and-parce -search

Area Map



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

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 29 September 2025 08:46 AM

PROPERTY DETAILS

Lot and P an Number:	**Lot 1 TP118767**
Address:	**38 EMPIRE ROAD WEST BENDIGO 3550**
Standard Parce dentifier (SP):	**1\TP118767**
Loca Government Area (Counci):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Counci Property Number:	**198969 (Part)**
P anning Scheme:	**Greater Bendigo** Planning Scheme Greater Bendigo
Directory Reference:	**Vicroads 607 M5**

This parce is one of 2 parce s comprising the property. For fu parce detai s get the free Property report at Property Reports

UTILITIES

Rura Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Me bourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legis ative Counci :	**NORTHERN VICTORIA**
Legis ative Assemb y:	**BENDIGO WEST**

OTHER

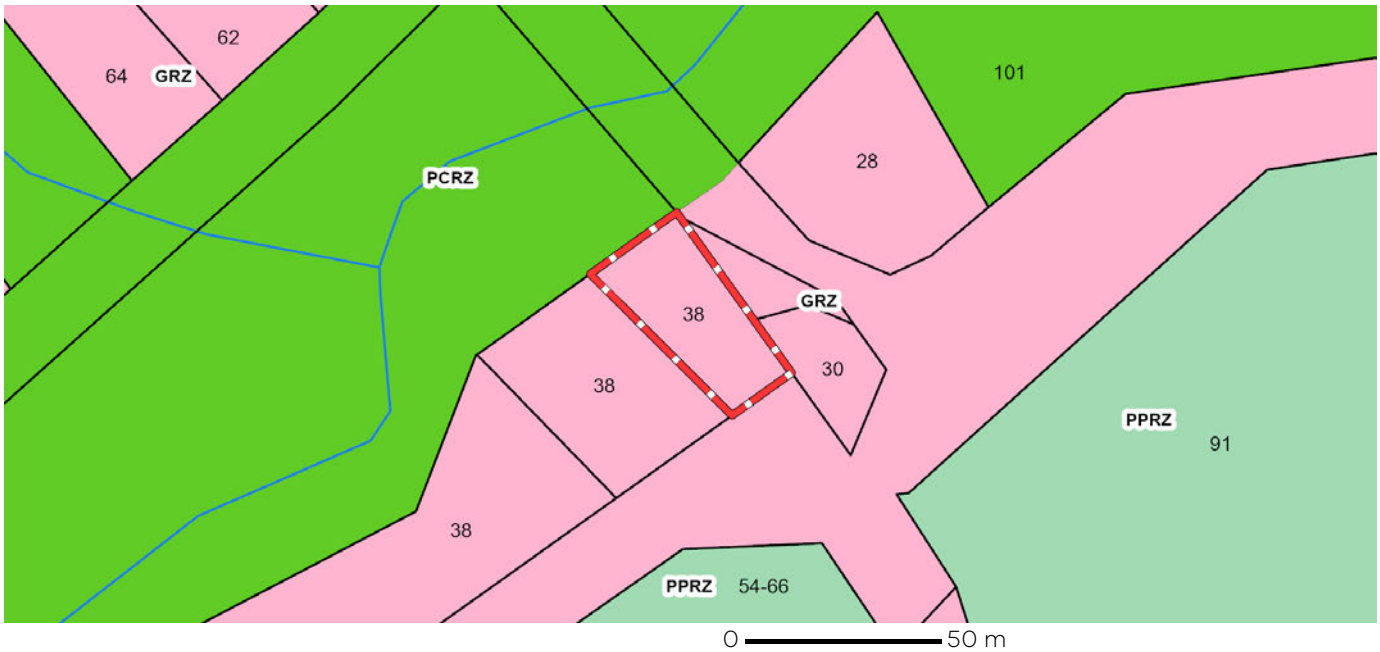
Registered Aborigina Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential

PCRZ - Public Conservation and Resource

PPRZ - Public Park and Recreation

Water course

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

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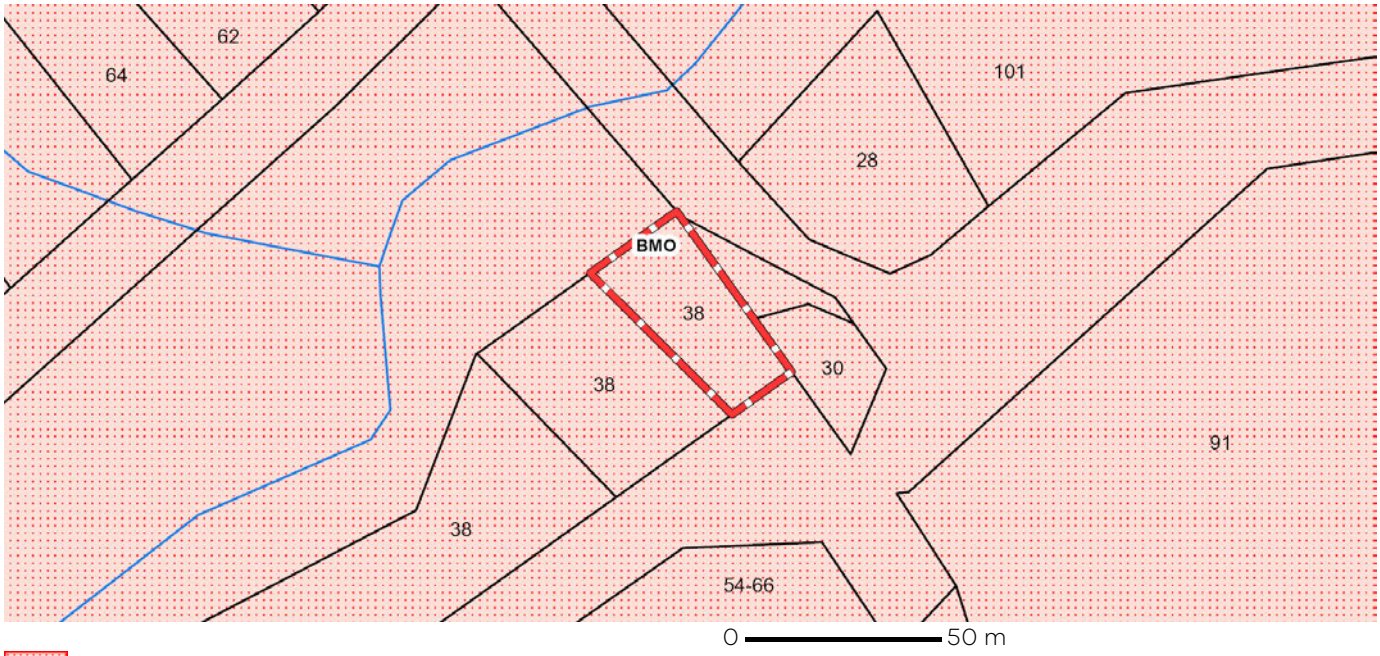
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PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

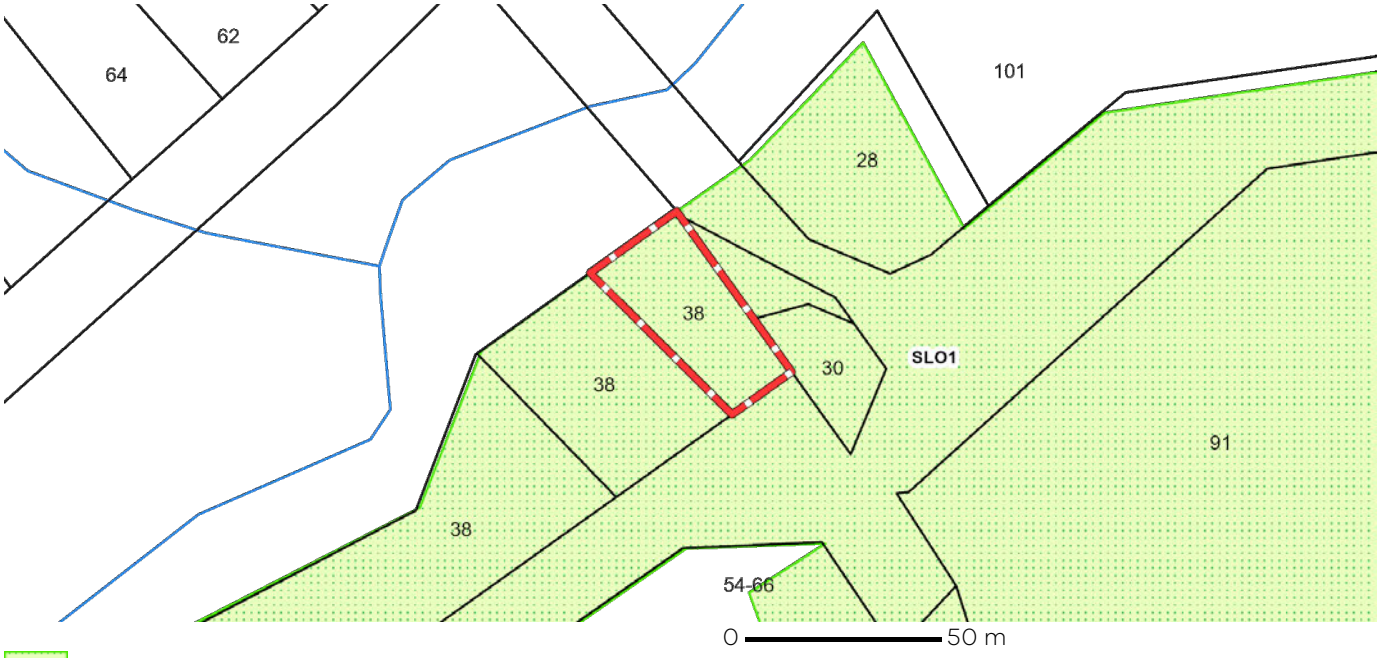


BMO - Bushfire Management Overlay **Water course**

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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



SLO - Significant Landscape Overlay **Water course**

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

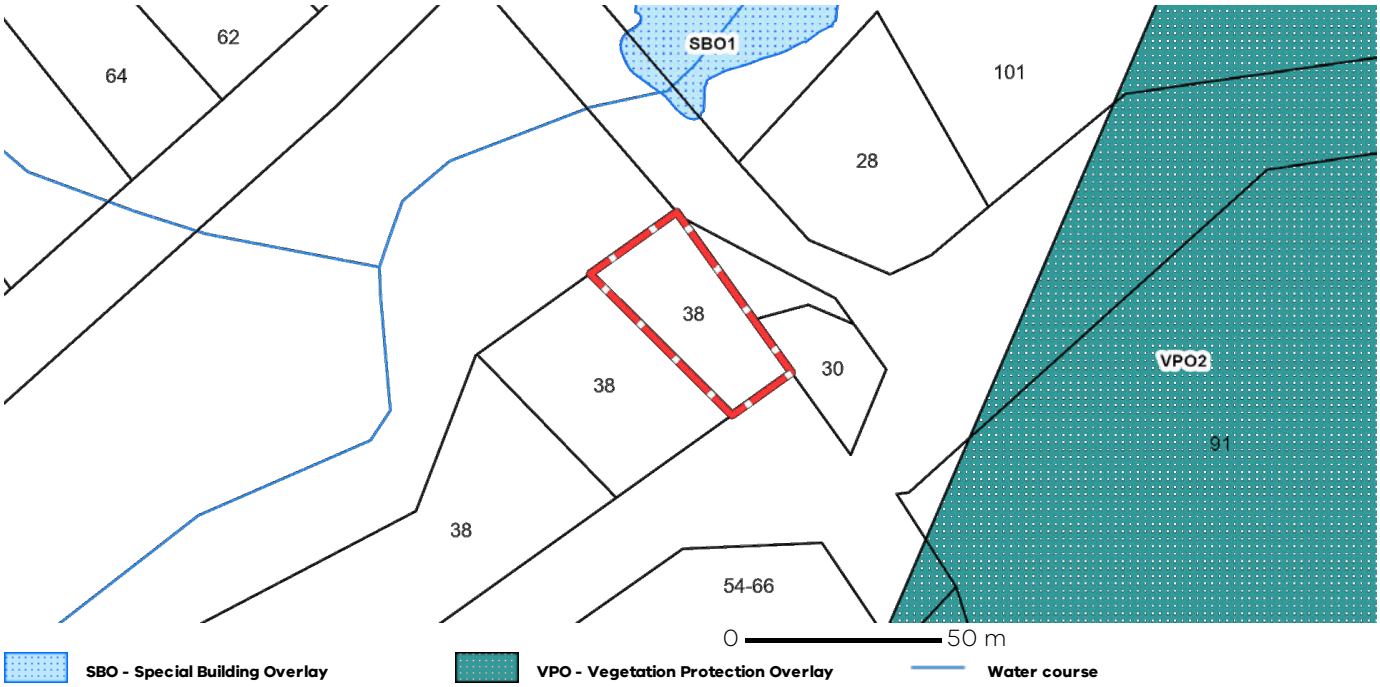
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIAL BUILDING OVERLAY (SBO)

VEGETATION PROTECTION OVERLAY (VPO)



SBO - Special Building Overlay

VPO - Vegetation Protection Overlay

Water course

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

Further Planning Information

P anning scheme data ast updated on 25 September 2025.

A **planning scheme** sets out po icies and requirements for the use, deve opment and protection of and.
This report provides information about the zone and over ay provisions that app y to the se ected and.
nformation about the State and oca po icy, particu ar, genera and operationa provisions of the oca p anning scheme that may affect the use of this and can be obtained by contacting the oca counci or by visiting https://www.p anning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
t does not inc ude information about exhibited p anning scheme amendments, or zonings that may abut the and.
To obtain a P anning Certificate go to Tit es and Property Certificates at Landata - https://www. andata.vic.gov.au

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

To view p anning zones, over ay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicp an/

For other information about p anning in Victoria visit https://www.p anning.vic.gov.au

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PLANNING PROPERTY REPORT

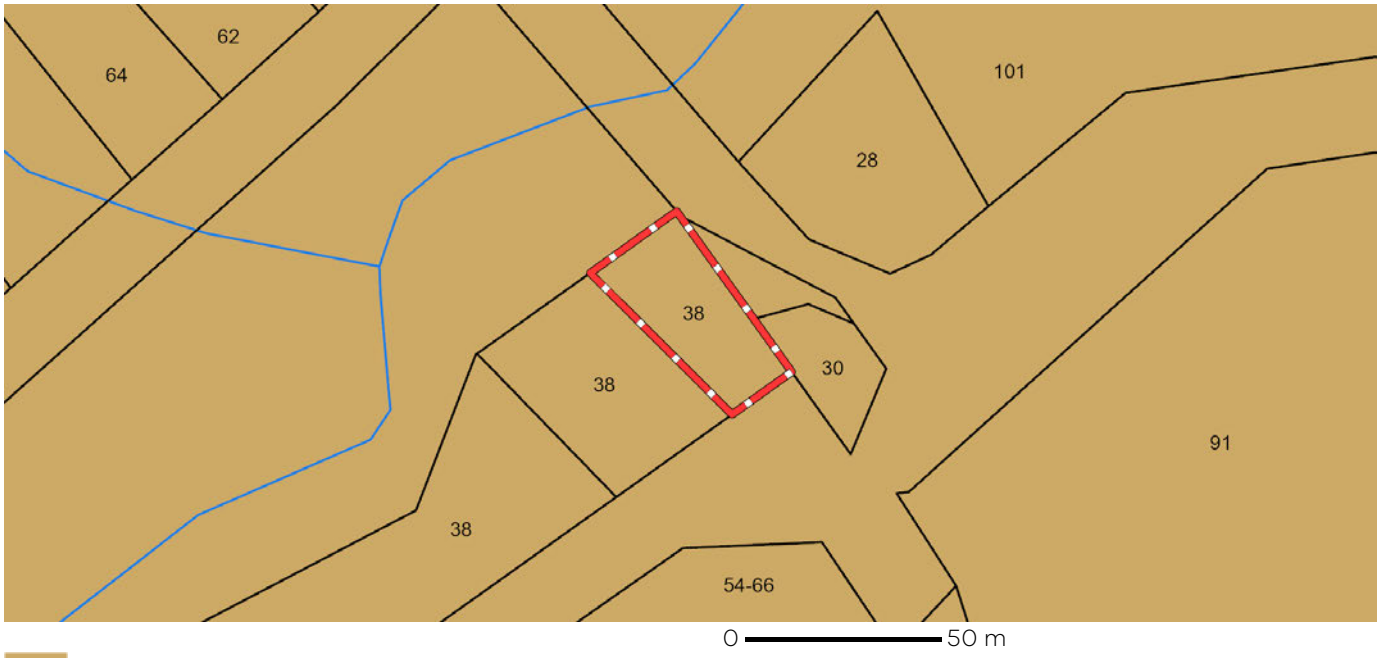
Department of Transport and Planning

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 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 p ants that are indigenous to Victoria and important for biodiversity might be present on this property. This cou d inc ude trees, shrubs, herbs, grasses or aquatic p ants. There are a range of regu ations that may app y inc uding need to obtain a p anning permit under C ause 52.17 of the oca p anning scheme. For more information see Native Vegetation (C ause 52.17) with oca variations in Native Vegetation (C ause 52.17) Schedu e

To he p identify native vegetation on this property and the app ication of C ause 52.17 p ease visit the Native Vegetation Regu ations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or p ease contact your re evant counci .

You can find out more about the natura va ues on your property through NatureKit NatureKit (environment.vic.gov.au)

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HISTORIC MINING ACTIVITY
Form No. 692

29 September, 2025

Parcel Information:

Property: 1\TP118767, Allotment: null, Section: null, Parish: null

Plan: TP118767, Lot: 1, Block: null, Portion: null, Subdivision: null

It is advised that:

Our records do not indicate the existence of any mining activity on this site, but the site may be over or close to known mining activity. Note that there may be unrecorded mine openings connecting with such activity. (2)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
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For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au