

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 incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 30 October 2018.

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Section 32 Statement

Instructions for completing this document.

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included.


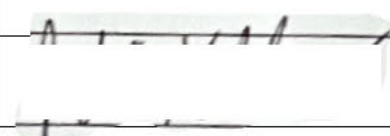
"Nil" may be written in any of the rectangular boxes if appropriate.

Additional information may be added to section 13 where there is insufficient space.

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	20 MCTAVISH BOULEVARD HORSHAM VIC 3400	
+ Vendor's name		Date 29/01/2026
+ Vendor's signature		
+ Vendor's name		Date 29/01/2026
+ Vendor's signature		
+ Purchaser's name		Date / /
+ Purchaser's signature		
+ Purchaser's name		Date / /
+ Purchaser's signature		

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)

Are contained in the attached certificate/s.

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

Not Applicable

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.

Not Applicable

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.

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this 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.

Not Applicable

2.2 Owner-Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s.

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

None to the Vendor's Knowledge

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under 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:

None to the Vendor's Knowledge

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:

None to the Vendor's knowledge

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:

None to the Vendor's knowledge

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where

there is a residence on the land):

Are contained in the attached certificate.

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

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.

Not Applicable

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:

Not Applicable

8. SERVICES

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

Electricity supply Gas supply Water supply Sewerage Telephone services

9. TITLE

Attached are copies of the following documents:

(a) Registered Title

9.1 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.

Not Applicable

10.2 Staged Subdivision

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

Not Applicable

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this section 32 statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

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

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

(Attached is 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)

See the attached

Due Diligence Checklist

What you need to know before buying a residential property



Before buying 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 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 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.

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

VOLUME 10771 FOLIO 389

Security no : 124131033451P
Produced 29/12/2025 12:35 PM

LAND DESCRIPTION

Lot 72 on Plan of Subdivision 449841W.
PARENT TITLE Volume 10680 Folio 374
Created by instrument PS449841W Stage 2 09/12/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

both of 17 RYAN STREET RAINBOW VIC 3424
AV157660Y 17/12/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV157661W 17/12/2021
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE PS449841W 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: 20 MCTAVISH BOULEVARD HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 17/12/2021

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS449841W
Number of Pages (excluding this cover sheet)	46
Document Assembled	29/12/2025 12:35

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION	Stage No.	LTO use only EDITION 23	Plan Number PS 449841 W
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Location of Land
Parish: HORSHAM
Township: _____
Section 9
Crown Allotment: 3 & 4 (PARTS)
Crown Portion: _____

LTO base record: VICMAP DIGITAL PROPERTY (RURAL)
Title References: VOL. 10423 FOL. 411
 VOL. 6641 FOL. 023
Last Plan Reference: PS 409677 J (LOT A)
Postal Address: MAJOR MITCHELL DRIVE
 HORSHAM 3400
AMG Co-ordinates: E 607010 Zone 54
 (Of approx. centre of land N 5934300 Datum AGD66
 in plan)

Council Certification and Endorsement

Council Name: HORSHAM RURAL CITY COUNCIL Ref: *AD 5804*

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~
- ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 has / ~~has not~~ been made.

(ii) The requirement has been satisfied.

~~(iii) The requirement is to be satisfied at Stage~~

Council Delegate _____
~~Council seal~~

Date *1/8/2002*

Re-certified under section 11(7) of the Subdivision Act 1988.

Council Delegate _____
 Council seal _____
 Date *1/1*

Vesting of Roads and/or Reserves	
Identifier	Council/Body/Person
ROAD R1	HORSHAM RURAL CITY COUNCIL
ROAD R2	HORSHAM RURAL CITY COUNCIL
ROAD R3	HORSHAM RURAL CITY COUNCIL
ROAD R4	HORSHAM RURAL CITY COUNCIL
ROAD R5	HORSHAM RURAL CITY COUNCIL
ROAD R6	HORSHAM RURAL CITY COUNCIL
ROAD R7	HORSHAM RURAL CITY COUNCIL
ROAD R8	HORSHAM RURAL CITY COUNCIL
ROAD R9	HORSHAM RURAL CITY COUNCIL
ROAD R10	HORSHAM RURAL CITY COUNCIL
ROAD R11	HORSHAM RURAL CITY COUNCIL
ROAD R12	HORSHAM RURAL CITY COUNCIL
ROAD R13	HORSHAM RURAL CITY COUNCIL
ROAD R14	HORSHAM RURAL CITY COUNCIL
ROAD R15	HORSHAM RURAL CITY COUNCIL
ROAD R16	HORSHAM RURAL CITY COUNCIL
ROAD R17	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 1	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 2	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 3	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 5	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 7	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 8	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 10	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 11	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 12	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 13	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 14	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 15	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 16	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 17	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 6	POWERCOR AUST. LTD.
RESERVE NO. 18	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 21	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 19	HORSHAM RURAL CITY COUNCIL
RESERVE NO. 20	HORSHAM RURAL CITY COUNCIL

Notations

Staging This is a staged subdivision
 Planning Permit No. 01-051

Depth Limitation: Does not apply

WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958

WATERWAY NOTATION:
LOT S13, RESERVE No. 1, RESERVE No. 2, RESERVE No. 3 & RESERVE No. 8 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

Survey:- This plan is based on survey.
 This survey has been connected to permanent marks no(s).
 HORSHAM PM'S 48, 50, 96 & 153.

LTO use only
 Statement of Compliance / Exemption Statement

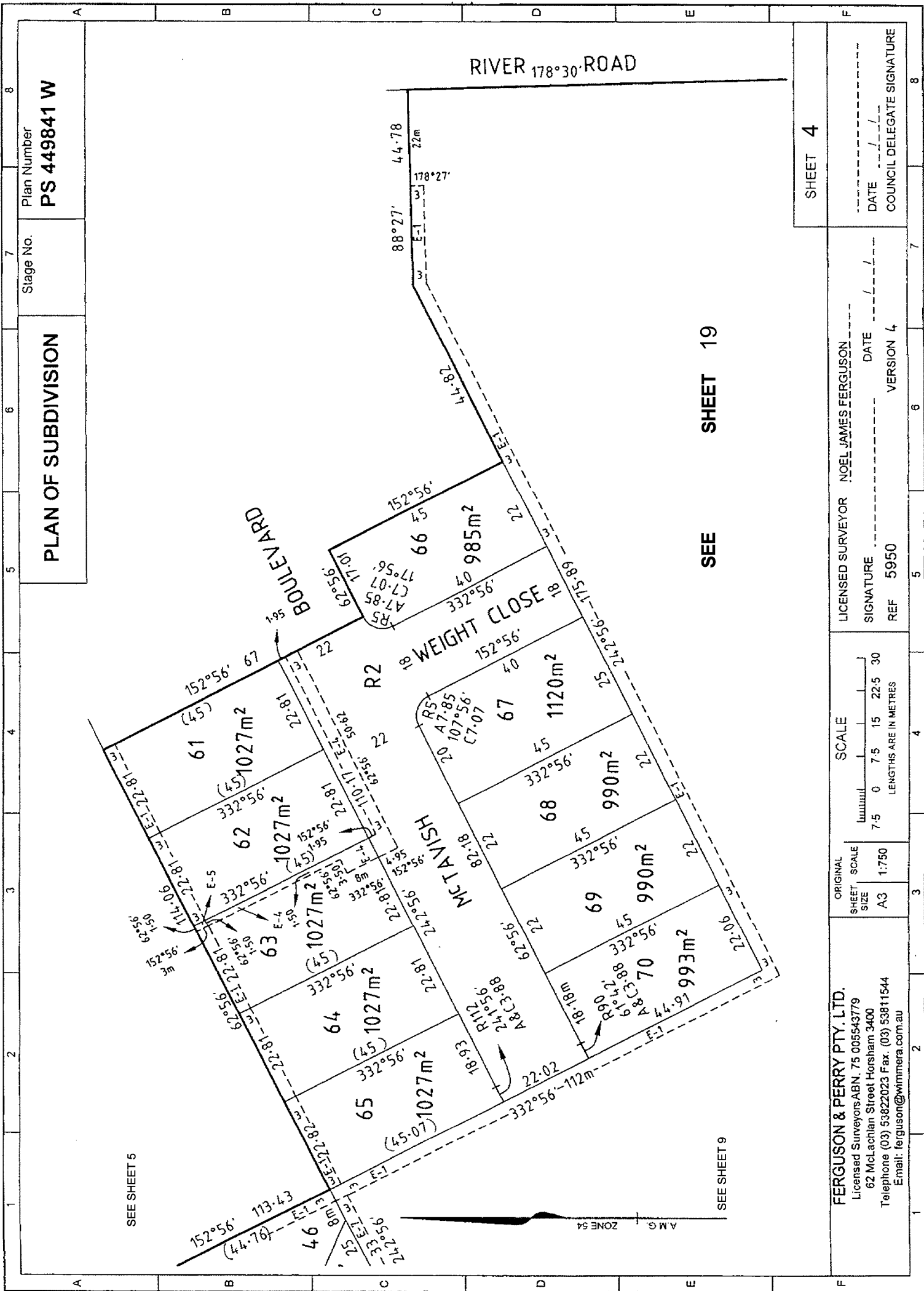
Received

Date *15/9/02*

LTO use only
THIS IS A LAND VICTORIA COMPILED PLAN
 FOR DETAILS SEE MODIFICATION TABLE HEREIN

SHEET 1 OF 42 SHEETS

DATE *1/8/2002*
 COUNCIL DELEGATE SIGNATURE _____
 Original sheet size **A3**



PLAN OF SUBDIVISION

Plan Number
PS 449841 W

Stage No.

SHEET 4

FERGUSON & PERRY PTY. LTD.
 Licensed Surveyors-ABN. 75 005543779
 62 McLachlan Street Horsham 3400
 Telephone (03) 53822023 Fax. (03) 53811544
 E-mail: ferguson@wimmera.com.au

ORIGINAL SHEET SCALE
 SIZE A3 1:750
 LENGTHS ARE IN METRES

SCALE
 7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

LICENSED SURVEYOR NOEL JAMES FERGUSON
 SIGNATURE _____ DATE ____/____/____
 REF 5950 VERSION 4

COUNCIL DELEGATE SIGNATURE
 DATE ____/____/____

SEE SHEET 5

SEE SHEET 9

SEE SHEET 19

A.M.G. ZONE 54

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 449841 W

WIMMERA RIVER

RESERVE N°1
FOR P.O.S.
1.374ha

DRIVE

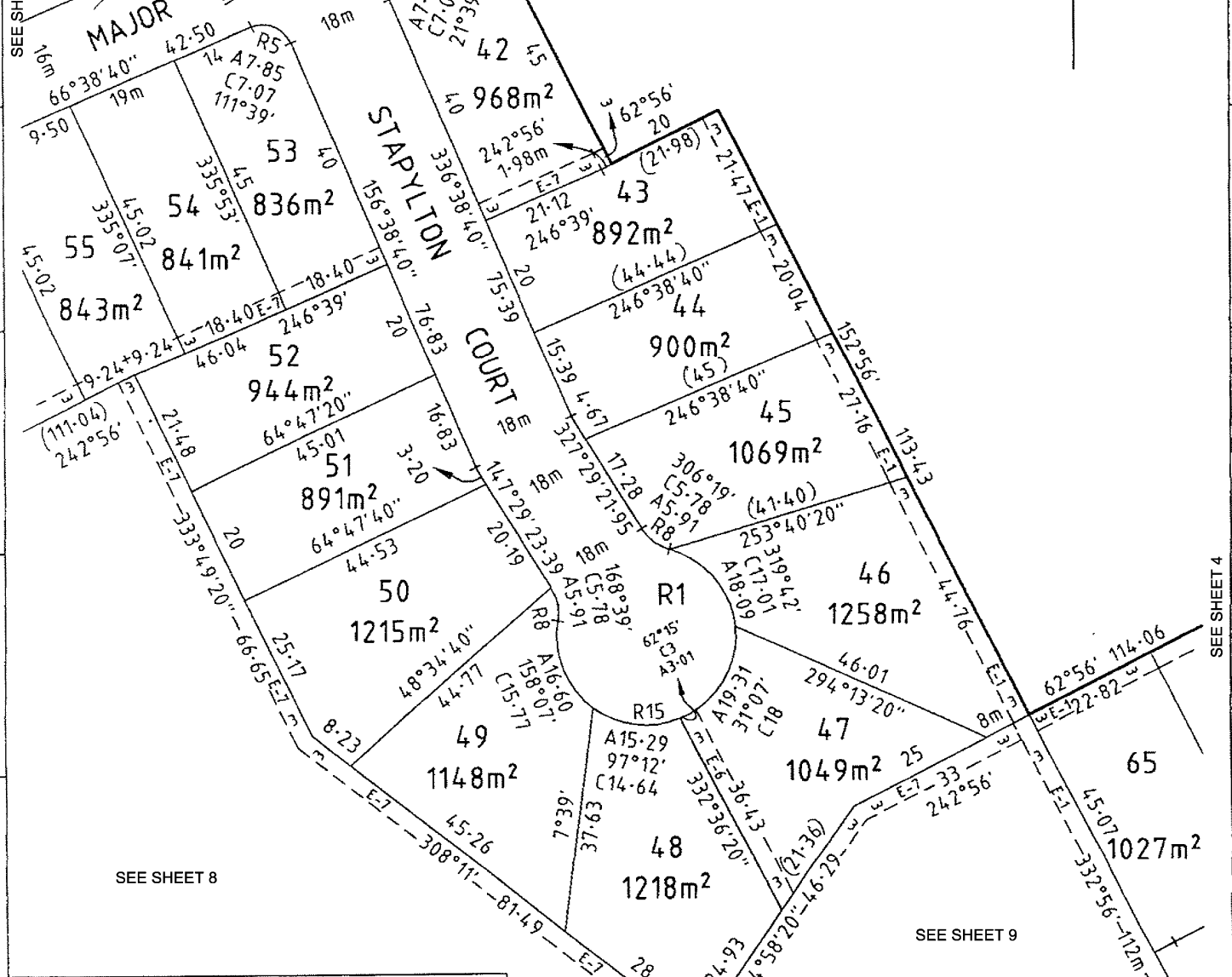
MITCHELL

STAPYLTON COURT

MAJOR

SEE SHEET 6

A.M.G. ZONE 54



SEE SHEET 8

SEE SHEET 9

SEE SHEET 4

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SHEET 5

ORIGINAL SHEET SIZE	SCALE
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LENGTHS ARE IN METRES	

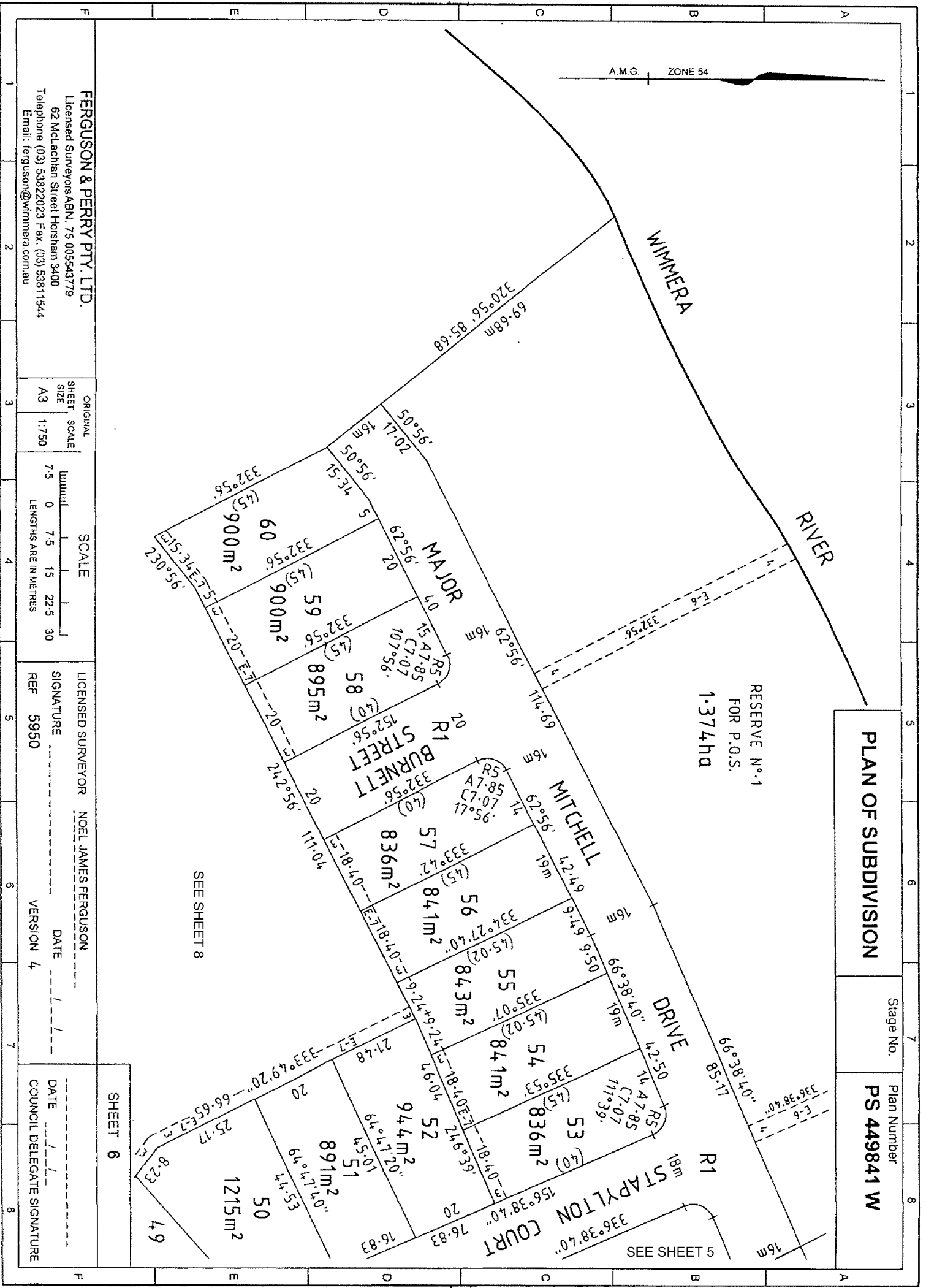
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SIGNATURE _____ DATE ____/____/____

REF **5950** VERSION **4**

DATE ____/____/____

COUNCIL DELEGATE SIGNATURE _____



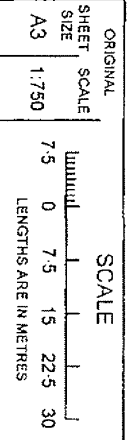
PLAN OF SUBDIVISION		Stage No.	Plan Number
			PS 449841 W

RESERVE N°1
FOR P.O.S.
1.374ha

A.M.G. ZONE 54

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ORIGINAL SHEET SCALE
A3 1:750



LICENSED SURVEYOR NOEL JAMES FERGUSON
SIGNATURE _____
REF 5950

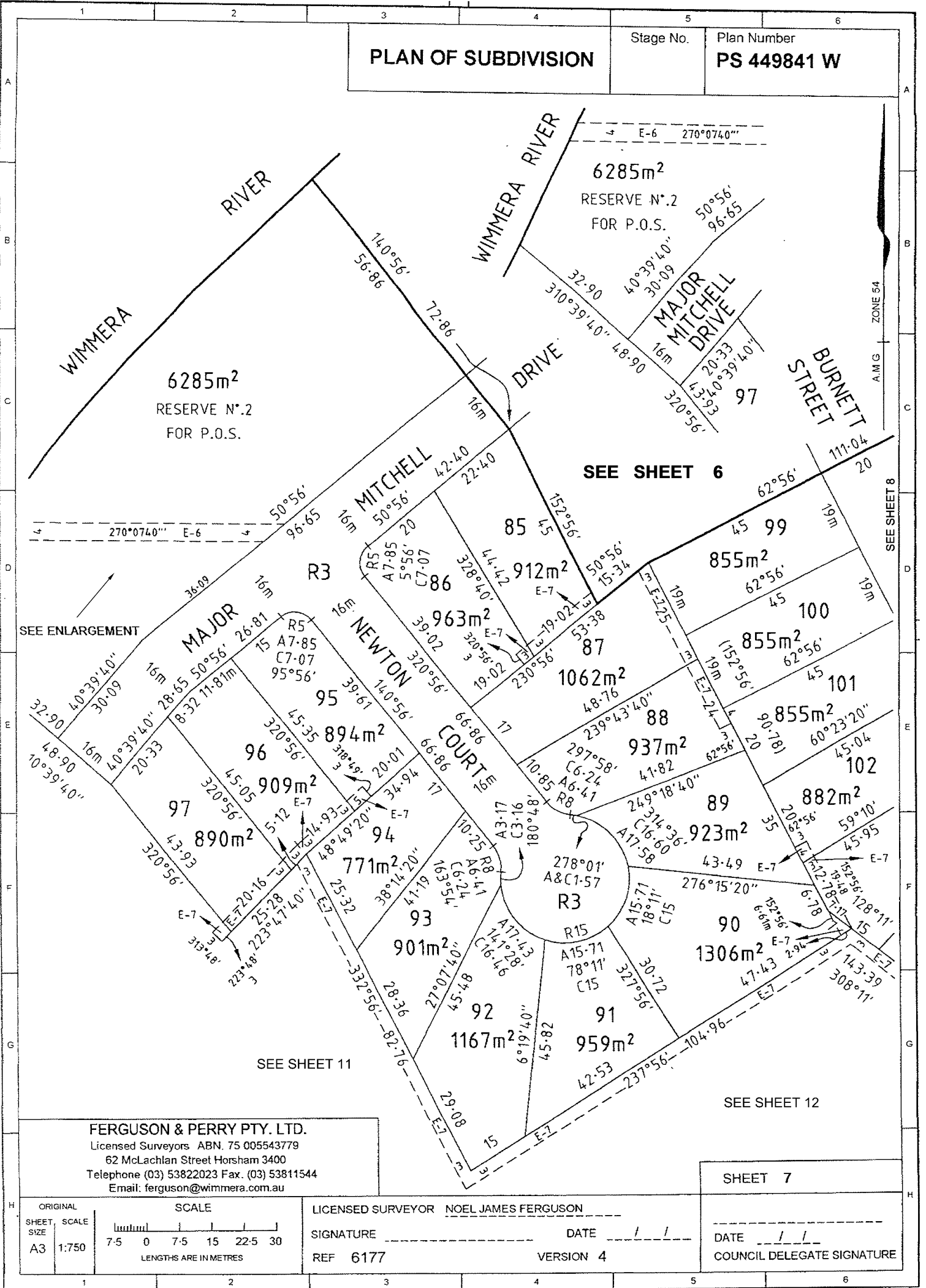
DATE _____
VERSION 4

DATE _____
COUNCIL DELEGATE SIGNATURE _____

SHEET 6

SEE SHEET 8

SEE SHEET 5



PLAN OF SUBDIVISION

Stage No. _____ Plan Number
PS 449841 W

SEE ENLARGEMENT

SEE SHEET 6

SEE SHEET 11

SEE SHEET 12

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 Email: ferguson@wimmera.com.au

SHEET 7

DATE / /

COUNCIL DELEGATE SIGNATURE _____

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SCALE

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LENGTHS ARE IN METRES

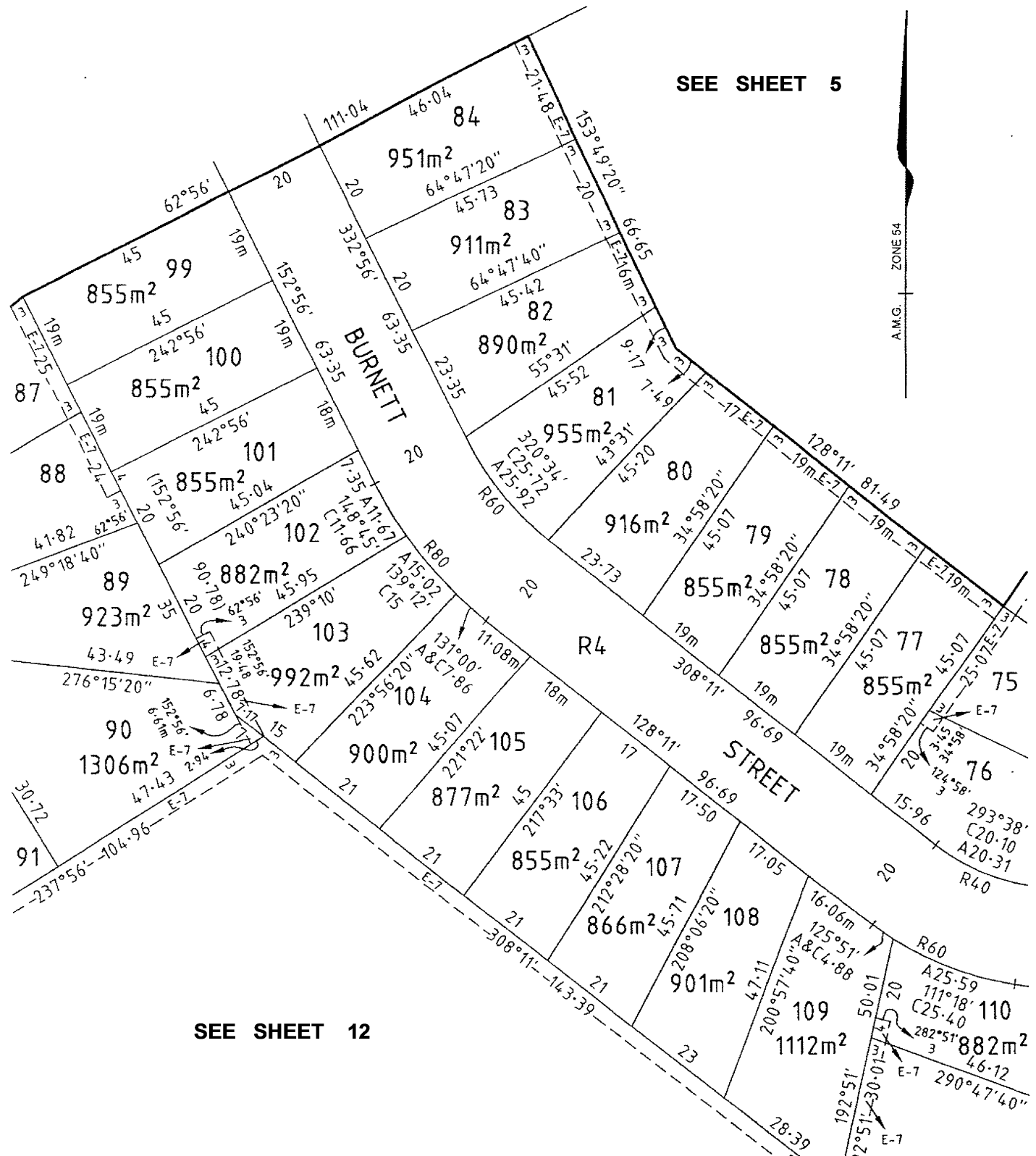
LICENSED SURVEYOR **NOEL JAMES FERGUSON**

SIGNATURE _____ DATE / /

REF **6177** VERSION **4**

PLAN OF SUBDIVISION	Stage No.	Plan Number PS 449841 W
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SEE SHEET 5



A.M.G. ZONE 84

SEE SHEET 12

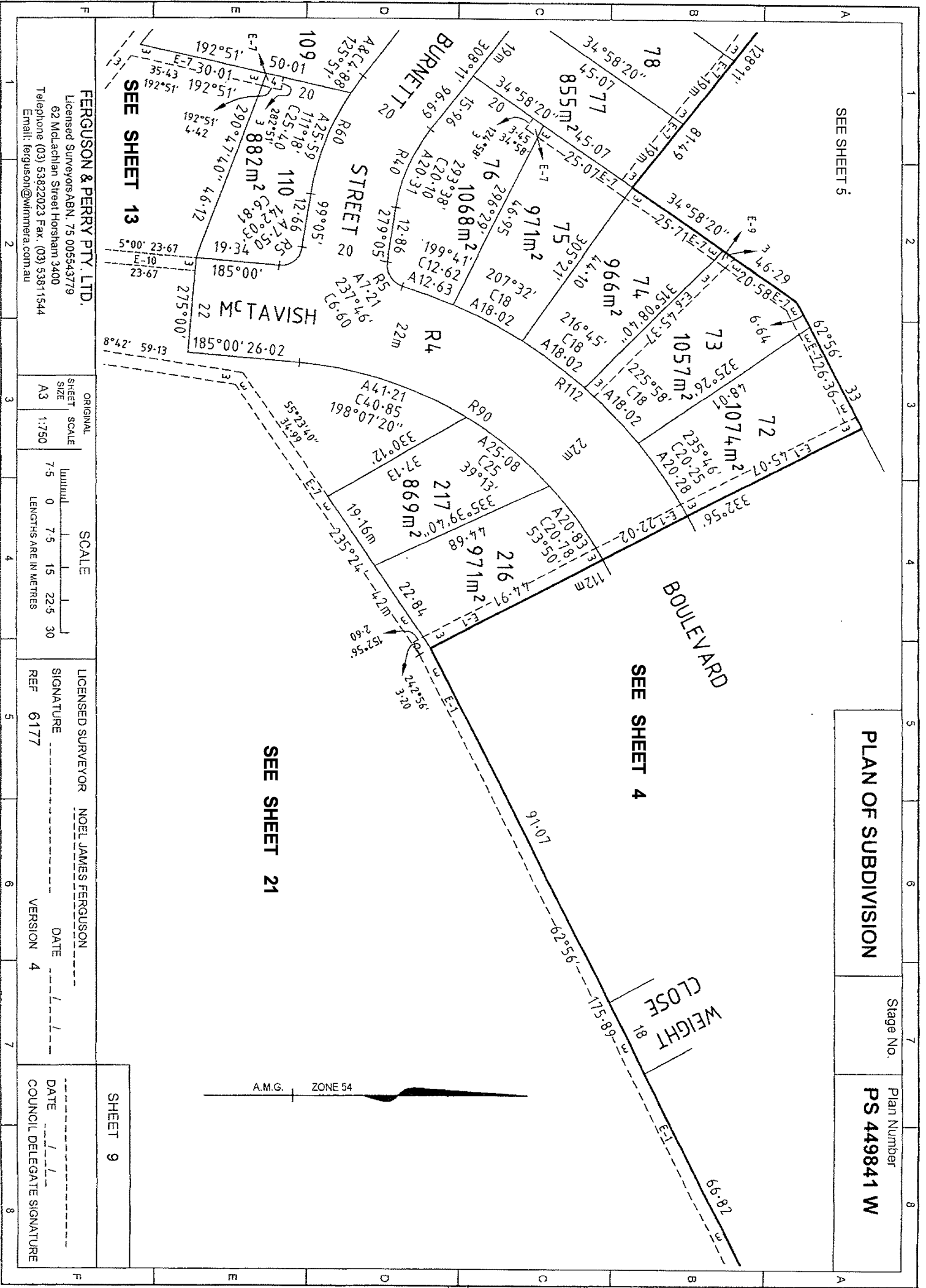
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 Telephone (03) 53822023 Fax. (03) 53811544
 Email: ferguson@wimmera.com.au

SHEET 8

ORIGINAL SHEET SIZE A3	SCALE 1:750	SCALE 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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LICENSED SURVEYOR NOEL JAMES FERGUSON
 SIGNATURE _____ DATE / /
 REF 6177 VERSION 4

DATE / /
 COUNCIL DELEGATE SIGNATURE _____



PLAN OF SUBDIVISION		Stage No.	Plan Number
			PS 449841 W

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ORIGINAL SHEET SCALE
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 1:750

SCALE
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

LICENSED SURVEYOR **NOEL JAMES FERGUSON**

SIGNATURE _____ DATE _____

REF 6177 VERSION 4

SHEET 9

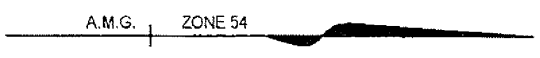
DATE _____
 COUNCIL DELEGATE SIGNATURE _____

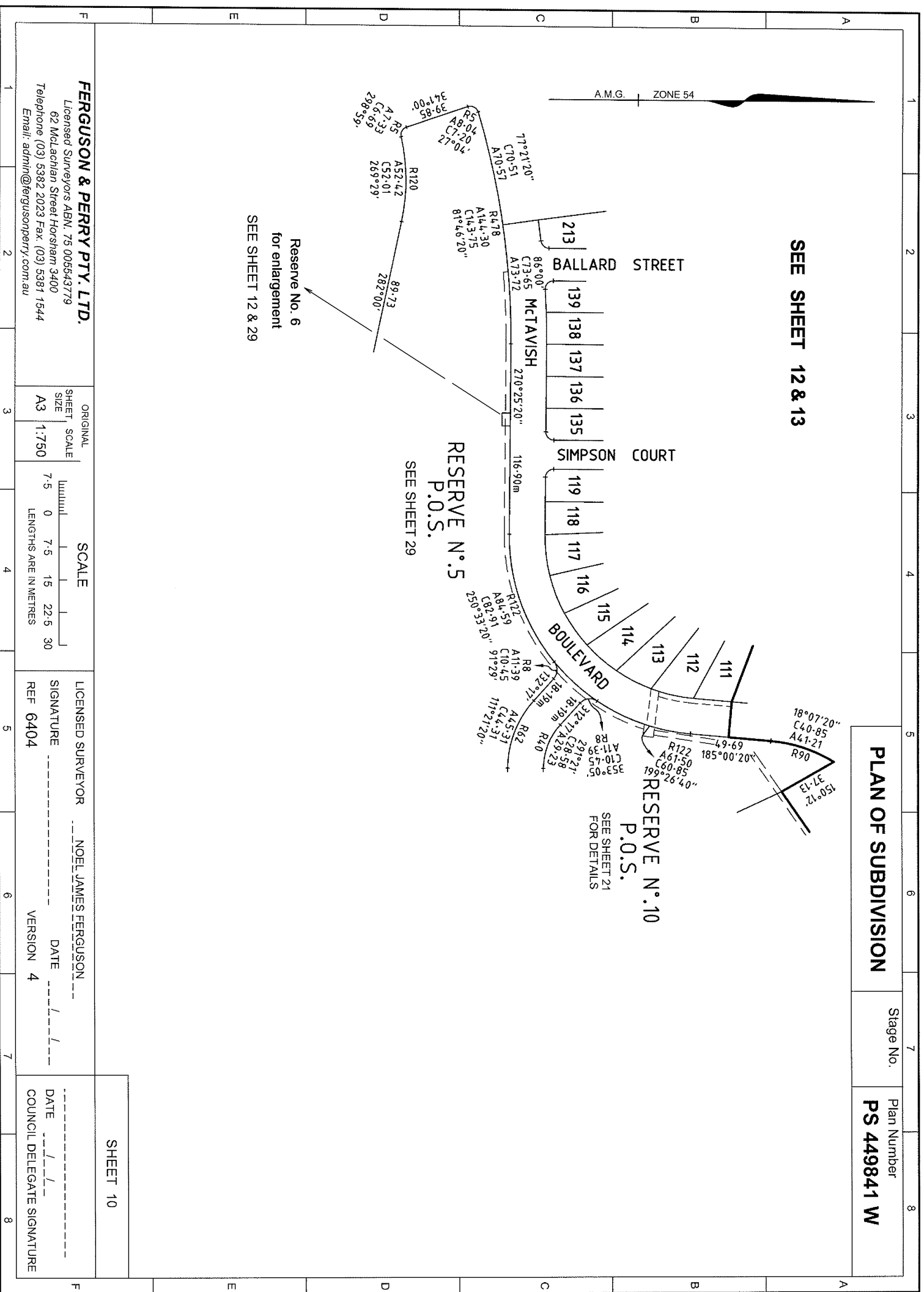
SEE SHEET 13

SEE SHEET 21

SEE SHEET 4

SEE SHEET 5





SEE SHEET 12 & 13

SEE SHEET 29

SEE SHEET 21 FOR DETAILS

Reserve No. 6 for enlargement SEE SHEET 12 & 29

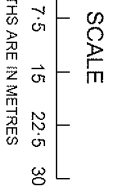
PLAN OF SUBDIVISION

Stage No.

Plan Number
PS 449841 W

FERGUSON & PERRY PTY. LTD.
Licensed Surveyors ABN. 75 006543779
62 Melachian Street Horsham 3400
Telephone (03) 5382 2023 Fax: (03) 5381 1544
Email: admin@fergusonperry.com.au

ORIGINAL SHEET SCALE SIZE
A3 1:750



LICENSED SURVEYOR NOEL JAMES FERGUSON

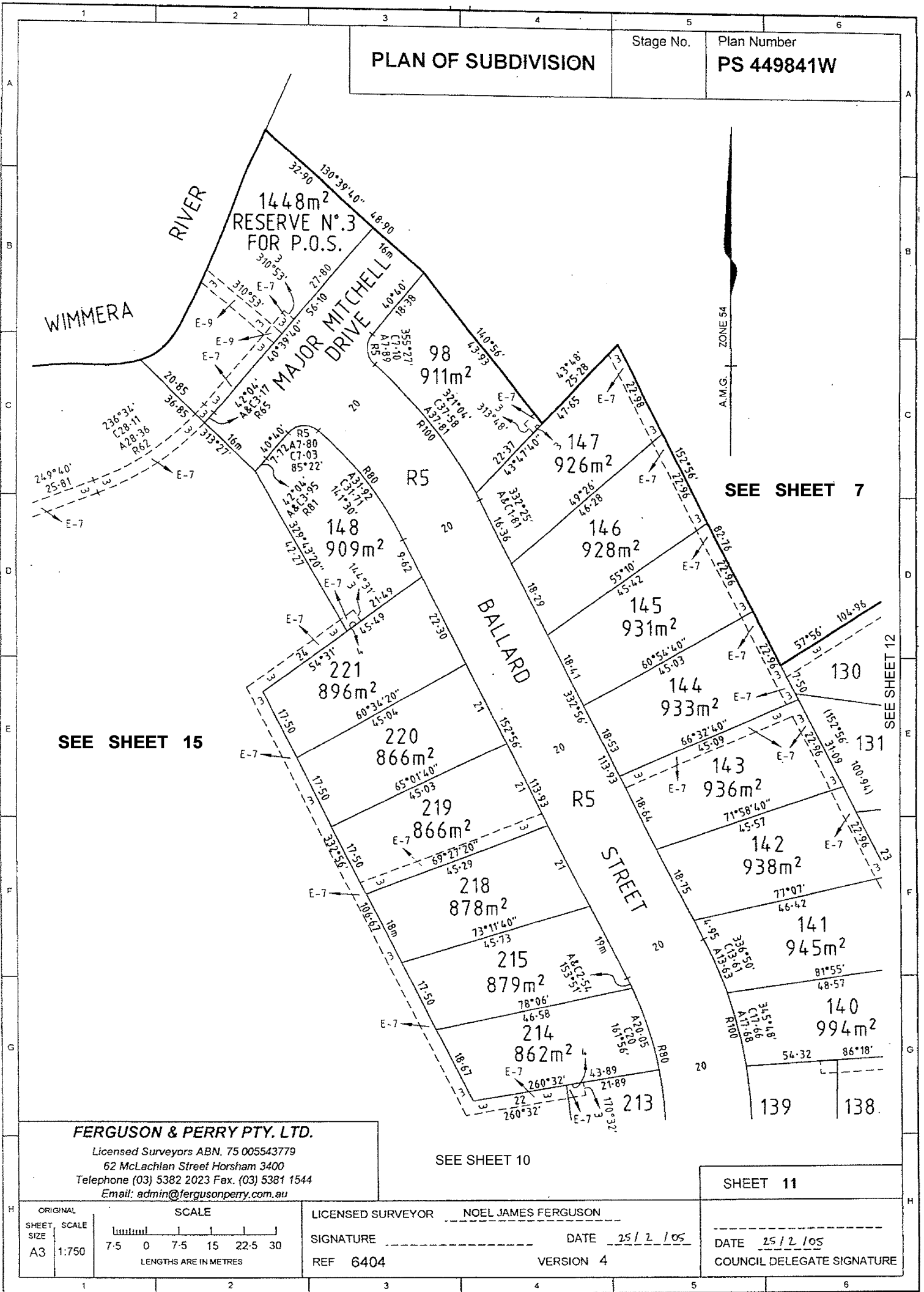
SIGNATURE _____ DATE ____/____/____

REF 6404 VERSION 4

SHEET 10

DATE ____/____/____

COUNCIL DELEGATE SIGNATURE _____



PLAN OF SUBDIVISION

Stage No. _____ Plan Number **PS 449841W**

WIMMERA RIVER

**1448m²
RESERVE N°3
FOR P.O.S.**

MAJOR MITCHELL DRIVE

BALLARD STREET

SEE SHEET 7

SEE SHEET 15

SEE SHEET 12

SEE SHEET 10

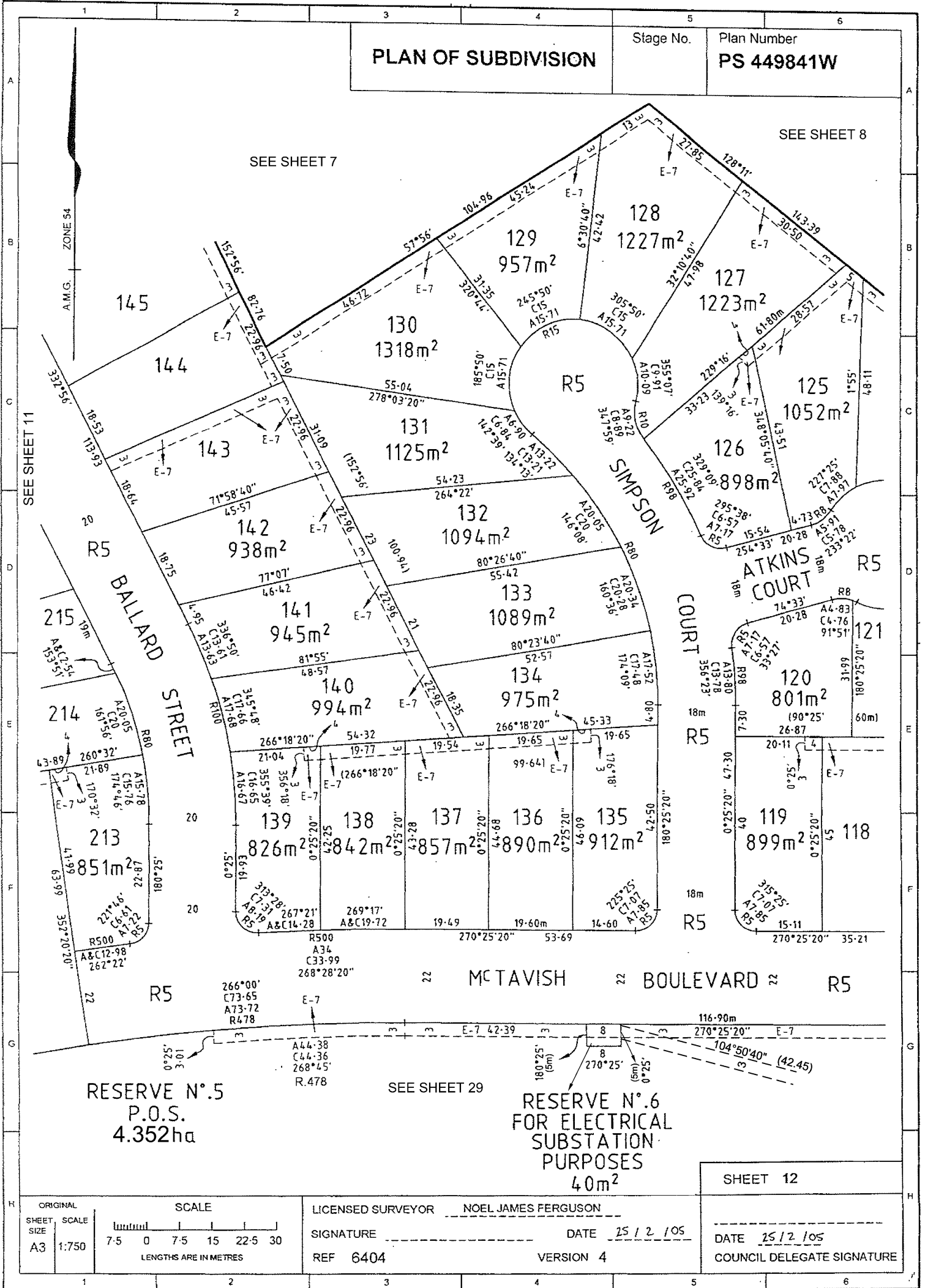
SHEET 11

FERGUSON & PERRY PTY. LTD.
 Licensed Surveyors ABN. 75 005543779
 62 McLachlan Street Horsham 3400
 Telephone (03) 5382 2023 Fax. (03) 5381 1544
 Email: admin@fergusonperry.com.au

ORIGINAL SHEET SIZE A3	SCALE 1:750	SCALE 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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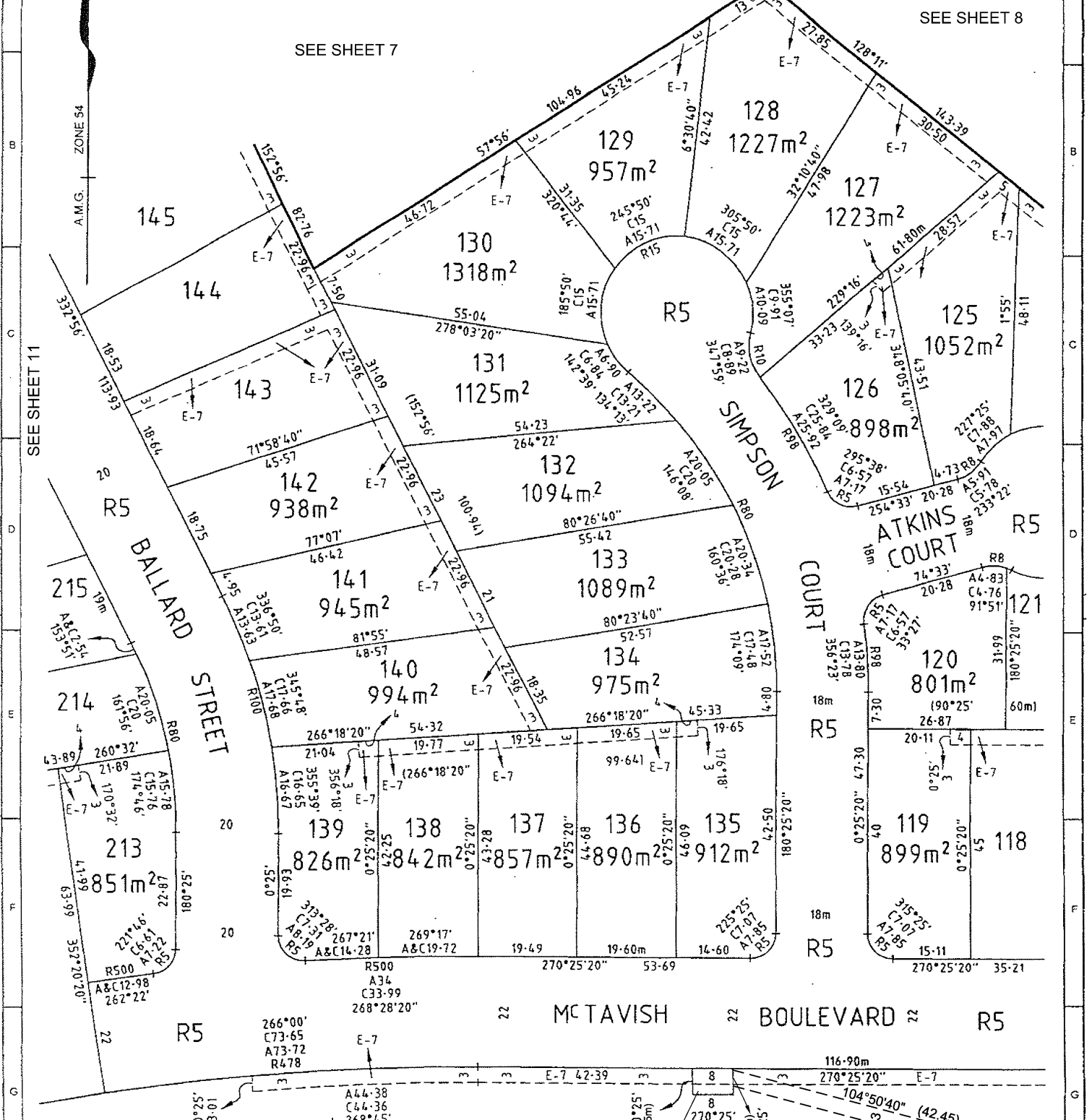
LICENSED SURVEYOR **NOEL JAMES FERGUSON**
 SIGNATURE _____ DATE 25/2/05
 REF **6404** VERSION **4**

DATE 25/2/05
 COUNCIL DELEGATE SIGNATURE _____



PLAN OF SUBDIVISION

Stage No. _____ Plan Number **PS 449841W**



SHEET 12

DATE 25/12/05

COUNCIL DELEGATE SIGNATURE _____

ORIGINAL SHEET SCALE SIZE **A3** 1:750

SCALE

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

LICENSED SURVEYOR **NOEL JAMES FERGUSON**

SIGNATURE _____ DATE 25/12/05

REF **6404** VERSION **4**

PLAN OF SUBDIVISION	Stage No.	Plan Number PS 449841W
----------------------------	-----------	----------------------------------

SEE SHEET 9

SEE SHEET 21

FOR ENLARGEMENT
SEE SHEET 14

RESERVE N°5
P.O.S.
4.352ha
SEE SHEET 29

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SHEET 13

ORIGINAL SHEET SCALE SIZE A3 1:750

SCALE

LENGTHS ARE IN METRES

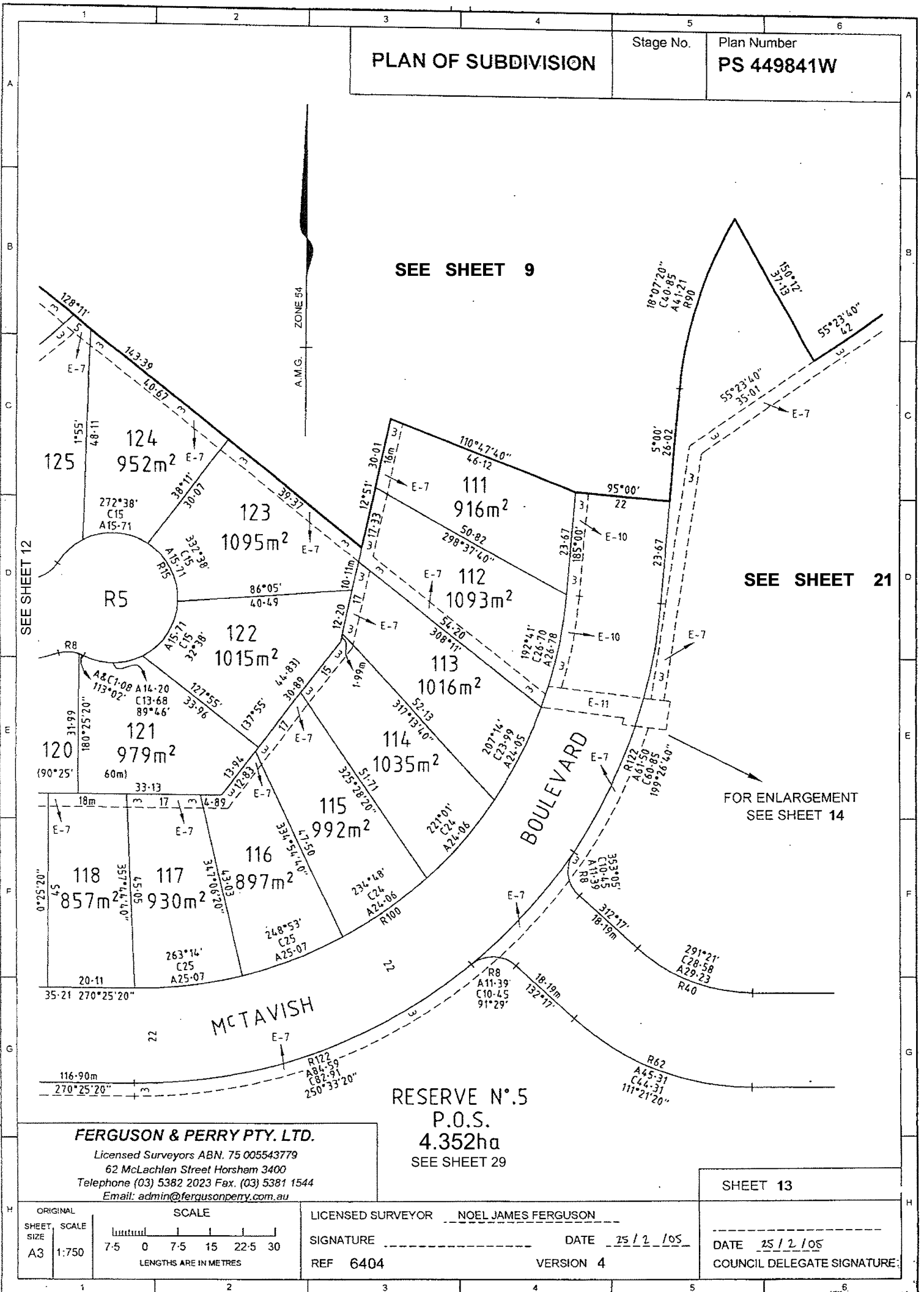
LICENSED SURVEYOR NOEL JAMES FERGUSON

SIGNATURE _____ DATE 25 / 2 / 05

REF 6404 VERSION 4

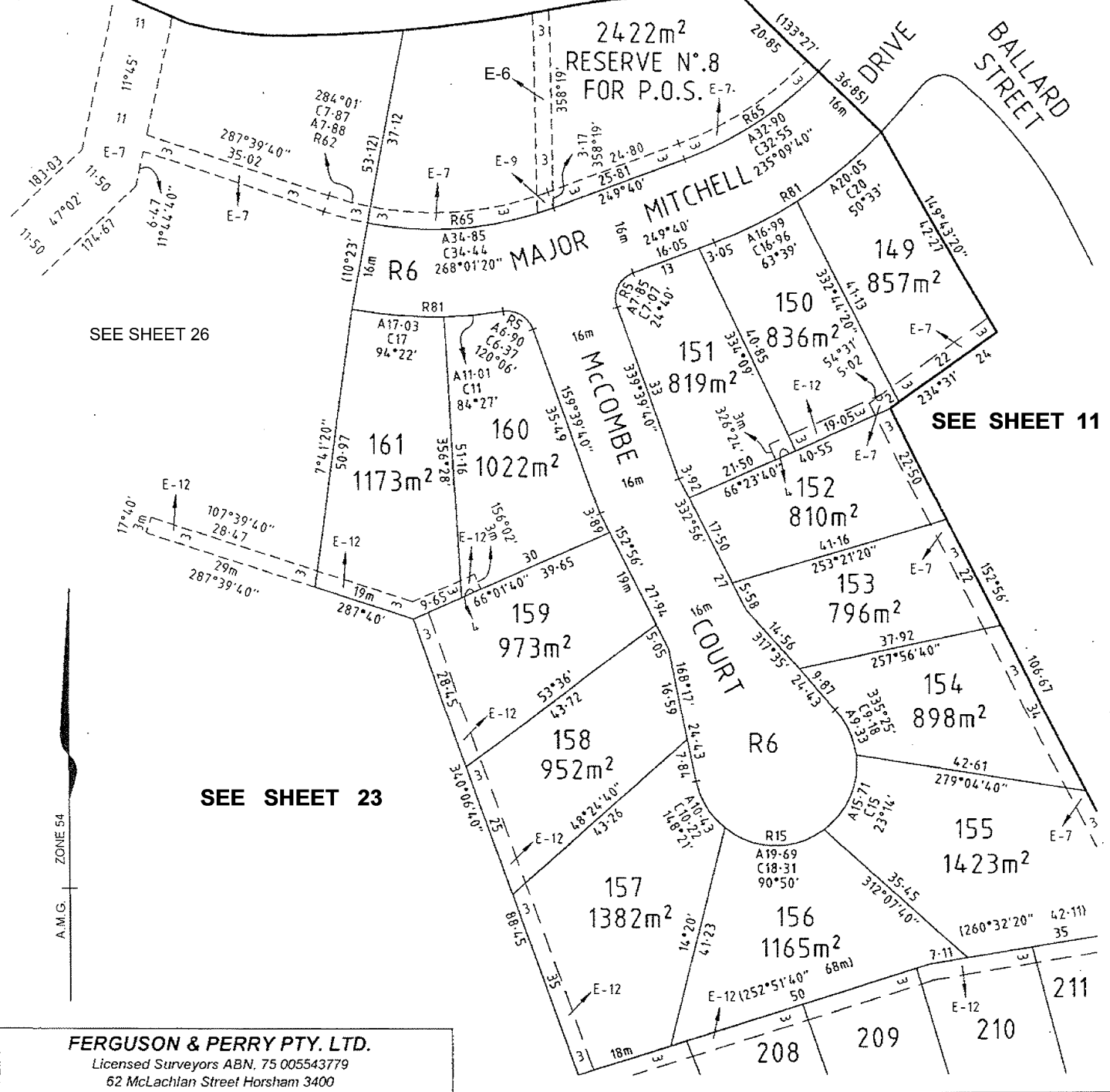
DATE 25 / 2 / 05

COUNCIL DELEGATE SIGNATURE: _____



PLAN OF SUBDIVISION		Stage No.	Plan Number
			PS 449841W

WIMMERA RIVER



SEE SHEET 26

SEE SHEET 11

SEE SHEET 23

SEE SHEET 16

SHEET 15

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ORIGINAL SHEET SIZE A3	SCALE 1:750	SCALE 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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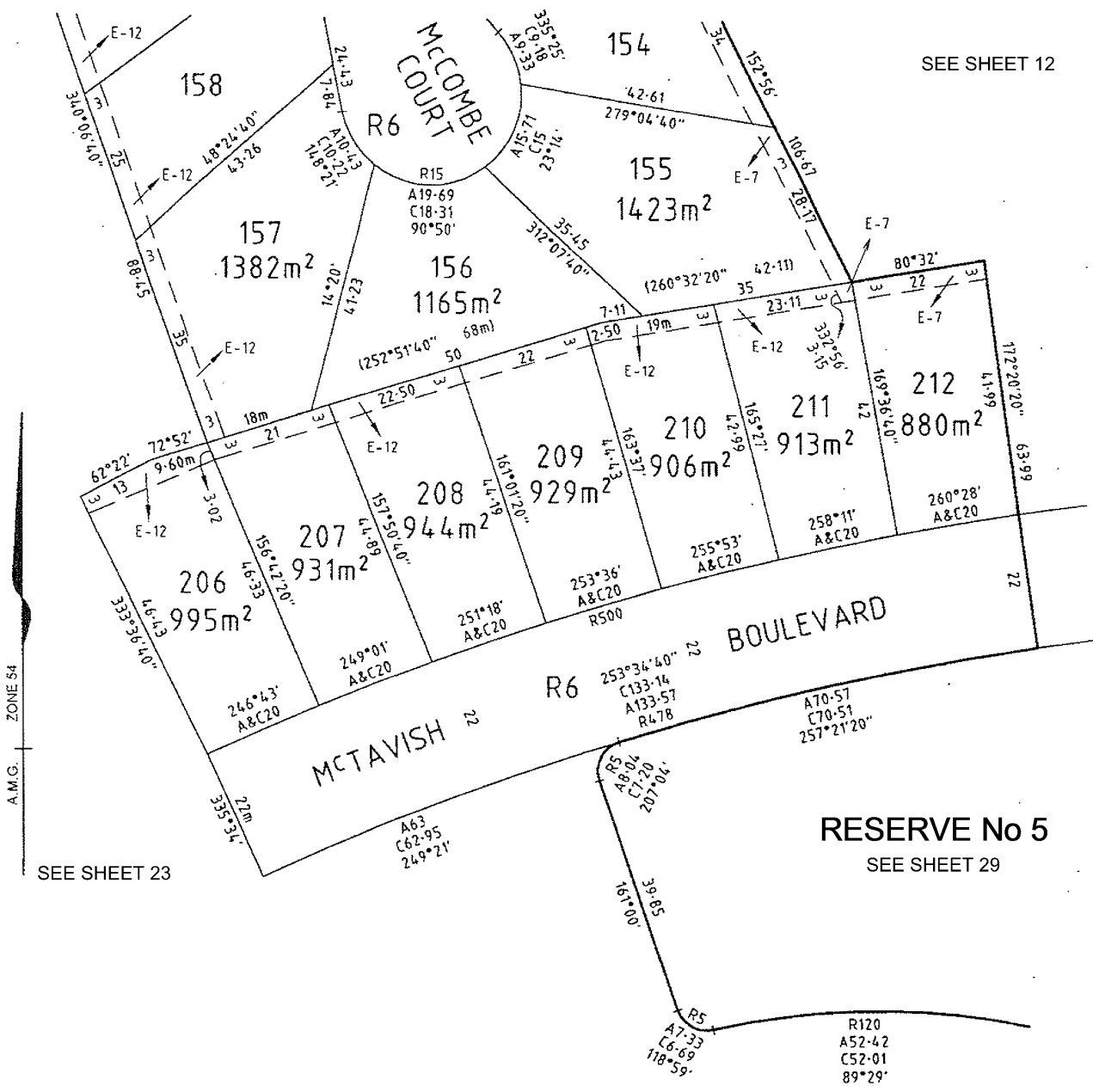
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 SIGNATURE _____ DATE ____/____/____
 REF 6704 VERSION 3

DATE ____/____/____
 COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION	Stage No.	Plan Number PS 449841W
----------------------------	-----------	----------------------------------

SEE SHEET 15

SEE SHEET 12



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SHEET 16

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3	SCALE 1:750	SCALE 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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LICENSED SURVEYOR NOEL JAMES FERGUSON

SIGNATURE _____ DATE / /

REF 6704 VERSION 3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 449841W

SEE SHEET 4

A.M.G. ZONE 54

WEIGHT CLOSE

RIVER

ROAD

SEE SHEET 22

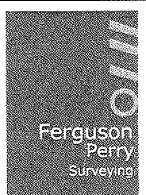
SEE SHEET 22

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Victoria 3400
ABN 76126 194 483

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E admin@fergusonperry.com.au

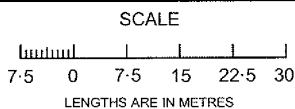
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SHEET 19

ORIGINAL
SHEET SCALE
SIZE
A3 1:750



LICENSED SURVEYOR NOEL JAMES FERGUSON

SIGNATURE _____ DATE ____/____/____

REF 6705 VERSION 3 DRAWN BY B.F.

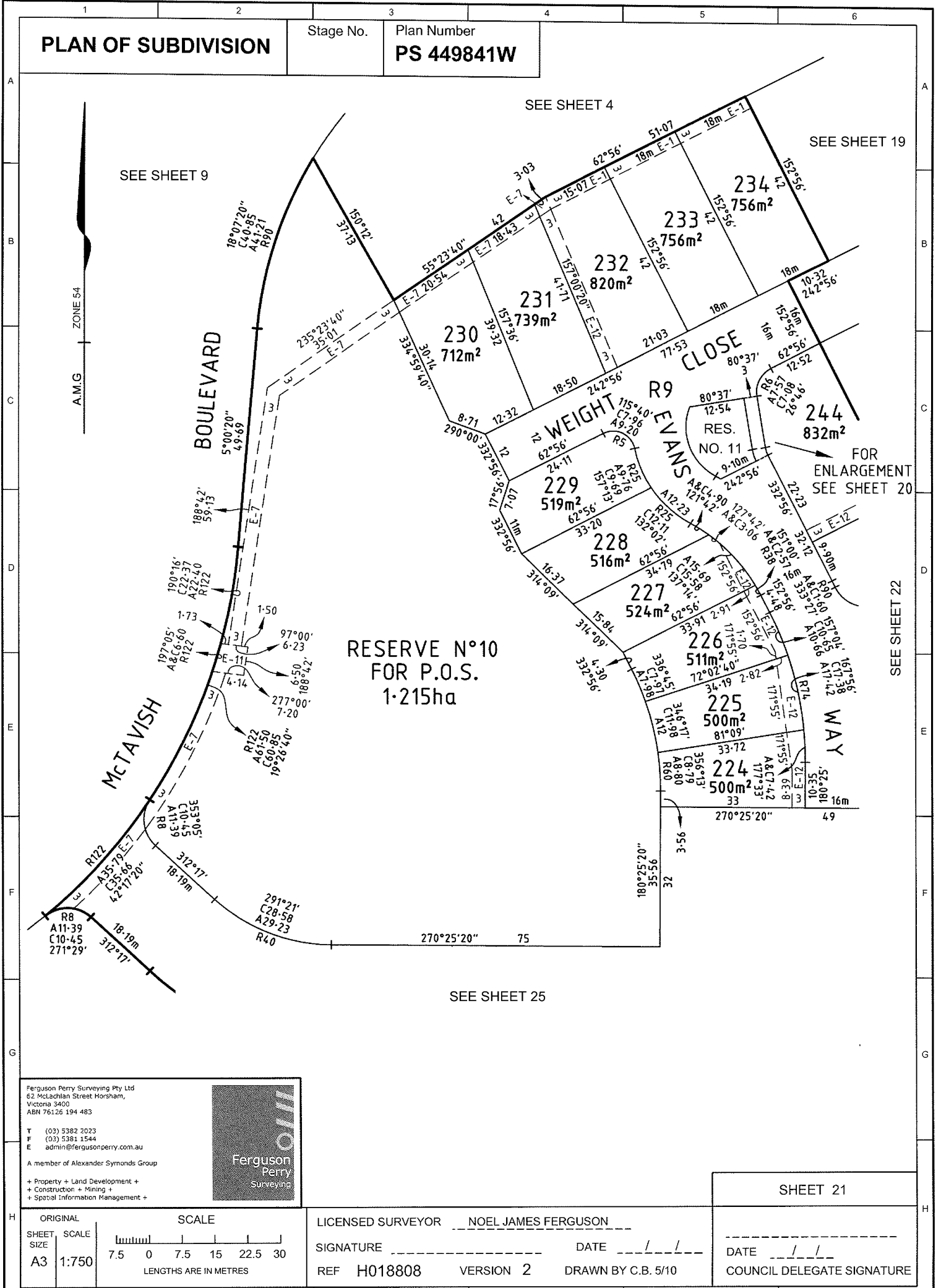
DATE ____/____/____
COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 449841W



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ORIGINAL SCALE

SHEET SCALE
 SIZE A3 1:750

LENGTHS ARE IN METRES

LICENSED SURVEYOR NOEL JAMES FERGUSON

SIGNATURE _____ DATE / /

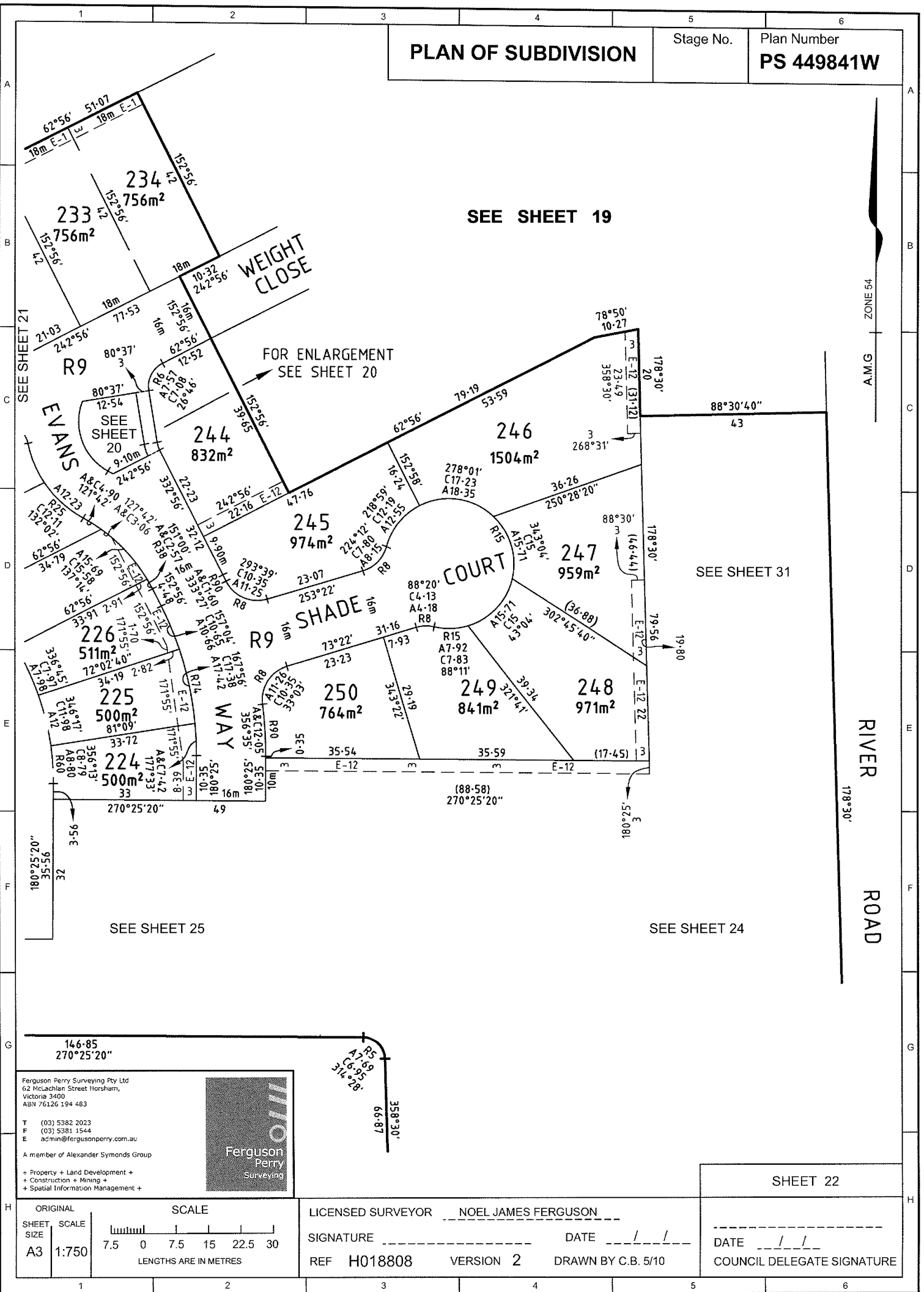
REF H018808 VERSION 2 DRAWN BY C.B. 5/10

SHEET 21

DATE / /

COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 449841W

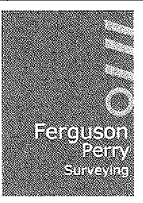


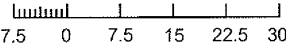
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Victoria 3400
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ORIGINAL SHEET SCALE SIZE A3 1:750	<p style="text-align: center;">SCALE</p>  <p style="text-align: center;">LENGTHS ARE IN METRES</p>
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LICENSED SURVEYOR NOEL JAMES FERGUSON

SIGNATURE _____ DATE / /

REF H018808 VERSION 2 DRAWN BY C.B. 5/10

SHEET 22

DATE / /

COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 449841W

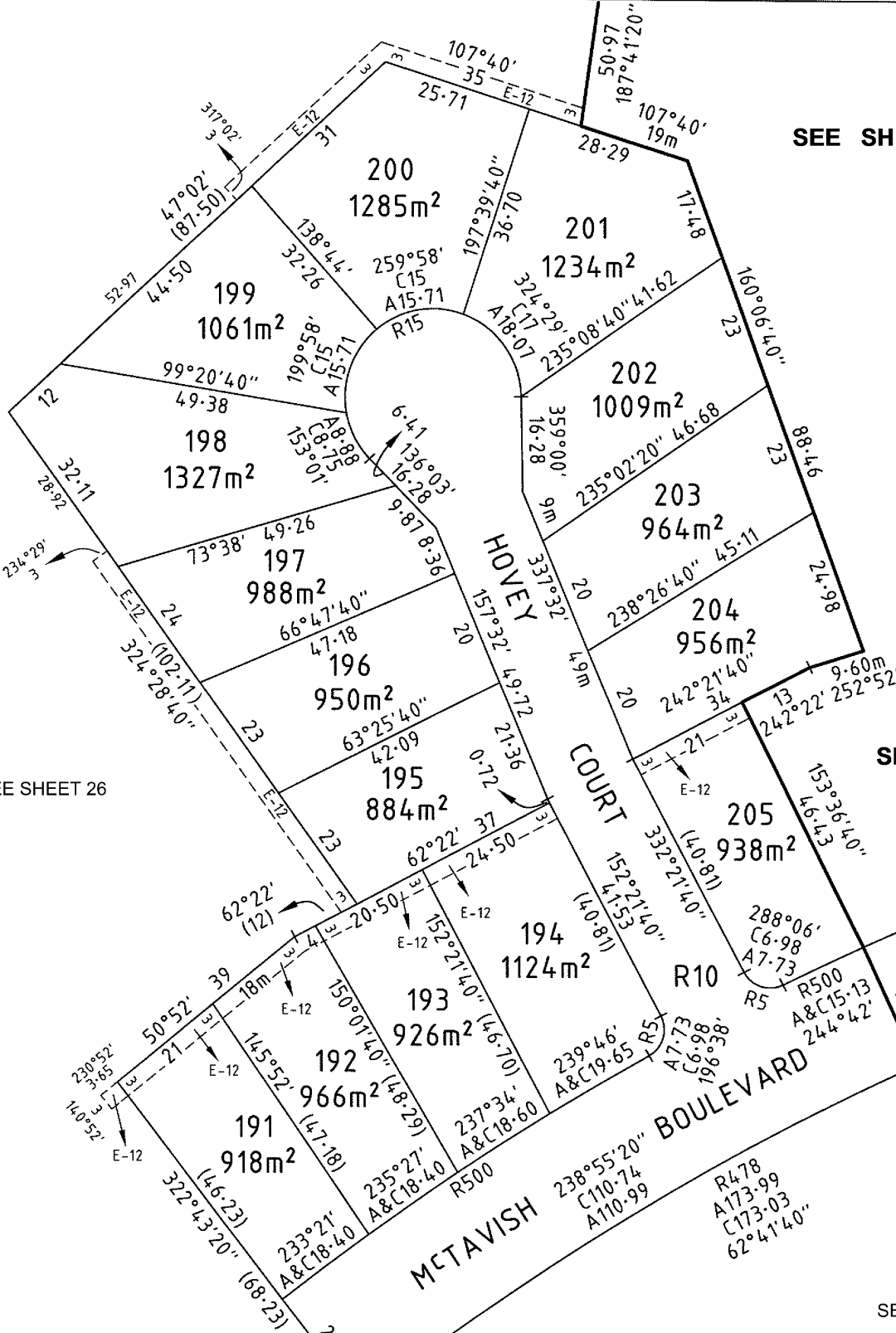
SEE SHEET 15

SEE SHEET 16

SEE SHEET 26

SEE SHEET 18

ZONE 54
A.M.G.

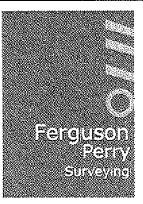


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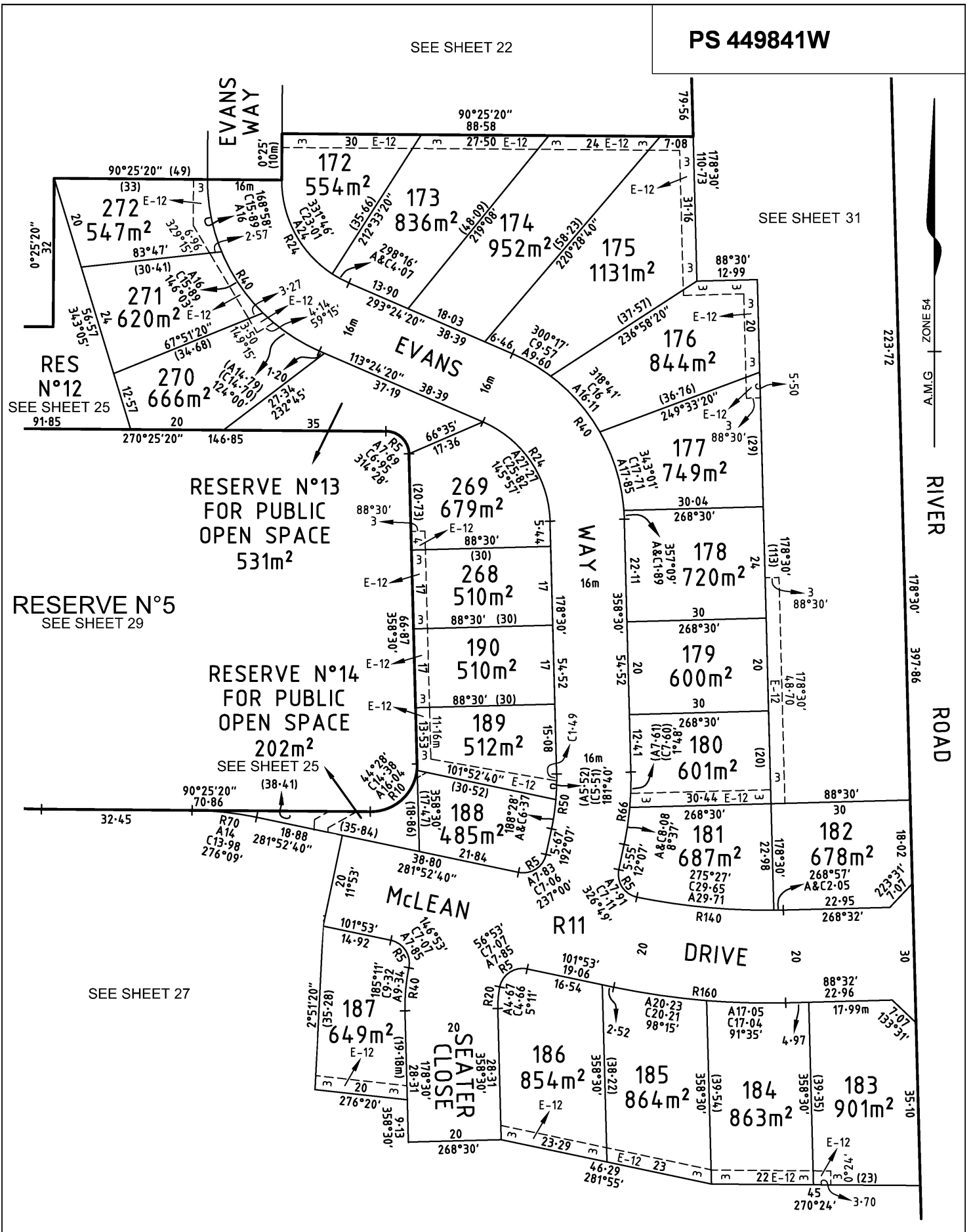
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A3	1:750
LENGTHS ARE IN METRES	

LICENSED SURVEYOR DONALD JAMES PERRY
 SIGNATURE _____ DATE ____/____/____
 REF H010110 VERSION 3 DRAWN BY B.F.
 17-02-12

SHEET 23
 DATE ____/____/____
 COUNCIL DELEGATE SIGNATURE _____

SEE SHEET 22

PS 449841W

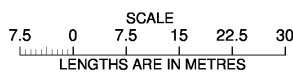
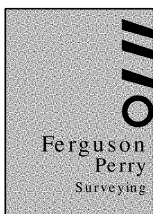


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ORIGINAL
 SCALE
 1:750

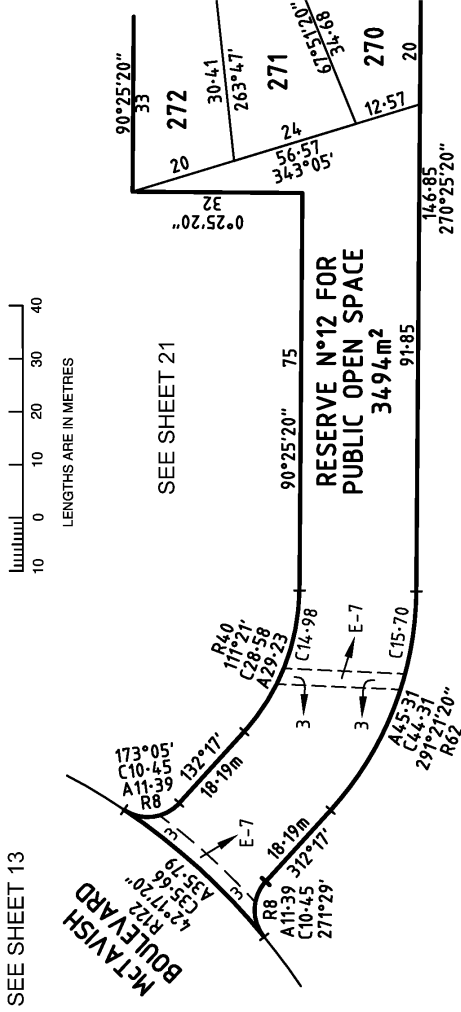
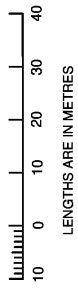
Sheet 24

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:
 DONALD JAMES PERRY

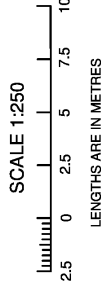
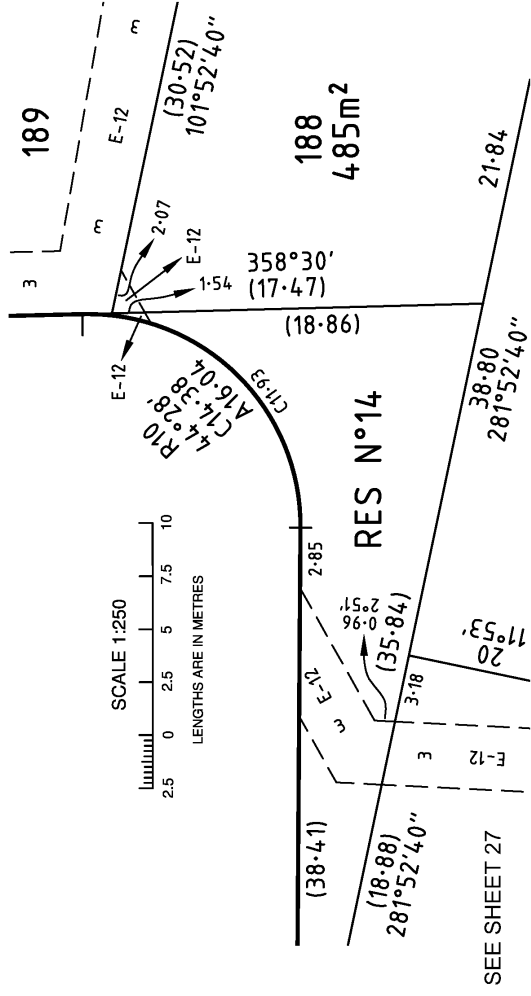
REF H004413 VERSION 1 DRAWN BY A.G. 4-13

PS 449841W



RESERVE N°5
SEE SHEET 29

SEE SHEET 24



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SCALE
LENGTHS ARE IN METRES

ORIGINAL SCALE AS SHOWN

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

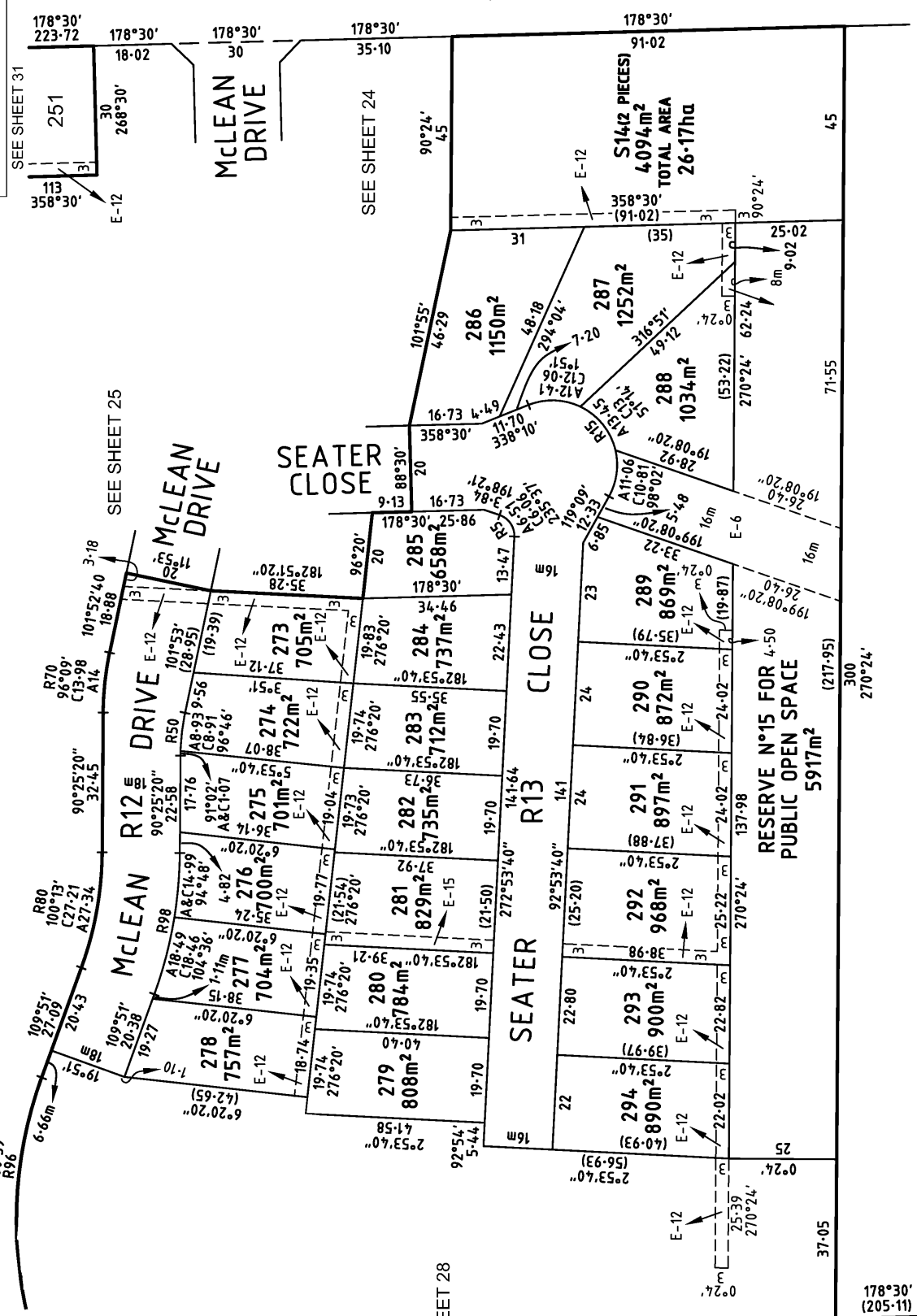
REF H004413 VERSION 1 DRAWN BY A.G. 4-13

Sheet 25
ORIGINAL SHEET SIZE A3

Signed by Council: Horsham Rural City Council, PP Ref: 12-099, Cert Ref: A06386 St 10, Original Certification: 07/03/2016, S.O.C.: 07/03/2016

PS 449841W

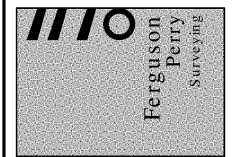
SEE SHEET 29



SEE SHEET 31

SEE SHEET 25

SEE SHEET 28



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ORIGINAL SCALE 1:1000

DIGITALLY SIGNED BY LICENSED SURVEYOR:

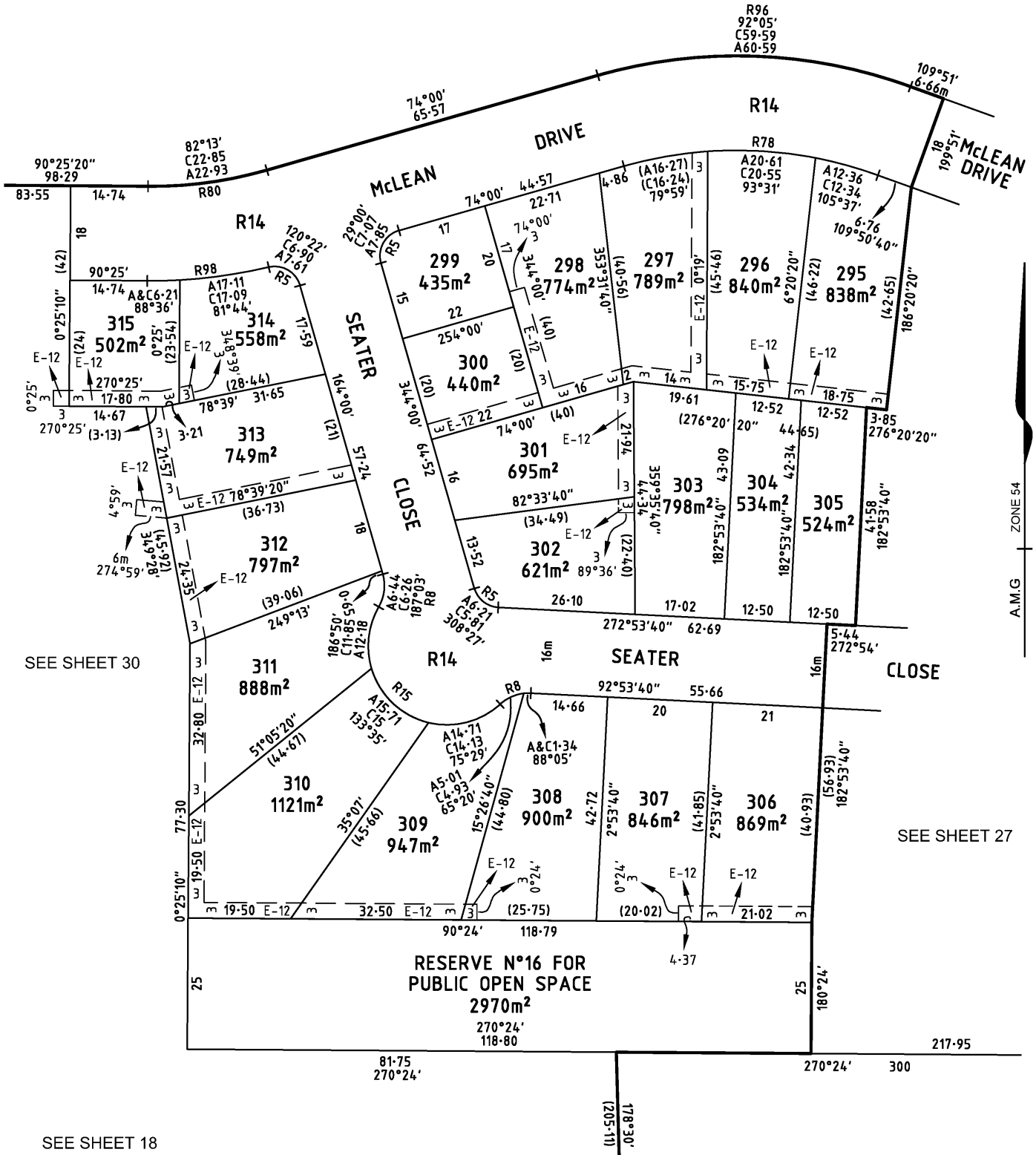
REF H021413 VERSION 3 DRAWN BY B.F. 27-01-16

Sheet 27

ORIGINAL SHEET SIZE A3

Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (3) SPEAR Ref: S055977M 04/03/2016, Amended: 07/04/2016.

PS 449841W

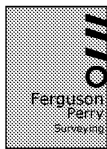


Ferguson Perry Surveying Pty Ltd
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Victoria 3800
ABN 76126 194 483

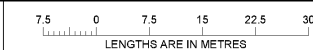
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SCALE
1:750



Digitally signed by: Donald James Perry, Licensed Surveyor,
Surveyor's Plan Version (2),
18/10/2018, SPEAR Ref: S083252T

ORIGINAL SHEET
SIZE: A3

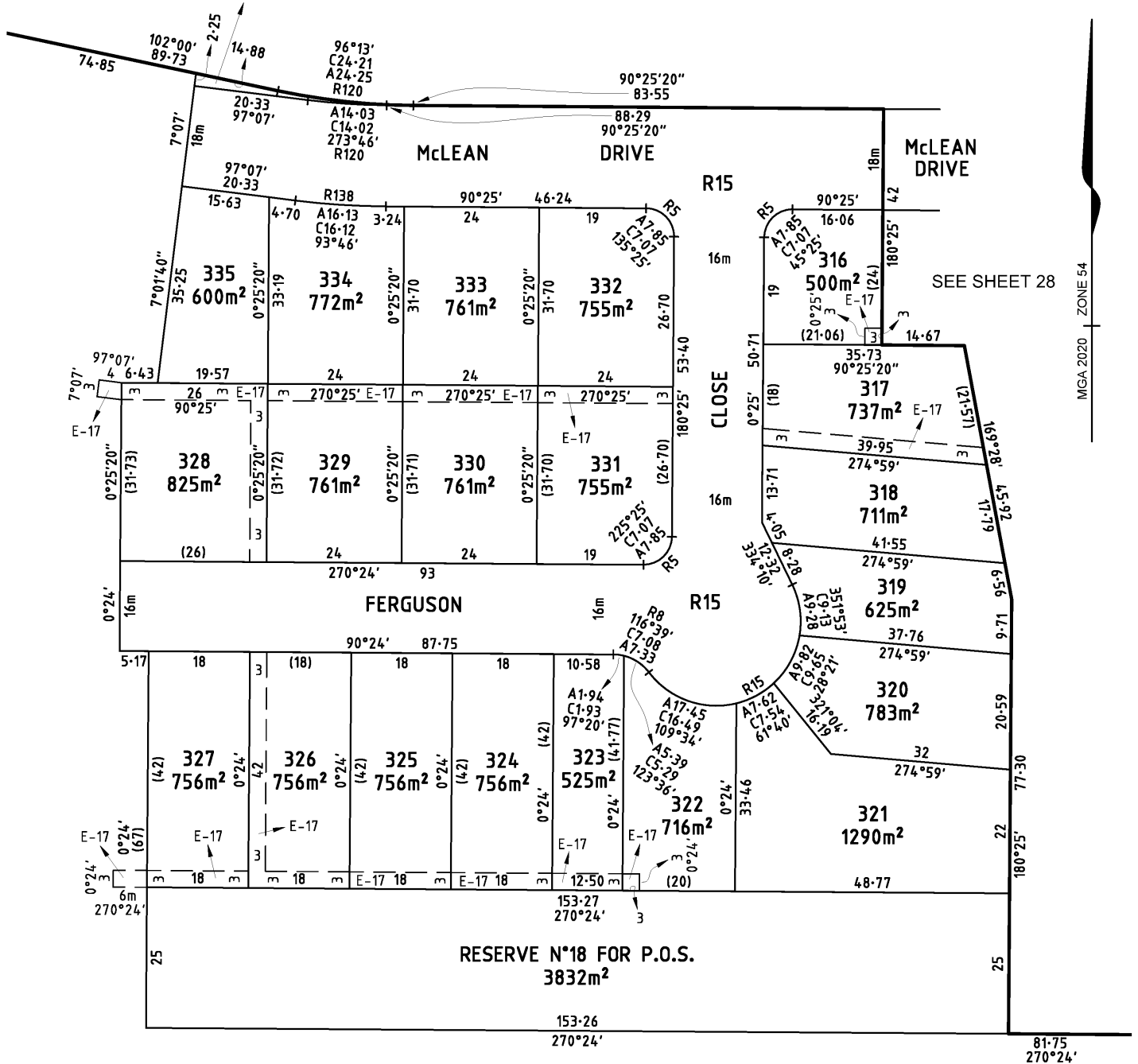
SHEET 28

Digitally signed by:
Horsham Rural City Council,
08/11/2018,
SPEAR Ref: S083252T

PS449841W

RESERVE N°17
FOR P.O.S.
34m²

SEE SHEET 29



SEE SHEET 28

MGA 2020 ZONE 54

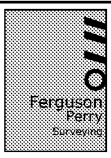
SEE SHEET 18

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SURVEYORS
FILE REF:
H003319

SCALE
1:750

LENGTHS ARE IN METRES

Digitally signed by: Donald J Perry, Licensed Surveyor,
Surveyor's Plan Version (3),
06/08/2021, SPEAR Ref: S162523E

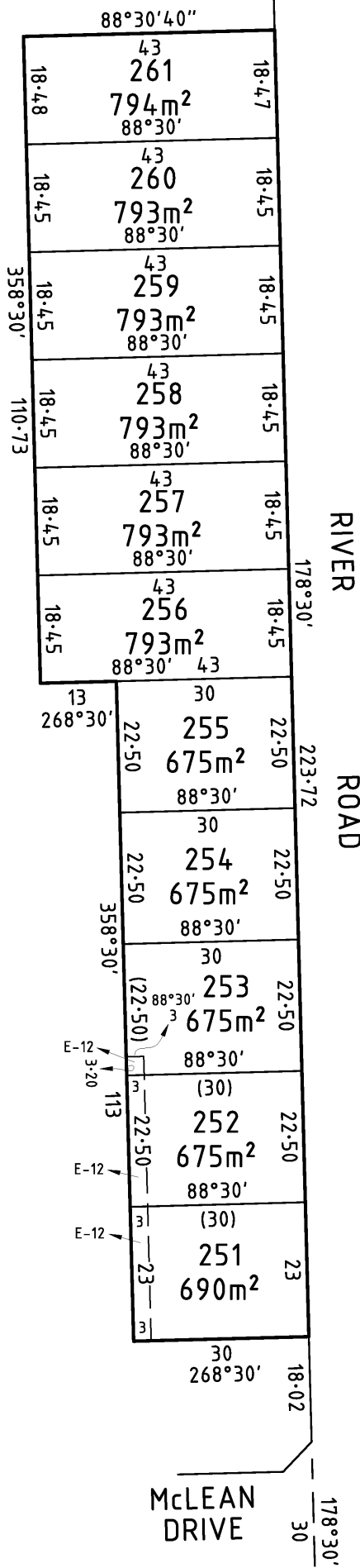
ORIGINAL SHEET
SIZE: A3

SHEET 30

Digitally signed by:
Horsham Rural City Council,
09/08/2021,
SPEAR Ref: S162523E

PS449841W/S13

SEE SHEET 22



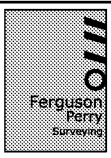
SEE SHEET 24

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SURVEYORS
 FILE REF:
 H000921
 21H0014

SCALE
 1:750

LENGTHS ARE IN METRES

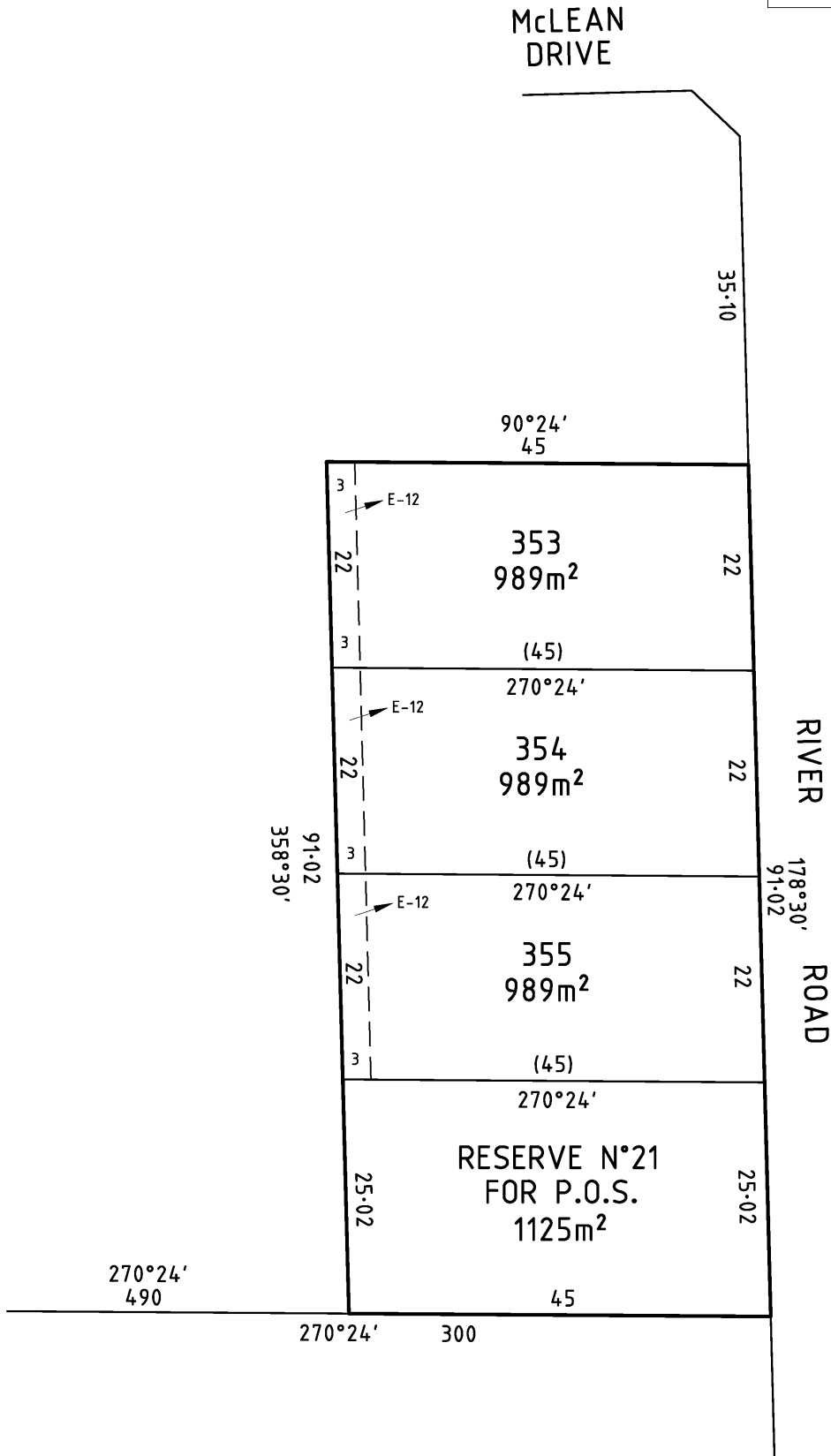
Digitally signed by: Donald J Perry, Licensed Surveyor,
 Surveyor's Plan Version (2),
 16/03/2022, SPEAR Ref: S185166P

ORIGINAL SHEET
 SIZE: A3

SHEET 31

Digitally signed by:
 Horsham Rural City Council,
 16/03/2022,
 SPEAR Ref: S185166P

PS449841W



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 52 McLachlan Street Horsham,
 Victoria 3400
 ABN 76126 194 483

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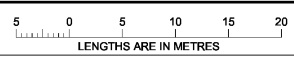
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 + Spatial Information Management +



SURVEYORS
FILE REF:
21H0016.03

SCALE
1:500



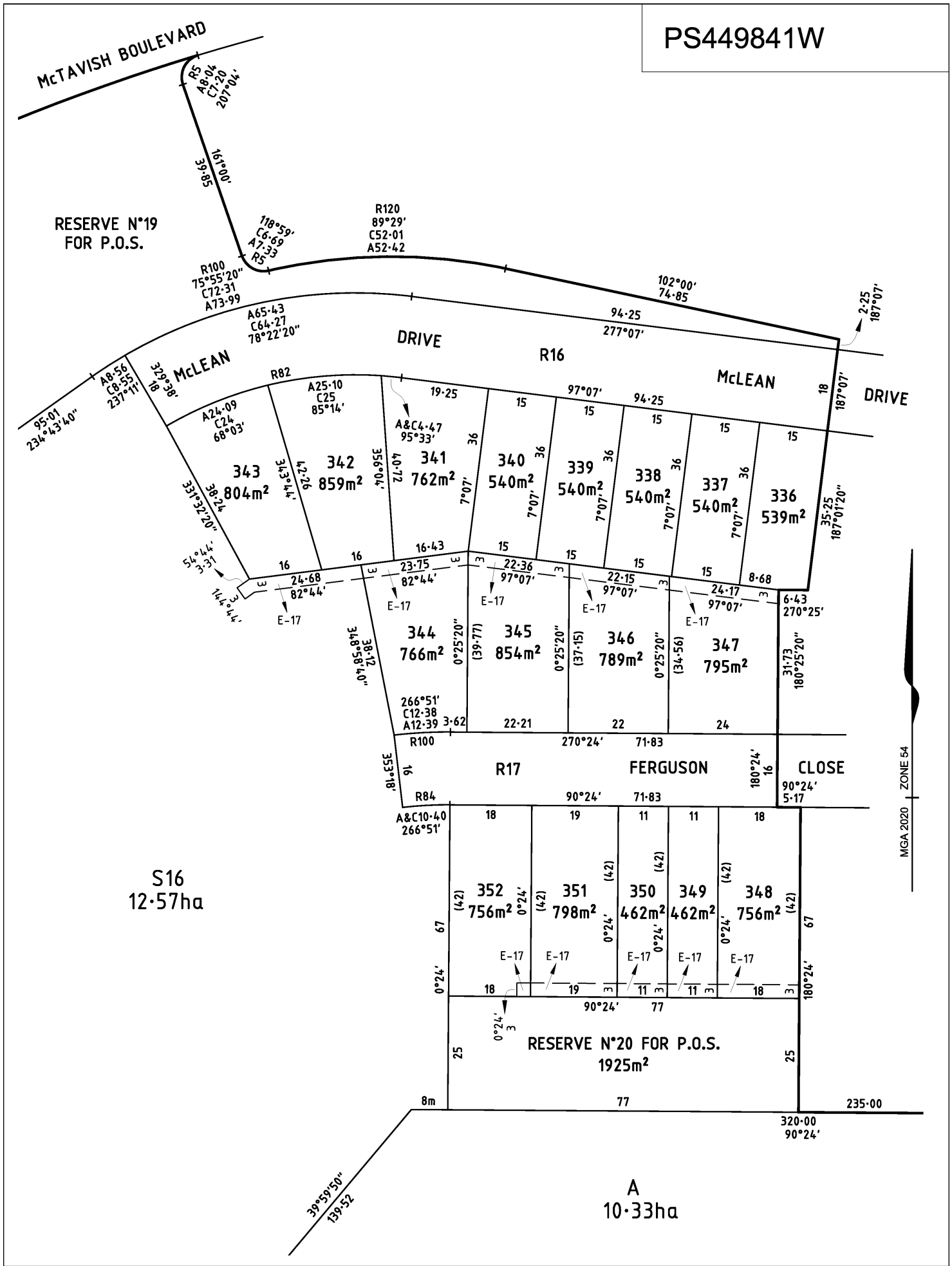
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 Surveyor's Plan Version (2),
 21/12/2022, SPEAR Ref: S199320S

ORIGINAL SHEET
SIZE: A3

SHEET 32

Digitally signed by:
 Horsham Rural City Council,
 23/01/2023,
 SPEAR Ref: S199320S

PS449841W



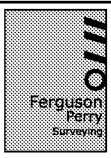
MGA 2020 ZONE 54

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 + Spatial Information Management +



SURVEYORS
 FILE REF:
 H001021
 21H0016

SCALE
 1:750

LENGTHS ARE IN METRES

Digitally signed by: Thomas James Hardman, Licensed Surveyor,
 Surveyor's Plan Version (4),
 20/02/2023, SPEAR Ref: S199323C

ORIGINAL SHEET
 SIZE: A3

Digitally signed by:
 Horsham Rural City Council,
 06/03/2023,
 SPEAR Ref: S199323C

SHEET 33

1 2 3 4 5 6

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 449841W

A

A

B

B

C

C

D

D

E

E

F

F

G

G

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED.

FOR THE PURPOSE OF THIS RESTRICTION A DWELLING MEANS A HOUSE.

LAND TO BENEFIT

LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE & LOTS 262 TO 267 INCLUSIVE.

LAND TO BE BURDENED

LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE & LOTS 262 TO 267 INCLUSIVE.

DESCRIPTION OF RESTRICTION

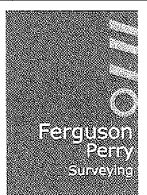
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE & LOTS 262 TO 267 INCLUSIVE SHALL NOT BUILD A DWELLING ON SUCH LOTS UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER, WHICH TAKES ACCOUNT THAT LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE & LOTS 262 TO 267 INCLUSIVE HAVE BEEN SUBJECT TO LAND FILLING.

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+ Special Information Management +



SHEET 33

H

H

ORIGINAL SHEET SCALE SIZE A3	SCALE LENGTHS ARE IN METRES
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LICENSED SURVEYOR DONALD JAMES PERRY
 SIGNATURE _____ DATE / /
 REF H010110 VERSION 3 DRAWN BY B.F.
 17-02-12

DATE / /
 COUNCIL DELEGATE SIGNATURE _____

1 2 3 4 5 6

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 449841W

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED

FOR THE PURPOSES OF THESE RESTRICTIONS:

(A) A BUILDING MEANS ANY BUILDING STRUCTURE INCLUDING AN OFFICE, A SHELTERED LOADING BAY BUT EXCEPTING A FENCE.

LAND TO BENEFIT LOTS 162 TO 171 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 162 TO 171 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTIONS

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

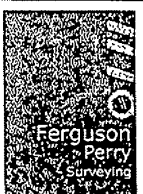
- (1) CONSTRUCT A BUILDING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECONDHAND BRICKS AND BEING CONSTRUCTED WITH THE EXTERIOR CLADDING ONLY OF BRICK, BRICK VENEER, CONCRETE, HEBAL PANEL (OR SIMILAR PRODUCT), GLASS, FACTORY COLOURED METAL OR MASONRY.
- (2) CONSTRUCT A BUILDING WITH EXTERIOR CLADDING ON THE WALLS OR PITCHED ROOF OF REFLECTIVE MATERIALS SUCH AS UNPAINTED METAL OR WHITE OR OFF-WHITE COLOURS.
- (3) CONSTRUCT ANY BUILDING ON ANY LOT OUTSIDE THE ARE SHOWN HATCHED ON ANY LOT ON SHEET 5 OF THIS PLAN.
- (4) CONSTRUCT ANY BUILDING EXCEEDING 20 METRES IN HEIGHT EXCEPTING WITH THE WRITTEN CONSENT OF THE HORSHAM RURAL CITY COUNCIL.
- (5) CONSTRUCT ANY VISITOR CAR PARKING AREA AT THE REAR OF ANY BUILDING CONSTRUCTED ON ANY LOT.
- (6) CONSTRUCT ANY VISITOR CAR PARKING SPACE ON ANY LOT OTHER THAN WITH AN ALL-WEATHER IMPERVIOUS SURFACE SUCH AS BITUMEN OR CONCRETE.
- (7) CONSTRUCT ANY ADVERTISING SIGN ON ANY LOT INDEPENDENT OF THE BUILDING WITH A FACE OF GREATER THAN 5 SQUARE METRES IN AREA.
- (8) CONSTRUCT ANY ADVERTISING SIGN ON ANY BUILDING ON ANY LOT THAT IS NOT PART OF THE BUILDING. SUCH SIGN SHALL NOT EXCEED THE ROOF HEIGHTS OR PROJECT FROM THE WALLS OF THE BUILDING.
- (9) OCCUPY ANY BUILDING ON ANY LOT WITHOUT FIRST LANDSCAPING THE FRONT OF THAT LOT IN ACCORDANCE WITH A LANDSCAPE PLAN APPROVED BY HORSHAM RURAL CITY COUNCIL.
- (10) PERMIT OPEN STORAGE AREAS IN UNSCREENED AREAS THAT ARE VISIBLE FROM THE STREET FRONTAGE EXCEPTING GOODS DISPLAYED FOR SALE IN AN ORDERLY FASHION.
- (11) ERECT ANY FENCING FORWARD OF THE BUILDING ENVELOPE. THIS DOES NOT APPLY TO THE SIDEAGE OF A CORNER LOT.

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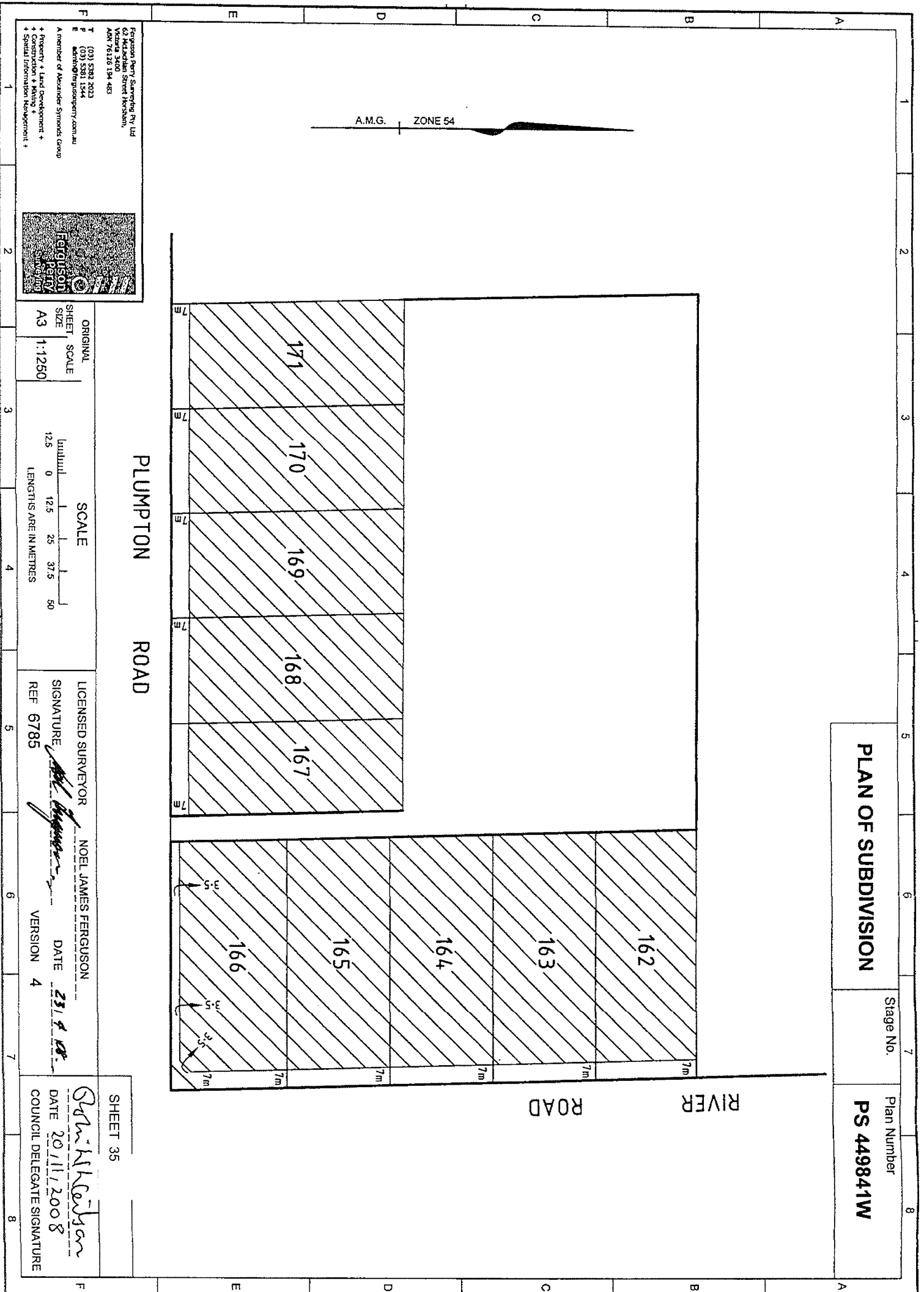


SHEET 34

ORIGINAL SCALE
SHEET SCALE
SIZE A3
LENGTHS ARE IN METRES

LICENSED SURVEYOR NOEL JAMES FERGUSON
SIGNATURE *[Signature]* DATE 25/1/08
REF 6785 VERSION 4

[Signature]
DATE 20/11/2008
COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 449841W

PLUMPTON ROAD

RIVER ROAD

A.M.G. ZONE 54

Ferguson Perry, Surveyors Pty Ltd
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 Tasmania 7540
 ADV 76126 TPA 483
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 A member of Alexander Simons Group
 + Property + Land Development +
 + Construction + Mining +
 + Special Infrastructure Management +



ORIGINAL SHEET SCALE
 SIZE A3
 1:1250

SCALE
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

LICENSED SURVEYOR
 SIGNATURE *Noel James Ferguson*
 REF 6785
 NOEL JAMES FERGUSON
 DATE 23/1/08
 VERSION 4

SHEET 35
 DATE 20/11/2008
 COUNCIL DELEGATE SIGNATURE *Don McKeon*

PS 449841W

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-


- (A) A DWELLING MEANS A HOUSE.
- (B) A RESIDENTIAL UNIT MEANS A HOUSE ON A REDUCED SITE AREA.
- (C) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-
LOTS 172 TO 190 INCLUSIVE, AND LOTS 268 TO 272 INCLUSIVE.

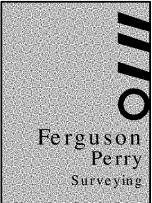

LAND TO BE BURDENED:-
LOTS 172 TO 190 INCLUSIVE, AND LOTS 268 TO 272 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

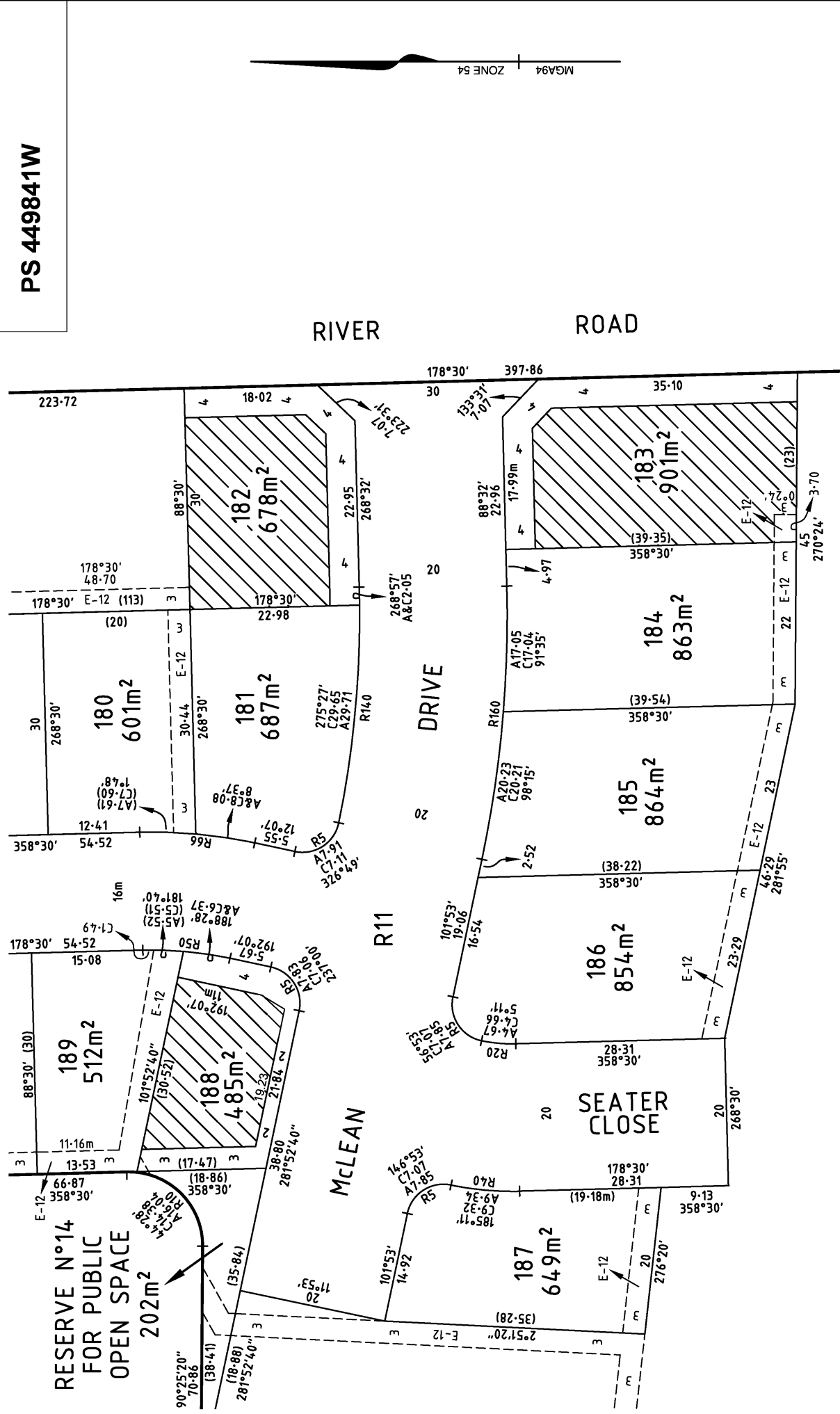
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED MORE THAN TWO RESIDENTIAL UNITS CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA EACH OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON LOTS 178 AND LOTS 183 TO 186 INCLUSIVE.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING OR RESIDENTIAL UNIT.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING OR RESIDENTIAL UNIT WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON LOTS 182, 183 AND 188 OUTSIDE THE AREA SHOWN THUS  ON SHEET 34 OF THIS PLAN.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON LOTS 188 TO 190 INCLUSIVE AND LOTS 268 TO 272 INCLUSIVE ANY DWELLING OR BUILDING WITHIN THREE METRES OF THE COMMON LOT BOUNDARY OF ANY RESERVE, SAVE FOR RESERVE NO. 13 ON THIS PLAN.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON LOTS 188 TO 190 INCLUSIVE AND LOTS 268 TO 272 ANY BOUNDARY FENCE OR GATE ON OR WITHIN THREE METRES OF ANY RESERVE, SAVE FOR RESERVE NO. 13 ON THIS PLAN, THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL AND CONSTRUCTED OF BLACK SWIMMING POOL STYLE FENCING WITH METAL PICKETS, METAL POSTS AND METAL RAILS. ANY SUCH GATE SHALL BE FIT WITH AN AUSTRALIAN SAFETY STANDARD SWIMMING POOL TYPE CERTIFIED LATCH.
- (11) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY FENCE ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (12) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (13) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (14) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF THREE TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2030

<p>Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483</p> <p>T (03) 5382 2023 F (03) 5381 1544 E admin@fergusonperry.com.au</p> <p>A member of Alexander Symonds Group</p> <p>+ Property + Land Development + + Construction + Mining + + Spatial Information Management +</p>		<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE</p>
		<p>DIGITALLY SIGNED BY LICENSED SURVEYOR: DONALD JAMES PERRY</p>	
		<p>REF H004413</p>	<p>VERSION 1</p>
		<p>DRAWN BY A.G. 4-13</p>	
		<p>SHEET 36</p>	
		<p>ORIGINAL SHEET SIZE A3</p>	

PS 449841W



SHEET 37
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

REF H004413
VERSION 1
DRAWN BY A.G. 4-13

FERGUSON PERRY
Surveying

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Victoria, 3400
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- + Construction + Mining +
- + Spatial Information Management +

ORIGINAL SCALE 1:500

SCALE
LENGTHS ARE IN METRES

5 0 5 10 15 20

PS 449841W

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A RESIDENTIAL UNIT MEANS A HOUSE ON ANY LOT ON THIS PLAN WHICH HAS BEEN FURTHER SUBDIVIDED.
- (C) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-
LOTS 273 TO 294 INCLUSIVE.

LAND TO BE BURDENED:-
LOTS 273 TO 294 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON LOTS 273 TO 285 INCLUSIVE AND ON LOTS 287, 288, 290, 292, AND 294.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OR CONSTRUCT OR CAUSE TO BE CONSTRUCTED MORE THAN TWO RESIDENTIAL UNITS A FLOOR AREA OR AGGREGATE FLOOR AREA EACH OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON LOTS 286, 290, 291 AND 293.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING OR RESIDENTIAL UNIT.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING OR RESIDENTIAL UNIT WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (11) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF THREE TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.

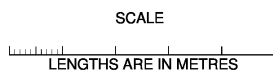
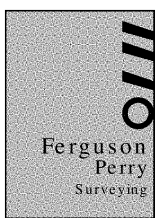
THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2035

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+ Construction + Mining +
+ Spatial Information Management +



ORIGINAL SCALE

SHEET 38
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:

REF H021413 VERSION 3 DRAWN BY B.F. 27-01-16

PS 449841W

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-
LOTS 295 TO 315 INCLUSIVE.

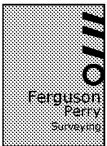

LAND TO BE BURDENED:-
LOTS 295 TO 315 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN A SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OF ANY LOT HAVING AN AREA OF 600 SQUARE METRES OR LESSER AREA.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING OR RESIDENTIAL UNIT.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUDING OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANNELLING OR SIMILAR PRODUCT, COLOUR BOND SHEETING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (11) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF THREE TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.
- (12) FURTHER SUBDIVIDE LOTS 295 TO 315 ALL INCLUSIVE ON THIS PLAN.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2035

<p>Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3800 ABN 76126 194 483</p> <p>T (03) 5382 2023 F (03) 5381 1544 E admin@fergusonperry.com.au</p> <p>A member of Alexander Symonds Group</p> <p>+ Property + Land Development + + Construction + Mining + + Spatial Information Management +</p> 	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p> <p>Digitally signed by: Donald James Perry, Licensed Surveyor, Surveyor's Plan Version (2), 18/10/2018, SPEAR Ref: S083252T</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>Digitally signed by: Horsham Rural City Council, 08/11/2018, SPEAR Ref: S083252T</p>	<p>SHEET 39</p>
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PS449841W

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-
LOTS 316 TO 335 INCLUSIVE.

LAND TO BE BURDENED:-
LOTS 316 TO 335 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES, EXCEPTING LOTS WHICH HAVE BEEN FURTHER SUBDIVIDED WHEREBY RESTRICTION No. 2 SHALL APPLY.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN A SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OF ANY LOT HAVING AN AREA OF 600 SQUARE METRES OR LESSER AREA.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (11) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF 4.5 TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.
- (12) FURTHER SUBDIVIDE ANY LOTS ON THIS PLAN EXCEPTING LOTS 320, 321, 328, 329, 330, 333 AND 334.

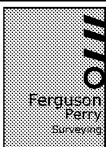
THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040

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E admin@fergusperry.com.au

A member of Alexander Symonds Group

+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +



SURVEYORS
FILE REF:
H003319

Digitally signed by: Donald J Perry, Licensed Surveyor,
Surveyor's Plan Version (3),
06/08/2021, SPEAR Ref: S162523E

ORIGINAL SHEET
SIZE: A3

SHEET 40

Digitally signed by:
Horsham Rural City Council,
09/08/2021,
SPEAR Ref: S162523E

PS449841W

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-
LOTS 251 TO 261 INCLUSIVE.

LAND TO BE BURDENED:-
LOTS 251 TO 261 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES, EXCEPTING LOTS WHICH HAVE BEEN FURTHER SUBDIVIDED WHEREBY RESTRICTION No. 2 SHALL APPLY.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN A SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OF ANY LOT HAVING AN AREA OF 600 SQUARE METRES OR LESSER AREA.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A ROOF ON ANY DWELLING OR RESIDENTIAL UNIT OF ANY MATERIALS OTHER THAN SLATE, CLAY ROOF TILES, CEMENT ROOF TILES, FACTORY PAINTED IRON, GALVANISED IRON OR ZINCALUME.
- (8) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (11) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (12) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF 4.5 TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.

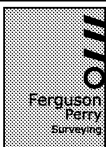
THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040

Ferguson Perry Surveying Pty Ltd
62 McLachlan Street Horsham,
Victoria 3400
ABN 76126 194 483

T (03) 5382 2023
F (03) 5381 1544
E admin@fergusonperry.com.au

A member of Alexander Symonds Group

+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +



SURVEYORS
FILE REF:
H000921
21H0014

Digitally signed by: Donald J Perry, Licensed Surveyor,
Surveyor's Plan Version (2),
16/03/2022, SPEAR Ref: S185166P

ORIGINAL SHEET
SIZE: A3

SHEET 41

Digitally signed by:
Horsham Rural City Council,
16/03/2022,
SPEAR Ref: S185166P

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-
LOTS 353 TO 355 INCLUSIVE.

LAND TO BE BURDENED:-
LOTS 353 TO 355 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES, EXCEPTING LOTS WHICH HAVE BEEN FURTHER SUBDIVIDED WHEREBY RESTRICTION No. 2 SHALL APPLY.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN A SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OF ANY LOT HAVING AN AREA OF 600 SQUARE METRES OR LESSER AREA.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A ROOF ON ANY DWELLING OR RESIDENTIAL UNIT OF ANY MATERIALS OTHER THAN SLATE, CLAY ROOF TILES, CEMENT ROOF TILES, FACTORY PAINTED IRON, GALVANISED IRON OR ZINCALUME.
- (8) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
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- (12) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF 4.5 TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040



PS449841W/S15

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-
LOTS 336 TO 352 INCLUSIVE.

LAND TO BE BURDENED:-
LOTS 336 TO 352 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN SHALL NOT:

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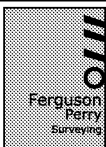
THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040

Ferguson Perry Surveying Pty Ltd
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E admin@fergusonperry.com.au

A member of Alexander Symonds Group

+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +



SURVEYORS
FILE REF:
H001021
21H0016

Digitally signed by: Thomas James Hardman, Licensed Surveyor,
Surveyor's Plan Version (4),
20/02/2023, SPEAR Ref: S199323C

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by:
Horsham Rural City Council,
06/03/2023,
SPEAR Ref: S199323C

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

PS449841W

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 72 TO 97, 99 TO 110, 216, 217 & S3, ROADS R3 & R4 & RES NO.2	STAGE 2		9/12/2003	12:58PM	2	AB
LOT S3	LOTS 98, 111-148, 213-215 218-221 & S4, ROAD R5 & RES. NO. 3 TO 7	STAGE 3	PS449841W/S3	1/4/2005	9.59 AM	3	SZ
LOT S3		REMOVAL OF EASEMENT	PS449841W/S3	1/4/2005	9.59 AM	3	SZ
LOT S3		PART REMOVAL OF EASEMENT	PS449841W/S3	1/4/2005	9.59 AM	3	SZ
LOT S4	LOT S5, 149 - 161 (BI) 206 - 212 (BI) & ROAD R6, RESERVE No.8	STAGE PLAN	PS449841W/S4	15/06/06		4	B.P.G.
Lot S5	Lot 162 to 171 & S6	Stage Plan	PS449841W/S5	19/12/2008		5	KMB
		Rectification - Plan amend	AG457099D	17/4/09		6	KMB
LOT S6	LOTS 235 TO 243, 262 TO 267, LOT S7 & ROAD R8	STAGE PLAN & RECTIFICATION	PS449841/S6	27/7/09		7	D.R.
LOT S7 & RES No 4	Lots 224 to 234, lots 244 to 250, S8 Road R9 & Reserve 10 & 11	STAGE	PS449841W/S7	12/5/11		8	A.M
LOTS 247, 248, 249 & S8		REMOVAL OF EASEMENT E-7 (PART) & E-13	AP127198Q	28/06/11		9	REN MARASCO

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS449841W

MASTER PLAN (STAGE 1) REGISTERED DATE 09/10/2002 TIME 15:16

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
S8	LOTS 191 - 205 & ROAD R10	STAGE PLAN	PS449841W/S8	13/6/12	10	AH35
S9	LOTS 172 TO 190,268 TO 272 ,S10 ROAD R11 AND RESERVES NO.12 TO 14	STAGE PLAN	PS449841W/S9	29/01/15	11	M.H.
		PLAN AMENDED	AM587556W	25/02/16	12	M.H
LOT S10	LOTS 273-294, ROADS R12, R13 & RESERVE NO. 15	STAGE PLAN	PS449841W/S10	08/04/16	13	C.G.
LOT 183		VARIATION OF RESTRICTION	AM789105G	20/06/16	14	RBB
LOT 188		VARIATION OF RESTRICTION	AM873471L	18/07/16	15	RD
RESERVE NO.5	E-15 & E-16	CREATION OF EASEMENT	PS737838E	02/11/16	16	E.K
EASEMENT TABLE	NIL	RECTIFICATION	AQ326608E	09/10/17	17	D.P.
LOT S11	LOTS 295-315, LOT S12, ROAD R14 & RESERVE NO. 16	STAGE PLAN	PS449841W/S11	18/01/19	18	CV
LOT S12	LOTS 316 TO 335, LOT S13, ROAD R15, RESERVES NO. 17 & 18	STAGE PLAN	PS449841W/S12	28/09/21	19	L.D.R
LOT S13	LOTS 251-261 & LOT S14	STAGE PLAN	PS449841W/S13	14/04/22	20	KL
RESERVE NO. 5	RESERVE NO. 1 ON PS843533L	PLAN AMENDED	PS843533L	09/08/22	21	LJW
LOT S14	LOTS 353-355, S15, RES NO. 21	STAGE PLAN	PS449841W/S14	09/03/23	22	RJS
S15	LOTS 336-352, A & S16, ROADS R16 & R17, RES NO. 19 & 20	STAGE PLAN	PS449841W/S15	20/06/23	23	CG26

LAND INFORMATION CERTIFICATE



In accordance with Section 121 of
The Local Government Act 2020

Certificate No: 12247

Date: Tuesday, 06 January
2026

Council Office: 18 Roberts Avenue, Horsham
PO Box 511, Horsham VIC 3402
Phone: 03 5382 9777
Fax: 03 5382 1111
Email: council@hrcc.vic.gov.au
ABN: 37 019 724 765

APPLICANT'S DETAILS

APPLICANT: LANDATA
PO Box 500
EAST MELBOURNE VIC 3002
APPLICANTS REF: 79217376-016-3 Madeline Prior

Purchaser: Unknown

Vendor:

**Owner(s) as
per Rate Book:**

This certificate provides information regarding valuation, rates, charges, and other monies owing and any orders or notices made under the Local Government Act 2020, the Local Government Act 1989 or under a local law or by-law of the HORSHAM RURAL CITY COUNCIL and specified flood level, if any, by the HORSHAM RURAL CITY COUNCIL.

This certificate is **not required** to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.

PROPERTY DETAILS

Assessment Number: 13106
Address: 20 McTavish Boulevard
HORSHAM
Area: 1074.0000 Square Metres

BPAY DETAILS

Billers Code: 288548
Reference: 131060

Description: LOT 72 PS 449841W HORSHAM

PROPERTY VALUATION

Land Valuation Date: 01 January 2025
Effective Date: 01 July 2025
Capital Improved Value: \$ 753,000.00
Net Annual Value: \$ 37,650.00
Site Value: \$ 291,000.00
AVPCC: 110 Detached Dwelling

Due Dates for Payment

Instalment 1 due 30th September 2025
Instalment 2 due 1st December 2025
Instalment 3 due 2nd March 2026
Instalment 4 due 1st June 2026
Payment in Full due 16th February 2026

**Statement of Rates and Charges for Year Ending
30 June 2026 declared by Council on 23 June 2025**

Settlement Date Unknown

This property is on Council's instalment program.

RATES AND CHARGES

Residential Rate	\$ 2,887.00
Municipal Charge Residential	\$ 200.00
ESVF Residential Fixed	\$ 136.00
ESVF Residential Variable	\$ 130.27
Urban Bin Service	\$ 543.00
Property Rate Arrears/Credits Brought Forward	\$ 0.00
Legal Costs	\$ 0.00
Interest (calculated daily)	\$ 0.00
Fire Hazard Removal Debt	\$ 0.00
Pension Rebate	\$ 0.00
Payments Made	-\$ 1,948.13
BALANCE DUE	\$ 1,948.14

Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate.
To obtain an updated balance prior to settlement please call our office on 03 5382 9777 or email rates@hrcc.vic.gov.au

INSTRUCTIONS: All rates and charges **must** be paid in full at settlement. The 3rd instalment will be due for payment on 2nd March 2026. Please contact Council closer to the settlement date to ascertain if payment has been made prior to making settlement adjustments.

LAND INFORMATION CERTIFICATE No: 12247

ASSESSMENT No: 13106

PLEASE NOTE

- Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.
- Amounts shown as paid on this Certificate may be subject to clearance by a Bank.
- If there has been no contact made with Council and no payment plan is put in place for overdue amounts, then penalty interest may accrue at a rate of 10% per annum. This will be assessed on a case by case basis.

OTHER INFORMATION

- There are no flood levels specified by Horsham Rural City Council. If this property is subject to flooding a flood level should be obtained by contacting the Wimmera Catchment Management Authority, PO Box 479, Horsham Vic 3402 PH: 03 5382 1544.
- Money is not owed for works under the Local Government Act 1989.
- Notices have not been served in respect to proposed Special Rates or Charges under Section 163 of the Local Government Act 1989.
- There are no outstanding amounts to be paid for recreational purposes or transfer of land required to be made for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
- There is not a potential liability for rates under the Cultural and Recreational Lands Act 1963.
- There is not a potential liability for the land to become rateable under Sections 173 or 174A of the Local Government Act 1989.
- There are no notices or orders outstanding under the Local Government Act 1958, the Local Government Act 1989 or under local laws or by-laws of the Council.

I hereby certify that, as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the HORSHAM RURAL CITY COUNCIL, together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

I acknowledge having received the sum of \$30.60 being the fee for this certificate.

Kayla Christian
Authorised Officer

Date 06.01.2026



GWMWater

11 McLachlan Street
(PO Box 481)
Horsham Victoria 3402

Tel: 1300 659 961

Fax: 03 5381 9881

Email: info@gwmwater.org.au

Website: www.gwmwater.org.au

Madeline Prior
C/- Landata
Gpo Box 527
MELBOURNE VIC 3001

Your Ref: 79217376-029-3
Statement No: CER2025/01452
Property No: 137214
Valid Date: 06/01/2026
Settlement Date: 02/01/2026

Information Statement

Water Act 1989, Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

20 Mctavish Boulevard HORSHAM VIC 3400

Title(s):

L72 PS449841W V:10771 F:389 HORSHAM

Owner(s):

Account Calculations:

Fees and Charges (including interest)	\$0.00
Total amount in arrears:	\$0.00
<small>(Amounts below do not include any pensions rebates or concessions)</small>	
Charges to: 02/01/2026 (from page 2)	\$123.39
Total amount:	\$123.39

Info Stmt No: CER2025/01452

Property Address: 20 Mctavish Boulevard HORSHAM VIC 3400

Details for Services provided and their tariffs:

METERED SERVICE: 34413 (20mm) Meter Number: 19V25987T			
Water SAC Residential 20mm: From 01/01/26 To 02/01/26 = 1 days @ 129.10¢ per day =			\$1.29
Wastewater Service Availability: From 01/01/2026 To 02/01/26 = 1 days @ 156.01¢ per day =			\$1.56
Water Volume: Read 2099 (01/01/26) - Prev. Read 2034 (29/09/25) =	65 kL		
Water Volume Charged:	65 kL	=	65 kL
Water Usage Charge(2025-26)	65 kL @ 185.45¢ per kL =		\$120.54

----- PLEASE NOTE -----

1. In accordance with Section 275(1) of the *Water Act 1989*, the person/s who becomes the owners of a property must pay any amount that is under Section 274 (4a) a charge on that property. All unpaid charges must be paid in full upon settlement.
2. The statement may include estimate volumetric consumption from the last meter read if a remote read is not available. Should you require a special reading this may be applied for by contacting GWMWater.
3. All measurements used for encumbrances are to be assumed to be estimations of locations. Further details should be obtained from the Corporation before works are commenced.

AMOUNTS SHOULD BE CONFIRMED PRIOR TO SETTLEMENT

Encumbrances and other information:

This property is subject to encumbrances resulting from works of the Corporation. There are no works, matters or other details to be disclosed.

An update is recommended closer to settlement date to reflect any new charges raised, meter readings or payments received. Please note that statements will only be updated for three months after the valid date.

Water usage has been charged on this statement up until 1 January 2026. Please contact GWMWater closer to settlement for an updated read, this is to eliminate any discrepancies that may arise by the use of the read provided.

The Water Service Availability Charge will vary dependent on the property owner's concession entitlements.

B-Pay Biller Code: 79855 Account Reference Number: 2172380

Comments:

Signed



Authorised Officer

Adele Rohde, Executive Manager Customer and Employee Experience



Legend:

- Water Meters
- Fire
- Groundwater
- Rural
- Urban
- Re/Use
- Wetlands
- Hydrants
 - Electronic Standpipe
 - Rural Hydrants
 - Urban Hydrants
 - Hydrants Out of Service
- Water System Valves
 - Out Of Service Valves
 - Rural System Valves
 - Urban System Valves
 - Reuse System Valves
- Water Control Valves
 - Rural Air Valve
 - Urban Air Valve
 - Reuse Air Valve
 - Rural Scour Valves
 - Urban Scour Valves
 - Reuse Scour Valves
- Water Mains
 - Out of Service
 - Urban Water Treated
 - Urban Untreated Water
 - Urban Water - Private
 - Reclaim Water Non Urban
 - Reclaim Water Urban
 - Rural Water Untreated - GWMWater
 - Rural Water - Private
- Water Lateral
- Sewer Services
 - Sewer Network Structures
 - Pressure Sewer Units
 - Sewer System Valves
 - Sewer Manholes Monitored
 - Sewer Manholes
 - Manhole
 - Maintenance Shell
 - Maintenance Flushing Point
 - Sewer Control Valves
 - Sewer Air Valve
 - Sewer Flush Point
 - Sewer Scour
 - Rolined Sewer Main
 - Sewer Mains
 - Gravity
 - Pressure
 - Rising
 - Out Of Service
 - Private Line
 - Sewer Lateral

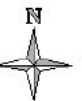


Disclaimer
 Digital Mapping Solutions does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that GWMWater shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

06/01/2026

Scale 1:564

GDA94 / MGA zone 54



VOLUME 10771 FOLIO 389

Security no : 124131032973J
Produced 29/12/2025 12:04 PM

LAND DESCRIPTION

Lot 72 on Plan of Subdivision 449841W.
PARENT TITLE Volume 10680 Folio 374
Created by instrument PS449841W Stage 2 09/12/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

both of 17 RYAN STREET RAINBOW VIC 3424
AV157660Y 17/12/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV157661W 17/12/2021
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE PS449841W 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: 20 MCTAVISH BOULEVARD HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

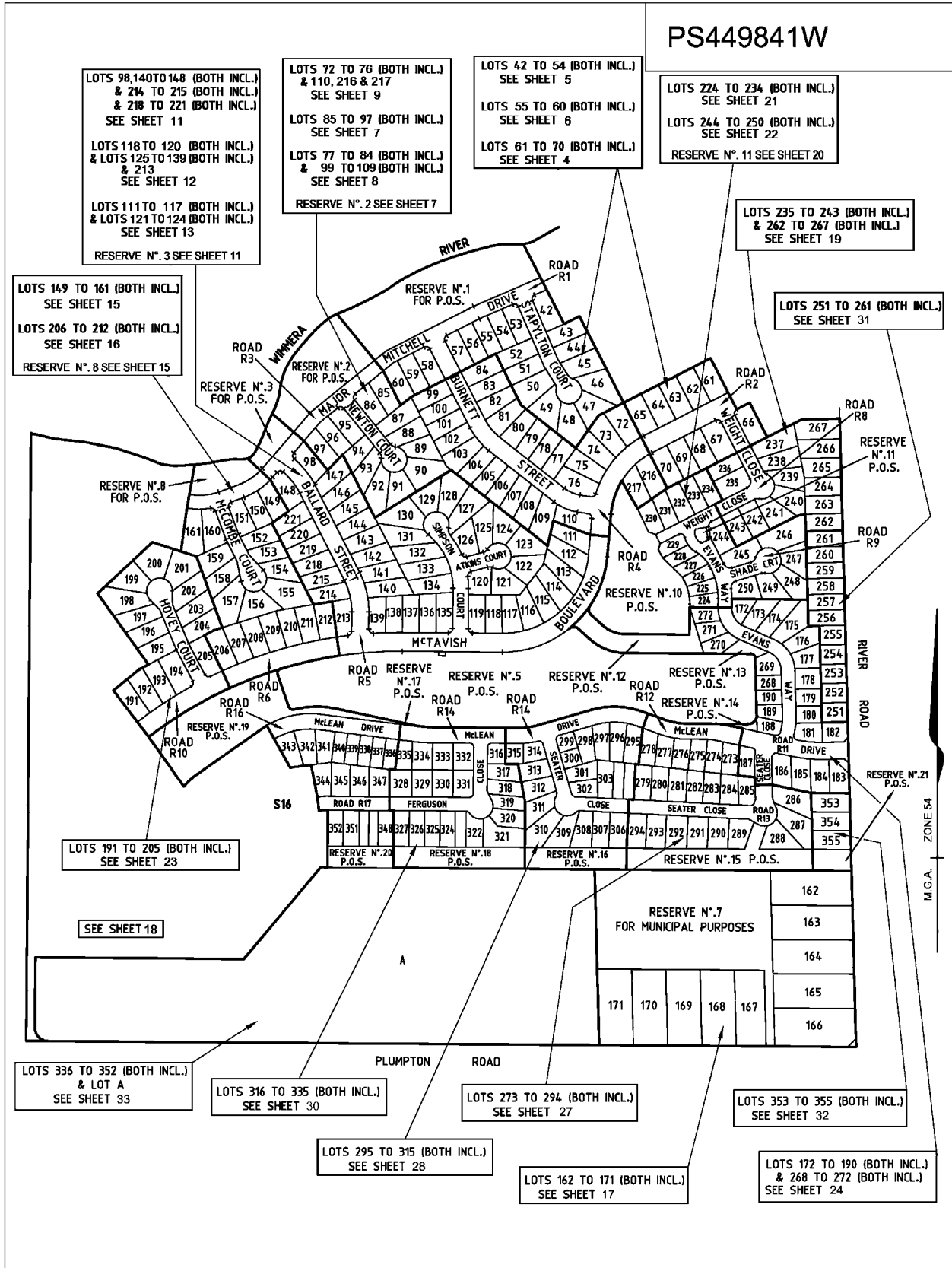
eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 17/12/2021

DOCUMENT END

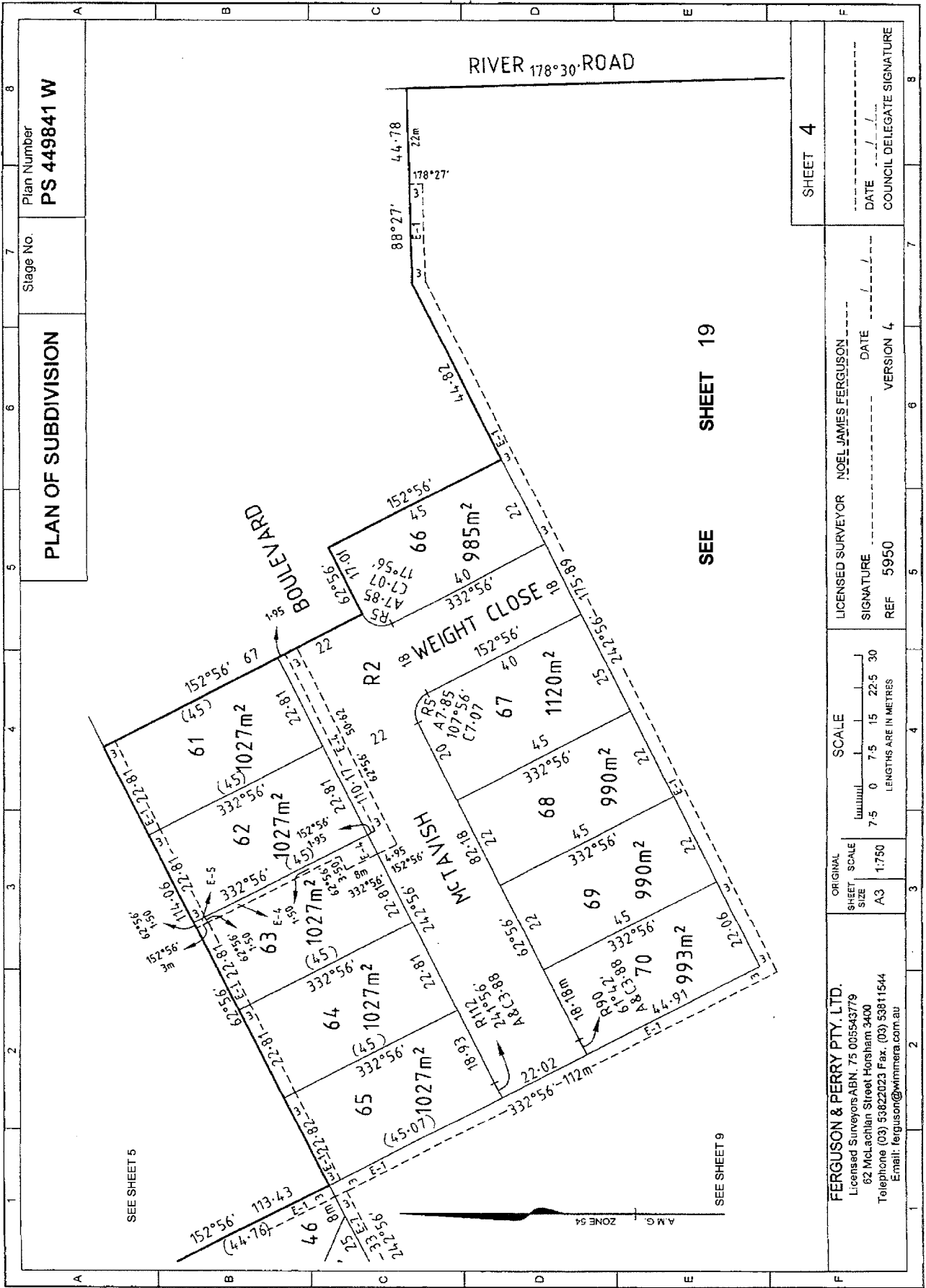
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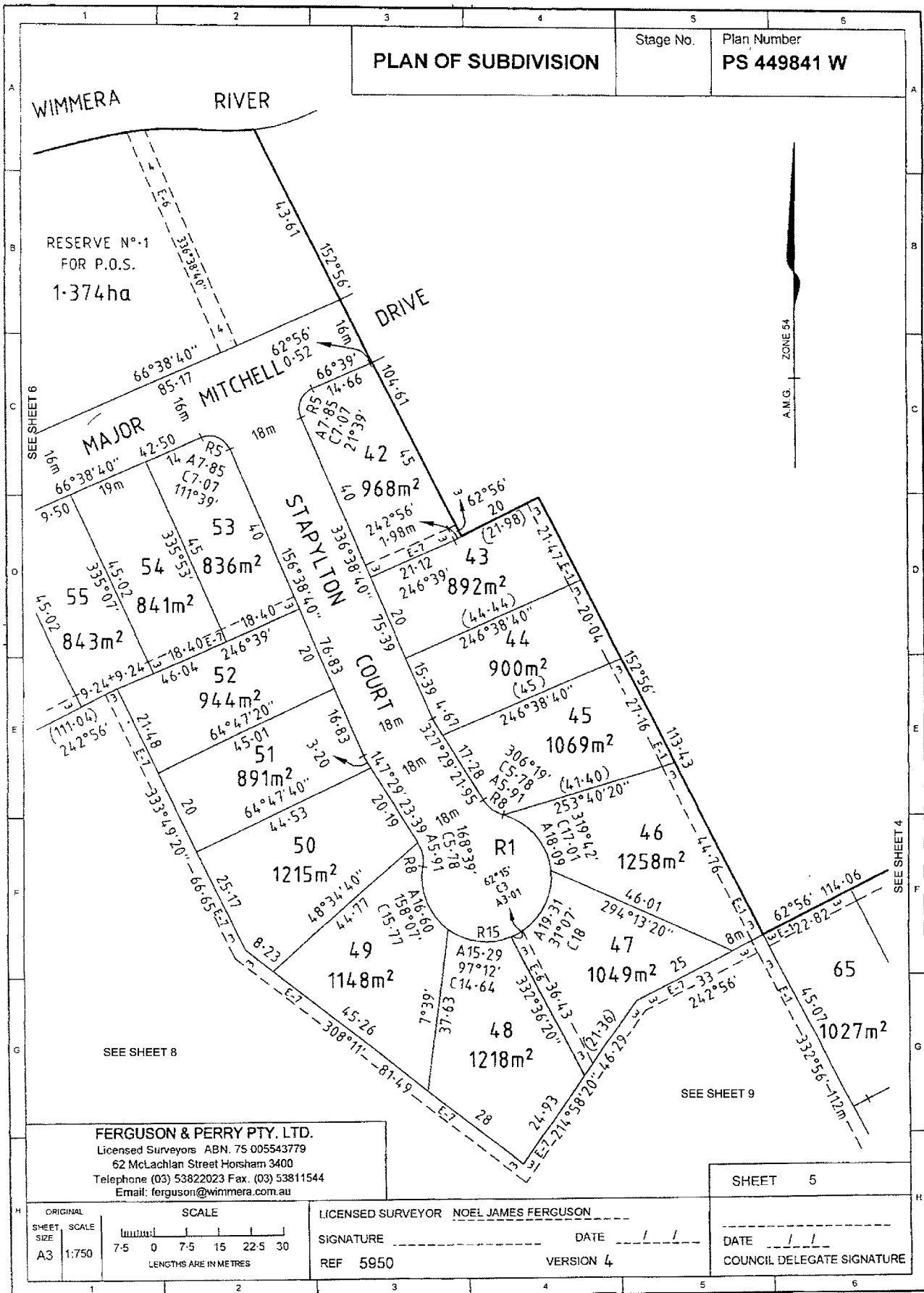
PLAN OF SUBDIVISION		Stage No.	LTO use only	Plan Number
		EDITION 23		PS 449841 W
Location of Land Parish: HORSHAM Township: _____ Section 9 Crown Allotment: 3 & 4 (PARTS) Crown Portion: _____ LTO base record: VICMAP DIGITAL PROPERTY (RURAL) Title References: VOL. 10423 FOL. 411 VOL. 6641 FOL. 023 Last Plan Reference: PS 409677 J (LOT A) Postal Address: MAJOR MITCHELL DRIVE HORSHAM 3400 AMG Co-ordinates: E 607010 Zone 54 (Of approx. centre of land N 5934300 Datum AGD66 in plan)		Council Certification and Endorsement Council Name: HORSHAM RURAL CITY COUNCIL Ref: AD 5804 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 28 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate _____ Council seal _____ Date 11/8/2002 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council seal _____ Date / /		
Vesting of Roads and/or Reserves		NOTATIONS Staging This is a staged subdivision Planning Permit No. 01-051 Depth Limitation: Does not apply WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958 WATERWAY NOTATION: LOT S13, RESERVE No. 1, RESERVE No. 2, RESERVE No. 3 & RESERVE No. 8 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE Survey:- This plan is based on survey. This survey has been connected to permanent marks no(s). HORSHAM PM'S 48, 50, 96 & 153.		
Identifier	Council/Body/Person			
ROAD R1	HORSHAM RURAL CITY COUNCIL			
ROAD R2	HORSHAM RURAL CITY COUNCIL			
ROAD R3	HORSHAM RURAL CITY COUNCIL			
ROAD R4	HORSHAM RURAL CITY COUNCIL			
ROAD R5	HORSHAM RURAL CITY COUNCIL			
ROAD R6	HORSHAM RURAL CITY COUNCIL			
ROAD R7	HORSHAM RURAL CITY COUNCIL			
ROAD R8	HORSHAM RURAL CITY COUNCIL			
ROAD R9	HORSHAM RURAL CITY COUNCIL			
ROAD R10	HORSHAM RURAL CITY COUNCIL			
ROAD R11	HORSHAM RURAL CITY COUNCIL			
ROAD R12	HORSHAM RURAL CITY COUNCIL			
ROAD R13	HORSHAM RURAL CITY COUNCIL			
ROAD R14	HORSHAM RURAL CITY COUNCIL			
ROAD R15	HORSHAM RURAL CITY COUNCIL			
ROAD R16	HORSHAM RURAL CITY COUNCIL			
ROAD R17	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 1	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 2	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 3	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 5	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 7	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 8	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 10	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 11	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 12	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 13	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 14	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 15	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 16	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 17	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 6	POWERCOR AUST. LTD.			
RESERVE NO. 18	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 21	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 19	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 20	HORSHAM RURAL CITY COUNCIL			
LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 15/9/02		LTO use only THIS IS A LAND VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN SHEET 1 OF 42 SHEETS DATE 11/8/2002 COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3		

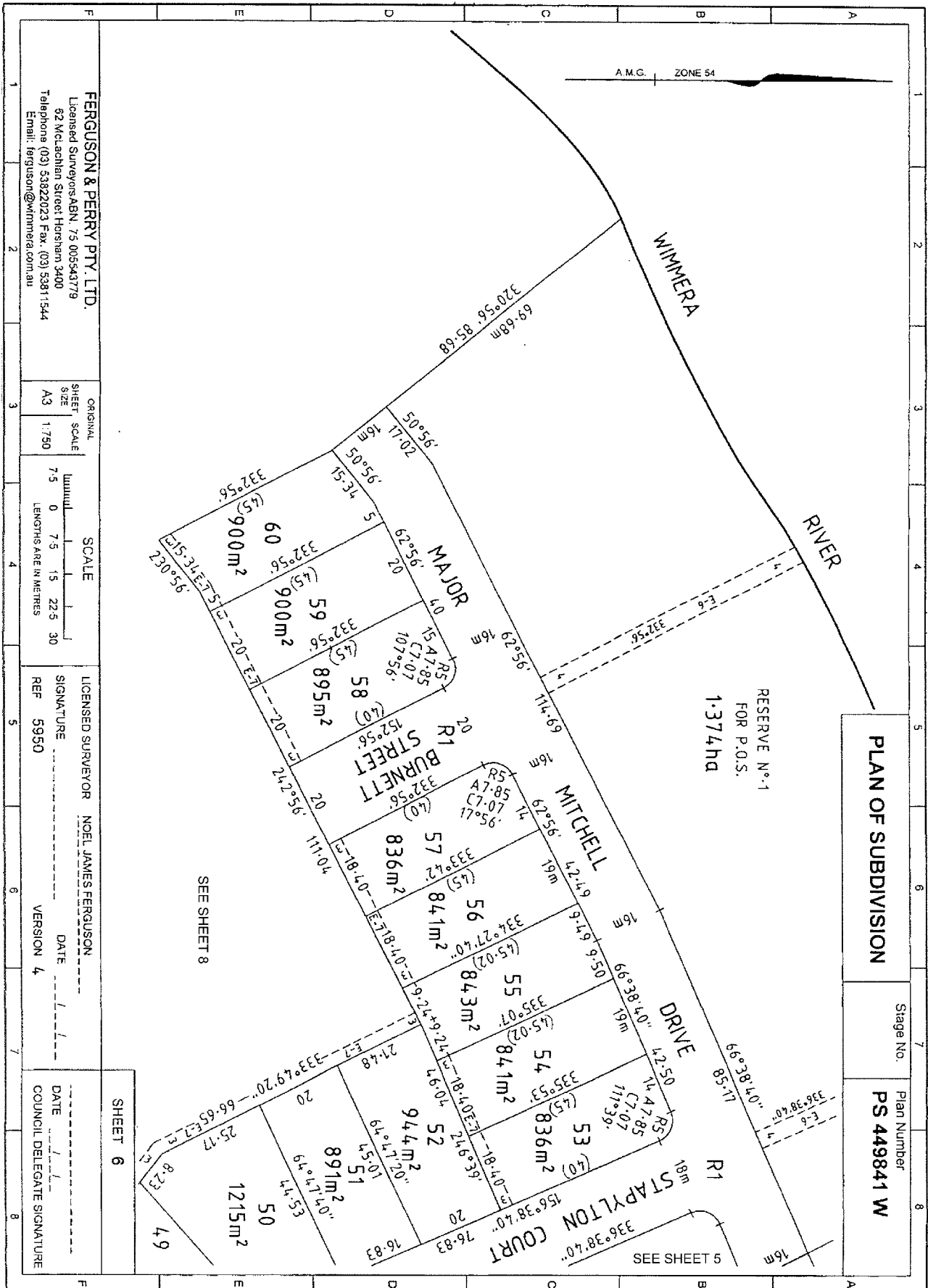
PS449841W

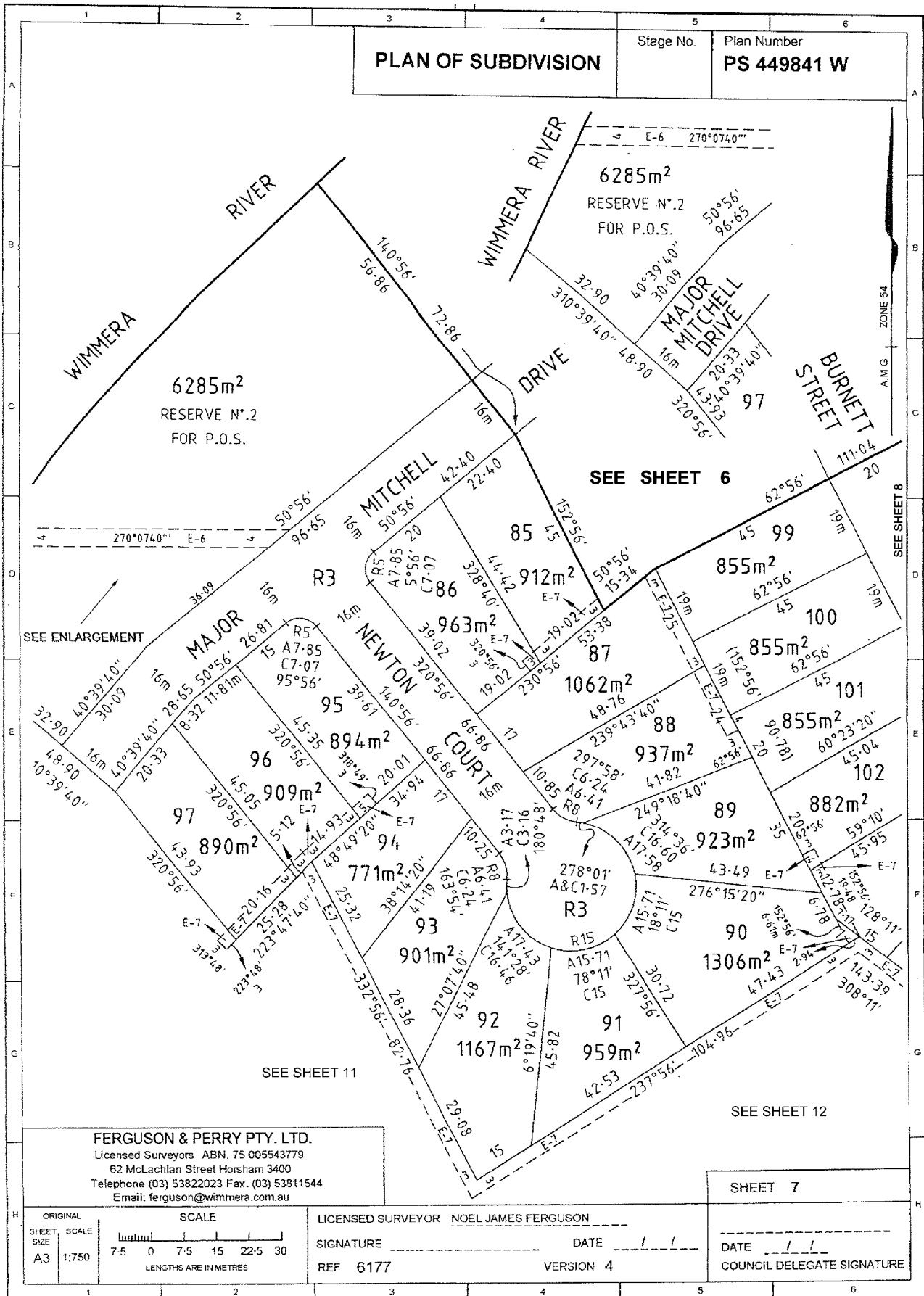


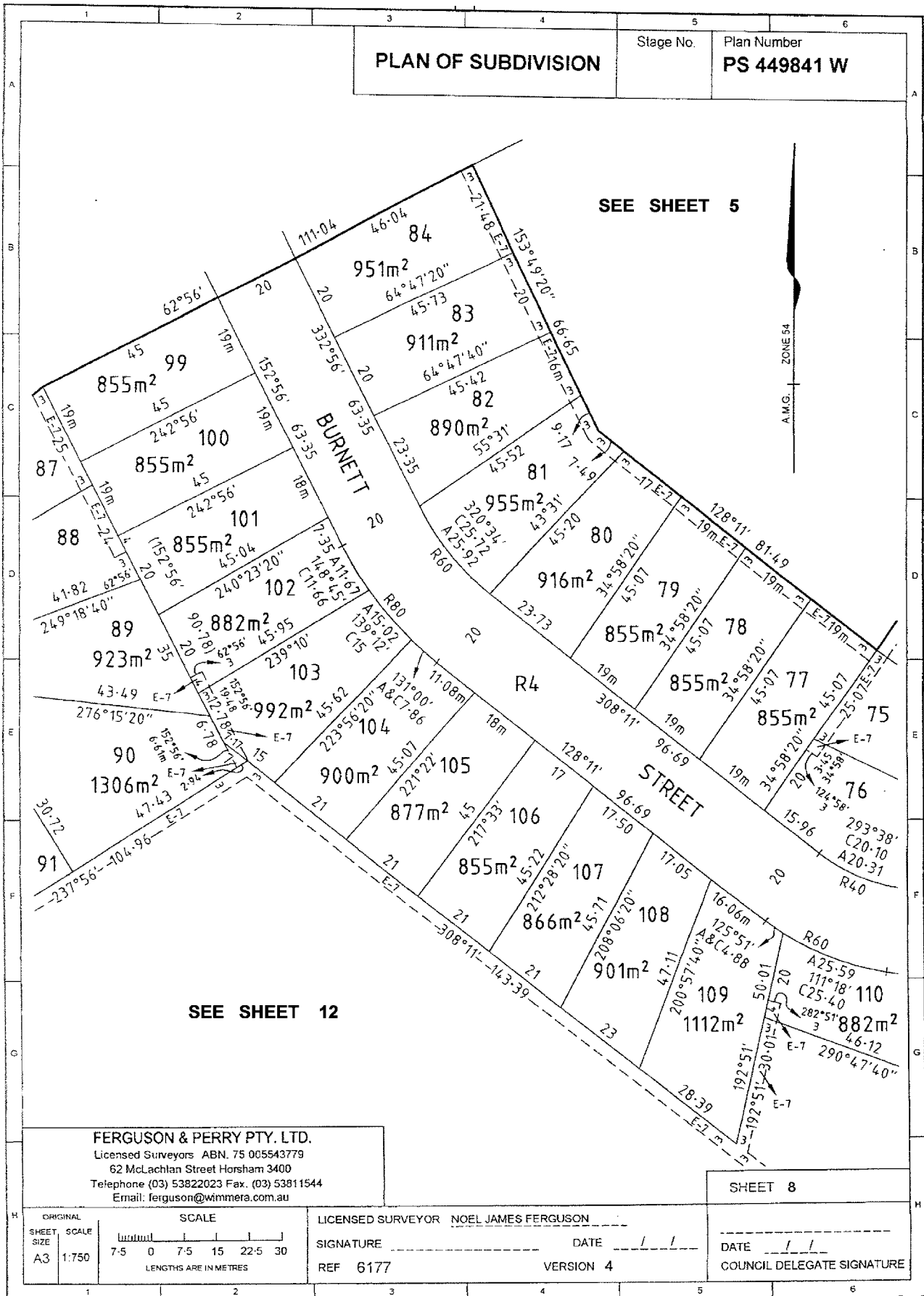
<p>Ferguson Perry Surveying Pty Ltd 65 Macaulay Street, Henshall, Victoria 3480 T (03) 5382 2923 F (03) 5381 1244 admin@fergusperry.com.au</p> <p>A member of Alexander Symonds Group</p> <p>+ Property + Land Development + + Construction + Mining + + Spatial Information Management +</p>		SCALE		ORIGINAL SHEET SIZE: A3	SHEET 3
			LENGTHS ARE IN METRES		

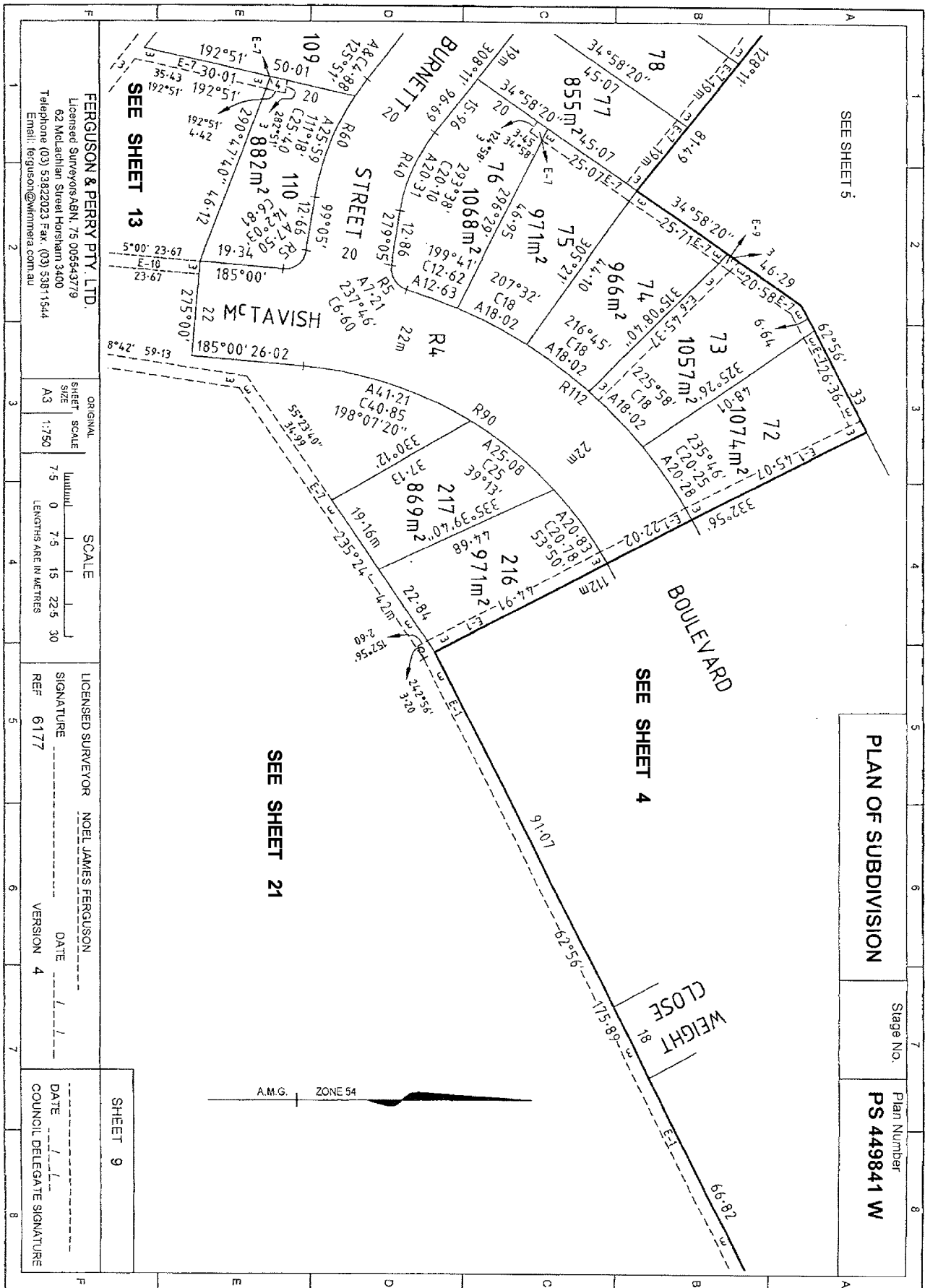












PLAN OF SUBDIVISION

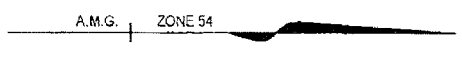
Stage No.	Plan Number
	PS 449841 W

FERGUSON & PERRY PTY. LTD.
 Licensed Surveyors ABN: 75 005543779
 62 McEachlan Street Horsham 3400
 Telephone: (03) 53822023 Fax: (03) 53811544
 Email: ferguson@winnhira.com.au

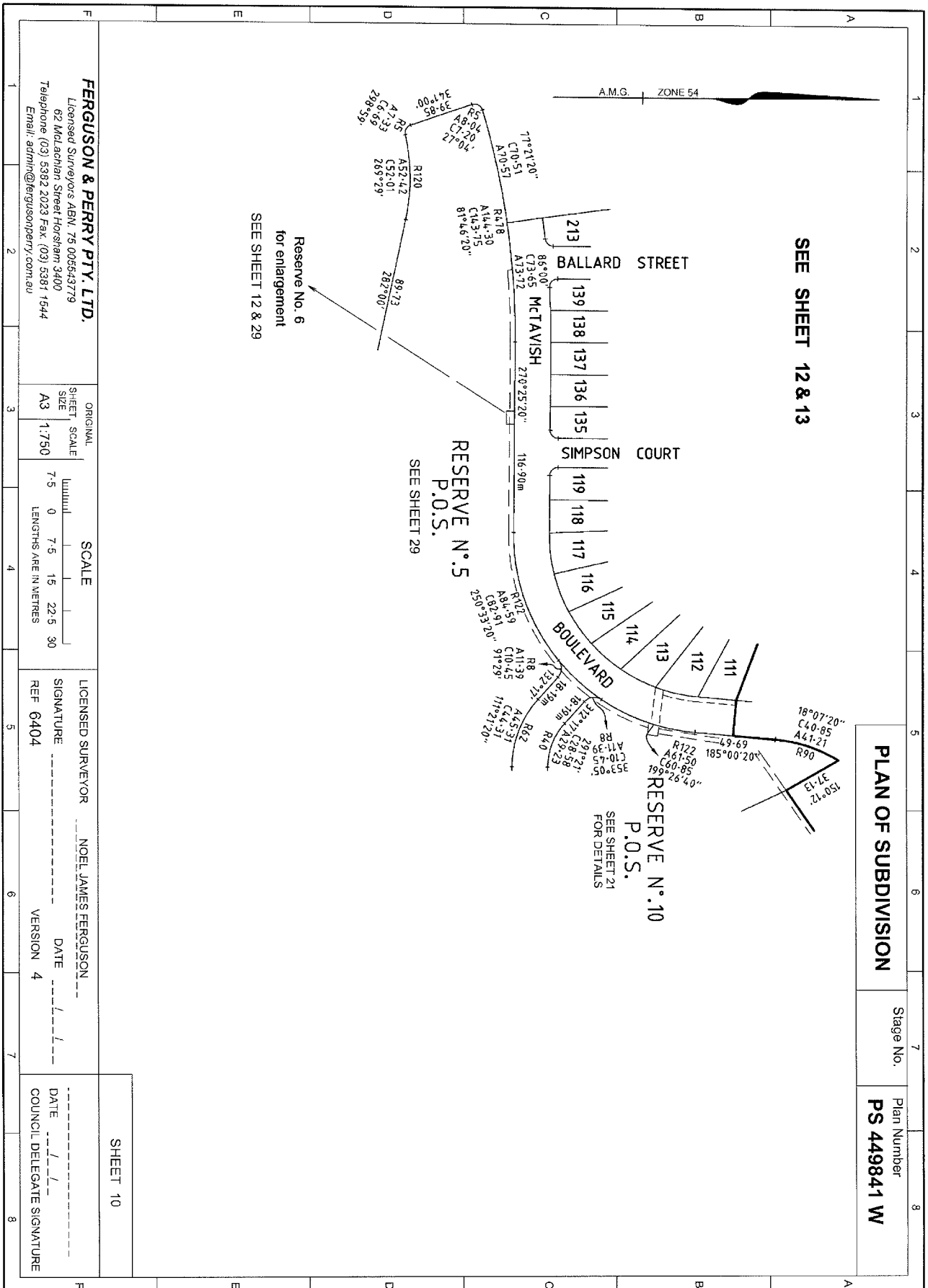
ORIGINAL SHEET SIZE	SCALE	LUNULUM
A3	1:1750	7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES		

LICENSED SURVEYOR **NOEL JAMES FERGUSON**
 SIGNATURE _____
 REF **6177**
 DATE _____
 VERSION **4**

SHEET **9**
 DATE _____
 COUNCIL DELEGATE SIGNATURE _____



SEE SHEET 5
 SEE SHEET 13
 SEE SHEET 4
 SEE SHEET 21



Property Clearance Certificate

Land Tax



MADELINE PRIOR

Your Reference:	LD:79217376-013-2.(PL 25254
Certificate No:	94815407
Issue Date:	01 JAN 2026
Enquiries:	ESYSPROD

Land Address: 20 MCTAVISH BOULEVARD HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31116501	72	449841	10771	389	\$975.00

Vendor:

Purchaser: UNKNOWN UNKNOWN

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
	2026	\$291,000	\$975.00	\$975.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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

Comments:

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):	\$753,000
SITE VALUE (SV):	\$291,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$975.00

Notes to Certificate - Land Tax

Certificate No: 94815407

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 = \$975.00

Taxable Value = \$291,000

Calculated as \$975 plus (\$291,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,530.00

Taxable Value = \$753,000

Calculated as \$753,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Biller Code: 5249
Ref: 94815407

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: 94815407

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

Commercial and Industrial Property Tax



MADELINE PRIOR

Your Reference:	LD:79217376-013-2.(PL 252545)
Certificate No:	94815407
Issue Date:	01 JAN 2026
Enquires:	ESYSPROD

Land Address: 20 MCTAVISH BOULEVARD HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31116501	72	449841	10771	389	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	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:	\$753,000
SITE VALUE:	\$291,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 94815407

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



MADELINE PRIOR

Your Reference: LD:79217376-013-2.(PL 252545)

Certificate No: 94815407

Issue Date: 01 JAN 2026

Land Address: 20 MCTAVISH BOULEVARD HORSHAM VIC 3400

Lot	Plan	Volume	Folio
72	449841	10771	389

Vendor:

Purchaser: UNKNOWN UNKNOWN

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.

A handwritten signature in black ink, appearing to read 'Paul Broderick'.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 94815407

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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



Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Biller Code: 416073 Ref: 94815404</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 94815404</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1210844

APPLICANT'S NAME & ADDRESS

MADELINE PRIOR C/- LANDATA
DOCKLANDS

VENDOR

PURCHASER

UNKNOWN, UNKNOWN

REFERENCE

(PL 252545)

This certificate is issued for:

LOT 72 PLAN PS449841 ALSO KNOWN AS 20 MCTAVISH BOULEVARD HORSHAM
HORSHAM RURAL CITY

The land is covered by the:

HORSHAM PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DEVELOPMENT PLAN OVERLAY - SCHEDULE 3

A detailed definition of the applicable Planning Scheme is available at :
<http://planningschemes.dpcd.vic.gov.au/schemes/horsham>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

29 December 2025

Sonya Kilkenny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

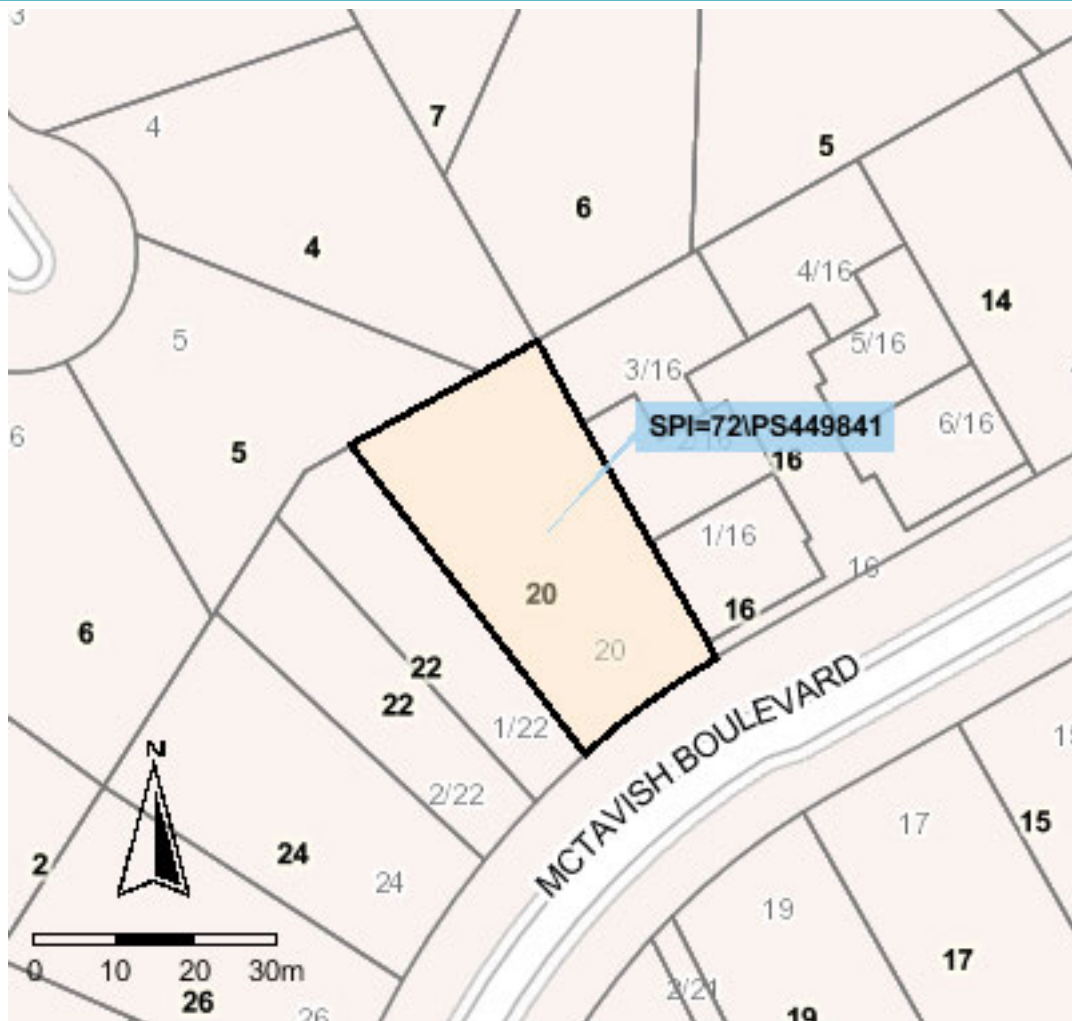
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

PROPERTY DETAILS

Address: **20 MCTAVISH BOULEVARD HORSHAM 3400**
 Lot and P an Number: **Lot 72 PS449841**
 Standard Parce identifier (SP): **72\PS449841**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **13106**
 Planning Scheme: **Horsham**
 Directory Reference: **Vicroads 544 F8**

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
 Urban Water Corporation: **Grampians Wimmera Mallee Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

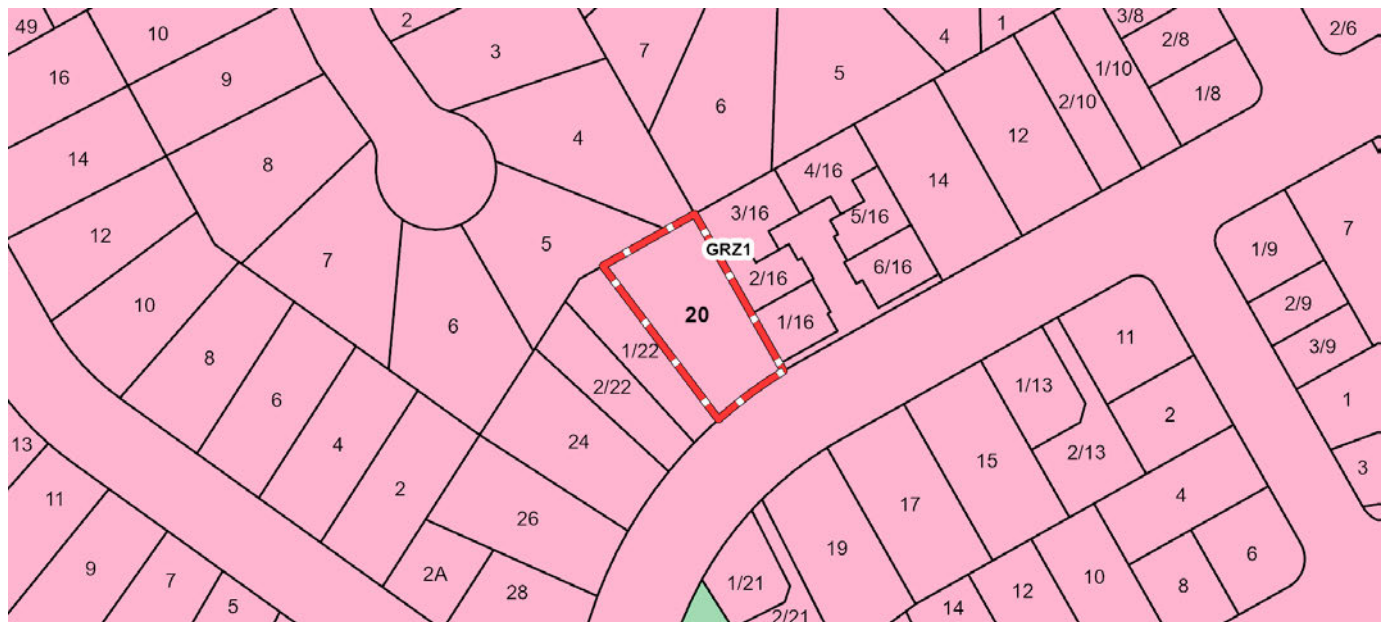
Electoral District: **WESTERN VICTORIA**
 State Assembly: **LOWAN**
 Registered Aboriginal Party: **Barengi Gadjin Land Council**
 Aboriginal Corporation: **Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

PPRZ - Public Park and Recreation

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

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 3 (DPO3)



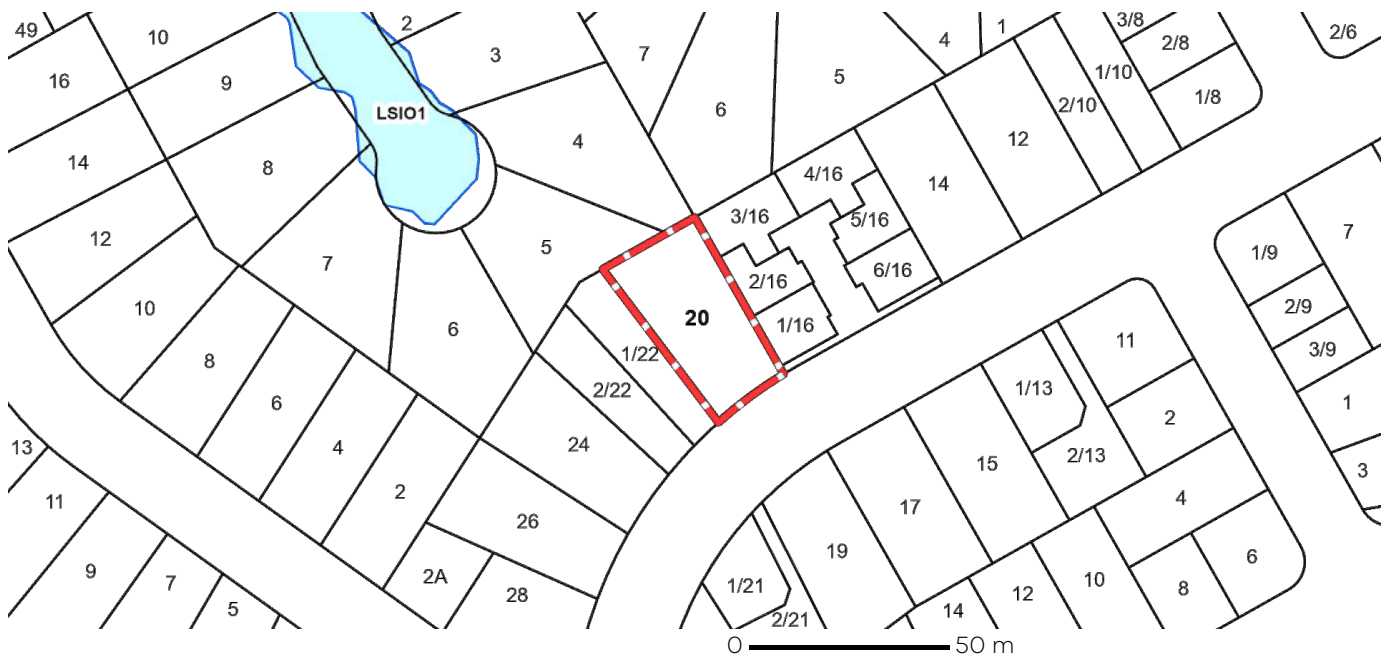
DPO - Development Plan Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation Overlay

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

Further Planning Information

Planning scheme data last updated on 20 January 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, particularly, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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

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

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

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Madeline Prior
219 McKinnon Road
MCKINNON 3204

Client Reference: (PL 252545)

NO PROPOSALS. As at the 29th December 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

20 MCTAVISH BOULEVARD, HORSHAM 3400
RURAL CITY OF HORSHAM

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

Date of issue: 29th December 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 79217376 - 79217376120447 '(PL 252545)'

Ref No.: PI2601830
Your Ref: 79217376-018-7

5 January 2026

Madeline Prior
c/o LANDATA
GPO Box 527
MELBOURNE 3001

Request for Property Information 51(1)
20 Mctavish Boulevard, Horsham 3400

Further to your request, I am pleased to provide the following information in accordance with Regulation 51(1) of the Building Regulations 2018 relating to the building approval process on land known as Parish of Horsham, Vol.10771, Fol.389, Lot.72, and more commonly known as 20 Mctavish Boulevard, Horsham Vic 3400 as described in the application.

Regulation 51 Part 1: Details of any permit or certificate of final inspection issued in the preceding 10 years

a) Details of any permit or final certificate issued in the preceding 10 years

Building Permit No.	Building Surveyor	Date Issued	Description of Works	Final Inspection Certificate Date/Occupancy Permit Date
BS-U 62005/99904 39667699	Samuel Priest Swift Approvals Pty Ltd	12 September 2022	Shed - New Building	22 March 2023

- b) Are there any current statements issued under Regulation 64(1) or 231(2) of the Building Regulation 2018? **No**
- c) Are there any outstanding Orders or Notices issued by the Relevant Building Surveyor under the Act? **No**

Should you require any further information, please contact Councils Building Department on 0353829796 or email building@hrcc.vic.gov.au

Yours faithfully



Melinda Bottoms
Building Support Officer

12 September 2022

Application Number: BLD20220591

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018
Building Permit No. BS-U 62005/9990439667699

Issue To

Agent of Owner Excelsior Composites Pty Ltd
Postal Address 36 Longerenong Road Horsham **Postcode** 3400
Email spotonsheds@gmail.com
Contact Person Iver Johnston **Telephone** 0418847305

Ownership Details

Owner
Postal Address **Postcode**
Email
Contact Person **Telephone**

Property Details

Number 20 **Street** McTavish Boulevard **Suburb** Horsham **Postcode** 3400
Lot 72 **LP/PS** PS449841W **Volume** 10771 **Folio** 389
Municipality Horsham Rural City Council

Builder Details

Name **Telephone** 0418847305
Company Excelsior Composites Pty Ltd
Address 36 Longerenong Road Horsham **Postcode** 3400

Details of Building Practitioners and Architects

 a) To be engaged in the building work³

Name	Category/class	Registration Number
Excelsior Composites Pty Ltd	Company Domestic Builder - Limited	CDB-L 69013

 b) Were engaged to prepare documents⁴

Name	Category/class	Registration Number
Timothy Messer Northern Consulting Engineers	Civil Engineer	PE0002216
Bruce Hollioake	Civil Engineer	PE0001514

Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is: VMIA

Insurance policy number : C731445

Insurance policy date : 07/09/2022

Details of Relevant Planning Permit

Planning Permit No: N/A

Date of grant of Planning Permit: N/A

Nature of Building Work: Shed

Type of construction: N/A	Rise in storeys: 1	Effective height: N/A
---------------------------	--------------------	-----------------------

Storeys Contained: 1

Version of BCA Applicable: 2019

Cost of Building Work: \$21,915.00

Total floor area of new building work in m²: 63

Conditions and Required Certificates

This building permit is issued subject to compliance with all the conditions as listed in attached Annexures.

BCA Class**Part of Building:** Whole**Class:** 10a**Use:** Shed**Protection Work**

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

Inspection Requirements³

The mandatory inspection notification stages are:

1. Before placing a footing
2. Before pouring an in situ reinforced concrete member
3. Completion of framework
4. Final Certificate Inspection

Occupation or Use of Building:

A certificate of final inspection is required prior to the occupation or use of this building.

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

Commencement and Completion

This building work must commence by 12 September 2023

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

This building work must be completed by 12 September 2024

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

Relevant Building Surveyor**Name:** Samuel Priest**Address:** PO Box 741 Goolwa SA 5214**Email:** info@swiftapprovals.com.au**Building Practitioner Registration:** BS-U 62005**Building Permit Number.:**BS-U 62005/9990439667699**Date of Issue of Permit:** 12 September 2022**Notes**

- Note 1 Under Regulation 42 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 41 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.
- Note 4 Include building practitioners with no further involvement in the building work.
- Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an Insurance policy as required under section 135 of The Building Act 1993.

Annexures 'A'

Conditions of Approval

Building Permit No. BS-U 62005/9990439667699 Issued 12 September 2022

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

1. The owner and/or builder are responsible for defining the allotment boundaries
2. The owner and builder must consult with the relevant sewage authority and local council to ensure that the proposed works do not affect any drains or sewers and that the works comply with the requirements of those authorities.
3. All works authorised by this Building Permit shall comply with provisions of the Building Act 1993, Building regulations 2018, Building Code of Australia and relevant Australian Standards. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible for obtaining any other relevant permits or consents prior to commencing work.
4. Upon completion of works you are required to submit a Certificate of Completion under Section 221ZH of the Building Act 1993 for the plumbing work on the project.
5. It is the responsibility of the applicant to obtain all necessary Road Opening, Crane and Hoarding Permits as required by the relevant council. Contact must be made with the relevant councils Engineering departments to determine which relevant permits are required for the building work prior to the commencement of work.
6. Sanitary facilities must be provided for use by workers at the site during the construction.
7. It is not the responsibility of the Relevant Building Surveyor to confirm compliance with any Section 173 Agreement, Covenant or other restriction which may be shown on the Title and by issuing this permit, the Relevant Building Surveyor does not warrant that works authorised by this permit will comply with any Section 173 Agreement, Covenant or other restriction which may be shown on the Title.
8. Pursuant to Regulation 41 of the Building Regulations 2018, the person in charge of the building work is to display a sign on the building site at all times. The sign must include the name, registration numbers and contact details of the builder and building surveyor and the building permit number and date of issue.
9. The Stormwater system must be installed in accordance with BCA 3.5.2.5. Stormwater is to be connected to an underground drainage system and directed to the Legal Point of Discharge to the satisfaction of the relevant authority.

Annexures 'B'

Required Certificates

The following compliance certificates are required prior to the issuing of an Occupancy Permit:

- Plumbing Certificate of Completion under Section 221ZH of the Building Act 1993

Domestic Building Insurance

Certificate of Insurance

Policy Number:
C731445

Policy Inception Date:
07/09/2022

Builder Account Number:
362486

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**

At the property: **20 McTavish Bvd HORSHAM VIC 3400 Australia**

Carried out by the builder: **EXCELSIOR COMPOSITES PTY LTD**

Builder ACN: **085011794**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):

Pursuant to a domestic building contract dated: **07/09/2022**

For the contract price of: **\$ 21,915.00**

Type of Cover: **Cover is only provided if EXCELSIOR COMPOSITES PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

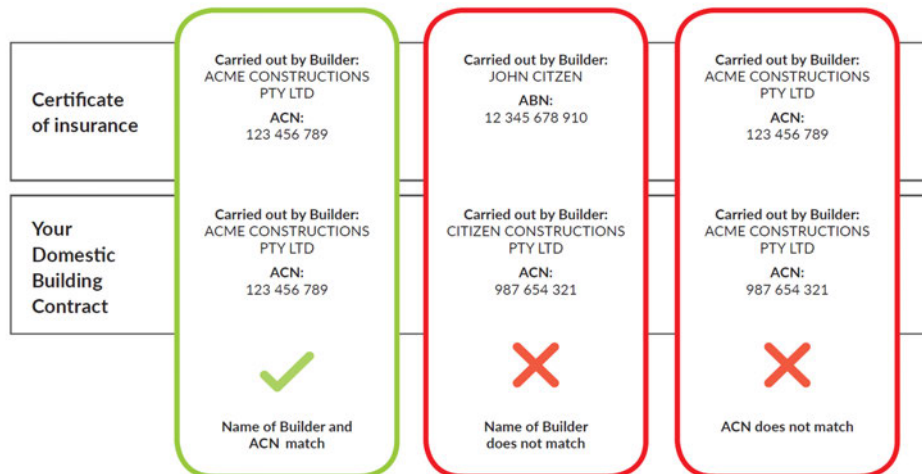
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$651.00
GST:	\$65.10
Stamp Duty:	\$71.61
Total:	\$787.71

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for





22/03/2023

File Number: BLD20220591

**Certificate of Final Inspection Approved
Shed
20 McTavish Boulevard Horsham Vic 3400
Building Permit Number: BS-U 62005/9990439667699**

Dear ,

I am pleased to advise you that a Certificate of Final Inspection has been issued for the works at the above address.

Copies of the approved documentation are enclosed for your records.

Thank you again for choosing Swift Approvals Pty Ltd for your building permit services. We value your business and appreciate your ongoing support.

If you have any queries in relation to this project, please contact us at your earliest convenience.

Kind regards,

Samuel Priest
Director | Building Surveyor
BS-U 62005
Swift Approvals Pty Ltd

Form 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection

Property Details

20	McTavish Boulevard	Horsham	3400
Lot 72	PS449841W	Vol 10771	Folio 389
Horsham Rural City Council			

Building Permit details

Building permit number: BS-U 62005/9990439667699
Version of BCA applicable to building permit: 2019

Nature of Building Works: Shed

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
Whole	Shed	10a

Directions to fix building work

All directions to fix building work under Part 4 of the Building Act 1993 have been complied with.

Relevant Building Surveyor

Name:	Samuel Priest
Address:	PO Box 741 Goolwa SA 5214
Email:	info@swiftapprovals.com.au
Building practitioner registration no.:	BS-U 62005
Date of final inspection	11 March 2023

Signature:



Certificate no. BS-U 62005/9990439667699

Date of issue: 22 March 2023

DATED

2026

to

CONTRACT OF SALE OF REAL ESTATE

Property: 20 MCTAVISH BOULEVARD HORSHAM VIC 3400

Prior Law
Solicitors
219 McKinnon Road,
McKinnon, VIC 3204
Tel: (03) 9557 6831
Fax: (03) 9557 9090
DX 37504 Bentleigh
Ref: DJP:MC: 252545