

# Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

<b>Land</b>	1321 Walshs Bridge Road, Numurkah 3636
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<b>Vendor's name</b>	Darrell John Godden	<b>Date</b> 26/02/2021
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<b>Vendor's signature</b>		
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<b>Vendor's name</b>	Gail Frances Godden	<b>Date</b> 26/02/2021
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<b>Vendor's signature</b>		
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>		
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>		
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## 1. FINANCIAL MATTERS

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

(a) 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

NIL

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

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

### 3.2 Road Access

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

### 3.3 Designated Bushfire Prone Area

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

**3.4 Planning Scheme**

Attached is a certificate with the required specified information.

**4. NOTICES**

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

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

Are contained in the attached certificates and/or statements.

**4.2 Agricultural Chemicals**

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

Nil.

**4.3 Compulsory Acquisition**

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

Nil.

**5. BUILDING PERMITS**

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

Not Applicable.

**6. OWNERS CORPORATION**

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

Not Applicable.

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

Not applicable.

**8. SERVICES**

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

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
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**9. TITLE**

Attached are copies of the following documents:

**9.1 (a) Registered Title**

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable.

### 10.2 Staged Subdivision

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

Not Applicable.

### 10.3 Further Plan of Subdivision

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

Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

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

## 13. ATTACHMENTS

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

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

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

See annexed documents
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# Due diligence checklist

## What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

## Urban living

### Moving to the inner city?

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

### Is the property subject to an owners corporation?

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

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

## Land boundaries

### Do you know the exact boundary of the property?

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

## Planning controls

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

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

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

### Are there any proposed or granted planning permits?

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

## Safety

### Is the building safe to live in?

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

## Building permits

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

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

### Are any recent building or renovation works covered by insurance?

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

## Utilities and essential services

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

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

## Buyers' rights

### Do you know your rights when buying a property?

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

(04/10/2016)

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

VOLUME 10079 FOLIO 048

Security no : 124087925918D  
Produced 04/02/2021 09:32 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 308219E.

PARENT TITLES :

Volume 09505 Folio 482 to Volume 09505 Folio 483

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

DARRELL JOHN GODDEN

GAIL FRANCES GODDEN both of NUMURKAH 3636

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K294963

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AJ016494H 20/06/2011

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE PS308219E 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: 1321 WALSHS BRIDGE ROAD NUMURKAH VIC 3636

ADMINISTRATIVE NOTICES

NIL


eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 23/10/2016

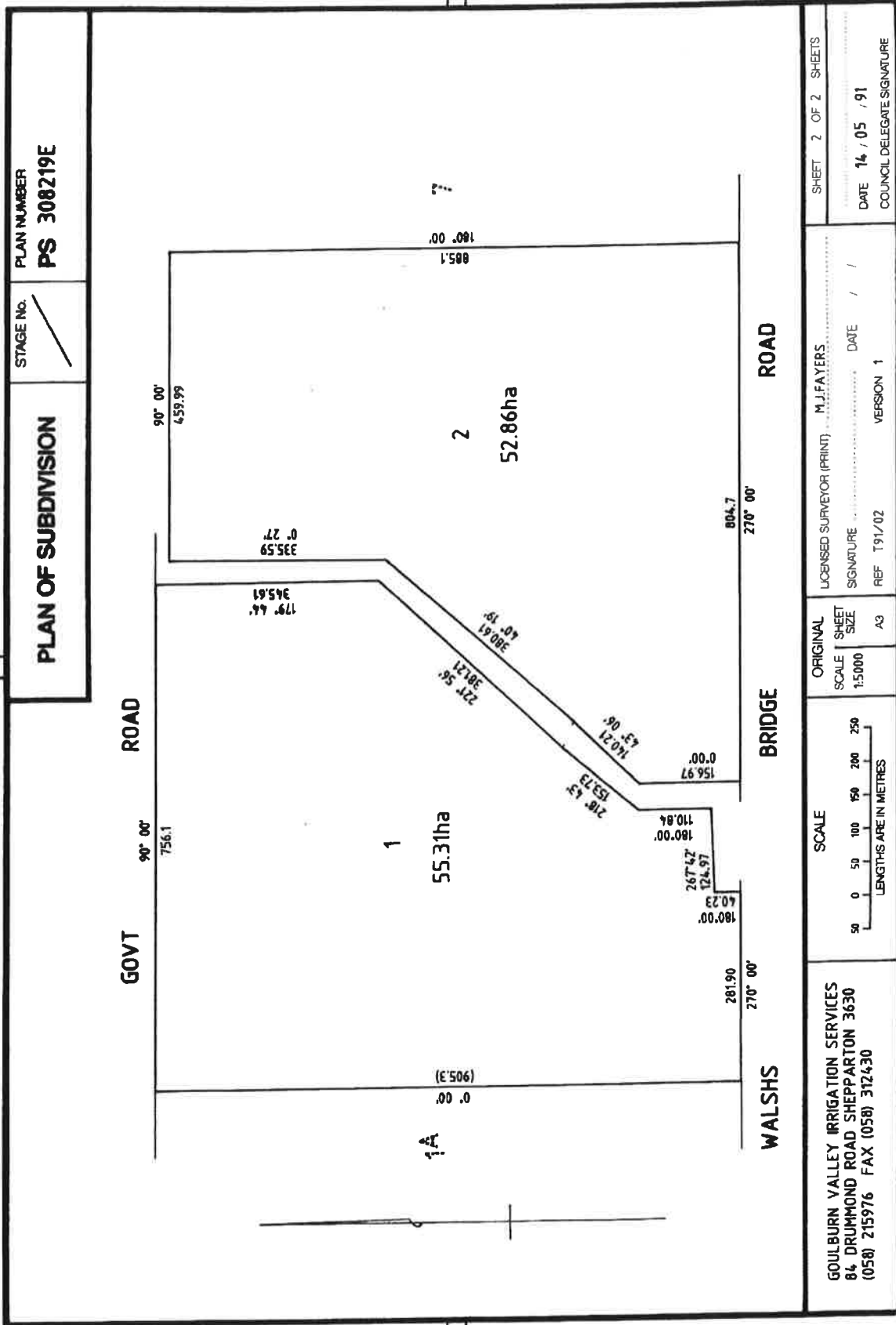
DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>	STAGE No. <hr/>	LTO USE ONLY <b>EDITION 3</b>	PLAN NUMBER <b>PS 308219E</b>
<b>LOCATION OF LAND</b>  PARISH: BAULKAMAUGH  TOWNSHIP: —  SECTION: A  CROWN ALLOTMENT: 1 & 6 (Parts)  CROWN PORTION: —  LTO BASE RECORD: LITNO 2092 TITLE REFERENCES: VOL 9505 FOL 482 VOL 9505 FOL 483  LAST PLAN REFERENCE/S:  POSTAL ADDRESS: WALSHS BRIDGE ROAD (At time of subdivision) MUMURKAH 3636  AMG Co-ordinates (of approx centre of land in plan) E 351 030 N 6010 270 ZONE: 55	<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: SHIRE OF MUMURKAH REF: 611 1 This plan is certified under Section 6 of the Subdivision Act 1988. 2 <del>This plan is certified under Section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under Section 6</del> 3 <del>This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del>  OPEN SPACE (i) A requirement for public open space under Section 18 of the 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 <del>Council Seal</del> Date 14 / 05 / 91  Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is not a staged subdivision Planning permit No. 971  DEPTH LIMITATION DOES NOT APPLY.	
SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No			
<b>EASEMENT INFORMATION</b>		<b>LTO USE ONLY</b>	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)  AN APPURTENANT EASEMENT FOR WATER SUPPLY PURPOSES IN FAVOUR OF LOT 1 ON THIS PLAN HAS BEEN CREATED BY AN219341T		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT  RECEIVED <input checked="" type="checkbox"/>  DATE 5 / 8 / 92	
Easement Reference	Purpose	Origin	Land Benefited/In Favour Of
GOULBURN VALLEY IRRIGATION SERVICES 84 DRUMMOND ROAD SHEPPARTON 3630 (058) 215976 FAX (058) 312430		LICENSED SURVEYOR (PRINT) M.J. FAYERS SIGNATURE: _____ DATE: / / REF T90/02 VERSION 1	
LTO USE ONLY PLAN REGISTERED TIME 2.05 pm DATE 11 / 8 / 92   Assistant Registrar of Titles SHEET 1 OF 2 SHEETS		DATE 14 / 05 / 91 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	





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

VOLUME 10079 FOLIO 049

Security no : 124087925923X  
Produced 04/02/2021 09:33 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 308219E.

PARENT TITLES :

Volume 09505 Folio 482 to Volume 09505 Folio 483

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

DARRELL JOHN GODDEN

GAIL FRANCES GODDEN both of NUMURKAH 3636

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K294963

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AJ016494H 20/06/2011

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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DIAGRAM LOCATION

SEE PS308219E 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: 1321 WALSHS BRIDGE ROAD NUMURKAH VIC 3636

ADMINISTRATIVE NOTICES


NIL

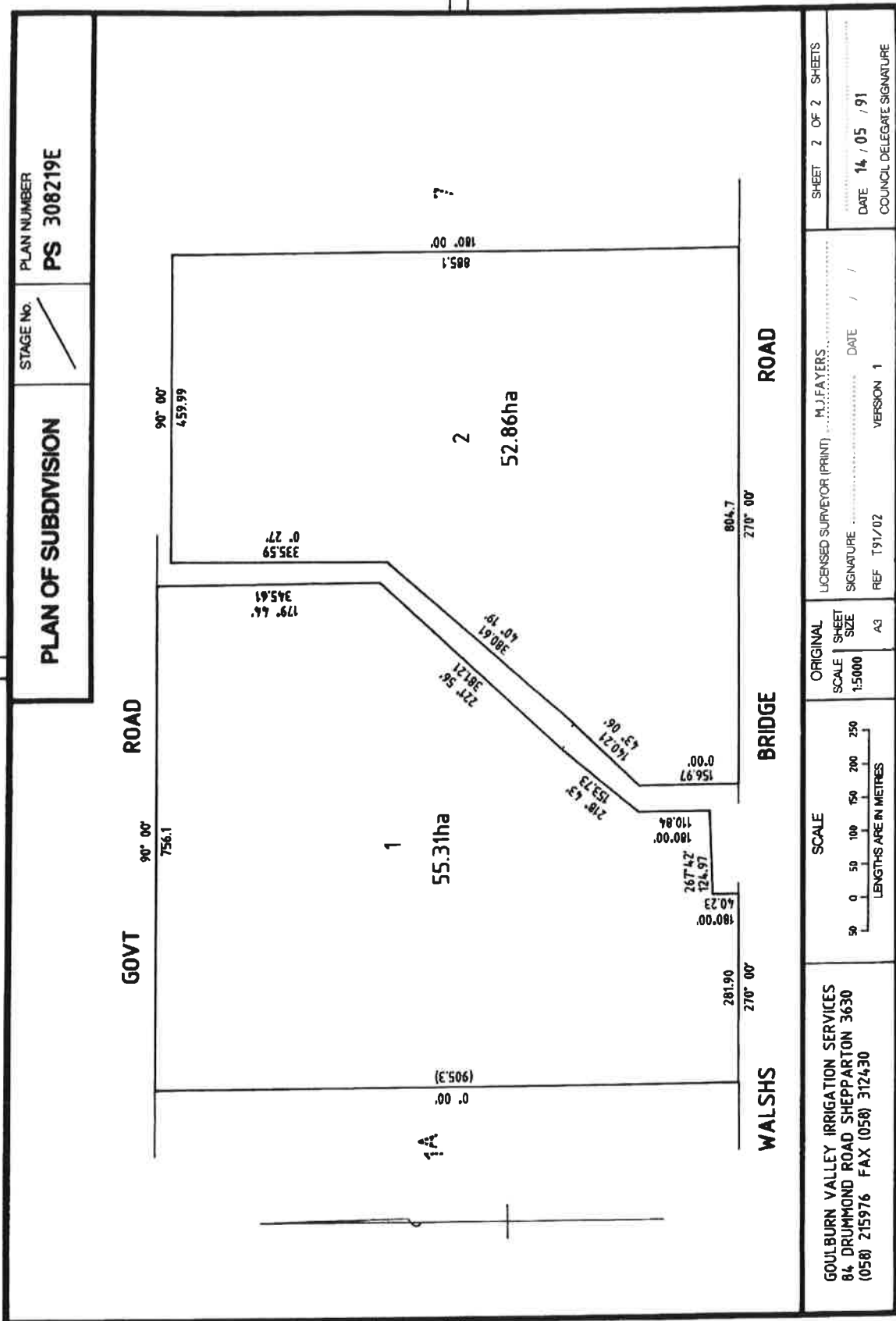
eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 23/10/2016

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<b>PLAN OF SUBDIVISION</b>	STAGE No. <hr/>	LTO USE ONLY <b>EDITION 3</b>	PLAN NUMBER <b>PS 308219E</b>				
<b>LOCATION OF LAND</b> PARISH: BAULKAMAUGH TOWNSHIP: — SECTION: A CROWN ALLOTMENT: 1 & 6 (Parts) CROWN PORTION: — LTO BASE RECORD: LITHO 2092 TITLE REFERENCES: VOL 9505 FOL 482 VOL 9505 FOL 483 LAST PLAN REFERENCE/S: POSTAL ADDRESS: WALSHS BRIDGE ROAD (At time of subdivision) NUMURKAH 3634 AMG Co-ordinates (of approx centre of land in plan) E 351 030 N 6010 270 ZONE: 55		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: SHIRE OF NUMURKAH REF: 611 1 This plan is certified under Section 6 of the Subdivision Act 1988 2 <del>This plan is certified under Section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under Section 6 - / /</del> 3 <del>This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del> OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage ..... Council Delegate Council Seal Date 14 / 05 / 91 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /					
<b>VESTING OF ROADS AND/OR RESERVES</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		IDENTIFIER	COUNCIL/BODY/PERSON			<b>NOTATIONS</b> STAGING: This is not a staged subdivision. Planning permit No. 971 DEPTH LIMITATION DOES NOT APPLY.	
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SURVEY: THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (s) IN PROCLAIMED SURVEY AREA No							
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Easement Reference	Purpose	Origin	Land Benefited/In Favour Of				
GOULBURN VALLEY IRRIGATION SERVICES 84 DRUMMOND ROAD SHEPPARTON 3630 (050) 215976 FAX (050) 312430		LICENSED SURVEYOR (PRINT) . M. J. FAYERS SIGNATURE ..... DATE / / REF T90/02 VERSION 1					
		LTO USE ONLY PLAN REGISTERED TIME 2:05 pm DATE 11 / 8 / 92  Assistant Registrar of Titles SHEET 1 OF 2 SHEETS DATE 14 / 05 / 91 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3					







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

VOLUME 09505 FOLIO 481

Security no : 124087925927T  
Produced 04/02/2021 09:33 AM

LAND DESCRIPTION

Lot 1 on Title Plan 845976A (formerly known as part of Crown Allotment 7 Section A Parish of Baulkamaugh).  
PARENT TITLE Volume 02811 Folio 141  
Created by instrument K218772 31/12/1982

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
DARRELL JOHN GODDEN  
GAIL FRANCES GODDEN both of NUMURKAH  
K218772 31/12/1982

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K294963  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AJ016494H 20/06/2011  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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DIAGRAM LOCATION

SEE TP845976A 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: 1321 WALSHS BRIDGE ROAD NUMURKAH VIC 3636

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
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<b>TITLE PLAN</b>	<b>EDITION 2</b>	<b>TP 845976A</b>			
<b>LOCATION OF LAND</b> Parish: BAULKAMAUGH Township: * Section: A Crown Allotment: 7 (PT) Crown Portion: *  Last Plan Reference: - Derived From: VOL 9505 FOL 481 Depth Limitation: NIL	Notations   ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
<b>Description of Land/Easement Information</b>		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  COMPILED: Date 10/11/2005 VERIFIED: A DALLAS <i>Assistant Registrar of Titles</i>			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="font-size: x-small;">                     WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.                 </td> </tr> <tr> <td style="font-size: x-small;">                     LOT 1 = CROWN ALLOT 7 (PT) SEC A                 </td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.	LOT 1 = CROWN ALLOT 7 (PT) SEC A
TABLE OF PARCEL IDENTIFIERS					
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.					
LOT 1 = CROWN ALLOT 7 (PT) SEC A					
LENGTHS ARE IN METRES	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets			



GOULBURN-MURRAY  
WATER



Our Ref: 2014/1216/2

DJ & GF Godden  
PO Box 265  
Numurkah Vic 3636

12 April 2018

Dear Darrell & Gail

**G-MW Rationalisation Agreement dated 25/10/2016  
Creation of Pipeline Easement in favour of Volume 10079 Folio 048**

I refer to your telephone request of even date and enclose a copy of your neighbours title plan, identifying your easement.

Yours sincerely

Narelle Morris  
LAND DEALINGS OFFICER  
Connections



<b>TITLE PLAN</b>	<b>EDITION 2</b>	<b>TP 862450U</b>
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**LOCATION OF LAND**

Parish: BAULKAMAUGH  
 Township:  
 Section: A  
 Crown Allotment: 11 (PT)  
 Crown Portion:  
  
 Last Plan Reference:  
 Derived From: VOL.7224 FOL.615  
 Depth Limitation: NIL

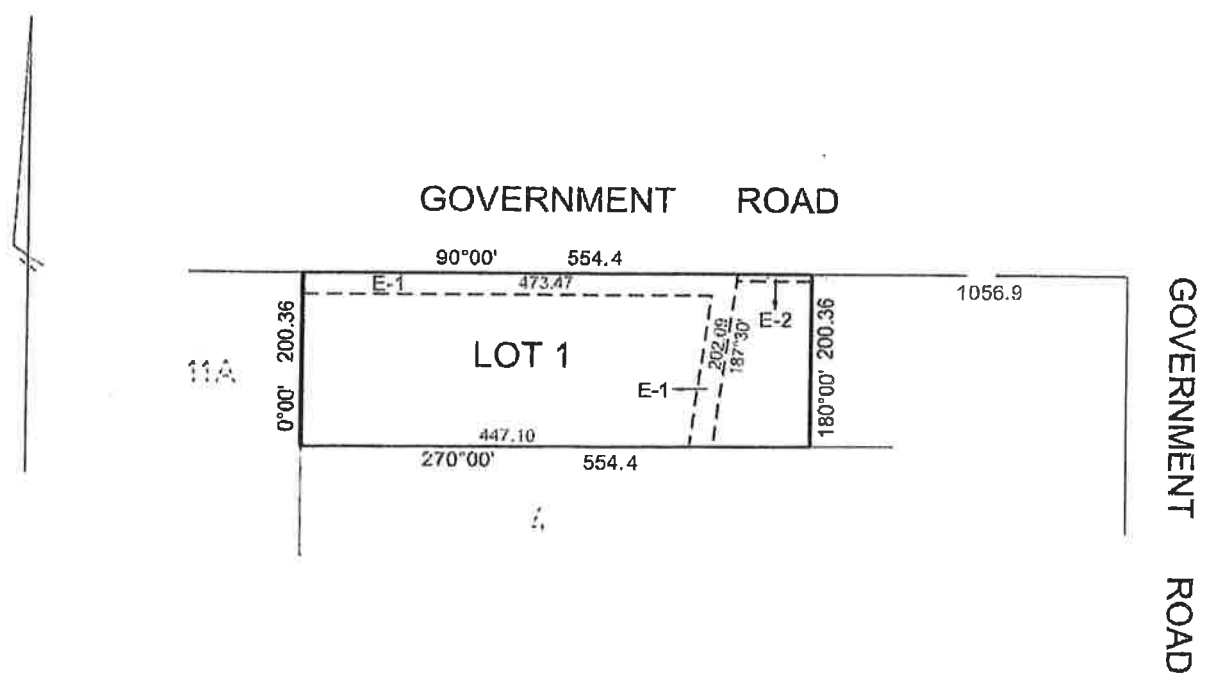
Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R- Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1	WATER SUPPLY	25.15	E433823	STATE RIVERS AND WATER SUPPLY COMMISSION
E-2	WATER SUPPLY	8	AN219341T	VOL 10079 FOL. 046

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 26/3/07  
 VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*





"A"  
\_\_\_\_\_

**Creation of easement**  
Section 45(1) Transfer of Land Act 1958

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purposes of maintaining publicly searchable registers and indexes.

Lodged by  
Name: GOULBURN-MURRAY WATER  
Phone: 58263757  
Address: PO BOX 1404, SHEPPARTON VIC 3632  
Reference: 2014/1216/2  
Customer code: 43E

The grantor being the registered proprietor of the servient land transfers and grants to the grantee the registered proprietor of the dominant land for the consideration expressed the easement specified.

Servient land: (volume and folio)

THOSE PARTS OF VOLUME 8630 FOLIO 451, VOLUME 8630 FOLIO 450 AND VOLUME 8790 FOLIO 512 MARKED E-1 ON THE ANNEXED PLANS

Dominant land: (volume and folio)

VOLUME 10079 FOLIO 048

Grantor: (full name)

GOULBURN-MURRAY RURAL WATER CORPORATION OF 40 CASEY STREET, TATURA, VIC, 3616

Grantee: (full name)

DARRELL JOHN GODDEN AND GAIL FRANCES GODDEN OF 1321 WALSHS BRIDGE ROAD, NUMURKAH, 3636

Consideration:

ONE DOLLAR (\$1.00)

SPEAR ref no. : N/A

Easement: (set out rights)

For all purposes associated with supplying water to the Dominant land over, under the Servient land, the Grantor grants to the Grantee, and the Grantee's agents and workmen, at all times the right to:

1. access to enter upon and pass over the Servient land for the express purpose of maintaining **A PRIVATE PIPELINE TO SERVICE THE DOMINANT LAND;**

35271702A

V4

45(1)TLA

Page 1 of 4

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us



**Creation of easement**  
**Section 45(1) Transfer of Land Act 1958**

**Privacy Collection Statement**

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2. take onto (and remove from) the Servient land, plant, equipment and materials associated with the exercise by the Grantee of the rights HEREBY granted;
3. construct A PRIVATE pipeline and ancillary works under the Servient land on the condition that the Grantee CAUSES NO HARM TO ANY WORKS OWNED OR MANAGED BY THE GRANTOR AND indemnifies the Grantor FOR ANY LOSS OR DAMAGE SUFFERED IN CONTRAVENTION OF THIS CONDITION;
4. use and operate the PRIVATE pipeline and ancillary works on the Servient land on the condition the Grantee CAUSES NO HARM TO ANY WORKS OWNED OR MANAGED BY THE GRANTOR AND indemnifies the Grantor FOR ANY LOSS OR DAMAGE SUFFERED IN CONTRAVENTION OF THIS CONDITION; and
5. inspect or maintain the pipeline and ancillary works on the Servient land on the condition that the Grantee the Grantee CAUSES NO HARM TO ANY WORKS OWNED OR MANAGED BY THE GRANTOR AND indemnifies the Grantor FOR ANY LOSS OR DAMAGE SUFFERED IN CONTRAVENTION OF THIS CONDITION.

---

Signing:

---

35271702A

V4

45(1)TLA

Page 2 of 4

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

**Creation of easement**  
**Section 45(1) Transfer of Land Act 1958**

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purposes of maintaining publicly searchable registers and indexes.

**Certifications**

- 1.The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 2.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of GOULBURN-MURRAY RURAL WATER CORPORATION  
Signer Name NICHOLAS GABRIEL WHITTINGTON  
Signer Organisation GOULBURN-MURRAY RURAL WATER CORPORATION  
Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature .

Execution Date

Signing:

---

35271702A

V4

45(1)TLA

Page 3 of 4

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

**Creation of easement**  
**Section 45(1) Transfer of Land Act 1958**

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purposes of maintaining publicly searchable registers and indexes.

**Certifications**

- 1.The Certifier has taken reasonable steps to verify the identity of the applicant.
- 2.The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3.The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of **DARRELL JOHN GODDEN AND GAIL FRANCES GODDEN**

Signer Name **MALCOLM JOHN DICKSON**

Signer Organisation **CASSIDYS MORRISON & TEARE**

Signer Role **AUSTRALIAN LEGAL PRACTITIONER**

Signature



Execution Date **26/02/2021**

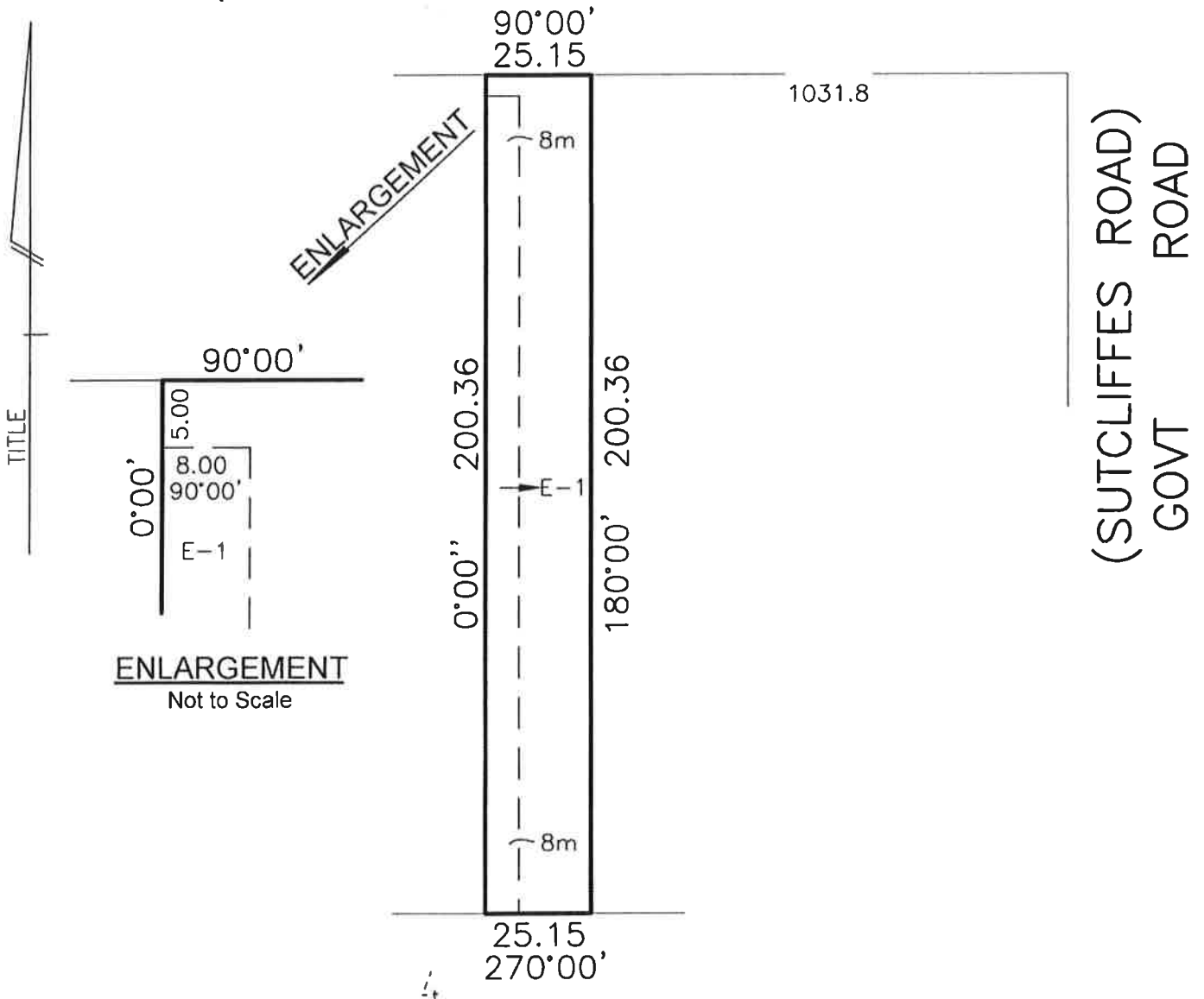
# PLAN FOR CREATION OF EASEMENT GOULBURN MURRAY RURAL WATER CORPORATION

**EASEMENT E-1 REQUIRED FOR WATER SUPPLY  
PART LOT 1 ON TP 882007A  
CROWN ALLOTMENT 11 (PT)  
SECTION A  
PARISH OF BAULKAMAUGH**

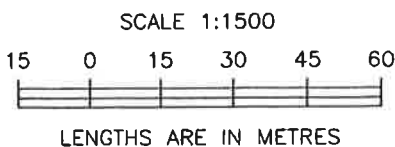
**CORR NO. 2014/1216/2  
FIELDNOTE REF: 19043  
SURVEY NO. 6878  
C/T VOL 8630 FOL 451**

EASEMENT E-1 REQUIRED FOR  
WATER SUPPLY IN FAVOUR OF  
C/T VOL. 10079 FOL. 048

## GOVT ROAD (KATAMATITE — NATHALIA ROAD)



**ENLARGEMENT**  
Not to Scale



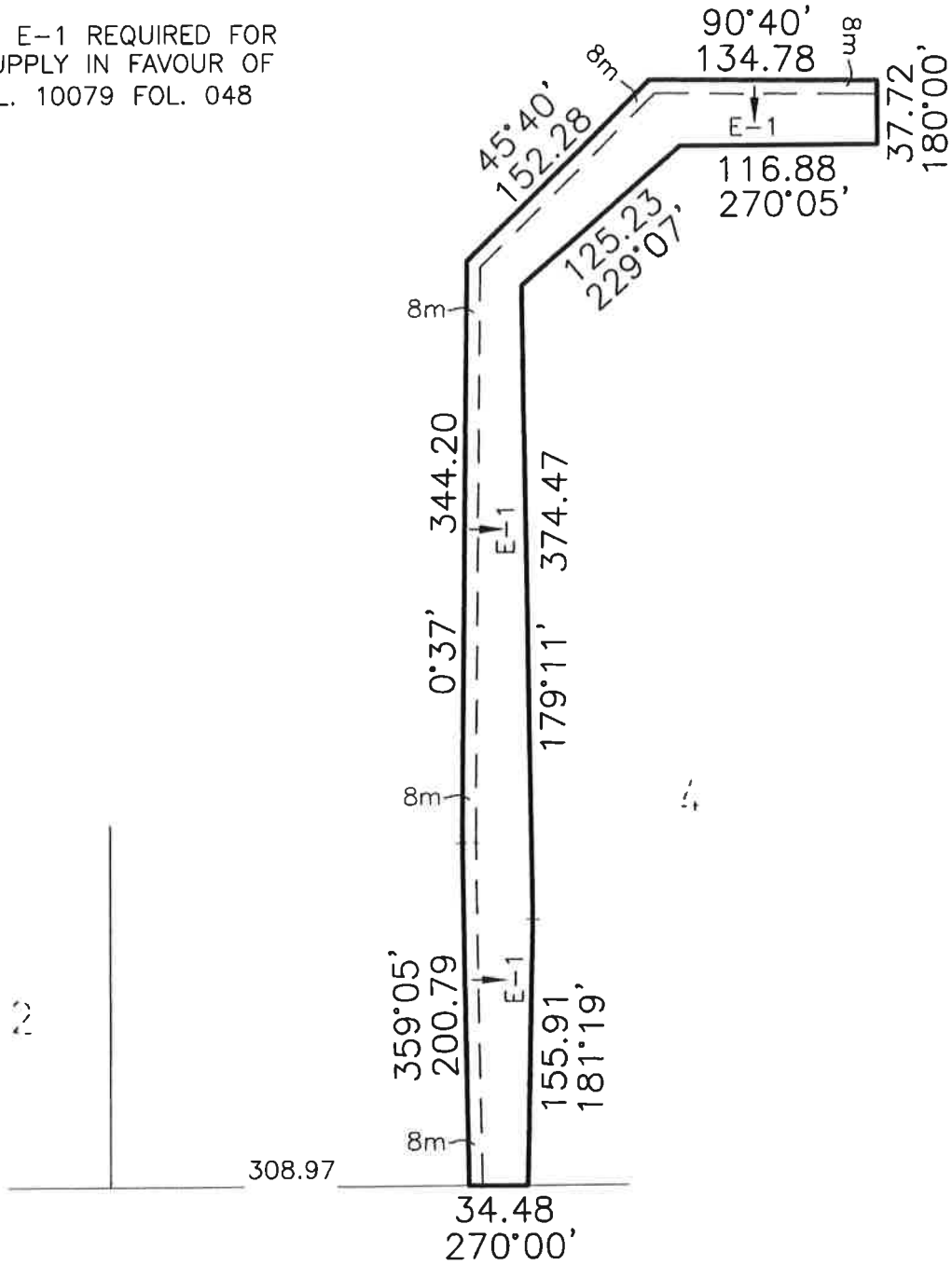


# PLAN FOR CREATION OF EASEMENT GOULBURN MURRAY RURAL WATER CORPORATION

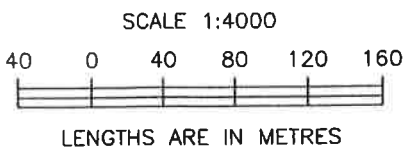
**EASEMENT E-1 REQUIRED FOR WATER SUPPLY**  
**LOT 1 TP 880900M**  
**CROWN ALLOTMENT 4 (PT)**  
**SECTION A**  
**PARISH OF BAULKAMAUGH**

**CORR NO. 2014/1216/2**  
**FIELDNOTE REF: 19043**  
**SURVEY NO. 6878**  
**C/T VOL 8790 FOL 512**

EASEMENT E-1 REQUIRED FOR  
 WATER SUPPLY IN FAVOUR OF  
 C/T VOL. 10079 FOL. 048



**(BETTS GOVT ROAD) ROAD**



# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

715239

## APPLICANT'S NAME & ADDRESS

**MCPHERSON TRADING PTY LTD T/A CASSIDYS MORRISON  
AND TEARE C/- INFOTRACK C/- LANDATA  
MELBOURNE**

## VENDOR

**GODDEN, DARRELL JOHN**

## PURCHASER

N/A, N/A

## REFERENCE

1240

This certificate is issued for:

LOT 1 PLAN PS308219 ALSO KNOWN AS 1321 WALSHS BRIDGE ROAD NUMURKAH  
MOIRA SHIRE

The land is covered by the:

MOIRA PLANNING SCHEME

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

The land:

- is included in a FARMING ZONE - SCHEDULE 1
- is within a SPECIFIC CONTROLS OVERLAY (SCO1)
- and a LAND SUBJECT TO INUNDATION OVERLAY
- and a RURAL FLOODWAY OVERLAY

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:  
(<http://vhd.heritage.vic.gov.au/>)

04 February 2021

**Hon. Richard Wynne MP**  
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.

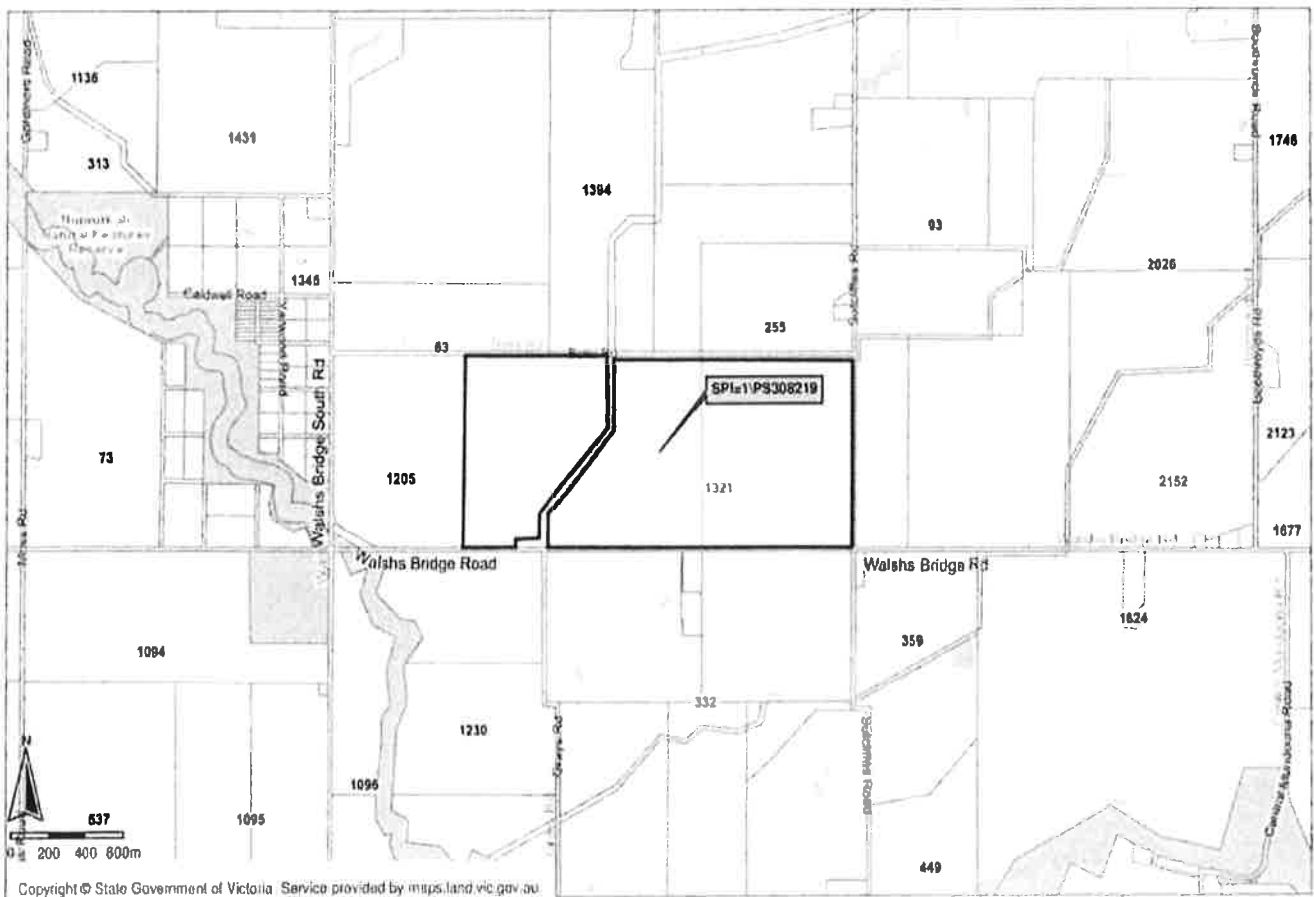
LANDATA@  
2 Lonsdale Street  
Melbourne VIC 3000  
Tel: (03) 9194 0606

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) 9194 0606 or email [landata.enquiries@delwp.vic.gov.au](mailto:landata.enquiries@delwp.vic.gov.au).

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



### 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.





From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 04 February 2021 09:48 AM

## PROPERTY DETAILS

Address: **1321 WALSHS BRIDGE ROAD NUMURKAH 3636**  
 Lot and Plan Number: **Lot 1 PS308219**  
 Standard Parcel Identifier (SPI): **1\PS308219**  
 Local Government Area (Council): **MOIRA** [www.moira.vic.gov.au](http://www.moira.vic.gov.au)  
 Council Property Number: **126946**  
 Planning Scheme: **Moira** [planning-schemes.delwp.vic.gov.au/schemes/moira](http://planning-schemes.delwp.vic.gov.au/schemes/moira)  
 Directory Reference: **VicRoads 32 G3**

This property has 3 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
 Urban Water Corporation: **Goulburn Valley Water**  
 Melbourne Water: **outside drainage boundary**  
 Power Distributor: **POWERCOR**

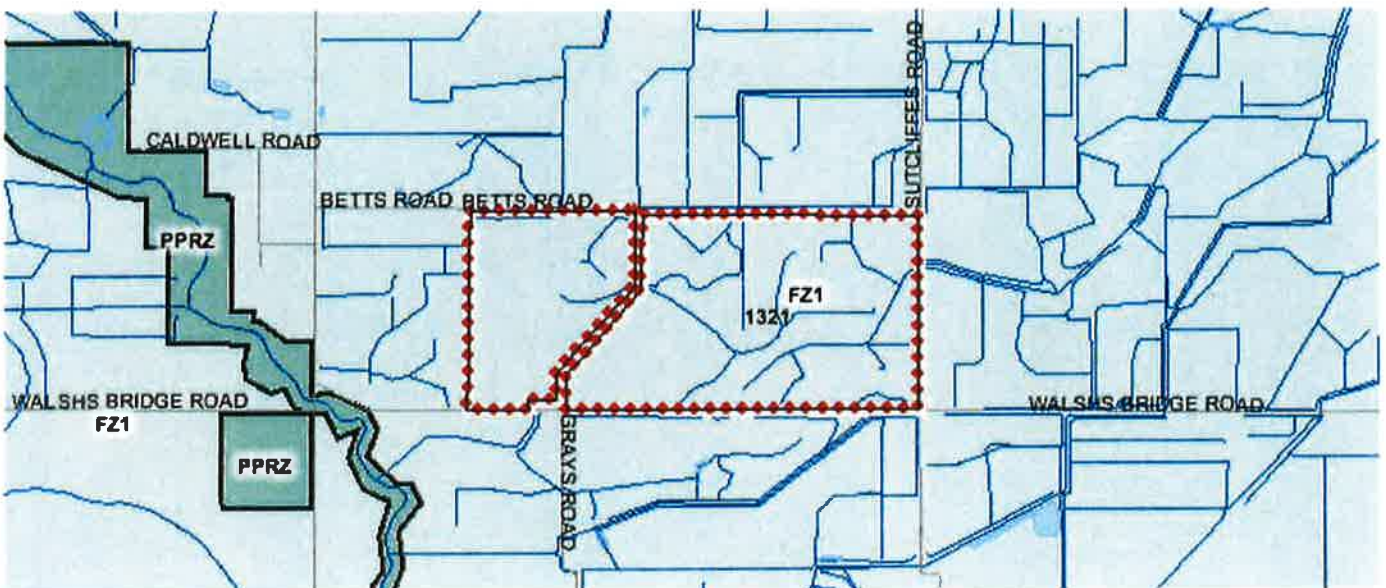
## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **SHEPPARTON**

## Planning Zones

FARMING ZONE (FZ)

FARMING ZONE - SCHEDULE 1 (FZ1)



Copyright © State Government of Victoria

FZ - Farming PPRZ - Public Park & Recreation

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

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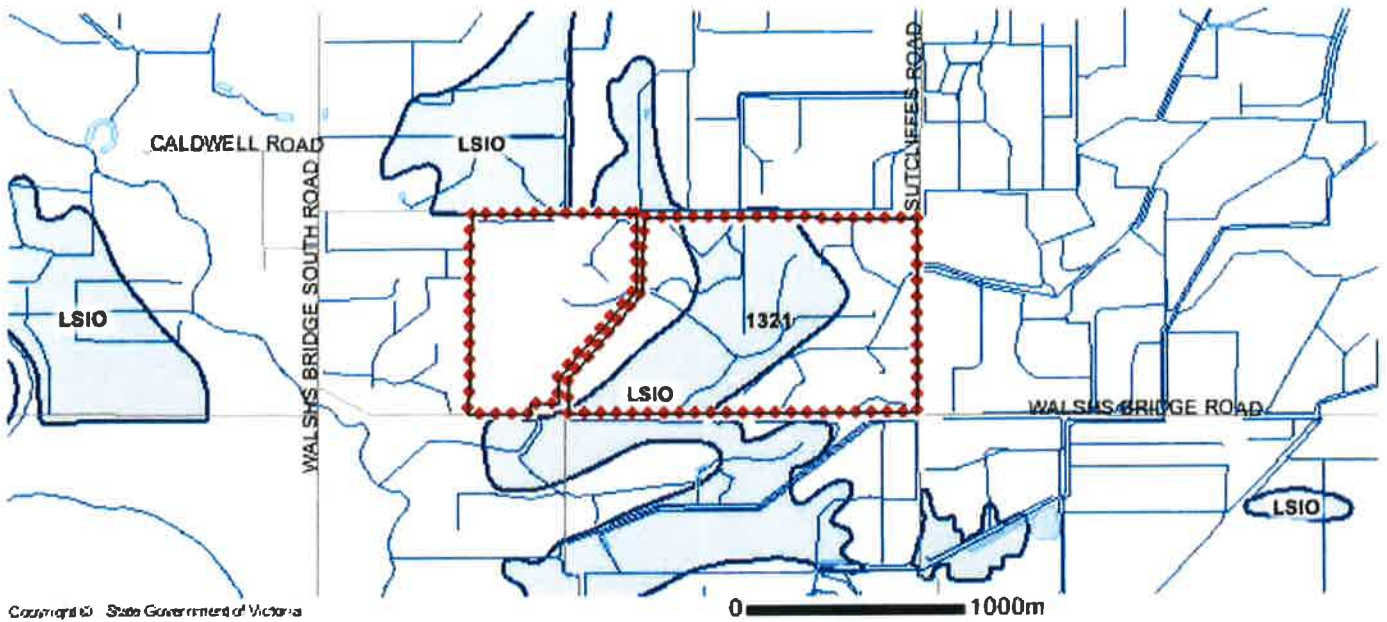
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

### LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

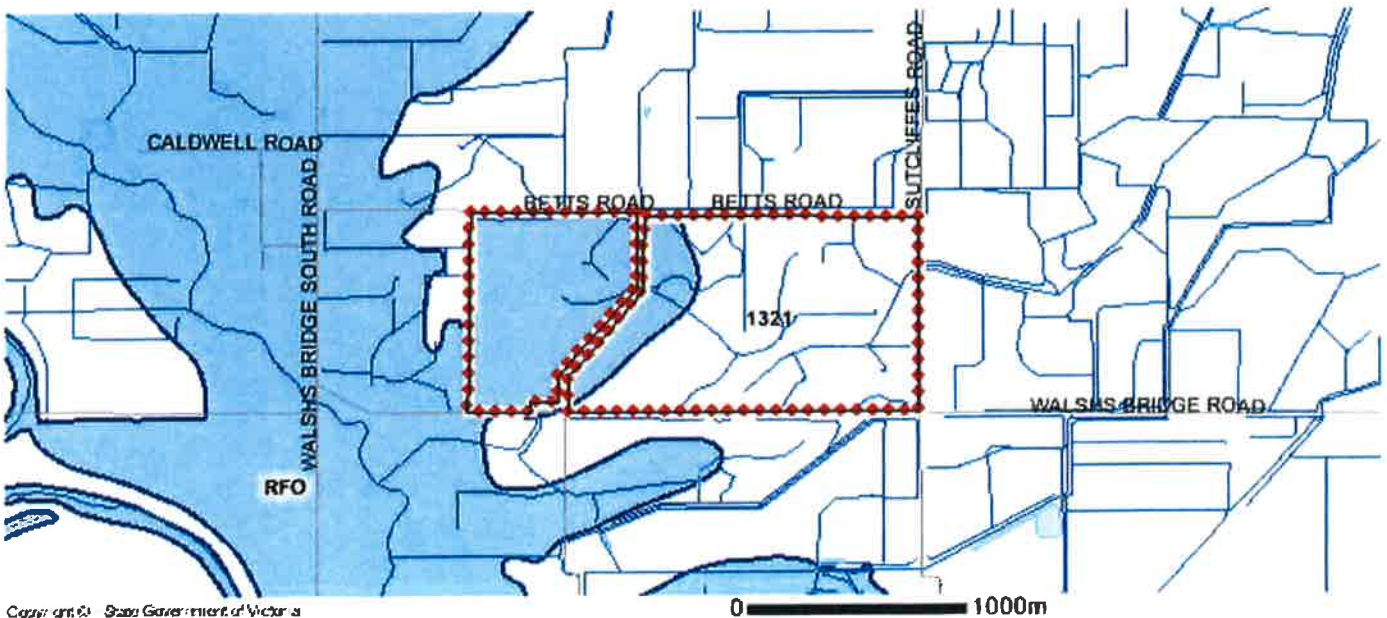


 LSIO - Land Subject to Inundation

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

### RURAL FLOODWAY OVERLAY (RFO)

### RURAL FLOODWAY OVERLAY SCHEDULE (RFO)



 RFO - Rural Flood

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

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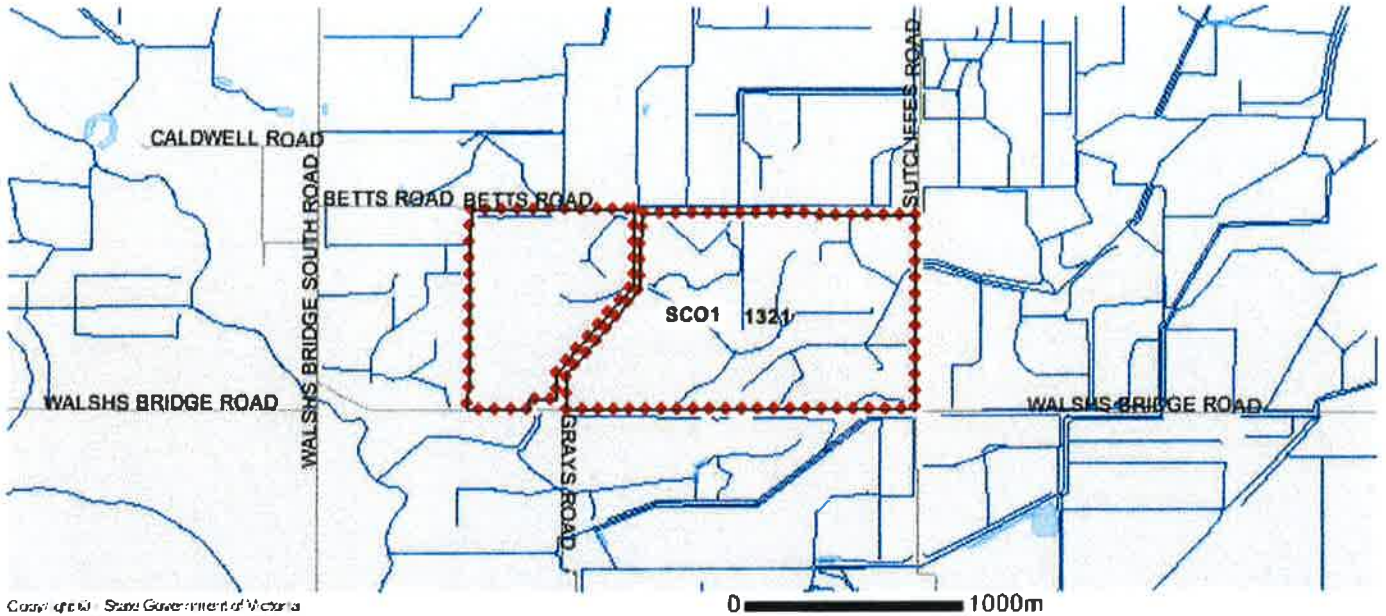
Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

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

## Planning Overlays

### SPECIFIC CONTROLS OVERLAY (SCO)

#### SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



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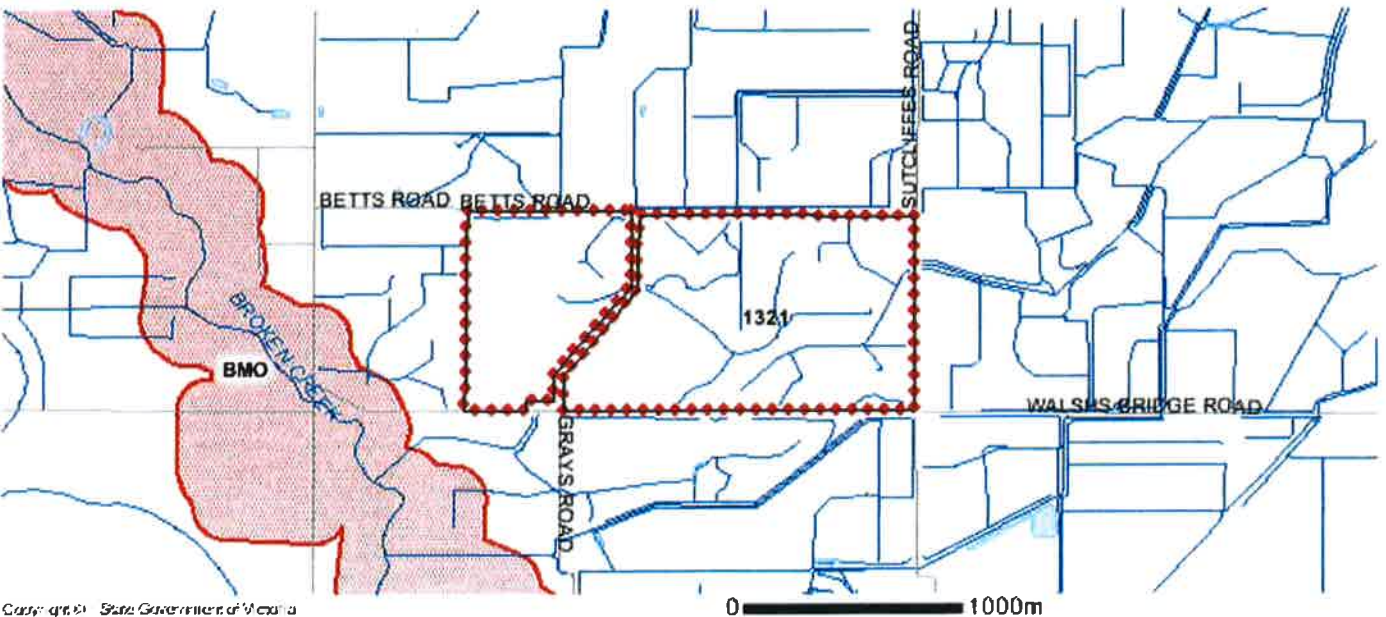
SCO - Specific Controls

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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BMO - Bushfire Management

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

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Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

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

## Further Planning Information

Planning scheme data last updated on 3 February 2021.

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

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

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

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

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

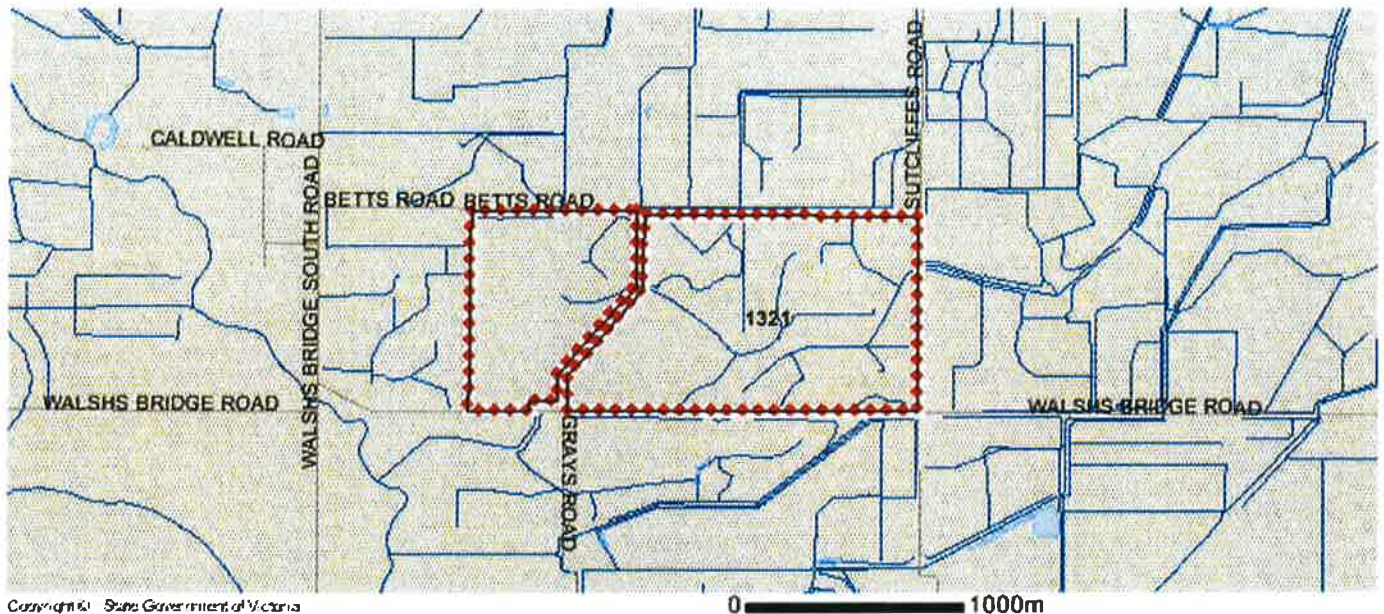
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1982 (Vic).

## Designated Bushfire Prone Area

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.



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 Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 04 February 2021 09:48 AM

**Address:** 1321 WALSHS BRIDGE ROAD NUMURKAH 3636

**Lot and Plan Number:** This property has 3 parcels. See table below.

**Standard Parcel Identifier (SPI):** See table below.

**Local Government (Council):** MOIRA Council Property Number: 126946

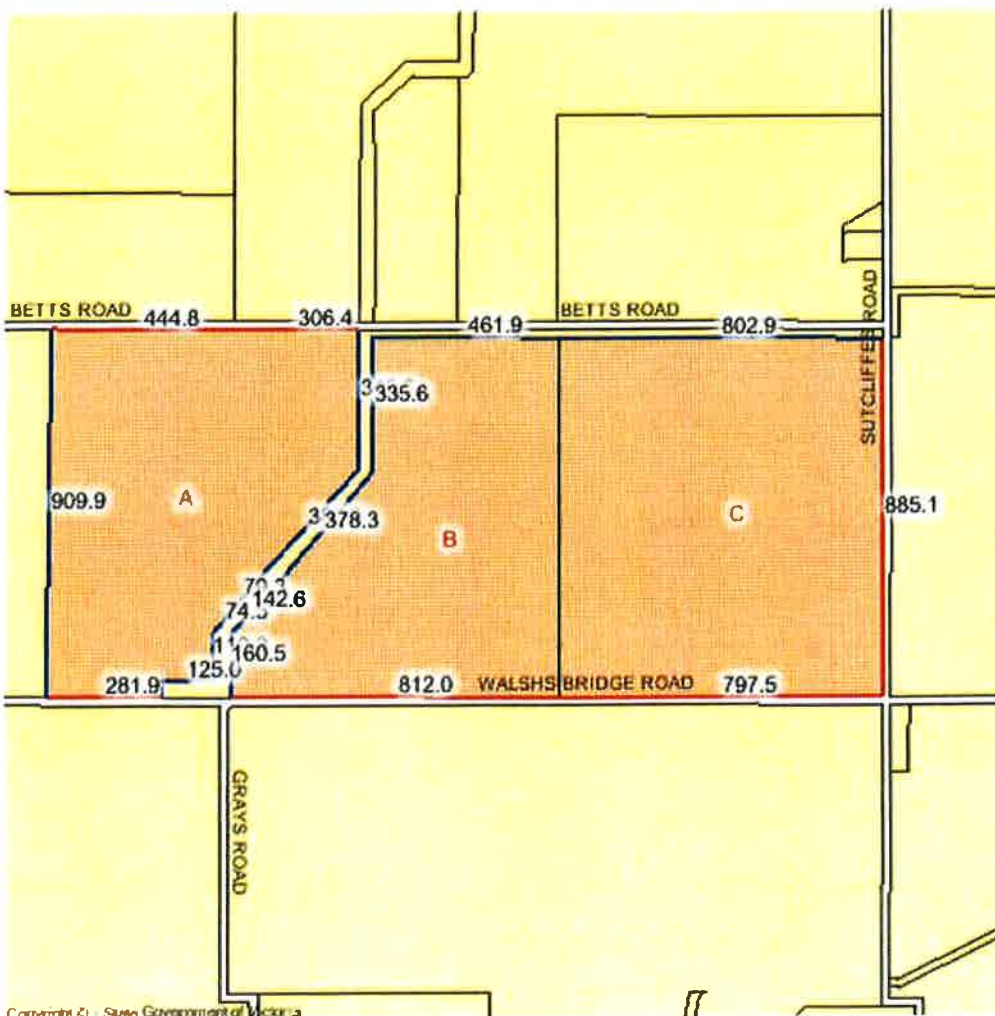
**Directory Reference:** VicRoads 32 G3

**This property is in a designated bushfire prone area.**  
**Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

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



**Area:** 1799895 sq. m  
(180.0 ha)

**Perimeter:** 7885 m

For this property:

— Site boundaries

— Road frontages

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

2 dimensions shorter than 41m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## Parcel Details

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 1 PS308219	1\PS308219
B	Lot 2 PS308219	2\PS308219
C	Lot 1 TP845976	1\TP845976

## State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: SHEPPARTON

## Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: Goulburn Valley Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR ([Information about choosing an electricity retailer](#))

## Planning Zone Summary

Planning Zone: **FARMING ZONE (FZ)**  
FARMING ZONE - SCHEDULE 1 (FZ1)

Planning Overlays: **LAND SUBJECT TO INUNDATION OVERLAY (LSIO)**  
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)  
**RURAL FLOODWAY OVERLAY (RFO)**  
RURAL FLOODWAY OVERLAY SCHEDULE (RFO)  
**SPECIFIC CONTROLS OVERLAY (SCO)**  
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 3 February 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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](#)

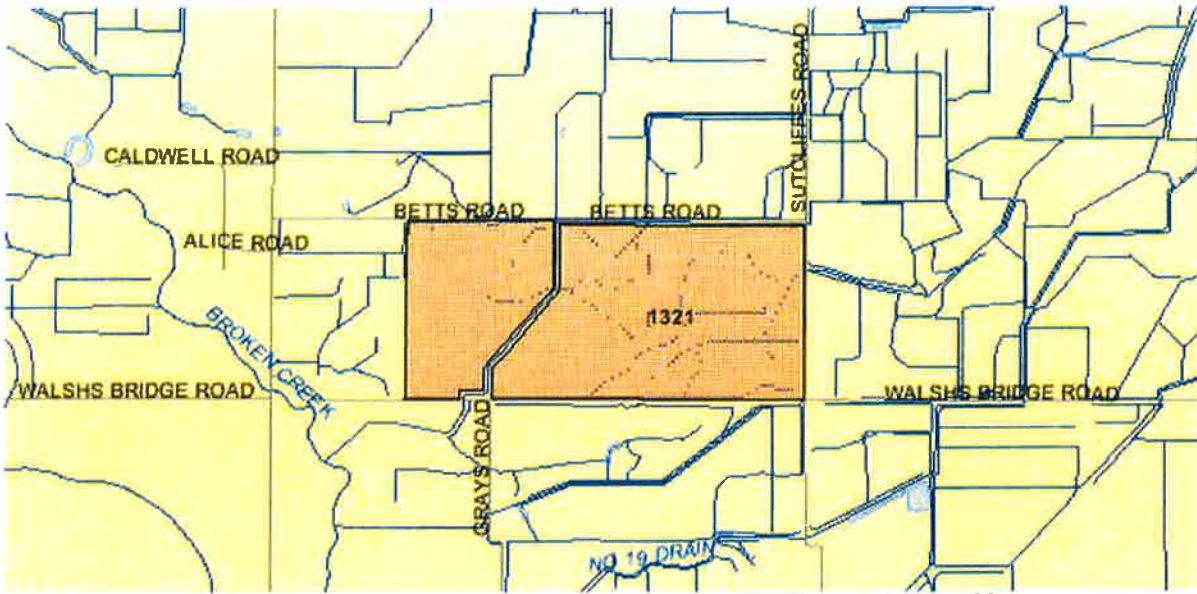
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

Area Map



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0 1000m

+++++ Railway    +--+--+ Tram    ——— River, stream    Lake, waterbody



**Response to Request of Information  
Regulation 51(1) – Building Regulations 2018**



**Certificate No:** 6/2021  
**Date of Issue:** 4 February 2021

Victorian Land Registry Services Pty Ltd as Trustee for Victorian Land  
Registry Services Trust (VLRS)  
Level 12, 2 Lonsdale Street  
MELBOURNE VIC 3000

**Email:** reception.landata@victorianlrs.com.au

**Agent Reference:** REQ 45112540-028-0  
**Property Details:** 126946  
**Location:** 1321 Walshs Bridge Road NUMURKAH 3636  
Lot: 1 PS: 308219

**PARTICULARS**

---

**Details of any Building Permits issued in the preceding 10 years**

**Building Permit Details**

Building Permit (Council Ref No)	Aproval Date	Works Description	Class of Building
--	-----------------	-------------------	----------------------

---

**Occupancy/Certificate of Final Inspection Details**

Council Ref No.	Completion Type (Occupancy Permit or Certificate of Final Inspection)	Issue Date
--------------------	--	------------

---

Details of any current statement issued under Regulation 64(1) or exemption granted under Regulation 231(2):

Details of any Notice or Order issued by the relevant building surveyor under the Building Act 1993:

A handwritten signature in black ink, appearing to be "JLH".

**Authorised Officer**



**Response to Request of Information  
Regulation 51(1) – Building Regulations 2018**



**Certificate No:** 8/2021  
**Date of Issue:** 4 February 2021

Victorian Land Registry Services Pty Ltd as Trustee for Victorian Land  
Registry Services Trust (VLRS)  
Level 12, 2 Lonsdale Street  
MELBOURNE VIC 3000

**Email:** reception.landata@victorianlrs.com.au

**Agent Reference:** REQ 45112540-028-0  
**Property Details:** 126946  
**Location:** 1321 Walshs Bridge Road NUMURKAH 3636  
Lot: 2 PS: 308219

**PARTICULARS**

---

**Details of any Building Permits issued in the preceding 10 years**

**Building Permit Details**

Building Permit (Council Ref No)	Aproval Date	Works Description	Class of Building
--	-----------------	-------------------	----------------------

Nil

---

**Occupancy/Certificate of Final Inspection Details**

Council Ref No.	Completion Type (Occupancy Permit or Certificate of Final Inspection)	Issue Date
--------------------	--	------------

Nil

---

Details of any current statement issued under Regulation 64(1) or exemption granted under Regulation 231(2):

Details of any Notice or Order issued by the relevant building surveyor under the Building Act 1993:

A handwritten signature in black ink, appearing to be "JH".

Authorised Officer



**Response to Request of Information  
Regulation 51(1) – Building Regulations 2018**



**Certificate No:** 7/2021  
**Date of Issue:** 4 February 2021

Victorian Land Registry Services Pty Ltd as Trustee for Victorian Land  
Registry Services Trust (VLRS)  
Level 12, 2 Lonsdale Street  
MELBOURNE VIC 3000

**Email:** reception.landata@victorianlrs.com.au

**Agent Reference:** REQ 45112540-028-0  
**Property Details:** 126946  
**Location:** 1321 Walshs Bridge Road NUMURKAH 3636  
Lot: 1 TP: 845976

**PARTICULARS**

---

**Details of any Building Permits issued in the preceding 10 years**

**Building Permit Details**

Building Permit (Council Ref No)	Approval Date	Works Description	Class of Building
--	------------------	-------------------	----------------------

---

**Occupancy/Certificate of Final Inspection Details**

Council Ref No.	Completion Type (Occupancy Permit or Certificate of Final Inspection)	Issue Date
--------------------	--	------------

---

Details of any current statement issued under Regulation 64(1) or exemption granted under Regulation 231(2):

Details of any Notice or Order issued by the relevant building surveyor under the Building Act 1993:

A handwritten signature in black ink, appearing to be 'JH'.

**Authorised Officer**



# LAND INFORMATION CERTIFICATE

In Accordance with Section 229 of the Local Government Act 1989



**Certificate No:** 41  
**Date of Issue:** 05/02/2021  
**Applicant's Ref:** 45112540-027-3

## APPLICANT'S DETAILS

Victorian Land Registry Services Pt  
Registry Services Trust (VLRS)  
Level 12, 2 Lonsdale Street  
MELBOURNE VIC 3000

## PROPERTY DETAILS

**Assessment Number:** 126946  
**Address:** 1321 Walshs Bridge Road NUMURKAH VIC 3636  
**Area (Ha):** 179.9400  
**Parcel Area (Ha):** 55.4700 53.5300 70.9400  
**Description:** Lot: 1 PS: 308219, Lot: 2 PS: 308219, Lot: 1 TP: 845976

## PROPERTY VALUATION

<b>Base Date</b>	01/01/2020	Instalment 1 Due	30 September 2020
<b>Effective Date of Valuation</b>	01/07/2020	Instalment 2 Due	30 November 2020
<b>Site Value</b>	\$580,000.00	Instalment 3 Due	28 February 2021
<b>Capital Improved Value</b>	\$860,000.00	Instalment 4 Due	31 May 2021
<b>Net Annual Value</b>	\$43,000.00	Payment in Full	15 February 2021

## Statement of Rates and Charges for Financial Year 1 July 2020 to 30 June 2021

### RATES AND CHARGES

Brought forward as at 30/06/2020	\$0.00
Farm Building	\$2,949.80
Municipal Charge	\$355.20
Environmental Levy	\$120.00
General Waste (\$241.50 per bin)	\$241.50
Recycling Service (\$122.50 per bin)	\$122.50
FSPL Primary Production Fixed Charge	\$230.00
FSPL Primary Production Levy	\$163.40
Current Financial Year Legal Costs	\$0.00
Interest	\$0.00
Other debts on the land	\$0.00
Pension Rebate	-\$291.00
Payments made	-\$1,945.40
<b>Balance due</b>	<b>\$1,946.00</b>

Council offers their rate payers a direct debit option. If this option is in place, the details will show below.

**Arrangement Description** **Direct Debit next due**

**BPAY Biller Code:** 79848 **BPAY Reference:** 126946

*If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement.*

**Land Information Certificate No: 41**  
**Assessment No: 126946**



This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the *Local Government Act 1958*, the *Local Government Act 1989*, *Fire Services Property Levy Act 2012* or under a local law of by-law of the Moira Shire Council and specified flood level if any by the Moira Shire Council.

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

**Please Note**

- Verbal confirmation or variations will only be given for a period of 90 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 90 days.
- Amounts shown as paid on this Certificate may be subject to clearance by a Bank.
- Overdue amounts accrue interest on a daily basis.

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 **Moira Shire Council**, together with any Notices pursuant to the *Local Government Act 1989*, Local Laws or any other legislation.

**Authorised by**

A handwritten signature in black ink, appearing to read "Nicole Maddox".

**Nicole Maddox**  
**Team Leader Revenue**





## Information Statement

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

**Applicant:**  
Cassidys Morrison & Teare  
C/- Landata  
DX 250639  
MELBOURNE

**Applicant Reference:** 45112540-039-6

Account No:	Owner:	Description	Amount Payable:	Payment Ref:
377899	Darrell J Godden & Gail F Godden	Irrigation	\$2,476.00	559996061

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

The following payment methods are available:



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



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

### Water Services Charges 2020/2021:

Charge Description	Issue Date:	Charge Amount:	Balance Outstanding:
Account No:377899			
Annual Rates and Charges 2020/2021			
Balance as at 30/06/2020			\$0.00
<b>Fixed Land Related Charges</b>			
Infrastructure Access Fee - 2.43 ML/day Delivery Share @ \$2,469.36/ML/Day	22/07/2020	\$6,000.50	\$2,066.12
Service Fee - @ \$119.00 each	22/07/2020	\$119.00	\$29.74
Irrigation Service Point - 1.00 Remote Operate @ \$1,068.00 each	22/07/2020	\$1,068.00	\$267.00
<b>Fixed Water Related Charges</b>			
Entitlement Storage Fee - 202.50 ML Murray High Reliability @ \$11.18/ML	22/07/2020	\$2,263.95	\$0.00
Entitlement Storage Fee - 110.40 ML Murray Low Reliability @ \$4.10/ML	22/07/2020	\$452.60	\$113.14



**Delivery Share(s):**

Account No:	Delivery Share ID	Service Point Desc:	Volume:	Rate/ML/Day:	Delivery System:
377899	DSE009637	MV.6676	2.430000	2.430	Murray Valley Irrigation Area

**Delivery Share associated with this property**

A delivery share is an **entitlement to access** the available volume of water to a property in an irrigation district via a channel or piped network.

**Delivery share charges**

The delivery share volume associated with the property is used to calculate (using the ML/day rate listed below) the annual infrastructure access fee charged - this is a fixed charge. The delivery share rate remains with a property regardless of whether the property has any water entitlement linked to it, and/or you use water.

Upon the sale of a property, the delivery share automatically transfers to the new owner once GMW receives the notice of disposition from the conveyancer or solicitor after settlement.

A termination fee will apply to any future application(s) to reduce the current total delivery share rate (ML/day). To avoid a termination fee applied, when the demand is available, expressions of interest to trade delivery shares can be made through <https://www.watermatch.com.au>

The water use entity and delivery share relating to this property covers multiple individual land titles. If any of the land titles are to be sold individually, the water use entity and delivery share must be cancelled and new water use entity and delivery shares issued. You can request a pre-filled application to Restructure Water Services from GMW's website or by contacting us on (03) 5826 3500.

**Entitlements(s):**

Account No:	Entitlement ID:	Volume:	Source Trading Zone:	Use Trading Zone:	Delivery System:	Reliability:
377899	WEE016314	110.4	6 VIC Murray - Dart to Barmah	6 VIC Murray - Dart to Barmah	Murray Valley Irrigation Area	Low
377899	WEE072641	102.5	6 VIC Murray - Dart to Barmah	6 VIC Murray - Dart to Barmah	Murray Valley Irrigation Area	High

**Water Share(s) currently associated with this property**

The water share(s) listed within this information statement are currently associated with this property. Please note the water share(s) may be in different ownership to the water use licence/ registration. Additional information about the water share(s) can be obtained by requesting a copy of the record(s) held in the Victorian Water Register at [www.waterregister.vic.gov.au](http://www.waterregister.vic.gov.au).

The transfer of a water share is subject to approval by GMW and recording by the Victorian Water Registrar upon receipt of the relevant application requirements.

**Water Use Entities(s):**

Account No:	Water Use ID:	Water Use Type:	Holding Limit:	Annual Use Limit:	Purpose:
377899	WUL007653	Use licence	761.00	380.50	Irrigation

**Water use licence/registration**

The above water use licence/ registration relating to the land described in this information statement authorises the use of water on the land specified in this information statement.

The water use entity relating to this property covers multiple individual land titles. If any of the land titles are to be sold individually, the water use licence must be cancelled and new licence/s issued. For information on the requirements please contact GMW on (03) 5826 3500.



**Drainage:**

Account No:	Drainage ID:	Surface Drainage Rating %:	Drainage Area:	Subsurface Drainage Rating /Service Level:	Community Surface Drain:
377899	DRE010553	8	179.30	0	0.00

**Drainage Services associated with this land**

The property may be drained directly to the Corporation's drain by the construction of community, private or road table drains.

The property may be affected by surface and/or sub-surface drainage proposals identified within the Shepparton irrigation region land and water salinity management plan. Copies of which may be viewed at offices of the catchment management authority, GMW at Tatura or Kerang and Department of Primary Industries. Enquiries regarding surface drainage should be directed to 5832 9933 and enquiries regarding sub surface drainage should be directed to 5826 3571.

**Land Description of the Nominated Property**

Account No:	Vol:	Folio:	Lot:	Plan:	Crown Allotment/ Crown Portion:	Section/ Block	Parish	Area:
377899	9505	481	1	TP845976A				72.640000
377899	10079	048	1	PS308219E				55.240000
377899	10079	049	2	PS308219E				52.620000

This property is located in an area that is subject to irrigation modernisation under the Goulburn Murray Water Connections Project which may impact on this property. Impacts may include the removal of irrigation and/or domestic and stock outlets and other assets and structures, the termination of delivery shares and WUL/WUR, the creation and surrender of easements, and the consolidation of Corporation and/or alienated Crown Land. Due to Goulburn-Murray Water Privacy obligations, prospective Purchasers will have the responsibility of obtaining, from the Owner, the details of any on-going Irrigation Modernisation negotiations. Prospective purchasers may determine if the Owner has entered negotiations with Goulburn Murray Water which may result in an Agreement that could provide for the decommissioning of associated irrigation infrastructure by visiting the Goulburn Murray Water website <http://www.connectionsproject.com.au>.

**Additional Information:**

Account No.377899 - Construction and USE of Private Works Licence - There is a Private Works Licence attached to the property - Licence No: NMVW145. the Licensee must give notice of this Licence to any prospective purchaser of the Licensees land and ensure that this Licence is assigned to any successor in Title of the land provided GMWs consent is first obtained. For further information how to the Licenc can be assigned, please contact GMWs Tatura Office on 1800 013 357.

Demi Broadhurst

2010/768/12

PW0003-16



0812594

# GOULBURN-MURRAY RURAL WATER CORPORATION

## CONSTRUCTION AND USE OF PRIVATE WORKS LICENCE

Licence No. NMVW145

Property No. 377899

**Goulburn-Murray Rural Water Corporation** of 40 Casey Street, Tatura 3616 ("GMW"), in accordance with Sections 122ZB, 132 and 148 of the *Water Act 1989* ("the Act"), and in consideration of the payments payable by the person described in item 1 of schedule 1 ("the licensee") and the conditions in schedule 2 hereby consents to the licensee, for the benefit of the land described in item 2 of schedule 1 ("the licensee's land"),

- A. constructing and using the works previously approved by GMW ("the private works") described in item 3 of schedule 1
- a. on that part of GMW's easement described in item 4.1 of schedule 1; or
  - b. above or below or within 1 metre laterally of GMW's works described in item 4.2 of schedule 1; or
  - c. on land which is owned or controlled by GMW (whether or not in a recreational area) and described in item 4.3 of schedule 1, and,
- B. entering upon GMW's easement or works or land ("the licensed area") and constructing and using the private works for the purposes described in item 5 of schedule 1 in accordance with the general conditions and special conditions (if any) set out in schedule 2.

The licence shall commence on the date described in item 6 of schedule 1 and end on the date specified in item 7 of schedule 1.

The terms and conditions of this licence shall, in accordance with s.148 (5) of the Act bind the successors in title of the licensee and run with the licensee's land in accordance with condition 8 of schedule 2.

**Signed by the Licensees**

**Darrell Godden**

**Gail Godden**

**Signed for and on behalf of GMW by an authorised officer**

## SCHEDULE 1

- Item 1:**                   **Licensee**  
Darrell & Gail Godden  
**Residential Address**  
Po Box 265  
NUMURKAH VIC 3636
- Item 2:**                   **The licensee's land**  
Lot No. 1 & 2 on Plan of Subdivision 308129E and Lot No. 1 Title Plan  
No. 845976A.  
**Certificate of Title: Volume 9505 Folio 481**  
**Volume 10079 Folio 048**  
**Volume 10079 Folio 049**
- Item 3:**                   **The private works**  
To construct and install **syphon under Murray Valley Drain No. 18**  
as detailed in Appendix A Approved Drawings (Dwg No. 2231-139)
- Item 4:**                   **The licensed area**
- 4.1    GMW's easement**  
Easement No.  
Not Applicable
- 4.2    GMW's works**  
That part of GMW's Murray Valley Drain No. 18 comprising the private  
works.
- 4.3    GMW's land**  
That part of Lot 1 & 2 PS308129E & Lot 1 TP845976A comprising the  
private works.
- Item 5:**                   **Use of private works**  
For the purpose of Irrigation situated on the licensee's land known as  
Lot 1 & 2 PS308129E & Lot 1 TP845976A.
- Item 6:**                   **Date of commencement of this licence**  
The 8th day of September 2016
- Item 7:**                   **Date of end of this licence**  
The 8th day of September 2017
- Item 8:**                   **Security deposit**  
Not Applicable
- Item 9:**                   **Supervision payment**  
Not Applicable
- Item 10:**                **Construction Insurance**  
Before commencing to construct the private works the licensee must  
obtain (or the Contractor on behalf of the licensee) an insurance policy  
approved by GMW to cover all public risk whilst the works are in  
progress. The licensee or the contractor shall lodge evidence to the  
satisfaction of GMW of having obtained such insurance the total  
amount of which shall not be less than \$20,000,000.
- Item 11:**                **Private Work's completion date**  
The 30<sup>th</sup> day of June 2031

## SCHEDULE 2

### CONDITIONS

1. The licensee shall pay to GMW a licence issue fee of \$82.00 (GST Exempt) upon execution of this licence.
2. The licensee shall construct the private works set out in Item 3 schedule 1 to the satisfaction of GMW on or before the date set out in item 11 of the schedule.
3. The licensee must observe and comply with all statutes, by-laws, regulations, ordinances, notices and permits relating to the licensee's use of the licensed area and any works carried out upon the licensed area.
4. The licensee shall, prior to the issue of this licence;
  - a. lodge with GMW the sum set out in item 8 of the schedule as a security deposit for the due construction and completion of the private works;
  - b. pay to GMW the sum set out in item 9 of the schedule for supervision by GMW of the construction of the private works; and
  - c. comply with item 10 of schedule 1 in relation to construction insurance.
5. Upon completion of the private works to the satisfaction of GMW, GMW shall refund the security deposit to the licensee.
6.
  - a. If the private works have not been constructed to the satisfaction of GMW by the private works completion date or if this licence is terminated by GMW in accordance with condition 11(a) (i) GMW may complete the construction of the private works or, if in the opinion of GMW, the cost of demolishing the partly constructed private works would be less, it may demolish same and in either case apply the security deposit in payment of the cost of so doing.
  - b. If the cost of completing or demolishing the private works exceeds the amount of the security deposit, the difference shall be a debt due by the licensee to GMW and payable within 14 days of written notice being given by GMW requesting same.
  - c. Until the debt referred to in condition 6 b. is paid to GMW it shall be a charge on the licensee's land and shall carry interest, calculated on a daily basis from the date that the debt is due and payable, at the rate set by GMW in accordance with s.281 of the Act.
7. The licensee shall:
  - a. maintain and keep the private works in good and substantial repair at all times;
  - b. shall give written notice to and obtain written approval from GMW before effecting any repairs to the private works;
  - c. carry out any alterations or repairs to the private works required to be done by written notice given to him by GMW; and
  - d. only use the private works and licensed area for the sole purpose outlined in Schedule 1, Item 5.
8. The licensee must give notice of this licence to any prospective purchaser of the licensee's land and ensure that this licence is assigned to any successor in title of the licensee's land provided GMW's consent to such assignment is first obtained.
9. The licensee shall not do or permit to be done on the licensed area anything which may pollute or contaminate the environment including land, water and air.

10. GMW shall not be liable for any damage suffered by the licensee which is caused directly or indirectly by the state or condition of the licensed area whether that state or condition is known or becomes known to GMW.
11. This licence may be terminated by -
  - a. GMW -
    - i. without notice on the breach or non-observance by the licensee of any licence conditions; or
    - ii. upon one months notice in writing to the licensee where the licensed area is required by it for the purposes of maintaining or remodelling GMW's works, constructing new works or the implementation of environmental policies; or
  - b. the licensee at any time by giving one months notice in writing to GMW.
12. If the licensee continues in occupation of the licensed area after the date of end of this licence with the consent of GMW this licence shall continue from month to month on the same terms and conditions. Either party may at any time, end the licence by giving 30 days written notice to the other.
13. Upon the termination of this licence, the licensee shall, if requested by written notice given to the licensee by GMW, remove the private works and restore and leave the licensed area clean and tidy to the satisfaction of GMW.
14. Nothing herein contained shall derogate from the right of GMW to do any act, matter or thing which is not inconsistent with the rights hereby granted to the licensee.
15. If the licensee fails to comply with the provisions of condition 7 a. or remove the private works after being requested in accordance with condition 13 ("the contravention") GMW may give notice to the licensee in accordance with s.151 of the Act to remedy, within the time stipulated in the notice, the contravention.

If the licensee fails to carry out the requirements of the notice within the time stipulated, GMW may take such action as is authorised by s.151, which action includes carrying out any works or other activities to remedy the contravention and recovering the reasonable costs of so doing from the licensee.
16. The licensee uses the licensed area at the sole risk of the licensee (including repairing or reinstating the private works if they are damaged or destroyed) and indemnifies and keeps indemnified GMW from and against all actions, demands, costs and expenses of whatever kind arising out of or in relation to this licence, except that the indemnity given will be reduced proportionately to the extent that those actions, demands, costs and expenses arise out of any negligent act or omission of GMW or its employees or agents.
17. The licensee must effect on or before the date of commencement of this licence a public liability insurance policy for the licensee's land extended to cover the licensed area which must be for an amount not less than twenty million dollars (\$20,000,000) in respect of any single accident or event (or such other amount as GMW may reasonably notify the licensee in writing). The Policy must be extended to include GMW as an interested party. The licensee must lodge evidence to the satisfaction of GMW of the insurance policy being in place.
18. Not less than 1 year and not more than 2 years before the end of this licence the licensee may make application to GMW for renewal of this licence. GMW may in its absolute discretion offer a new licence to the licensee on terms and conditions it thinks fit.
19. If any provision of this licence does not comply with any law, then the provision must be read down so as to give it as much effect as possible. If it is not possible to give the provision any effect at all, then it must be treated as severed from the rest of this licence.

20. In addition to effecting service pursuant to any statute, a party may serve a notice by -
- a. being delivered to the other party;
  - b. pre-paid post to the other party; or
  - c. facsimile transmission to the other party.
21. Notice pursuant to condition 20 is taken to be effected -
- a. when delivered - upon delivery;
  - b. when sent by post - 2 days after posting the notice; or
  - c. by facsimile - on production of a transmission report by the machine from which the facsimile was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient provided that if the facsimile is sent after 4.30 pm or on a day that is not a business day then service is taken to be effected at 9 am on the next following business day.
22. In this licence unless the context otherwise indicates -
- a. the singular includes the plural and vice versa;
  - b. a word denoting any gender includes all genders;
  - c. a reference to a person includes a reference to a firm, corporation or other corporate body;
  - d. if a licensee consists of more than one person, this licence binds them jointly and each of them severally; and
  - e. a reference to a statute shall include any statutes amending, consolidating or replacing same and shall also include any regulations or by-laws made under such statutes as those regulations or by-laws are enforced from time to time.
23. **Special Conditions**  
This Licence is subject to the following Special Conditions (if any). The Special Conditions override any inconsistent provisions in this Agreement
- 23.1 Condition 7 d of the Licence shall be deleted in its entirety.
- 23.2 The fees set out in this licence shall be waived by GMW.
- 23.3 Condition No. 4 a) and b) in Schedule 2 shall be deleted in its entirety.
- 23.4 Condition No. 5 in Schedule 2 shall be deleted in its entirety.
- 23.5 Condition No. 6 in Schedule 2 shall be amended to read
- a. If the private works have not been constructed to the satisfaction of GMW by the private works completion date or if this licence is terminated by GMW in accordance with condition 11(a) (i) GMW may complete the construction of the private works, or if in the opinion of GMW, the cost of demolishing the partly constructed private works would be less, it may demolish same.
  - b. The cost of completing or demolishing the private works shall be a debt due by the licensee to GMW and payable within 14 days of written notice being given by GMW requesting same.
  - c. Until the debt referred to in condition 6 b. is paid to GMW it shall be a charge on the licensee's land and shall carry interest, calculated on a daily basis from the date that the debt is due and payable, at the rate set by GMW in accordance with s.281 of the Act.
- 23.6 The licensee must notify GMW's Area Services Coordinator (the Supervisor) Clinton Burkitt and seek approval for the contractor intended to be engaged for the construction of the works. Approval will not be unreasonably withheld

If the contractor is competent and experienced in the construction of the works.

- 23.7 The Licensee must give at least two clear working days notice to the Supervisor of his construction intentions.
- 23.8 The works shall be carried out under the supervision of the Supervisor so that they do not affect the security or operational requirements of the GMW Murray Valley Drain No. 18.
- 23.9 All work undertaken on site shall be carried out between the hours of 7.30am to 4.30pm Monday to Friday, excepting Public Holidays. The works, once commenced, shall be carried out at a steady (continuous) rate, except if interrupted by inclement weather conditions.
- 23.10 A deadline of the 8<sup>th</sup> day of September 2017 has been set for completing the works.
- 23.11 The Licensee must contact Maintenance East two days prior to any works commencing.

Appendix A

**INSTALLATION NOTES**

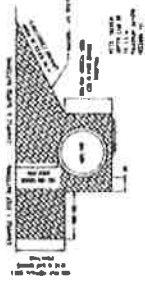
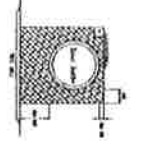
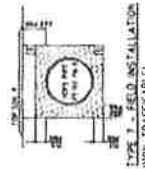
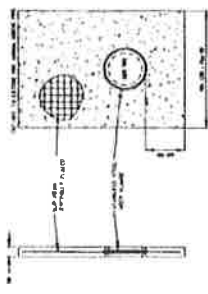
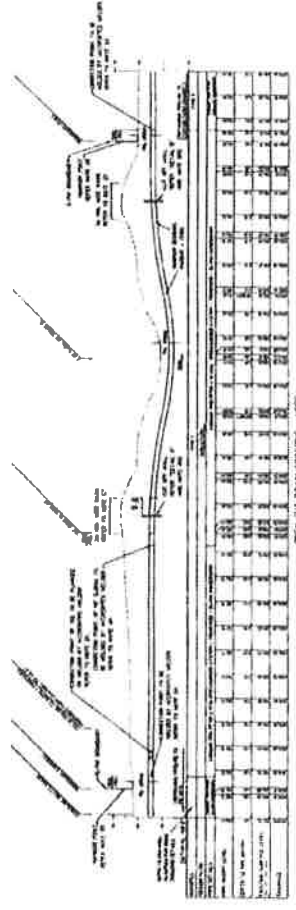
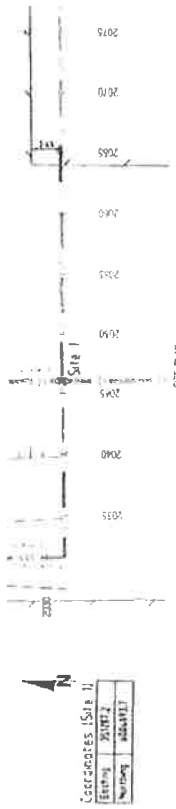
1. This system is designed for use in areas where the water table is above the frost line.
2. The system is designed for use in areas where the water table is above the frost line.
3. The system is designed for use in areas where the water table is above the frost line.
4. The system is designed for use in areas where the water table is above the frost line.
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9. The system is designed for use in areas where the water table is above the frost line.
10. The system is designed for use in areas where the water table is above the frost line.

**GENERAL NOTES**

1. The system is designed for use in areas where the water table is above the frost line.
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9. The system is designed for use in areas where the water table is above the frost line.
10. The system is designed for use in areas where the water table is above the frost line.



GOULBURN RUNNAY WATER  
APPROVED FOR CONSTRUCTION  
DATE: 6/9/16  
NAME: SCOTT GRIMMAN  
SIGNATURE: [Signature]



THIS SYSTEM IS DESIGNED FOR USE IN AREAS WHERE THE WATER TABLE IS ABOVE THE FROST LINE. THE SYSTEM IS DESIGNED FOR USE IN AREAS WHERE THE WATER TABLE IS ABOVE THE FROST LINE. THE SYSTEM IS DESIGNED FOR USE IN AREAS WHERE THE WATER TABLE IS ABOVE THE FROST LINE.



**WARNING**  
BECAUSE OF UNDERGROUND SERVICES  
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE  
ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE  
NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN

ONLEYS  
15 TELEFORD DRIVE, SHEPPARTON VIC 3088  
P.O. Box 2107 SHEPPARTON VIC 3088  
P: (03) 8421 7171  
E: info@onleys.com.au  
W: www.onleys.com.au

NO.	REVISION	DATE

NO.	REVISION	DATE

CONNECTIONS ON BEHALF OF E.I. & J. GORDON  
CONNECTION TO BALDORNE CHANNEL RIV. IN/VE  
P. 10/11/16  
E. 10/11/16  
C. 10/11/16

BUSINESS CASE NO 273-139  
DUNFARM WOODS  
PIPELINE - GWM DRAIN CROSSING

DATE: 10/11/16  
DRAWN: [Name]  
CHECKED: [Name]  
SCALE: 1" = 10'





## Vary/Transfer a Private Works Licence

For use Only on GMW's Land or Asset

### What is this application form for?

This application should be used when a customer requests approval to transfer or vary a Private Works Licence on land or assets owned or managed by Goulburn-Murray Water (GMW).

Following are examples of when you might need to vary or transfer the licence

- Change in ownership (sale of property)
- Change in name/s (Company Directors/shareholding)
- Cancellation of Licence

### Application Check List

Complete the checklist. Incorrect information may result in your application being refused.  
Your application will be returned if it is ineligible or incomplete.

Read the accompanying explanatory notes and refer to the current fee schedule (which can be obtained by calling 1800 013 357 or downloaded from [www.g-mwater.com.au](http://www.g-mwater.com.au)) before you fill out the form.

Complete the form in full ensuring all relevant information is provided.

The Application has been completed, signed by ALL persons listed on the land title/s adjoining the structure and is attached.

Attach a copy of the fully signed and executed Private Works Licence document

Attach Full Colour photos of the structure to be transferred or varied, if applicable

Attach a Full Colour Locality Map/Site Plan of where the structure is located. Include the plan Title or Plan details.

Have you read and completed Item 6 and Item 9 - Declaration of applicant and transferee?

Send the form, any required documentation and the application fee to: Goulburn-Murray Water, PO Box 165, TATURA, VIC 3616.

Goulburn-Murray Water accepts payment by cheque or credit card.

**PLEASE NOTE: THIS APPLICATION ONLY RELATES TO GMW LAND AND ASSETS.  
DO NOT USE THIS FORM WHEN MAKING APPLICATIONS FOR WATER USE AND ENTITLEMENTS**

## 1. DETAILS OF THE WORKS

**Type of Works:** Syphon                      Subway                      Occupation Crossing                      Meter Outlet  
(Gravity/pumped) Direct Suction                      Retaining Wall                      Pump shed  
Vegetation removal                      Onfarm automation interface  
**Other:** .....

**If you are making application to vary or transfer more than one type of works please complete separate applications**

Description of current licence document to be transferred or varied

**Private Works Licence Number:** \_\_\_\_\_ **Property No** \_\_\_\_\_

**A copy of the original Private Works Licence document must be included with this application**

## 2. TRANSFER OF OWNERSHIP REQUIREMENTS

In most circumstances GMW will approve the existing licence to be transferred to a new owner providing the structure is safe and sound and complies with GMW standards and specifications. Both parties will be required to complete & sign this form before GMW can assess the application.

If GMW find the works require upgrade or improvement GMW will issue a works notice to the Licensee.

**Ensure you complete Item 9 "Declaration of Applicant/s"**

## 3. IRRIGATION/STORAGE AREA WHERE THE LICENCE APPLIES (please tick one where applicable)

### Irrigation Area:

Murray Valley

Central Goulburn

Shepparton

Rochester

Loddon (Pyramid Hill, Boort)

Torrumbarry (Torrumbarry Nyah, Tresco, Woorinen)

### Storage:

Lake Eildon

Lake Eppalock

Goulburn Weir

Lake Hume

Lake Boga

Dartmouth

Lake Nillahcootie

Lake William Hovell

Lake Buffalo

Laanecoorie

Tullaroop

Cairn Curran

Lake Mulwala  
(Yarrowonga)

Greens Lake

**4. DETAILS OF APPLICATION (please tick one)**

**Cancel the Private Works Licence – Note: You may be required to remove the structure and make good the land**

**Transfer the Private Works Licence**

**Vary the Private Works Licence**

**5. CURRENT LICENSEE'S DETAILS**

**Please list full names of all existing Licensee's (initials are not acceptable)**

Licensee No 1: (Individual or company name)

Licensee No 2: (Individual or company name)

Additional Licensee's:

Postal Address:

Postcode: ..... Telephone number: ( )

Mobile number: ..... Email:

Signature of Licensee No. 1 .....

Date: .....

Signature of Licensee No. 2 .....

Date: .....

**6. DETAILS OF TRANSFEREE OR VARIATION REQUIRED**

**Please list full name/s of all transferees (initials are not acceptable)**

Upon signing the licence or any variation to the licence, the approved licensee must provide to GMW a Certificate of Currency for Public Liability for not less than \$20million. Please tick the box to confirm you can comply with these requirements.

I understand and acknowledge I will provide (upon approval of transfer or variation) GMW with a Certificate of Currency for Public Liability not less than \$20million and noting GMW as an Interested party as Licensor.

Transferee No 1: (Individual or company name).....

Transferee No 2: (Individual or company name).....

Additional transferees: .....

Postal Address:

Postcode: ..... Telephone number: ( ) .....

Mobile number: ..... Email: .....

Signature of transferee No. 1 .....

Date: .....

Printed name: .....

Signature of transferee No. 2 .....

Date: .....

Printed name: .....

Additional transferees:

Signature(s).....

Date: .....

Printed name: .....

Date: .....

If the name of the transferee is a Company name please provide the following details:

ACN No: .....

Position (eg director): .....

Please refer to the application notes for information about who should sign this application.

**7. DESCRIPTION OF THE LICENSED LAND:**

Property address: .....

Vol	Fol	Lot No.	Plan No.	Crown Allotments	Section	Parish

Only the rightful owner of this land may make application to transfer or vary this Private Works Licence.

**8. ABORIGINAL CULTURAL HERITAGE**

Please refer to the explanatory notes prior to completing this section.

Please tick the box if you agree with the statement below.

I/ we have/are aware of, and have fulfilled my/our obligations under the Aboriginal Cultural Heritage Act 2006 and Aboriginal Heritage Regulations 2007, in relation to the construction or alteration of any works associated with this application.

**8. DECLARATION OF APPLICANT/S**

I/we confirm that the information supplied in this application is complete and correct to the best of my knowledge. I am aware that it is an offence to supply false or misleading information.

I/we acknowledge that Goulburn-Murray Water may release information contained in this application, at the discretion of GMW to relevant parties and organisations in accordance with relevant legislation. I approve Goulburn-Murray Water to have discussions with relevant third parties such as local government agencies or other relevant authorities as necessary.

I/we confirm the following items have been checked and are compliant with GMW's requirements

The existing structure is in a safe and sound condition and is compliant with the Licence conditions  
I confirm I have a current Insurance Policy in place noting Goulburn-Murray Water as an Interested Party as Licensor.

**Signature of applicant 1** ..... **Date:** .....  
Printed name: .....

**Signature of applicant 2** ..... **Date:** .....  
Printed name: .....

**Additional applicants:**

**Signature(s)**..... **Date:** .....  
Printed name: ..... **Date:**.....

**Protecting your privacy**

Goulburn-Murray Water (GMW) protects your privacy by collecting and handling your personal information in accordance with the requirements of the *Privacy & Data Protection Act 2014*. Your personal information is collected on this form and will be used for the purpose of administering this application and updating our records. Information collected is usually disclosed to staff involved in processing your application, contractors, connection staff and other relevant GMW staff. Failure to provide the information sought may result in processing delays or non acceptance of your application. It may also limit our ability to be able to provide various programs or services. You may gain access to and correct your personal information. For further information please refer to our Privacy Policy at [www.g-mwater.com.au](http://www.g-mwater.com.au) or call 1800 013 357 to obtain a copy of this policy.

## Assistance with completing the application form

This application/transfer form is required when the Licensee wishes to transfer or vary the existing Private Works Licence - ie. Change in ownership or Cancellation.

### How do I get more information or assistance with completing this form?

Read the information included below, and if you need further assistance contact the Leasing & Licensing Unit between 8.00am and 4.45pm Monday to Friday

Telephone: (03) 5826 3606

Facsimile: (03) 5826 3501

Email: [privateworks@gmwater.com.au](mailto:privateworks@gmwater.com.au)

### Question 1 – Transfer or Vary requirements

In most circumstances GMW will approve the existing licence to be transferred to a new owner providing the structure/works is safe and sound and complies with GMW standards and specifications. Both parties will be required to complete & sign this form before GMW can assess the application.

If GMW find the works require upgrade or improvement GMW will issue a works notice to the Licensee.

### Question 2 - Insurance Requirements

**Contractors:** Prior to commencement of any works the licensee must provide to GMW a copy of the Contractor's Certificate of Currency for an amount of not less than \$20 million Public Liability.

**Landowner:** Upon signing the licence or any variation to the licence, the approved licensee must provide to GMW a Certificate of Currency for Public Liability for not less than \$20million.

**Special Conditions:** In all cases the Certificate must "Note: Goulburn-Murray Water as an interested party as Licensor"

### Question 3 – When will my application be approved?

There are a number of steps to this process and in order for GMW to assess the risk and impacts on GMW's assets and services you should allow a minimum of 4 weeks from receipt of completed application/transfer and application fees. Applications will not be processed if all relevant details are not completed in this form. This will in turn impact on the approval process.

It is important to note, that GMW may refer your application to several agencies for approval. This will depend on the nature and location of the transfer.

### Question 4 – Applicant/s details

All rightful landowners attached to the Certificate of Title must complete the application to transfer. Further all rightful transferees must sign the application form.

If the applicant is a company, evidence must be provided that the person/s has authority to act on behalf of the company.

### Question 5 – Description of land on which the approved structure is located

The current ownership or proof of occupation of land must be verified. To ensure this information is accurate GMW requires a current copy of the title/s for all land. Written consent from the landowner or occupier is also required. A Registered Title Search Statement for each separate title must be provided. Rates notices will **NOT** be accepted. A signed Notice of Acquisition/Disposition is sufficient proof of sale to a new Owner.

### Question 6 - How can I obtain a copy of my land title/s?

You can obtain a registered search statement (see attached example of the correct search) by:

- Accessing the Land Titles office via the internet at [www.land.vic.gov.au](http://www.land.vic.gov.au) or phone (03) 8636 2456
- Requesting that GMW complete the searches on your behalf. (fees apply)
- Contacting your solicitor or legal advisor to conduct the search on your behalf (fees may apply)

### Question 7 - How can I obtain a copy of my Company Search?

You can obtain a company search statement by:

- Accessing the internet service at [www.asic.gov.au](http://www.asic.gov.au) or phone (03) 5177 3988
- Requesting that GMW complete the searches on your behalf. (fees apply)
- Contacting your solicitor or legal advisor to conduct the search on your behalf (fees may apply).

### Question 8 - Aboriginal Cultural Heritage Requirements

If new works will be installed as part of this application you must ensure that you comply with any obligations under the Aboriginal Heritage Act 2006. Please refer to the explanatory notes for further information before answering this question.

### Question 9- Declaration of Applicant/s

All applicants must sign the application/transfer. If any person executes the document on behalf of another person or party, they must provide evidence of their authorisation. This can be in the form of a Power of Attorney or other legal document.

If the applicant is a company, evidence must be provided that the person/s signing the application has authority to sign on behalf of the Company. This must be in the form of a current copy of an ASIC Company Search listing all directors and/or office bearers which is not more than three months old.

## General information and explanatory notes

### Why do I need to Transfer the existing Private Works Licence?

If you wish to utilise a private structure on Goulburn-Murray Water Asset or Land (including land in which an Easement is in place in favour of GMW), you must first obtain an Executed Construction & Use of Private Works Licence from Goulburn-Murray Water. This process ensures that the integrity of GMW's assets and systems is not compromised and that the time of the proposed works, will not interfere with GMW's operations. When purchasing land where Private Works are already constructed, you will be required to take ownership of the works to enable ongoing use. This process is formalised by transferring the Licence from the previous Licensee to the Purchaser.

### How long is a licence valid?

A Construction & Use of Private Works Licence is generally issued for a term of 15 years, and in the case of new applications with a completion date set 3 months after the Licence Start date. The Licence is deemed as ongoing unless cancelled by GMW.

### Can I transfer the licence?

The Construction & Use of Private Works Licence may be transferred by completing this form, signed by the current Vendor and Purchaser and forwarding to GMW for processing. Please note: The licence does not automatically transfer upon change of ownership.

### What does a Private Works Licence authorise?

A Private Works Licence authorises you to use works located on GMW's land or assets. You become responsible for and own the works.

***This licence does not allow you to take or use water. For any dealings with water entitlements contact Water Administration on (03) 5826 3500.***

### What does the application fee cover?

Application fees cover the full cost of undertaking a licence assessment in accordance with GMW's obligations under the *Water Act 1989 and Recreational By-Laws*. This includes administering the application including approval of plans and undertaking a full site inspection. The Supervisor of the works will review the proposed works site and advise whether there is any potential for interference with GMW's assets or land, other water users or the environment.

If your licence is approved it will be recorded in GMW's Asset database for the purpose of identifying all structures/works on GMW's land or assets.

### Are there ongoing costs associated with having a Licence?

No.

### Additional Application Requirements:

#### 1. Aboriginal Cultural Heritage

In Victoria, Aboriginal cultural heritage is protected and managed under the Aboriginal Heritage Act 2006 (the Act) and the Aboriginal Heritage Regulations 2007 (the Regulations). Goulburn-Murray Water (GMW) has an obligation to ensure applicants are made aware of their obligations under this legislation

Under the provisions of the Act a waterway, or land within 200m of a waterway, may be considered an area of cultural heritage sensitivity.

To determine if the site of your proposed works may be in an area of cultural heritage sensitivity you can access an interactive map at: [www.dpcd.vic.gov.au/indigenous/heritage-tools/areas-of-cultural-sensitivity](http://www.dpcd.vic.gov.au/indigenous/heritage-tools/areas-of-cultural-sensitivity)

If works are proposed to be constructed or altered as part of a licence application, applicants need to be aware of their obligations under the Act and its Regulations.

Applicants should also be aware that if your proposal to install (or alter) works meets the criteria for a high impact activity under Regulation 43 of the Act you may be subject to further obligations.

High impact activities include, among other things,

- the installation of any works affecting an area exceeding 25 square metres.
- the works are a linear project that is the construction of a pipeline (of any diameter) with a length exceeding 500 metres; or
- the works are a linear project with a length exceeding 100 metres (with a pipe diameter not exceeding 150 millimeters).

If the construction or alteration of works is considered a high impact activity and occurs in all or part of an area of cultural heritage sensitivity you may be required to prepare a Cultural Heritage Management Plan (CHMP).

You can check whether a Cultural Heritage Management Plan is required by accessing the "Aboriginal Heritage Planning Tool" developed by Aboriginal Affairs Victoria. The interactive online tool will guide you through a series of questions to help

you determine your obligations. The website also has information to assist you with contacting the relevant Registered Aboriginal Party or Cultural Heritage Advisor if you require further assistance. You should access the tool available at <http://www.dpcd.vic.gov.au/indigenous/heritage-tools> and print a receipt of your results for inclusion in your application. If you do not have access to the internet please contact the Licensing Unit for further assistance.

## **2. Statutory Planning**

The relevant municipal council must be contacted to determine whether or not a planning permit is required.

## **3. Native Vegetation**

- 3.1 The Department of Environment & Primary Industries (DEPI) and the relevant municipal council must be contacted to determine if a permit for the removal of native vegetation and a planning permit are required.
- 3.2 The Department of Environment & Primary Industries (Fisheries) council must be contacted to determine if a permit for the removal of standing dead timber or snags and other fish habitat is required.
- 3.3 Any disturbance to native vegetation or ground surface levels at the pump site caused through excavation and installation of works must be restored to the satisfaction of the DSE land manager.
- 3.4 Any works in, on or over a designated waterway will require approval of the relevant Catchment Management Authority.

## **4 Electricity Supply**

- 4.1 Electrical supply (buried or overhead cabling) and electric switch-boards will not normally be permitted on land owned or controlled by Goulburn-Murray Water.

## **5 General**

- 5.1 Prior to commencement of approved works on any land controlled by Goulburn-Murray Water, the licensee or new licence applicant must give the Supervisor of the works ten days written notice.
- 5.2 All works must be constructed in accordance with the approved plans
- 5.3 All works on land controlled by Goulburn-Murray Water must be maintained by the licensee to the satisfaction of Goulburn-Murray Water and not vary from the specifications approved for installation without the written consent of Goulburn-Murray Water and amendment to the Private Works Licence.
- 5.4 The licensee is responsible for any damage to land and/or structures controlled by Goulburn-Murray Water resulting from the installation, maintenance and/or operation works.
- 5.5 Water levels in Goulburn-Murray Water Storages are subject to regulated operations of the storage and will not be held at any specified level. It is the responsibility of the licensee to be aware of any fluctuations in water levels of the storage.
- 5.6 Fuel operated pumps are not permitted on land controlled by Goulburn-Murray Water.
- 5.7 Fuel operated pumps on private land must be bunded as specified by Goulburn-Murray Water.
- 5.8 Bulk fuel and lubricants must not be stored on Goulburn-Murray Water controlled land.
- 5.9 Any fuel and lubricant leaks that impact on Goulburn-Murray Water controlled land must be reported to Goulburn-Murray Water and attended to immediately along with any reclamation works necessary.
- 5.10 Intake pipes and/or works must not protrude above the natural surface level of GMW's asset, nor cause a public hazard and/or obstruction.
- 5.11 All existing licences must comply with the guidelines upon alteration or renewal of works and/or change of ownership.



# Credit Card Form

Application Payments



To pay your application fee by credit card, please complete this form and return with the application to;



Goulburn-Murray Water  
Po Box 165  
TATURA VIC 3616



reception@gmwater.com.au



(03) 5826 3334

## Credit Card Details

Mastercard

Visa

Card Number

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Expiry Date

		/		
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Amount \$

				.		
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Card Holders Name

Card Holders Signature

## Application Details

Property Address:


Application number:

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Property Owner:

--

Phone number:

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**This page will be destroyed by Goulburn-Murray Water once your credit card transaction has been processed.**

Note: Please put the correct payment fee amounts for the relevant application. Fees are available on the Goulburn-Murray Water website [www.gmwater.com.au](http://www.gmwater.com.au) or at your local Customer Service Centre.

### Protecting your privacy

Goulburn-Murray Water protects your privacy by collecting and handling your personal information in accordance with the requirements of the Privacy and Data Protection Act 2014 (Vic). Personal information collected on this form will be used for the purpose of processing your credit card payment and will be destroyed once your payment has been processed. It will be disclosed to relevant staff in regard to the purpose for which it was provided. Failure to provide accurate or complete information may result in processing delays. You are able to request access to your personal information by applying under the Freedom of Information Act 1982. For further information regarding Goulburn-Murray Water's privacy policy please refer to our website.

# COPY OF RECORD IN THE VICTORIAN WATER REGISTER

## WATER SHARE

### *Water Act 1989*

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

### Water Share Description

<b>Status</b>	Active
<b>Volume</b>	102.5 megalitres
<b>Water authority</b>	Goulburn-Murray Water
<b>Water system source</b>	Murray
<b>Water system type</b>	Regulated
<b>Reliability class</b>	High
<b>Trading zone source</b>	6 VIC Murray - Dart to Barmah
<b>Trading zone use</b>	6 VIC Murray - Dart to Barmah
<b>Delivery system</b>	Murray Valley Irrigation Area
<b>Tenure</b>	Ongoing
<b>Tradability</b>	Tradable
<b>Carryover allowed</b>	Yes

### Water Share Owner(s)

Joint owner 1 of 1

DARRELL JOHN GODDEN of PO BOX 265 NUMURKAH VIC 3636  
WDT547350 Lodged on : 30 Oct 2020 Recorded on : 30 Oct 2020

GAIL FRANCES GODDEN of PO BOX 265 NUMURKAH VIC 3636  
WDT547350 Lodged on : 30 Oct 2020 Recorded on : 30 Oct 2020

### Current Year Allocation

Carryover at 1 July:	0.000 ML
Seasonal allocation since 1 July:	102.500 ML
Total allocation to date:	102.500 ML
Possible future allocation to 30 June:	0.000 ML

## Spillable Account Details

Low risk of spill declaration:	Nov 10 2020
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	0.000 ML
Maximum volume subject to above entitlement storage fee:	0.000 ML

## Water Share Association

### Water use reference(s)

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUL007653	Active	Use licence	380.5

### Land description

Volume 10079 Folio 048  
Lot 1 of Plan PS308219E

Volume 10079 Folio 049  
Lot 2 of Plan PS308219E

Volume 9505 Folio 481  
Lot 1 of Plan TP845976A

## Recorded Interests

### Mortgage

<i>Priority</i>	<i>Reference</i>	<i>Recorded date</i>	<i>Mortgagee</i>
1	K294963	01 Jul 2007	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

### Limited term transfer

<i>Reference</i>	<i>Start date</i>	<i>End date</i>	<i>Trading zone use</i>	<i>Delivery system</i>	<i>Water-use licence</i>	<i>Water authority</i>
Nil						

## Notifications

<i>Reference</i>	<i>Recorded date</i>	<i>Notification details</i>
Nil		

## Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WDT547350	Division and Transfer	Recorded	30 Oct 2020	30 Oct 2020	30 Oct 2020

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END OF COPY OF RECORD

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# Property Clearance Certificate

## Taxation Administration Act 1997



INFOTRACK / MCPHERSON TRADING PTY LTD T/A  
CASSIDYS MORRISON AND TEARE

**Your Reference:** 1190482  
**Certificate No:** 42292637  
**Issue Date:** 08 FEB 2021  
**Enquiries:** MXM7

**Land Address:** 1321 WALSHS BRIDGE ROAD NUMURKAH VIC 3636

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18343024	1	308219	10079	48	\$0.00
	1	845976	10079	49	

**Vendor:** GAIL FRANCES GODDEN & DARRELL JOHN GODDEN

**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR DARRELL JOHN GODDEN	2021	\$580,000	\$0.00	\$0.00	\$0.00

**Comments:** Property is exempt: LTX Principal Place of Residence. Property is exempt: LTX primary production land.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	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

<b>CAPITAL IMP VALUE:</b>	<b>\$860,000</b>
<b>SITE VALUE:</b>	<b>\$580,000</b>
<b>AMOUNT PAYABLE:</b>	<b>\$0.00</b>

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 42292637

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## Power to issue Certificate

1. The Commissioner of State Revenue can 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. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. 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.

## General information

6. 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.
7. 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 = \$935.00

Taxable Value = \$580,000

Calculated as \$275 plus ( \$580,000 - \$250,000) multiplied by 0.200 cents.

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## Property Clearance Certificate - Payment Options

<b>BPAY</b>  Biller Code: 5249 Ref: 42292637
<b>Telephone &amp; Internet Banking - BPAY®</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account <a href="http://www.bpay.com.au">www.bpay.com.au</a>

<b>CARD</b>  Ref: 42292637
<b>Visa or Mastercard</b> Pay via our website or phone 13 21 61. A card payment fee applies.  <a href="http://sro.vic.gov.au/paylandtax">sro.vic.gov.au/paylandtax</a>

## Extract of EPA Priority Site Register

Page 1 of 2

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

### PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 1321 WALSHS BRIDGE ROAD  
SUBURB: NUMURKAH  
MUNICIPALITY: MOIRA  
MAP REFERENCES: Vicroads Eighth Edition, State Directory, Map 32 Reference G3  
DATE OF SEARCH: 26th February 2021

### PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

### IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

- EPA has requirements for active management of land and groundwater contamination; or
- where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means.

Where EPA has requirements for active management of land and/or groundwater, appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

[Extract of Priority Sites Register] # 45876457 - 45876457141041  
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## Extract of EPA Priority Site Register

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