

# Vendor Statement

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

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

The vendor may sign by electronic signature.

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

**Land**

9 Wearne Road, Maiden Gully 3551

**Vendor's name**

Anthony James Egan as Legal Personal Representative of George Hall Egan deceased

**Date**

29/5/25.

**Vendor's signature**



**Purchaser's name**

**Date**

/ /

**Purchaser's signature**

**Purchaser's name**

**Date**

/ /

**Purchaser's signature**

## 1 FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$4,500

### 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

To

Other particulars (including dates and times of payments):

Not Applicable

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 530.2
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

## 2 INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

## 3 LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

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 vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

### 3.2. Road Access

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

☐

### 3.3. Designated Bushfire Prone Area

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

☒

### 3.4. Planning Scheme

Attached is a certificate with the required specified information.

## 4 NOTICES

### 4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

### 4.2. Agricultural Chemicals

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

Not Applicable.

### 4.3. Compulsory Acquisition

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

Not Applicable.

## 5 BUILDING PERMITS

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

Not Applicable.

## 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 checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---	--	--	--	--

## 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)*

--

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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

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

VOLUME 07346 FOLIO 080

Security no : 124124484072E

Produced 15/05/2025 12:41 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 64 Section L Parish of Sandhurst.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ANTHONY JAMES EGAN of 512 HARRIS ROAD MARONG VIC 3515 Legal Personal  
Representative(s) of GEORGE HALL EGAN deceased  
AK037422H 21/11/2012

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP760051D 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)

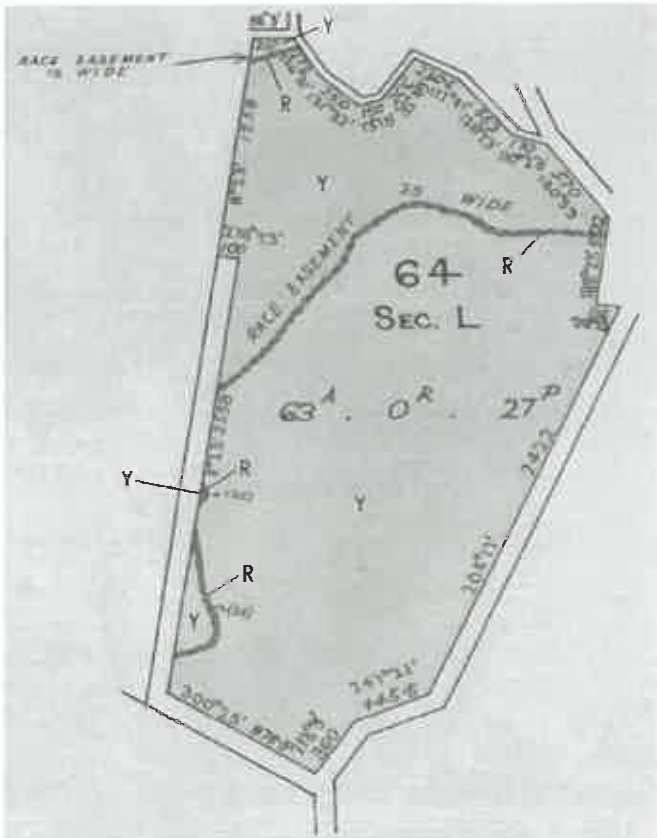
Street Address: 9 WEARNE ROAD MAIDEN GULLY VIC 3551

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack (LEAP) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information

<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 760051D</b>
<b>Location of Land</b> Parish: SANDHURST Township: Section: L Crown Allotment: 64 Crown Portion:  <b>Last Plan Reference</b> Derived From: VOL 7346 FOL 080 Depth Limitation: 50 FEET		<b>Notations</b> SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 7346 FOL 080 AND NOTED ON SHEET 2 OF THIS PLAN  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 FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED 05/12/2002 VERIFIED BC	
		<b>COLOUR CODE</b> Y=YELLOW R=RED	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	



<p><b>TITLE PLAN</b></p> <p style="font-size: 1.2em; font-weight: bold; text-align: center;">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p>	<p><b>TP 760051D</b></p>	
<p style="text-align: right; font-size: 0.8em;">THE TOTAL AREA OF LAND in the said plan containing</p> <p><b>sixty-three acres and twenty-seven perches more or less being Allotment sixty-four of Section 1 in the</b></p> <p style="text-align: center;"><b>Parish of Sandhurst County of Bendigo</b></p> <hr/> <p>is situated with the measurements and shewals thereof in the map drawn in the margin of these presents and therein colored yellow. And notwithstanding that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs or water upon or within the boundaries of the said land for any and all purposes as though he held the land without limitation as to depth. Excepting nevertheless unto the heirs and successors of gold and silver and minerals as defined in the Mines Act 1928 in upon or under or within the boundaries of the land hereby granted. And reserving to the said heirs and successors full liberty and authority for the heirs and successors and the said their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine thereon for gold silver and minerals as aforesaid and to remove therefrom any such gold silver and minerals and to search for and work deposits of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drains erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines means holes and deposits containing such gold silver and minerals in upon or under the land hereby granted. And also reserving to the said heirs and successors—</p> <p>(a) all proceedings as defined in the Mines (Definition) Act 1928 in or below the surface of the said land and</p> <p>(b) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and</p> <p>(c) the right of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.</p> <p>And further reserving and excepting unto the said heirs and successors and the said their officers agents and servants the full and free right and liberty to from time to time enter upon the land hereby granted and upon the land approximately shown by red color in the said map to dig make construct repair cleanse and use or through or over the said land colored red a made water-channel or conduit for the purpose of leading or conveying water required for domestic or stock or irrigation purposes or all or any of them on or in connection with any other land adjacent to the land hereby granted to or towards such other land.</p> <hr/> <p>PROVIDING ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 103 of the Land Act 1928.</p> <p>And PROVIDING also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1928 or any corresponding previous enactment to enter thereon and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would be the same being he entitled to mine for gold and silver in and upon Crown lands.</p> <p style="text-align: right; font-size: 0.8em;">PROVIDING FURTHER and that grant is upon this express condition that neither the grantee nor any one claiming from through or under him shall claim or be entitled to any compensation in respect of damages to be done to the land hereby granted or to any part thereof or to any improvements thereon by mining therein or thereon within the meaning of the Mines Act 1928 or of any Act for the time being in force relating to mining or by the cutting or removing of any live or dead timber thereon or therefrom for mining purposes within the meaning of the said Act or for any purpose authorized by the said Act.</p>		
<p>LENGTHS ARE IN LINKS</p>	<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201169 x Links</p>	<p>Sheet 2 of 2 sheets</p>

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 08 May 2025 09:44 AM

## PROPERTY DETAILS

Crown Description: **Allot. 64 Sec. L PARISH OF SANDHURST**  
Address: **9 WEARNE ROAD MAIDEN GULLY 3551**  
Standard Parcel Identifier (SPI): **64-L\PP3473**  
Local Government Area (Council): **GREATER BENDIGO**  
Council Property Number: **201718**  
Directory Reference: **Vicroads 606 J6**

[www.bendigo.vic.gov.au](http://www.bendigo.vic.gov.au)

## SITE DIMENSIONS

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



**Area:** 256943 sq. m (25.69 ha)

**Perimeter:** 2254 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.

5 overlapping dimension labels are not being displayed

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

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

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
Urban Water Corporation: **Coliban Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **BENDIGO WEST**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this parcel can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>



Area Map



Selected Parcel



Water area

0 850 m

Water course

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 08 May 2025 09:45 AM

## PROPERTY DETAILS

Crown Description: **Allot. 64 Sec. L PARISH OF SANDHURST**  
Address: **9 WEARNE ROAD MAIDEN GULLY 3551**  
Standard Parcel Identifier (SPI): **64-L\PP3473**  
Local Government Area (Council): **GREATER BENDIGO**  
Council Property Number: **201718**  
Planning Scheme: **Greater Bendigo**  
Directory Reference: **Vicroads 606 J6**

[www.bendigo.vic.gov.au](http://www.bendigo.vic.gov.au)

[Planning Scheme - Greater Bendigo](#)

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
Urban Water Corporation: **Coliban Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **BENDIGO WEST**

## OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



C1Z - Commercial 1	C2Z - Commercial 2	CDZ - Comprehensive Development
FZ - Farming	GRZ - General Residential	IN1Z - Industrial 1
IN3Z - Industrial 3	LDRZ - Low Density Residential	PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility	PUZ2 - Public Use-Education
PUZ6 - Public Use-Local Government	PUZ7 - Public Use-Other Public Use	SUZ - Special Use
TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network	TRZ3 - Significant Municipal Road
Water area	Water course	

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

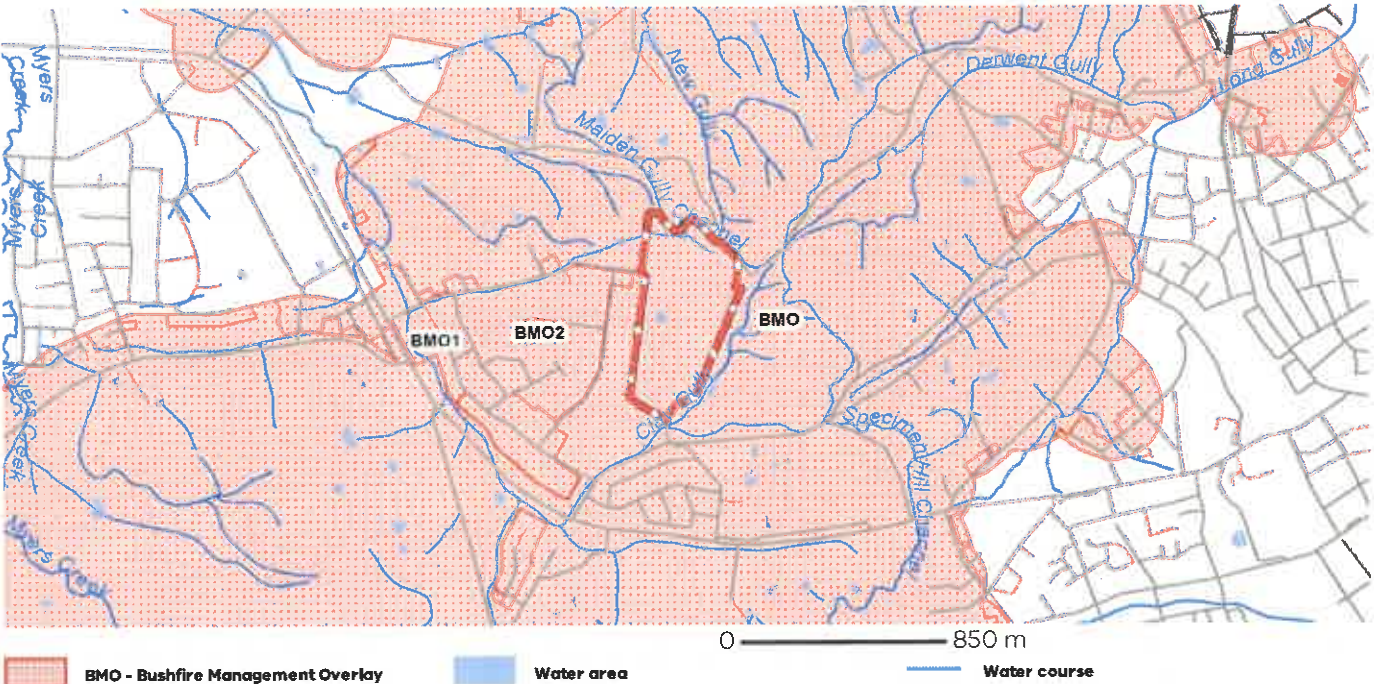
PLANNING PROPERTY REPORT: Allot. 64 Sec. L PARISH OF SANDHURST

Page 1 of 7



Planning Overlays

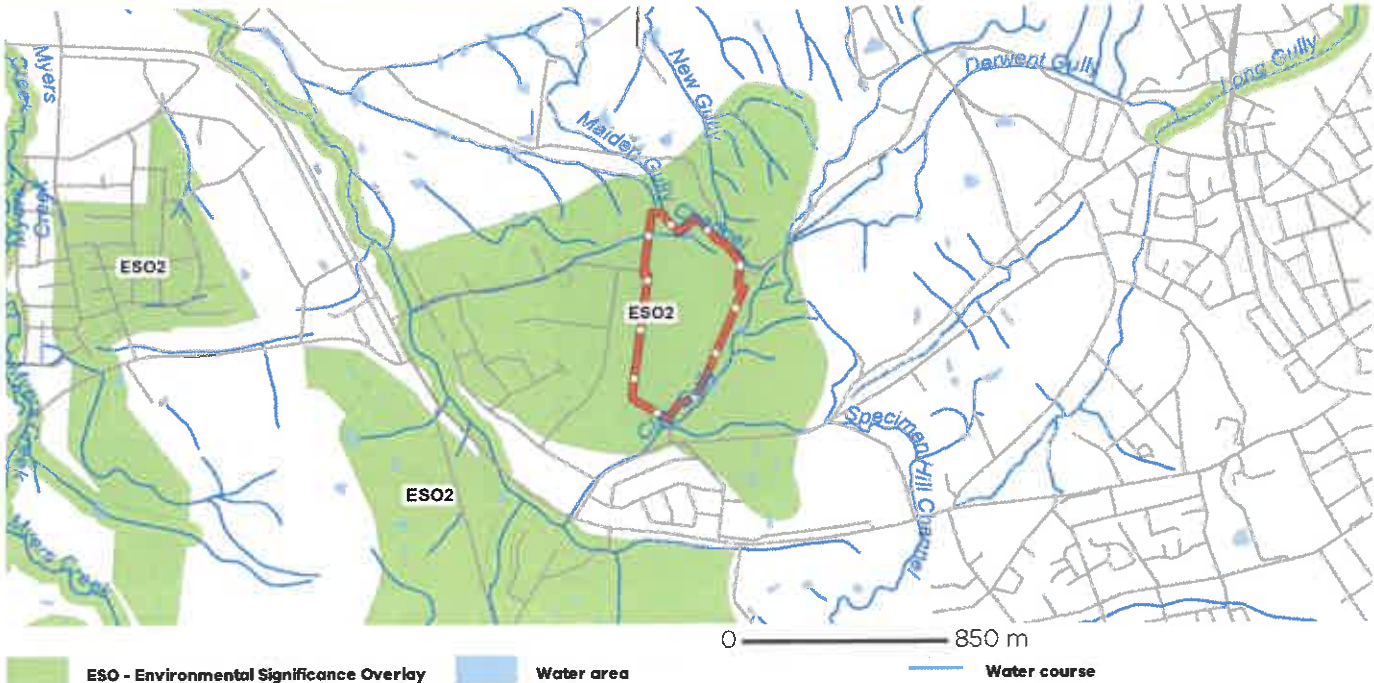
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



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

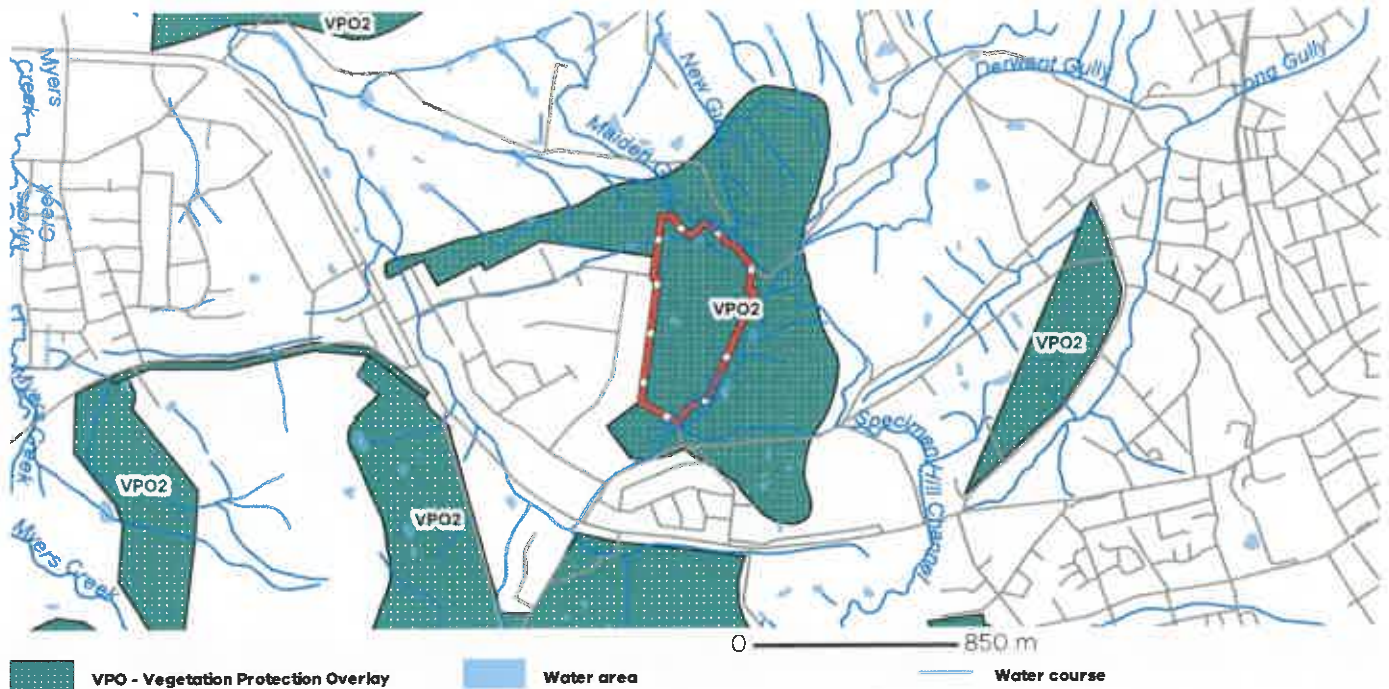
Copyright © - State Government of Victoria  
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

## Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 2 (VPO2)



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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL AUDIT OVERLAY (EAO)

HERITAGE OVERLAY (HO)

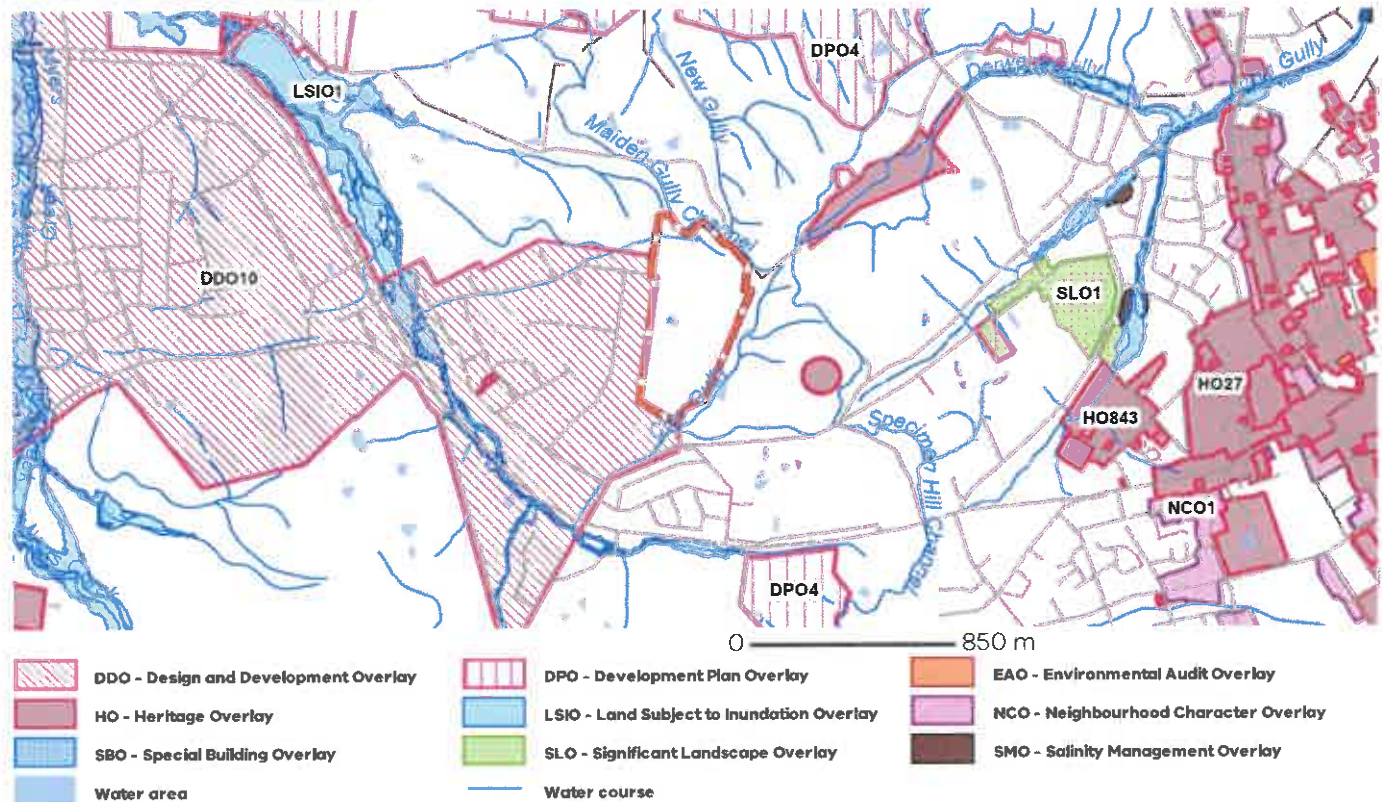
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)

SPECIAL BUILDING OVERLAY (SBO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SALINITY MANAGEMENT OVERLAY (SMO)



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

## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

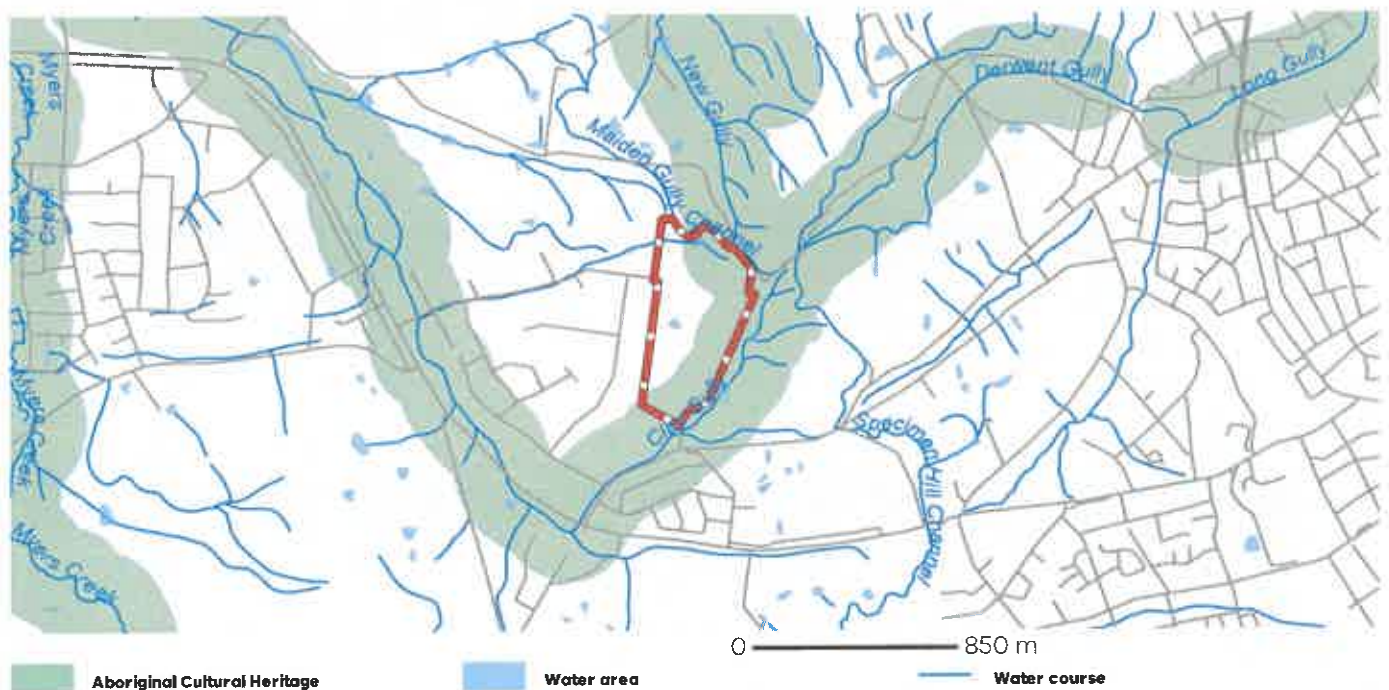
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.ggv.nrms.net.au/ggvQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>





## Further Planning Information

Planning scheme data last updated on 08 May 2025.

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

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

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

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

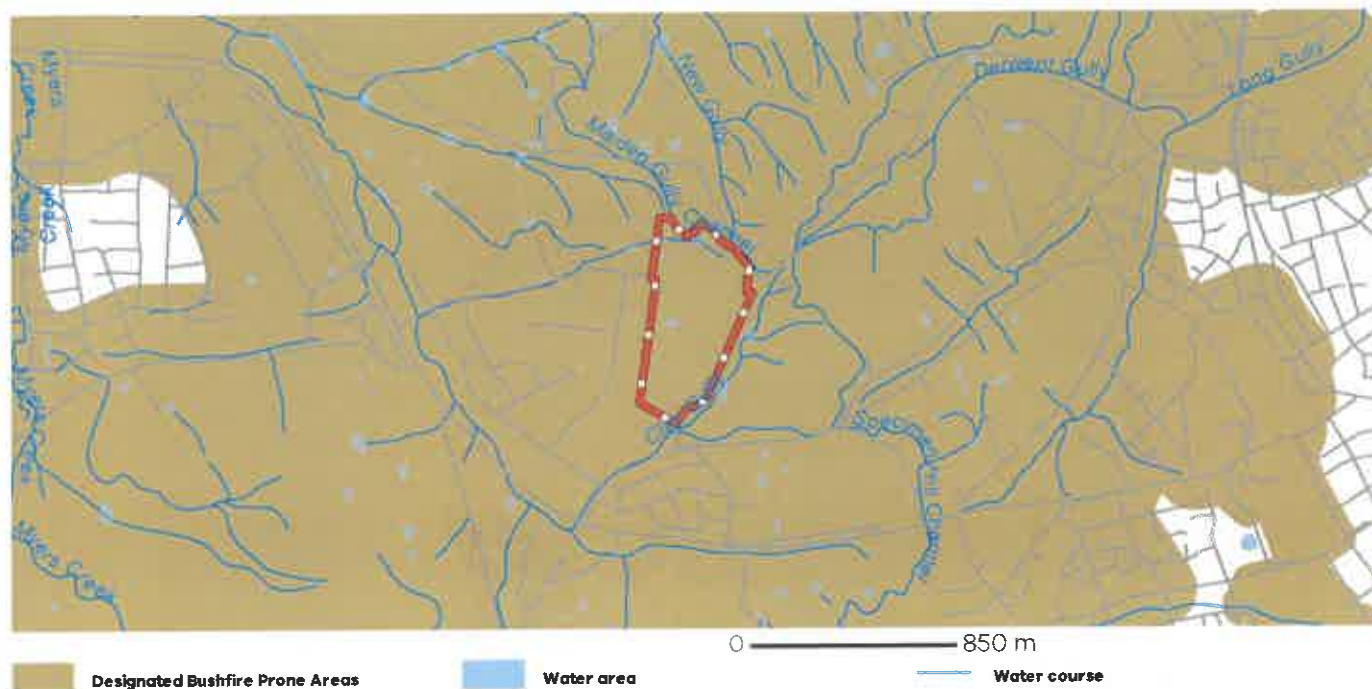
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Nativevegetation.environment.vic.gov.au) or please contact your relevant council.

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



# HISTORIC MINING ACTIVITY

## Form No. 692

---

15 May, 2025

**Property Information:**

Address: 9 WEARNE ROAD MAIDEN GULLY 3551

**It is advised that:**

Our records indicate that there may have been mining activity on this site and that there may be evidence of that activity remaining on this site. This evidence may include mine openings. (1)

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

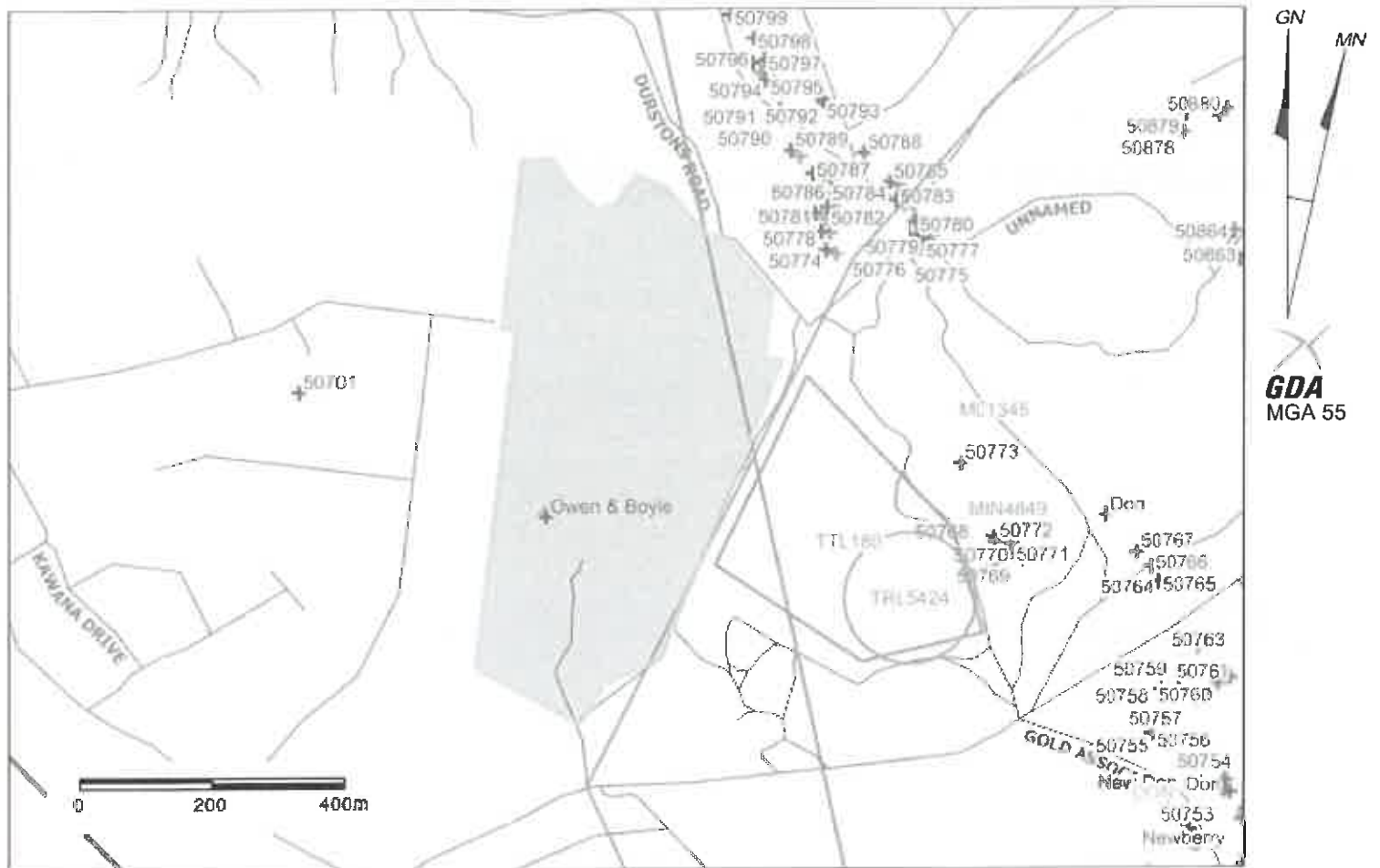
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

---

**For queries, contact:**

Department of Energy, Environment and Climate Action  
E-mail: [gsv\\_info@deeca.vic.gov.au](mailto:gsv_info@deeca.vic.gov.au)

Address: 9 WEARNE ROAD MAIDEN GULLY 3551



Locality Map



Details (as at 15 May, 2025)

## Result of Search:

Our records indicate that there may have been mining activity on this site and that there may be evidence of that activity remaining on this site. This evidence may include mine openings. (1)

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

The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

## For queries, contact:

Department of Energy, Environment and Climate Action

E-mail: [gsv\\_info@deeca.vic.gov.au](mailto:gsv_info@deeca.vic.gov.au)

## Summary of Important Overlaps

Historical Mining Activity: Objectid: 2756, Mine ID: 200859, Mine Name:

Historical Mining Activity: Objectid: 11984, Mine ID: 241, Mine Name: Owen & Boyle

Expired Mining Licences and Leases: Tenement Number: ML1345, Primary Owner:

Expired Mining Licences and Leases: Tenement Number: MIN5344, Primary Owner: Kralcopic Pty Ltd

Expired Mining Licences and Leases: Tenement Number: MIN4849, Primary Owner: International Mineral Resources NL

## Details of Important Overlaps

Historical Mining Activity: Objectid: 2756, Mine ID: 200859, Mine Name:

Mine ID	200859
Mine Name	
Datum of Coordinate Attributes	GDA94
Easting	252858
Northing	5928900
Location Accuracy (metres)	15
Shaft Id	4665
Mines and Mineral Occurrence Site Id	0
Depth in Metres	0
Collar Diameter in Feet	
Collar Diameter in Metres	
Reclamation Method	
Location Description	
Source of Information	Lease surveys (c1870s)
Source Comments	
Comments	

Historical Mining Activity: Objectid: 11984, Mine ID: 241, Mine Name: Owen & Boyle

Mine ID	241
Mine Name	Owen & Boyle
Datum of Coordinate Attributes	GDA94
Easting	252860
Northing	5928894
Location Accuracy (metres)	30
Shaft Id	
Mines and Mineral Occurrence Site Id	0
Depth in Metres	0
Collar Diameter in Feet	
Collar Diameter in Metres	
Reclamation Method	
Location Description	
Source of Information	Digitized for Ginger
Source Comments	
Comments	

Expired Mining Licences and Leases: Tenement Number: ML1345, Primary Owner:

Mining Tenement No.	ML1345
Type Description	
Act Description	
Owner	
Owner Fax	
Application Date	
1st Grant Date	
Last Grant Date	
Expiry Date	

Bond 0  
 Current Area (hectares) 0.00  
 First Granted Area (hectares) 0.00  
 Status Description  
 Earth Resources Regulation  
 Region  
 Municipality  
 1 100 000 Mapsheet  
 Land Status  
 Commodity  
 Earth Resources Licensing Officer  
 Phone

**Expired Mining Licences and Leases: Tenement Number: MIN5344, Primary Owner: Kralcopic Pty Ltd**

Mining Tenement No. MIN5344  
 Type Description Mining Licence  
 Act Description Mineral Resources Sustainable Development Act 1990  
 Owner Kralcopic Pty Ltd  
 Owner Fax  
 Application Date 10/12/1985  
 1st Grant Date 10/08/1987  
 Last Grant Date 10/08/1987  
 Expiry Date 16/08/2019  
 Bond 0  
 Current Area (hectares) 4275.48  
 First Granted Area (hectares) 8900.00  
 Status Description Renewal Refused  
 Earth Resources Regulation North  
 Region  
 Municipality Greater Bendigo  
 1 100 000 Mapsheet (7724) Bendigo  
 Land Status CL and PL  
 Commodity Gold  
 Earth Resources Licensing Officer 1300 366 356  
 Phone

**Expired Mining Licences and Leases: Tenement Number: MIN4849, Primary Owner: International Mineral Resources NL**

Mining Tenement No. MIN4849  
 Type Description Mining Licence  
 Act Description Mineral Resources Sustainable Development Act 1990  
 Owner International Mineral Resources NL  
 Owner Fax 09 221 1813  
 Application Date 07/06/1994  
 1st Grant Date 31/05/1995  
 Last Grant Date 31/05/1995  
 Expiry Date 18/06/1996  
 Bond 0  
 Current Area (hectares) 80.00  
 First Granted Area (hectares) 80.00  
 Status Description Closed  
 Earth Resources Regulation North West  
 Region  
 Municipality Greater Bendigo City  
 1 100 000 Mapsheet 7724  
 Land Status  
 Commodity Gold/Silver/Platinum  
 Earth Resources Licensing Officer 1300 366 356  
 Phone

Note: If there is no information displayed, less important overlaps may exist, or activity may be in the same general locality of the selected



# Legend

Deep Lead Lines

 Deep Lead Lines


Deep Lead Polygons

 Deep Lead Polygons

Expired Tailings Licences



Expired Gold Mining Leases - 1860s to 1958

 Expired Gold Mining Leases  
- 1860s to 1958

Expired Mineral Leases - 1860s to 1966



Expired Extractive Industry Tenements



Expired Mining Licences and Leases



Current Extractive Industry Work Authorities



Current Mining Licences and Leases



Historical Mining Activity

- + 1:2500 plans (DNRE 1980s) (42)
- + 1:5000 Plots (Frank Adams c1970s) (13)
- + Lease Ozalids (Landry c1990) (13)
- + Lease Ozalids (Swiney 1994) (3)
- + Lease surveys (c1870s) (27)
- + Digitized for Ginger (71)
- (42)
- (13)
- (13)
- (3)
- (27)
- (71)
- (42)
- (13)
- (13)
- (3)
- (27)
- (71)

## Mines and Mineral Occurrences

- MAJOR
- INTERMEDIATE
- MINOR
- UNKNOWN

## Property - Address



## Roads (vmtrans)

-  Freeway
-  Highway
-  Main Road
-  Medium Road
-  Other Roads

## Towns (25K)

- Locality
- Small Town
- Town
- Large Town
- Major Town
- Regional Centre
- City

# Rates and valuation notice

For the period 1 July, 2024 to 30 June, 2025



033 00062

Estate of G H Egan  
9 Wearne Rd  
MAIDEN GULLY VIC 3551

Internal use only



## Tax invoice

Assessment no. **98513 5**

Date of issue **13 August 2024**

## Rate enquiries

Monday, Wednesday, Thursday and  
Friday: 9am – 4 30pm

Tuesday: 9am – 4pm

Website: [www.bendigo.vic.gov.au/rates](http://www.bendigo.vic.gov.au/rates)

Email: [ratesenquiries@bendigo.vic.gov.au](mailto:ratesenquiries@bendigo.vic.gov.au)

Phone: 1300 002 642

Property 9 Wearne Road, MAIDEN GULLY 3551

Property owner Estate of G H Egan & Estate of L M Egan

Legal description CA 64 Sec L

Valued as at	01/01/2024	Total GST	\$0.00
Capital Improved Value	\$880,000	Date declared	27/05/2024
Site value	\$710,000	Notice issued	13/08/2024
Net Annual Value	\$44,000	SPL Classification	Primary Production
		AVPCC	530.2

Particulars of rates, charges	Charges	Rateable value	Amount
General Rate	0.00287145	880,000	\$2,526.85
Bins and Waste Services Charge 140L bin	\$461.00	1	\$461.00
Victorian Fire Services Levy - Primary Production	\$267 + (0.000287 x \$880,000)		\$519.55
Prepayment Discount			-\$44.90

## OPTION 1

### FOUR INSTALMENTS

First instalment by 30 Sep, 2024:

**\$876.00**

Second by 2 Dec, 2024: \$876.00

Third by 28 Feb, 2025: \$876.00

Fourth by 2 Jun, 2025: \$879.40

## OPTION 2

Prepay by 30 Sep, 2024 to receive  
a 1.5% discount.

**\$3,462.50**



**BPAY**  
Billor code: 1933  
Ref. no: 985135



**BPOINT**  
Billor code: 1933  
Ref. no: 985135



Total Rate \*360 000985135

Billor code: 0360 Ref. no: 9851 35

Pay in store at Australia Post, phone:  
13 16 16 or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)

BPAY this payment via internet or phone banking.  
BPAY View\* View and pay this bill using internet banking  
BPAY View Registration No. 985135

Are you having trouble  
paying? We can help.  
You can contact us directly  
with our online chatbot  
or call your local office.



Register to receive notices via email.  
Visit [rates.bendigo.vic.gov.au](http://rates.bendigo.vic.gov.au)



Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Ratepayer's name: Estate of G H Egan  
Property: 9 Wearne Road, MAIDEN GULLY 3551  
Assessment no: 98513 5

Do not give this bill to anyone for deposit slip

## CREDIT

Internal use only



Option 1 - Instalment 1 by 30/09/2024:	\$876.00
Option 1 - Instalment 2 by 02/12/2024:	\$876.00
Option 1 - Instalment 3 by 28/02/2025:	\$876.00
Option 1 - Instalment 4 by 02/06/2025:	\$879.40
Option 2 - Prepayment by 30/09/2024:	\$3,462.50

Billor's stamp			
Paid in by (signature)			
No. of cheques	Payor	Bank	Branch

For CREDIT of CITY OF GREATER BENDIGO RATE NOTICE

TELLER USE
\$100
\$50
\$20
\$10
\$5

TOTAL \$	



**Disclaimer with respect to the information provided:**

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

**Coliban Region Water Corporation**

**9 WEARNE ROAD MAIDEN GULLY  
3551**



Scale: 1: 5,000 (A4)



**Coliban  
WATER**

Date: 15/05/2025

# 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](http://consumer.vic.gov.au/duediligencechecklist) on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

## Land boundaries

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

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

## Planning controls

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

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

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

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

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

## Safety

### Is the building safe to live in?

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

## Building permits

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

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

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

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

## Utilities and essential services

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

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

## Buyers' rights

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

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

(04/10/2016)