



## Application for Planning Permit for a Subdivision

Supplied by Mallory Fitzsimmons  
Submitted Date 15/05/2025

### Application Details

Application Type	Planning Permit for a Subdivision
	Version 1
Applicant Reference Number	24108
Application name or Estate name	Domaschenz & Bull
Responsible Authority Name	West Wimmera Shire Council
Responsible Authority Reference Number(s)	PA1200
SPEAR Reference Number	S249150S
Application Status	Referred
Planning Permit Issue Date	NA
Planning Permit Expiry Date	NA

### The Land

Primary Parcel	64 DOMASCHENZ ROAD, PATYAH VIC 3318 Lot 2/Plan TP516237 Volume 2904/Folio 728 SPI 2\TP516237 CPN 1041755 <b>Zone:</b> 35.07 Farming <b>Overlay:</b> 42.01 Environmental Significance
Parcel 2	17 MONECULLA ROAD, PATYAH VIC 3318 Volume 5810/Folio 829 SPI 49\PP2777 CPN 1041813 <b>Zone:</b> 36.03 Public Conservation and Resource 35.07 Farming <b>Overlay:</b> 42.01 Environmental Significance
Parcel 3	PATYAH ROAD, PATYAH VIC 3318 Lot 1/Plan TP516237 Volume 2904/Folio 728 SPI 1\TP516237 CPN 1041961 <b>Zone:</b> 35.07 Farming <b>Overlay:</b> 42.01 Environmental Significance
Parcel 4	PATYAH ROAD, PATYAH VIC 3318 Volume 8259/Folio 526 SPI 18\PP2777 CPN 1041771 <b>Zone:</b> 35.07 Farming <b>Overlay:</b> 42.01 Environmental

**BRAYLEY & HAYES**

**LAND & ENGINEERING SURVEYORS**

ABN 83 454 504 061

**MARK DORE**  
Licensed Surveyor  
B.Surv.(Hons)(Melb.), L.S.,  
M.I.S.Vic.

# **Proposed 3 lot Subdivision**

## **Planning Report**

### **For Proposed 3 Lot Subdivision/Boundary Re-alignment of 4 existing parcels**

### **Patyah Road, Patyah**

**Version 1**  
**28th April 2025**

**Mark G. Dore LS**

85 KENNEDY STREET, HAMILTON, VIC, 3300

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*DORE & MINNEY SURVEYORS PTY LTD ACN: 142 575 479 ATF BRAYLEY & HAYES*

Our Ref: 24108

## **FARMING ZONE**

### **WEST WIMMERS SHIRE COUNCIL**

#### **PREAMBLE**

There are currently four existing parcels involved in the proposed three lot subdivision. They are as listed below:

C/T Vol. 8259 Fol. 526 (C.A.18 – Area 129.4ha) owned by [REDACTED]

C/T Vol. 5810 Fol. 829 (C.A.49 – Area 44.48ha) owned by [REDACTED]

C/T Vol. 2904 Fol. 728:- (Lots 1 on TP516237 – Area 108.7ha)

(Lots 2 on TP516237 – Area 1.498ha)

Owned as Tenants in Common in two equal undivided shares by [REDACTED] and [REDACTED] & [REDACTED].

The proposal is to do a NICO subdivision to partition the jointly owned Title in accordance with their agreed shares, along an existing fence line which defines the effective ownership boundary and consolidate them with abutting Titles to bring the areas over the minimum Lot size for the zone (80ha) being:

Proposed Lot 1 with an area of 12.17ha . This the small piece of the original Crown Allotment 48 severed by/on the western side of Patyah Road which would be consolidated with “closed road” (Lot 2 on TP516237) created by the road exchange in 1965 and is to be owned by [REDACTED]

Proposed Lot 2 with an area of 170.5ha which is a “consolidation” of C.A.18 with the [REDACTED] share of C.A 48 on the east side of Patyah Road

Proposed Lot 3 with an area of 101.4ha which is a “consolidation” of C.A.49 with the [REDACTED] share of C.A 48.

Consequently, the proposed subdivision will re-subdivide 4 existing parcels, two of which are less than the minimum Lot size for the zone into just three new lots only one of which is less than the minimum lot size for the zone but has been increased in area.

All of the proposed lots have frontages to existing roads. The number of lots is being decreased and the potential number of dwellings the land could be used for is not being increased.

The land is wholly contained in the farming zone and abuts land in the same zoning on all sides. It is wholly within the ESO 2 – Red Tailed Black Cockatoos Habitat areas.

Please see attached:

- Appendix A Copies of Titles
- Appendix B Plan of Proposed Subdivision
- Appendix C Google Image/Photo Overlays
- Appendix D Cultural Heritage Assessment

#### **REASONS FOR LOT SIZE**

As noted in the preamble above the sole purpose of the subdivision is to facilitate the separate ownership of the parcel currently in joint ownership by the two neighbours being the balance of Crown Allotment 48 (Lot 1 on TP516237) and the Closed Government Road (Lot 2 on TP516237) left after the road deviation. As a straight subdivision of this parcel would create two new lots, both of which would be less than the minimum Lot size for the zone, each part of the partitioned lot is being consolidated with an abutting lot owned by the respective owners to increase the area to be greater than the minimum Lot size. Proposed Lot 1 (Area 12.17ha), which although larger than Lot 2 on TP516237 (1.498ha) is still well below the minimum lot size for the zone. As the subdivision actually reduces the number of existing lots less than the minimum Lot size, it is

allowable under dot point 2 Clause 35.07-3. It is logical that Lot 1 remain separate from Lot 2 as it does not directly abut proposed Lot 2 and is on the opposite side of Patyah Road

### **35.07-3 SUBDIVISION**

A permit is required to subdivide land. Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- ☐ The subdivision is to create a lot for an existing dwelling. The subdivision must be a two-lot subdivision.
- ☐ The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- ☐ The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

### **RESPONSE**

Under the schedule to the Zone the minimum Lot size is 80ha. As noted above Lot 1 which is still less than the minimum Lot size for the zone, is allowable under Dot Point 2, because it is a re-subdivision of existing lots and the number of lots is not increased. In this case the number of lots is actually being reduced from 4 to 3. Proposed lots 2 & 3 are both well in excess of the minimum lot size for the zone.

### **PURPOSE OF THE ZONE**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To protect and enhance natural resources and the biodiversity of the area.

### **RESPONSE**

This is a re-subdivision of existing lots that reduces the total number of lots and as such will not result in fragmentation of agricultural land. There is no proposal to sell any of the land and it is not anticipated that there will be any changes to the use of the land as a result of this subdivision. The owners are undertaking the subdivision to resolve a situation where part of the land is in joint ownership by two abutting farm enterprises, and by resolving this situation this will enable each party to operate independently of each other and allow for future succession planning.

### **DECISION GUIDELINES**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

### **GENERAL ISSUES**

- ☐ The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- ☐ Any Regional Catchment Strategy and associated plan applying to the land.
- ☐ The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- ☐ How the use or development relates to sustainable land management.
- ☐ Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

## **RESPONSE**

The objectives of the State Planning Policy Framework are accommodated as follows.

**Environment :-** This subdivision will have no negative impact upon air, land and water quality. The usage of the land will not change from that which has been established in the area over many years and the only changes are to the re-configuration of the four existing Titles into just three new lots.

**Economic well being:-** The purpose of this proposal is to rationalise the existing titles, while planning for the future ongoing use of the property and succession planning by the owners.

**Agriculture:-** The number of titles is not being increased and the potential for fragmentation of farming land is consequently not being increased,

There are no specific issues to be addressed relating to the Local Planning Policy Framework as a result of this subdivision.

It is not anticipated that the subdivision will have an impact on any Regional Catchment Strategy, however the Responsible Authority may refer the proposal to the Catchment Management Authority if it deems fit.

The subdivision will not result in increased effluent disposal. There is no proposal for any new dwellings to be built on any of the lots which are all currently vacant. The number of "as of right dwellings" the land can be used for is not being increased. When and if a new dwelling is ever built on site the effluent disposal system would need a permit and will have to comply with the standards that apply at that time.

## **AGRICULTURAL ISSUES**

- ☐ Whether the use or development will support and enhance agricultural production.
- ☐ Whether the use or development will permanently remove land from agricultural production.
- ☐ The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- ☐ The capacity of the site to sustain the agricultural use.
- ☐ The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- ☐ Any integrated land management plan prepared for the site.

## **RESPONSE**

As already noted, the proposal is for a re-subdivision of 4 existing Titles into 3 new allotments. The owners intend to retain ownership and the land is likely to be farmed in much the same way as it has been in the past. The only significant change is the Title boundaries will be rationalized to agree with the existing occupation farming boundaries used by the owners so that each farm enterprise will have independent ownership of the land they are farming. The proposed re-subdivision will have no detrimental effects compared to the issues identified above.

## **DWELLING ISSUES**

- ☐ Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- ☐ Whether the dwelling is reasonably required for the operation of the agricultural activity conducted on the land.
- ☐ Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- ☐ Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- ☐ The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

## **RESPONSE**

There is no proposal to erect a dwelling on any of the proposed lots and the owners already have existing dwellings on abutting farm land not involved in the subdivision. Notwithstanding the above the number of dwellings the land could be used for is not being increased by the proposed subdivision.

#### **ENVIRONMENTAL ISSUES**

- ☐ The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- ☐ The impact of the use or development on the flora and fauna on the site and its

#### **RESPONSE**

The new boundaries are along an existing fence line that already defines the separate areas farmed by each of the joint tenants and there should be no impact on environmental issues.

#### **ENVIRONMENTAL SIGNIFICANCE OVERLAY ESO 2 (RED –TAILED BLACK COOKATOO HABITAT)**

#### **RESPONSE**

The creation of a new boundary along an existing fenceline that already defines the effective boundary between the abutting farm enterprises will not impact on the physical features and resources of the area. There are no changes to the use proposed or likely to result from the subdivision that would have any effect or negative impacts on the Environmental Objectives to be achieved by the overlay.

#### **CULTURAL HERITAGE**

A Cultural Heritage self assessment has been undertaken (Appendix E). The land is adjacent to or includes areas of cultural significance identified on the relevant map (See copy of map attached in Appendix E), being the areas around natural swamps/water bodies). As the proposal is not a 3 or more-lot subdivision for housing, where at least three of those lots are less than 8ha, the result of the self assessment is that no cultural heritage management plan is required.

#### **CONCLUSION**

The proposal is for a three-lot re-subdivision of four existing parcels. The total number of lots is being decreased. The subdivision is being carried out to partition the jointly owned Title in accordance with the effective control and use of the land and there are no negative impacts compared to the purposes or decision guidelines of the zone and overlay.

# Appendix A - Copy of Title



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

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

Page 1 of 1

VOLUME 02904 FOLIO 728

Security no : 124123976748T  
Produced 28/04/2025 04:25 PM

CROWN GRANT

### LAND DESCRIPTION

Lots 1 and 2 on Title Plan 516237D (formerly known as part of Crown Allotment 48, part of FORMER GOVERNMENT ROAD Parish of Jallakin).

### REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

[REDACTED] both of [REDACTED]

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

[REDACTED] both of [REDACTED]

X356561E 08/03/2001

### 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.

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 TP516237D FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 516237D								
<b>Location of Land</b> Parish: JALLAKIN Township: Section: Crown Allotment: 48(PT) Crown Portion: FORMER GOVERNMENT ROAD (PT) Last Plan Reference: Derived From: VOL 2904 FOL 728 Depth Limitation: NIL		<b>Notations</b> SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2904 FOL. 728 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: 05/06/2000 VERIFIED: MP									
<p style="text-align: right;"><b>COLOUR CODE</b> BL=BLUE Y = YELLOW</p>											
<p>TOTAL AREA = 272A 1R 13P</p>											
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">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 colspan="2">PARCEL 1 = CA 48 (PT)</td> </tr> <tr> <td colspan="2">PARCEL 2 = FORMER GOVERNMENT ROAD (PT)</td> </tr> </tbody> </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		PARCEL 1 = CA 48 (PT)		PARCEL 2 = FORMER GOVERNMENT ROAD (PT)	
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PARCEL 1 = CA 48 (PT)											
PARCEL 2 = FORMER GOVERNMENT ROAD (PT)											
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets									

TITLE PLAN		TP 516237D
<p>LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p> <p>All THAT PIECE OF LAND in the said State containing <sup>two hundred and seventy-two</sup> <del>two hundred and seventy-two</del> <sup>and</sup> <del>and</del> <sup>seventy-one</sup> <del>seventy-one</del> acres <sup>more or less</sup> <del>more or less</del> being <sup>part of</sup> <del>part of</del> <sup>allotment forty eight</sup> <del>allotment forty eight</del> in the Parish of Jallakin County of Lanan</p> <p>delimited with the measurements and abutals thereof in the map drawn in the margin of these presents and therein coloured yellow <sup>and blue</sup> <del>and blue</del></p> <p>EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines containing gold silver copper tin antimony coal lignite and all other metals and mineral ores whatsoever and all mines seams lodes or deposits containing gold silver copper tin antimony coal lignite and other metals and minerals and mineral ores in upon or under and within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal lignite and other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal lignite and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal lignite metals minerals and their ores and the mines metals and minerals in upon and under the land hereby granted and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE</p> <p>his heirs executors administrators or assigns for the full value other than that due to any metals or minerals or mineral ores being thereon or thereunder of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.</p>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets



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

Page 1 of 1

VOLUME 05810 FOLIO 829

Security no : 124123975981B  
Produced 28/04/2025 04:12 PM

### LAND DESCRIPTION

Crown Allotment 49 Parish of Jallakin.  
PARENT TITLE Volume 02904 Folio 729  
Created by instrument 1510533 06/10/1932

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

[REDACTED] of [REDACTED]  
AX772240Y 28/02/2024

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX772241W 28/02/2024  
WESTPAC BANKING CORPORATION

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

### DIAGRAM LOCATION

SEE TP271323W 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: [REDACTED]

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 28/02/2024

DOCUMENT END

TITLE PLAN		EDITION 1	TP 271323W
<b>Location of Land</b> Parish: JALLAKIN Township: Section: Crown Allotment: 49 Crown Portion:  Last Plan Reference: Derived From: VOL 5810 FOL 829 Depth Limitation: NIL		<b>Notations</b>  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: 18/01/2000 VERIFIED: EWA	
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets



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

Page 1 of 1

VOLUME 08259 FOLIO 526

Security no : 124123975772E

Produced 28/04/2025 04:09 PM

### LAND DESCRIPTION

Crown Allotment 18 Parish of Jallakin.  
PARENT TITLE Volume 03195 Folio 949  
Created by instrument B029733 05/08/1960

### REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor

[REDACTED] of [REDACTED]  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor

[REDACTED] of [REDACTED]  
N322854E 26/02/1988

### ENCUMBRANCES, CAVEATS AND NOTICES

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

### DIAGRAM LOCATION

SEE TP280113H 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: [REDACTED]

### ADMINISTRATIVE NOTICES

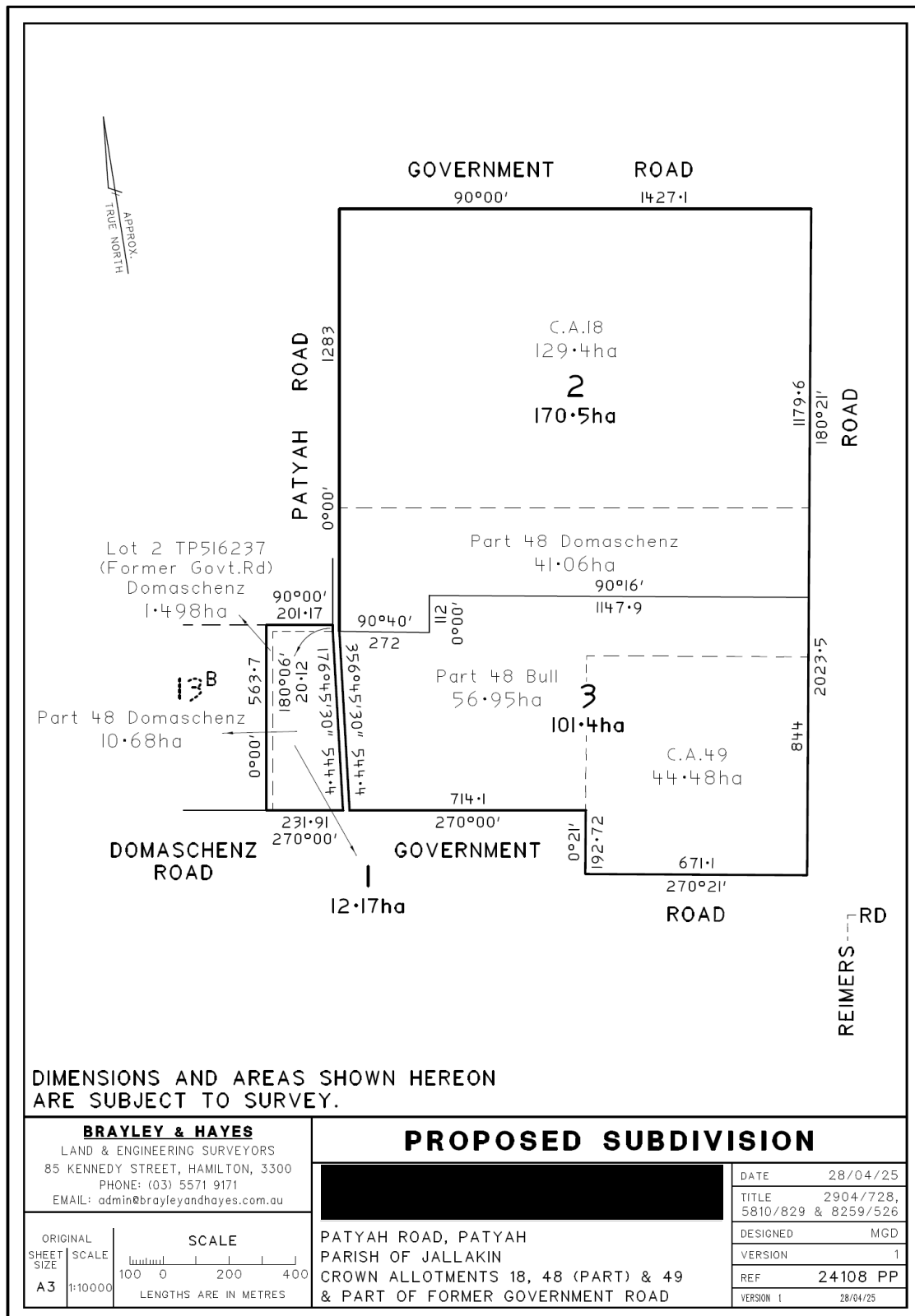
NIL

eCT Control 19040F BENDIGO AND ADELAIDE BANK LIMITED  
Effective from 20/05/2021

DOCUMENT END

TITLE PLAN		EDITION 1	TP 280113H
<b>Location of Land</b> Parish: JALLAKIN Township: Section: Crown Allotment: 18 Crown Portion:  Last Plan Reference: Derived From: VOL 8259 FOL 526 Depth Limitation: 50 FEET		<b>Notations</b>  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: 20/01/2000 VERIFIED: GB	
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

## Appendix B - Proposed Subdivision




## Appendix C Google Image Overlay – Whole Site



## Appendix D - Cultural Heritage Assessment

### AAV Process List

 Department of Premier and Cabinet		
Process List		
Project Name:	24108 Domaschenz	
Project Location:	Patyah Road, Patyah	
Date:	29-Apr-2025	
	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	Yes
Question 3	Does your activity include significant ground disturbance?	No
Question 3(a)	Is your activity a subdivision of 3 or more lots for housing (where at least 3 of the lots are less than 8 hectares in size), or industrial subdivision in an area zoned for industry, or do you require a permit under the relevant planning scheme municipal council permit) to use the land for one of the following purposes?	No
Answer:	<u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u>  YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN  <u>FOR THIS PROJECT</u>	
	This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.	

## AAV Sensitivity Map



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

Page 1 of 1

VOLUME 05810 FOLIO 829

Security no : 124123975981B  
Produced 28/04/2025 04:12 PM

**LAND DESCRIPTION**

Crown Allotment 49 Parish of Jallakin.  
PARENT TITLE Volume 02904 Folio 729  
Created by instrument 1510533 06/10/1932

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

[REDACTED] of [REDACTED]  
AX772240Y 28/02/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AX772241W 28/02/2024  
WESTPAC BANKING CORPORATION

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

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**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: [REDACTED]

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 28/02/2024

DOCUMENT END

## TITLE PLAN

EDITION 1

TP 271323W

## Location of Land

Parish JALLAKIN

Township

Section

Crown Allotment 49

Crown Portion

## Notations

## Last Plan Reference

Derived From VOL 5810 FOL 829

Depth Limitation NIL

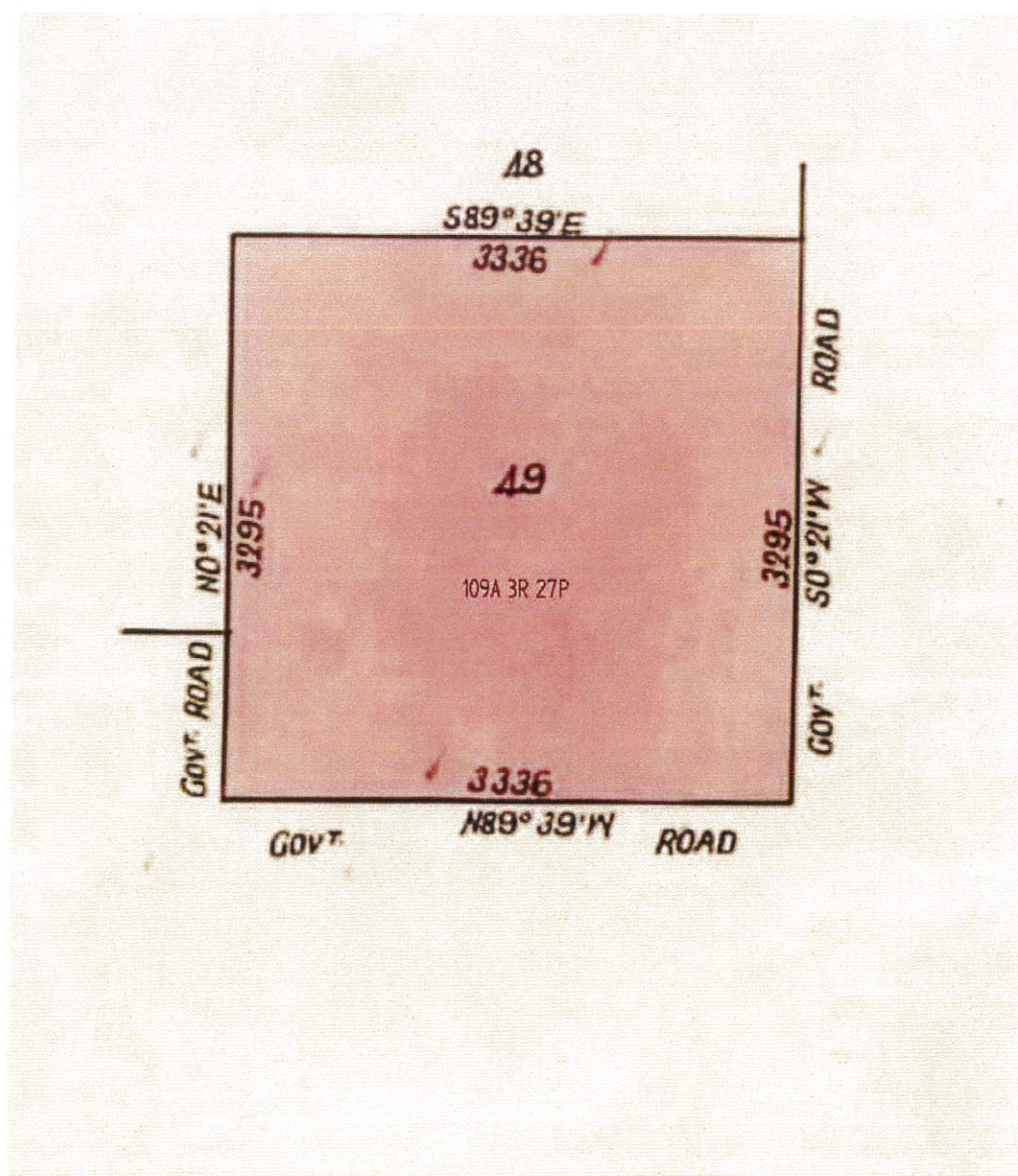
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

## Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED  
FOR THE LAND REGISTRY, LAND  
VICTORIA, FOR TITLE DIAGRAM  
PURPOSES AS PART OF THE LAND  
TITLES AUTOMATION PROJECT

COMPILED: 18/01/2000

VERIFIED: EWA



LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 1 of 1 sheets

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

Page 1 of 1

VOLUME 02904 FOLIO 728

Security no : 124123976748T  
Produced 28/04/2025 04:25 PM

CROWN GRANT

### LAND DESCRIPTION

Lots 1 and 2 on Title Plan 516237D (formerly known as part of Crown Allotment 48, part of FORMER GOVERNMENT ROAD Parish of Jallakin).

### REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

[REDACTED] both of [REDACTED]

As to 1 of a total of 2 equal undivided shares

Joint Proprietors

[REDACTED] both of [REDACTED]

X356561E 08/03/2001

### 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.

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 TP516237D FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TP 516237D

Sheet 1 of 2 sheets

# LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State containing <sup>two hundred and seventy-two</sup> ~~two hundred and~~ <sup>seventy-one</sup> ~~seventy~~ acres enclosed and <sup>fourteen</sup> ~~fourteen~~ perches more or less being <sup>part of</sup> ~~part of a former government land~~ allotment forty eight, in the Parish of Jallakien County of Leicestershire and the same delineated with the measurements and abatals thereof in the map drawn in the margin of these presents and therein coloured yellow

EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines containing gold silver copper tin antimony coal lignite and all other metals and mineral ores whatsoever and all mines seams lodes or deposits containing gold silver copper tin antimony coal lignite and other metals and minerals and mineral ores in upon or under and within the boundaries of the said land. AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal lignite and other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal lignite and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal lignite metals minerals and their ores and the mines metals and minerals in upon and under the land hereby granted and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

his heirs executors administrators or assigns for the full value other than that due to any metals or minerals or mineral ores being thereon or thereunder of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes. AND that the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

272A IR 13P

⇒ 272.33125 ac

⇒ 110.21 ha Lot 1 108.7 ha

Lot 2 1.498 ha

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

Page 1 of 1

VOLUME 08259 FOLIO 526

Security no : 124123975772E  
Produced 28/04/2025 04:09 PM

**LAND DESCRIPTION**

Crown Allotment 18 Parish of Jallakin.  
PARENT TITLE Volume 03195 Folio 949  
Created by instrument B029733 05/08/1960

**REGISTERED PROPRIETOR**

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor

[REDACTED] of [REDACTED]  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor

[REDACTED] of [REDACTED]  
N322854E 26/02/1988

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP280113H 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: [REDACTED]

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 19040F BENDIGO AND ADELAIDE BANK LIMITED  
Effective from 20/05/2021

DOCUMENT END

TITLE PLAN		EDITION 1	TP 280113H
<b>Location of Land</b>  Parish JALLAKIN Township Section Crown Allotment 18 Crown Portion  Last Plan Reference Derived From VOL 8259 FOL 526 Depth Limitation 50 FEET		<b>Notations</b>          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 20/01/2000 VERIFIED: GB	
<div><div><div></div></div><div><div>GOVT ROAD</div><div>90°0'7094</div><div>18</div><div>319A 3R 1P</div><div>7067270°0'48</div><div>GOVT ROAD</div><div>45/6180°27</div><div>GOVT ROAD</div><div>45/6</div></div></div>			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

---

### The Proposal

Plan Number	(Not Supplied)
Number of lots	3
Proposal Description	4 into 3 Lot Subdivision
Estimated cost of the development for which a permit is required \$	0

---

### Existing Conditions

Existing Conditions Description	Farming Land
Title Information - Does the proposal breach an encumbrance on Title?	Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.

---

### Applicant Contact

Applicant Contact	Mrs Mallory Fitzsimmons Brayley and Hayes 85 Kennedy Street, Hamilton, VIC, 3300 Business Phone: 03 5571 9171 Email: <a href="mailto:mfitzsimmons@brayleyandhayes.com.au">mfitzsimmons@brayleyandhayes.com.au</a>
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### Applicant

Applicant 1	[REDACTED] [REDACTED] [REDACTED] Business Phone: [REDACTED]
Applicant 2	[REDACTED] [REDACTED] Mobile Phone: [REDACTED]

---

### Owner

Owner 1	(Owner details as per Applicant 1)
Owner 2	(Owner details as per Applicant 2)

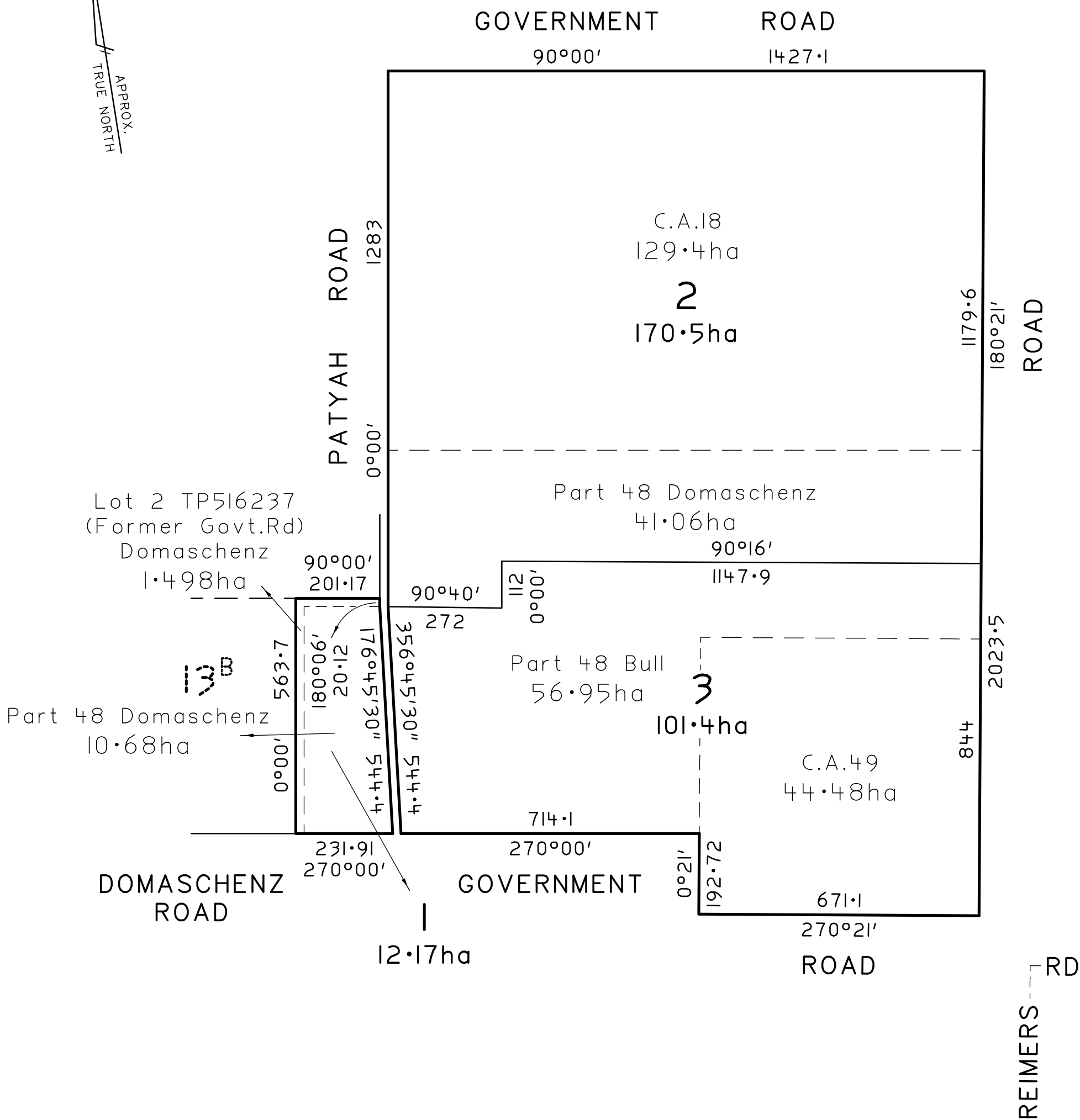
---

### Declaration

I, Mallory Fitzsimmons, declare that the owner (if not myself) has been notified about this application.

I, Mallory Fitzsimmons, declare that all the information supplied is true.

Authorised by Organisation	Mallory Fitzsimmons Brayley and Hayes
----------------------------	--



DIMENSIONS AND AREAS SHOWN HEREON  
ARE SUBJECT TO SURVEY.

<div><div><div>BRAYLEY &amp; HAYES</div><div>LAND &amp; ENGINEERING SURVEYORS</div><div>85 KENNEDY STREET, HAMILTON, 3300</div><div>PHONE: (03) 5571 9171</div><div>EMAIL: admin@brayleyandhayes.com.au</div></div></div>		<div><div>PROPOSED SUBDIVISION</div><div></div><div><div>PATYAH ROAD, PATYAH</div><div>PARISH OF JALLAKIN</div><div>CROWN ALLOTMENTS 18, 48 (PART) &amp; 49</div><div>&amp; PART OF FORMER GOVERNMENT ROAD</div></div></div>	
<div><div><div>ORIGINAL</div><div>SHEET SIZE</div><div>A3</div></div><div><div>SCALE</div><div>1:10000</div></div></div>	<div><div><div>SCALE</div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>1000</div><div>100 0 200 400</div></div><div>LENGTHS ARE IN METRES</div></div></div></div>	<div></div>	<div><div>DATE</div><div>28/04/25</div></div>
		<div></div>	<div><div>TITLE</div><div>2904/728, 5810/829 &amp; 8259/526</div></div>
		<div></div>	<div><div>DESIGNED</div><div>MGD</div></div>
		<div></div>	<div><div>VERSION</div><div>1</div></div>
		<div></div>	<div><div>REF</div><div>24108 PP</div></div>
<div></div>		<div><div>VERSION 1</div><div>28/04/25</div></div>	

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 May 2025 02:09 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 2 TP516237**  
Address: **64 DOMASCHENZ ROAD PATYAH 3318**  
Standard Parcel Identifier (SPI): **2\TP516237**  
Local Government Area (Council): **WEST WIMMERA**  
Council Property Number: **1041755 (Part)**  
Planning Scheme: **West Wimmera**  
Directory Reference: **Vicroads 38 E8**

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

[Planning Scheme - West Wimmera](#)

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **LOWAN**  
Registered Aboriginal Party: **Barengi Gadjin Land Council**  
**Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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



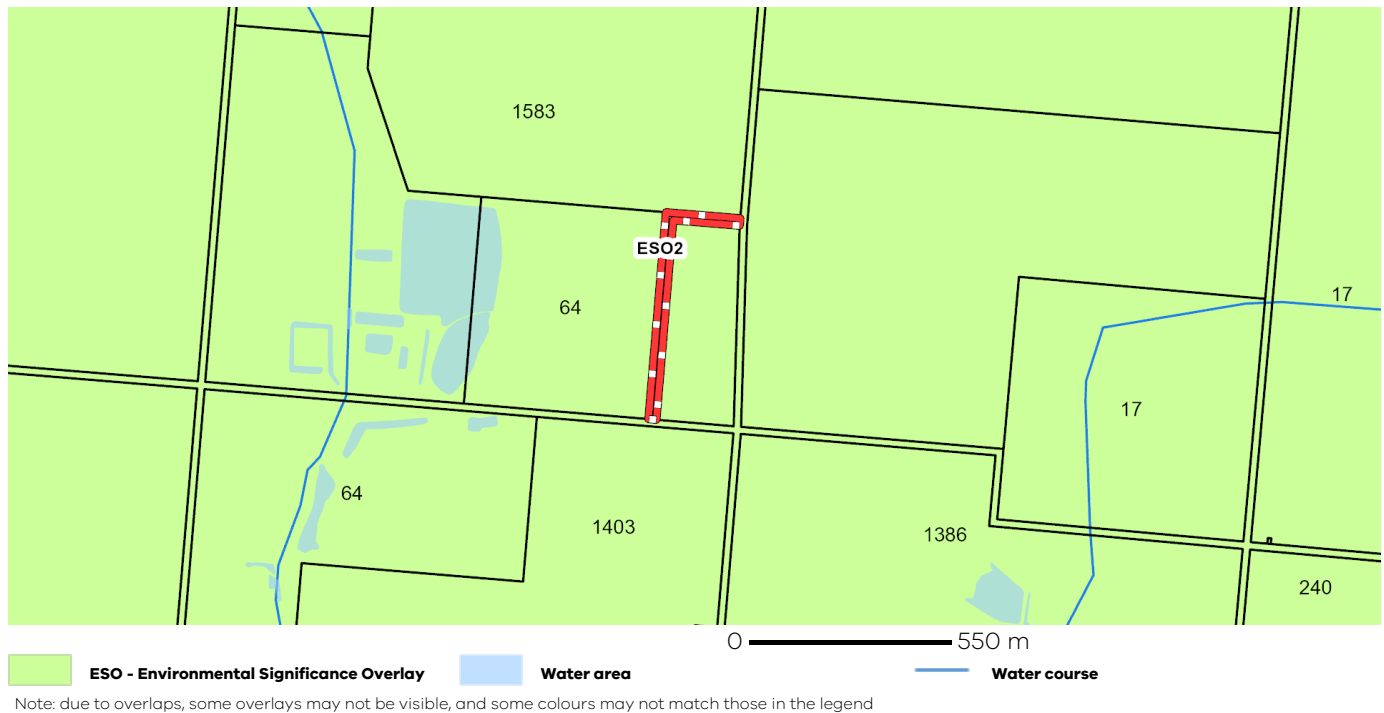
**FZ - Farming** **Water area** **Water course**

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

## Planning Overlay

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 \(ESO2\)](#)



## Further Planning Information

Planning scheme data last updated on 14 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>

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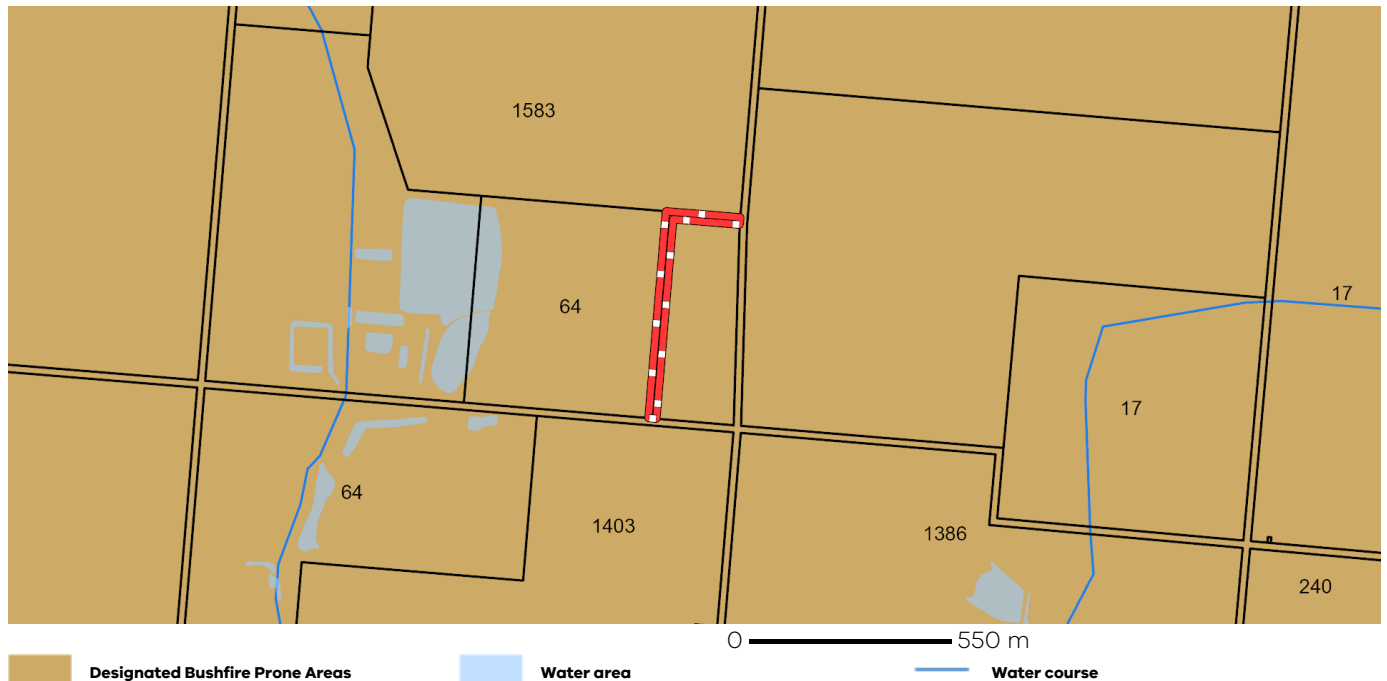
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 May 2025 02:09 PM

## PROPERTY DETAILS

Crown Description: **Allot. 49 PARISH OF JALLAKIN**  
Address: **17 MONECULLA ROAD PATYAH 3318**  
Standard Parcel Identifier (SPI): **49\PP2777**  
Local Government Area (Council): **WEST WIMMERA**  
Council Property Number: **1041813 (Part)**  
Planning Scheme: **West Wimmera**  
Directory Reference: **Vicroads 38 F8**

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

[Planning Scheme - West Wimmera](#)

This parcel is one of 6 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

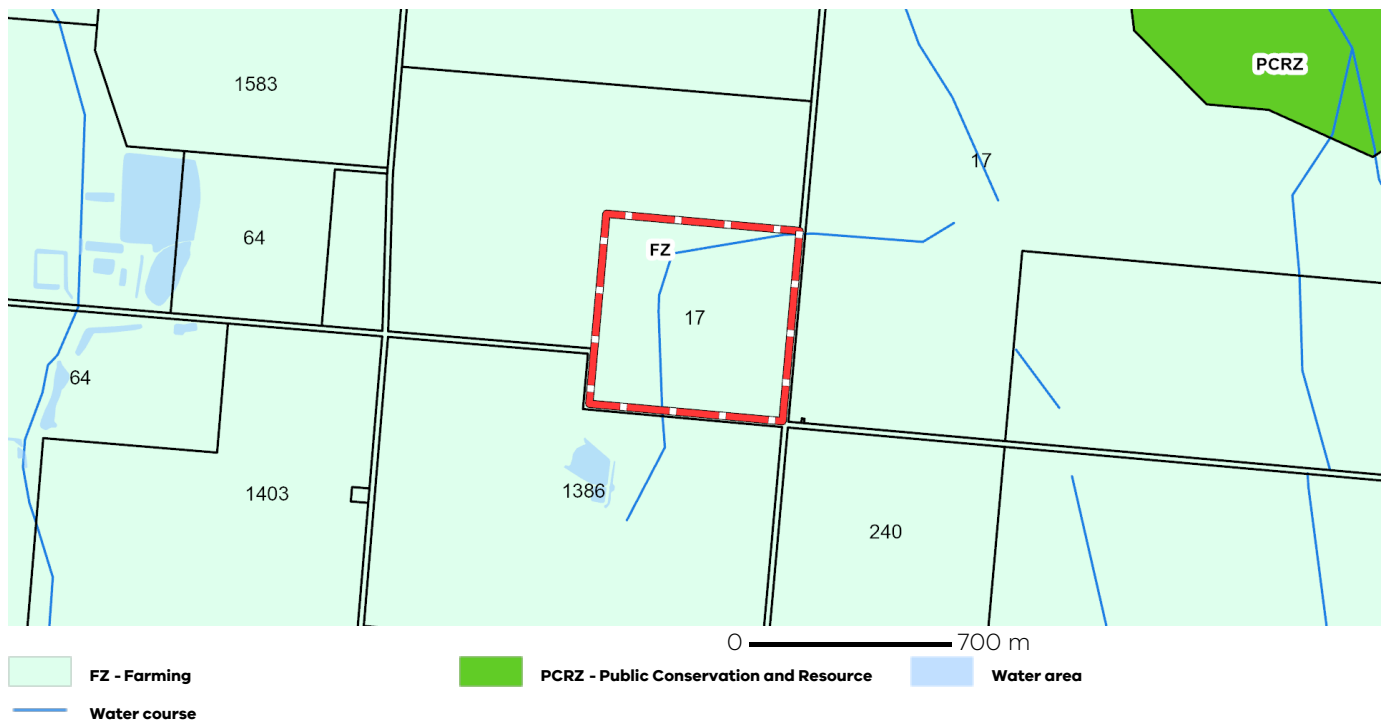
Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **LOWAN**  
Registered Aboriginal Party: **Barengi Gadjin Land Council**  
**Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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

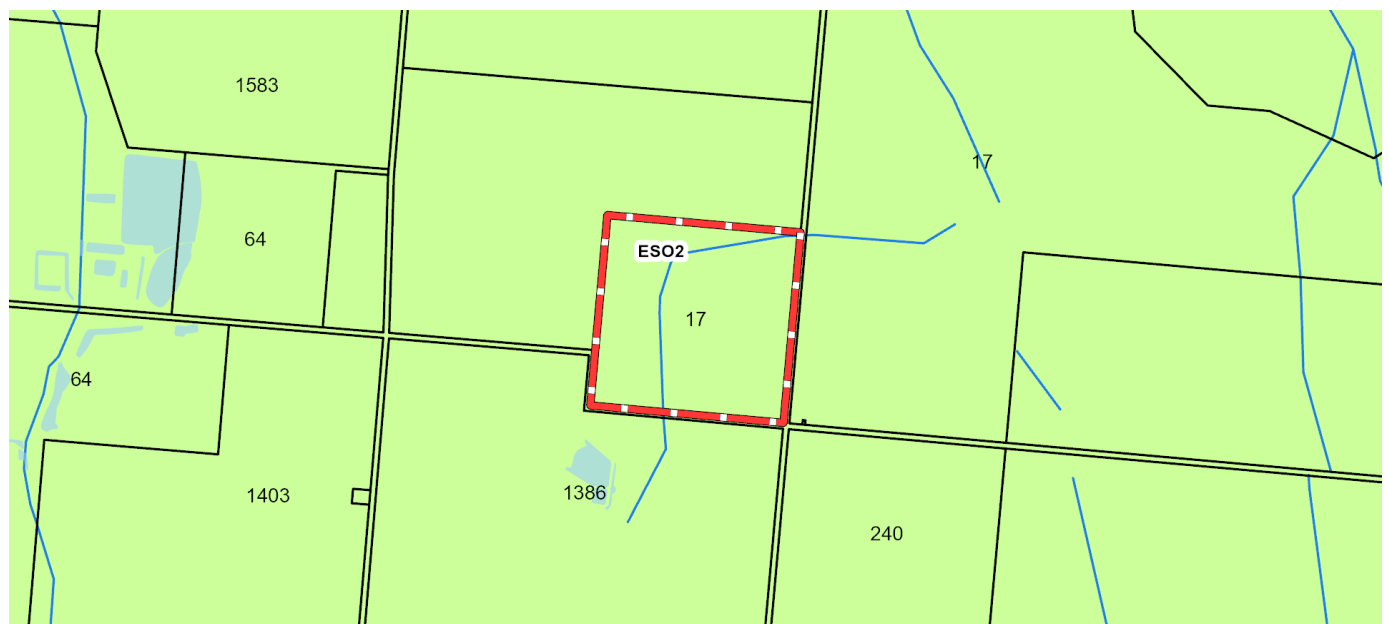


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

## Planning Overlay

[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

## 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.

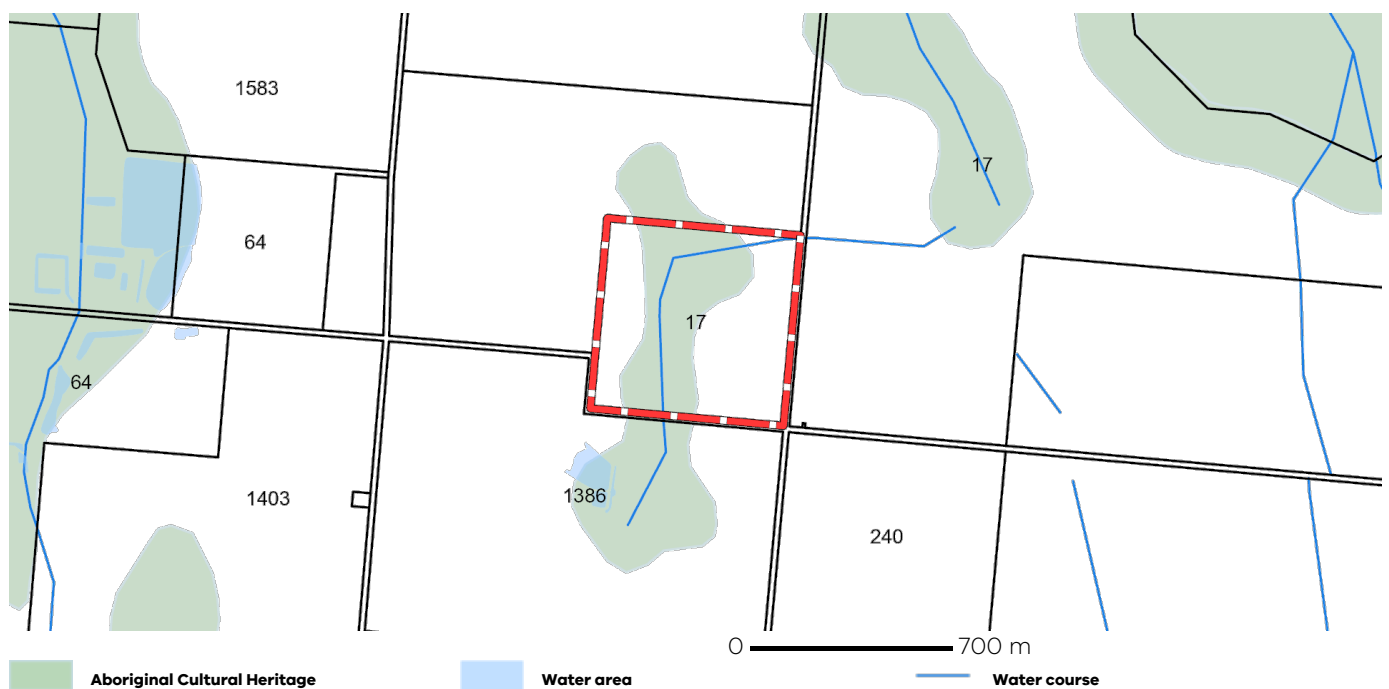
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.

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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 14 May 2025.

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# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 May 2025 02:09 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP516237**  
Address: **PATYAH ROAD PATYAH 3318**  
Standard Parcel Identifier (SPI): **1\TP516237**  
Local Government Area (Council): **WEST WIMMERA**  
Council Property Number: **1041961**  
Planning Scheme: **West Wimmera**  
Directory Reference: **Vicroads 38 E8**

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

[Planning Scheme - West Wimmera](#)

## UTILITIES

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Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **LOWAN**

## OTHER

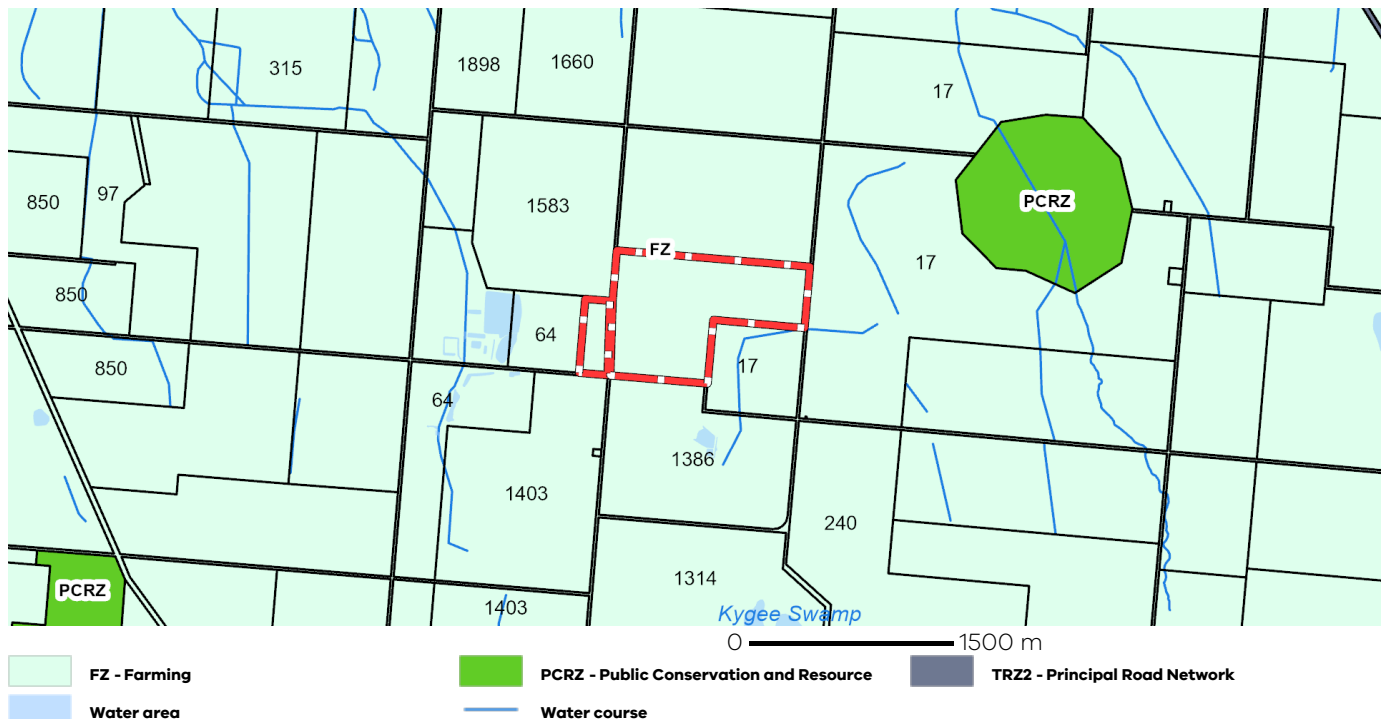
Registered Aboriginal Party: **Barengi Gadjin Land Council**  
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[View location in VicPlan](#)

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

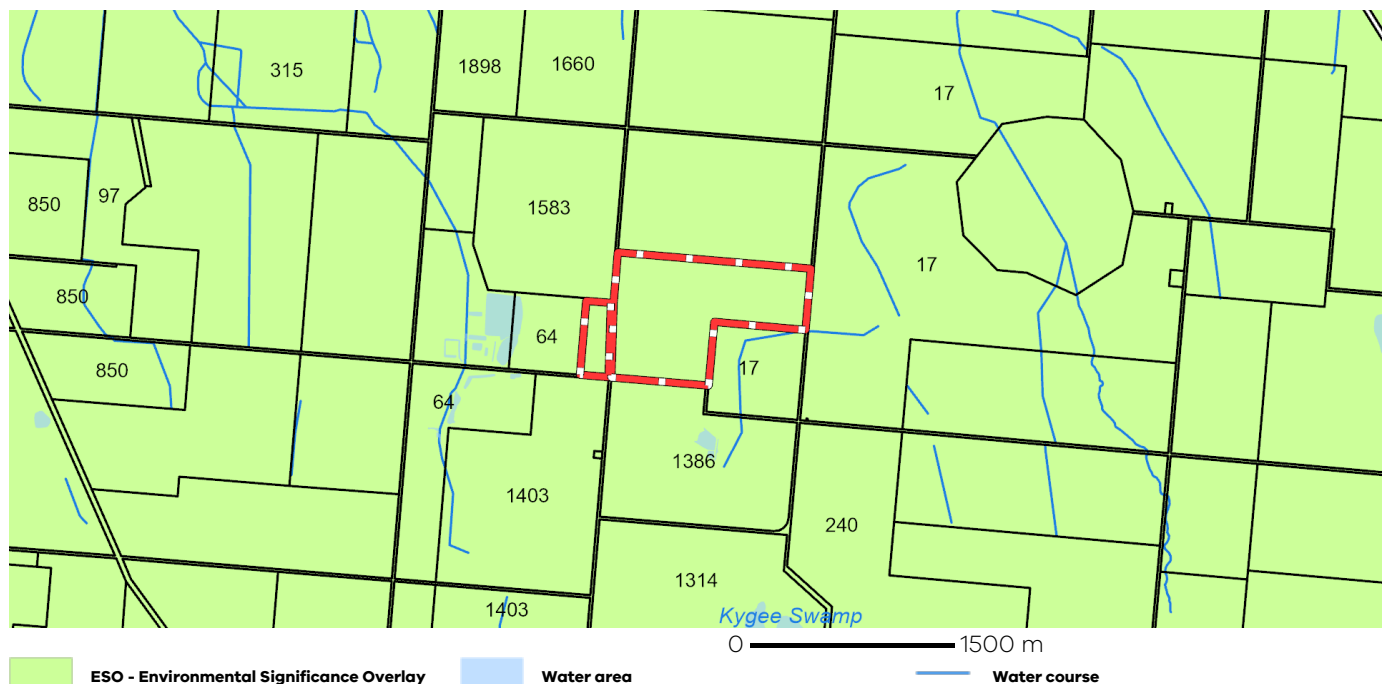


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## Planning Overlays

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

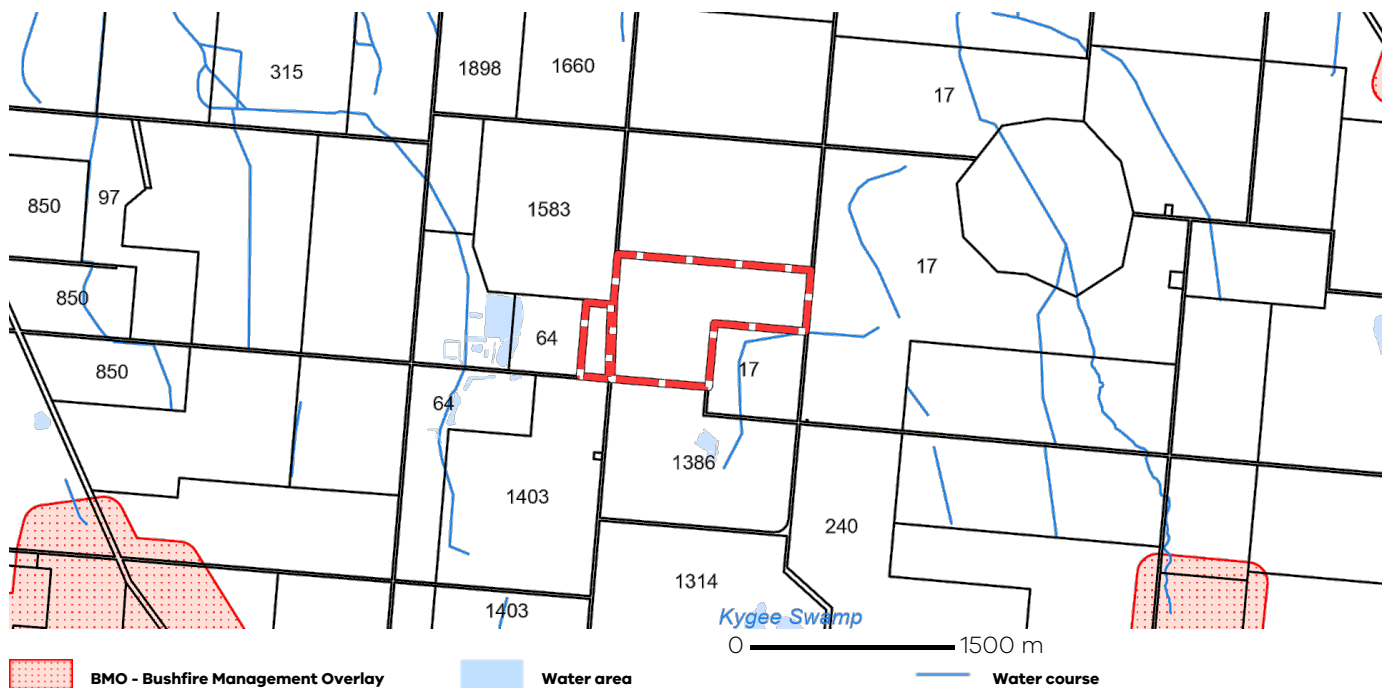
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 \(ESO2\)](#)



### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)



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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: Lot 1 TP516237

Page 2 of 5

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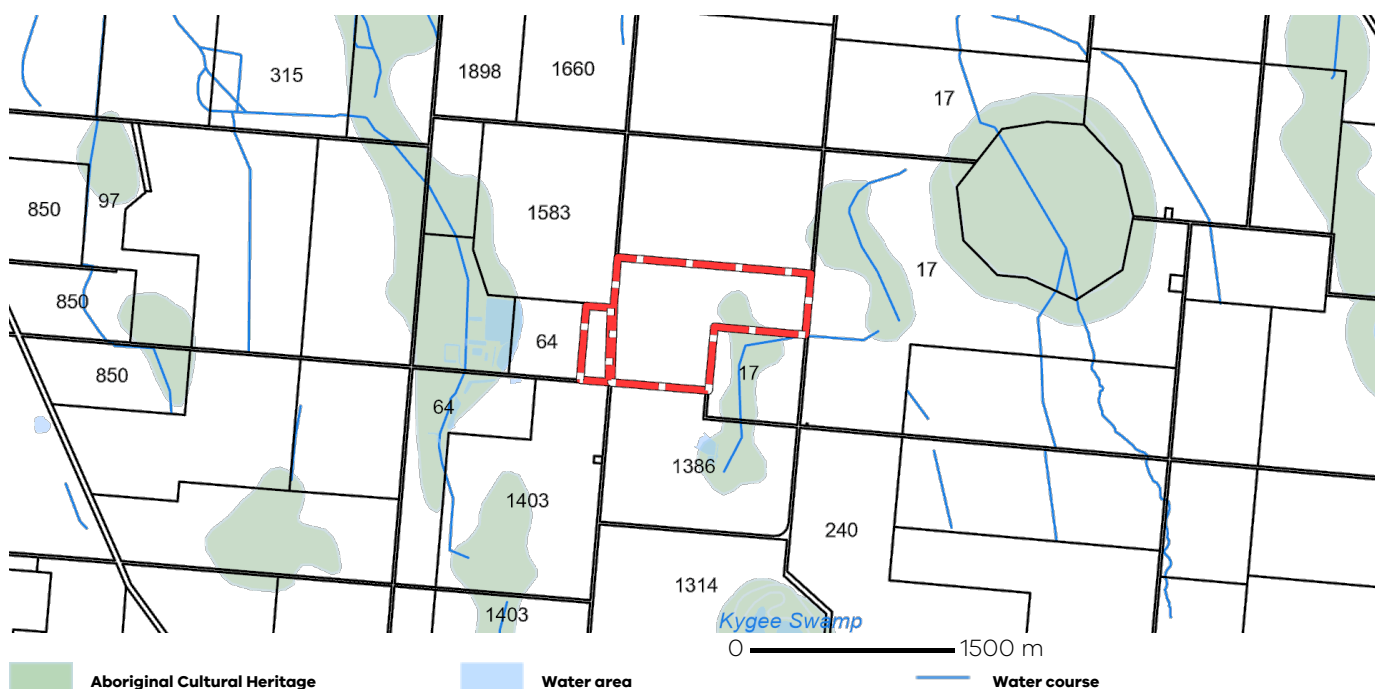
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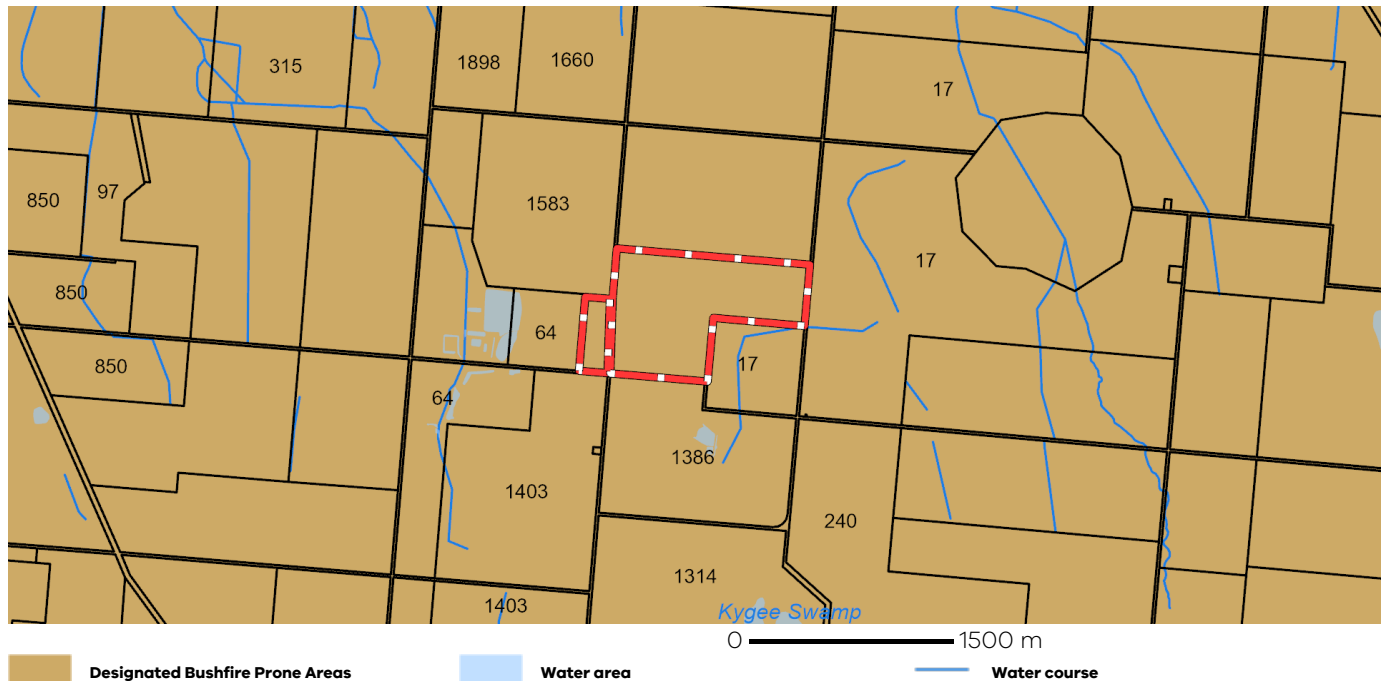
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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 May 2025 02:09 PM

## PROPERTY DETAILS

Crown Description: **Allot. 18 PARISH OF JALLAKIN**  
Address: **PATYAH ROAD PATYAH 3318**  
Standard Parcel Identifier (SPI): **18\PP2777**  
Local Government Area (Council): **WEST WIMMERA**  
Council Property Number: **1041771**  
Planning Scheme: **West Wimmera**  
Directory Reference: **Vicroads 38 E8**

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

[Planning Scheme - West Wimmera](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **LOWAN**

## OTHER

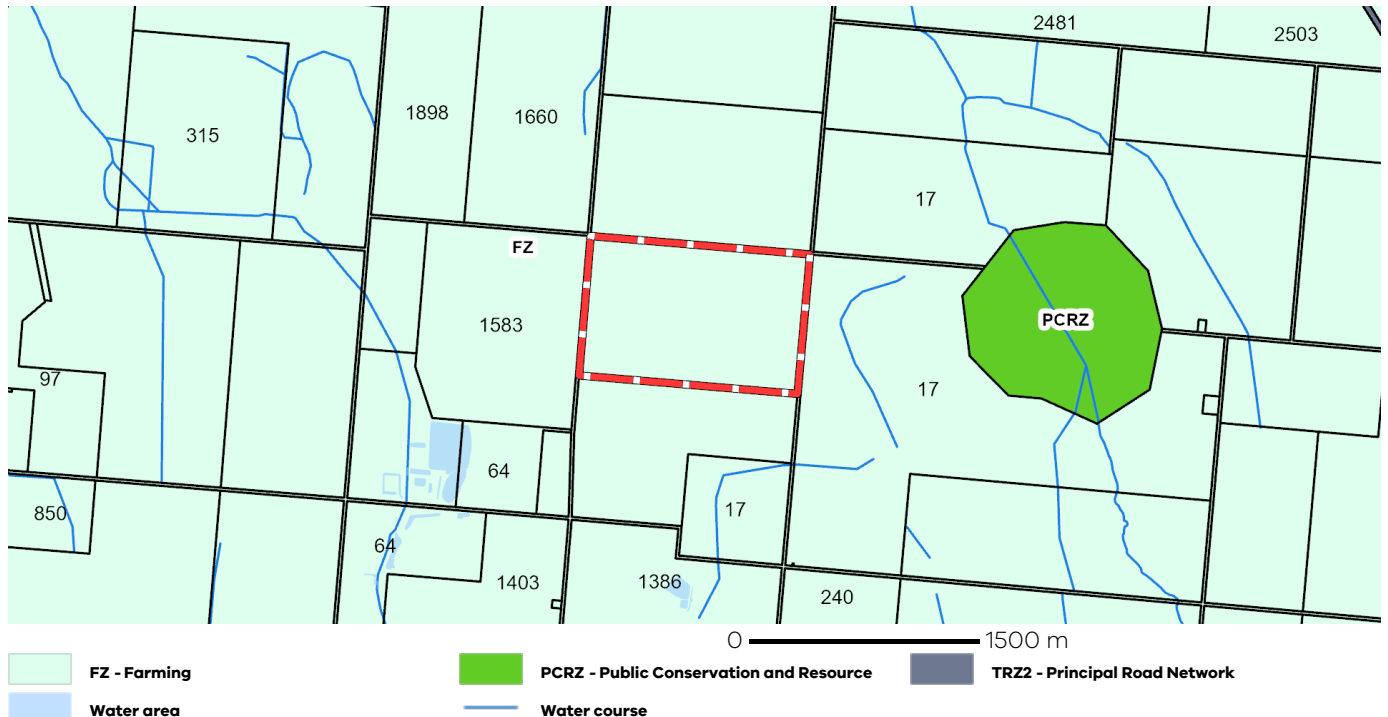
Registered Aboriginal Party: **Barengi Gadjin Land Council**  
**Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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



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

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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).

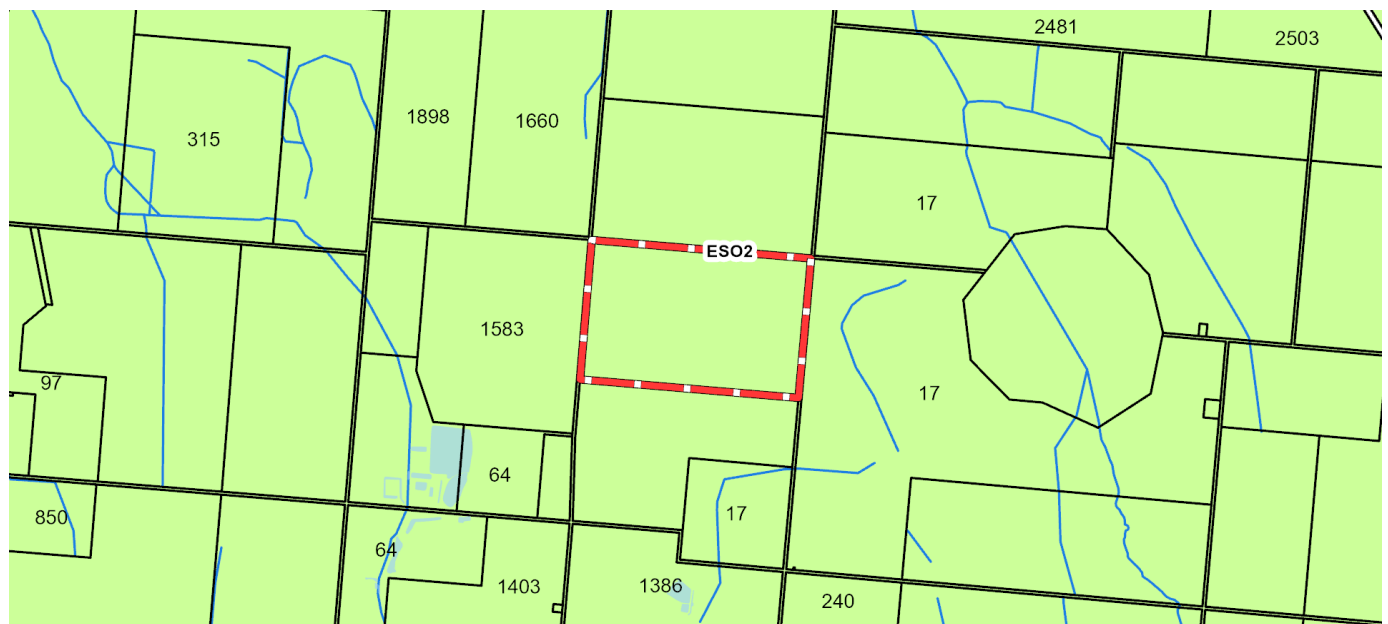
PLANNING PROPERTY REPORT: Allot. 18 PARISH OF JALLAKIN

Page 1 of 5

## Planning Overlays

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 \(ESO2\)](#)

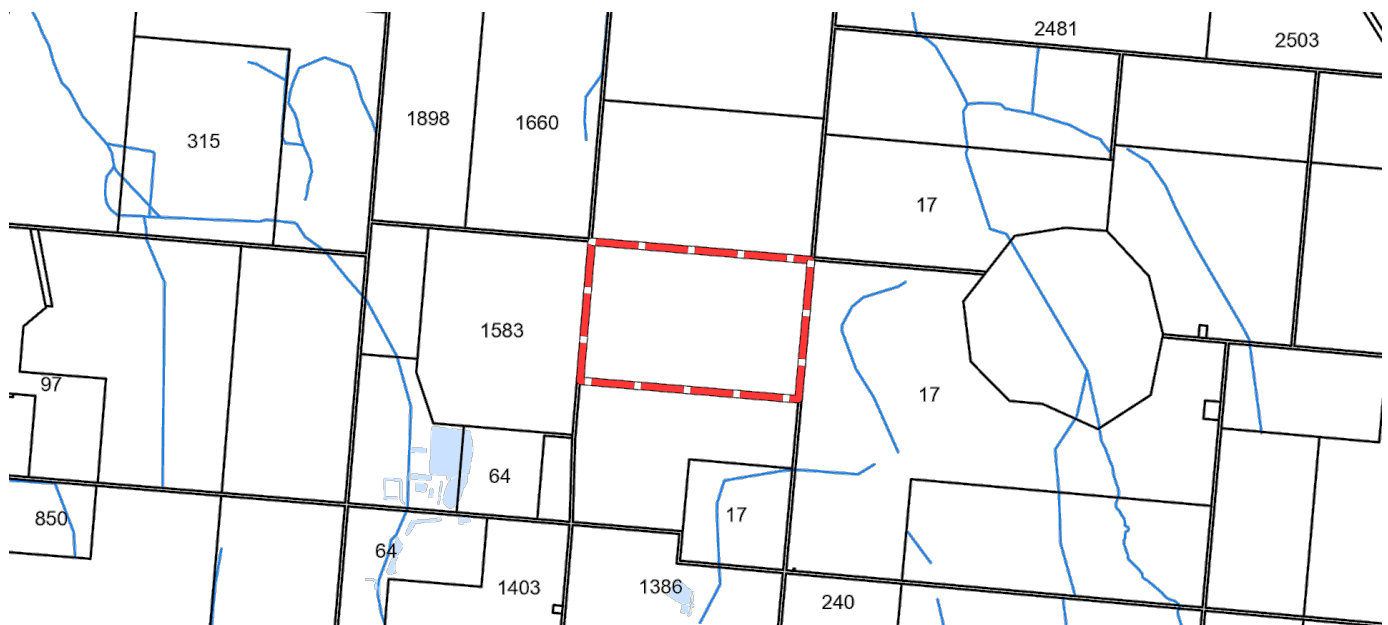


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)



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

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**PLANNING PROPERTY REPORT:** Allot. 18 PARISH OF JALLAKIN

Page 2 of 5

## 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.

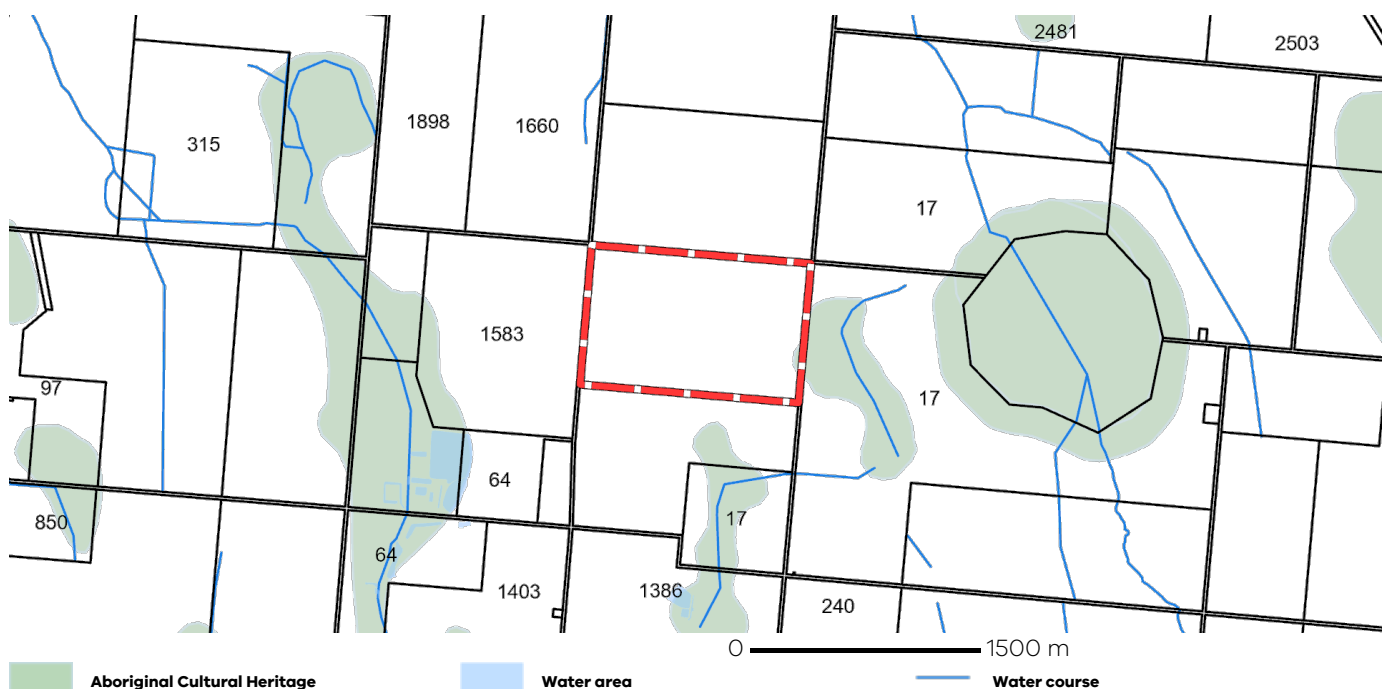
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.aav.nrms.net.au/aavQuestion1.aspx>

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



## Further Planning Information

Planning scheme data last updated on 14 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>

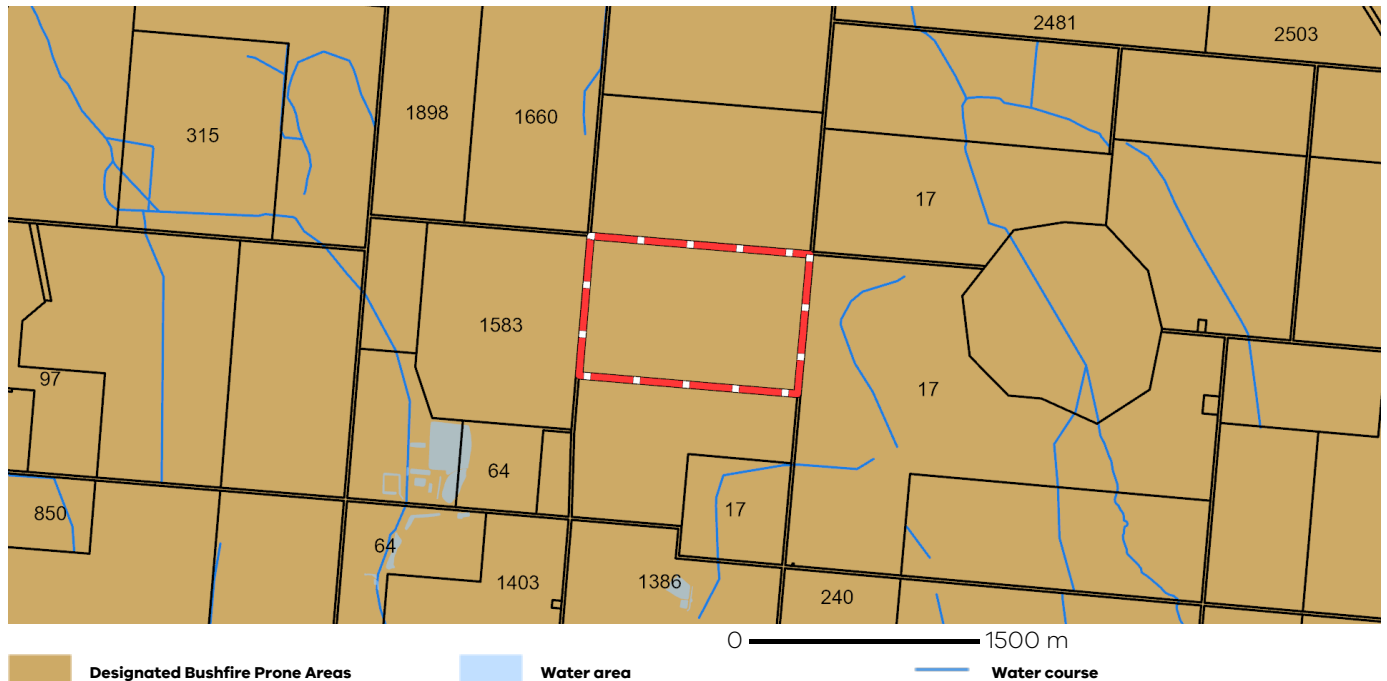
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## 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>.

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