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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	65 PURVIS ROAD, TANJIL SOUTH VIC 3825

Vendor's name	Travis Robert Burns	Date / /
Vendor's signature	DocuSigned by: 8DC7498960134DD...	10/3/2023

Purchaser's name	Date / /
Purchaser's signature _____	
Purchaser's name	Date / /
Purchaser's signature _____	

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1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $6,000.00

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

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

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 document/s

(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 easements, covenants 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 within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

☒ Are contained in the attached certificates and/or statements

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

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

Electricity supply ☐	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☐

9. TITLE

Attached are copies of the following documents:

9.1 ☒ **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

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Subdivision Act 1988.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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 2000m^2; (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.)

Is attached

13. GST NOTICE

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

14. ATTACHMENTS

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

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

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

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Due diligence checklist

What you need to know before buying a residential property

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

(04/10/2016)

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 08946 FOLIO 991 Security no : 124104360698M
Produced 02/03/2023 01:14 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 094744.
PARENT TITLES :
Volume 08893 Folio 995 to Volume 08893 Folio 998
Created by instrument LP094744 06/10/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TRAVIS ROBERT BURNS of RMB 3025 PURVIS ROAD,TANJIL EAST,VIC 3825
AD767290L 25/07/2005

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV296754L 03/02/2022
WESTPAC BANKING CORPORATION

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP094744 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: 65 PURVIS ROAD TANJIL SOUTH VIC 3825

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 03/02/2022

DOCUMENT END

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LP94744
EDITION 1
APPROVED 18/8/72

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS 11B 14 & 14A SECTION D
PARISH OF TANJIL
COUNTY OF TANJIL

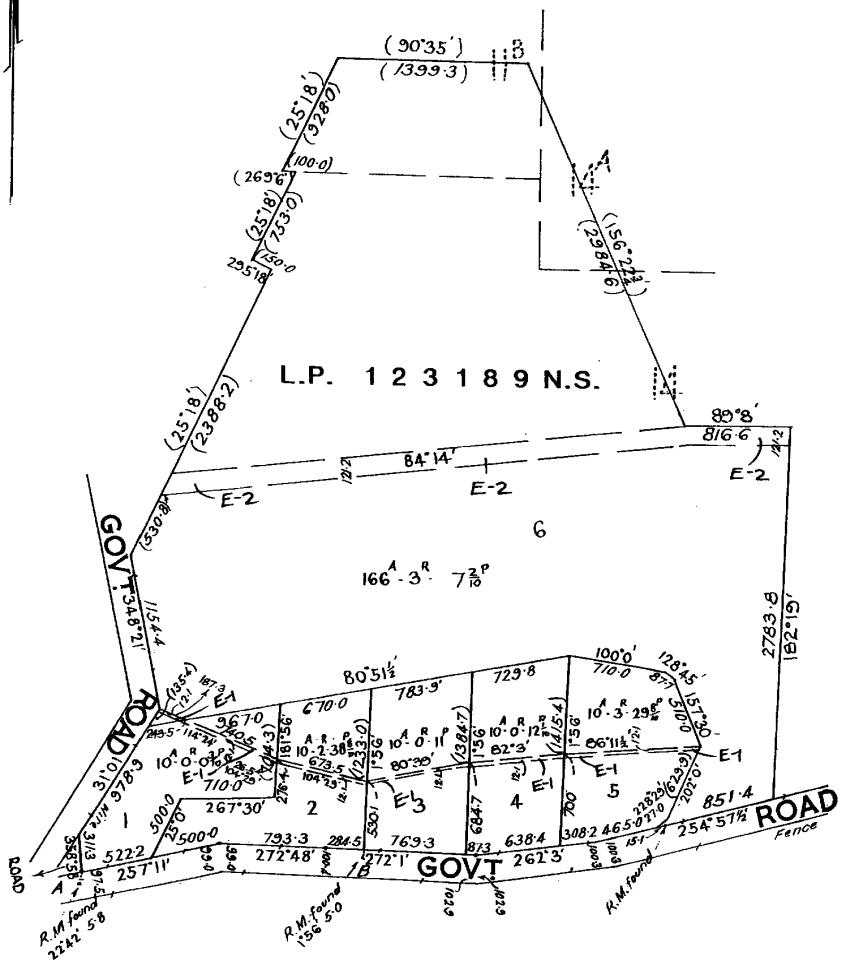
SCALE OF CHAINS

CHAINS 8 4 0 8 16
METRES 160 80 0 160 320

REF. Nº. 2085 V. 8893 F. 995
8893 996
8893 997
8893 998.

DEPTH LIMITATION: 50 FEET

COLOUR CONVERSION
E-1 = BLUE
E-2 = GREEN



Figures in brackets are not the result of this survey
Land colored Blue is encumbered by a drainage & sewerage easement vide LP 92334
Land colored Green is encumbered by an easement in favour of the Victorian Pipelines Commission vide Creation of Easement D.605815
Roadwidths are not to scale.
DATUM A-B 85°5' - 2083·1

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Smart Choice

Building Permits & Inspections

Darren Hood
P O Box 317
Glengarry, VIC 3844
Phone 0400 138778
darren@scbuildingpermits.com.au

FORM 2
Building Act 1993 Building Regulations 218, Regulation 37(1)

BUILDING PERMIT No. BS-L 58816/8617487673110/0
ISSUED 23/07/2019
(65 Purvis Road,TANJIL SOUTH)

Issued to
Owner/Agent of owner **SmartSteel Designs**
Postal address **63 Princes Highway YARRAGON** Postcode **3823**
Telephone **03 56342997**

Ownership Details (only if agent of owner listed above)
Owner **Travis Burns**
Postal address **65 Purvis Road, TANJIL SOUTH** Postcode **3825**
Telephone **0400 112 736**

Property details (include Title details as and if applicable)

Number **65**	Street/road **Purvis Road**	City/suburb/town **TANJIL SOUTH**	Postcode **3825**
Lot/s **4**	LP/PS **094744**	Volume **08946**	Folio **991**
Crown allotment	Section	Parish	County
Municipal District **Latrobe City Council**		Unique Property Identifier	

Builder
Name **Ben Christian** Telephone **0401974700**
Address **63 Princes highway YARRAGON** Postcode **3823**

Details of building practitioners and architects
a) who are engaged in the building work

Type	Registration Number	Name	Company
Builder	**CDB-L 48734**	**Ben Christian**	**Better Business Consultants PL**

b) who were engaged to prepare documents forming part of the application for this permit

Type	Registration Number	Name	Company
Civil Engineer	**EC 45962**	**Dhayanthi Pfeifer**	**A Line Building Systems**

Details of domestic building work insurance
The issuer or provider of the required insurance policy is N/R

Details of relevant planning permit
Planning permit no. **2019/116** Date of grant of planning permit. **04/07/2019**

Nature of building work Shed
Stage of building work permitted **All**
Cost of building work **$42,521** Total floor area of new building work **144m2**

Building classification
New Building **10a** **Farm Shed**

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

Occupation or Use of building: A Certificate of Final Inspection is required prior to the occupation or use of this building.

Commencement and completion:
This building work must commence by: **23/07/2020 -** If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

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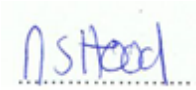
Building Permits & Inspections

Darren Hood
P O Box 317
Glengarry, VIC 3844
Phone 0400 138778
darren@scbuildingpermits.com.au

This building work must be completed by: **23/07/2021 -** If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Inspection requirements
The mandatory notification stages are: **Inspection of Pre-slab / Steel Reinforcement Frame / Final Upon Completion of Building Work**

Relevant building surveyor
Name: Darren Hood Registration No. BS-L 58816

Signature: 

Include building practitioner with continuing involvement in the building work.
Include only building practitioners with no further involvement in the building work.
Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered and insurance policy as required under section 135 of the Act.

Conditions of Approval
Building Permit No. BS-L 58816/8617487673110/0

1. Request for inspections require **48 HOURS NOTICE** and may be arranged by telephoning Darren on 0400138778

2. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.

3. Under Building Regulation 40, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed during the building work to which this permit applies.

4. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2019, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.

5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.

6. The Owner Builder is advised that should a registered builder carry out more than $5,000 works on this project, then a contract with the builder is to be entered into and the registered builders' number forwarded to the relevant building surveyor. If works on this project exceed $16,000 then a copy of the Builders Warranty Insurance certificate is also to be given to the relevant building surveyor.

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darren@scbuildingpermits.com.au

7. Carry out all work in a sound workmanlike manner and according to the codes and standards.

8. Install safety mesh under all plastic roof sheets to comply with AS1562.3 where the vertical distance between the finished floor level and underside of the roof cladding is greater than 3.0m, measured vertically.

9. Stormwater drains are to discharge to adequate water tanks or at least 5 metres away from the building and septic tank dispersal lines.

10. This building permit does not authorise or override your obligations under the 'fences act 1968' which requires you to obtain written permission from an adjoining owner prior to altering or removing a diving boundary fence.

11. Under no circumstances shall the building be used for habitable purposes without prior written consent from the relevant council.

12. The use of the building must be consistent with the 'property information statement' provided with the Form 1 - Building Permit Application.

13. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the form 2 building permit.

14. Excavations and fill utilising unprotected embankments must comply with Part 3.1.1 of NCC 2019, Volume 2 and table 3.1.1.1.

15. Lighting must not exceed 3w/m2 in the shed / carport / verandah.

16. The site shall be adequately fenced off during construction to prevent public access Building Regulations 2018, regulation 116 and/or comply with the relevant council local laws.

17. Prior to the commencement of any building works the owner/builder must ensure no part of the building is built over services or easements, failure to contact "Dial before you dig" may leave you liable for cost incurred for damage to the underground infrastructure.

18. This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.

19. Footings are to be founded into natural ground level and to a depth specified in the engineered plans.

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SMART CHOICE
BUILDING PERMITS & INSPECTIONS
14 HOTHAM STREET TRARALGON VIC
7019 5521
ADMIN@SCBUILDINGPERMITS.COM.AU

Building Act 1993
Building Regulations 2018
Regulation 200
Form 17

Certificate of Final Inspection
For Building Permit number: BS-L 58816/8617487673110/0,

Issued to (owner)
Travis Burns
65 Purvis Road
TANJIL SOUTH 3825

Site
Lot Number: 4 **Street Number:** 65 **Street:** Purvis Road
Suburb TANJIL SOUTH **Postcode** 3825

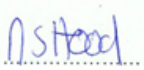
Municipality Latrobe City Council

Description of Building Work:
10a Garage, carport, shed or storage facility Shed

Directions
Any directions under Part 4 of the Building Act 1993 have been complied with.

Certificate number: **8617487673110** Certificate date: **21 December 2020**

Issued By: Darren Hood Registration No.: BS-L 58816
Postal Address: 14C Hotham Street Traralgon

Signature: 

Relevant building surveyor

Name: Darren Hood
Address: 14C Hotham Street, Traralgon
Email: darren@scbuildingpermits.com.au
Building practitioner registration no.:BS-L 58816
Municipal district/*council name: Latrobe City Council
Related building permit no. 8617487673110

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BS-L 58816/8617487673110/0**, issued on 23/07/2019 are as follows;

Approved date	**Inspection**
15/08/2019	**Inspection of Pre-slab / Steel Reinforcement**
18/12/2020	**Frame / Final Upon Completion of Building Work**

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sjdlaw
PROPERTY • COMMERCIAL • LITIGATION • ESTATE PLANNING

Premium Property Report

65 Purvis Road, Tanjil South Vic 3825

Created On: March 2nd, 2023

DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 4 LP94744			SPI (STANDARD PARCEL IDENTIFIER) 4\LP94744		
LOCAL GOVERNMENT (COUNCIL) Latrobe			COUNCIL PROPERTY NUMBER 23055		
LAND SIZE (APPROX) 39158.42m^2	FLOOR AREA 169m^2	FRONTAGE (APPROX) 136.79m	ORIENTATION North	ROOF MATERIAL Metal	WALL MATERIAL Vinyl Clad
HOUSE 3 2 2			YEAR BUILT 1960		
ZONES FZ2 - Farming Zone Schedule 2			OVERLAYS BMO - Bushfire Management Overlay ESO2 - Environmental Significance Overlay Schedule 2		

STATE ELECTORATES

LEGISLATIVE COUNCIL Eastern Victoria Region	LEGISLATIVE ASSEMBLY Morwell District

SCHOOLS

CLOSEST PRIVATE SCHOOLS Lavalla Catholic College - Presentation Campus (5327m)	CLOSEST PRIVATE SCHOOLS Immaculate Heart of Mary School (5491m)
CLOSEST PRIMARY SCHOOL Tanjil South Primary School (3008m)	CLOSEST SECONDARY SCHOOL Lowanna College (4546m)

BURGLARY STATISTICS Powered By RACV

POSTCODE AVERAGE 1 in 56 Homes	COUNCIL AVERAGE 1 in 80 Homes	STATE AVERAGE 1 in 76 Homes

COUNCIL INFORMATION - LATROBE

PHONE 1300367700 (Latrobe)	
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Premium Property Report

65 Purvis Road, Tanjil South Vic 3825

Created On: March 2nd, 2023

RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

VC012 Makes changes to the SPPF, LPPF, Zones, Overlays, Particular Provisions, Definitions and list of Incorporated documents based on the general review of residential development provisions and the recommendations of the ResCode Advisory Committee. The changes include the introduction of schedules to four residential zones, a Neighbourhood Character Overlay, new residential evelopment provisions in Clauses 54, 55 and 56 for dwellings and subdivision, and transitional arrangements for subdivision, medium-density housing and residential buildings. Corrects an inconsistency between Amendment S74 and the VPP in relation to public open space contributions in subdivision. Clarifies the definition of Trade supplies.

APPROVED 18/01/2023

VC014 Makes corrections to the Residential 1 Zone, Clause 54.04 and Clause 55.04.

APPROVED 18/01/2023

VC201 The amendment updates the Planning Policy Framework, introduces two new regional policies and a series of new Significant Landscape Overlays to recognise, protect and improve waterway health, amenity, access and community values.

APPROVED 15/12/2022

PROPOSED PLANNING SCHEME AMENDMENTS

C137latr The amendment proposes to implement the land use and development directions from the Morwell Activity Centre Plan background reports and Morwell Activity Centre Plan (Latrobe City Council, 2022). The Morwell Activity Centre Plan (MACP) forms the basis of the amendment which will guide future decision making as it relates to planning and design matters in the MAC. Generally, the amendment introduces new zones, overlays and local planning policy into the Latrobe Planning Scheme to improve clarity and certainty for stakeholders about the role of the MAC in delivering increased housing, retail and employment opportunities.

UNDER EXHIBITION 26/10/2022

C127latr Introduces the recommendations of the draft Latrobe City Municipal Bushfire Risk Assessment 2020 and draft Latrobe City Rural Living Strategy 2020 into the Latrobe Planning Scheme. Includes Planning Policy Framework changes to introduce the Municipal Landscape Bushfire Risk Map, associated strategies, land rezoning and application of overlays.

PANEL HEARING 30/01/2023

C138latr The amendment proposes to rezone properties north of Baldwin Road, Traralgon from Farming Zone to General Residential Zone Schedule 3 and apply the Development Plan Overlay Schedule 11.

SUBMISSIONS UNDER ASSESSMENT 22/02/2023

C131latr Implementation of Flood Studies, including updates to Land Subject to Inundation Overlay and Flood Overlay mapping and overlay schedules, Clause 02.04 and Clause 11.01-1L.

SUBMISSIONS UNDER ASSESSMENT 07/03/2022

C121latr The amendment replaces the existing Design and Development Overlay 1 - Major Pipeline Infrastructure (DDO1) with the Schedule to the Buffer Amenity Overlay (BAO1) and applies the BAO to all land within Latrobe affected by a major licensed pipeline. The amendment also makes changes to Clause 11.01-1L and Clause 19.01-3L consistent with the recommendations of the Latrobe City Council DDO1 Major Pipeline Infrastructure Review 2020.

APPROVAL UNDER CONSIDERATION 06/07/2022

C126latr Implement the recommendations of the Toongabbie Structure Plan report and background reports. It also implements the findings of the Floodplain Mapping for Toongabbie Township (WGCMA, 2016)

ADOPTION UNDER CONSIDERATION 30/01/2023

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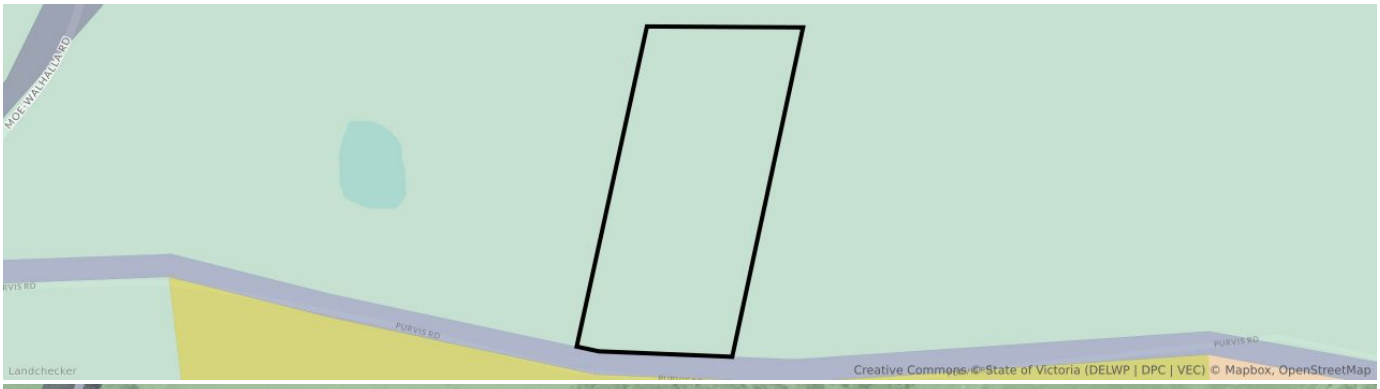
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PLANNING ZONE





FZ2 - Farming Zone Schedule 2

To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for the use of land for agriculture. To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. To encourage the retention of employment and population to support rural communities. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Farming Zone

Schedule 2 To Clause 35.07 Farming Zone

For confirmation and detailed advice about this planning zone, please contact LATROBE council on **1300367700**.

OTHER PLANNING ZONES IN THE VICINITY:

- FZ - Farming Zone
- RCZ - Rural Conservation Zone
- RLZ - Rural Living Zone
- TRZ2 - Transport Zone
- TRZ3 - Transport Zone

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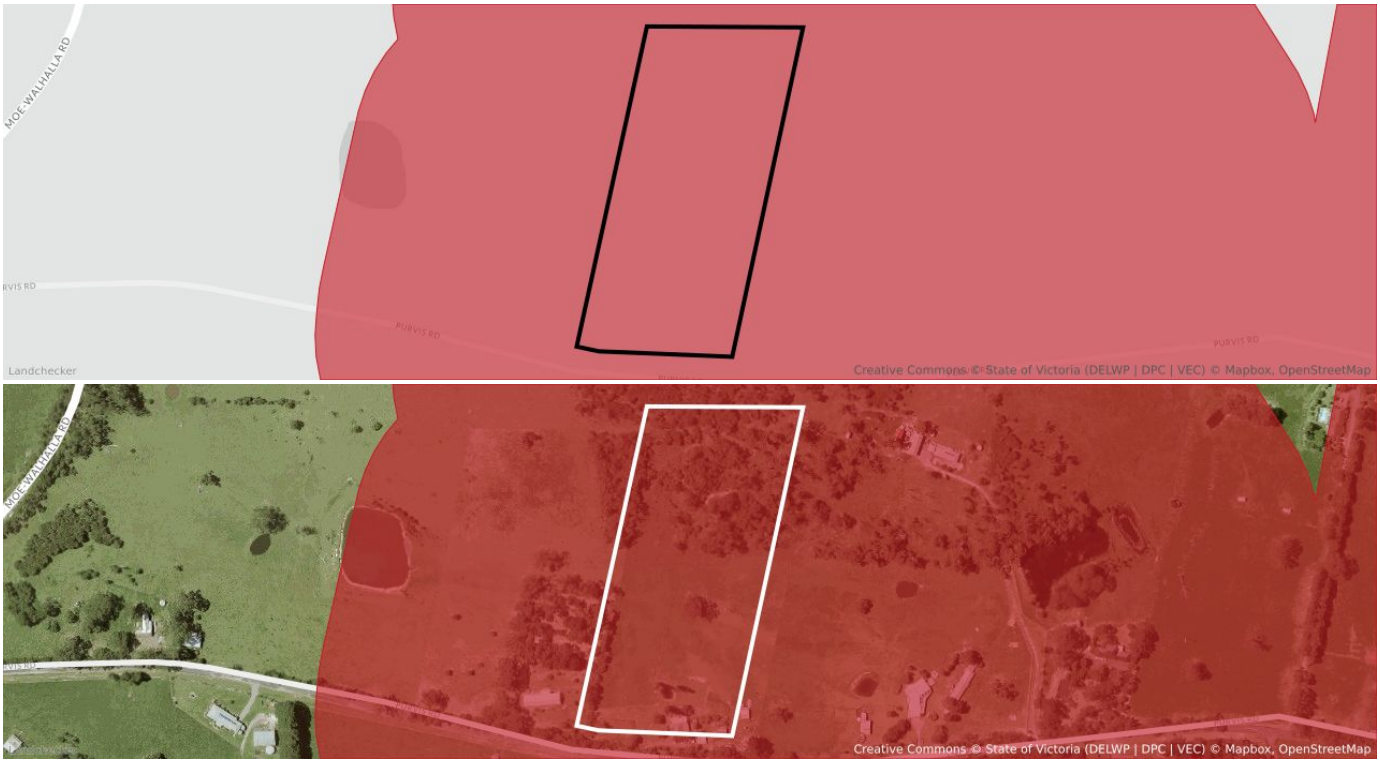
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PLANNING OVERLAYS



BMO - Bushfire Management Overlay

To implement the Municipal Planning Strategy and the Planning Policy Framework. To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay, please contact LATROBE council on **1300367700**.

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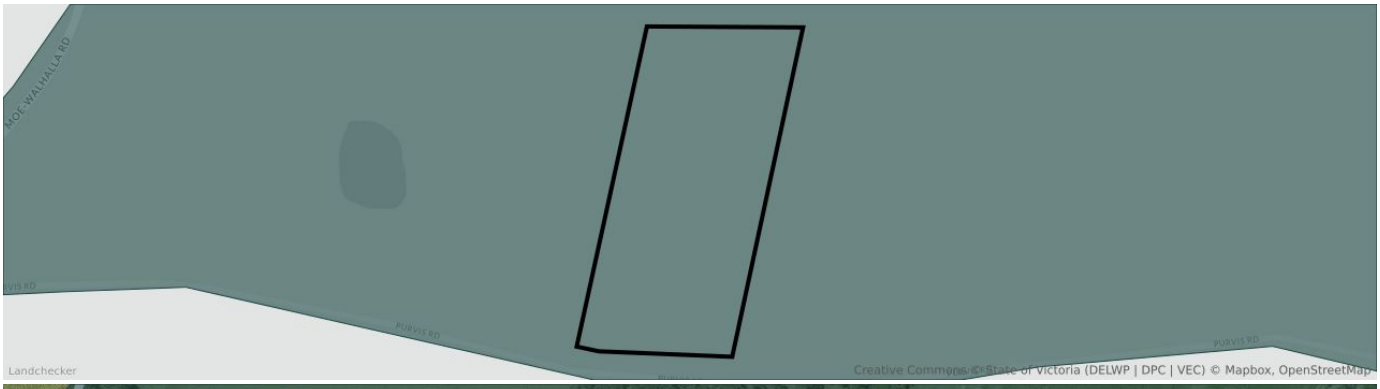
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PLANNING OVERLAYS





ESO2 - Environmental Significance Overlay Schedule 2

To implement the Municipal Planning Strategy and the Planning Policy Framework. To identify areas where the development of land may be affected by environmental constraints. To ensure that development is compatible with identified environmental values.

Environmental Significance Overlay

Schedule 2 To Clause 42.01 Environmental Significance Overlay

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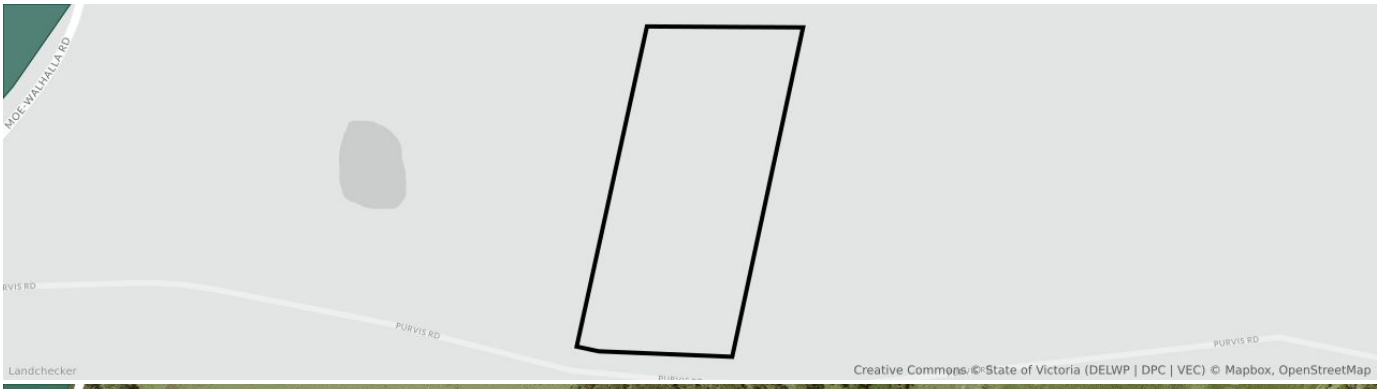
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OTHER OVERLAYS IN THE VICINITY





DCPO - Development Contributions Plan Overlay

ESO - Environmental Significance Overlay

For confirmation and detailed advice about these planning overlays, please contact LATROBE council on **1300367700**.

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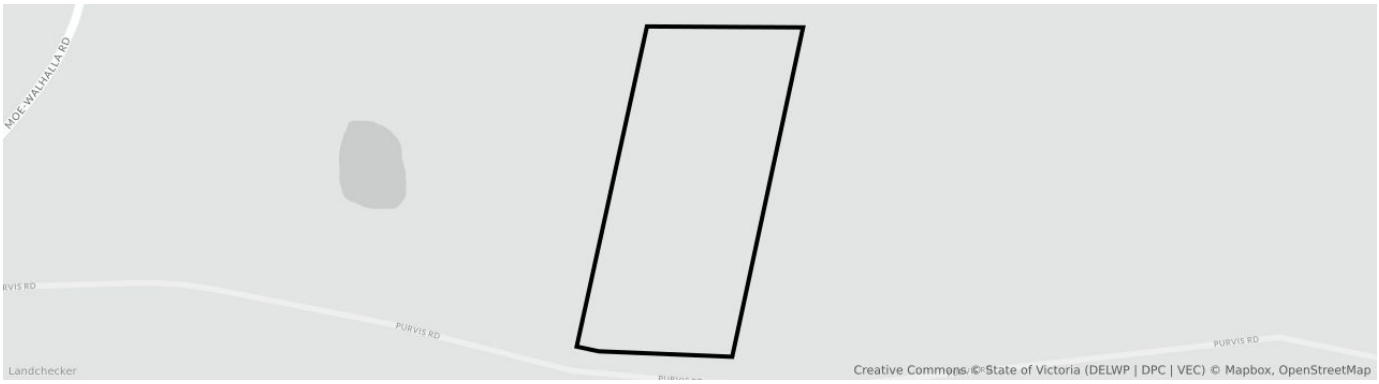
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PLANNING PERMIT HISTORY



APPROVED 2019/116 4th July 2019

65 Purvis Road, Tanjil South

Development of land with an outbuilding ancillary to an existing dwelling in the Farming Zone and Bushfire Management Overlay

For confirmation and detailed advice about these planning permits, please contact the responsible council:

LATROBE

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Permit information last updated on 01/03/2023

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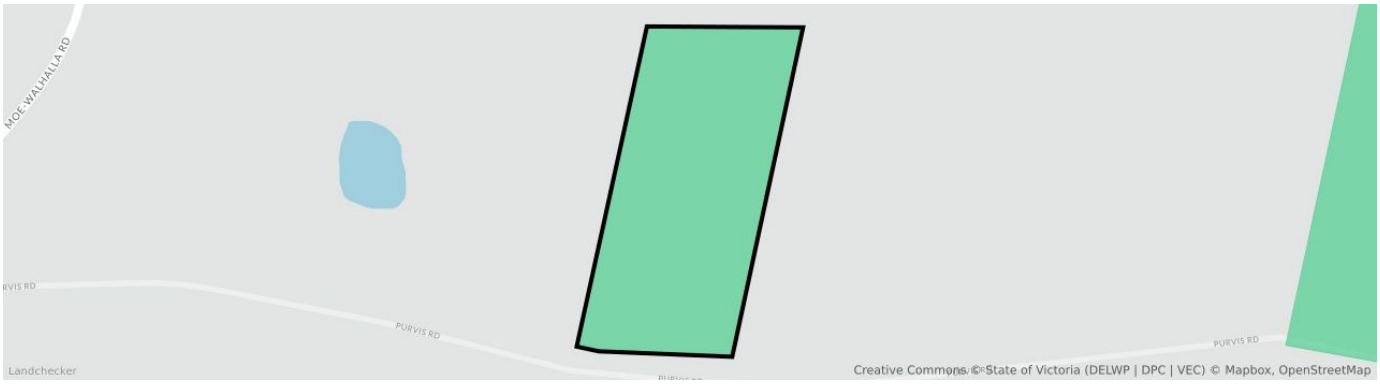
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NEARBY PLANNING PERMITS



APPROVED 2017/76 — 26th May 2017

135 Purvis Road, Tanjil South

Development of an Outbuilding ancillary to an existing dwelling in the Farming Zone

For confirmation and detailed advice about these planning permits, please contact the responsible council:

BAW BAW

03 5624 2411

Permit information last updated on 01/03/2023

LATROBE

1300367700

Permit information last updated on 01/03/2023

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ELEVATION CONTOURS



10m-20m Contours

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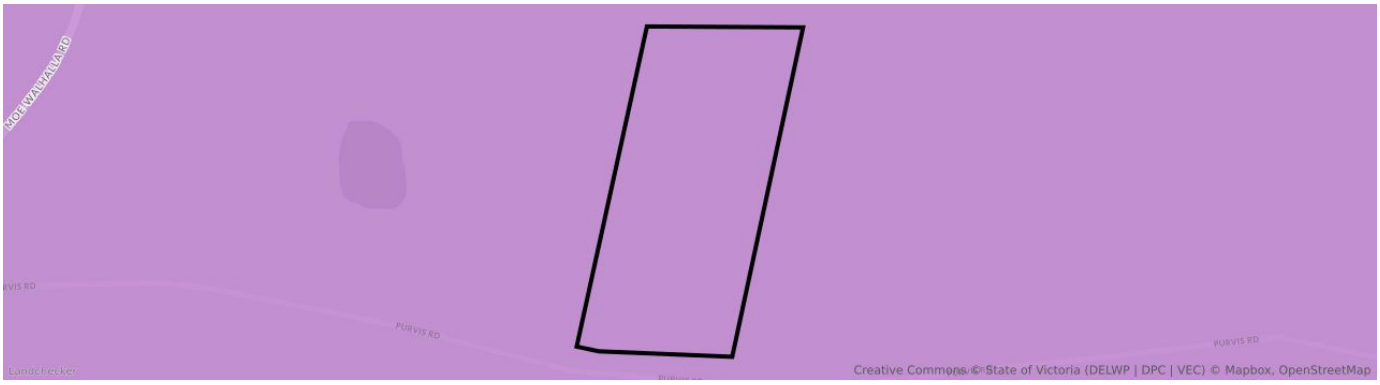
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BUSHFIRE PRONE AREA



Bushfire Prone Area

This property is within a zone classified as a Bushfire Prone Area.

For confirmation and detailed advice about the bushfire-prone status of the property, please contact LATROBE council on **1300367700**.

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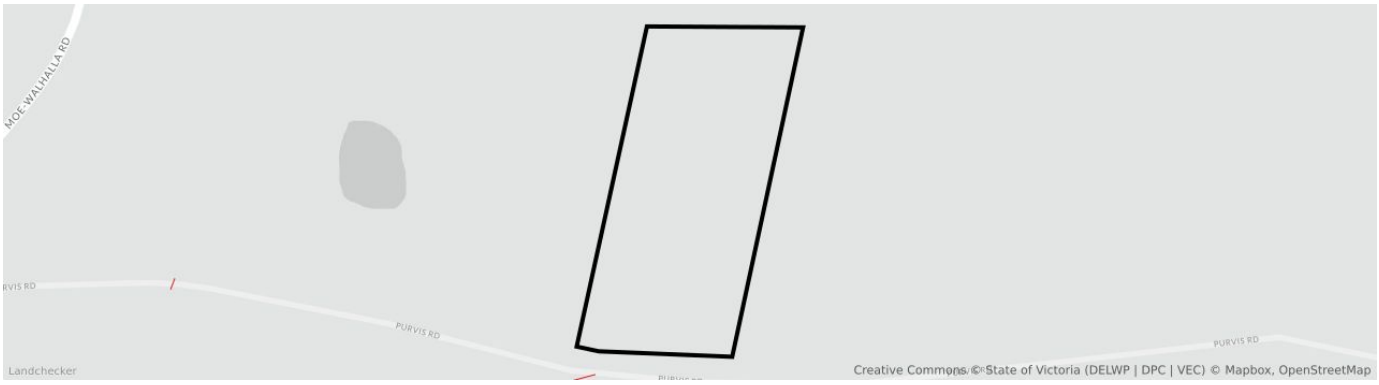
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EASEMENTS



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For confirmation and detailed advice about the easement on or nearby this property, please contact LATROBE council on **1300367700**.

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