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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** | 10 SELWYN PLACE, TRARALGON VIC 3844 |

| | | |
|---|---|---|
| Vendor's name | Alison Jean Walsh | Date / / |
| Vendor's signature | DocuSigned by: AJ Walsh 82FA593B8A9E425... | 11/2/2022 |

| | |
|---|---|
| Purchaser's name | Date / / |
| Purchaser's signature | |
| Purchaser's name | Date / / |
| Purchaser's signature | |

# 1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $3,500.00 plus usage

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:

Not Applicable

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:

Not Applicable

4.2 **Agricultural Chemicals**

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

| |
|---|
| NIL |

4.3 **Compulsory Acquisition**

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

| |
|---|
| NIL |

## 5. BUILDING PERMITS

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

Not Applicable

## 6. OWNERS CORPORATION

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

Not Applicable

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

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 ☒ (a) Registered Title

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

## 10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

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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 2000m²; (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. 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)*

| |
|---|
| Registered Search Statement Vol 9115 Folio 273 |
| Plan LP115970 |
| Due Diligence |
| Non-GST withholding |
| Council Rates |
| Water Rates |
| Property Report |

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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 restr ctions 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 09115 FOLIO 273 Security no : 124095414031A
Produced 10/02/2022 11:52 AM

## LAND DESCRIPTION

Lot 117 on Plan of Subdivision 115970.
PARENT TITLE Volume 09021 Folio 544
Created by instrument LP115970 07/11/1975

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALYSON JEAN WALSH of 10 SELWYN PLACE TRARALGON VIC 3844
AT701466G 19/10/2020

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT701467E 19/10/2020
COMMONWEALTH BANK OF AUSTRALIA

COVENANT G327675 17/09/1976

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 LP115970 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: 10 SELWYN PLACE TRARALGON VIC 3844

## ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 19/10/2020

DOCUMENT END

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| PLAN OF SUBDIVISION OF<br>PART OF CROWN ALLOTMENT 32<br>PARISH OF TRARALGON<br>COUNTY OF BULN BULN<br>SCALE 20 0 20 40 60<br>LENGTHS ARE IN METRES. | APPROPRIATIONS<br>BLUE – DRAINAGE & SEWERAGE.<br>BROWN – WAY & DRAINAGE. | ENCUMBRANCES & OTHER NOTATIONS.<br>LOTS 1–55 INCLUSIVE HAVE BEEN OMITTED FROM THIS SUBDIVISION.<br>SPLAYED CORNERS ARE 3 METRES EACH WAY UNLESS OTHERWISE SHOWN.<br>REFERENCE MARKS HAVE BEEN PLACED AT THE INTERSECTION OF ALL SPLAYED CORNERS.<br>REFERENCE MARKS ARE 0·02m DIAMETER GALVANISED IRON PIPES 0·3m LONG.<br>FOR DATUM OF BEARINGS SEE COPY OF FIELDNOTES. |
|---|---|---|

# LP115970
EDITION 2
~~PARISH/TP 3109~~/CHART 17

**APPROVED** 16/9/75
COLOUR CONVERSION
BLUE = E-1
BROWN = R1

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



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# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**PLAN NUMBER**

LP115970

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| AFFECTED LAND/PARCEL | LAND/PARCEL IDENTIFIER CREATED | MODIFICATION | DEALING NUMBER | DATE | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
|---|---|---|---|---|---|---|
| LOT 134 | | REMOVAL OF EASEMENT | AU708756A | 14/09/2021 | 2 | AA |
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G327675

REGD.

01-47 183017 17-SEP-76

LITTLETON, HACKFORD & MALKIN SOLICITORS TRARALGON

1

V I C T O R I A

FREEHOLD TRANSFER OF LAND

$82-50

ALLAN FRANCIS CUMMING of 4 Downie Court Traralgon Retired Farmer and RONALD JAMES SKINNER of 44 Moore Street Traralgon Newsagent being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FIVE THOUSAND FOUR HUNDRED AND FIFTY DOLLARS ($5,450.00) paid to us by IAN BEEBEE and MERVYN BEEBEE both Soldiers of Holsworthy Military Camp, New South Wales DO HEREBY TRANSFER to the said IAN BEEBEE and MERVYN BEEBEE as joint tenants All our estate and interest in ALL THAT piece of land being Lot 117 on Plan of Subdivision No. 115970 and being the whole of the land more particularly described in Certificate of Title Volume 9115 Folio 273 AND we IAN BEEBEE and MERVYN BEEBEE for ourselves and our successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT with the said ALLAN FRANCIS CUMMING and RONALD JAMES SKINNER and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) as follows:-

DG327675-1-2

REGISTERED

- 4 OCT 1976

With consent of solicitor for

A memorandum of the within instrument has been entered in the Register Book

1. THAT wewill not at any time erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house with the usual outbuildings.
2. THAT we will not use or permit or suffer any such main building to be used for other than residential purposes.
3. THAT we will not erect or cause or suffer to be erected upon the said lot any building structure or fence consisting wholly or partly of second hand materials.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and that the same shall be

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noted and appear on every future Certificate of Title for the said lot as an encumbrance affecting the same and every part thereof.

DATED the 9th day of September One thousand nine hundred and seventy-six.

SIGNED by the said ALLAN FRANCIS CUMMING in Victoria in the presence of G.G. White

SIGNED by the said RONALD JAMES SKINNER in Victoria in the presence of W J Aitken

SIGNED by the said IAN BEEBEE in Queensland. in the presence of

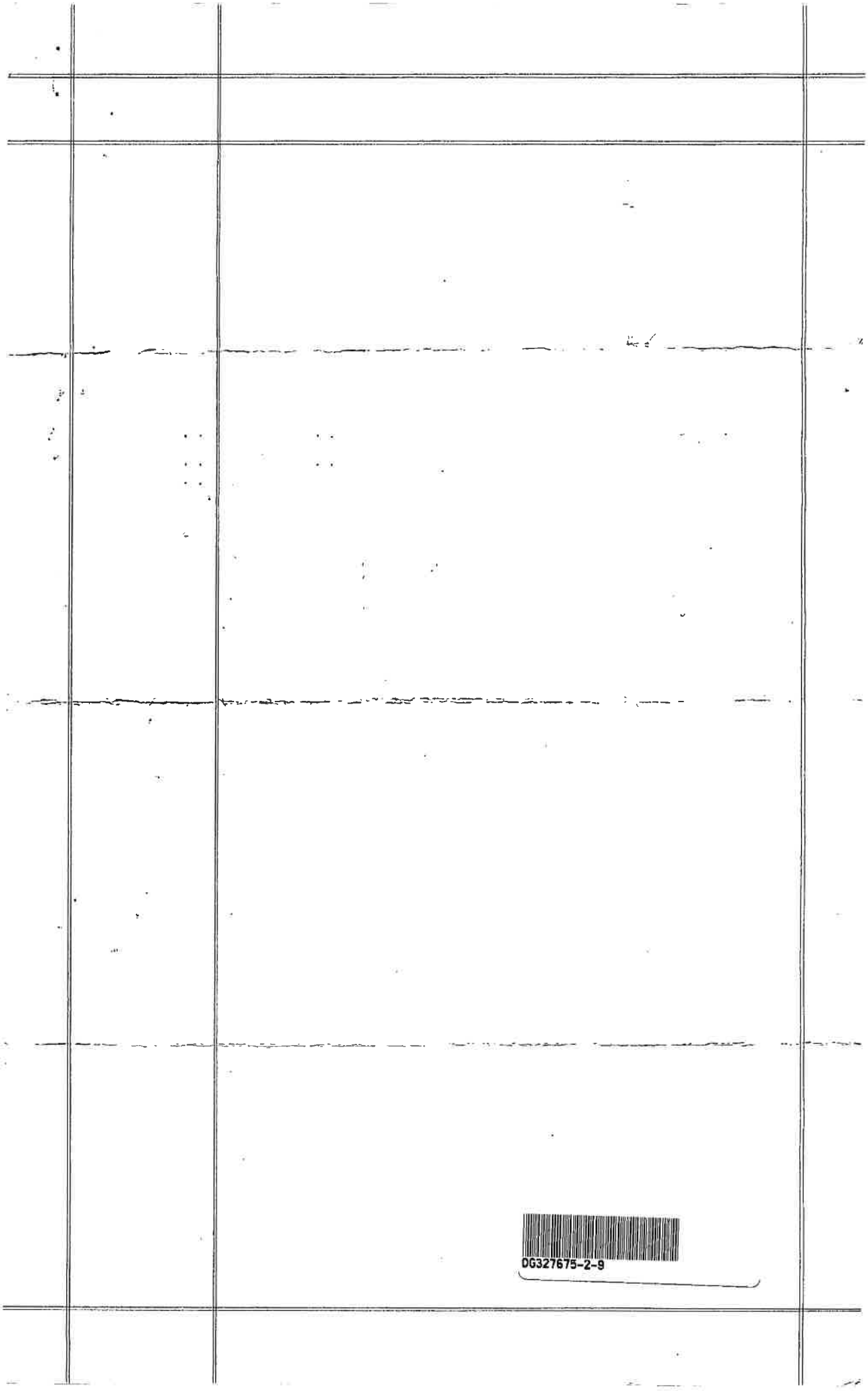
SIGNED by the said MERVYN BEEBEE in Victoria. in the presence of

ENCUMBRANCES REFERRED TO:

The easements (if any) affecting the said land.

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DATED 1976

MR. A.F. CUMMING &
MR. R.J. SKINNER

to

MR. I. BEEBEE &
MR. M. BEEBEE

T R A N S F E R

— $5 —

Littleton, Hackford & Malkin,
Solicitors,
115-119 Hotham Street,
Traralgon.

IRM:EP

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# NOTICE OF PURCHASER

# Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

**Vendor:** **Alison Jean Walsh**

**Property:** **10 Selwyn Place, Traralgon VIC 3844**

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.

The above property is neither an existing Residential Premises or Commercial Residential Premises and therefore the purchaser is not to withhold GST.

*Christine Ferguson*– **Hilltop Conveyancing Services**

**For and on behalf of the vendors**

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 0409 746 954 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411

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# Valuation and Rates Notice

For the period 1 July 2021 to 30 June 2022

ABN: 92 472 314 133

LatrobeCity
a new energy

034 08937

Ms A J Walsh
10 Selwyn Pl
TRARALGON VIC 3844

**Assessment number:** 302232
Issue date: 27/08/2021

**Property:** 10 Selwyn Place, TRARALGON VIC 3844

Description: L 117 LP 115970
AVPCC: 110 - Detached Home
**(see reverse)**

Capital Improved Value (CIV): $345,000
Valuation date: 01/01/2021
Effective as at: 01/07/2021

## Payments

## Council rates and charges

| | |
|---|---|
| General Rates Residential (0.00412032 x CIV) | $1,421.50 |
| Municipal Charge | $142.00 |
| Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1) | $357.00 |

## State government charges

| | |
|---|---|
| Fire Service Property Levy - Residential (0.000059 x CIV) | $20.35 |
| Fire Services Property Levy Fixed Charge | $114.00 |
| EPA Victoria Landfill Levy | $24.80 |

**Total outstanding** $2,079.65 ✓

**Your payment options:**

**Pay by instalment**

| | |
|---|---|
| Instalment 1 **Due: 30 Sept 2021** | $519.95 |
| Instalment 2 Due: 30 Nov 2021 | $519.90 |
| Instalment 3 Due: 28 Feb 2022 | $519.90 |
| Instalment 4 Due: 31 May 2022 | $519.90 |

**OR**

**Full payment for 2021-22 rate period**

Due date: 15 February 2022 $2,079.65

**Difficulty paying on time?**
If you are experiencing financial difficulties, contact us to discuss your eligibility for an alternative payment plan. Overdue amounts attract interest of 10% per annum.

L008937 016822 #80230

Payments made on or after 09 August 2021 may not be included

$3500

☐ **Full payment:** $2,079.65
☐ **Instalment:** $519.95

**Assessment number:** 302232
**Property:** 10 Selwyn Place, TRARALGON VIC 3844

BPAY Biller Code: 6072 Ref: 302232
Pay 24 hours a day by phone or internet, direct from your bank account or via BPAY View.

Post Billpay Biller Code: 0359 Ref: 302232
Pay 24 hours a day by credit card:
**Online:** www.auspost.com.au/postbillpay
**Phone:** 13 18 16

*359 302232

*Council Use Only*

### Direct debit
To arrange regular deductions, including weekly, fortnightly or monthly, from your bank account. Visit www.latrobe.vic.gov.au/directdebit or call 1300 367 700 to obtain a direct debit form.

### In person
At any Latrobe City Service Centre or Library, (locations on reverse) or Australia Post outlet.

### Mail
Detach this slip and send with payment to: Latrobe City Council PO BOX 264, Morwell VIC 3840.

### Centrepay
To arrange regular deductions from your Centrelink payment, please use your Centrelink online account, Express Plus Centrelink mobile app or you can contact Centrelink in person or by phone and quote reference number (CRN): 555 070 553H.

**You now have a choice**
...receive your rates notice by email.
Visit: **https://erates.latrobe.vic.gov.au/erates**
*See the rates brochure for more details.*

More information overpage

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# PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 03 February 2022 10:36 AM

## PROPERTY DETAILS

| | |
|---|---|
| Address: | **10 SELWYN PLACE TRARALGON 3844** |
| Lot and Plan Number: | **Lot 117 LP115970** |
| Standard Parcel Identifier (SPI): | **117\LP115970** |
| Local Government Area (Council): | **LATROBE** |
| Council Property Number: | **30223** |
| Directory Reference: | **Vicroads 696 D5** |

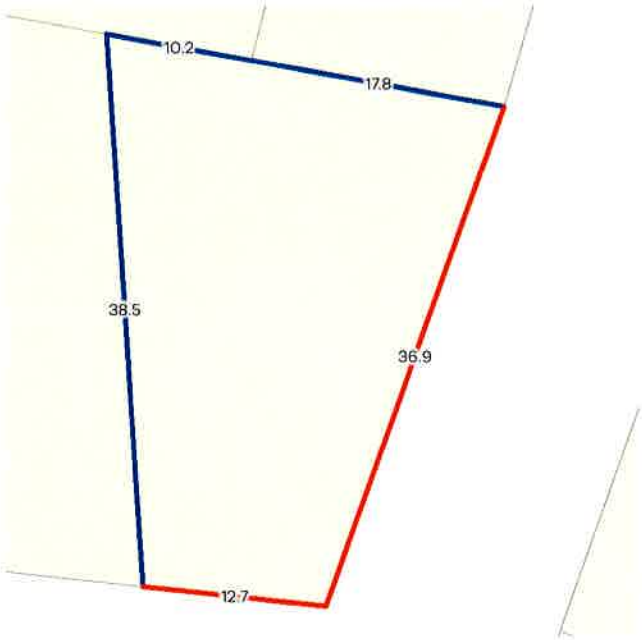
www.latrobe.v c.gov.au

**This property is not in a designated bushfire prone area.**
**No special bushfire construction requirements apply. Planning provisions may apply.**

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

## SITE DIMENSIONS

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




**Area:** 753 sq. m
**Perimeter:** 116 m
For this property:
— Site boundaries
— Road frontages

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

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

For more accurate dimensions get copy of plan at Title and Property Certificates

## UTILITIES

| | |
|---|---|
| Rural Water Corporation: | **Southern Rural Water** |
| Urban Water Corporation: | **Gippsland Water** |
| Melbourne Water: | **Outside drainage boundary** |
| Power Distributor: | **AUSNET** |

## STATE ELECTORATES

| | |
|---|---|
| Legislative Council: | **EASTERN VICTORIA** |
| Legislative Assembly: | **MORWELL** |

## PLANNING INFORMATION

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

**Planning Overlay:** DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)

DocuSign Envelope ID: 55C29EDF-A2C4-4E58-A11F-89A24BEABDD7

# PROPERTY REPORT

Environment, Land, Water and Planning

Planning scheme data last updated on 2 February 2022.

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

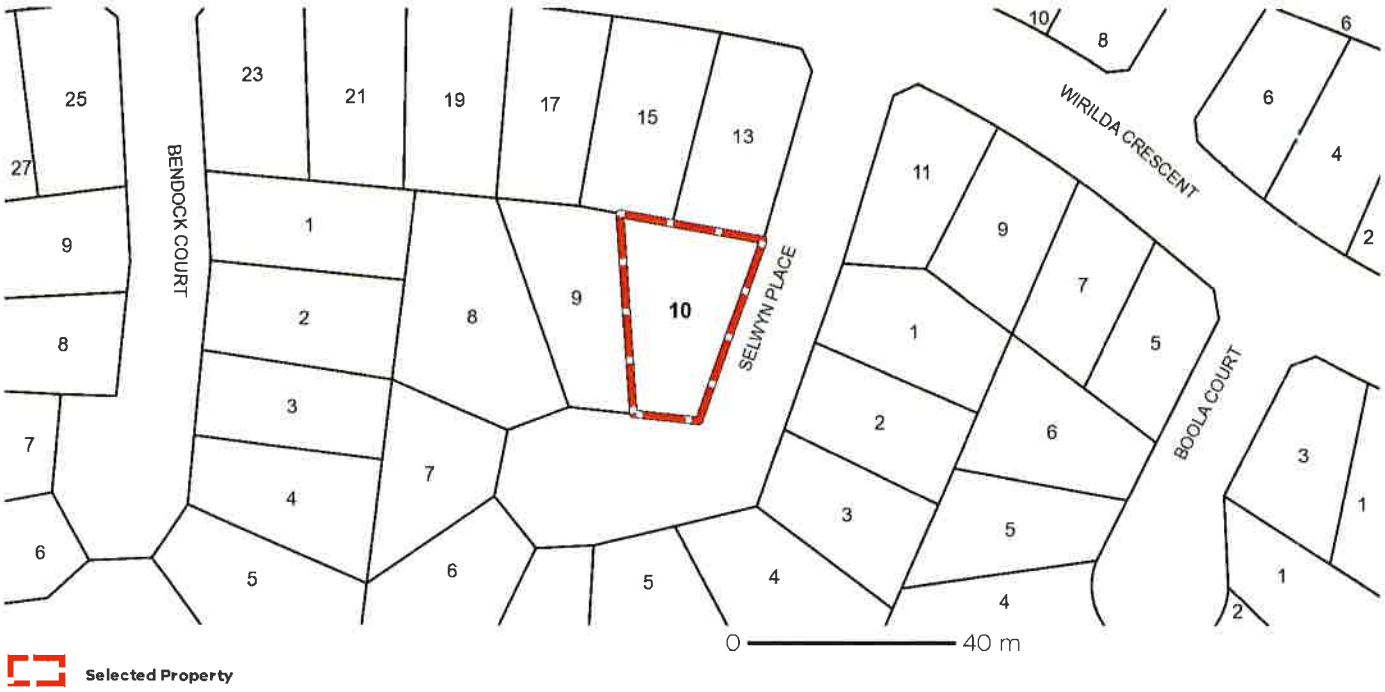
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For details of surrounding properties, use this service to get the Reports for properties of interest.

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

## Area Map



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# 43.02 DESIGN AND DEVELOPMENT OVERLAY

31/07/2018
VC148

Shown on the planning scheme map as **DDO** with a number.

## Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

## 43.02-1 Design objectives

19/01/2006
VC37

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

## 43.02-2 Buildings and works

31/07/2018
VC148

### Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

### VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

| Class of application | Information requirements and decision guidelines |
|---|---|
| Construct a fence. | Clause 59.05 |
| Construct a building or construct or carry out works for:<br>▪ A carport, garage, pergola, verandah, deck, shed or similar structure.<br>▪ An outdoor swimming pool.<br>The buildings and works must be associated with a dwelling. | Clause 59.05 |

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| Class of application | Information requirements and decision guidelines |
|---|---|
| Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is in an industrial zone. | Clause 59.05 |
| Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone. | Clause 59.05 |

### Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 43.02-3 Subdivision

31/07/2018
VC148

### Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

### VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

| Class of application | Information requirements and decision guidelines |
|---|---|
| Subdivide land to realign the common boundary between 2 lots where:<br>▪ The area of either lot is reduced by less than 15 percent.<br>▪ The general direction of the common boundary does not change. | Clause 59.01 |
| Subdivide land into lots each containing an existing building or car parking space where:<br>▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.<br>▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. | Clause 59.02 |
| Subdivide land into 2 lots if:<br>▪ The construction of a building or the construction or carrying out of works on the land: | Clause 59.02 |

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| Class of application | Information requirements and decision guidelines |
|---|---|

- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
- Has started lawfully.

- The subdivision does not create a vacant lot.

### Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 43.02-4 Signs

31/07/2018
VC148

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay

## 43.02-5 Application requirements

31/07/2018
VC148

An application must be accompanied by any information specified in a schedule to this overlay.

## 43.02-6 Decision guidelines

31/07/2018
VC148

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

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18/06/2020
C092latr

# SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

## LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO.3

## 1.0 Design objectives

18/06/2020
C092latr

- To ensure that all buildings and works are within specified height limits.
- To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.
- To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

## 2.0 Buildings and works

18/06/2020
C092latr

A permit is not required to:

- Construct a building or construct or carry out works which does not exceed 10 metres above natural ground level; or
- Construct a building or construct or carry out works which does not exceed 96.5 metres Australian Height Datum (AHD); or
- Construct a building or construct or carry out works on the airport site which, in the opinion of the responsible authority, is consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the Master Plan.

## 3.0 Subdivision

18/06/2020
C092latr

None specified.

## 4.0 Signs

18/06/2020
C092latr

None specified.

## 5.0 Application requirements

18/06/2020
C092latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

## 6.0 Decision guidelines

18/06/2020
C092latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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- The *Latrobe Regional Airport Master Plan (2019).*
- The Obstacle Limitation Surface (OLS) within the *Airspace Protection Plan* contained in the *Latrobe Regional Airport Master Plan (2019).*
- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The views of the Latrobe Regional Airport Board.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

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# PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 03 February 2022 10:36 AM

## PROPERTY DETAILS

| | |
|---|---|
| Address: | **10 SELWYN PLACE TRARALGON 3844** |
| Lot and Plan Number: | **Lot 117 LP115970** |
| Standard Parcel Identifier (SPI): | **117\LP115970** |
| Local Government Area (Council): | **LATROBE** www.latrobe.v.c.gov.au |
| Council Property Number: | **30223** |
| Planning Scheme: | **Latrobe** Planning Scheme - Latrobe |
| Directory Reference: | **Vicroads 696 D5** |

## UTILITIES

| | |
|---|---|
| Rural Water Corporation: | **Southern Rural Water** |
| Urban Water Corporation: | **Gippsland Water** |
| Melbourne Water: | **Outside drainage boundary** |
| Power Distributor: | **AUSNET** |

## STATE ELECTORATES

| | |
|---|---|
| Legislative Council: | **EASTERN VICTORIA** |
| Legislative Assembly: | **MORWELL** |

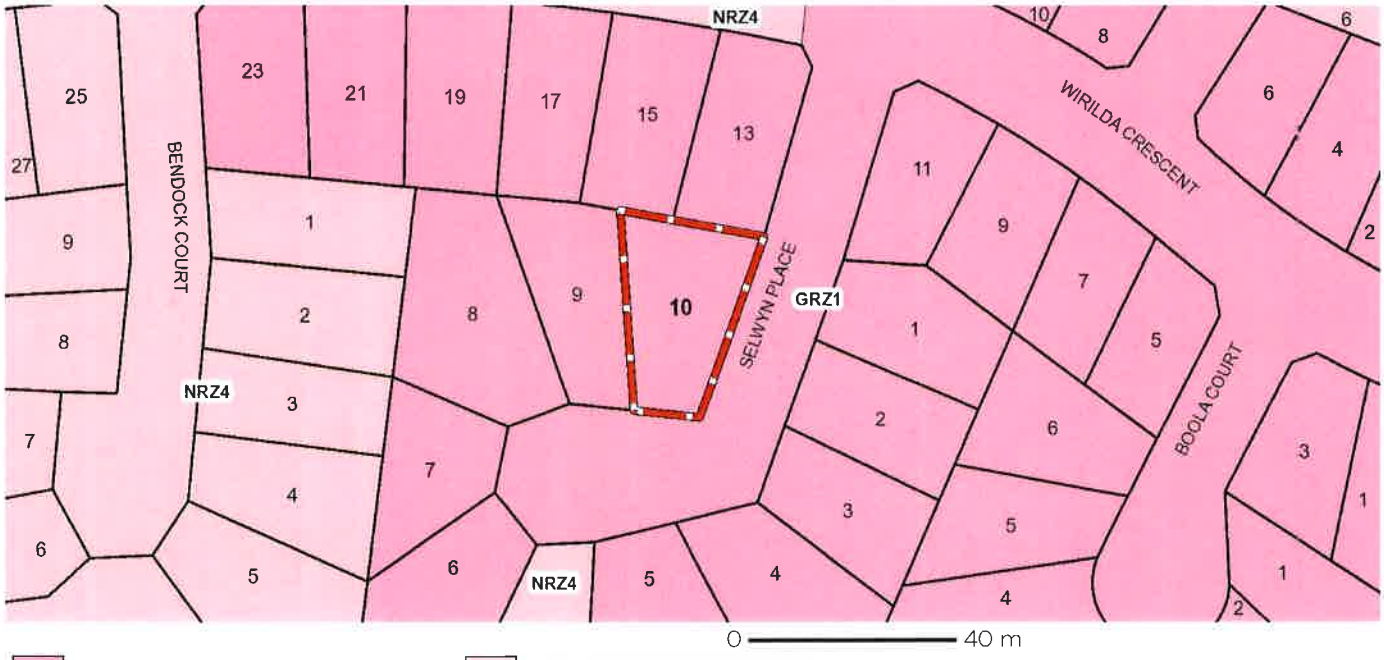
## OTHER

| | |
|---|---|
| Registered Aboriginal Party: | **Gunaikurnai Land and Waters Aboriginal Corporation** |

View location in VicPlan

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)




GRZ - General Residential
NRZ - Neighbourhood Residential

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

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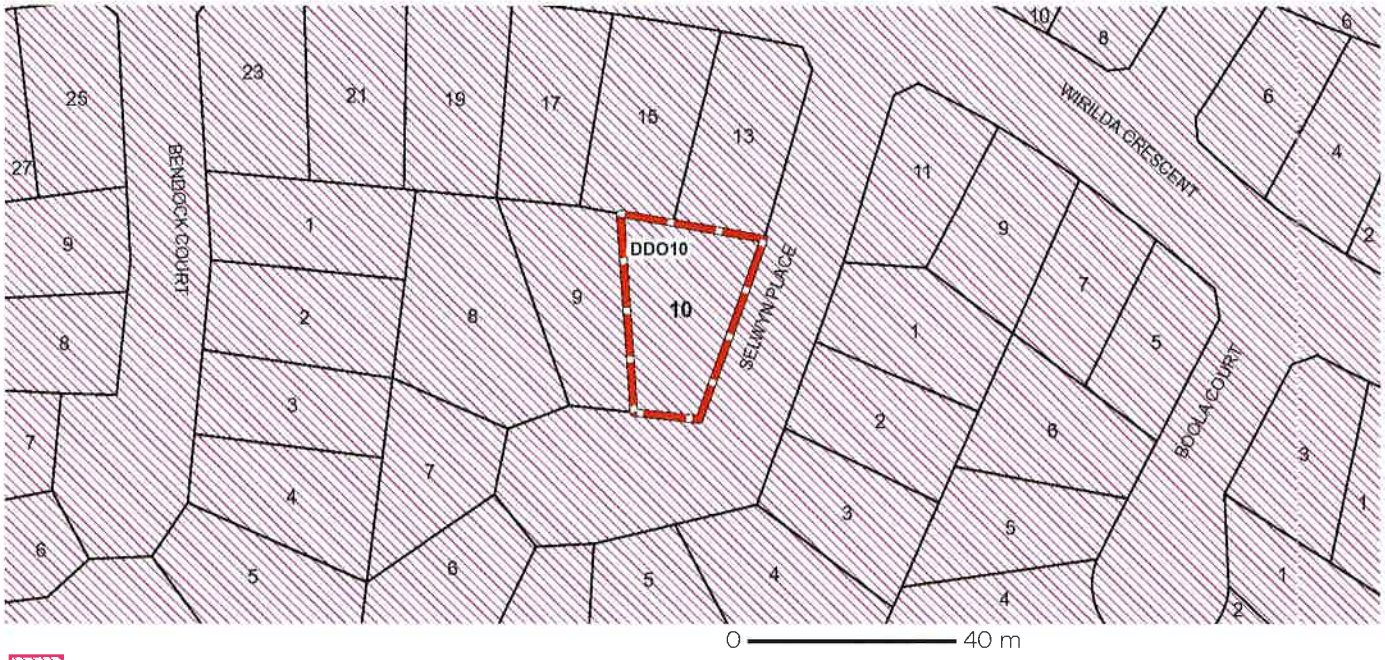
# PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

## Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)




DDO - Design and Development

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

## Further Planning Information

Planning scheme data last updated on 2 February 2022.

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

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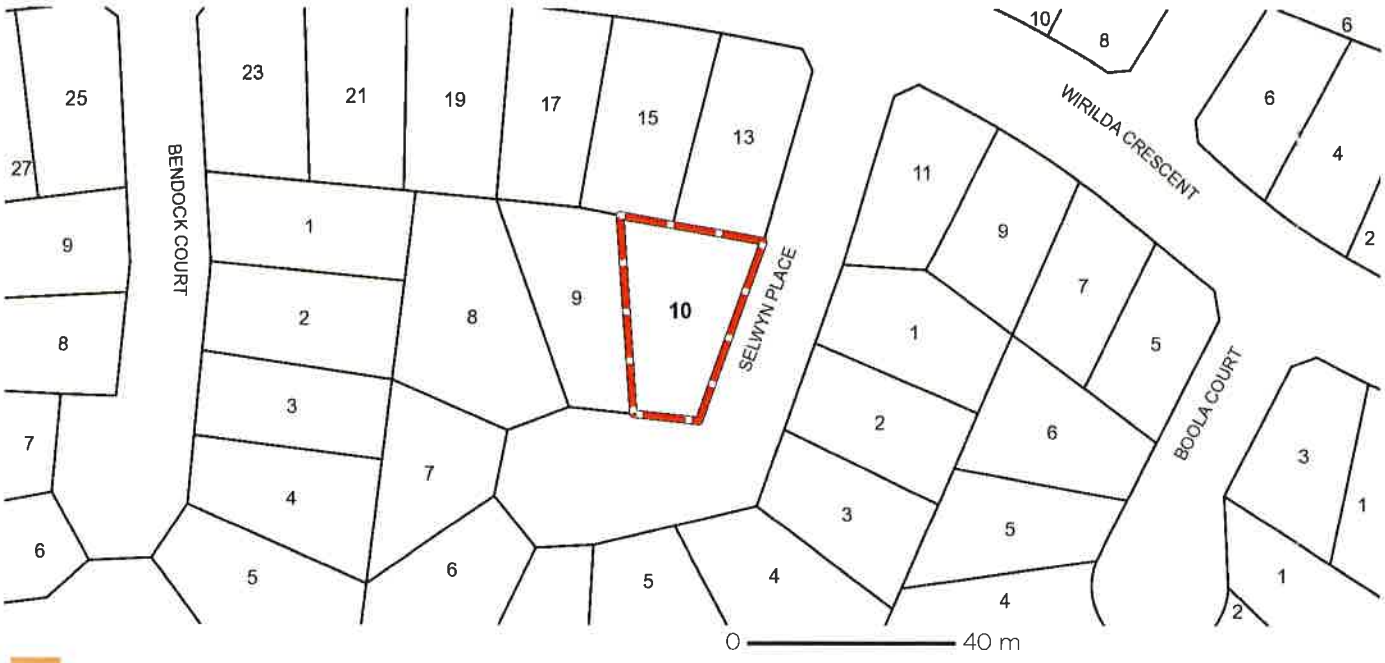
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# PLANNING PROPERTY REPORT



## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**
**No special bushfire construction requirements apply. Planning provisions may apply.**




Designated Bushfire Prone Areas

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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website 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 his 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)

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DATED 2022

**ALISON JEAN WALSH**

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**VENDOR STATEMENT**

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**Property: 10 Selwyn Place, Traralgon VIC 3844**

**Hilltop Conveyancing Services**
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844
Tel: 0409 746 954

Ref: CF:SLK:22035