DocuSign Envelope ID: D6098DBA-27DA-4669-9F33-A8FE6569A45B

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	375 SETTLEMENT ROAD, KILMANY VIC 3851

Vendor's name	Mark John Busuttil	Date / /
Vendor's signature	DocuSigned by: 5C093C5EB81A445...	25/10/2023
Vendor's name	Rachael May Busuttil	Date / /
Vendor's signature	DocuSigned by: 3C59306867D6475...	24/10/2023

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 ☒ Tank	Sewerage ☒ Septic	Telephone services ☒ Available

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

(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 1000m²; (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 03836 Folio 020

Plan TP766111

Due Diligence Checklist

Non-GST withholding

Property, Planning & Bushfire Report

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)

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 03836 FOLIO 020 Security no : 124109966147H
Produced 23/10/2023 11:33 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 39A Section B Parish of Wurruk Wurruk.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MARK JOHN BUSUTTIL
RACHAEL MAY BUSUTTIL both of 375 SETTLEMENT ROAD KILMANY VIC 3851
AJ075612V 16/07/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ075613T 16/07/2011
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE TP766111E 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: 375 SETTLEMENT ROAD KILMANY VIC 3851

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 766111E

Location of Land

Parish: WURRUK WURRUK
Township:
Section: B
Crown Allotment: 39A
Crown Portion:

Last Plan Reference:
Derived From: VOL 3836 FOL 020
Depth Limitation: 50 FEET

Notations

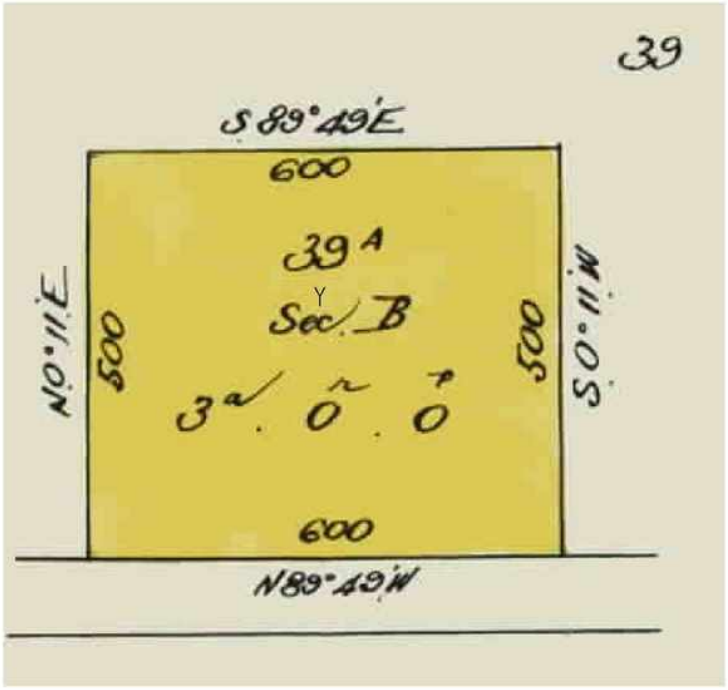
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3836 FOL. 020 AND NOTED ON SHEET 2 OF THIS PLAN

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: 09/01/2003
VERIFIED: BC

COLOUR CODE
Y=YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets

Delivered by LANDATA®, timestamp 23/10/2023 11:35 Page 2 of 2

TITLE PLAN		TP 766111E

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

ALL THAT PIECE OF LAND in the said State containing three acres more or less being Allotment thirty nine A of Section B in the Parish of Wurruk Wurruk County of Tanjil

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees 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 and all 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 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 metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED FURTHER that the said land is and shall be subject to be resumed for mining purposes under Section 180 of the *Land Act* 1901 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said GRANTEE

his ~~heirs executors administrators~~ successors assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 2 of 2 sheets

NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: **Mark John Busuttil and Rachael May Busuttil**

Property: **375 Settlement Road, Kilmany VIC 3851**

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 either 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: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

16 December 2015

Mr J Busuttil
375 Settlement Road
KILMANY VIC 3851

Dear Mr Busuttil

TOWN PLANNING APPLICATION NO: P271/2015
PROPOSAL: Use and development of the land for animal keeping (up to 20 racing dogs).
PROPERTY TITLE: CA: 39A SEC: B.
PROPERTY ADDRESS: 375 Settlement Road KILMANY.

I am pleased to advise that your application for a Planning Permit has been approved, and Planning Permit No. P271/2015 is attached.

Your attention is drawn to the conditions of the Permit. **Please read these conditions carefully,** and check as to whether there are any steps which you should take prior to commencing the use or the development authorised by the permit, especially if plans for endorsement or approval (or other information) is required to be submitted prior to the permit having force or effect.

This permit is not a building permit, and if the proposal involves the construction, alteration, relocation or removal of a building, you might need to obtain a separate building permit.

Also enclosed are endorsed plans in respect of the associated development.

If you have any queries, please contact me on phone number (03) 5142 3056 or directly via email jan.cussen@wellington.vic.gov.au

Yours sincerely

J. Cussen

JAN CUSSEN

Senior Statutory Planner

Your ref:

WELLINGTON SHIRE COUNCIL

Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P271/2015

Planning Scheme: Wellington Planning Scheme

Responsible Authority: Wellington Shire Council

ADDRESS OF THE LAND: CA: 39A SEC: B, 375 SETTLEMENT, ROAD KILMANY.

THE PERMIT ALLOWS: Use and development of the land for animal keeping (up to 20 racing dogs) in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the site and the size, design and location of the works permitted must always accord with the endorsed plans.
2. The various activities forming part of the use as shown on the endorsed plans must not be altered.
3. This permit will expire if the development is not completed within two years of the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires, within six months of the date of expiry if work has not lawfully commenced on the site or within twelve months of the date of expiry if work has lawfully commenced on the site.
4. No more than twenty (20) dogs shall be present at the site at any one time.
5. Dogs must not create a nuisance through barking, wandering, waste or any other nuisance which may cause detriment to the surrounding area to the satisfaction of the Responsible Authority.
6. The kennels, exercise yard, dog compounds and dog runs must be kept clean, tidy and sanitary condition at all times to the satisfaction of the Responsible Authority.
7. The landowner or holder of this planning permit must hold and maintain registration with Greyhound Racing Victoria and comply with the requirements of the Department of Environment and Primary Industries *Code of Practice for the operation of Greyhound Establishments*. In the event of difference between any condition and the *Code of Practice*, the requirements of this permit shall prevail.
8. Areas in which the dogs are to be kept must be fenced to the satisfaction of the Responsible Authority and maintained thereafter in good order to prevent the escape of animals.

ENVIRONMENTAL HEALTH CONDITIONS

9. The treatment and disposal of waste must be in a manner that is non-detrimental to the environment and presents no risk to human health at all times to the satisfaction of the responsible authority.

10. Noise created by animals at this facility must not cause a nuisance to any adjoining neighbors. Appropriate measures must be taken to minimise noise from the facility to the satisfaction of the Responsible Authority.

EPA CONDITIONS

11. Offensive odours must not be discharged beyond the boundaries of the premises.
12. Nuisance dust must not be discharged beyond the boundaries of the premises.
13. Stormwater contaminated with effluent must not be discharged beyond the boundary of the premises.
14. Stormwater contaminated with waste oil, grease, chemicals, leachate and/or sediments, must not be discharged beyond the boundary of the premises.
15. Discharge of wastewater to land must not adversely affect the land.
16. Deposit of animal or organic wastes to land must not adversely affect the land.
17. Noise emitted from the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV:EPA Publication 1411, 2011) or as amended

---

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987.

Date Issued: **16 December 2015**

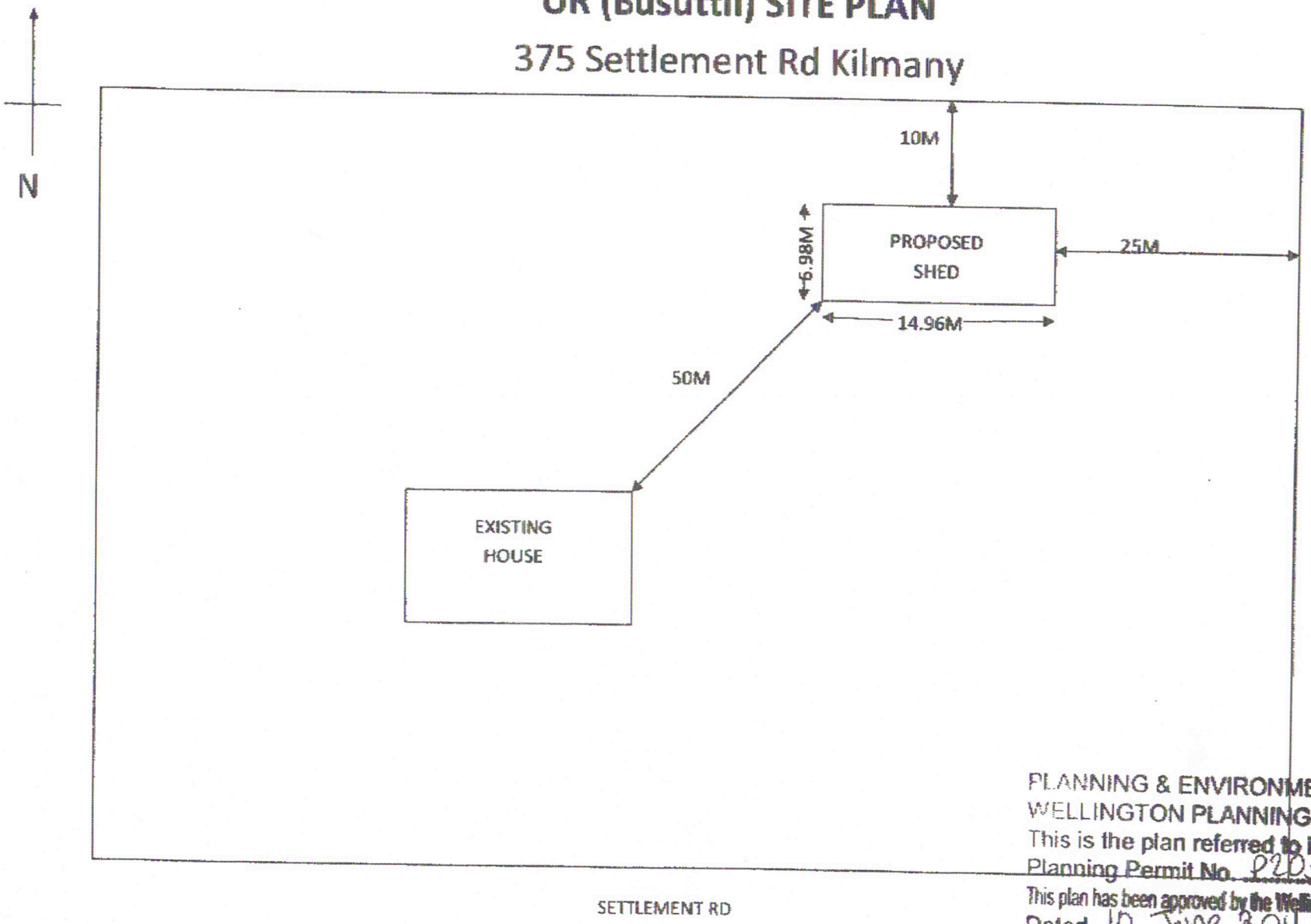
Signature for the Responsible Authority:

J. Cussen

JAN CUSSEN
SENIOR STATUTORY PLANNER

UR (Busuttil) SITE PLAN

375 Settlement Rd Kilmany



PLANNING & ENVIRONMENT ACT
WELLINGTON PLANNING SCHEME
This is the plan referred to in
Planning Permit No. P203/2011
This plan has been approved by the Wellington Shire Council
Dated 10 June 2011
Signed .....
TOWN PLANNER

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

19 April 2023

M J & R M Busuttil
375 Settlement Road
KILMANY VIC 3851

Dear Sir/Madam

SWIMMING POOL/SPA CERTIFICATE OF COMPLIANCE

Please find enclosed the Form 23 Certificate of Pool/Spa Barrier Compliance (CBC) for the Permanent Swimming Pool at 375 Settlement Road KILMANY.

Our records have been updated and the next mandatory CBC is due by **19/04/2027**.

Should you require further assistance, please contact Council's Building Department on 1300 366 244.

Yours sincerely

MARK SEDGLEY
Building Inspector (Pool Safety)
IN-PS74455

Parcel: 8345

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

FORM 23

Building Act 1993
Building Regulations 2018
Regulations 147Y(4) 147ZB(2)

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to:

M J & R M Busuttil
375 Settlement Road KILMANY VIC 3851
Phone: 0418134945
Email:

Property details:

375 Settlement Road KILMANY
CA: 39A SEC: B
Municipal District: Wellington

Type:	Permanent Swimming Pool
Date of Construction:	06/10/2008
Applicable Barrier Standard:	AS1926.1-1993 Amendment 1
The applicable barrier standard applies under:	Relevant deemed to satisfy provisions of the BCA
Date(s) of inspection(s) of the swimming pool or spa barrier:	13/04/2023

Certification of Compliance

Following inspection of the Permanent Swimming Pool barrier on 13 April 2023, I certify that the barrier complies with the applicable barrier standard.

I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

DATED THIS 19TH DAY OF APRIL 2023

Signed:

MARK SEDGLEY
Building Inspector (Pool Safety)
18 Desailly Street Sale 3850
markse@wellington.vic.gov.au
IN-PS74455
Wellington Shire Council

Parcel: 8345

PROPERTY REPORT

Environment, Land, Water and Planning

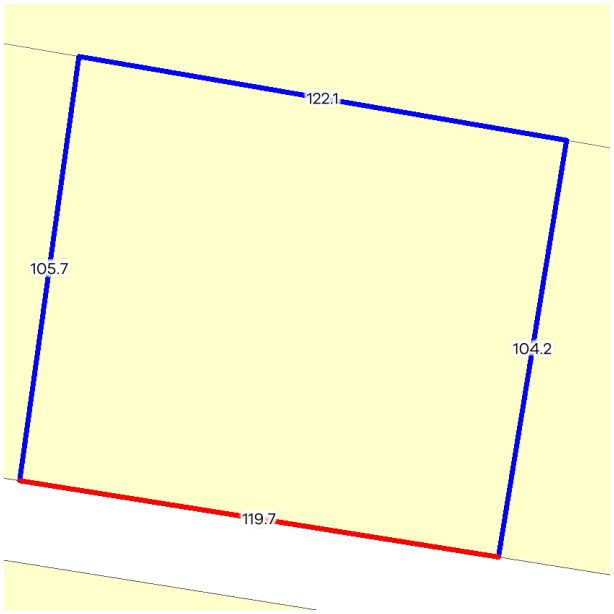
From www.planning.vic.gov.au at 11 October 2023 02:41 PM

PROPERTY DETAILS

Address:	**375 SETTLEMENT ROAD KILMANY 3851**
Crown Description:	**Allot. 39A Sec. B PARISH OF WURRUK WURRUK**
Standard Parcel Identifier (SPI):	**39A~B\PP3913**
Local Government Area (Council):	**WELLINGTON** www.wellington.vic.gov.au
Council Property Number:	**107243**
Directory Reference:	**Vicroads 98 G4**

SITE DIMENSIONS

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



Area: 12692 sq. m (1.27 ha)
Perimeter: 452 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:	**GIPPSLAND SOUTH**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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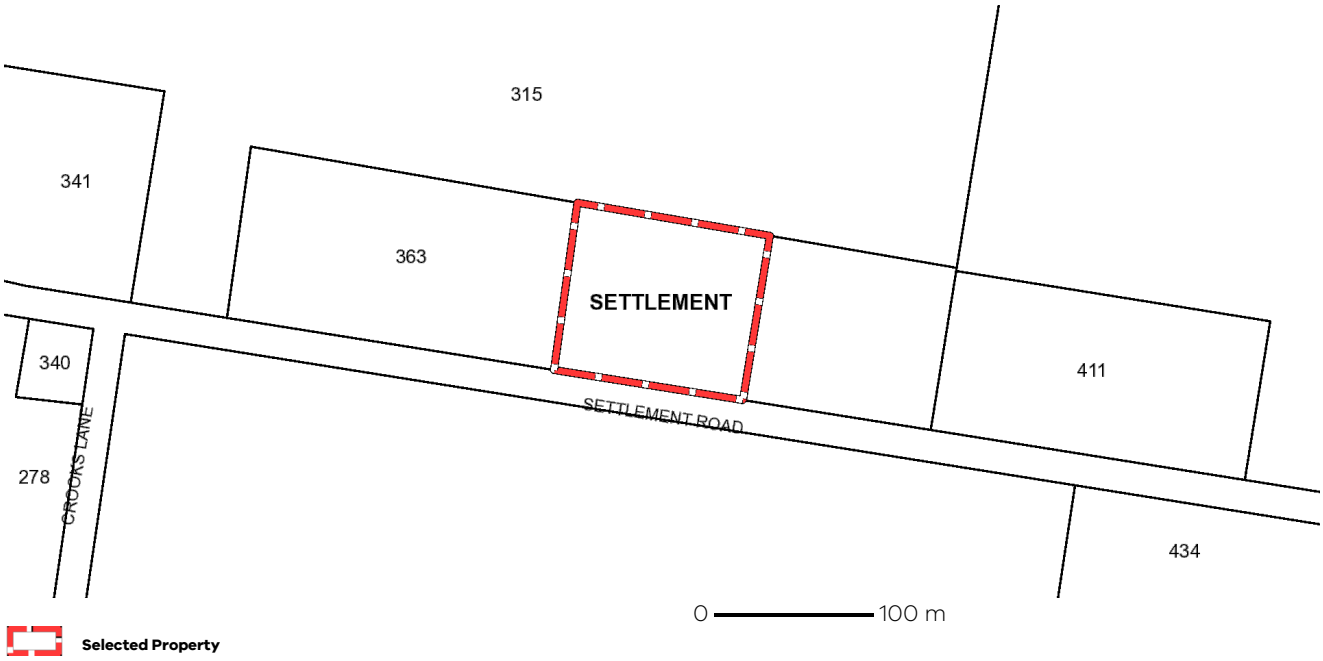
PROPERTY REPORT

Environment, Land, Water and Planning

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 11 October 2023 02:41 PM

PROPERTY DETAILS

Address:	**375 SETTLEMENT ROAD KILMANY 3851**
Crown Description:	**Allot. 39A Sec. B PARISH OF WURRUK WURRUK**
Standard Parcel Identifier (SPI):	**39A~B\PP3913**
Local Government Area (Council):	**WELLINGTON** www.wellington.vic.gov.au
Council Property Number:	**107243**
Planning Scheme:	**Wellington** Planning Scheme - Wellington
Directory Reference:	**Vicroads 98 G4**

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:	**GIPPSLAND SOUTH**

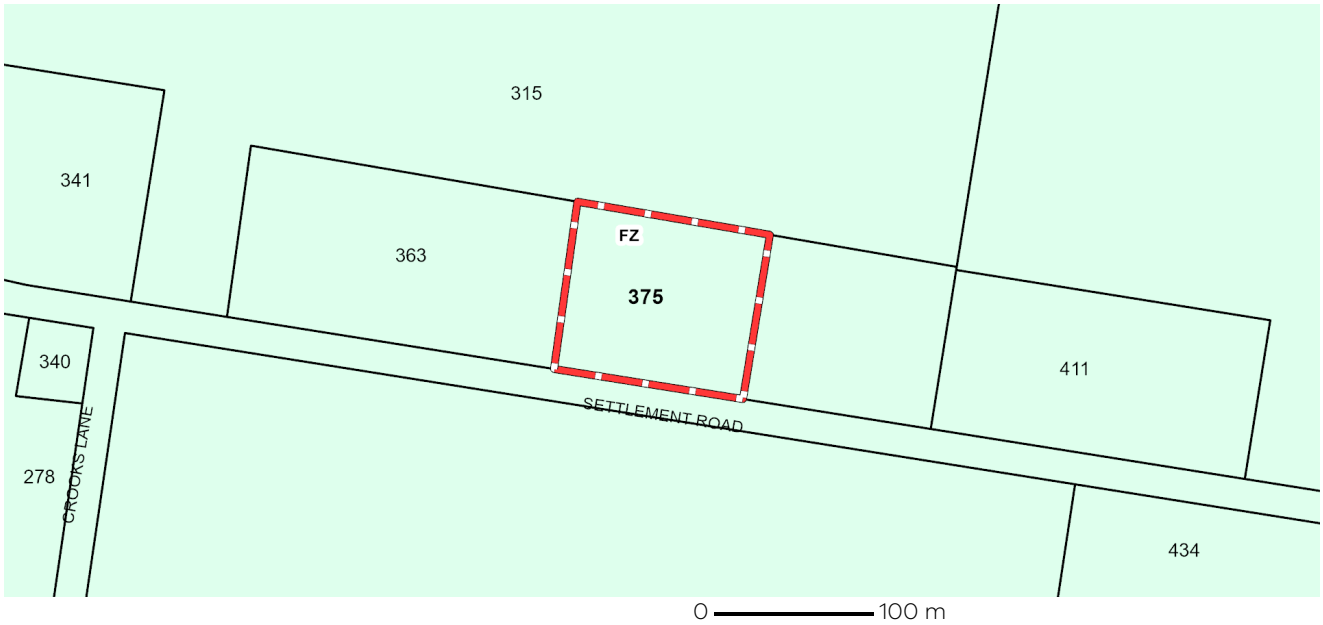
OTHER

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

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



FZ - Farming

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

Planning Overlays

No planning overlay found

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 4 October 2023.

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 abut 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

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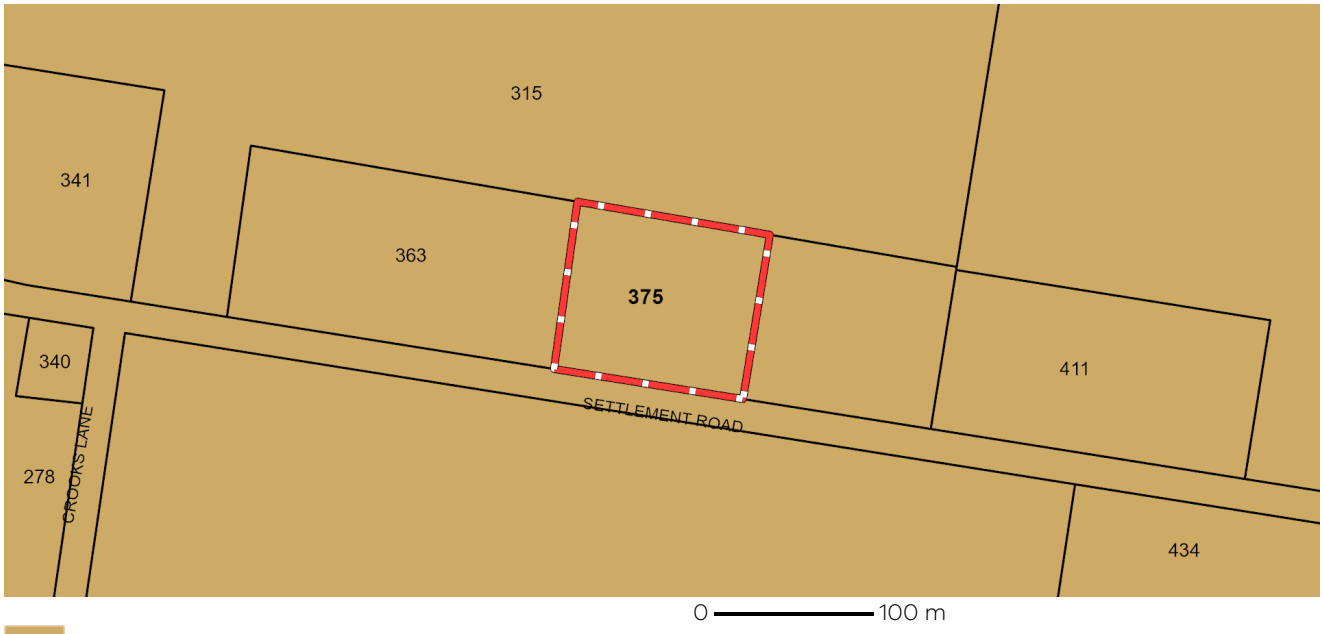
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property 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 Bushfire Prone Areas

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)

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DATED 2023

MARK JOHN BUSUTTIL AND RACHAEL MAY BUSUTTIL

VENDOR STATEMENT

Property: **375 Settlement Road, Kilmany VIC 3851**

Hilltop Conveyancing Services
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844
Tel: 03 5175 0773
Ref: CF:GS:23357