

Section 32 Vendor Statement





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	7 ARMSTRONG COURT, TRARALGON VIC 3844
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Vendor's name	John David Pavlic	Date	/ /
Vendor's signature	 <small>John David Pavlic (Aug 5, 2024 18:51 GMT+10)</small>	05/08/24	
Vendor's name	Kelsey Maree Pavlic (formerly Abernethy)	Date	/ /
Vendor's signature	 <small>Kelsey Maree Pavlic (Aug 5, 2024 18:50 GMT+10)</small>	05/08/24	

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

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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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 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. GST NOTICE

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwth) 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)

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

- (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows AVPC No. 110

- (b) Is the land tax reform scheme land within the meaning of the CIPT Act? YES NO

- (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows Date:

OR

Not applicable

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](http://consumer.vic.gov.au/duediligencechecklist) (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 08246 FOLIO 879

Security no : 124117177341D
Produced 05/08/2024 12:23 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 043015.
PARENT TITLE Volume 07379 Folio 701
Created by instrument A848109 04/11/1959

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KELSEY MAREE ABERNETHY
JOHN DAVID PAVLIC both of 7 ARMSTRONG COURT TRARALGON VIC 3844
AX135890M 09/08/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX479194N 23/11/2023
BENDIGO AND ADELAIDE BANK LTD

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 LP043015 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: 7 ARMSTRONG COURT TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 23/11/2023

DOCUMENT END

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LP 43015
EDITION 1
 PLAN MAY BE LODGED
 30/06/58

2 SHEETS
SHEET 1.

COLOUR CODE
 E-1 = BLUE
 R1 & R2 = BROWN

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE
 THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

NOTATIONS

R.M.'s PUT IN ARE 1/2" DIAMETER GALV. IRON PIPES 1' 10" LONG

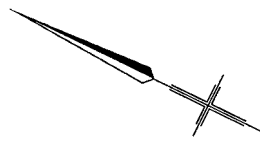
**PLAN OF SUBDIVISION OF
 PART OF CROWN ALLOTMENT 48
 PARISH OF TRARALGON**

COUNTY OF BULN BULN

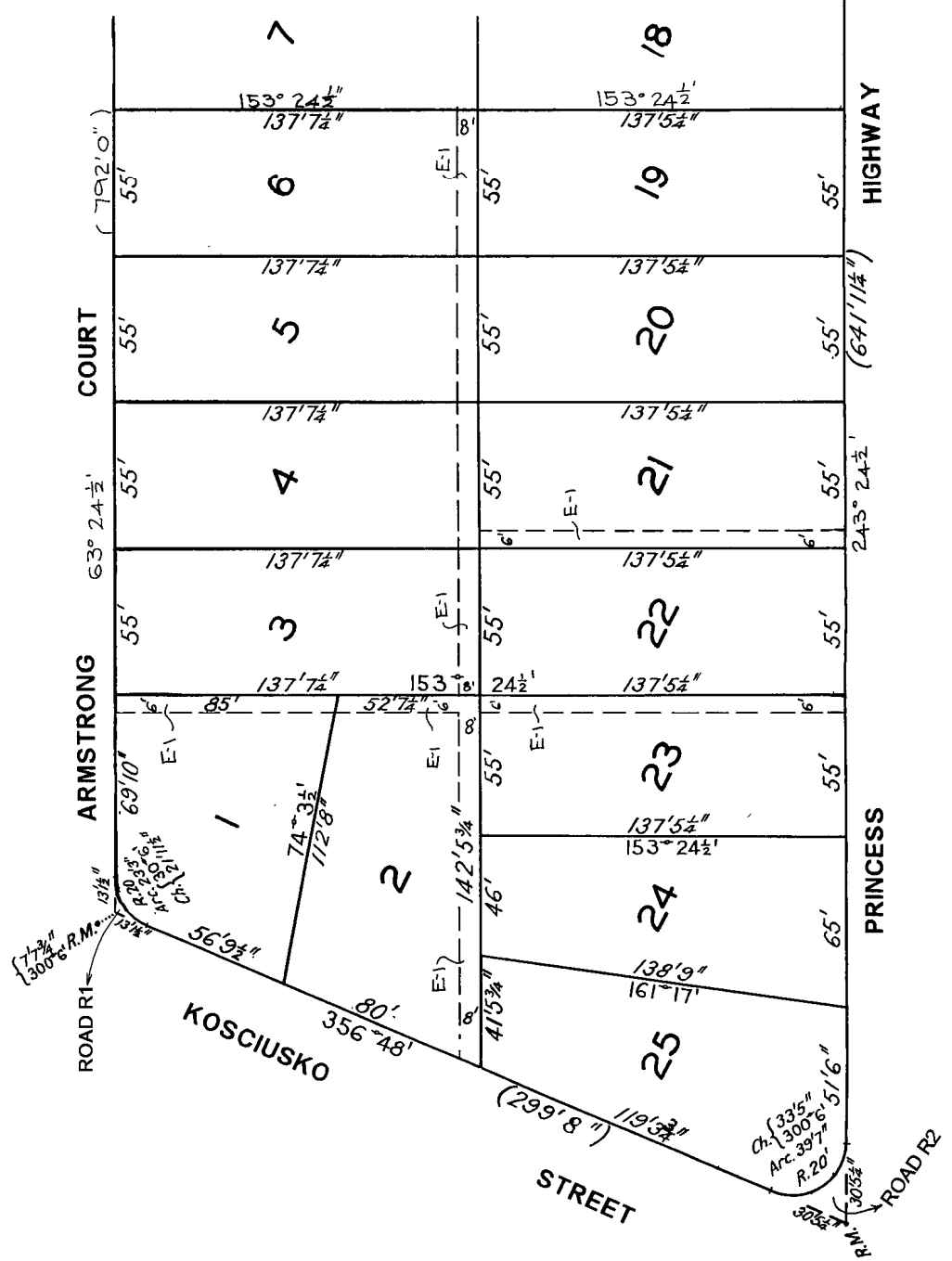
Measurements are in Feet & Inches
 Conversion Factor
 FEET X 0.3048 = METRES

VOL.7379 FOL.701

SEE SHEET 2

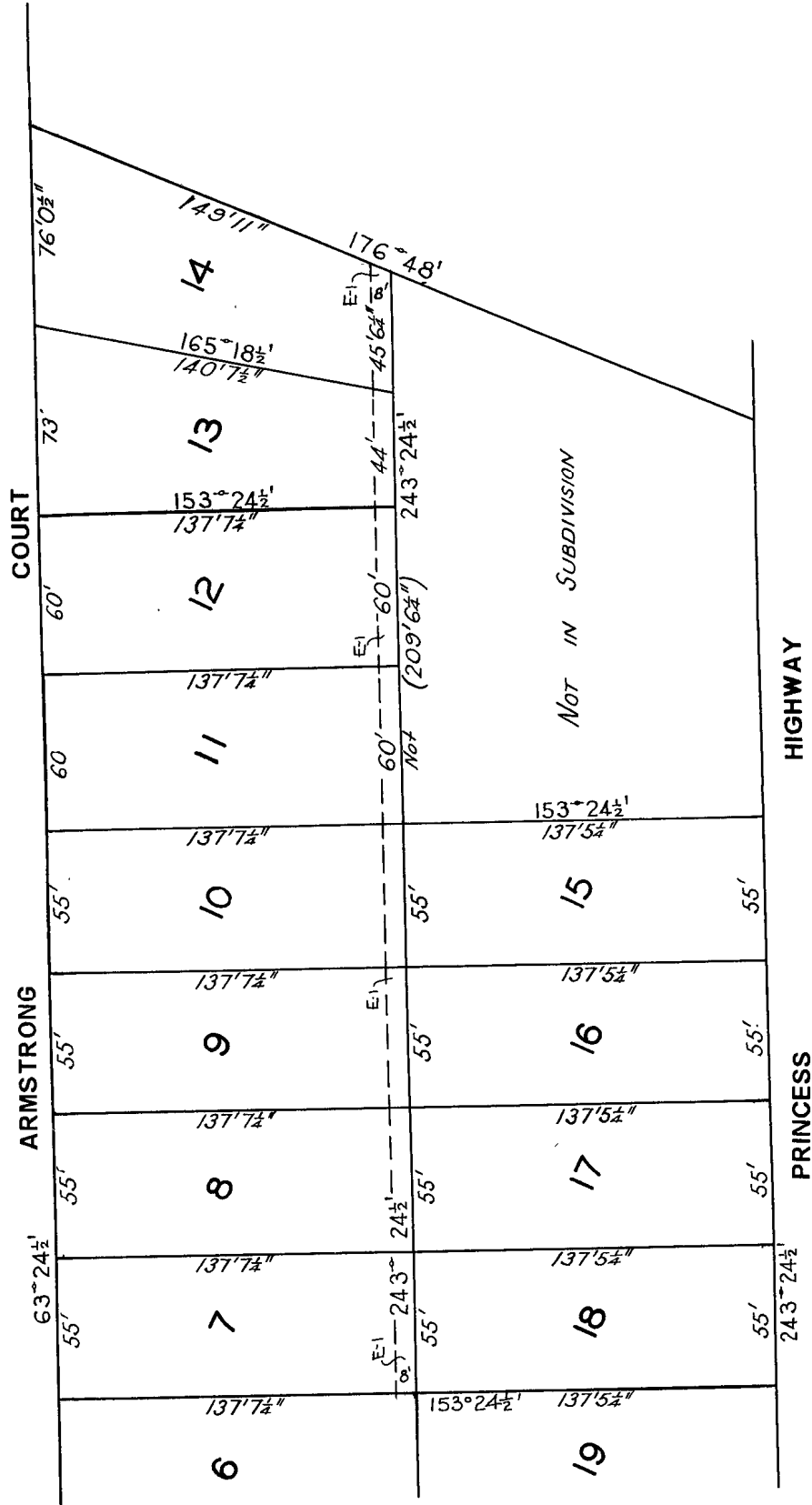
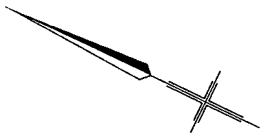


WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
 NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



LP 43015

2 SHEETS
SHEET 2.



SEE SHEET 1

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 4 LP43015

LOCAL GOVERNMENT (COUNCIL)

Latrobe

LEGAL DESCRIPTION

4\LP43015

COUNCIL PROPERTY NUMBER

23416

LAND SIZE

703m² Approx

ORIENTATION

South

FRONTAGE

16.77m Approx

ZONES

NRZ - Neighbourhood Residential Zone - Schedule 4

OVERLAYS

DDO - Design And Development Overlay - Schedule 10

Corelogic Property Data

HOUSE

 3  1  2

SALE HISTORY

\$300,000	12/03/2023
\$129,002	06/09/2017
\$60,000	09/09/1993
\$31,500	27/10/1980
\$26,000	15/11/1977

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Morwell District

Schools

CLOSEST PRIVATE SCHOOLS

Lavalla Catholic College (272 m)
Lavalla Catholic College - St Paul's Campus (1367 m)
St Gabriel's School (1764 m)

CLOSEST PRIMARY SCHOOLS

Traralgon (Kosciuszko Street) Primary School (424 m)

CLOSEST SECONDARY SCHOOLS

Traralgon College (1337 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 59 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 54 Homes

Council Information - Latrobe

PHONE

1300367700 (Latrobe)

EMAIL

latrobe@latrobe.vic.gov.au

WEBSITE

<http://www.latrobe.vic.gov.au/>



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

7 Armstrong Court, Traralgon Vic 3844

Status	Code	Date	Description
APPROVED	VC253	26/07/2024	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victoria's Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.
APPROVED	C147latr	20/06/2024	The amendment corrects a split zoning by rezoning 1 Atherley Close, Traralgon from part Transport Zone 2 and part Residential Growth Zone (Schedule 2) to Residential Growth Zone (Schedule 2).
APPROVED	VC256	20/06/2024	General omnibus amendment
APPROVED	C136latr	12/06/2024	The amendment implements the recommendations of the Latrobe Social and Affordable Housing Strategy (SGS Economics and Planning, November 2021) and the Latrobe City Urban Design Guidelines (Hanson, March 2021). This includes changes to the Planning Policy Framework to encourage the supply of social, affordable and specialised housing developments and introduces updated urban design guidelines and associated strategies.
APPROVED	C129latr	06/06/2024	The amendment introduces the Specific Controls Overlay Schedule 5 (SCO5) to land at Fourth Road, Hazelwood North (CA 2047, Parish of Hazelwood) to facilitate the use and development of land for a used lead acid battery recycling facility by applying a Specific Controls Overlay (SCO5), amending the schedule to Clause 45.12, the Schedule to Clause 72.03 and including the associated incorporated document, Fourth Road, Hazelwood North, December 2020 at the schedule to Clause 72.04.
APPROVED	VC244	15/05/2024	The amendment makes administrative corrections to Clause 72.04 and various schedules to Clause 72.04.
APPROVED	GC239	15/05/2024	The amendment extends the expiry dates for clauses 11.01-1L (Settlement in Golden Plains South East), 11.03-6L-02 (Geringhap) and 11.03-6L-04 (Smythesdale) of the Golden Plains Planning Scheme for 12 months, clause 15.01-1L (Urban Design) of the Latrobe Planning Scheme for 12 months and clause 16.01-3L (Rural Residential Development) of the Mount Alexander Planning Scheme for three years.
APPROVED	VC254	15/05/2024	The amendment makes changes the Victoria Planning Provisions and all planning schemes related to Birrarung-Bolin Framework Plan, Proof of continuous use, signs in the Transport Zone and State projects.

PROPOSED PLANNING SCHEME AMENDMENTS

7 Armstrong Court, Traralgon Vic 3844

Status	Code	Date	Description
APPROVED	C141latr	19/07/2024	The s96A amendment rezones land located at Philip Parade, Churchill (Lot C on PS 849090M) from Commercial 1 Zone to part Commercial 1 Zone and part Residential Growth Zone Schedule 4 (Churchill Activity Centre) and grants a planning permit for a multi-lot subdivision and removal of native vegetation.
PROPOSED	C144latr	04/07/2024	The amendment applies the Development Plan Overlay Schedule 12 (DPO12) to 205 properties within the Traralgon West Precinct.
PROPOSED	C132latr	03/07/2024	The amendment makes various corrections and updates to the Latrobe Planning Scheme to remove unnecessary permit triggers, correct obvious errors and update mapping.
PROPOSED	C131latr	24/06/2024	Implementation of Flood Studies, including updates to Land Subject to Inundation Overlay and Floodway Overlay mapping and overlay schedules, amends the Strategic Framework Plan in Clause 02.04 and Town Structure Plans in Clause 11.01-1L.
PROPOSED	C142latr	07/06/2024	The amendment implements the relevant recommendations of the Traralgon Car Parking Review (Ratio Consultants, 2023) into the Latrobe Planning Scheme by amending the Planning Policy Framework, the Parking Overlay and by inserting the review into the scheme as a background document.
PROPOSED	C127latr	07/03/2023	The amendment implements recommendations of the Latrobe City Municipal Bushfire Risk Assessment (2020) and Latrobe City Rural Living Strategy (2020) into the Latrobe Planning Scheme which includes Planning Policy Framework changes to introduce the Municipal Landscape Bushfire Risk Map, associated strategies, land rezoning and application of overlays.



NRZ4 - Neighbourhood Residential Zone - Schedule 4

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

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.09 Neighbourhood Residential Zone

To reinforce a spacious regional suburban character of existing and new neighbourhoods by providing generous front and side building setbacks and landscaped front setbacks with canopy trees. To minimise the prominence of buildings within the streetscape by setting back upper levels of buildings and siting garages and carports behind the front façade. To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and appearance of space between dwellings.

LPP 32.09 Schedule 4 To Clause 32.09 Neighbourhood Residential Zone

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

Other nearby planning zones

- GRZ - General Residential Zone
- PPRZ - Public Park And Recreation Zone
- TRZ1 - Transport Zone
- TRZ2 - Transport Zone



DDO10 - Design And Development Overlay - Schedule 10

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.

VPP 43.02 Design And Development Overlay

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.

LPP 43.02 Schedule 10 To Clause 43.02 Design And Development Overlay

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

NEARBY OVERLAYS

7 Armstrong Court, Traralgon Vic 3844



■ SCO – Specific Controls Overlay

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



Landchecker

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Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact LATROBE council on 1300367700.



Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact LATROBE council on 1300367700.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact LATROBE council on 1300367700.



Easements

The easement displayed is indicative only and may represent a subset of the total easements.

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



No planning permit data available for this property.

NEARBY PLANNING PERMITS

7 Armstrong Court, Traralgon Vic 3844



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Status	Code	Date	Address	Description
PENDING	2023/23/A	Received 29/07/2024	<u>2 Lodge Drive, Traralgon</u>	Use and development of land for a display home centre and display of business identification signage
PENDING	2024/120	Received 04/07/2024	<u>13 Oswald Street, Traralgon</u>	Multi-lot subdivision
PENDING	2023/245	Received 30/10/2023	<u>182 Princes Street, Traralgon</u>	Use and Development of land for a Service Station, creation of access to a Transport Zone 2, and display of business identification and internally illuminated signage
APPROVED	2023/23		<u>Princes Street, Traralgon</u> <u>2 Lodge Drive, Traralgon</u>	Use and development of land for a display home centre and display of business identification signage
APPROVED	2022/349		<u>13 Oswald Street, Traralgon</u> <u>13 Oswald Street, Traralgon</u>	Two lot re-subdivision of land
OTHER	2022/325		<u>13 Oswald Street, Traralgon</u> <u>13 Oswald Street, Traralgon</u>	Two (2) lot re-subdivision of land

Status	Code	Date	Address	Description
OTHER	2021/393		<u>182 Princes Street, Traralgon</u>	Use and Development of land for a Service Station, creation of access to a Road Zone Category 1, and display of internally illuminated signage
APPROVED	2021/194		<u>9 Oswald Street, Traralgon</u>	Removal of native vegetation
APPROVED	2021/142		<u>1 Lodge Drive, Traralgon</u> <u>13 Oswald Street, Traralgon</u>	Removal of native vegetation
OTHER	2020/127		<u>9 Oswald Street, Traralgon</u>	Removal of Native Vegetation
OTHER	2017/13		<u>1 Lodge Drive, Traralgon</u>	Thirteen (13) Lot Subdivision; Removal of Easement and Removal of Native Vegetation
APPROVED	2013/92		<u>1 Lodge Drive, Traralgon</u>	Development of a Place of Assembly and Display of Business Identification Signage
APPROVED	2012/199		<u>1 Lodge Drive, Traralgon</u>	Two Lot Subdivision & Removal of Selected Vegetation
APPROVED	2012/213		<u>240 Princes Street, Traralgon</u>	Use and development of a carpark in association with a funeral parlour

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

1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
 - i. <https://creativecommons.org/licenses/by/4.0/legalcode> in respect of data supplied by the State of Victoria;
 - ii. <https://creativecommons.org/licenses/by/4.0/> respect of census data supplied by the Commonwealth of Australia;
 - iii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.; and
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