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	50 PHILLIP STREET, TRARALGON VIC 3844

Vendor's name	Joelene Donnelly (formerly Gathercole)	Date / /
Vendor's signature	Signed by: Joelene Donnelly (formerly Gathercole) A9BEBE52B4CCC22B	26/07/2023

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: $3,700.00

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):

Not Applicable

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

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):

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (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)

Due Diligence Checklist;

GST Withholding Notice to Purchaser;

Registered Search Statement;

Copy Plan;

Building Permit No: BS-U1590/20161617/0

Certificate of Final Inspection;

Defects Report;

Planning Property Report;

Property 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.

VENDOR/SUPPLIER GST WITHHOLDING NOTICE

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cth)

The property includes Residential premises or potential Residential Land and Section 14-255 of the Taxation Administration Act 1953 (Cth) applies.

PROPERTY: 50 Phillip Street, Traralgon VIC 3844

Vendor: Joelene Donnelly (formerly Gathercole)

Withholding required by Purchaser:

☒ No – the premises are classified as Existing Residential and/or the Vendor is NOT registered or required to be registered for GST

☐ No – the premises are Commercial Residential

☐ No – the land includes a building used for Commercial purposes

☐ No – Contract is PLUS GST as Vendor is registered.

☐ No – the purchaser is registered for GST and acquires the property for a creditable purpose

☐ No – there is no taxable supply

Therefore the Purchasers are not required to withhold GST.

☐ Yes – the premises were created by substantial renovation

☐ Yes – amount to be withheld $_____

Signed by the Vendor/s:

DATED: / / 2023

26/07/2023

Signed by:
Joelene Donnelly (formerly Gathercole)
A9BEBE52B4CCC22B

_____

Joelene Donnelly (formerly Gathercole)

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 09553 FOLIO 117 Security no : 124105841691M
Produced 04/05/2023 01:26 PM

LAND DESCRIPTION

Lot 220 on Plan of Subdivision 144947.
PARENT TITLES :
Volume 09304 Folio 158 Volume 09419 Folio 231
Created by instrument LP144947 08/05/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JOELENE GATHERCOLE of 15 BARINGA STREET CLONTARF QLD 4019
AG923387B 15/12/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV845209F 12/07/2022
BANK AUSTRALIA LTD

COVENANT L390516L 28/11/1984

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 LP144947 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: 50 PHILLIP STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 20000L BANK AUSTRALIA LIMITED
Effective from 12/07/2022

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack (Smokeball) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Delivered by LANDATA®, timestamp 04/05/2023 13:27 Page 1 of 2
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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.

PLAN OF SUBDIVISION OF

PART OF CROWN ALLOTMENT 44

PARISH OF TRARALGON

COUNTY OF BULN BULN

VOL.9304 FOL.158
VOL.9419 FOL.231
Lengths are in Metres

LP 144947

EDITION 1
APPROVED 21/3/84

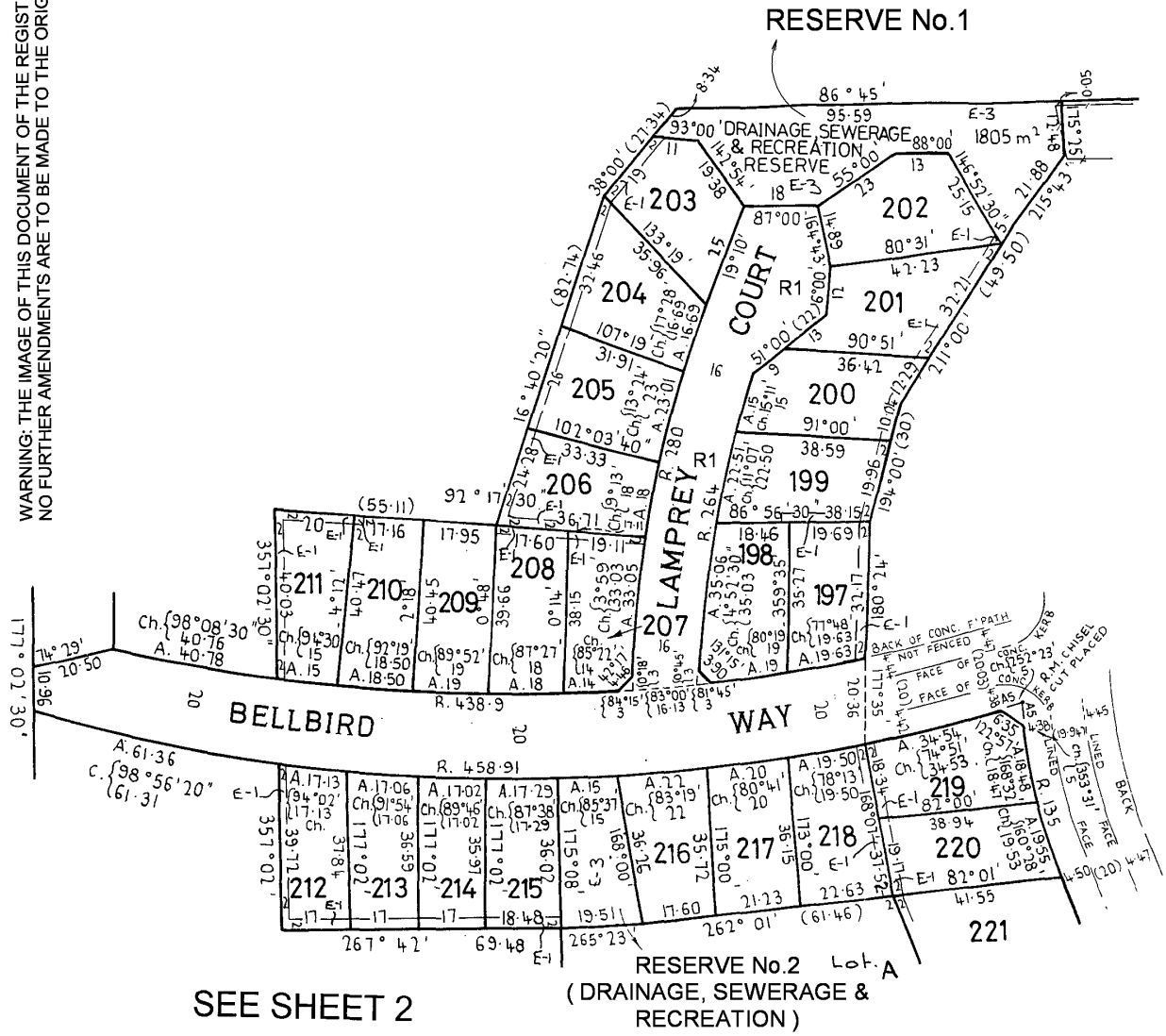
COLOUR CODE
E-1 = BLUE
R1 = BROWN
E-3 = GREEN

APPROPRIATIONS
BROWN - WAY & DRAINAGE
BLUE - DRAINAGE & SEWERAGE.

ENCUMBRANCES & OTHER NOTATIONS
LOTS 1-196 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS SUBDIVISION.
FOR DATUM OF BEARINGS SEE COPY OF FIELDNOTES.

REFERENCE MARKS ARE 0·02 m DIAM. GALV. IRON PIPES 0·30 m LONG UNLESS STATED OTHERWISE.
PART OF THE LAND COLOURED BLUE AND GREEN - DRAINAGE & SEWERAGE VIDE PS.135706

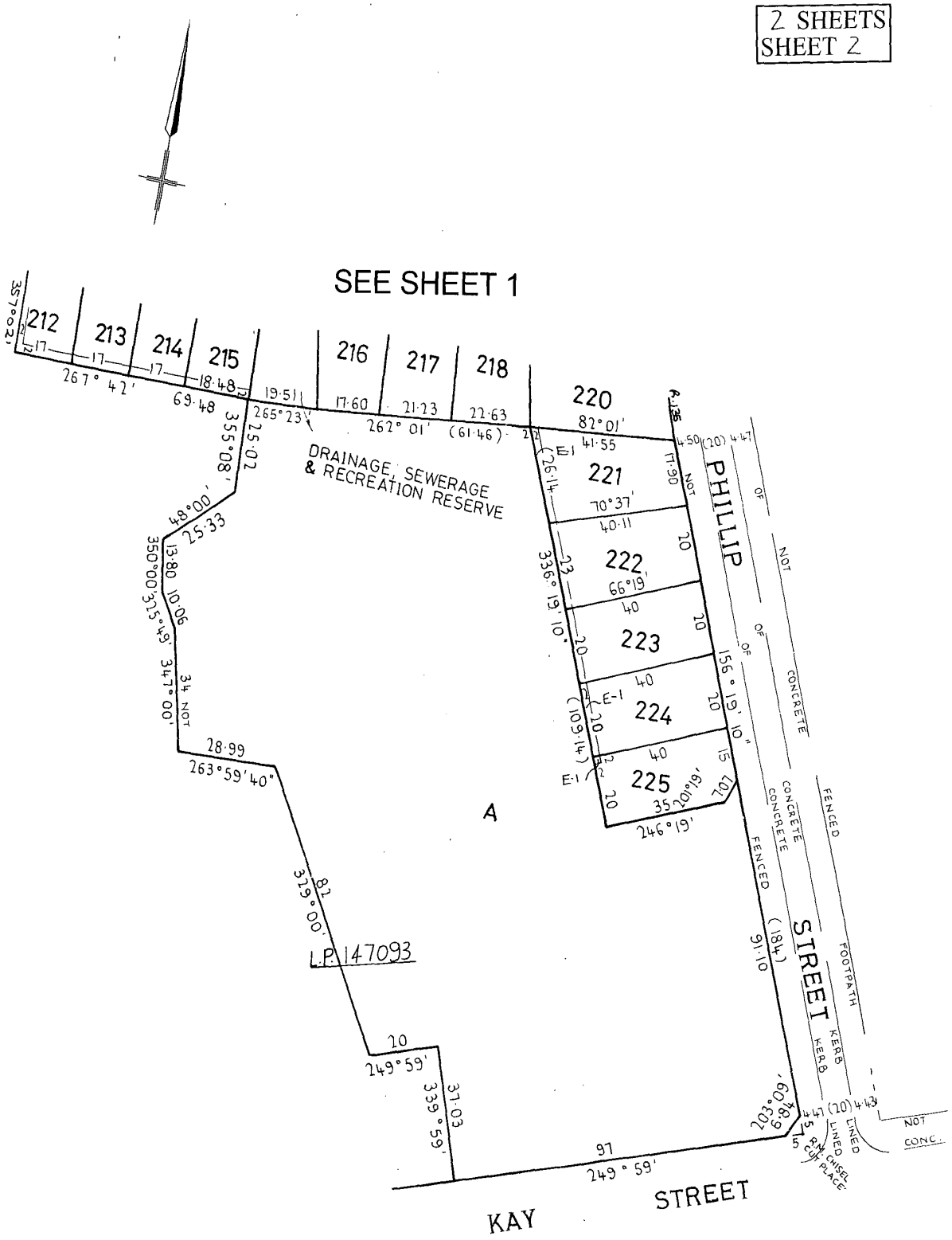
2 SHEETS
SHEET 1



Delivered by LANDATA®, timestamp 04/05/2023 13:27 Page 2 of 2

LP 144947

2 SHEETS
SHEET 2



Delivered by LANDATA®, timestamp 04/05/2023 13:27 Page 1 of 4
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

L390516L 347-10

Titles Office Use Only

REGD.

281184 0904 45 17 L390516L

Lodged at the Titles Office by

National Australia Bank Limited STATE SECURITIES DEPARTMENT MELBOURNE

Code

VICTORIA **TRANSFER OF LAND**

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Lot 220 on Plan of Subdivision No. 144947 and being part of the land described in Certificates of Title Volume 9419 Folio 231 and Volume 9304 Folio 158.

NOW = ... Vol. 9553 Fol. 117 ... 9/5/1985

Consideration (Note 6)

SEVENTEEN THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS ($17,750.00).

Transferor (Note 7)

ALLAN FRANCIS CUMMING and RONALD JAMES SKINNER

Transferee (Note 8)

SANMA PROPERTIES PTY. LTD.
of 4 Sunderland Circuit, Traralgon.

Estate and Interest (Note 9)

All our estate and interest in the fee simple.

CODE: 04
DUTY: $ 347.10
ASSESSOR:
VALUE: 17800

Comptroller of Stamps Use Only

Directing Party (Note 10)

DL390516L-1-4

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

The said Sanma Properties Pty. Ltd. for themselves and their successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred in 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:-

NOV-20-84 979662 93162 LE A 10F ****347-10

T2 Office Use Only

OFFICE OF TITLES VICTORIA

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

S. R. VICTORIA

Approval No. T2/1

Delivered by LANDATA®, timestamp 04/05/2023 13:27 Page 2 of 4

Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY BLANK

(a) That the transferees and their successors in title will 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 or two maisonettes with the usual outbuildings:

(b) That the transferees and their successors in title will not use or permit or suffer any such main building to be used for other than residential purpose;

(c) That the transferees or their successors in title 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 covenant 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 noted and appear on every future Certificate of Title for the said Lot as an encumbrance affecting the same in every part thereof.

Date 13TH NOVEMBER 1989 (Note 13)

Execution and Attestation (Note 14)

Signed by the said ~~Transferor~~ TRANSFEROR)
ALLAN FRANCIS CUMMING)
in the presence of:)

Signed by the said ~~Transferor~~ TRANSFEROR.)
RONALD JAMES SKINNER by)
~~in the presence of~~)
DESMOND JOHN GRIGG under)
Registered Power of Attorney)
No. 266955 in the presence of:

THE COMMON SEAL of SANMA)
PROPERTIES PTY. LTD. was)
hereunto affixed in accordance)
with its Articles of ~~Association~~)
Association in the presence of)

.....Director

.....Secretary

SANMA PROPERTIES PTY. LTD. THE COMMON SEAL OF

DL390516L-2-1

Delivered by LANDATA®, timestamp 04/05/2023 13:27 Page 4 of 4

TO THE REGISTRAR OF TITLES
MELBOURNE.

Dealing No 4196364 K

PLEASE REGISTER the within dealing and on completion of registration forward Certificate of Title to issue for Lot 220 on Plan of Subdivision No. 144947 to lodging party. CT-9553-117

Littleton Hackford & Malkin

(Littleton Hackford & Malkin)

NOTES

1. This form must be used for any transfer by the registered proprietor—
   (a) of other than the whole of an estate and interest in fee simple
   (b) by direction
   (c) in which an easement is created or reserved
   (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.
   Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
   All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
   e.g. $ ..... paid by B to A
   $ ..... paid by C to B
   In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. $ ..... which includes the amount owing under mortgage No. ..... .
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

Harston, Partridge & Co. Pty. Ltd., Printers, Melbourne Telephone 428 1541 L71

Watershed
Building Consultants

Watershed Building Consultants **ACN 118 532 755**

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
PO Box 7004 DANDENONG VIC 3175
P 03 9791 3355 **F** 03 9791 4495 **E** dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
PO Box 9282 TRARALGON VIC 3844
P 03 5176 5888 **F** 03 5176 5999 **E** gippsland@watershedbc.com.au
W watershedbc.com.au

FORM 2
Building Act 1993 Building Regulations 2006, Regulation 313

BUILDING PERMIT No. BS-U1590/20161617/0 ISSUED 16/11/2016
JOB NUMBER: 16/01805

Issued to
Owner/Agent of owner **Joelene Donnelly** Telephone **0498 473 706**
Postal address **50 Phillip Street, TRARALGON** Postcode **3844**

Property details
Number **50** Street/road **Phillip Street** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **220** LP/PS **LP144947** Volume **9553** Folio **117**
Municipal District **Latrobe City Council** Unique Property Identifier

Builder[1]
Name **Adrian Burgiel of Steeline Gippsland** Telephone **5176 5866**
Address **PO Box 533, TRARALGON** Postcode **3844**

Details of building practitioners and architects
(a) to be engaged in the building work[2]

Name	Company	Category / Class	Registration No.
Adrian Burgiel	Steeline Gippsland	Builder	N/A

(b) who were engaged to prepare documents forming part of the application for this permit[3]

Name	Company	Category / Class	Registration No.
John Towler	John L Towler T/A Bare Engineering	Civil Engineer	EC 19208

Details of domestic building work insurance[4]
The issuer or provider of the required insurance policy is N/A value of works <$16,000.

Details of relevant planning permit
Planning permit no. N/A Date of grant of planning permit.

Nature of building work
Description of building work **shed** Cost of building work for project: **$4,800**
Stage of building work permitted **All** Total floor area of new building work **26 m²**

Building Classification

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All

Commencement and completion:
This building work must commence by: **16/11/2017**
This building work must be completed by: **16/11/2018**

Inspection requirements
The mandatory notification stages are:
Prior to placing a footing - concrete pads
Prior to placing a footing - slab reinforcement
Completion of frame
Final upon completion of all building work

Occupation or use of building
A certificate of final inspection is required prior to the occupation or use of this building.

Relevant building surveyor
Name: M D Curtain Registration No. BS-U1590

Signature: _____

NOTES

Note 1: Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
Note 2: Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
Note 3: Include building practitioners with continuing involvement in the building work.
Note 4: Include only building practitioners with no further involvement in the building work.
Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than $16,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.

Conditions of Approval
Building Permit No. BS-U1590/20161617/0

1. The building permit has been issued pursuant to the *Building Act 1993*, the *Building Regulations 2006* and *the National Construction Code Series Building Code of Australia 2016 - Volume 2 (BCA)*; and
2. Pursuant to Regulation 604, a temporary fence/barricade with a minimum height of 1.8 metres is to be erected around the building works area to protect the safety of the public during the building works. The temporary fencing and hoarding is to comply with AS4687-2007. Before and during the carrying out of building work, all excavations must be fenced or otherwise guarded against being a danger to life or property; and
3. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
4. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
5. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
6. The following information and or certificates are to be provided with the application for the Certificate of Final Inspection:
   (a) a plumbing compliance certificate from the plumber engaged in the works; and
   (b) an electrical safety certificate from an electrician engaged in the works.
7. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
8. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling; and
9. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; and
10. The 'Fences Act 1968' usually requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a diving boundary fence without the adjoining owner's agreement; and
11. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary.

Watershed Building Consultants

Watershed Building Consultants **ACN 118 532 755**

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
P 03 9791 3355 **F** 03 9791 4495 **E** dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
P 03 5176 5888 **F** 03 5176 5999 **E** gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection

For Building Permit Number: BS-U1590/20161617/0

Job No. 16/01805

Property details

Number **50**	Street/road **Phillip Street**	City/suburb/town **TRARALGON**	Postcode **3844**
Lot/s **220**	LP/PS **LP144947**	Volume **9553**	Folio **117**
Crown allotment	Section	Parish	County
Municipal District **Latrobe City Council**			

Building permit details
Building permit number **20161617/0**
Version of BCA applicable to building permit **2016**

Description of building work: **shed**

BCA	BCA Description	NOW	Part
10a	**Garage, carport, shed or storage facility**	**New Building**	**All**

Directions to fix building work
If issued, all directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Name: **M D Curtain** Registration No. **BS-U1590**

Signature:

Certificate Number: **20161617/0** Date Of Issue: **17 October 2018**

Conditions: Nil

Watershed Building Consultants **ACN 118 532 755**

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
PO Box 7004 DANDENONG VIC 3175
P 03 9791 3355 **F** 03 9791 4495 **E** dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
PO Box 9282 TRARALGON VIC 3844
P 03 5176 5888 **F** 03 5176 5999 **E** traralgon@watershedbc.com.au

Defects Builder Report

Under Section 137B

Site Address/Property Details

50 Phillip Street Traralgon

Client

Eanna and Joelene Donnelly

Subject Building

Detached Shed

Exclusions to the nature &/or scope of the building report

All underground or concealed services, fixings or the like.
Detached dwelling, services do not form part of this report.

Date of inspection of the building

08/06/2023

Weather conditions at the time of inspection of building work

Sunny

Site Details – Including orientation &/or site fall

NA

Information &/or documents used in the consideration of report

Appendix A	Summary of Building
Appendix B	General Condition
Appendix C	Defects

Building permit and Final certificate

Date of Report
09/06/2023

Signature

Peter Appleton. Insp-L 27442



Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
PO Box 7004 DANDENONG VIC 3175
P 03 9791 3355 **F** 03 9791 4495 **E** dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
PO Box 9282 TRARALGON VIC 3844
P 03 5176 5888 **F** 03 5176 5999 **E** gippsland@watershedbc.com.au
W watershedbc.com.au

FORM 2
Building Act 1993 Building Regulations 2006, Regulation 313

BUILDING PERMIT No. BS-U1590/20161617/0 ISSUED 16/11/2016
JOB NUMBER: 16/01805

Issued to
Owner/Agent of owner **Joelene Donnelly** Telephone **0498 473 706**
Postal address **50 Phillip Street, TRARALGON** Postcode **3844**

Property details
Number **50** Street/road **Phillip Street** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **220** LP/PS **LP144947** Volume **9553** Folio **117**
Municipal District **Latrobe City Council** Unique Property Identifier

Builder[1]
Name **Adrian Burgiel of Steeline Gippsland** Telephone **5176 5866**
Address **PO Box 533, TRARALGON** Postcode **3844**

Details of building practitioners and architects
(a) to be engaged in the building work[2]

Name	Company	Category / Class	Registration No.
Adrian Burgiel	Steeline Gippsland	Builder	N/A

(b) who were engaged to prepare documents forming part of the application for this permit[3]

Name	Company	Category / Class	Registration No.
John Towler	John L Towler T/A Bare Engineering	Civil Engineer	EC 19208

Details of domestic building work insurance[4]
The issuer or provider of the required insurance policy is N/A value of works <$16,000.

Details of relevant planning permit
Planning permit no. N/A Date of grant of planning permit.

Nature of building work
Description of building work **shed** Cost of building work for project: **$4,800**
Stage of building work permitted **All** Total floor area of new building work **26 m²**

Building Classification

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All

Commencement and completion:
This building work must commence by: **16/11/2017**
This building work must be completed by: **16/11/2018**

Inspection requirements
The mandatory notification stages are:
Prior to placing a footing - concrete pads
Prior to placing a footing - slab reinforcement
Completion of frame
Final upon completion of all building work

Occupation or use of building
A certificate of final inspection is required prior to the occupation or use of this building.

Watershed **B**uilding **C**onsultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
P 03 9791 3355 **F** 03 9791 4495 **E** dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
P 03 5176 5888 **F** 03 5176 5999 **E** gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection

For Building Permit Number: BS-U1590/20161617/0

Job No. 16/01805

Property details

Number **50**	Street/road **Phillip Street**	City/suburb/town **TRARALGON**	Postcode **3844**
Lot/s **220**	LP/PS **LP144947**	Volume **9553**	Folio **117**
Crown allotment	Section	Parish	County

Municipal District **Latrobe City Council**

Building permit details

Building permit number **20161617/0**
Version of BCA applicable to building permit **2016**

Description of building work: **shed**

BCA	BCA Description	NOW	Part
10a	**Garage, carport, shed or storage facility**	**New Building**	**All**

Directions to fix building work

If issued, all directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Name: **M D Curtain** Registration No. **BS-U1590**

Signature:

Certificate Number: **20161617/0** Date Of Issue: **17 October 2018**

Conditions: Nil

APPENDIX A

Descriptive Summary of Building

The detailed description of the structure below and its defects, have been compiled on inspection and assumptions of standard trade practices applicable at the date of construction.

The inspection did not include any internal areas or external parts that were covered, unexposed, inaccessible or below ground unless otherwise stated in this report.

Construction style: Detached shed

No. of storeys	**One**
Footing	**Concrete**
Frame	**Steel and corrugated iron**

APPENDIX B

General Building and Site Condition

Legend

✓	No visible defect from reasonable visual inspection.	
NA	Not applicable &/or building work not considered as part of the report	
D#	Defect	Defect Appendix B Photos
IC#	Incomplete	Incomplete Building work
IA#	Inaccessible &/or indeterminate	Inaccessible
PA#	Partially – accessible/determinable	
C#	Condition (good, fair or poor)	Photo Appendix B
A	Assumed satisfactory	

General Site Drainage Paved Areas

Site cuts – serviceability	NA	Adjoining property	✓
Retaining walls serviceability	NA	Garden &/or minor landscaping levels	✓
Trees	✓	Unprotected embankments	NA
		Discharge/control of site drainage	NA
Surface water collection /control	A	Driveway paving	NA

Shed

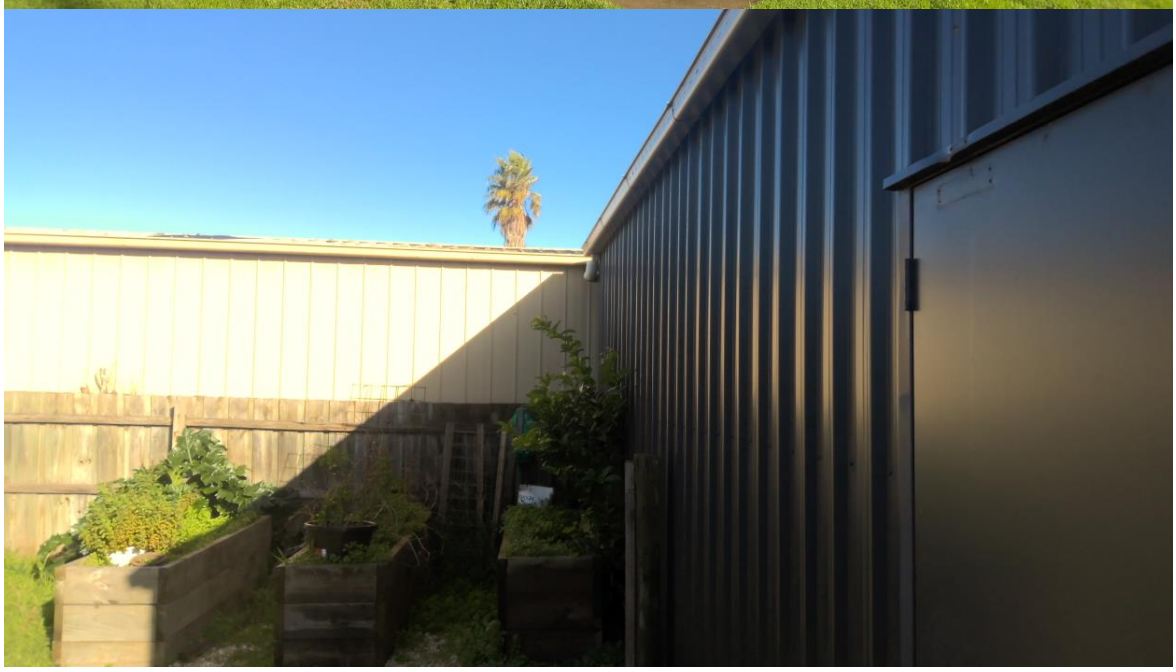
General construction	✓	Footings (size and depth)	A
Metal connections	✓	Bracing	✓
Roofing and cladding	✓	Doors	✓

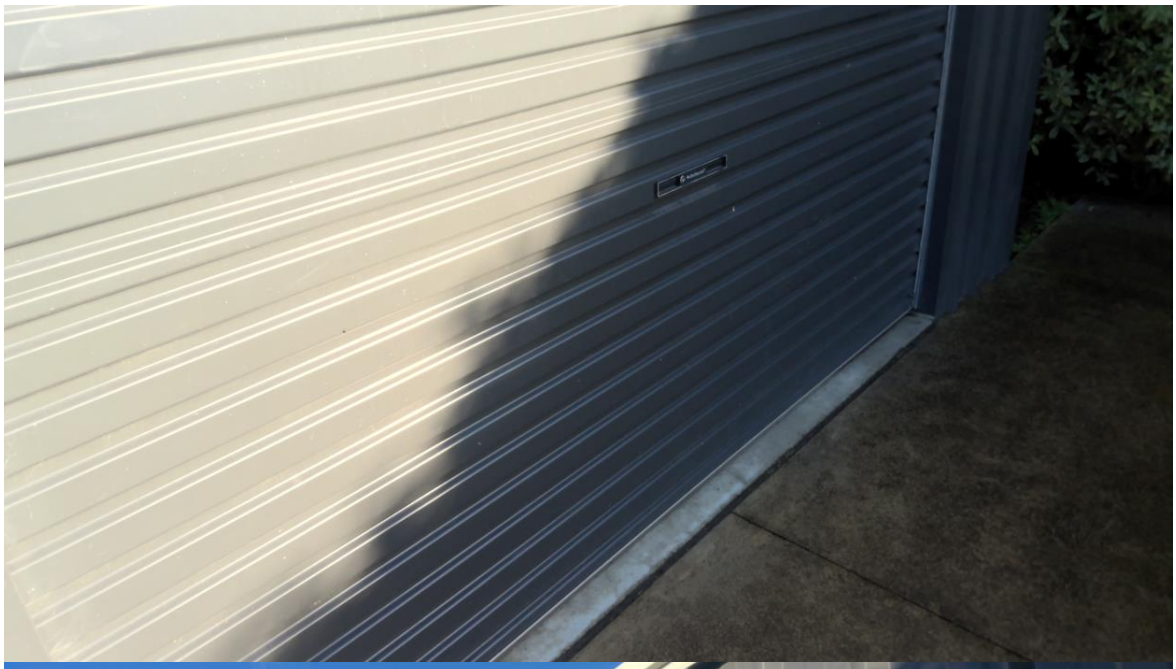
APPENDIX C

Defects, Incomplete Building Work, Second-hand Materials, Inaccessible Building Work & Comments: No defects at time of inspection

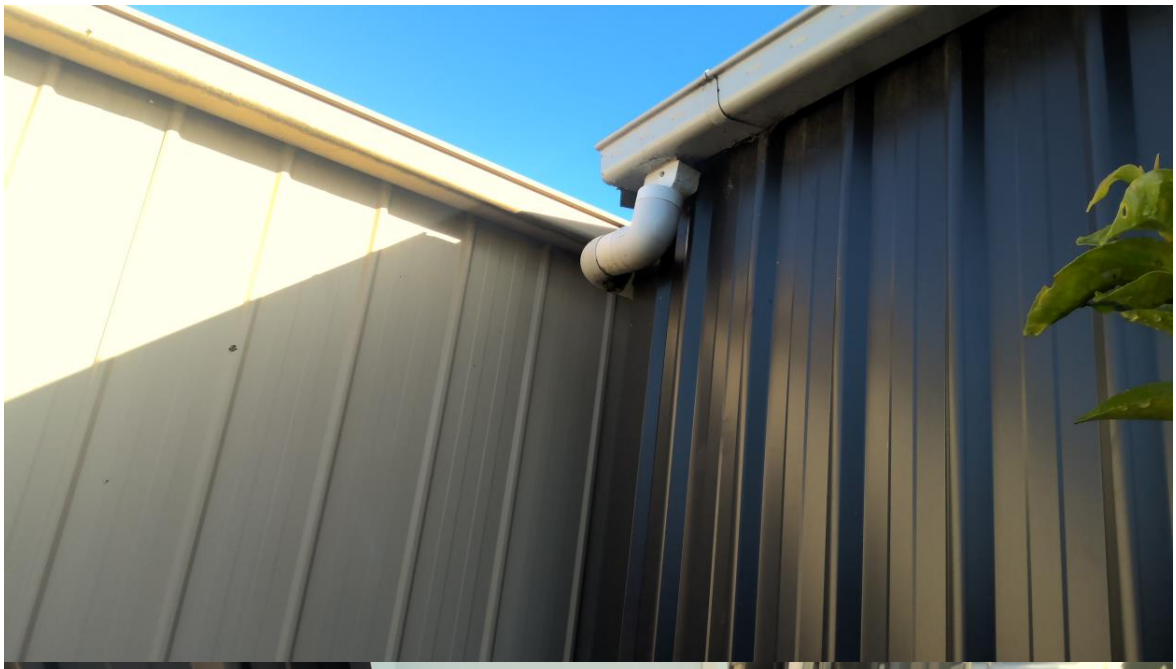
Second-hand Materials:
Nil second-hand material

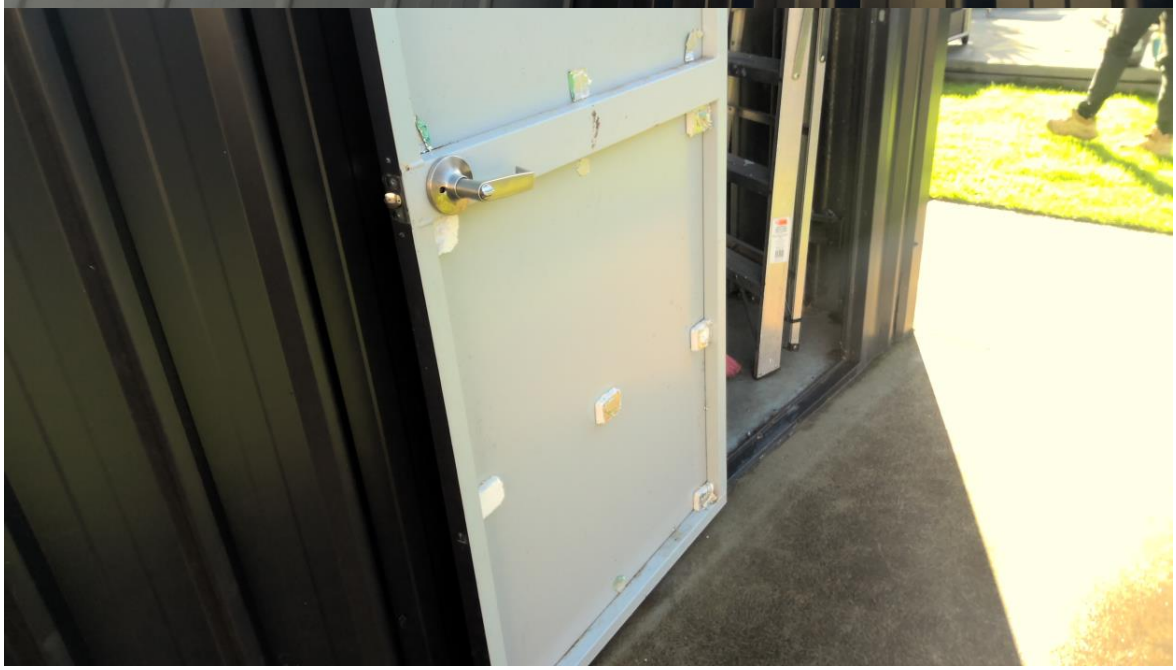








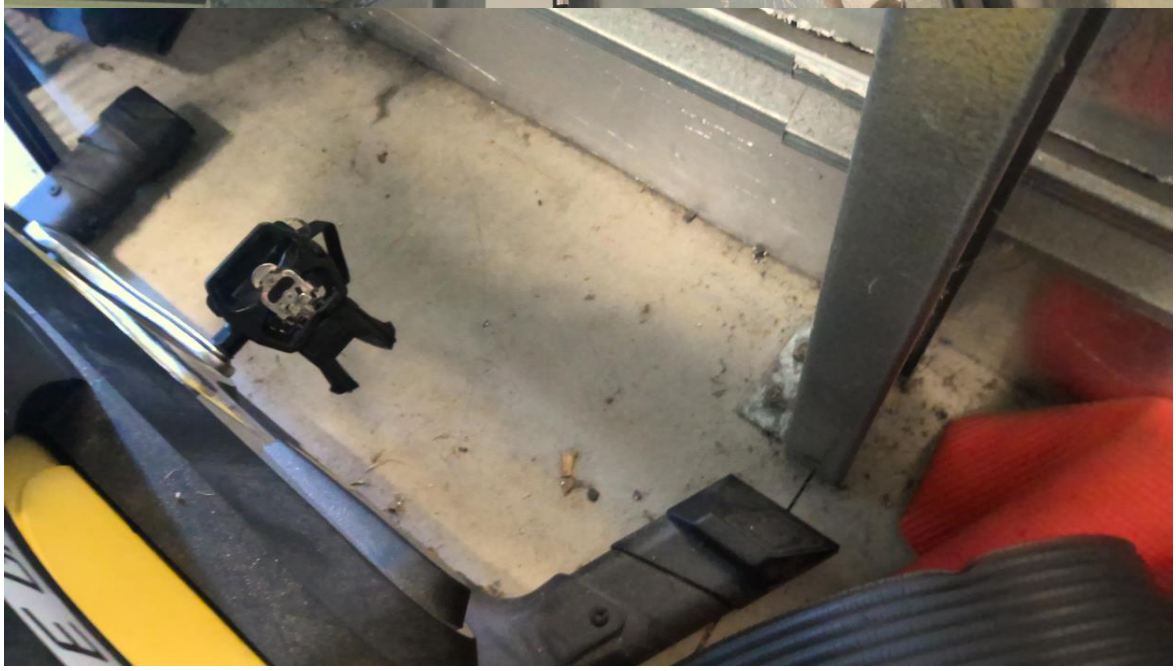









FOIL BOARD







Second-hand Materials:

Nil second-hand material

Notes: Rear skillion is not part of this report.
Skillion appears to be built over an easement which would require a building permit and consent from relevant authorities.



APPENDIX D

Important General Advice, Limitations, Assessment Considerations & Assessment Interpretations

1. A 'reasonable visual inspection' of the external Building Work has been carried out. Guiding principles, as generally described in AS 4349.1 1995 'Inspection of Buildings', have been used in the preparation of this Report. This Report will not necessarily identify 'minor'/'non-critical' 'variations' from any referenced documents.
2. A 'Defect' in Building Work is as described in the 'warranty' provisions of Section 137C(1) Building Act 1993 inter alia Section 8 Domestic Building Contracts Act 1995 i.e. (a) (not) carried out in a 'proper and workmanlike manner' (b) all materials (not) 'good and suitable' and 'new' and (c) (not) carried out in accordance with 'all laws and legal requirements'. In contemplation of Section 137C(1)(c), 'Defects' are

considered in the context of the Building Act 1993, Building Regulations 2018, NCC 2016, Australian Standards or previous equivalent provisions. 'Defects' are generally considered in terms of requirements &/or expected practices at the time the Building Work was carried out &/or any Building Approval/Building Permit was issued.

3. The 'deemed to satisfy' provisions of the NCC 2018 have generally been considered in lieu of any 'Alternative Solutions' or 'Performance Requirement' determinations. No 'modification' from the Building Appeals Board or 'consent' under Regulation 309 Building Regulations 2018 has been provided to WATERSHED BUILDING CONSULTANTS. Any Building Approval/Building Permit, plans &/or other documents are relied upon as having been correctly 'approved' and are assumed to 'comply generally' and be 'valid' unless otherwise identified. If a Certificate of Final Inspection &/or Occupancy Permit has been issued it is assumed that all required inspections have been 'approved' and the assessment of the Building Work 'normally considered' by the relevant inspections i.e. Foundation, Footing, Frame &/or Final/Occupancy Permit are assumed have been properly considered and approved by the Relevant Building Surveyor.

4. This report may exclude consideration of landscaping, paving, retaining structures, driveway or fencing unless such works are a) 'integral to' the Building Work, b) requires the issue of a Building Permit, c) could result in water penetration of or within a building, d) could adversely affect health or safety, e) could adversely affect the structural adequacy of a building or f) are 'not completed' pursuant to Clause 5.1.3 of the Ministerial Order. Note that the Ministerial Order Clause 6.3.1 provides for a 'Domestic Building Insurance Policy' to exclude or limit claims in respect of any 'Defect' or 'Incomplete Domestic Building Work' referred to in this Report. Any Building Work contemplated under a contract to sell a home should be a Major Domestic Building Contract (Section 137E Building Act 1993).

5. Normal &/or expected construction practices & building techniques & materials that are considered typical of the age &/or design of the Building Work have been 'assumed' in the inspection, assessment and in the preparation of this Report. Normal or expected 'fair wear & tear' or failure to 'reasonably maintain' the Building Work does not form part of this Report (refer Clause 7.4 Ministerial Order).

6. Areas considered accessible pursuant to the provisions of Section 1.4.6 of AS 43349.1 1995 are not necessarily considered 'reasonable' for the purposes of this Report and sub-floor areas, roof spaces and roof exteriors have only been inspected and assessed where in the opinion of the 'prescribed practitioner' that it is appropriate and deemed necessary. This does not mean that no such spaces have been inspected but only to the 'degree considered necessary i.e. in this particular instance based on a visual inspection from ground level'. Access has not been made by WATERSHED BUILDING CONSULTANTS to any abutting/adjacent site/allotment/building to assess the Building Work, unless otherwise expressly stated. Any floor area/s stated in this Report are for the purposes of assisting in generally 'identifying' the nature & scope of Building Work only and may not necessarily be an 'accurate determination' of actual floor areas.

7. No 'testing', moving or consideration of any materials, equipment, fittings/furniture, fixtures, reticulated services or 'mechanical or electrical equipment or appliance' or the like has been carried out other than the consideration of the 'workmanship of installation' of any 'mechanical or electrical equipment or appliance'. Glazing, in terms of 'human impact considerations', such as the need for 'safety glass' in doors, side lights, low level windows and other areas are as a matter of course difficult to assess accurately, as 'laminated glass' will normally be provided only with part temporary marking whereas 'toughened glass' will be permanently marked. No assessment has been made of any dampness in the Building Work such as rising damp or stormwater infiltration or the likelihood of it other than by 'reasonable visual inspection'. No inspection or assessment has been made of asbestos or other mineral fibre or other 'toxic' or otherwise potentially 'harmful' material. WATERSHED BUILDING CONSULTANTS has not inspected woodwork or any other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to Report that any such part of the structure is free from defect. No assessment of termite or other insect attack or the potential of any attack has been carried out. No inquiries have been made of any 'statutory authority' or 'service supply agency'. No Notices, Orders or Directions issued under the provisions of the Building Act 1993, the Building Regulations 2006 or any other legislation have been contemplated in the preparation of this Report nor have any 'inspection approval dates' &/or results of any 'mandatory notification stage' inspections of any

Building Approval/Building Permit/s unless stated. The uses &/or floor & other loadings are considered to be of a domestic nature unless otherwise commented.

8. This Report may not necessarily report on 'minor defects' or maintenance matters including small cracks in plaster, tiling etc, operation of latches/locks, windows or other equivalent 'minor' faults or 'defects'.

9. No assessment has been made of the site or soil or foundation upon which the Building Works footings and associated Building Work has been founded/constructed. This Report has not considered any existing or future impact on the footing or foundation of the building or the fabric or serviceability of the Building Work caused by site or ground drainage, trees on this site or any other site, ground movement caused by swelling or shrinking or other causes that may include settlement or movement of any non-natural or 'filled' ground. Notwithstanding this, attention is drawn to the important performance/foundation provisions discussed in CSIRO Pamphlet 10-91 'Guide to Home Owners on foundation maintenance and footing performance'.

10. Stormwater discharge including surface water control, the point/s of discharge or 'legality' of discharge/s has not been assessed in the context of the Building Work or the site other than reporting on site/surface drainage assessable in consideration of normal or expected practices &/or by 'reasonable visual inspection'.

11. The 'siting' of the Building Work in relation to boundaries of the allotment or in the context of compliance with any 'siting requirements' has been considered only to the extent of siting described in any relevant 'plans and/or specifications' forming part of any issued Building Approval and/or Building Permit.

12. No assessment of the matters described in Part 6 Building Regulations 2006 'Building Work in Special Areas' including the potential for the land to flood, to be subject to bushfire attack, the state of or the potential for the Building Work to be subject to termite attack or if the Relevant Building Surveyor in determining a Building Approval/Building Permit required protection against termite infestation or the potential for the building to be subject to uncontrolled overland drainage flow, has been carried out by WATERSHED BUILDING CONSULTANTS.

13. WATERSHED BUILDING CONSULTANTS. Any representations made &/or advice provided to WATERSHED BUILDING CONSULTANTS has been received in the 'utmost good faith' and has been relied upon. Any breach of a 'duty of disclosure' &/or any acts or omissions of any description 'made' to WATERSHED BUILDING CONSULTANTS that may prejudice the Report are specifically excluded.

14. If any party seeks clarification of any matter contained in this Report, they are encouraged to contact WATERSHED BUILDING CONSULTANTS.

15. All parts of the Building Work 'available' for 'reasonable visual inspection' have been accessed and assessed. Notwithstanding this, it is inherent in the assessment of some 'Building Work' that footings, slab, wall/roof structures, internal parts of the building obscured by furniture, household effects, floor coverings etc and sub-floor areas in, part or total, are in many cases not able to be accessed &/or assessed, fully or partially, and may be noted generally, 'Partially accessible &/or determinable' (PA) in Appendix

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 04 May 2023 01:30 PM

PROPERTY DETAILS

Address:	**50 PHILLIP STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 220 LP144947**
Standard Parcel Identifier (SPI):	**220\LP144947**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**29605**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 696 C6**

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

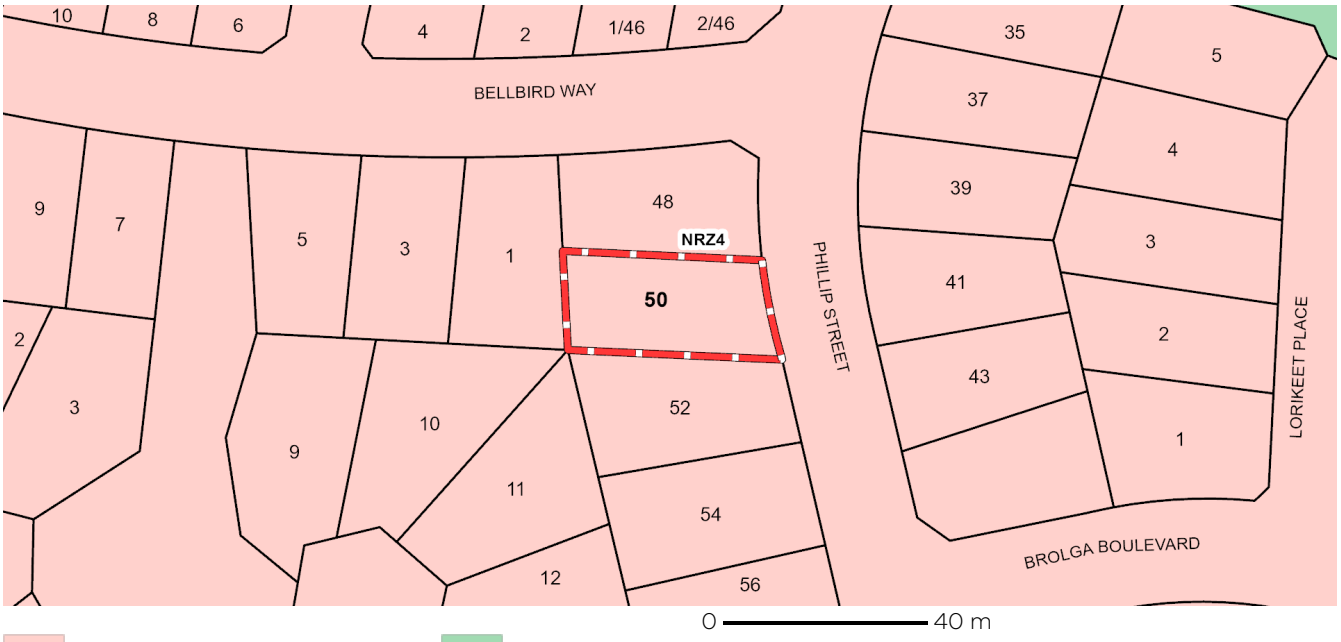
Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential **PPRZ - Public Park and Recreation**

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

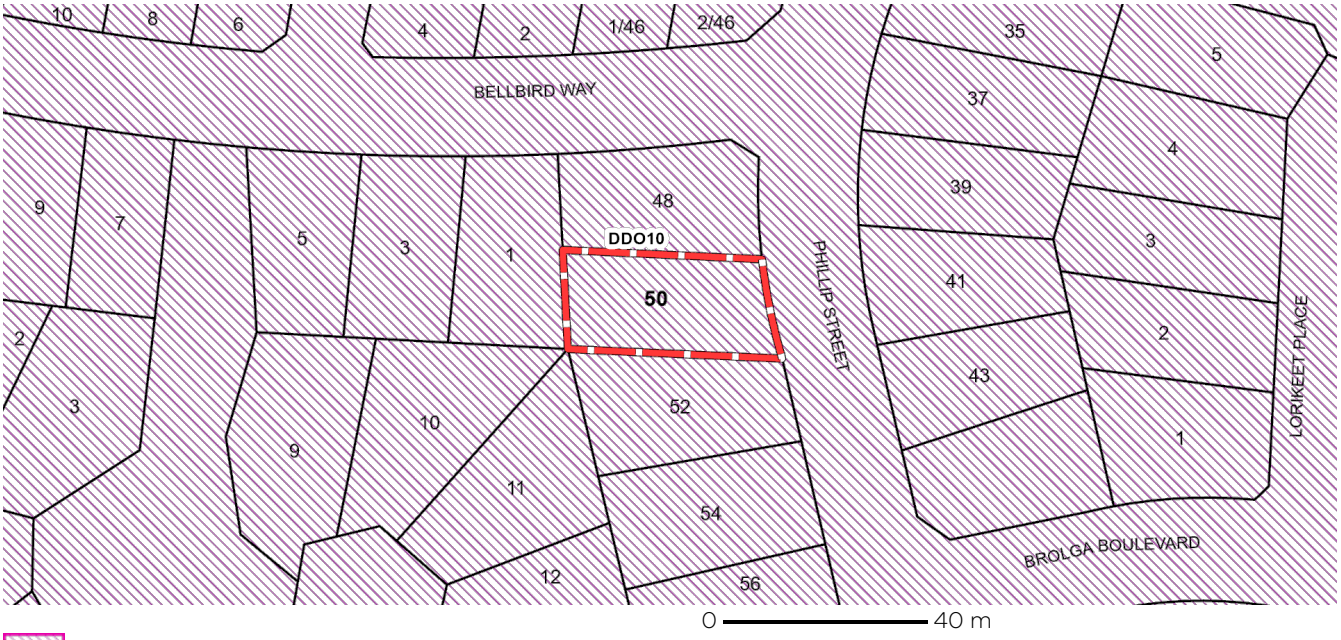
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



DDO - Design and Development Overlay

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 27 April 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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PROPERTY REPORT

Environment, Land, Water and Planning

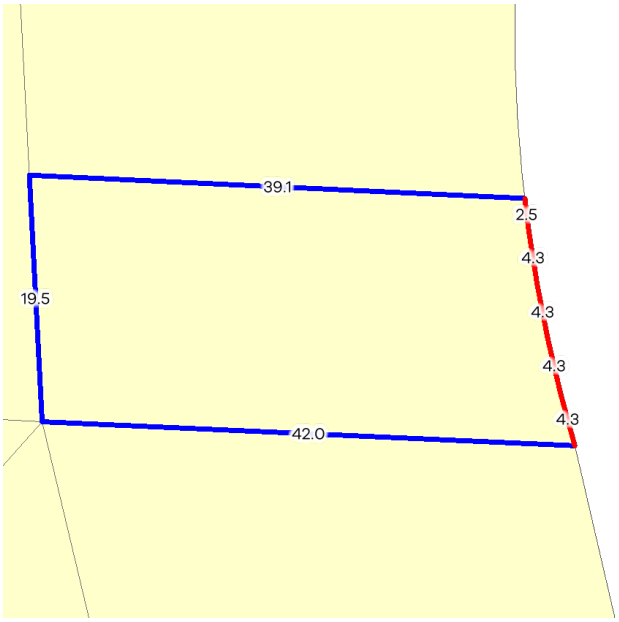
From www.planning.vic.gov.au at 04 May 2023 01:31 PM

PROPERTY DETAILS

Address:	**50 PHILLIP STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 220 LP144947**
Standard Parcel Identifier (SPI):	**220\LP144947**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**29605**
Directory Reference:	**Vicroads 696 C6**

SITE DIMENSIONS

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



Area: 779 sq. m
Perimeter: 121 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

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

PROPERTY REPORT

Environment, Land, Water and Planning

Area Map



Selected Property

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

DATED 2023

JOELENE DONNELLY (FORMERLY GATHERCOLE)

VENDOR STATEMENT

Property: **50 Phillip Street, Traralgon VIC 3844**

James Trembath & Associates
Licensed Conveyancer
5 Hopetoun Avenue
MORWELL VIC 3840
Tel: 03 5133 9977

Ref: TB:232808