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Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	3 BINDI CLOSE, TRARALGON VIC 3844

Vendor's name	Ellen Faye White	Date 13/7/2023
Vendor's signature	DocuSigned by: Ellen Faye White A75DE4A145A2424...	

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: $4,000.00

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

None to the Vendor's knowledge

1.3 **Terms Contract**

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

2. INSURANCE

2.1 **Damage and Destruction**

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 **Owner Builder**

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

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

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

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

☒ Are contained in the attached certificates and/or statements

4.2 **Agricultural Chemicals**

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

Nil

4.3 **Compulsory Acquisition**

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

Nil

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

Not Applicable

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 (Cwlth) in relation to the supply of the above property.

14. ATTACHMENTS

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

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

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

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 09115 FOLIO 243

Security no : 124107542385G
Produced 12/07/2023 10:39 AM

LAND DESCRIPTION

Lot 87 on Plan of Subdivision 115970.
PARENT TITLE Volume 09021 Folio 544
Created by instrument LP115970 07/11/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ELLEN FAYE WHITE of 3 BINDI CLOSE TRARALGON VIC 3844
AS208380B 29/05/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT G191769 15/06/1976

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP115970 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 3 BINDI CLOSE TRARALGON VIC 3844

DOCUMENT END

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

LP115970
EDITION 2
~~PARISH OF TRARALGON~~/CHART 17

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

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP115970

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

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G191769

~~F.X. O'HALLORAN, DAVIS & CO.~~,
~~SOLICITORS,~~
~~MOB.~~

G191769

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09-39 938988 JUN15 76 anda Limited
VICTORIA.

G191769

G191769

$78

TRANSFER OF LAND

REGD

WE, ALLAN FRANCIS CUMMING of 4 Downie Court Traralgon Retired --- Farmer and RONALD JAMES SKINNER of 44 Moore Street Traralgon ---- Newsagent being registered as the proprietors of an estate in --- fee simple in the land hereinafter described subject to the ----- encumbrances notified hereunder IN CONSIDERATION of the sum of -- FIVE THOUSAND ONE HUNDRED AND FIFTY DOLLARS ($5,150.00) paid ---- to us by RAYMOND JOHN LOGAN Builder and RHONDA KAYE LOGAN ------- Married Woman both of 2 James Parade Traralgon DO HEREBY TRANSFER to the said RAYMOND JOHN LOGAN and RHONDA KAYE LOGAN as Joint --- Tenants ALL our estate and interest in ALL THAT PIECE OF LAND --- being Lot 87 on Plan of Subdivision Number 115970 Parish of ----- Traralgon and being the whole of the land described in ---------- Certificate of Title Volume 9115 Folio 243 AND we RAYMOND ------- JOHN LOGAN and RHONDA KAYE LOGAN for ourselves and our ---------- successors and transferees the registered proprietor or --------- proprietors for the time being of the land hereby transferred --- and of every part thereof DO HEREBY and as separate covenants --- COVENANT with the said ALLAN FRANCIS CUMMING and RONALD JAMES --- SKINNER and other the registered proprietor or proprietors for -- the time being of the land comprised in the said Plan of -------- Subdivision (other than the land hereby transferred) as follows:-

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

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

DG191769-1-5

JUN-11-76 551672 4959 A

LE G 191 $*****78-00

I certify that this instrument is a true copy of the document lodged with the application and has been entered in the Register Book

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every future Certificate of Title for the said Lot as an encumbrance affecting the same and every part thereof.

DATED the 4th day of June One thousand nine hundred and seventy-six.

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

SIGNED in Victoria by the said RONALD JAMES SKINNER in the presence of: B. Thompson

SIGNED in Victoria by the said RAYMOND JOHN LOGAN in the presence of:

SIGNED in Victoria by the said RHONDA KAYE LOGAN in the presence of:

ENCUMBRANCES REFERRED TO:

As to any land coloured blue - THE EASEMENTS (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act.

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DATED 1976

R.J. & R.K. LOGAN

from

A.F. CUMMING
&
R.J. SKINNER

TRANSFER OF LAND

F.X. O'HALLORAN, DAVIS & CO.,
SOLICITORS,
MOE.

FA:LM

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PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 87 LP115970

LOCAL GOVERNMENT (COUNCIL)
Latrobe

LEGAL DESCRIPTION
87\LP115970

COUNCIL PROPERTY NUMBER
23693

LAND SIZE
631m² Approx

ORIENTATION
West

FRONTAGE
13.44m Approx

ZONES
NRZ - Neighbourhood Residential Zone - Schedule 4

OVERLAYS
DDO - Design And Development Overlay - Schedule 10

Corelogic Property Data

HOUSE
3 2 2

ROOF MATERIAL
Unavailable

FLOOR AREA
155m² Approx

YEAR BUILT
Unavailable

WALL MATERIAL
Unavailable

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Morwell District

Schools

CLOSEST PRIVATE SCHOOLS
St Gabriel's School (108 m)
Lavalla Catholic College - St Paul's Campus (421 m)
St Paul's Anglican Grammar School - Traralgon Campus (837 m)

CLOSEST SECONDARY SCHOOLS
Traralgon College (677 m)

CLOSEST PRIMARY SCHOOLS
Traralgon (Kosciuszko Street) Primary School (1227 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 59 Homes

COUNCIL AVERAGE
1 in 54 Homes

STATE AVERAGE
1 in 76 Homes

Council Information - Latrobe

PHONE
1300367700 (Latrobe)

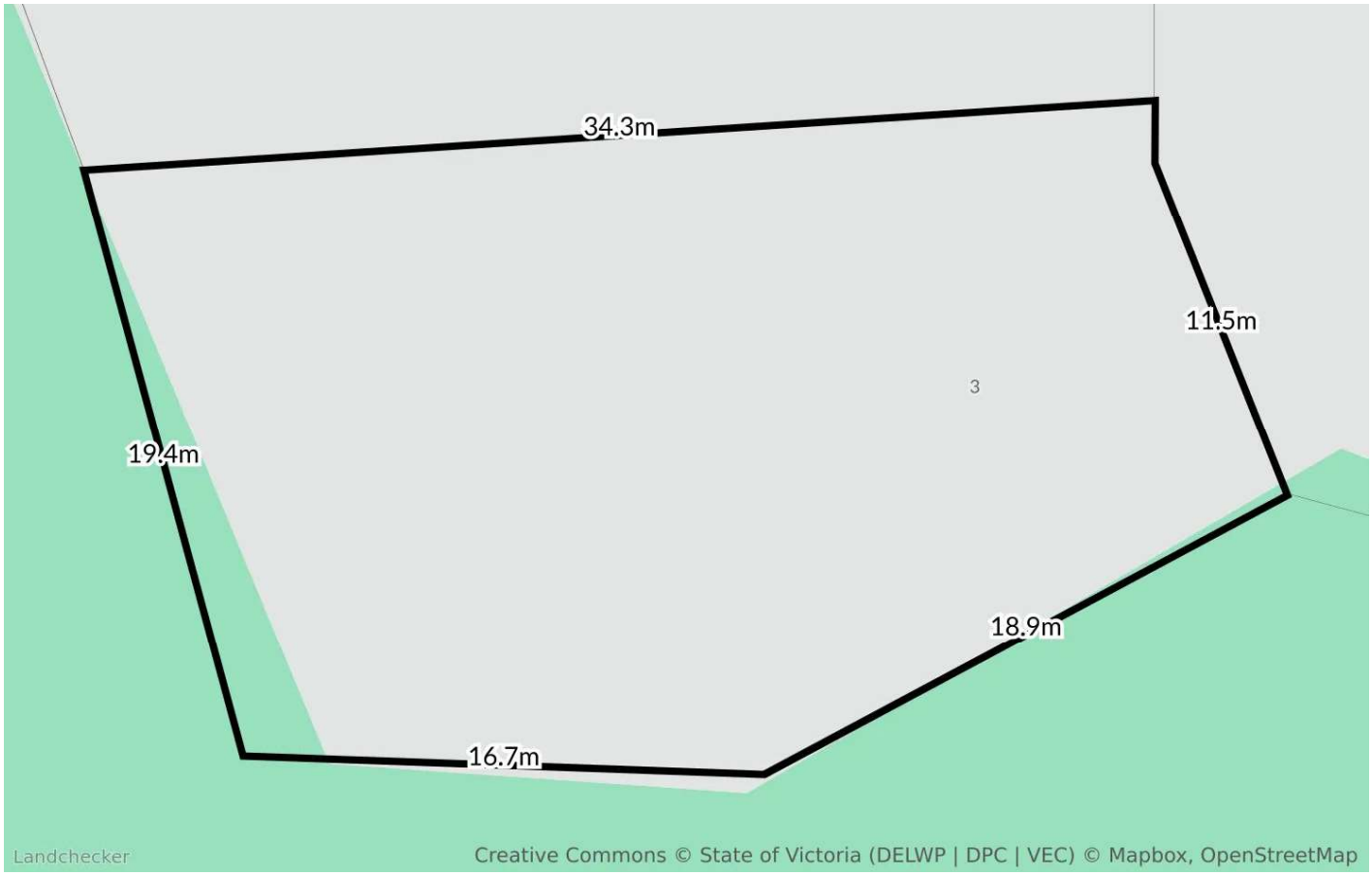
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EMAIL
latrobe@latrobe.vic.gov.au

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Status	Code	Date	Description
APPROVED	VC136	10/07/2023	Better Apartments Design Standards - Amendment VC136 introduces state-wide planning requirements for apartment developments.
APPROVED	VC234	03/07/2023	The amendment clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters.
APPROVED	C126latr	28/06/2023	The amendment implements recommendations of the Toongabbie Structure Plan and background reports and also implements the findings of the Floodplain Mapping for Toongabbie Township (WGCMA, 2016)
APPROVED	C140latr	23/06/2023	The Amendment alters the planning scheme maps and the Schedule to the Heritage Overlay so that the Latrobe Planning Scheme is consistent with the Victorian Heritage Register.
APPROVED	C138latr	22/06/2023	The amendment rezones part Unit 2, 55 Glendale Road, Traralgon (Crown Allotment 26F Parish of Traralgon); part 50 Glendale Road, Traralgon (Lot 1, PS329021) and part 110 Marshalls Road, Traralgon (Lot 2, PS329021); part 60 Marshalls Road, Traralgon (Lot 2, PS323156); part 60 Marshalls Road, Traralgon (Lot 1, TP4167); and part Traralgon Maffra Road, Traralgon (Lot C, PS821062) from Farming Zone to General Residential Zone Schedule 3 and applies the Development Plan Overlay Schedule 11.
APPROVED	GC75	18/06/2023	The amendment makes changes to the Community Infrastructure Levy (CIL) payable in 43 existing Development Contributions Plans (DCPs) across 13 planning schemes.
APPROVED	VC227	05/06/2023	Amendment VC227 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the Victorian Governments, Recycling Victoria: a new economy policy.
APPROVED	C137latr	01/06/2023	The amendment implements the land use and development directions from the Morwell Activity Centre Plan background reports and Morwell Activity Centre Plan (Latrobe City Council, 2022) by introducing new zones, overlays and local planning policy into the Latrobe Planning Scheme.
APPROVED	VC171	22/05/2023	Amendment VC171 changes the Victoria Planning Provisions to strengthen coastal hazard planning, implements the Marine and Coastal Policy 2020 and makes minor administrative updates.
APPROVED	VC169	22/05/2023	Amendment VC169 changes the Planning Policy Framework to help direct balanced outcomes for housing growth and built

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Status	Code	Date	Description
			form, while also clarifying and consolidating housing policy.
APPROVED	VC042	17/05/2023	Introduces the Sustainable Neighbourhoods Provisions for residential subdivision including changes to Clauses 19 55.03 and 56 to 56.09| introduces new transitional arrangements for subdivision at Clause 56.10| modifies subdivision application requirements in the residential zones| applies Clause 56 provisions as subdivision application requirements to the Comprehensive Development Zone Priority Development Zone Incorporated Plan Overlay and Development Plan Overlay| amends the coastal areas policies in Clause 15.08 to give effect to the land use and development strategies of the Victorian Coastal Strategy 2002| makes changes to the Victorian Planning Provisions to provide for geothermal energy extraction in Clauses 35.06 35.07 35.08 42.01 42.02 42.03 44.01 44.02 52.08 52.17 62 66 74 and 75| amends Clause 52.29 to introduce a decision guideline for road network safety and efficiency regarding access to adjoining properties to respond to the Road Management Act 2004| introduces a new Particular Provision - Clause 52.36 that includes the Director of Public Transport as a referral authority| and makes other administrative changes updates and corrections to the Victoria Planning Provisions..
APPROVED	VC147	16/05/2023	enables the online publishing of planning schemes through the Department of Environment, Land, Water and Planning?s new Amendment Tracking System (ATS). The Amendment does not change the operation of policy or the effect of provisions in planning schemes?.
APPROVED	VC226	03/05/2023	Amendment VC226 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation.
APPROVED	VC224	03/05/2023	Amends the Victoria Planning Provisions and all planning schemes that relate to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart.
APPROVED	VC132	02/05/2023	Amendment VC132 is a general amendment that makes a number of administrative corrections and other changes to the Victoria Planning Provisions (VPP) and all planning schemes in Victoria.

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PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
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.
PROPOSED	C121latr	06/07/2022	The amendment replaces the existing Design and Development Overlay 1 ? Major Pipeline Infrastructure (DDO1) with the Schedule 1 to the Buffer Area Overlay (BAO1) and applies the BAO to all land within Latrobe affected by a major licensed pipeline. The amendment also makes changes to Clause 11.01-1L and Clause 19.01-3L consistent with the recommendations of the Latrobe City Council DDO1 Major Pipeline Infrastructure Review 2020.
PROPOSED	C131latr	07/03/2022	Implementation of Flood Studies, including updates to Land Subject to Inundation Overlay and Flood Overlay mapping and overlay schedules, Clause 02.04 and Clause 11.01-1L.

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ZONES



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.

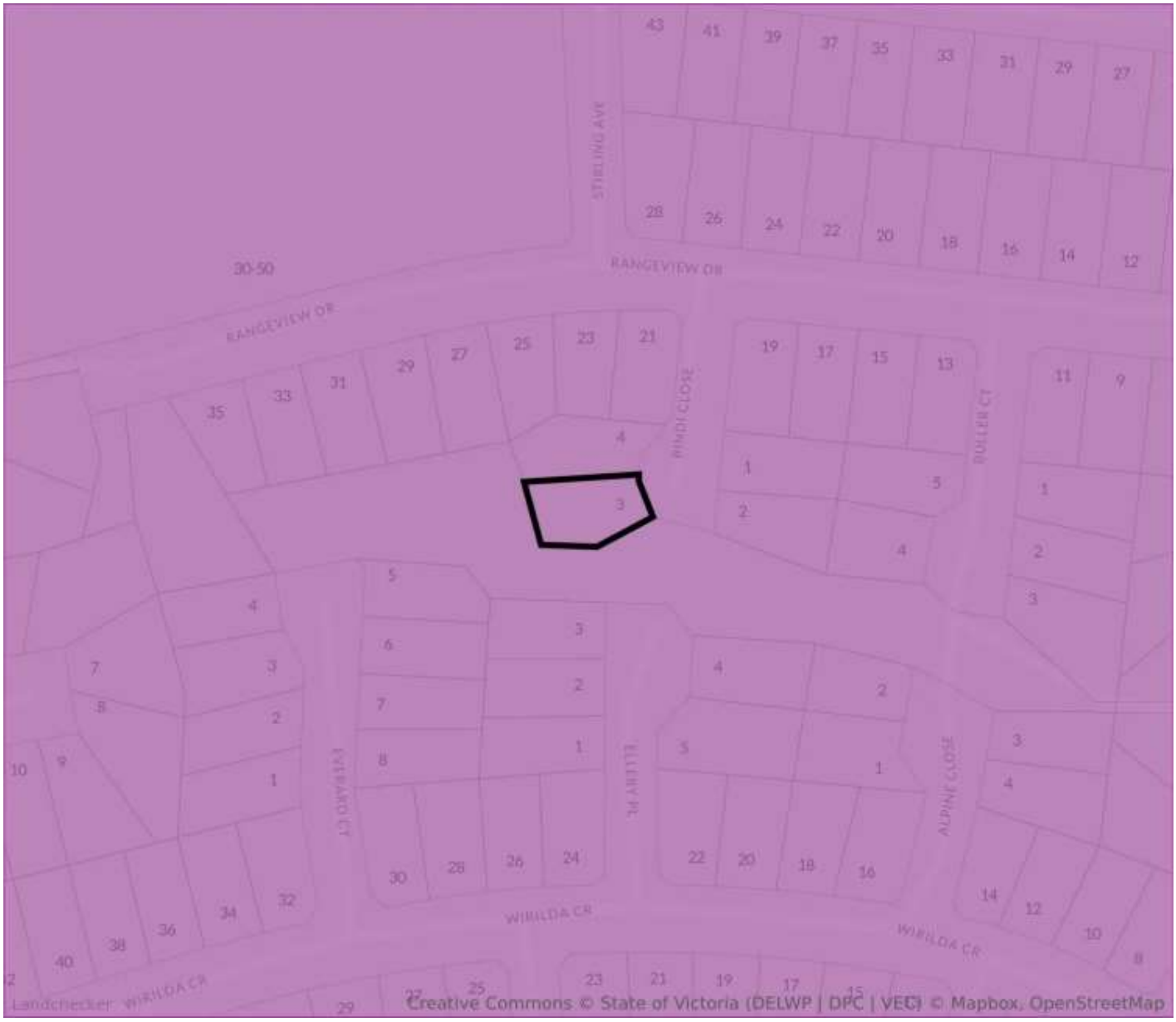
Other nearby planning zones

PPRZ - Public Park And Recreation Zone

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OVERLAYS ON THE PROPERTY



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.

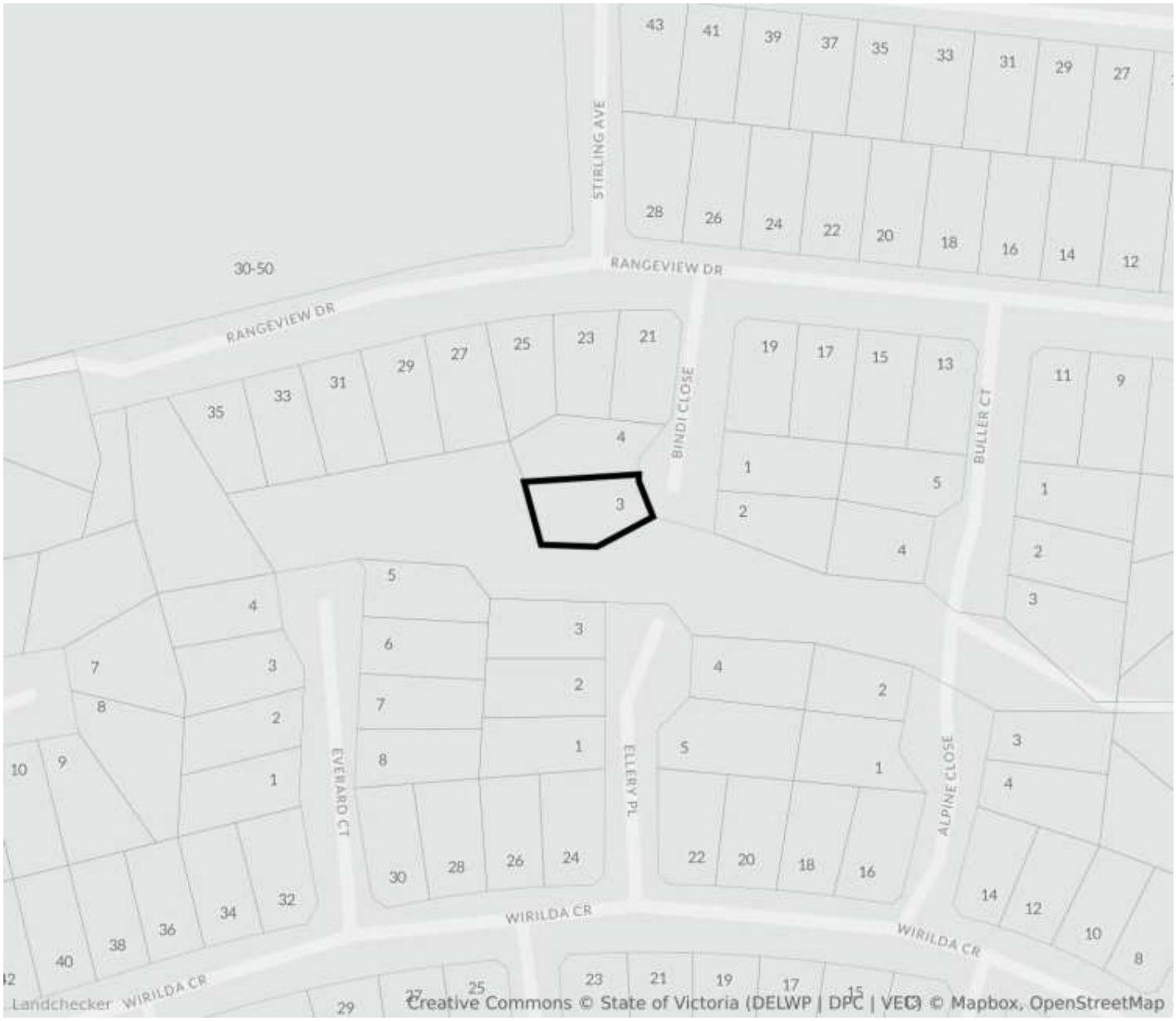
LPP 43.02 Schedule 10 To Clause 43.02 Design And Development Overlay

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

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NEARBY OVERLAYS

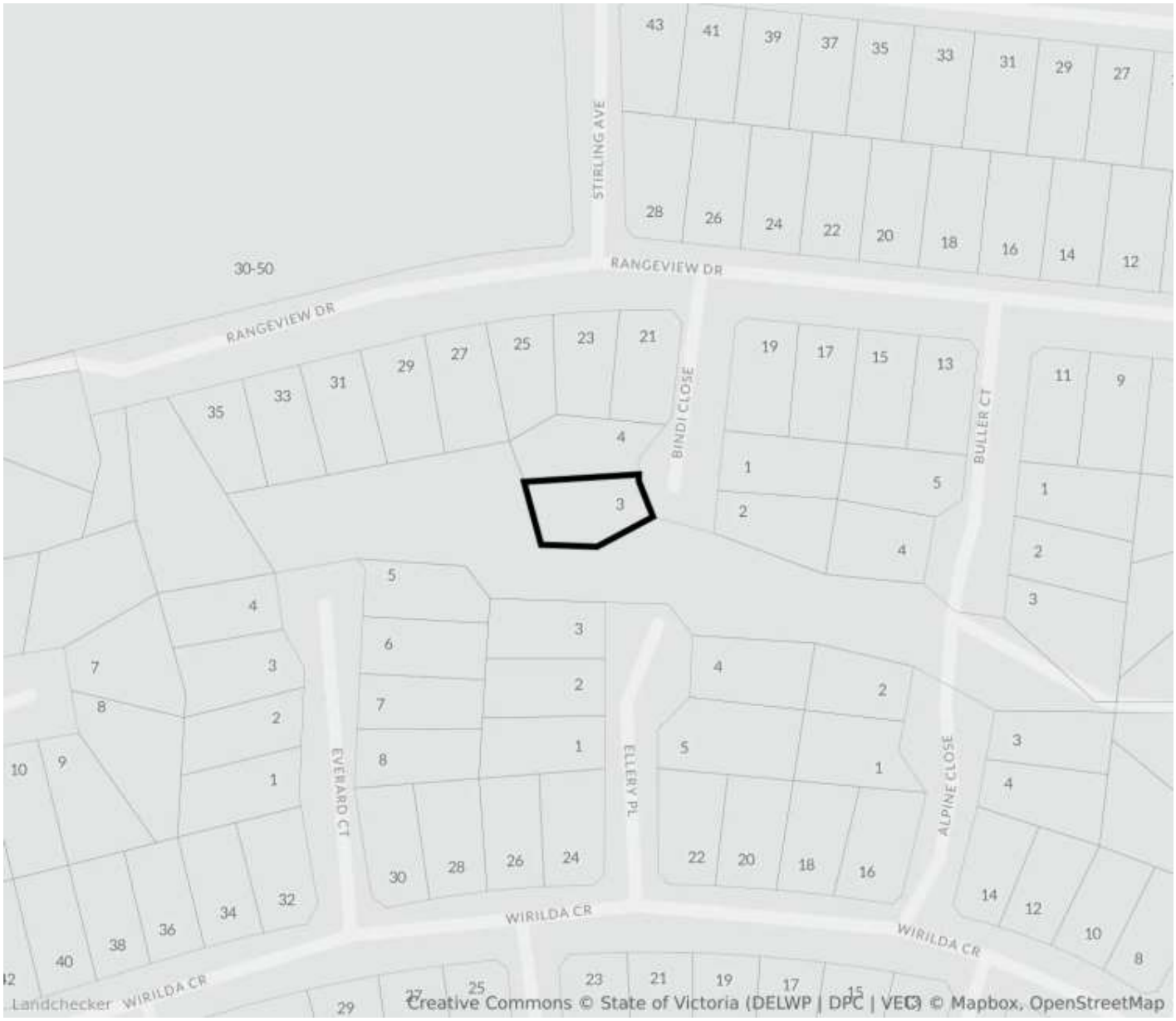


There are no overlays in the vicinity

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CULTURAL HERITAGE SENSITIVITY



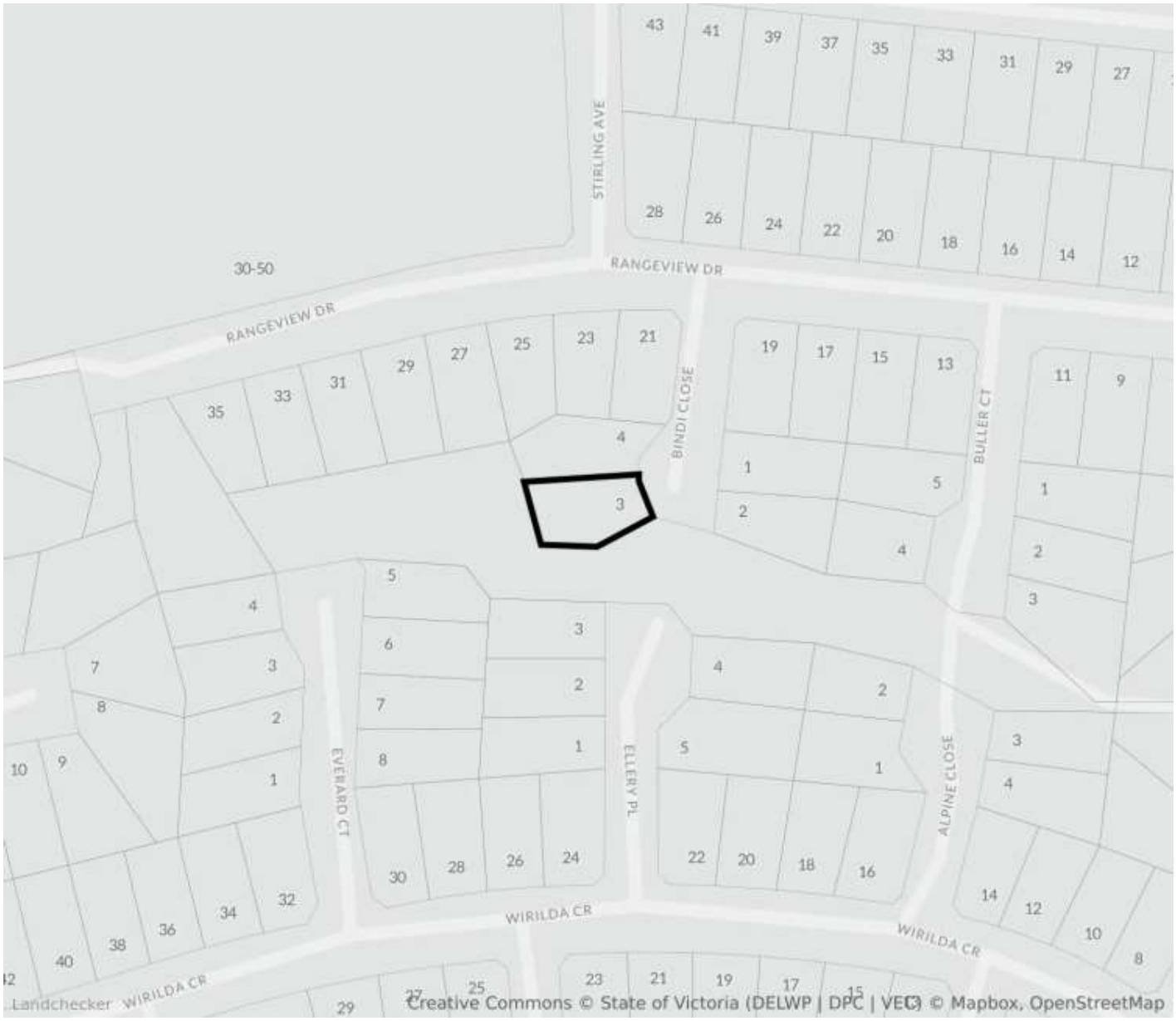
Aboriginal Cultural Heritage Sensitivity

This property is not 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.

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BUSHFIRE PRONE AREA



Bushfire Prone Area

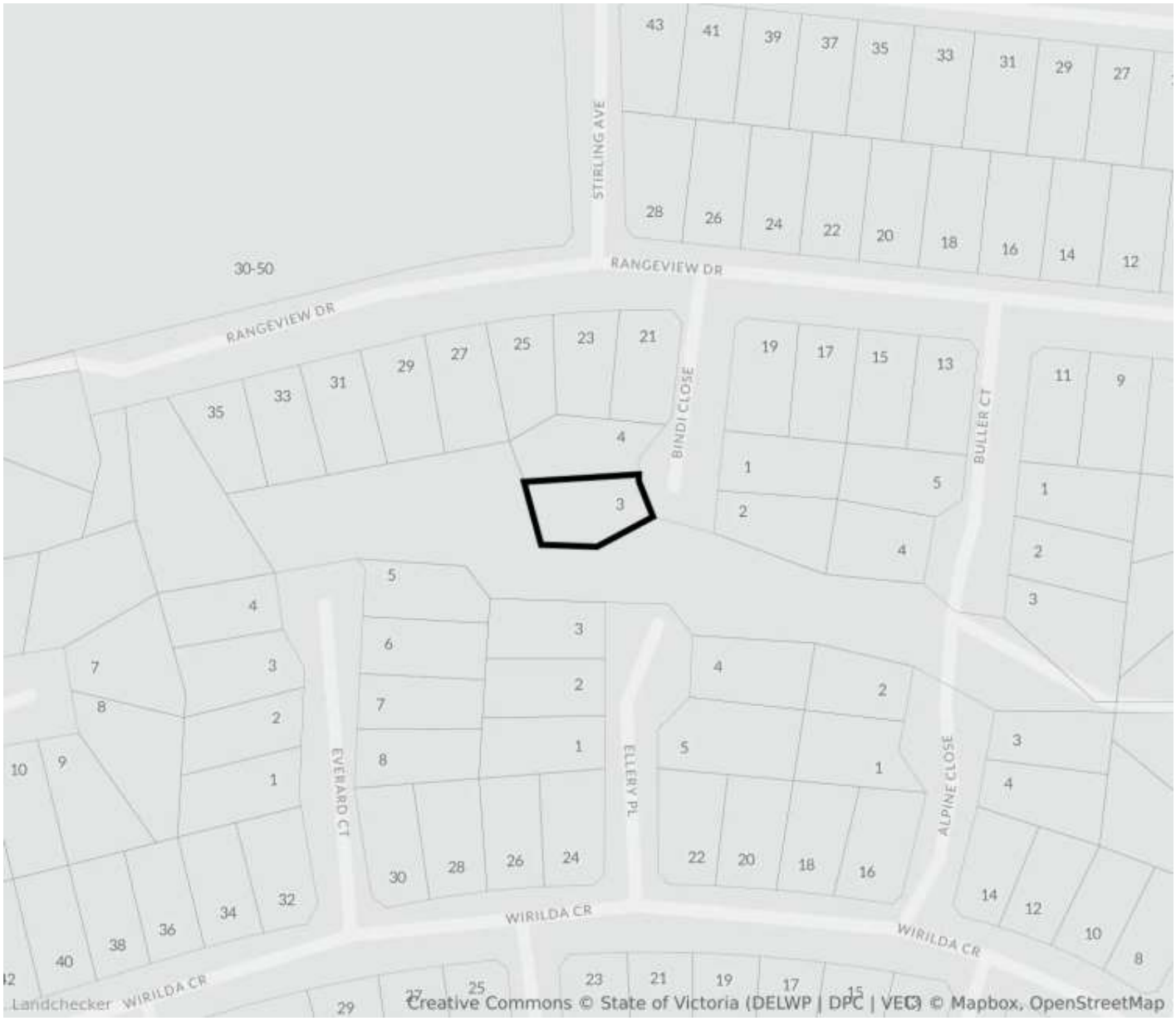
This property is not within a zone classified as a bushfire prone area.

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

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TOPOGRAPHY



10 - 20m Contours

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

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EASEMENTS



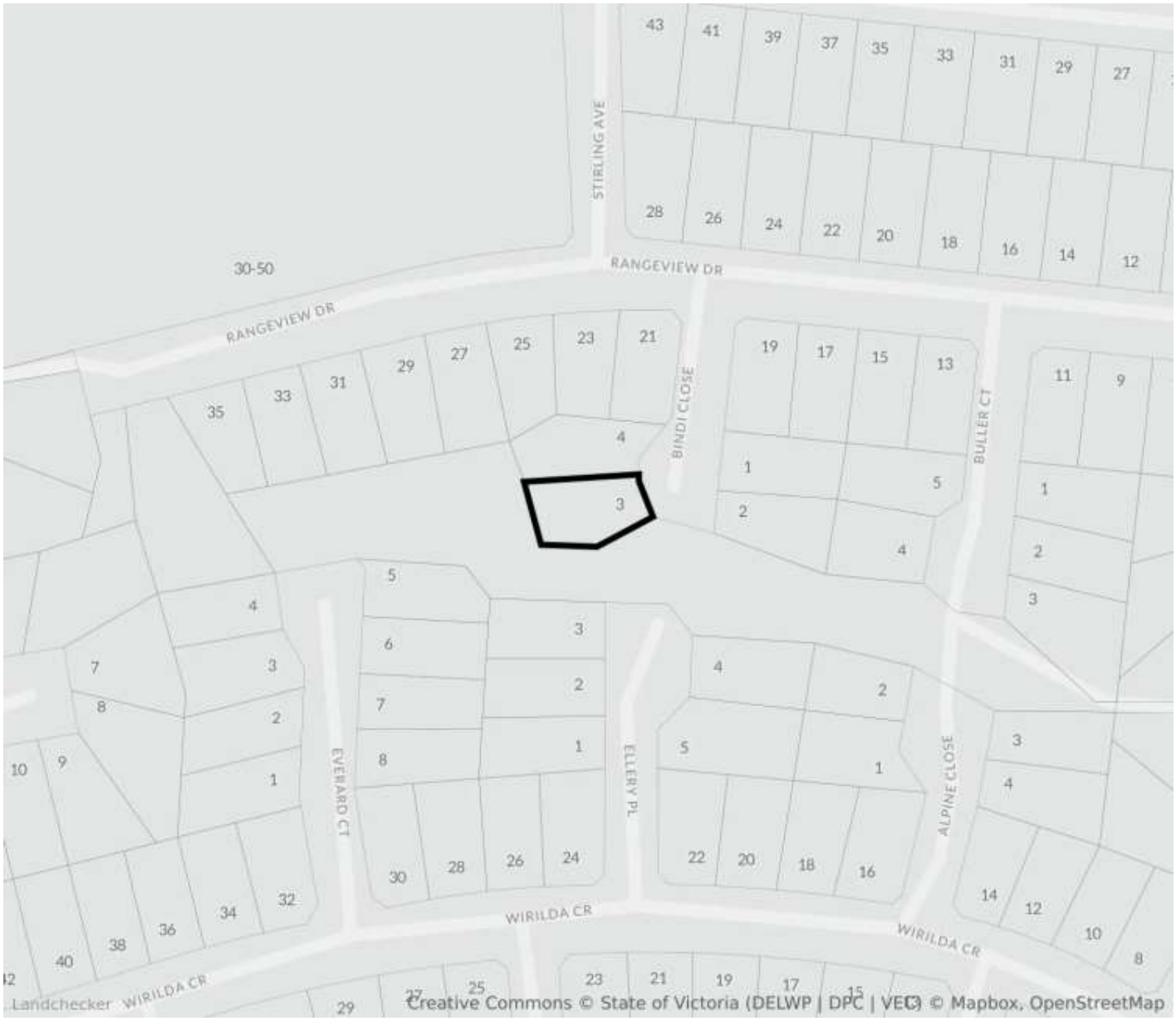
Easements

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.

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PLANNING PERMIT HISTORY



No planning permit data available for this property.

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NEARBY PLANNING PERMITS



Status	Code	Date	Address	Description
APPROVED	2022/69	03/06/2023	30-50 Rangeview Drive, Traralgon	Development of land with a structure associated with an existing primary school.
APPROVED	2018/123	18/09/2018	30-50 Rangeview Drive, Traralgon 30-50 Rangeview Drive, Traralgon	Development of land with a fence in a Public Park and Recreation Zone
APPROVED	2017/211	11/05/2018	30-50 Rangeview Drive, Traralgon 30-50 Rangeview Drive, Traralgon	Two Lot Re-Subdivision of Land and Removal of Reserve Status in the General Residential Zone (GRZ1) and the Public Park and Recreation Zone (PPRZ)
APPROVED	2017/137	05/09/2017	30-50 Rangeview Drive, Traralgon 30-50 Rangeview Drive, Traralgon	Display of business identification signage associated with an existing primary school.
APPROVED	2017/133	25/08/2017	30-50 Rangeview Drive, Traralgon	Development of a Bike Storage Shed within the General Residential Zone - Schedule 1 (GRZ1)

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Status	Code	Date	Address	Description
			30-50 Rangeview Drive, Traralgon	
OTHER	2016/90	20/07/2016	Grey Street, Traralgon Grey Street, Traralgon Grey Street, Traralgon	Removal of Native Vegetation 1 Tree from Road Zone Category 1 (RDZ1)
APPROVED	2015/15	10/03/2015	30-50 Rangeview Drive, Traralgon	Development of minor additions to existing buildings
OTHER	2014/86	06/05/2014	5 Rangeview Drive, Traralgon	Buildings and works associated with a Shipping Container to be used for storage purposes

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

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