





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	8 FAIRWAY DRIVE, YALLOURN VIC 3825
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Vendor's name	Katie Ann Green	Date	/ /
Vendor's signature	 <small>DocuSigned by: Katie Ann Green (Jun 7, 2024 12:22 GMT+4)</small>	4/6/2024	
Vendor's name	Andrew Thomas Green	Date	/ /
Vendor's signature	 <small>Andrew Thomas Green (Jun 7, 2024 12:22 GMT+4)</small>	07/06/24	

Purchaser's name		Date	/ /
Purchaser's signature			
Purchaser's name		Date	/ /
Purchaser's signature			

1. FINANCIAL MATTERS

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

- (a) ☒ Are contained in the attached certificate/s.

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

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

Not Applicable

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

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

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

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

Registered Search Statement Vol 9327 Folio 446 Plan LP127255 Due Diligence Non-GST withholding Latrobe City Council LIC Gippsland Water WIS Property Report Property Planning 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](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

Page 1 of 1

VOLUME 09327 FOLIO 446

Security no : 124115017933L

Produced 16/05/2024 01:56 PM

LAND DESCRIPTION

Lot 41 on Plan of Subdivision 127255.
PARENT TITLE Volume 09150 Folio 098
Created by instrument LP127255 31/05/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANDREW THOMAS GREEN
KATIE ANN GREEN both of 8 FAIRWAY DRIVE YALLOURN VIC 3825
AL370071R 19/09/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN543859R 10/02/2017
PERPETUAL LTD

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

DIAGRAM LOCATION

SEE LP127255 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: 8 FAIRWAY DRIVE YALLOURN VIC 3825

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP127255
Number of Pages (excluding this cover sheet)	5
Document Assembled	16/05/2024 13:56

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LP 127255
EDITION 2
PLAN APPROVED 16/10/78

COLOUR CODE
E-1 = BLUE
E-2 = BROWN
E-3 = PURPLE
E-4 = YELLOW
E-5 = GREEN

4 SHEETS
SHEET 1

NOTATIONS

UNSURVEYED BOUNDARIES SHOWN IN BRACKETS.
ALL REFERENCE MARKS SHOWN R.M. ARE 0-02m DIA.
IRON RODS 0-46m LONG.
DATUM A-B 339° 54' 40"

ENCUMBRANCES

AS TO THE LAND SHOWN MARKED E-5
THE EASEMENT TO THE MOE SEWERAGE
AUTHORITY CREATED IN H963014

AS TO THE LAND SHOWN MARKED E-6
THE EASEMENT TO THE MOE SEWERAGE
AUTHORITY CREATED IN H963015

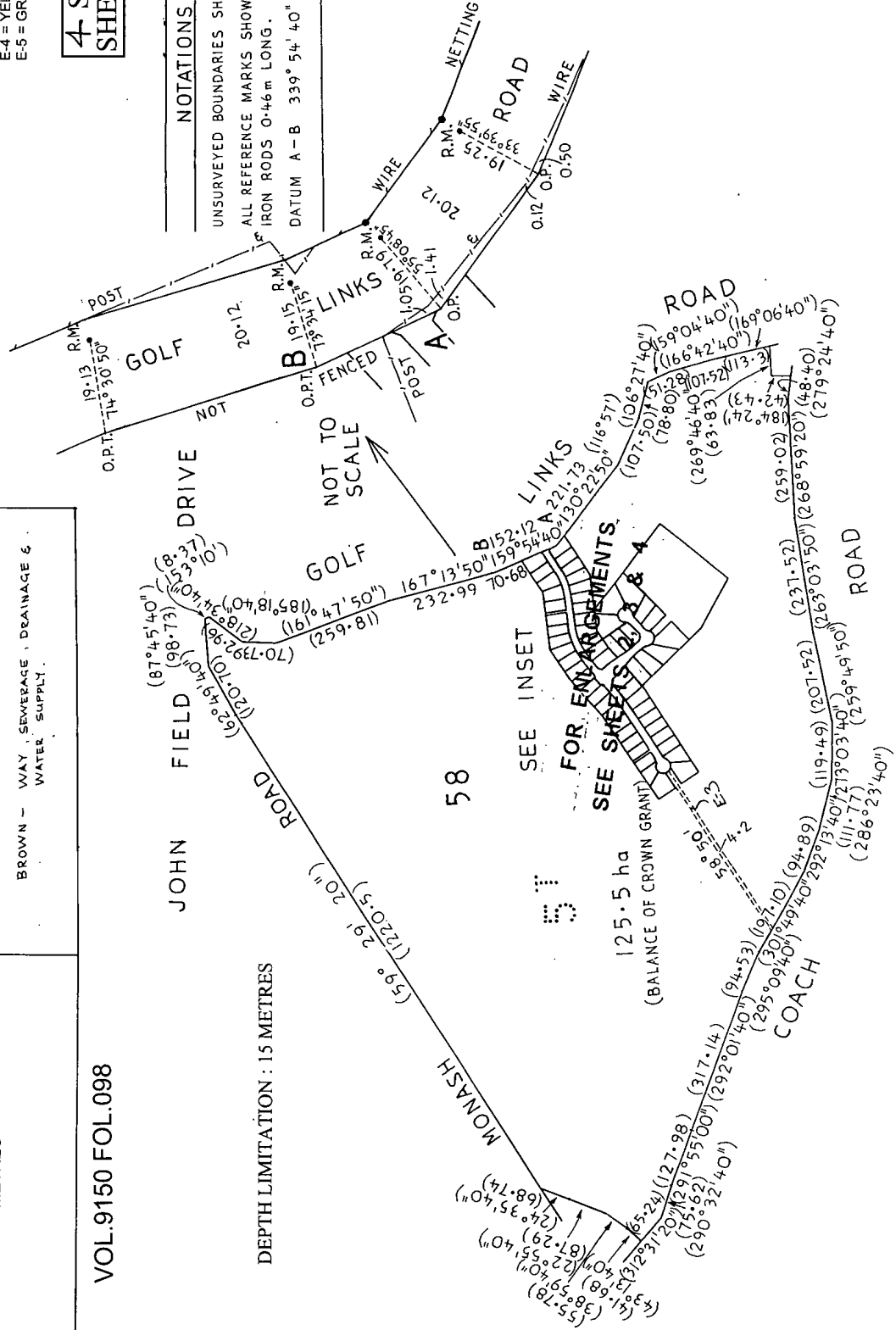
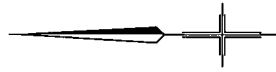
APPROPRIATIONS

BLUE — SEWERAGE AND DRAINAGE
PURPLE — WATER SUPPLY
YELLOW — SEWERAGE, DRAINAGE &
WATER SUPPLY
GREEN — WAY, SEWERAGE, DRAINAGE &
WATER SUPPLY
BROWN — WAY, SEWERAGE, DRAINAGE &
WATER SUPPLY

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 5^T
PARISH OF NARRACAN
COUNTY OF BULN BULN
MEASUREMENTS ARE IN
METRES

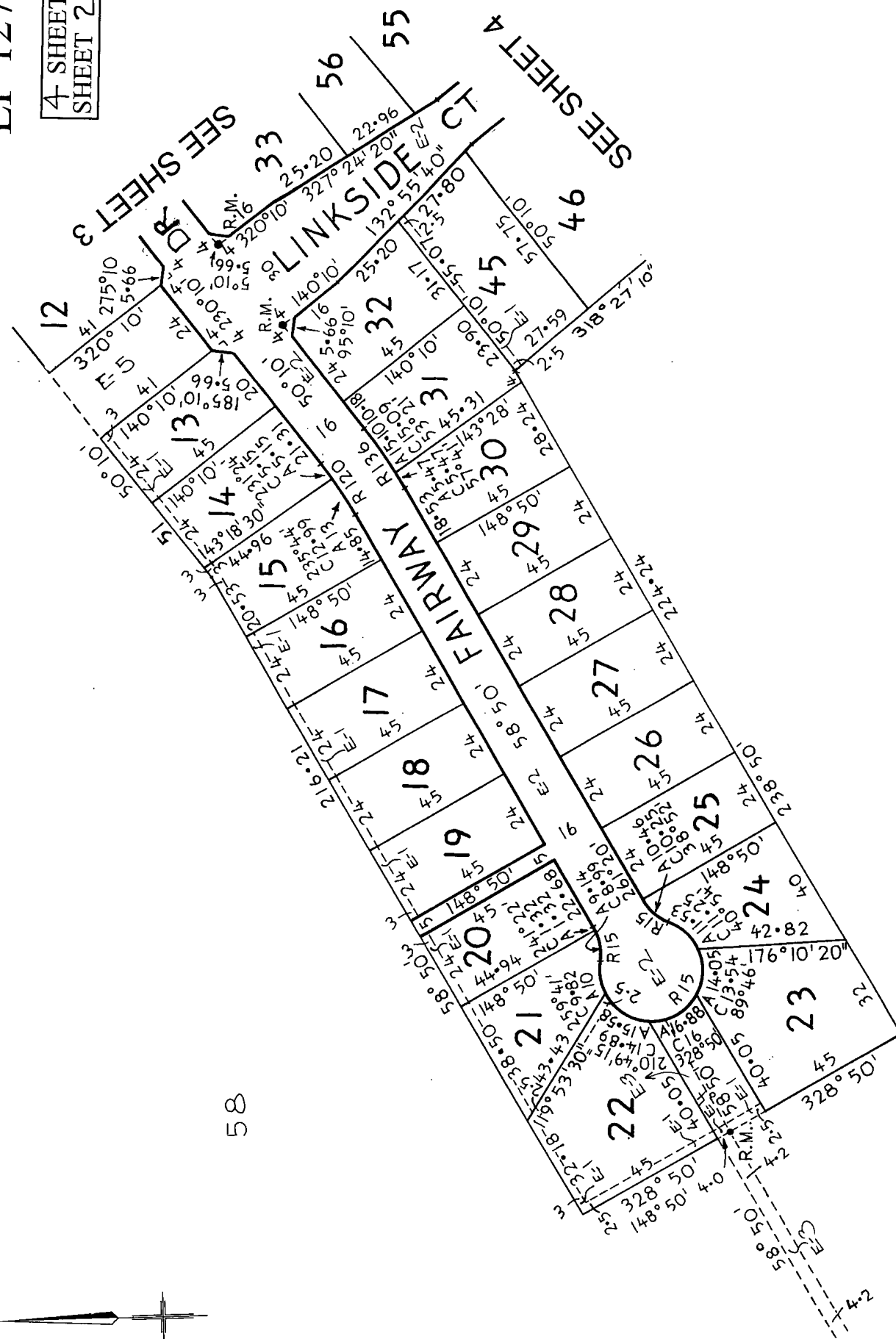
VOL.9150 FOL.098

DEPTH LIMITATION : 15 METRES



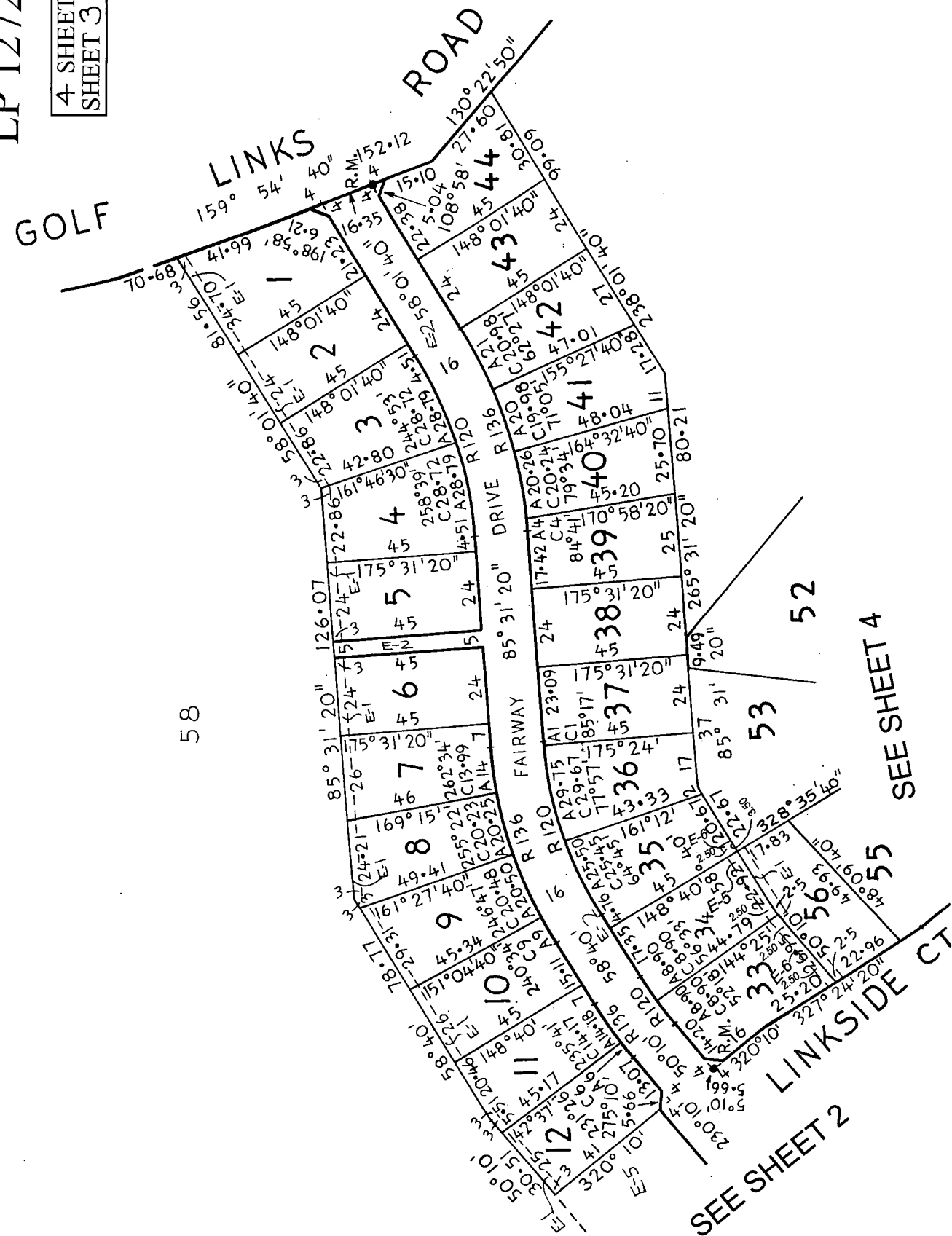
LP 127255

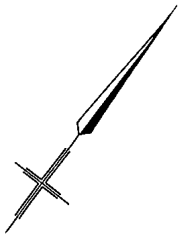
4 SHEETS
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LP 127255

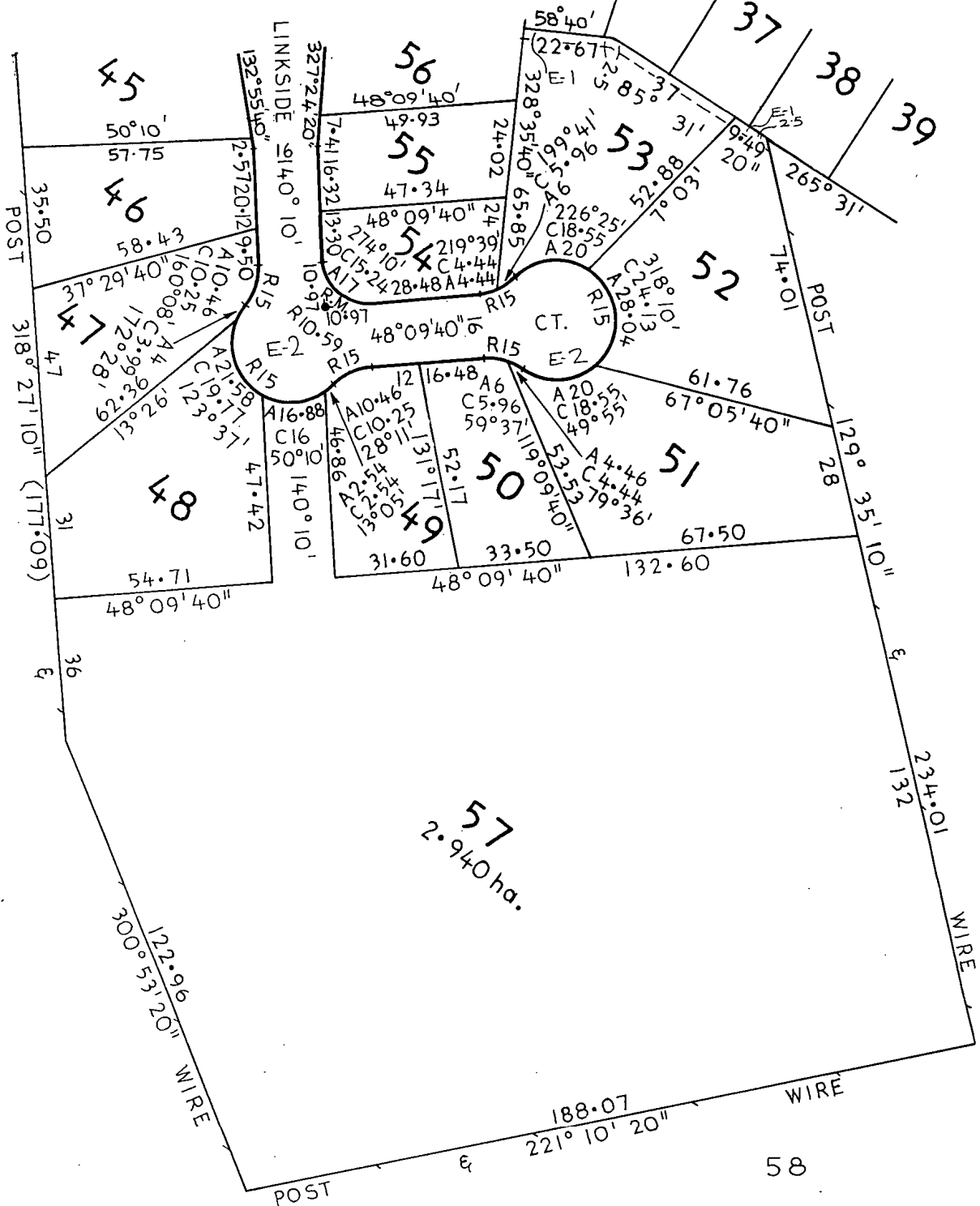
4 SHEETS
SHEET 3





SEE SHEET 2

SEE SHEET 3
35 /



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP127255

**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.**

[illegible]



NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: Katie Ann Green and Andrew Thomas Green

Property: 8 Fairway Drive, Yallourn VIC 3825

The Purchaser is not required to make a payment under section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

The above property is either an existing Residential Premises or Commercial Residential Premises and therefore the purchaser is not to withhold GST.

Christine Ferguson – Hilltop Conveyancing Services

For and on behalf of the vendors

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411



Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



034 12471

Mr A T Green and Mrs K A Green
4 Claire Ct
TRARALGON VIC 3844

Property: 8 Fairway Drive, YALLOURN VIC 3825

Description: L 41 LP 127255
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): \$540,000

Valuation date: 01/01/2024

Effective as at: 01/07/2024

Arrears, immediate charges and payments

Arrears	\$1,514.25
Interest	\$12.50
Payments since 01 July 2024	-\$250.00

Council rates and charges

General Rates Residential (0.00297572 x CIV)	\$1,606.90
Municipal Charge	\$153.00
Waste Services Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$363.00

State government charges

Fire Service Property Levy - Residential (0.000087 x CIV)	\$47.00
Fire Services Property Levy Fixed Charge	\$132.00
EPA Victoria Landfill Levy	\$31.00

Total amount payable \$3,609.65

To be eligible for the instalment program and receive reminder notices, you must pay the arrears amount and the first instalment in full by 30 September 2024.

Assessment number: 429647

Issue date: 16/08/2024

Your payment options:

Overdue, incurring interest pay now: \$1,276.75

Contact us now

Phone 1300 367 700 to discuss your eligibility for a payment plan.
Overdue amounts attract interest of 10% per annum.

PLUS

Pay by instalment

Instalment 1 \$583.30
Due: 30 Sept 2024

Instalment 2 \$583.20
Due: 30 Nov 2024

Instalment 3 \$583.20
Due: 28 Feb 2025

Instalment 4 \$583.20
Due: 31 May 2025

OR

Full payment

Due date: \$2,332.90
15 February 2025

Payments made on or after 05 August 2024 may not be included

- ☐ Full payment: \$3,609.65
☐ Instalment: \$583.30

Assessment number: 429647

Property: 8 Fairway Drive, YALLOURN VIC 3825



Online Payment

Ref: 429647

Online: www.latrobe.vic.gov.au/pay



Billers Code: 6072
Ref: 429647

Pay 24 hours a day by phone or internet, direct from your bank account or via BPAY View.



Post Billpay

Billers Code: 0359
Ref: 429647

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16



*359 429647

Direct debit

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

In person

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

Please retain this notice for your records as a fee of \$22.00 may be charged for replacement copies. Or, see page three for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

Mail

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

Centrepay

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

Council Use Only



More information
overpage



Property Valuation and Rates

The **Capital Improved Value (CIV)** is the total market value of your property, including your **Site Value** (land value) plus the value of any buildings or other improvements.

Your property is revalued every year by an independent valuer appointed by the Valuer-General of Victoria (VGV) who is the sole valuation authority. Learn more and for FAQs visit

www.latrobe.vic.gov.au/valuation

All properties in Victoria were revalued in January 2024. Therefore, your rates may have changed this year because a revaluation of your property has occurred.

Valuations vary depending on the current market, the size and quality of building construction, improvements such as pools or landscaping and the land size and location.

The VGV provides valuations to councils and the State Revenue Office for the purposes of council rates, land tax, and the Fire Services Property Levy.

Your rates are a property tax, calculated by multiplying the Capital Improved Value of your property by the rate in the dollar as determined by Council (see 'Rates charge' overpage).

For more information go to www.propertyandlandtitles.vic.gov.au/valuation/council-valuations

Your property valuation date is: 01 January 2024

Capital Improved Value (includes Site Value)	\$540,000
Site Value only	\$305,000
Net Annual Value	\$27,000

What is an AVPCC?

An AVPCC is an Australian Valuation Property Classification Code. An AVPCC is

allocated to each property by the valuer (appointed by the Valuer-General of Victoria) according to the use of the land – e.g. house, shop, farm. The land use classification is then used to calculate the Fire Services Property Levy.

Objections to Valuation

You may be entitled to lodge an objection pursuant to section 17 of the Valuation of Land Act 1960.

If you disagree with your property valuation or Australian Valuation Property Classification Code (AVPCC) you have a right to lodge an objection within 60 days from the issue date on this notice. Please submit your objection online at: <https://ratingvaluationobjections.vic.gov.au/>

Or learn more by visiting www.latrobe.vic.gov.au/objections

Other Objections

If you disagree with any other rate or charge you have a right under the Local Government Act 1989 (the Act) to:

- Apply to the Victorian Civil and Administrative Tribunal under section 183 of the Act for a review in relation to a differential rating.
- Appeal to the County Court under section 184 of the Act for a review in relation to a rate or charge.
- Apply (if applicable) to the Victorian Civil and Administrative Tribunal for a review under section 185 of the Act in relation to a decision by Council to impose a special rate or charge.

Your appeal must be lodged within 60 days from the issue date on this notice.

The grounds for appealing and the procedure for making an application are set out in the respective sections of the Act listed above.

Financial hardship

You may be eligible to apply for the deferral or waiver of your rates, charges or levies if you are assessed by Council as experiencing genuine financial hardship. Visit our website to learn more about your eligibility.

State Government Pension Concession

If you have an eligible Pensioner Concession Card or Veterans' Affairs Gold Card and you meet the eligibility criteria you may be entitled to a State Government concession on your rates of up to \$259.50. If your concession does not appear on your rates notice, then download an application form at www.latrobe.vic.gov.au/concession or collect one from any of our service centres.

Eligible pensioners and veterans also receive a \$50 State Government concession on the Fire Services Property Levy.

A Health Care Card or Seniors Card does not entitle the holder to a concession.

Change of details

Change your contact details, including postal address and property ownership, by visiting www.latrobe.vic.gov.au/changemydetails or contact us.

Privacy

Personal information included in this notice is used by Latrobe City Council for the primary purpose of issuing and collecting municipal rates, or for a lawful secondary purpose.

Your personal information may also be disclosed to other government agencies in relation to matters that may potentially affect you or your property, or debt collection agencies where rates remain unpaid.

Visit our website to read our privacy policy.

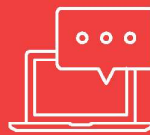
Any questions?



1300 367 700
Weekdays
8.30am to 5.15pm



In person at our service
centres and libraries
Note that we are closed
on public holidays.



latrobe.vic.gov.au/rates



rates@latrobe.vic.gov.au

Churchill

9-11 Philip Parade

Mon – Fri: 8.30am to 5.15pm

Closed at
lunchtimes: 12pm to 1pm

Moe

1-29 George Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Morwell

141 Commercial Road

Mon – Fri: 9am to 5pm

63-65 Elgin Street (Library)

Credit card only, no cash or cheques

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Traralgon

34-38 Kay Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Victorian Government's Fair Go Rates Cap Policy

Council has complied with the Victorian Government's rate cap of 2.75 percent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipal district;
- the application of any differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

Visit www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians to learn more.

Municipal Charge

The municipal charge is part of the rates levied by Council and is intended to distribute some of the administrative costs of running Council in a fairer way. This ensures every ratepayer contributes a reasonable amount toward these costs. If there were no municipal charge, the rate in the dollar would be higher for everyone.

Fire Services Property Levy

Council is required to collect the Fire Services Property Levy on behalf of the Victorian State Government to help fund the Country Fire Authority. The levy includes a fixed charge payable by all property owners, plus a variable levy which is calculated based on your land classification and Capital Improved Value of your property.

If you believe your land has been incorrectly classified for the purposes of this levy, you have a right to object within 60 days. Please submit your objection online at <https://ratingvaluationobjections.vic.gov.au/>

Allocation of Payments Received

Payments received by Council will be allocated in the following order of priority:

Dishonour Fees, legal fees, interest, arrears, current rates and charges.

Interest

Overdue amounts attract interest of 10% per annum.

Dishonour Fee

A dishonour fee of \$10.00 will be added to your account for each dishonoured payment.

Legal action and costs for unpaid rates and charges

If a rate or charge (including any instalment or any part of a rate or charge) remains unpaid after it is due and payable, the Council may recover it in the Magistrates' Court by suing for it as a debt, subject to section 180(A) of the Act. If applicable, legal costs will be incurred and may be sought from you.

You now have a choice.



Choose to receive your rates notice by email.

To register to receive your rates notice by email visit:

<https://erates.latrobe.vic.gov.au>

Read the instructions

Input your details

Read the important information

Accept the declarations

Click the button to register

After registering, we will send you an email. It's important that you..

Click the link in this email to activate your registration.

You will then be set up to receive your rates notices via email.

Obtain a copy of your rates notice free of charge

To register visit:

<https://erates.latrobe.vic.gov.au>

Click 'Create Your Account' button

Read the instructions

Input your details

Click 'Create Your Account' button

After registering we will send you an email.

It's important that you...**click the link** in the email to activate your registration.

Why does the following information appear on my rates notice?

Changes to the Local Government (General) Amendment Regulations 2023 require that we provide you with details of the rate set for every type or class of land subject to a differential rate and the amount that would be payable for each class of land if your land constituted that type or class of land.

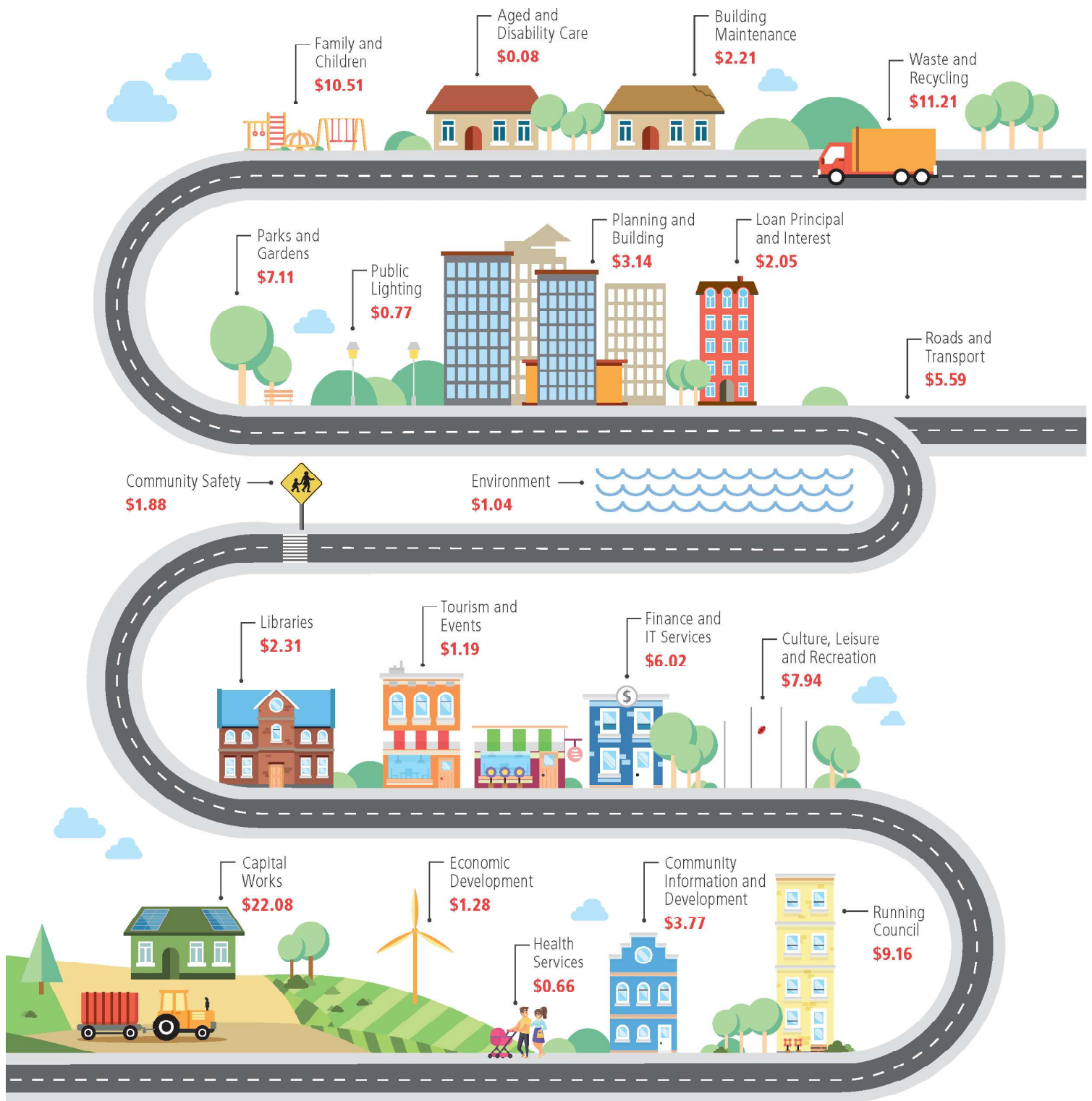
The changes also require that we insert the name of the property owner(s) on your notice.

Type/Class of Land	Differential Rate	CIV	Amount that would be payable
General	0.00297572	\$540,000	\$1,606.90
Farm	0.00223179	\$540,000	\$1,205.15
Derelict	0.00892716	\$540,000	\$4,820.65

Property Owner(s) Name(s):

Mr A T Green & Mrs K A Green

How \$100 of your rates are spent



Hard & Green Waste Coupons

Below are your coupons for disposal of general hard waste or green waste at Transfer Stations and Green Waste drop-off facilities only. Bookings for collections are no longer required.



034 12471

Mr A T Green and Mrs K A Green
4 Claire Ct
TRARALGON VIC 3844

WHAT DO THE COUPONS ALLOW?

Hard waste is not general household rubbish.

Each coupon allows the free disposal of up to **one cubic metre** of acceptable hard waste items OR up to **one cubic metre** of green waste. For more information visit our website.

www.latrobe.vic.gov.au/waste

It does not include asbestos, liquids, chemicals or other waste types not accepted at the landfill or the PineGro recycling facility.

Any hard waste in excess of one cubic metre per coupon will be charged at the applicable rate.

REMEMBER:

Keep up to date with the latest hard waste collection information via the Council website, on social media, local Radio and in the Latrobe Valley Express.

HARDWASTE COLLECTIONS

Council will commence a free hard waste collection in November 2024.

Any resident who currently receives a kerbside collection will be able to place acceptable items out during their locality's advertised pick up time. Locality pick up times will be advertised in the Latrobe Valley Express, on Facebook and local Radio.

These residents will also have the option of an additional PAID hard waste collection. These can be booked through WM Waste Management Services on 1300 969 278. WM Waste Management Service will then contact residents to notify them of their pickup time.

WHEN CAN I USE THESE COUPONS?

Coupons can be presented at any of our Transfer Stations and Green Waste drop-off facilities during normal operating hours and are valid until 31 July 2025.

If you have not received your new waste coupons or misplaced them, you can quote your rates assessment number to the staff at our transfer stations to confirm eligibility.

2024/25

Hard and Green Waste Disposal Coupon

Present this coupon at any Latrobe City Transfer Station or PineGro Facility for:

Free disposal of
up to one cubic metre of **hard waste or**
up to one cubic metre of **green waste**

Valid to 31 July 2025 (see back for details)

8 Fairway Drive
YALLOURN VIC 3825



429647 2025 01



2024/25

Hard and Green Waste Disposal Coupon

Present this coupon at any Latrobe City Transfer Station or PineGro Facility for:

Free disposal of
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up to one cubic metre of **green waste**

Valid to 31 July 2025 (see back for details)

8 Fairway Drive
YALLOURN VIC 3825



429647 2025 02



2024/25

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Free disposal of
up to one cubic metre of **hard waste or**
up to one cubic metre of **green waste**

Valid to 31 July 2025 (see back for details)

8 Fairway Drive
YALLOURN VIC 3825



429647 2025 03



Transfer Stations

Management Latrobe Waste & Recycling
Phone 0418 260 466

Morwell Transfer Station

Porter's Road (off Tramway Road), Morwell

Payment facilities EFTPOS, cash, no cheque

Opening hours Mon to Fri, 8am to 3pm
Sat to Sun, 9am to 2pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

Traralgon Transfer Station

Depot Road (off Liddiard Road), Traralgon

Payment facilities EFTPOS, cash, no cheque

Opening hours Mon to Fri, 11am to 5pm
Sat to Sun, 12pm to 4.30pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

Moe Transfer Station

Haunted Hills Road, Newborough

Payment facilities EFTPOS, cash, no cheque

Opening hours Seven days per week
12.30pm to 4.30pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

Yinnar Transfer Station

Whitelaws Track, Yinnar South

Payment facilities Cash, no cheque or EFTPOS

Opening hours Sat to Sun, 9:30am to 4:30pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

PineGro (green waste)

Moe

31 Walhalla Road, Moe

Payment facilities Cash, no cheques or EFTPOS

Opening hours Sat and Sun, 10am to 4pm

Morwell

Monash Way (2km from freeway entrance), Morwell

Phone (03) 5122 2036

Payment facilities Cash, no cheques
No EFTPOS on weekends or
public holidays

Opening hours Mon to Fri, 8.30am to 3.30pm,
Sat and Sun, 9am to 4pm

Traralgon

Rocla Road (0.5 km from Princes Highway), Traralgon

Payment facilities Cash, no cheques or EFTPOS

Opening hours Sat and Sun, 9am to 4pm

PRINTED July 2024

Information within this document was correct at time
of print and is subject to change without prior notice.

Latrobe City Council

Phone 1300 367 700
(cost of local call Australia wide)

Web www.latrobe.vic.gov.au

Email latrobe@latrobe.vic.gov.au

Post PO Box 264, Morwell VIC 3840

Hard and Green Waste Disposal Coupon Conditions of Use

If you have not received your new waste coupons
or misplaced them, you can quote your rates
assessment number to the staff at our transfer
stations to confirm eligibility.

IMPORTANT:

- Acceptable hard waste does not include tyres,
asbestos, building or demolition waste
- Some items are never acceptable
- You can find a detailed list of acceptable materials
at www.latrobe.vic.gov.au/waste

Hard and Green Waste Disposal Coupon Conditions of Use

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at www.latrobe.vic.gov.au/waste

16 May 2024

Your Reference :
Our Reference:

72852206-026-4
00160907-06

Landata

Secure Electronic Registries Vic (SERV) Locked Bag
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 8 Fairway Dve Yallourn Vic 3825
Information Statement No: 157833

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely



Nigel Gerreyn
MANAGER PROPERTY SERVICES

Section 158 Statement*(Water Act 1989)*

Date of Issue:	16/05/2024	Your Reference :	72852206-026-4
Information Statement No:	157833	Our Reference:	00160907-06
Property Address:	8 Fairway Dve Yallourn Vic 3825		
Property Details:	Vol 9327 Folio 446 Lot 41 Plan LP127255		
Settlement Date:	21/05/2024		

The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ A special meter reading has been scheduled for the day of settlement. If the settlement date is amended, Gippsland Water requires 48 hrs notice.

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.

Financial Statement

Date of Issue: 16/05/2024 **Your Reference :** 72852206-026-4
Information Statement No: 157833 **Our Reference:** 00160907-06

Property Address: 8 Fairway Dve Yallourn Vic 3825
Property Details: Vol 9327 Folio 446 Lot 41 Plan LP127255
Settlement Date: 21/05/2024

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 29 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:

Brought Forward Balance	-144.80
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	61.58
Wastewater Service Charges	282.96
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	13.93
Miscellaneous / Adjustments / Credits	0.00

Total Outstanding **213.67**

(Please note: CR denotes a credit)



Bill Code: 3475
REF: 3680 0000 1609 0706 5
Pay by savings or credit card

Gippsland Water Authorised Officer:



Date: 16 May 2024



Solicitors
Updates Online
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>

Important Information

Gippsland Water bill period:

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 29/02 and 01/03 to 30/06.

Gippsland Water tariffs:

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

Financial updates:

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

Notice of property transfer:

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:

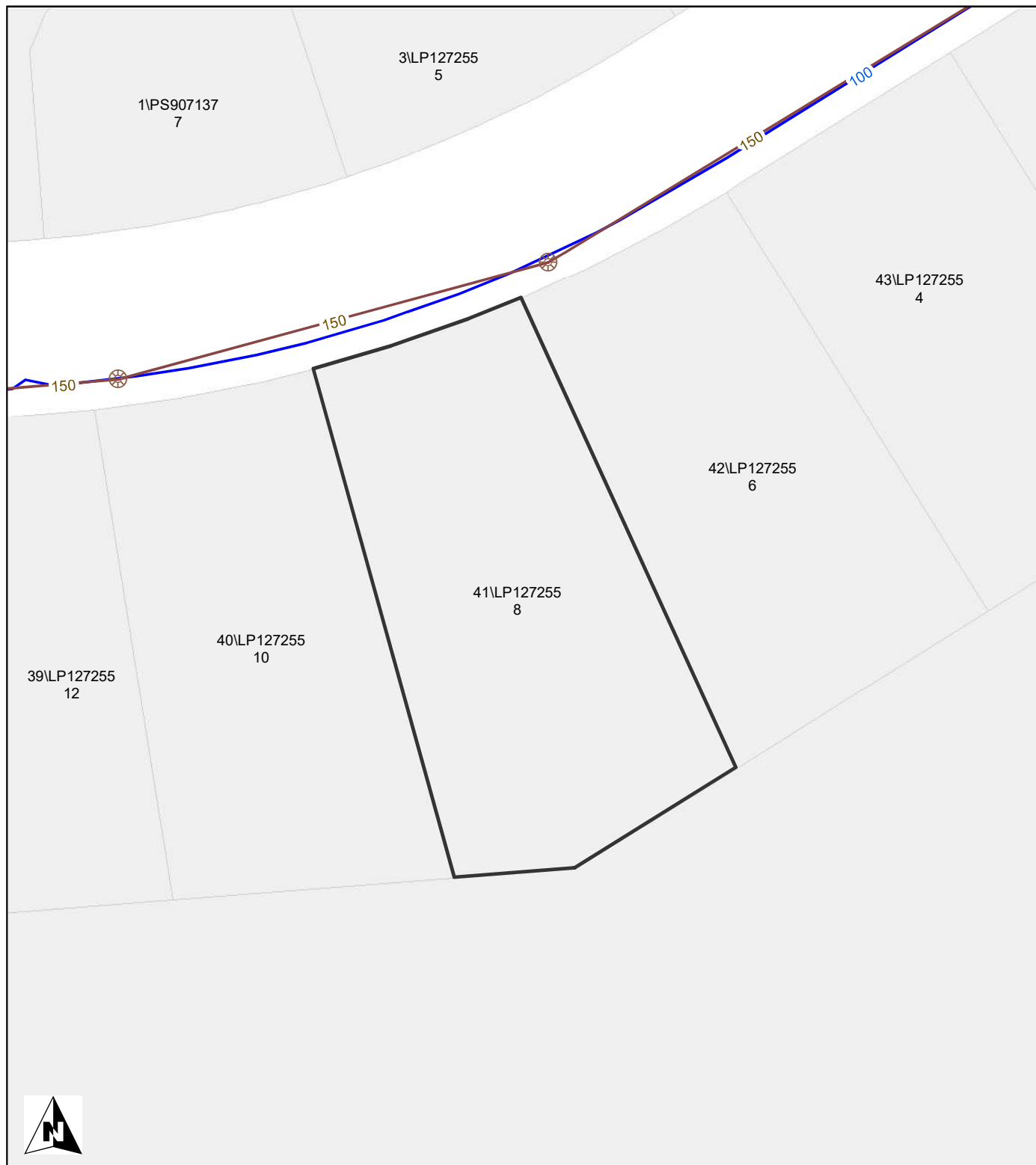
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

www.gippswater.com.au/legal/privacy-policy

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

8 Fairway Dve Yallourn

Information Statement No: 157833

Date Issued: 16/05/2024



Water Pipes

- Reticulation
- Distribution
- Transfer

Sewer Pipes

- Gravity
- Pressure
- Rising Main

House Discharge Line

- House Discharge Line



Maintenance Point



Manhole



Pipe End



Collection Tank

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accommodate their works accordingly.

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 18 March 2024 01:11 PM

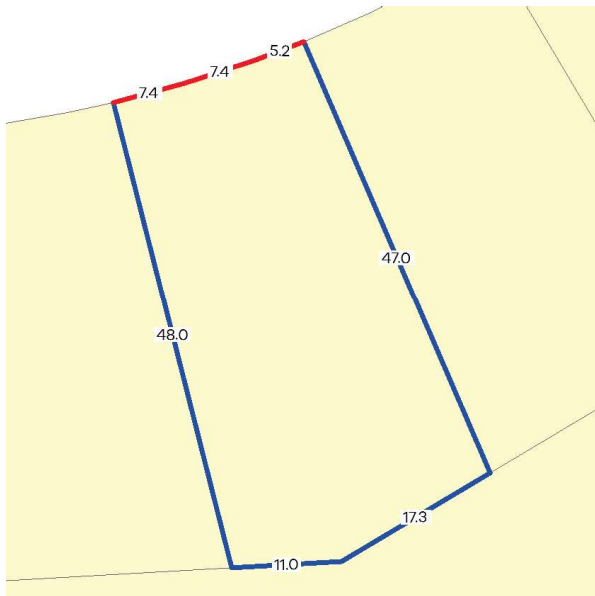
PROPERTY DETAILS

Address: **8 FAIRWAY DRIVE YALLOURN 3825**
Lot and Plan Number: **Lot 41 LP127255**
Standard Parcel Identifier (SPI): **41\LP127255**
Local Government Area (Council): **LATROBE**
Council Property Number: **42962**
Directory Reference: **Vicroads 97 G4**

www.latrobe.vic.gov.au

SITE DIMENSIONS

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



Area: 1165 sq. m

Perimeter: 143 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 avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the 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>

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 18 March 2024 01:11 PM

PROPERTY DETAILS

Address: **8 FAIRWAY DRIVE YALLOURN 3825**
Lot and Plan Number: **Lot 41 LP127255**
Standard Parcel Identifier (SPI): **41\LP127255**
Local Government Area (Council): **LATROBE**
Council Property Number: **42962**
Planning Scheme: **Latrobe**
Directory Reference: **Vicroads 97 G4**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

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

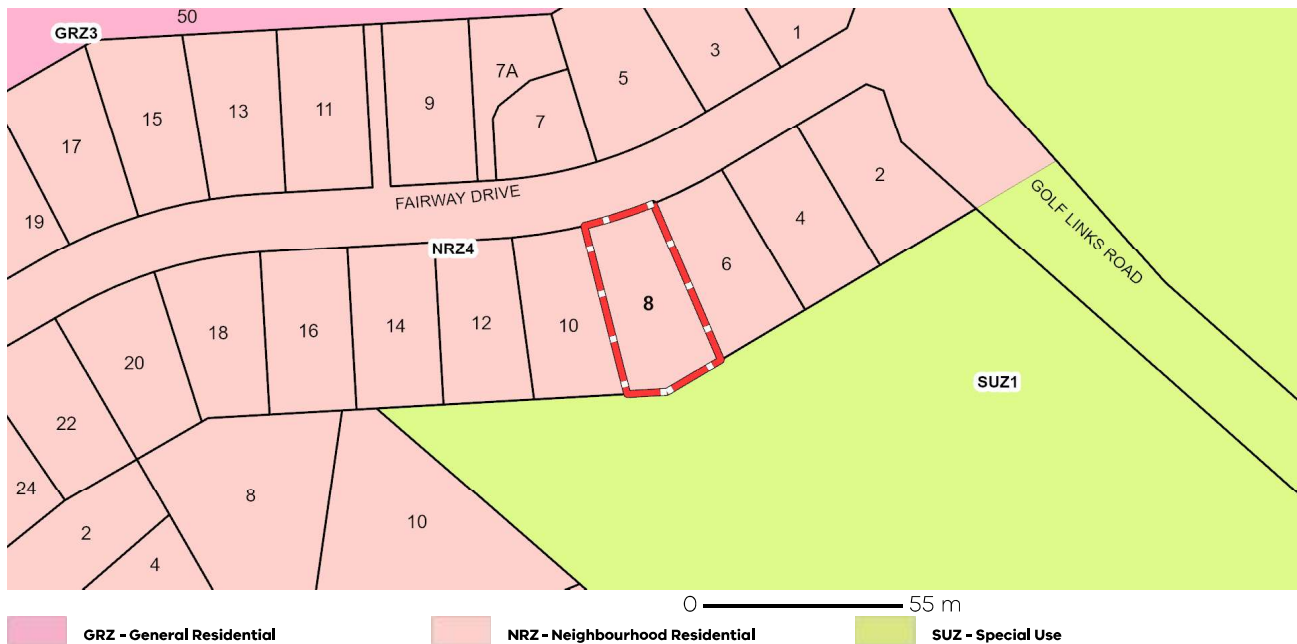
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 \(NRZ4\)](#)



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

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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 Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



 **BMO - Bushfire Management Overlay**

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



 **DPO - Development Plan Overlay**

 **ESO - Environmental Significance 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 7 December 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 affect 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>

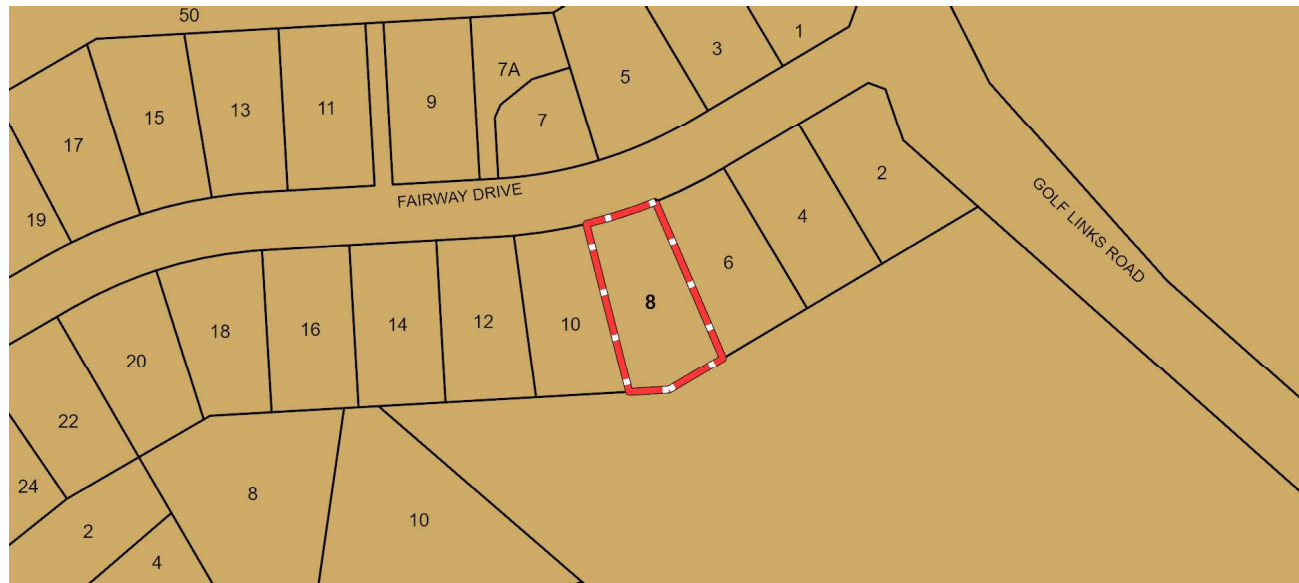
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



 Designated Bushfire Prone Areas

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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

Native Vegetation

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

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

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

44.06
31/07/2018
VC148

BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO** with a number (if shown).

Purpose

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

44.06-1
19/09/2017
VC132

Bushfire management objectives and application of schedules

A schedule to this overlay must contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule and when the requirements within it apply.

44.06-2
14/12/2023
VC253

Permit requirement

Subdivision

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

Buildings and works

A permit is required to construct a building or construct or carry out works associated with the following uses:

- Accommodation (including a moveable unit as defined under the *Housing Act 1983*)
- Education centre
- Hospital
- Industry
- Leisure and recreation
- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a small second dwelling) that is less than 10 percent of the gross floor area of the existing building.

- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.
- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

44.06-320/03/2023
VC229**Application requirements**

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.
- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment of an application, the responsible authority may waive, vary or reduce the requirement.

44.06-431/07/2018
VC148**Requirements of Clause 53.02**

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

44.06-531/07/2018
VC148**Mandatory condition****Subdivision**

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the [*insert name of applicable planning scheme] Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

This does not apply:

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space.

A permit to subdivide land must include any condition specified in a schedule to this overlay.

Buildings and works

A permit to construct a building or construct or carry out works must include the following condition:

“The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.”

A permit allowing a dwelling to be constructed to the next lower bushfire attack level in accordance with AM1.2 in Clause 53.02-3 must include the following condition:

“Before the development starts, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to provide for the following:

- *A dwelling constructed in accordance with planning permit [*insert planning permit reference] must not be occupied until a private bushfire shelter (a Class10c building within the meaning of the Building Regulations 2006) is:*
 - *Constructed on the same land as the dwelling.*
 - *Available for use by the occupants of the dwelling at all times.*
 - *Maintained in accordance with the requirements of the building permit issued for that private bushfire shelter.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

A permit to construct a building or construct or carry out works must include any condition specified in a schedule to this overlay.

44.06-6
19/09/2017
VC132

Referral of applications

An application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

44.06-7
31/07/2018
VC148

Notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless a schedule to this overlay specifies otherwise.

A schedule to this overlay may specify that notice be given to any person or body in accordance with section 52(1)(c) of the Act.

44.06-8
31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

- Any other matters specified in a schedule to this overlay.

44.06-9

19/09/2017
VC132

Transitional arrangements

The requirements of Clause 44.06 Bushfire Management Overlay do not apply to a single dwelling, or a dependent person's unit, when a permit under the *Building Act 1993* was issued before the commencement of Amendment GC13, if:

- vegetation is managed to accord with the bushfire attack level assessment undertaken at the time the building permit was issued; and
- a static water supply of:
 - 2500 litres on lots of 500 square metres or less
 - 5000 litres on lots of more than 500 square metres,
is provided to the satisfaction of the responsible authority.
- no permit was required for such development under Clause 44.06 before the commencement of Amendment GC13.

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO1**.

BOOLARRA, MOE, MORWELL, NEWBOROUGH, YALLOURN, YALLOURN NORTH, TRARALGON SOUTH BAL-12.5 AREAS

1.0
06/06/2019
C116latr

Statement of the bushfire management objectives to be achieved

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0
06/06/2019
C116latr

Application

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0
06/06/2019
C116latr

Permit requirement

None specified.

4.0
28/05/2021
C122latr

Application requirements

The following application requirements apply to an application for a permit under Clause 44.06:

A bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
- Details vehicle access.

5.0
06/06/2019
C116latr

Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02, and
- Vehicle access must be provided in accordance with Clause 53.02.
- If these requirements are not met, the requirements of Clause 53.02 apply.

6.0
06/06/2019
C116latr

Substitute approved measures for Clause 53.02

7.0
06/06/2019
C116latr

Additional alternative measures for Clause 53.02

None specified.

8.0
28/05/2021
C122latr

Mandatory Condition

None specified.

9.0

28/05/2021
C122latr

Referral of application not required

An application under this overlay is not required to be referred to the relevant fire authority under Section 55 of the Act.

10.0

06/06/2019
C116latr

Notice and review

None specified.

11.0

28/05/2021
C122latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether all of the bushfire protection measures in this schedule have been met.

DATED

2024

KATIE ANN GREEN AND ANDREW THOMAS GREEN

VENDOR STATEMENT

Property: 8 Fairway Drive, Yallourn VIC 3825

Hilltop Conveyancing Services
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844

Tel: 03 5175 0773

Ref: SLK:24199

