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DATED 2021

JULIE ANN AQUILINA

VENDORS SECTION 32 STATEMENT

Property: **8 Rita Court, Newborough VIC**

goodmove
CONVEYANCING

Suite 2, 41 Breed Street, Traralgon VIC 3844
Tel: 03 5174 6862
Ref: AB:BH:21-8509

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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	8 RITA COURT, NEWBOROUGH VIC 3825

Vendor's name	Julie Ann Aquilina	Date 15/7/2021
Vendor's signature		

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

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $3,500.00

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

Not Applicable

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

Not Applicable

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

Not Applicable

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☐	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

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Subdivision Act 1988.

(a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. 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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Vendor GST Withholding Notice

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

From: Julie Ann Aquilina, 8 Rita Court, Newborough VIC 3825

Property Address: 8 Rita Court, Newborough VIC 3825
Lot: Plan of subdivision:

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

Dated: 15/7/21.

Signed for an on behalf of the Vendor:



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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)

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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 11416 FOLIO 108 Security no : 124091191442V
Produced 15/07/2021 11:08 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 710360K.
PARENT TITLE Volume 10355 Folio 311
Created by instrument PS710360K 16/04/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JULIE ANN AQUILINA of 8 RITA COURT NEWBOROUGH VIC 3825
AS474075S 26/08/2019

ENCUMBRANCES, CAVEATS AND NOTICES

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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
T416388U 16/11/1994

DIAGRAM LOCATION

SEE PS710360K 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 RITA COURT NEWBOROUGH VIC 3825

DOCUMENT END

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PLAN OF SUBDIVISION

Stage No. /

LR use only EDITION 1

PS 710360K

Location of Land

Parish: NARRACAN
Township: ———
Section: ———
Crown Allotment: 5D (PART)
Crown Portion: ———

Title References: C/T VOL 10355 FOL 311

Last Plan Reference: PC 361209V

Postal Address: 7 & 8 RITA COURT
NEWBOROUGH 3825

MGA Co-ordinates: E 437190
(Of approx. centre of plan) N 5773560 Zone 55

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Council Certification and Endorsement.

Council Name: LATROBE CITY COUNCIL Ref: 2012|227

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage

Council Delegate
Council seal
Date 22/02/2013

Re-certified under section 11(7) of the Subdivision Act 1988.

Council Delegate
Council seal
Date / /

Notations

Depth Limitation:
15.24 METRES BELOW THE SURFACE.

Staging This is not a staged subdivision.
Planning Permit No.

THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.

LOT 1 IS THE RESULT OF THIS SURVEY

Survey:- This plan is based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s). 43 & 182
In proclaimed Survey Area no. ———

Easement Information

Legend: E- Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance
A- Appurtenant Easement R- Encumbering Easement (Road)

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	C/E G611898	MOE SEWERAGE AUTHORITY
E-2	DRAINAGE	SEE DIAG	PS 323530T	CITY OF MOE
E-1	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY

LR use only
Statement of Compliance / Exemption Statement
Received ☑
Date 10/04/13

LR use only
PLAN REGISTERED
TIME 3.17pm
DATE 16/04/2013
J.Beckingham
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS
61 SMITH STREET WARRAGUL 56232257
* 26 CONTINGENT ST. TRAFALGAR 56331577
213B PRINCES HIGHWAY MORWELL 51341368

LICENSED SURVEYOR PETER JULIAN MARX
SIGNATURE ..... DATE 4 / 9 / 2012
REF 3846 DRG No. 3846ps.lcd VERSION 01

DATE 22/02/2013
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

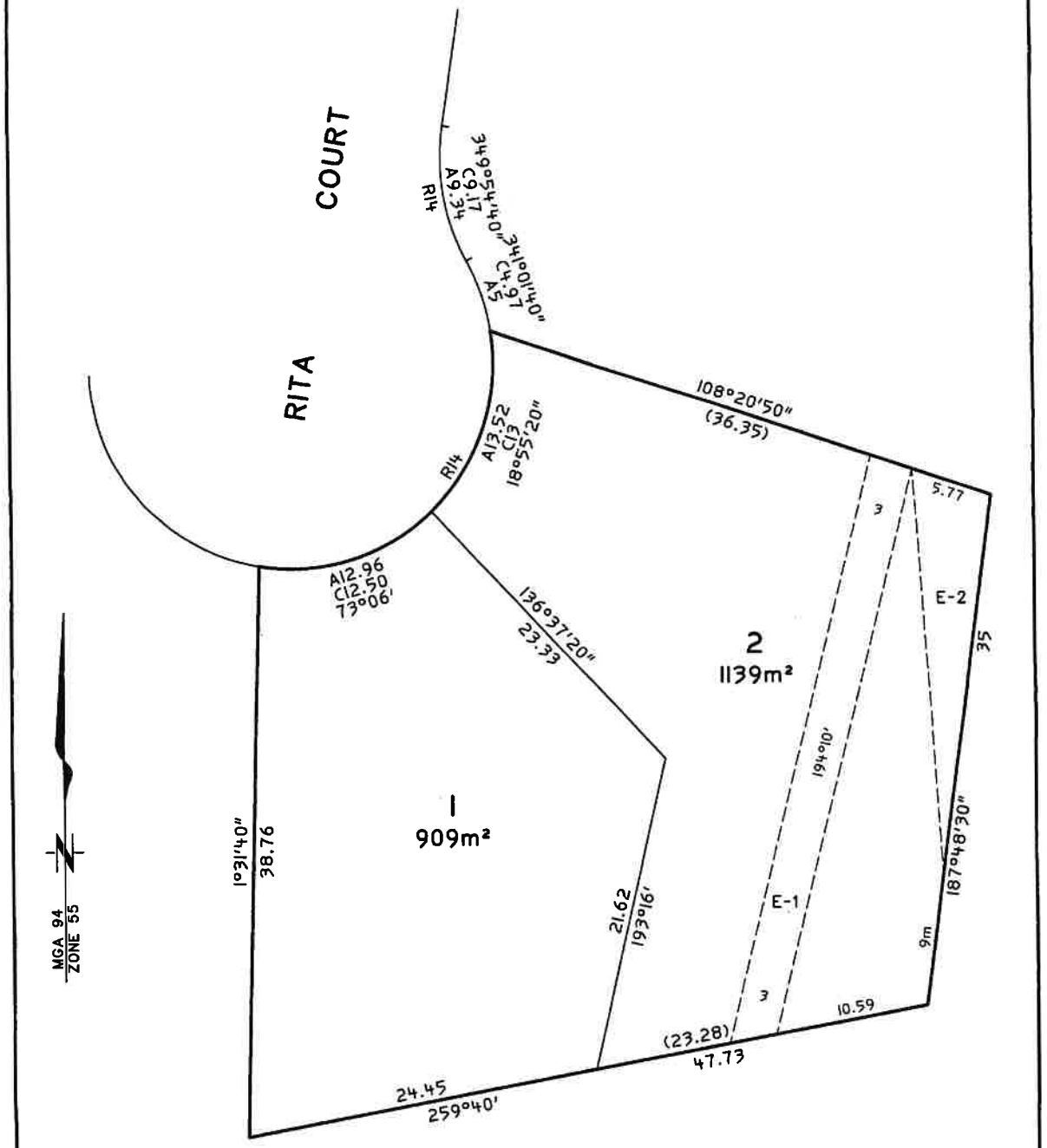
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PLAN OF SUBDIVISION

Stage No. /

Plan Number PS 710360K



ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS
61 SMITH STREET WARRAGUL 56232257
26 CONTINGENT ST TRAFALGAR 56331577
213B PRINCES HIGHWAY MORWELL 51341368

SHEET 2 OF 2 SHEETS

ORIGINAL SHEET SIZE A3 | SCALE 1:250 | SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES

LICENSED SURVEYOR PETER JULIAN MARX

SIGNATURE ..... DATE 4 / 9 /2012

REF 3846 DRG No. 3846ps.lcd VERSION 01

DATE 22/02/2013 COUNCIL DELEGATE SIGNATURE

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IMAGED

Lodged by:

O'HALLORAN DAVIS

VICTORIA 1343L

38626

G.C.M.

APPLICATION BY A RESPONSIBLE AUTHORITY under Section 181 Planning and Environment Act 1987 for **ENTRY OF A MEMORANDUM OF AGREEMENT** under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificates of Title to the land referred to.

LAND	Certificates of Title Volume 10166 Folios 357 and 360 to 364 (both inclusive)
ADDRESS OF THE LAND	Lots 36, 39, 40, 41, 42 and 43 Rita Court, Moe
RESPONSIBLE AUTHORITY	City of Moe, Municipal Offices, Albert Street, Moe, 3825
PLANNING SCHEME	Moe Planning Scheme
AGREEMENT DATE	28th October, 1994
AGREEMENT WITH	Ennio COLLI and Rita COLLI of 112 Narracan Drive, Newborough, 3825

A copy of the Agreement is attached to this Application.

Signature for Responsible Authority

AUTHORISED OFFICER
TOWN CLERK/CHIEF EXECUTIVE

Date: 28 / 10 /1994

RC 19/10/94

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TO THE REGISTRAR OF TITLES:
Please register this dealing and upon completion hand C/T. 10166-357, 2&4/12/3/4 to ANZ Banking Group Ltd
.....
For ACE BANKING GROUP LIMITED

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NOT CHARGEABLE WITH STAMP DUTY 15 NOV 1994 REVENUE OFFICE STATE REVENUE OFFICE VICTORIA

THIS AGREEMENT is made on the 28th day of October, One thousand nine hundred and ninety-four BETWEEN ENNIO COLLI and RITA COLLI of 112 Narracan Drive, Newborough, Victoria (hereinafter called "the Owners") of the one part and the MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF MOE of City Offices, Moe (hereinafter called "the City") of the other part

WHEREAS the Owners are the proprietors of Lots 36, 39, 40, 41, 42 and 43 on Plan of Subdivision No. 323530T and being the land described in Certificates of Title Volume 10166 Folios 357 and 360 to 364 (both inclusive) respectively (hereinafter called "the Lots") and which Lots are situated within the municipal boundaries of the City AND WHEREAS the Lots abut upon a Municipal Reserve denoted on the said Plan of Subdivision as "Reserve No. 1 for the use of the City of Moe" (hereinafter called "the Reserve") AND WHEREAS it was a condition of the certification by the City of Plan of Subdivision No. 323530T that construction of the fences along the common title boundaries between the Lot and the Reserve (hereinafter called "the Fences") be at the cost of the Owners AND WHEREAS the Owners have not constructed the Fences and are in the process of selling the Lots to third parties who may require the City to contribute to the erection of the Fences

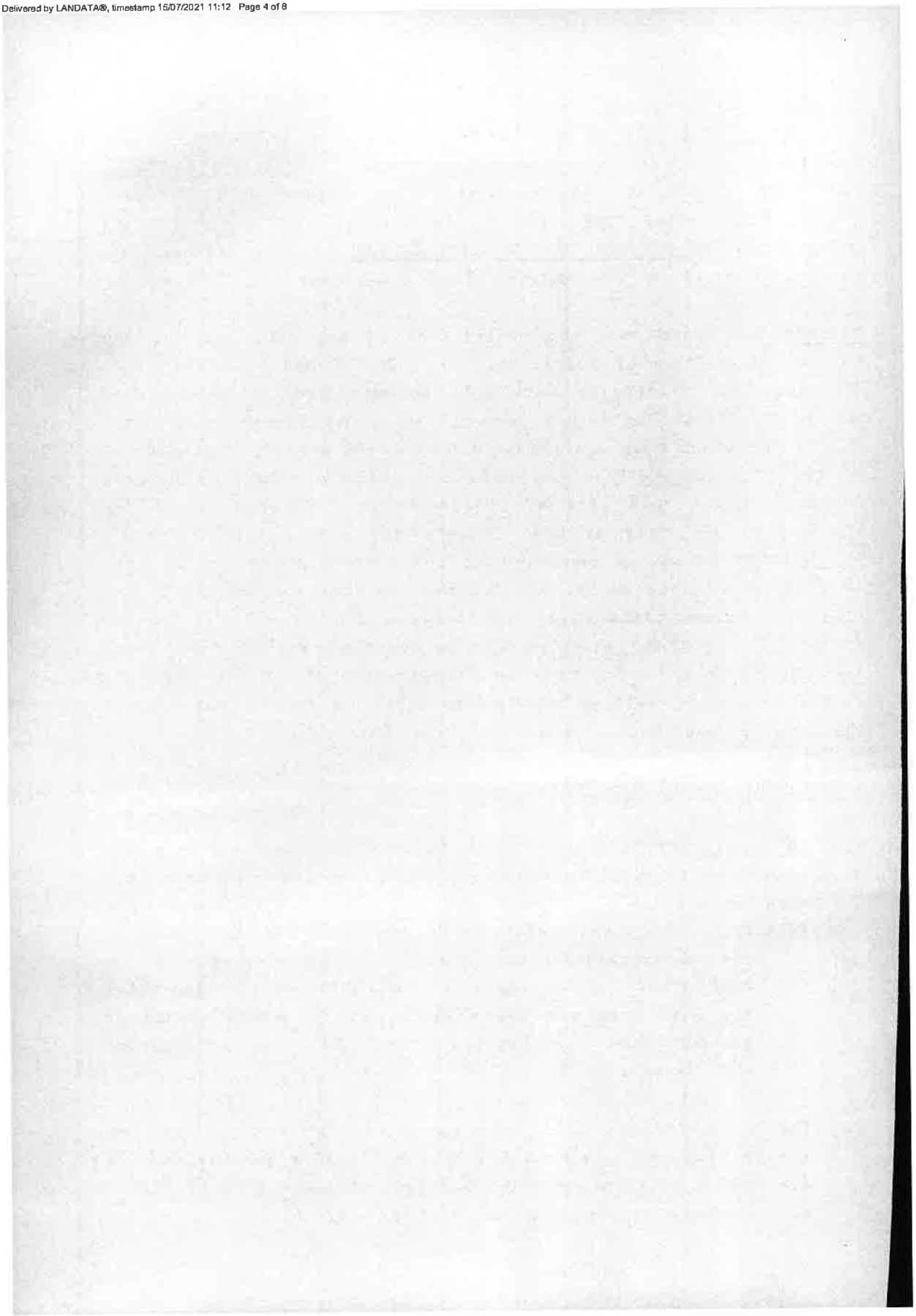
NOW THIS AGREEMENT WITNESSES:

1. IN CONSIDERATION of the City forbearing from requiring the Owners to immediately construct the Fences, the Owners agree with the City:
   (a) That the Owners will be responsible for the cost of the construction of the Fences;
   (b) That the Owners indemnify and will keep indemnified the City from any claims made by any future owners of the Lots for contribution by the City to the cost of the Fences.

2. The parties agree that this agreement is made pursuant to the provisions of Section 173 of the Planning and Environment Act 1987 and is intended to be lodged at the Office of Titles in accordance with Section 181 of that Act.

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IN WITNESS WHEREOF the parties hereto have hereunto set their hands this 28th day of October, One thousand nine hundred and ninety-four.

SIGNED by the said ENNIO COLLI in the presence of:)

SIGNED by the said RITA COLLI in the presence of:)

THE COMMON SEAL of MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF MOE was hereunto affixed in the presence of:)

.....Mayor

.....Councillor

.....Authorised Officer

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ENNIO COLLI and RITA COLLI

and

MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF MOE

SECTION 173 AGREEMENT

O'HALLORAN DAVIS
Solicitors
12-14 Kirk Street
MOE 3825

Tel: 051-271944

Ref: FA:FT

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Land .vic.gov.au

Property Report from www.land.vic.gov.au on 15 July 2021 11:09 AM

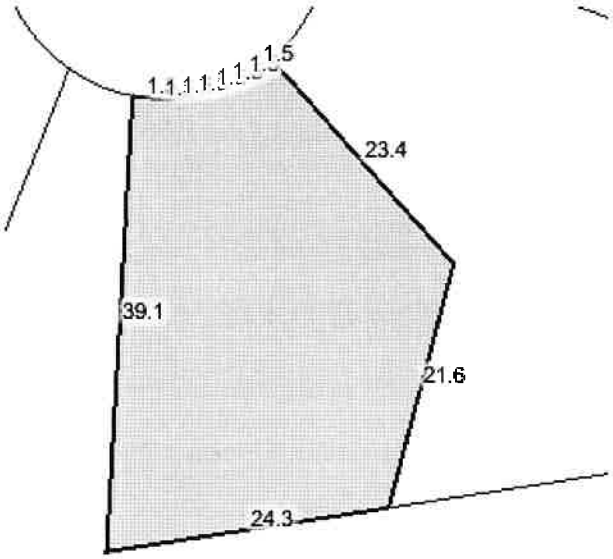
Address: 8 RITA COURT NEWBOROUGH 3825
Lot and Plan Number: Lot 1 PS710360
Standard Parcel Identifier (SPI): 1\PS710360
Local Government (Council): LATROBE **Council Property Number:** 52193
Directory Reference: VicRoads 700 J6

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 906 sq. m
Perimeter: 121 m

For this property:
—— Site boundaries
—— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

2 dimensions shorter than 1m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

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State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: MORWELL

Utilities

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Gippsland Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning information continued on next page

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Planning Zone Summary

Planning Zone: NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)

Planning Overlay: None

Planning scheme data last updated on 14 July 2021.

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 Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates

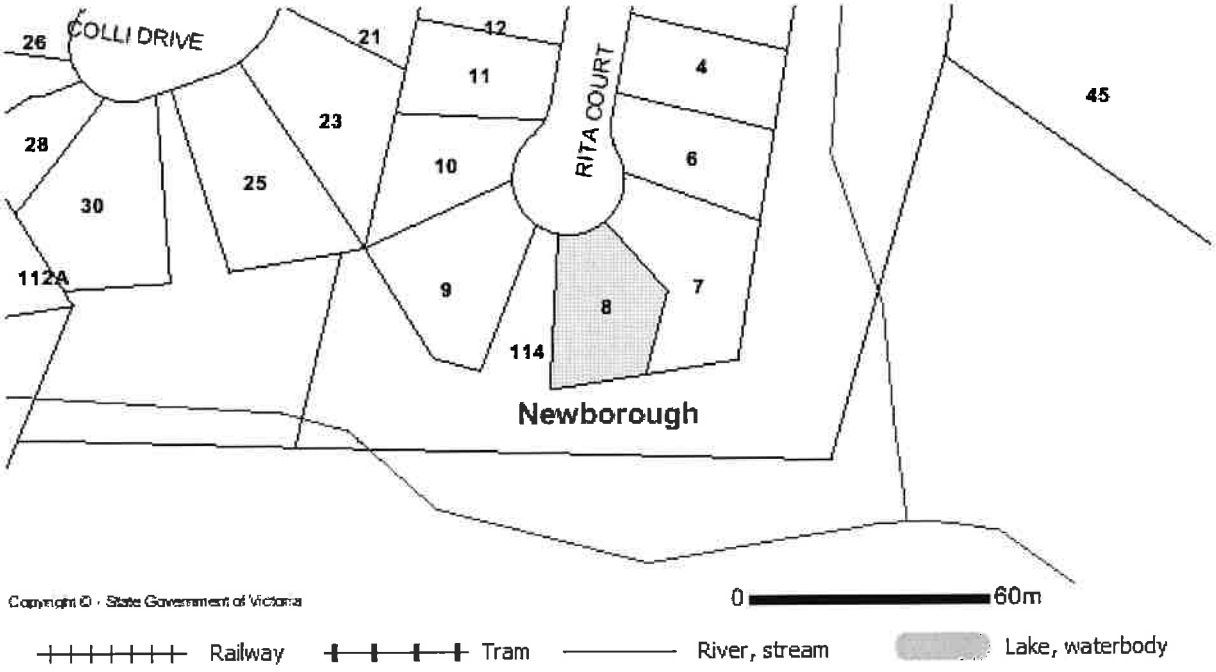
The Planning Property Report includes separate maps of zones and overlays

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 Planning Maps Online

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au on 15 July 2021 11:09 AM

PROPERTY DETAILS

Address:	**8 RITA COURT NEWBOROUGH 3825**
Lot and Plan Number:	**Lot 1 PS710360**
Standard Parcel Identifier (SPI):	**1\PS710360**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**52193**
Planning Scheme:	**Latrobe** planning-schemes.delwp.vic.gov.au/schemes/latrobe
Directory Reference:	**VicRoads 700 J6**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Gippsland Water**
Melbourne Water:	**outside drainage boundary**
Power Distributor:	**AUSNET**

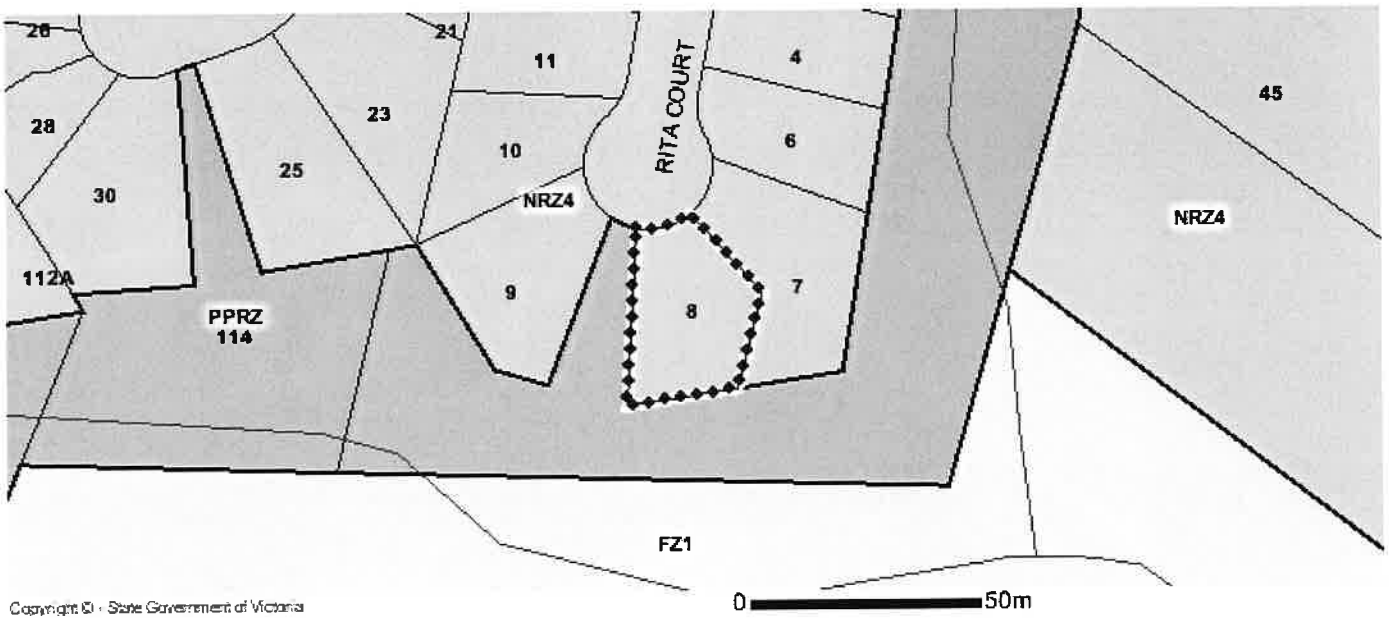
STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**MORWELL**

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



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FZ - Farming | NRZ - Neighbourhood Residential | PPRZ - Public Park & Recreation

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

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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).

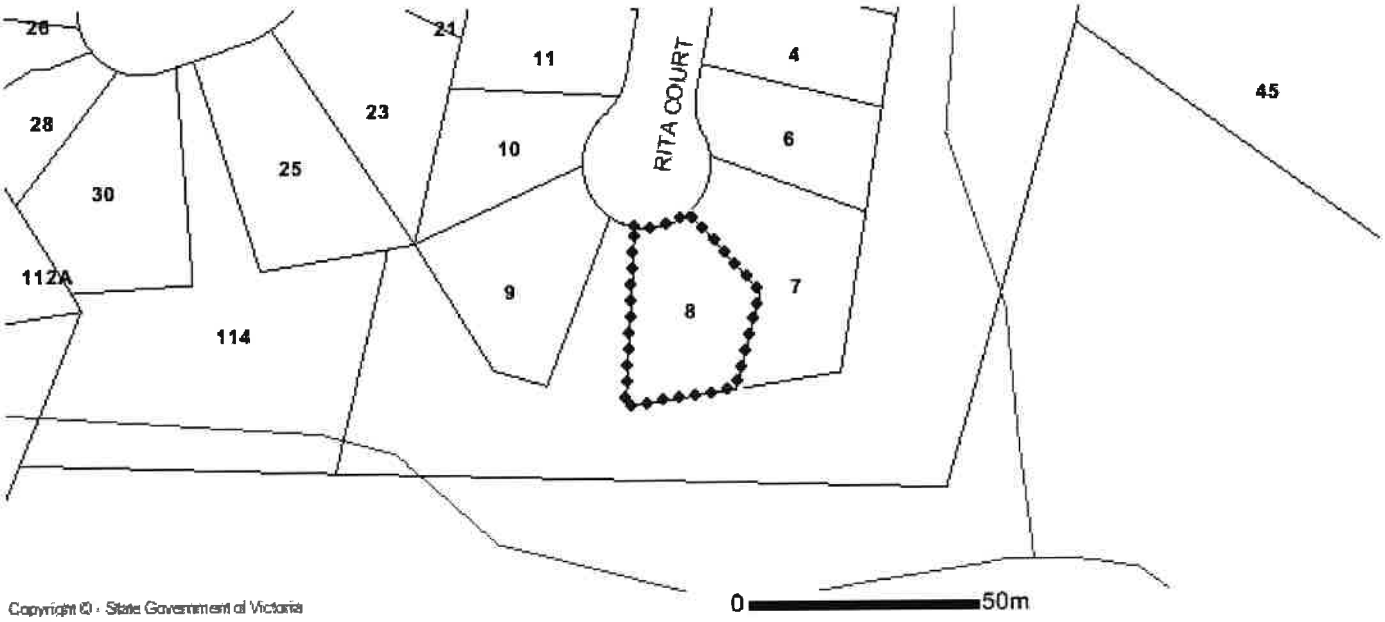
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PLANNING PROPERTY REPORT

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Planning Overlay

None affecting this land



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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 14 July 2021.

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

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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 http://mapshare.maps.vic.gov.au/vicplan

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

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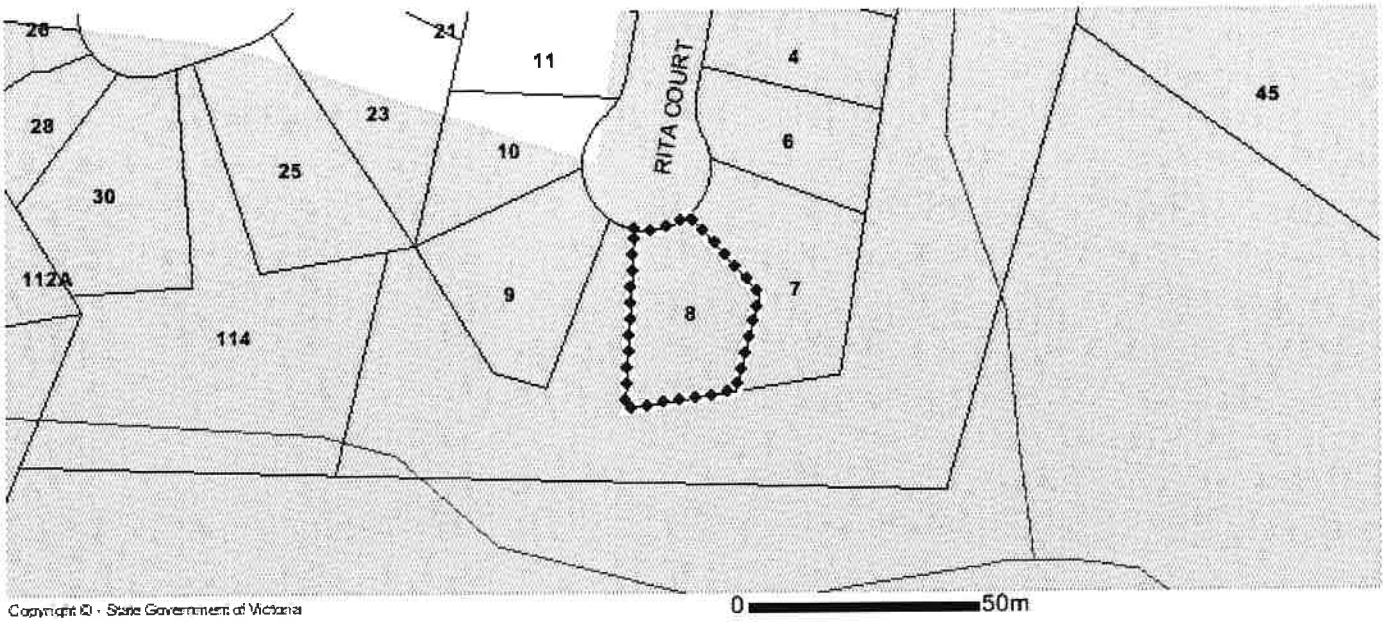
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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



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Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at http://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au

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