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	Lot 1 on proposed plan of subdivision PS818463X, 312 Bellerine Street, South Geelong 3220	
Vendor's name	Brendon James Lee as Trustee for the B & D Lee Family Trust ABN 61437214026	**Date** 3 / 6 / 19
Vendor's signature	Brendon Lee	
Vendor's name	Delia Lee as Trustee for the B & D Lee Family Trust ABN 61437214026	**Date** 3 / 6 / 19
Vendor's signature	Dlee	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

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

	To	

Other particulars (including dates and times of payments):

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 documents (if any).

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

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

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

Not Applicable.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

Are contained in the attached certificate.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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**

9.2 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.

(a) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

(b) which has a net lettable area of at least 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)

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

VOLUME 10609 FOLIO 782 Security no : 124077741723F
Produced 03/06/2019 10:20 AM

LAND DESCRIPTION

Lot 1 on Title Plan 022925J.
Created by Application No. 107618H 08/10/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRENDON JAMES LEE
DELIA LEE both of 17 PARK STREET GEELONG VIC 3220
AF413310S 18/10/2007

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.

Warning as to Dimensions
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP022925J 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: 312 BELLERINE STREET SOUTH GEELONG VIC 3220

DOCUMENT END

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Delivered by LANDATA®. Land Use Victoria timestamp 03/06/2019 10:23 Page 1 of 1
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EDITION 1	TITLE PLAN	TP22925J

Location of Land
Parish: CORIO
Township: CITY OF GEELONG
Crown Allotment: 20 (PT)
Section: 3
Crown Portion: -

LTO base record: SDMB-C (RURAL)
Last plan Reference:
Title Reference:
Depth Limitation: NIL

Notations

Warning as to dimensions :
Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Easement Information

E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

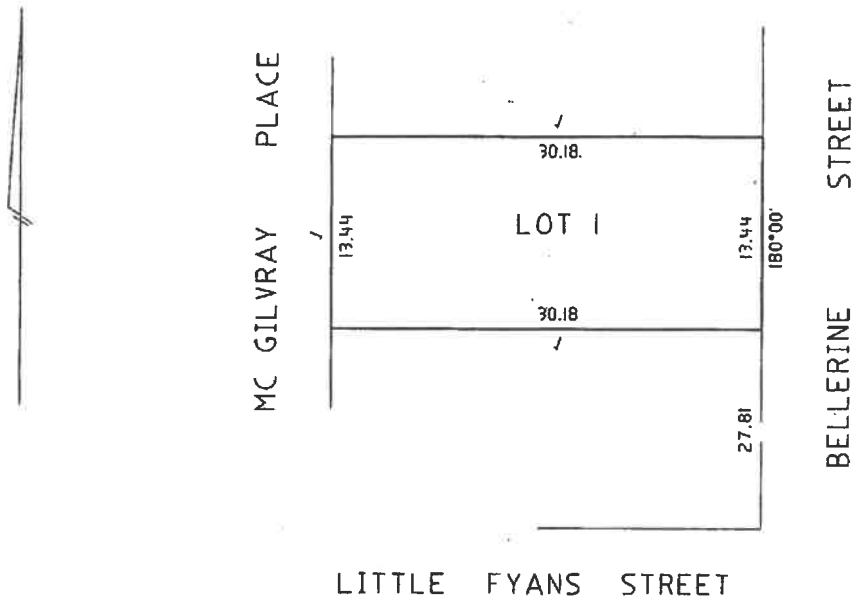
Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
NIL				

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by

Date 17-10-2001

Assistant Registrar of Titles



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Sheet 1 of 1 Sheets

PLAN OF SUBDIVISION

EDITION 1

PS818463X

LOCATION OF LAND

PARISH: CORIO

TOWNSHIP: CITY OF GEELONG

SECTION: 3

CROWN ALLOTMENT: 20 (PART)

CROWN PORTION: --

TITLE REFERENCE: VOL 10609 FOL 782

LAST PLAN REFERENCE: TP22925J (LOT 1)

POSTAL ADDRESS: 312 BELLERINE STREET
(at time of subdivision) SOUTH GEELONG VIC 3220

MGA CO-ORDINATES: E: 268 565 ZONE: 55
(of approx centre of land in plan) N: 5 772 707 GDA 94

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION NIL

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 55/2015

This survey has been connected to permanent marks No. 73

In Proclaimed Survey Area No.

NOTATIONS

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

IMPLIED EASEMENTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 AFFECT ALL THE LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PARTY WALL	0.14m	THIS PLAN	LOT 2 ON THIS PLAN
E-2	PARTY WALL	0.14m	THIS PLAN	LOT 1 ON THIS PLAN

ADAM O'HALLORAN & ASSOCIATES
Land Surveyors
PO Box 445 Aireys Inlet 3231
Ph. (03) 5289 6668 Fax. (03) 5289 6670

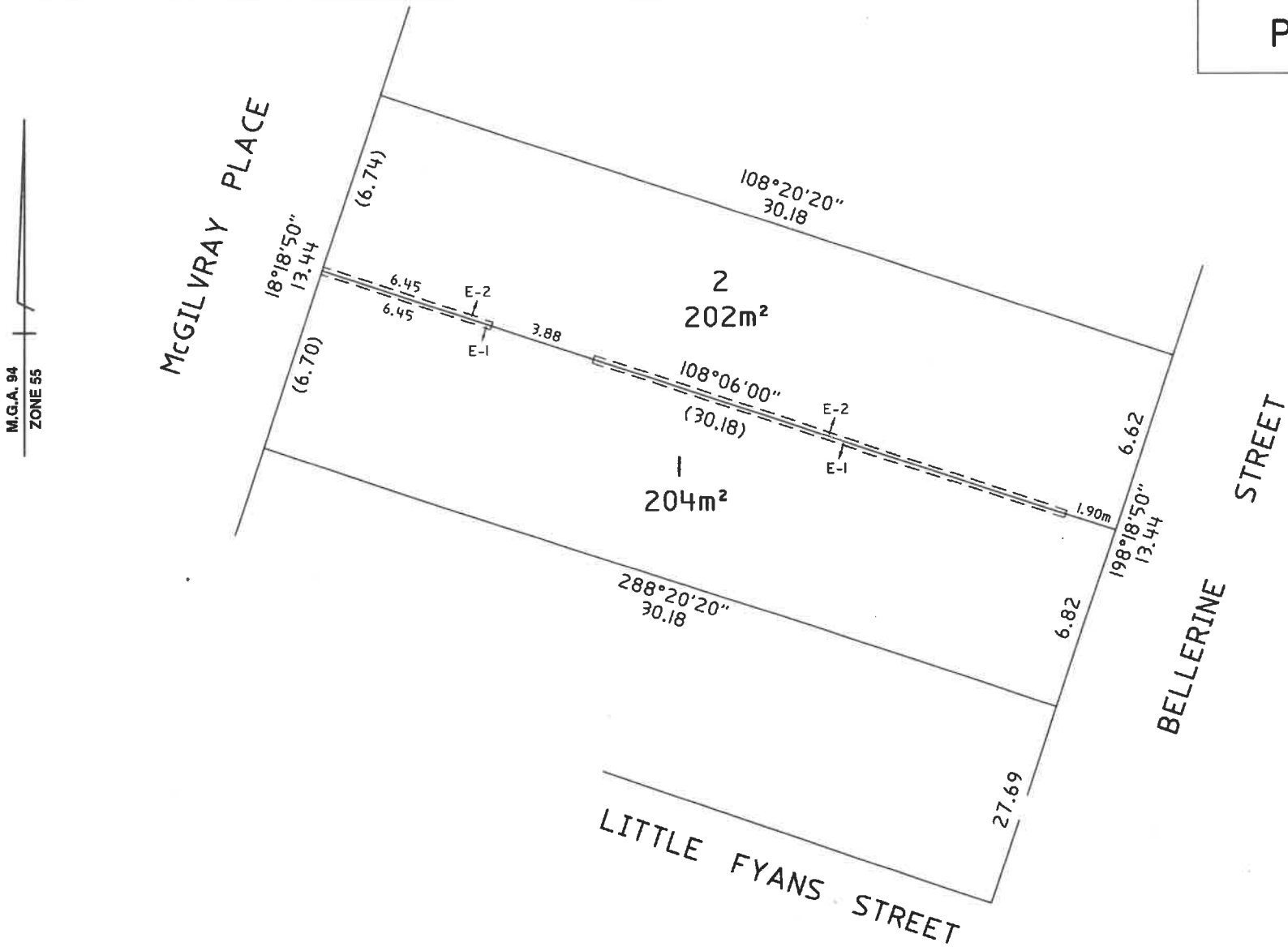
SURVEYORS FILE REF: 0945

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

ADAM O'HALLORAN VER: 02

PS818463X



ADAM O'HALLORAN & ASSOCIATES

Land Surveyors

PO Box 445 Aireys Inlet 3231

Ph. (03) 5289 6668 Fax. (03) 5289 6670

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SCALE	ORIGINAL SHEET SIZE: A3	FILE REF: 0945	SHEET 02
1 : 150			

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VERSION: 02

CITY OF GREATER GEELONG

PO BOX 104
GEELONG VIC 3220
DX 22063 GEELONG

TELEPHONE 03 5272 5272
FACSIMILE 03 5272 4486
www.geelongaustralia.com.au

D Lee
17 Park Street
GEELONG VIC 3220

15 May 2019

PI: 212216
PP: PP-55-2015

Dear Sir/Madam,

Re: Planning Permit Application No.: PP-55-2015
Address: 312 Bellerine Street, SOUTH GEELONG
Proposal: Buildings and Works for the Construction of Two (2) Dwellings and Two (2) Lot Subdivision

I acknowledge your request for an extension of time to the above permit pursuant to Section 69 of the Planning and Environment Act 1987.

I would like to advise you that the permit has been extended and a copy of the extended permit is attached.

All stages of the plan of subdivision must be certified by **04 February 2020** and all stages are to be completed within five (5) years of the date of certification of the subdivision plan for that stage.

Please note that the approval of further extensions of time cannot be guaranteed.

Should you require any further information please contact **Leanne Stockley** on **03 5272 4441** or **lstockley@geelongcity.vic.gov.au**

Yours sincerely

LEANNE STOCKLEY
STATUTORY PLANNER

STATUTORY PLANNING
100 BROUGHAM STREET, GEELONG

PLANNING PERMIT

Permit No.	**PP-55-2015**
Planning Scheme	**Greater Geelong Planning Scheme**
Responsible Authority	**Greater Geelong City Council**

ADDRESS OF THE LAND **312 BELLERINE STREET, SOUTH GEELONG**

THE PERMIT ALLOWS **BUILDINGS AND WORKS FOR THE CONSTRUCTION OF TWO (2) DWELLINGS AND TWO (2) LOT SUBDIVISION GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANS**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plan

1. The development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

Arborist Report

2. Prior to the commencement of the development, an arboricultural report must be submitted and approved by the Responsible Authority. The report must be prepared by a suitably qualified person to the satisfaction of the Responsible Authority. The report must be to the satisfaction of the Responsible Authority. The report must assess and make recommendations aimed at minimising damage to the on-going health and integrity of the tree in the north east corner of 316 Bellerine Street, South Geelong in proximity of the mutual boundary with the subject land. The development must be undertaken in accordance with the recommendations of the approved arboricultural report to the satisfaction of the Responsible Authority.

3. Prior to the commencement of the development, a schedule of external materials and colours must be submitted to and approved by the responsible Authority. This schedule will form part of the endorsed plans.

Drainage

4. The site must be drained to the satisfaction of the Responsible Authority and no concentrated storm water may drain or discharge from the land to adjoining properties.

Date Issued: 4 February 2016

Signature of the Responsible Authority: ----------

Stormwater Quality / Management

5. The site stormwater system must be designed and installed such that;

   a) The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required;

   b) Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility, with capacity to treat at least a 3 month ARI storm event, unless approved otherwise by the Responsible Authority. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority.

   to the Satisfaction of the Responsible Authority

Prior to Commencement of Development

6. Prior to the commencement of development, three (3) copies of a landscape plan prepared by a suitably qualified or experienced person, to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The plan(s) must be drawn to scale and show:

   a) Details of surface finishes of pathways and driveways;

   b) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;

   c) Landscaping and planting within all open areas of the site;

   When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

Prior to the Occupation of Dwellings

7. Prior to the occupation of the dwellings, the developer must:

   a) Construct the site stormwater system including connections for each unit into the underground drain in Bellerine Street, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings;

   b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong;

   c) Remove any redundant vehicular crossings and reinstate the kerb and channel and the footpath/nature strip area to match existing construction in the street;

   d) Clean and finish all external walls on boundaries;

   e) Complete all buildings and works and landscaping in accordance with the endorsed plans;

   all to the satisfaction of the Responsible Authority.

SUBDIVISION

Endorsed Plans

8. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

Drainage

9. The site stormwater system must be designed and installed such that;

   a) The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required;

   b) Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility, with capacity to treat at least a 3 month ARI storm event, unless approved otherwise by the Responsible Authority. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority.

   to the Satisfaction of the Responsible Authority

Servicing Authorities

10. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

11. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

12. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

13. The owner of the land must enter into agreements with

   a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

   b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

Prior to Certification

14. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

Prior to Statement of Compliance

15. Prior to statement of compliance, the developer must:

    a) Construct the site stormwater system including connections for each lot into the underground drain in Bellerine Street, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings;

    b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong;

    c) Remove any redundant vehicular crossings with the kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;

    all to the satisfaction of the Responsible Authority.

16. Before the issue of Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

    a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and

    b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

17. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of Statement of Compliance:

    a) The development approved by Planning Permit 55/2015 must be substantially completed (eg. lockup stage as a minimum) in accordance with the endorsed plans forming part of that Planning Permit (or any amendment to that permit) to the satisfaction of the Responsible Authority. Evidence must be submitted which demonstrates that the development is substantially completed to the satisfaction of the Responsible Authority;

    or

    b) The owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 which provides for all development to be in accordance with the endorsed plans forming part of Planning Permit 55/2015 (or any amendment to that permit) or any subsequent Planning Permit.

    The owner must pay the costs of preparation, review, execution and registration of the agreement and the agreement must be registered on the newly created title/s. The Section 173 Agreement may be ended by the Responsible Authority at the written request of the owner and at no cost to Council.

EXPIRY

Development

18. This permit as it relates to the development of buildings will expire if one of the following circumstances applies:

    a) The development of the building(s) hereby approved has not commenced within two (2) years of the date of this permit.

    b) The development of the building(s) hereby approved is not completed within four (4) years of the date of this permit.

    The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

    a) Within six (6) months after the permit expires where the use or development has not yet started; or

    b) Within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

Subdivision

19. This permit as it relates to subdivision will expire if one of the following circumstances applies:

    a) The plan of subdivision has not been certified within two (2) years of the date of this permit .

    b) A statement of compliance is not issued within five (5) years of the date of certification.

    The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Note:

1. Construction of the site stormwater connection/s is to be inspected by Council Representative at various stages. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of $100 applies if the 3.25% amount is less than $100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.

2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.

3. A Vehicle Crossing Permit must be obtained prior to commencement of works.

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

Date	Brief Description
7 March 2018	Planning Permit PP-55-2015 was extended by the City of Greater Geelong. All stages of the plan of subdivision must be certified by **04 February 2019** and all stages are to be completed within five years of the date of certification of the plan of subdivision for that stage.
15 May 2019	Planning Permit PP-55-2015 was extended by the City of Greater Geelong. All stages of the plan of subdivision must be certified by **04 February 2020** and all stages are to be completed within five (5) years of the date of certification of the subdivision plan for that stage.

Date Issued: 4 February 2016

Signature of the Responsible Authority: .....

CITY OF GREATER GEELONG
PO BOX 104
GEELONG VIC 3220 AUSTRALIA
DX 22063 GEELONG

TELEPHONE 03 5272 5272
FACSIMILE 03 5272 4277
contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CITY OF GREATER
GEELONG

8 February 2018

Mr B J & Mrs D Lee
17 Park Street
GEELONG VIC 3220

Council Ref: 13608
Our Ref: CJ

Dear Mr & Mrs Lee

Re: Plan of Subdivision – PS 818463
312 & 314 Bellerine Street, South Geelong

I am writing to you in regards to the Plan of Subdivision which was submitted to our office for street numbering approval.

Please be advised that Council is the responsible authority for numbering of all properties as stated in the Local Government Act 1989. All properties are numbered in accordance with the Australian New Zealand Address Standards AS/NZ 4819. Please note that the street numbers provided are prior to the formal approval of the subdivision.

A copy of your plan is attached with the numbering circled. **Could you please ensure these new properties are numbered as per the attached plan when constructed.**

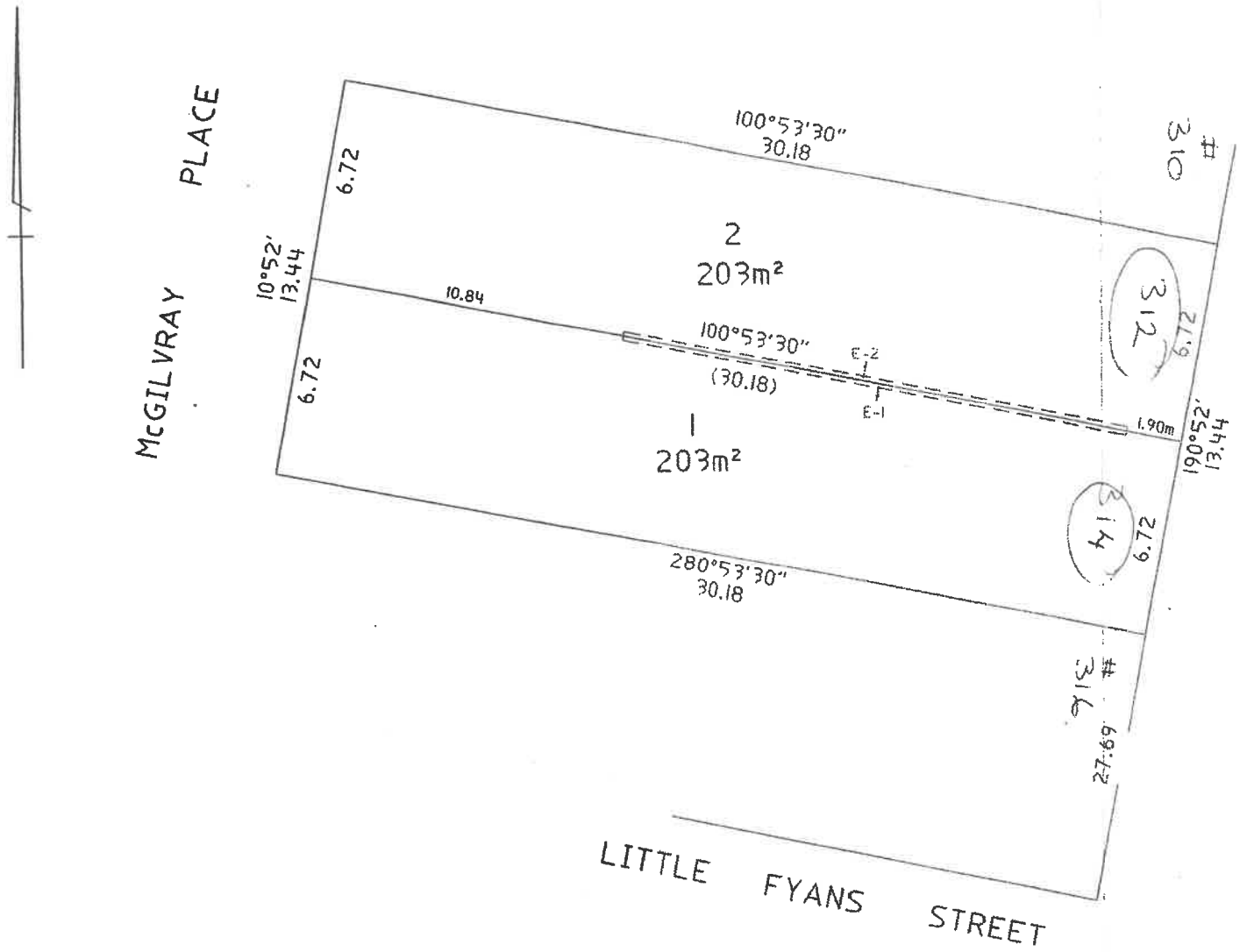
If you should have any further queries regarding the numbering of your properties please contact Cynthia Johnston on ☎5272 4632.

Yours sincerely

CYNTHIA JOHNSTON
PROPERTY OFFICER

FINANCIAL SERVICES
PO BOX 104, GEELONG 3220
TELEPHONE 52724632
FACSIMILE 52724626

PS818463X



ADAM O'HALLORAN & ASSOCIATES
Land Surveyors
PO Box 445 Aireys Inlet 3231
Ph. (03) 5289 6668 Fax. (03) 5289 6670

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VERSION: 01

ROB LOCHRIE BUILDING PERMITS PTY LTD

12 Gurr Street East Geelong 3219 Ph. 5229 3739 Mob. 0409 287 904 Fax. 5229 3739 A.B.N 80 190 094 186

Form 2 Building Act 1993 Building Regulations 2006 : Regulation 313

BUILDING PERMIT BS-U 1509/20176932/0

TO: **OWNER** B & D Lee AT for other entities
17 Park Street
Geelong 3220

AGENT Brendon Lee Builders Pty Ltd
17 Park Street
Geelong 3220

ADDRESS FOR SERVING OF NOTICES

Name	Brendon Lee Builders Pty Ltd	17 Park Street		Geelong 3220	
Ph1	5229 1902	Ph2	0408 291 902	Fax no:	5229 1902

PROPERTY DETAIL **312 Lot 1 Bellerine Street Geelong South 3220**

Allotment area m2 406 **Title details** TP 022925J Vol 10609 Fol 782

Municipal District: **City of Greater Geelong** Prop No:

Builder **Brendon Lee Builders Pty Ltd** 17 Park Street Geelong 3220

PRACTITIONERS		FUNCTION AND ENGAGEMENT
Lee Brendon James	DBU7308	Engaged in various parts of the building work
Depaoli Ross Angelo	DPAD1090	Prepared documents only
Robinson Peter Bernard	EC1172	Prepared documents only

DETAILS OF DOMESTIC BUILDING WORK INSURANCE

The issuer or provider of the required insurance policy is:- QBE Residential Insurance

DETAILS OF RELEVANT PLANNING PERMIT (if applicable)

Planning Permit No: PP-55-2015 Planning Permit Date: 4/02/2016

STAGES OF WORK PERMITTED

Project estimated value: **$490,000.00**

NATURE OF BUILDING WORK **Construction of attached row house(s)**

Building details:	**2 Units & Garages**		
Class	1aii,10a,b	Persons accommodated for	0
No of storeys	2	Allowable live load	1.5kPa
Area (m2)	398.6	New floor area,m2	315

OCCUPATION/USE OF A BUILDING **An Occupancy Permit is required prior to Occupation**

COMMENCEMENT AND COMPLETION This building work must commence by 4/08/2018 and must be completed by 4/08/2019

MANDATORY INSPECTIONS

Inspection of pre-slab & retaining wall footings
Inspection of steel for slab
Inspection of framework
Inspection for Occupancy permit

RELEVANT BUILDING SURVEYOR **Rob Lochrie**

Date of issue: **04-Aug-2017**
Registration No: BS-U 1509 **Page 1 of 2**

NOTE: No alteration to or variation from the stamped Plans and Specifications may be made without written consent of the Building Surveyor. This building approval is granted ONLY in respect of building work to be carried out in accordance with the Building Act 1993 and the Building Regulations 2006. Before building work is commenced additional permits or approvals may need to be obtained under other Acts or other regulations - including the Planning and Environment Act 1987. Domestic builders carrying out domestic building work forming part of this Permit (where contract price for that work $16,000) must be covered by an insurance policy as required under Section 135 of the Building Act 1993.

BUILDING PERMIT BS-U 1509/20176932/0

Prescribed Reporting Authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Prescribed Reporting Authorities	Matter Reported On	Regulation
City of Greater Geelong	Stormwater Drainage Reg 610	610

PERMIT CONDITIONS

1 All building work shall be carried out in accordance with the Building Act 1993, Building Regulations 2006 and Building Code of Australia.

2 The report of the screw piles achieving a depth of 3.0m is to be submitted to the Relevant Building Surveyor as soon as the installation is complete and the report compiled.

3 The upper bathroom floor is to be fully waterproofed prior to tiling as per NCC 3.8.1.2 and AS3740.

4 The pre-fabricated wall, floor and / or roof frame specifications and layout plans are to be submitted to this office before the frame inspection is requested.

5 The building works are to be protected from Termites in accordance with AS3660.1 2000 and NCC 3.1.3

6 In conjunction with the 6 Star energy rating the dwellings are to be provided with a solar water heater or a 2000 litre rain water tank with a catchment area of 50m2 connected to all the sanitary flushing systems.

Date of issue: 04-Aug-2017

RELEVANT BUILDING SURVEYOR Rob Lochrie **Registration No:** BS-U 1509

NOTE: No alteration to or variation from the stamped Plans and Specifications may be made without written consent of the Building Surveyor. This building approval is granted ONLY in respect of building work to be carried out in accordance with the Building Act 1993 and the Building Regulations 2006. Before building work is commenced additional permits or approvals may need to be obtained under other Acts or other regulations - including the Planning and Environment Act 1987. Domestic builders carrying out domestic building work forming part of this Permit (where contract price for that work $16,000) must be covered by an insurance policy as required under Section 135 of the Building Act 1993.

ROB LOCHRIE BUILDING PERMITS PTY LTD

48 Rivergum Drive Highton 3216 Mob. 0409 287 904 A.B.N 80 190 094 186

PERMIT NO:

BS-U 1509/20176932/0

FORM 16
Building Act 1993 Regulation 192
Building Regulations 2018

OCCUPANCY PERMIT

To:

Owner: **B & D Lee AT for other entitie**
17 Park Street
Geelong 3220

Copy to:-

Agent:- **Brendon Lee Builders Pty Ltd**
17 Park Street
Geelong 3220

Property Details: **No: 312 Lot: 1 Bellerine Street Geelong South 3220**
Title details TP 022925J Vol 10609 Fol 782

Municipal District: **City of Greater Geelong**

Nature of Building Work: **Construction of attached row house(s)**

Building Details:

Part of Building: 2 Units & Garages
Allowable live load: 1.5kPa
No. people deemed accommodated:

Permitted use: residential
BCA Class: 1aii,10a,b
No of storeys 2

Prescribed Reporting Authorities

The following bodies are reporting authorities for the purposes of the application for this permit in re to the matters set out below:

Prescribed Reporting Authorities	Matter Reported On	Regulation
City of Greater Geelong	Stormwater Drainage Reg 610	610

Suitability for Occupation: At the date this occupaancy permit is issued, the *building/*place of public entertainment to which this permit applies is suitable for occupation. This Occupancy Permit does not constitute a statement of compliance with the Building Act 1993 or the Building Regulations 2018.

MANDATORY INSPECTIONS	Approval Date:
Inspection of piers / blinding & pre slab	5/12/2017
Inspection of steel for slab lower unit	6/12/2017
Inspection of steel for slab upper unit	7/12/2017
Inspection of framework both units	24/07/2018
Inspection of garage pre-slabs	20/02/2019
Inspection of lower garage steel for slab	21/02/2019
Inspection of upper garage steel for slab	5/03/2019
Inspection of garage framework both units	28/05/2019
Inspection for Occupancy permit Unit 1	28/05/2019

Conditions:

This Occupancy Permit relates to Unit 1 on the lower side to the South which is to be now known as 314 Bellerine Street South Geelong.

RELEVANT BUILDING SURVEYOR
Rob Lochrie Registration No BS-U 1509

SIGNATURE: _____ **Dated:** Tuesday, 28 May 2019

vmia
Risk Management and Insurance
ABN 39 682 497 841
Phone: 1300 363 424

Domestic Building Insurance Certificate of Insurance

Policy Number 020055830BWI-9

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

QBE

BRENDON & DELIA LEE
17 PARK ST
GEELONG 3220

Account Number
020005462
Date Issued
09/06/2017

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At the property	1/312 BELLERINE STREET SOUTH GEELONG VIC 3220
Carried out by the builder	BRENDON LEE BUILDERS PTY LTD ACN: 098 071 786
	Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.
For the building owner	BRENDON & DELIA LEE
Pursuant to a domestic building contract dated	07/06/2017
For the contract price of	$245,000.00
Type of cover	Cover is only provided if BRENDON LEE BUILDERS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*
Period of cover	Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes: • Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects* • Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*
The maximum policy limit for all claims made under this policy is	$300,000 all inclusive of costs and expenses*
The maximum policy limit for all claims for non-completion of the domestic building works is	20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

vmia
Risk Management and Insurance
ABN 39 682 497 841
Phone: 1300 363 424

Domestic Building Insurance Certificate of Insurance

Policy Number 020055830BWI-9

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium	$1,540.00
GST	$154.00
Stamp Duty	$169.40
Total	$1,863.40

IMPORTANT:
This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

QM1824-1207

2018–19 RATES, VALUATION AND CHARGES NOTICE

CITY OF GREATER GEELONG

ABN 18 374 210 672

All items are GST free.

B J Lee and D Lee
17 Park Street
GEELONG VIC 3220

ONE PAYMENT IN FULL	**$2,281.50** Due 15 February 2019	

RATE NO. 16891

PROPERTY 312 Bellerine Street, SOUTH GEELONG VIC 3220
423.5m2 Lot 1 TP 22925

AVPCC Australian Valuation Property Classification Code
310 – General Purpose Factory

VALUATIONS	Site: *Land only*	$250,000
	Capital improved: *Land + buildings + improvements*	$250,000
	Net annual	$12,880
RATES AND CHARGES	Industrial Rate 0.006797 x $250,000	$1,699.25
	Municipal Charge	$102.00
	Sub Total	**$1,801.25**
FIRE SERVICES PROPERTY LEVY	Category: *Industrial*	
	Industrial Variable 0.001037 x $250,000	$259.25
	Industrial Fixed	$221.00
	Sub Total	**$480.25**
	Total	**$2,281.50**

or pay by instalment

To become an instalment payer you must pay your first instalment in full by 30 September 2018, otherwise your balance will be due on 15 February 2019.

FIRST INSTALMENT	**$570.45** Due by 30 September 2018
SECOND INSTALMENT	**$570.35** Due by 30 November 2018
THIRD INSTALMENT	**$570.35** Due by 28 February 2019
FOURTH INSTALMENT	**$570.35** Due by 31 May 2019

Rating Period	1 July 2018 to 30 June 2019
Declared	1 July 2018
Valuation Level	1 January 2018
Operative	1 July 2018
Issue Date	31 August 2018

Please be aware transactions after 29 August 2018 may not be included in this notice.

PAYMENT OPTIONS

ONLINE OR BY PHONE
Online: www.geelongaustralia.com.au/rates Phone: 1300 858 058 Ref: 1 6891
A payment processing fee of 0.57 per cent applies for payments by Visa and Mastercard.

BPAY
Biller Code: 17475
Ref: 1000 0016 8914
Payment via internet or phone banking, from your cheque or savings, visa or mastercard account.

DIRECT DEBIT
Call 5272 5272 for an application form, or go to www.geelongaustralia.com.au

CENTREPAY
Call 5272 5272 to request a Centrepay deduction from your Centrelink payment

IN PERSON
Pay at any Post Office or visit us at 100 Brougham Street, Geelong.

Full payment **$2,281.50** *877 168914

Or first instalment **$570.45** *877 168914

Barwon Region Water Corporation
ABN 86 348 316 514

Tax Invoice/Statement

Date of Issue
26 March 2019

1300 656 007
www.barwonwater.vic.gov.au

Barwon Water

Account number
61276802 11305492

Payment due
26 April 2019

Total amount due
$ 1,283.50

BJ & D LEE
17 PARK STREET
SOUTH GEELONG, VIC 3220

Your account summary

Service Address: 312 BELLERINE ST SOUTH GEELONG 3220

Previous balance	$3,607.72 CR
Payments/adjustments	$0.00
Your balance	$3,607.72 CR
New charges	$4,891.22 DR
Total	$1,283.50 DR

Moving house and hold a concession card?

You'll need to update your details with Centrelink before asking us to apply the concession to your bill.

Already notified Centrelink?

Register online at:
barwonwater.vic.gov.au
or call 1300 656 007.

New website, **made just for you.**

Customer dashboard
We've built a brand new customer dashboard for account holders. You can view and pay your water bills, see your usage and transaction history, update your details, change your payment arrangement and more.

Responsive design
Desktop, tablet, mobile phone, smart fridge... we've got you covered. This site will adapt to your screen, no matter how big or small, so you can find what you need, wherever you are.

- View and pay your water bills
- Update your details
- Switch to ebills
- Change payment arrangements

www.barwonwater.vic.gov.au



Installation Type: DEBT

Bill Details as at 26 MAR 2019	Value	GST	Price
REFUND E113253	3,903.09	0.00	3,903.09
NEW CUST CONTR WATER (INC CLASS A RECY) NONDEV WK - 312 BELLARINE ST SOUTH GEELONG - L013588	613.55	0.00	613.55
INSPECTIONS - PER INSPECTION - SEWER - 312 BELLARINE ST SOUTH GEELONG - L013588	104.47	0.00	104.47
METER CONNECTION FEE - 312 BELLARINE ST SOUTH GEELONG - L013588	52.02	0.00	52.02
PROVISION OF SMALL METER 20MM - 312 BELLARINE ST SOUTH GEELONG - L013588	57.30	0.00	57.30
WATER TAPPING FEE SMALL (20MM) - 312 BELLARINE ST SOUTH GEELONG - L013588	160.79	0.00	160.79
Total	**$ 4,891.22**	**$ 0.00**	**$ 4,891.22**
Balance brought forward			3,607.72 CR
Please pay			**$ 1,283.50**

Need help paying your bill?
Contact us to set up a payment plan and talk about grants, rebates and concessions.

Residential Tenants and Landlords
Tenants with separate meters pay water volume charges only.

Moving house?
Please let us know at least 2 days before you move in or out so we can arrange a meter reading and update your details.

Communication assistance
Hearing or speech impaired? Contact us via the National Relay Service on 13 36 77.
We provide a free interpreter service. Contact the Translation and Interpreter Service on 13 14 50.

Servizio Interpreti | Dolmetschdienst | Služba za usluge tumačenja | Служба за преведување | Услуги тумача | 传译服务

Contact Us

1300 656 007
Email info@barwonwater.vic.gov.au
General enquiries, billing and payment options
Mon - Fri, 9.00am - 5.00pm
Emergencies and faults
24 hours, 7 days

Statement No 7114418945

Payment Options

Direct Debit
To arrange a direct debit, please call or visit our website.

BPAY **Biller Code: 585224**
Ref: 6127 6802 1130 5492 6
Contact your financial institution to pay from your cheque, savings or credit account.

Centrelink
Centrelink
Centrelink recipients can arrange automatic payments through Centrepay.
Contact us for details.

By Cheque
Post the payment slip with your cheque payable to Barwon Water to:
PO Box 14206, Melbourne City MC VIC 8001. Please do not use staples or pins.

POST billpay **Billpay Code: 0803**
Ref: 6127 6802 1130 5492 6
- In person at any post office
- Online at www.postbillpay.com.au
- Call 13 18 16 for credit card payments

Account number
61276802 11305492

Payment due
26 April 2019
Total amount due
$ 1,283.50

Statement No 7114418945

POST billpay
*803 61276802113054926 $1283.50 6

+00000061276802> +002579+ <0113054926> <0000128350> +444+

Barwon Region Water Corporation
ABN 86 348 316 514

Tax Invoice/Statement

Date of Issue
24 August 2018

1300 656 007
www.barwonwater.vic.gov.au

Barwon Water

Account number
61276802 11305492

Payment due
24 September 2018

Total amount due
$ 128.99

184047-001 002039(4217) U H1
BJ & D LEE
17 PARK STREET
SOUTH GEELONG, VIC 3220

Your account summary

Service Address: 312 BELLERINE ST SOUTH GEELONG 3220

Previous balance	$134.67	DR
Payments/adjustments	$134.67	CR
Your balance	$0.00	
New charges	$128.99	DR
Total	$128.99	DR

Your average daily use in litres per day

Aug 18	0
May 18	22
Feb 18	11
Nov 17	0
Aug 17	0

TARGET YOUR WATER USE

Target Your Water Use provides useful information to regional Victorians on how to be more water efficient within their homes and how to use water more wisely.

For more information, visit targetyourwateruse.vic.gov.au



Installation Type: Non Residential Workshop

Bill Details as at 24 AUG 2018		Value	GST	Price
WATER SERVICE CHARGE	1 JUL 2018 to 30 SEP 2018	43.74	0.00	43.74
SEWERAGE SERVICE CHARGE	1 JUL 2018 to 30 SEP 2018	85.25	0.00	85.25
Total		**$ 128.99**	**$ 0.00**	**$ 128.99**
Balance brought forward				0.00
	Please pay			**$ 128.99**

Reading Details

Meter No.	Current Read Date	Current Reading (kL)	Previous Read Date	Previous Reading (kL)	Consumption (kL)
0943737	20AUG18	00224	21MAY18	00224	0

Need help paying your bill?
Contact us to set up a payment plan and talk about grants, rebates and concessions.

Residential Tenants and Landlords
Tenants with separate meters pay water volume charges only.

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Please let us know at least 2 days before you move in or out so we can arrange a meter reading and update your details.

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Dolmetschdienst | Служба за преведување | 传译服务

Contact Us

1300 656 007
Email info@barwonwater.vic.gov.au
General enquiries, billing and payment options
Mon - Fri, 9.00am - 5.00pm
Emergencies and faults
24 hours, 7 days

Statement No 7113973359

Payment Options

Direct Debit
To arrange a direct debit, please call or visit our website.

BPAY **Biller Code: 585224**
Ref: 6127 6802 1130 5492 6
Contact your financial institution to pay from your cheque, savings or credit account.

Centrelink
Centrelink recipients can arrange automatic payments through Centrepay.
Contact us for details.

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PO Box 14206, Melbourne City MC VIC 8001. Please do not use staples or pins.

POST billpay **Billpay Code: 0803**
Ref: 6127 6802 1130 5492 6

- In person at any post office
- Online at www.postbillpay.com.au
- Call 13 18 16 for credit card payments

Account number
61276802 11305492

Payment due
24 September 2018
Total amount due
$ 128.99

Statement No 7113973359

POST billpay

*803 61276802113054926 $128.99 1

+00000061276802> +002579+ <0113054926> <0000012899> +444+

Property Report from www.land.vic.gov.au on 03 June 2019 10:27 AM

Address: 312 BELLERINE STREET SOUTH GEELONG 3220
Lot and Plan Number: Lot 1 TP22925
Standard Parcel Identifier (SPI): 1\TP22925
Local Government (Council): GREATER GEELONG **Council Property Number:** 212216
Directory Reference: Melway 452 B8

This property is not in a designated bushfire prone area.
No 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

State Electorates

Legislative Council: WESTERN VICTORIA
Legislative Assembly: GEELONG

Utilities

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

Planning Zone Summary

Planning Zone: MIXED USE ZONE (MUZ)
SCHEDULE TO THE MIXED USE ZONE (MUZ)
Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26 (DDO26)

Planning scheme data last updated on 27 May 2019.

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

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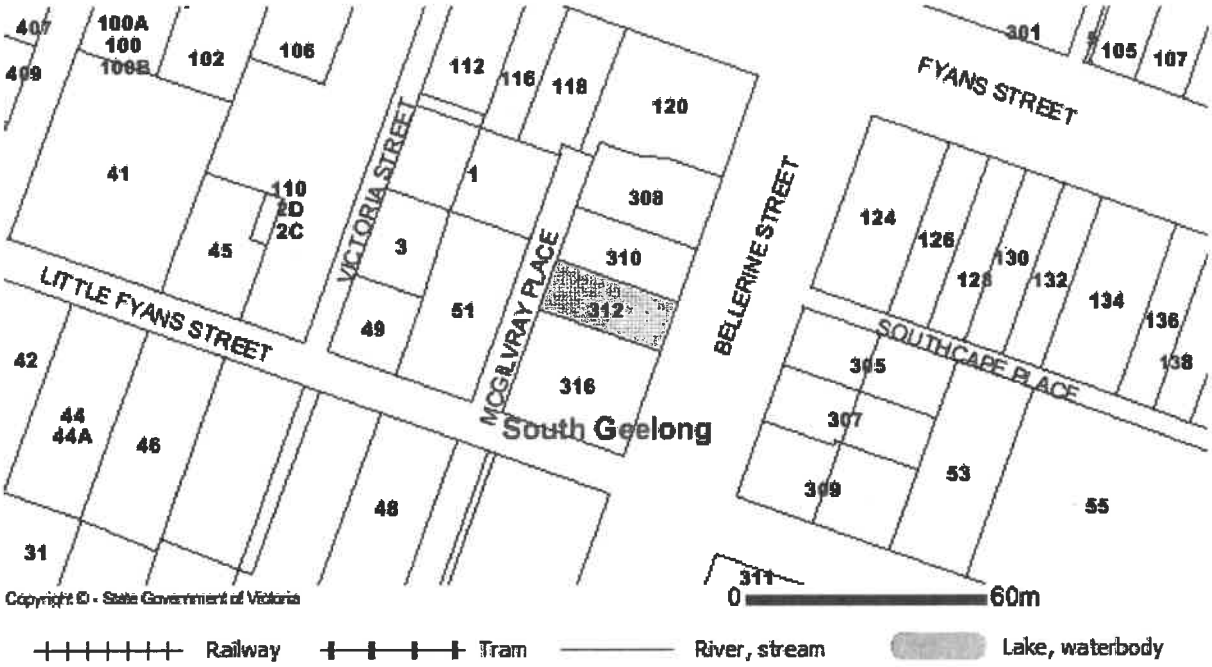
Area Map



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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au on 03 June 2019 10:27 AM

PROPERTY DETAILS

Address:	**312 BELLERINE STREET SOUTH GEELONG 3220**	
Lot and Plan Number:	**Lot 1 TP22925**	
Standard Parcel Identifier (SPI):	**1\TP22925**	
Local Government Area (Council):	**GREATER GEELONG**	www.geelongaustralia.vic.gov.au
Council Property Number:	**212216**	
Planning Scheme:	**Greater Geelong**	planning-schemes.delwp.vic.gov.au/schemes/greatergeelong
Directory Reference:	**Melway 452 B8**	

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Barwon Water**
Melbourne Water:	**outside drainage boundary**
Power Distributor:	**POWERCOR**

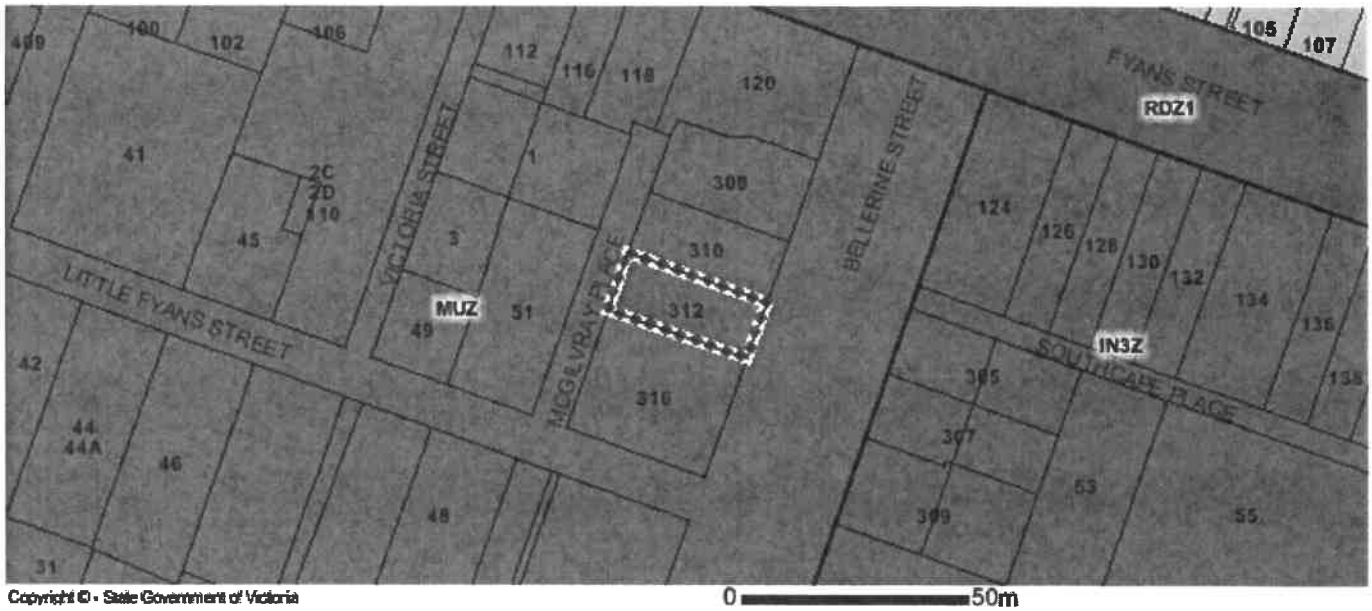
STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**GEELONG**

Planning Zones

MIXED USE ZONE (MUZ)

SCHEDULE TO THE MIXED USE ZONE (MUZ)



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GRZ - General Residential

IN3Z - Industrial 3

MUZ - Mixed Use

RDZ1 - Road - Category 1

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 www.land.vic.gov.au/home/copyright-and-disclaimer

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

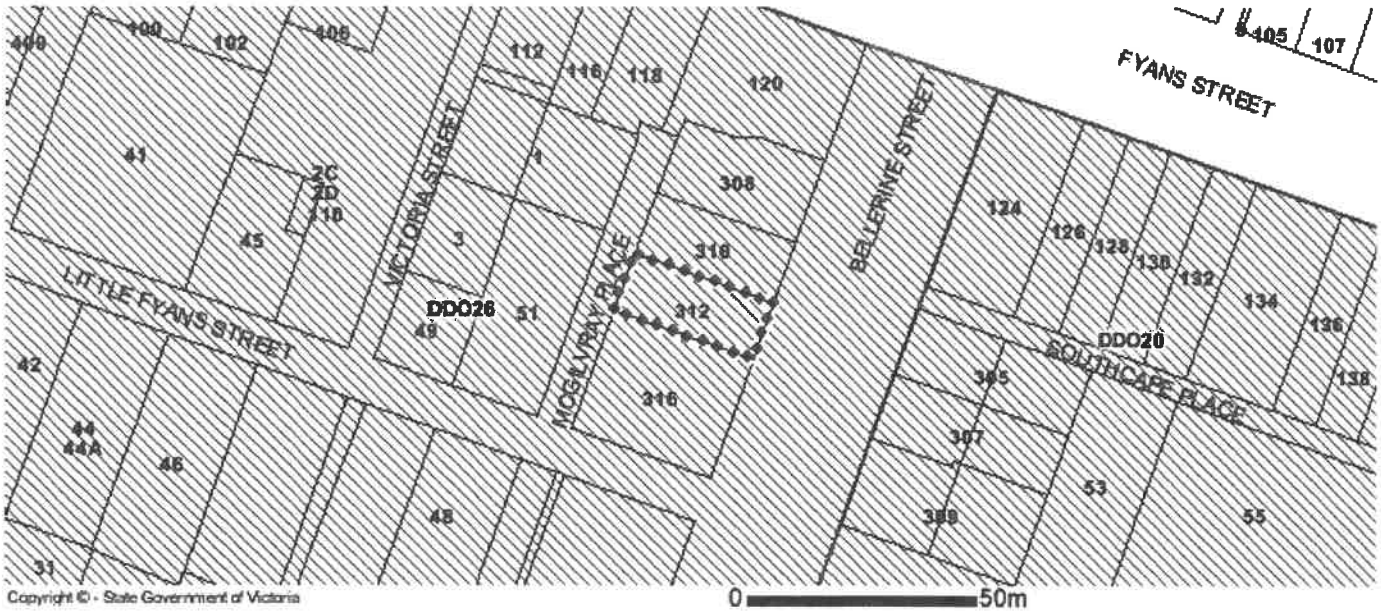
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26 (DDO26)



DDO - Design and Development

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

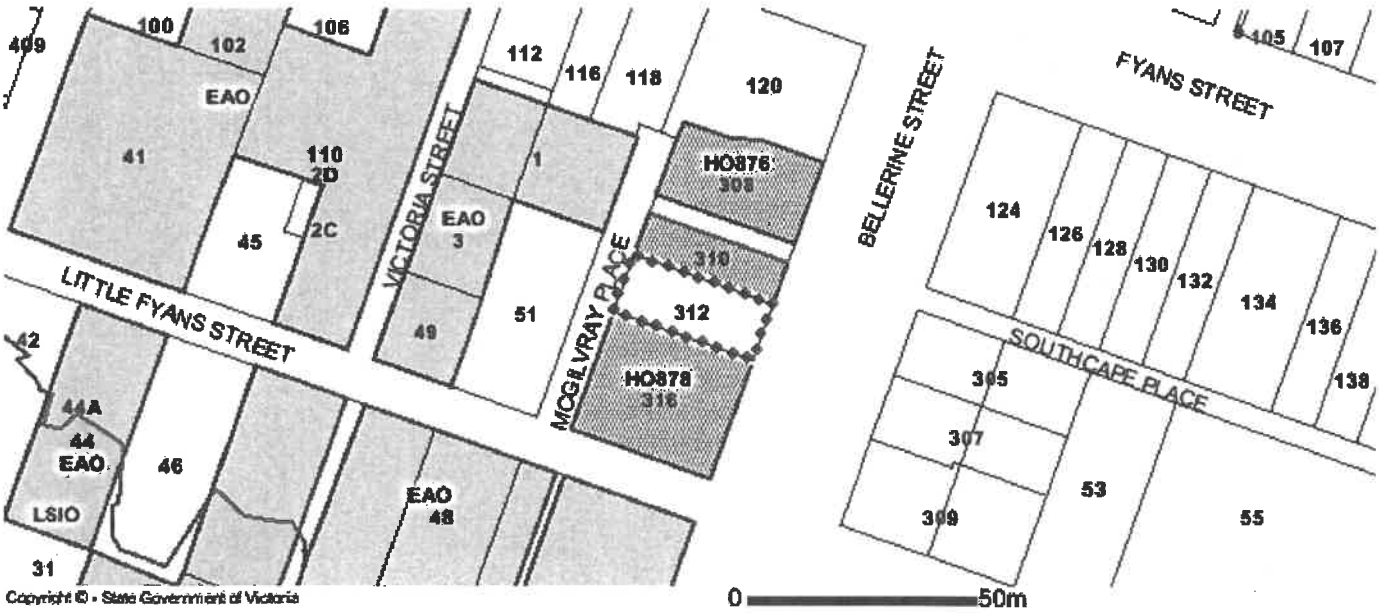
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL AUDIT OVERLAY (EAO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



EAO - Environmental Audit

HO - Heritage

LSIO - Land Subject to Inundation

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

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 27 May 2019.

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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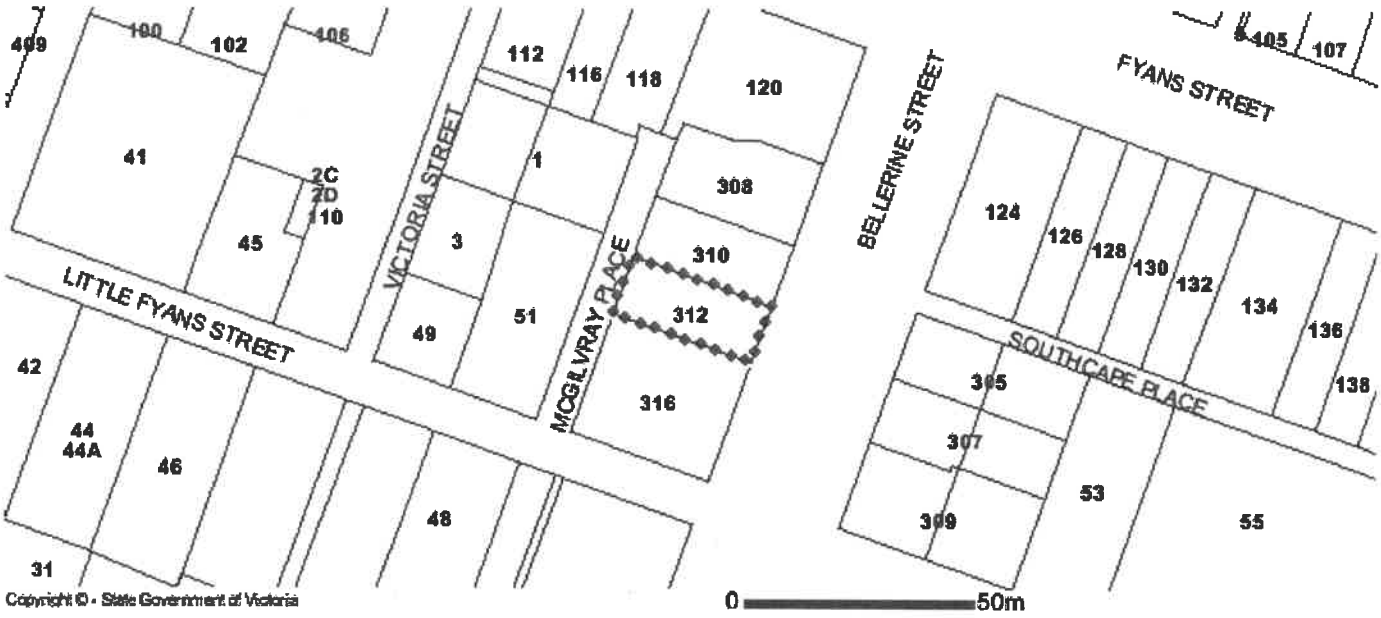
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Area

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



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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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).

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

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