Willerby's
Solicitors & Conveyancers
408 Nepean Highway Frankston 3199
Ph 03 9781 2899 Fax 03 9783 1906

VENDORS STATEMENT

pursuant to *s.32 Sale of Land Act 1962 (2014 version)*

Property: **1/9 SPENCER AVENUE, DROMANA 3936**

Vendor: **MARK ROBERT LAURENCE & KRISHINI ANISKA SIROMANI**

EXECUTION BY THE VENDOR

DATE OF THIS STATEMENT: / /

Signature of the Vendor

ACKNOWLEDGEMENT OF RECEIPT BY THE PURCHASER

The purchaser acknowledges having been given a copy of this statement signed by the vendor before the purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT: / /

Signature of the Purchaser

A: FINANCIAL MATTERS

(a) Particulars of any mortgage over the land which is not to be discharged at settlement;

[X] Not applicable

[ ] Are contained in the attached Additional Vendor's Statement

(b) Particulars of any charge over the land to secure an amount due under any Act;

[X] Not applicable

[ ] Are as follows / Are contained in the attached statement

(c) The amount of any rates, taxes, charges or other similar outgoings affecting the land and any interest payable on any part of those rates, taxes, charges or outgoings which is unpaid including any rates, taxes, charges or outgoings for which the purchaser may become liable in consequence of the sale and which the vendor might reasonably be expected to have knowledge of;

[X] Are as follows:-

Authority	Amount	Interest
Mornington Peninsula Shire Council	$1,662.95 per year	
South East Water (parks charge)	$79.02 per year	
South East Water (water service charge)	$116.72 per year	
South East Water (sewerage service charge)	$366.68 per year	
South East Water (waterways & drainage charge)	$102.08 per year	

or [ ] the total amount of those rates, taxes, charges or other similar outgoings and interest does not exceed

NOTE: Owners Corporation fees are not included in this section but where applicable will be disclosed in an attached certificate or information statement.

The purchaser may become liable to pay State Land Tax in relation to the property depending on the purchaser's other land holdings. The purchaser may become liable to pay water usage charges and sewerage disposal charges depending on the use of the property.

(d) Particulars of payments required under a Terms Contract;

[X] Not applicable

[ ] Are contained in the attached "Details of Cost of Vendor's Finance"

B: INSURANCE DETAILS

(a) If the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land;

[X] Not applicable. The Land is at the risk of the vendor until settlement

[ ] Are as follows / Are contained in the attached certificate of insurance

(b) If there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to that residence;

[X] Not applicable.

[ ] Are attached/Are contained in the attached certificate of insurance

C: MATTERS RELATING TO LAND USE

(a) Description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered);

[X] Are set out in the attached copy(ies) of title document(s)

[ ] Are as follows:-

Particulars of any existing failure to comply with the terms of that easement, covenant or restriction;

[X] The vendor does not know of any existing failure to comply with their terms.

[ ] Are as follows:-

(b) Is the land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*?

[ ] Yes

[X] No

(c) Is there access to the property by road?

[X] Yes

[ ] No

(d) Planning details in relation to the property are as follows:-

Planning Scheme:	Mornington Peninsula Planning Scheme
Responsible Authority:	Ministry for Planning
Zoning/Reservation:	Schedule to the General Residential Zone – Schedule 1
Overlay(s):	Design & Development Overlay – Schedule 1
	Environmental Significance Overlay – Schedule 17
	Vegetation Protection Overlay – Schedule 1

The purchaser buys subject to any planning or building controls or restrictions. To view planning maps and planning schemes provisions (including zoning and overlay provisions) go to *www.dse.vic.gov.au/planningschemes*

D: NOTICES

(a) 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;

[X] Nil to the vendor's knowledge

[ ] Are attached

The vendor has no means of knowing of all decisions of public authorities & government departments affecting the property unless such decisions are communicated to the vendor

(b) NOTE: If the land is used for agricultural purposes additional information is required.

(c) Particulars of any notice of intention to acquire served under s.6 of the *Land Acquisition and Compensation Act 1986*;

[X] Nil to the vendor's knowledge

[ ] Are attached

E: BUILDING PERMITS

(a) If there is a residence on the land, particulars of any building permit issued under the Building Act 1993 in the preceding 7 years in relation to a building on the land;

[X] Not applicable

[ ] Are attached

F: OWNERS CORPORATION

(a) Information concerning an Owners Corporation within the meaning of the *Owners Corporation Act 2006*;

[X] Not applicable (there is no Owners Corporation)

[ ] Is provided in the attached:-

[ ] Owners Corporation Certificate (provided by the manager/secretary)

[ ] Information Statement (provided by the vendor)

NOTE: the following additional documents must also be provided:-

- a copy of the rules of the Owners Corporation
- a statement providing advice and information to prospective purchasers and lot owners
- a copy of all resolutions made at the last annual general meeting of the Owners Corporation
- any other documents of a prescribed kind (if any)

Further information on prescribed matters can be obtained by inspection of the Owners Corporation register

[ ] The Owners Corporation is inactive as it has not in the previous 15 months had an annual general meeting, fixed any fees or held any insurance.

G: GROWTH AREA INFRASTRUCTURE CONTRIBUTION (GAIC) DETAILS

(a) Is there a work-in-kind agreement in place in respect of the land within the meaning of part 9B of the *Planning and Environment Act 1987*?

[X] No

[ ] Yes. (If so additional information is required)

(b) Is there GAIC recording in place in respect of the land within the meaning of part 9B of the *Planning and Environment Act 1987*?

[X] No

[ ] Yes. (If so additional information is required)

H: DISCLOSURE OF CONNECTED AND NON-CONNECTED SERVICES

(a) The following services are connected to the land:-

Connected?				Service
[X]	Yes	[ ]	No	Electricity
[X]	Yes	[ ]	No	Gas
[X]	Yes	[ ]	No	Water
[X]	Yes	[ ]	No	Sewerage
[X]	Yes	[ ]	No	Telephone

I: EVIDENCE OF TITLE

(a) The following documents concerning title are attached:-

[X] Copy of Register Search Statement

[X] Copy of the registered plan/diagram location

[ ] Evidence of the vendors right to sell (if the vendor is not the registered proprietor)

[ ] [For unregistered Plans only] Copy of certified Plan of Subdivision or (if not certified) the latest version of the Plan. (NOTE: for staged subdivisions or subdivisions where there is a further subdivision proposed, additional documentation is required)

[X] Other: Water Information Statement
Property Report

J: GST WITHHOLDING NOTICE

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

[ ] The property is a *new residential premises* or *potential residential land included on a property subdivision plan* for the purpose of the application of Withholding Tax

[X] The purchaser is **NOT** required to withhold GST at settlement

or

[ ] The purchaser **IS** required to withhold GST at settlement and the vendor must provide the purchaser with a withholding tax notification before settlement specifying the amount of GST to be withheld.

DUE DILIGENCE CHECKLIST

A due diligence checklist for prospective purchasers of vacant residential land or land on which there is a residence to assist purchasers in identifying information they may wish to obtain in respect of the land for sale;

[X] Is attached

[X] Is available at ***consumer.vic.gov.au/duediligencechecklist***

Consumer Affairs Victoria

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 **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.

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

VOLUME 10793 FOLIO 915

Security no : 124082838585N
Produced 29/04/2020 01:52 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 520432U.
PARENT TITLE Volume 07278 Folio 487
Created by instrument PS520432U 07/04/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MARK ROBERT LAURENCE
KRISHINI ANISKA SIROMANI both of 2/10 AVON STREET STREET BULLEEN VIC 3105
AQ788215U 05/03/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ788216S 05/03/2018
COMMONWEALTH BANK OF AUSTRALIA

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.

DIAGRAM LOCATION

SEE PS520432U 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: 9 SPENCER AVENUE DROMANA VIC 3936

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 05/03/2018

DOCUMENT END

Delivered by LANDATA®, timestamp 29/04/2020 13:53 Page 1 of 1

PLAN OF SUBDIVISION

STAGE No. /

LTO USE ONLY

EDITION 1

PLAN NUMBER

PS 520432 U

LOCATION OF LAND

PARISH: KANGERONG.
TOWNSHIP:
SECTION: 1.
CROWN ALLOTMENT: 8 (PART).
CROWN PORTION:

TITLE REFERENCES: VOL.7278 FOL.487.

LAST PLAN REFERENCE: LOT 59, L.P. 16119.

POSTAL ADDRESS: 9 SPENCER AVENUE, DROMANA, 3936.

MGA Co-ordinates (of approx. centre of plan) N 5755870 ZONE: 55 E 323325

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: MORNINGTON PENINSULA REF: 503/5312.

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 18/12/03.

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 / /~~

Re-certified under section 11(7) of the Subdivision Act 1988.
Council Delegate
~~Council Seal~~
Date 14/1/04

LTO USE ONLY
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
RECEIVED ☑
DATE: 6/4/04

LTO USE ONLY
PLAN REGISTERED
TIME 3.27 pm
DATE 7/4/04
G Vann Assistant Registrar of Titles

NOTATIONS

DEPTH LIMITATION: NIL

STAGING:
This is/is not a staged subdivision.

Planning Permit No.

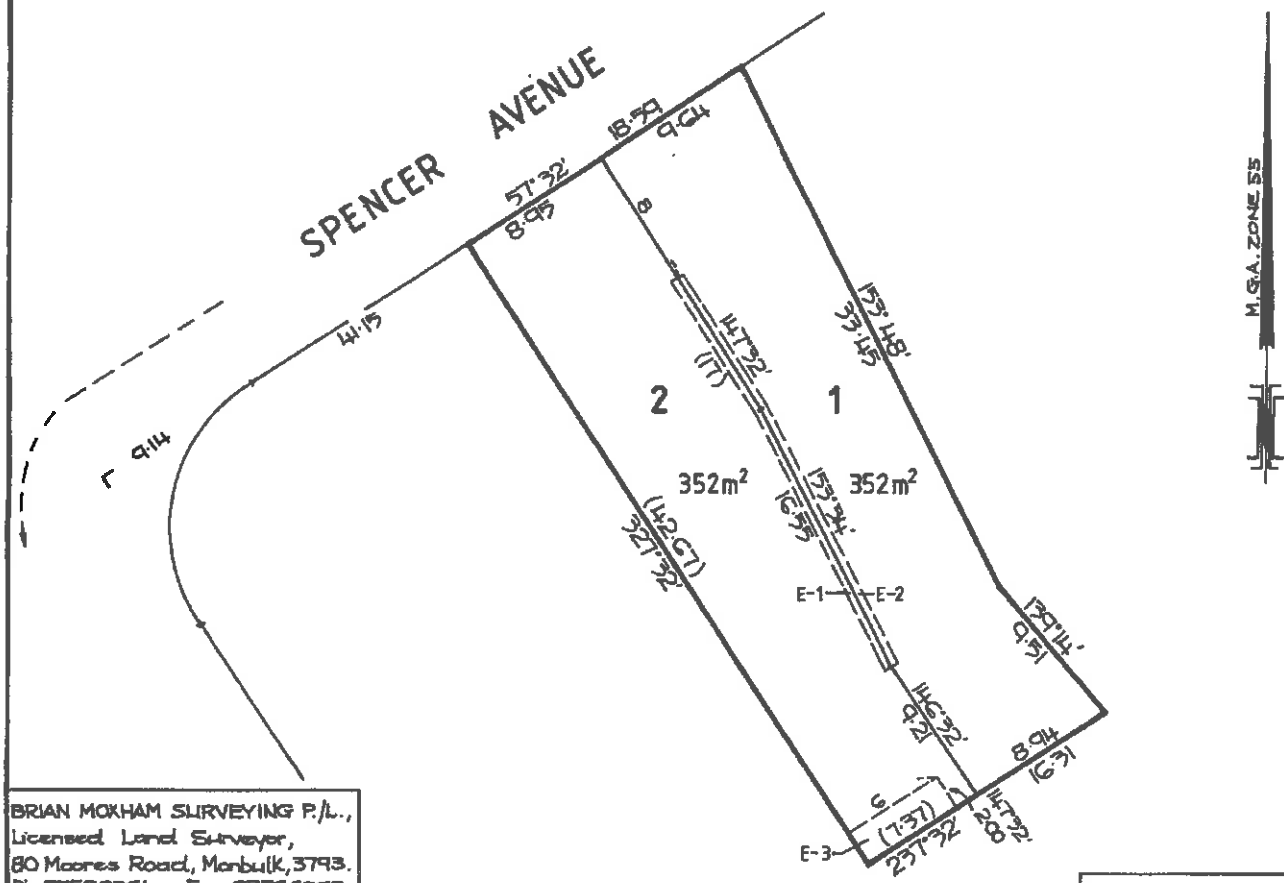
SURVEY:
This plan is/is not based on survey.

EASEMENT INFORMATION

LEGEND A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land on this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	PARTY WALL.	0·30	THIS PLAN.	LOT 1 ON THIS PLAN.
E-2	PARTY WALL.	0·30	THIS PLAN.	LOT 2 ON THIS PLAN.
E-3	SEWERAGE.	2	THIS PLAN.	SOUTH EAST WATER LIMITED.



BRIAN MOXHAM SURVEYING P/L.,
Licensed Land Surveyor,
80 Moores Road, Monbulk, 3793.
Ph. 9752 0361 Fax. 9756 6966.

Sheet 1 of 1 Sheet

SCALE 0 3 6 9
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:300
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) BRIAN DAVID MOXHAM
SIGNATURE ..... DATE 12/1/04
REF 02-08-27 VERSION 04

DATE 14/1/04
COUNCIL DELEGATE SIGNATURE

Cadfields PS07

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Willerbys Solicitors
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 1 9 SPENCER AVENUE
DROMANA 3936
1 PS 520432

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
02D//00341/15	LANDATA CER 37147779-030-6	29 APR 2020	36256462

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2019 to 30/06/2020	$79.02
Melbourne Water Corporation Total Service Charges	01/04/2020 to 30/06/2020	$25.52

(b) By South East Water

Water Service Charge	01/04/2020 to 30/06/2020	$29.18
Sewerage Service Charge	01/04/2020 to 30/06/2020	$91.67
Subtotal Service Charges		$225.39
Payments		$79.02
	TOTAL UNPAID BALANCE	$146.37

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): **https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update**

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at ***www.southeastwater.com.au***.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.

AUTHORISED OFFICER:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

Melbourne Water became responsible for waterway management, floodplain management and regional drainage on Friday 18 November 2005. Melbourne Water is undertaking an ongoing process of investigation within this area which may provide additional information applicable to this property. For further information please contact Melbourne Water on 9679-7517.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

AUTHORISED OFFICER:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

South East Water

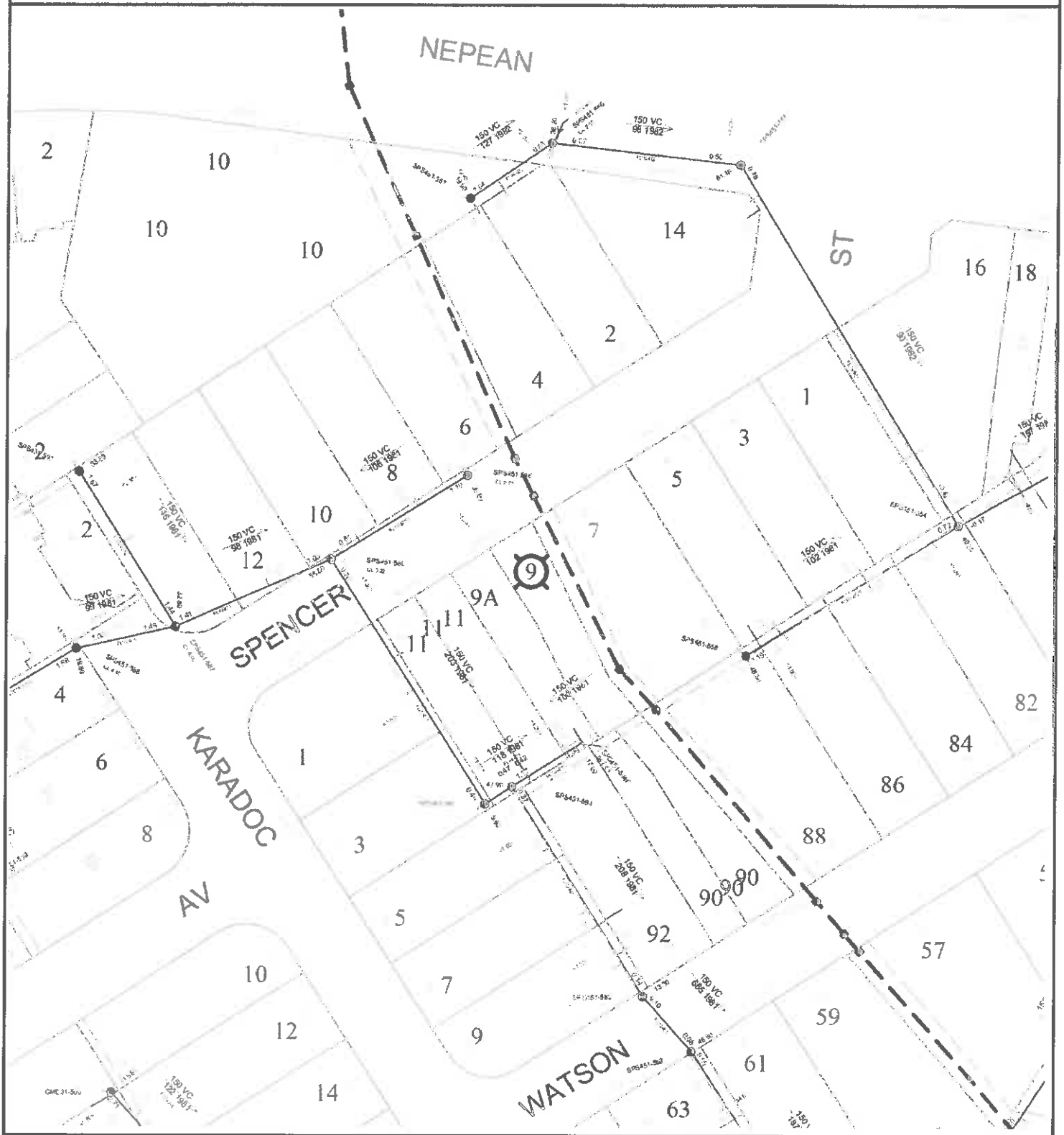
ASSET INFORMATION - SEWER & DRAINAGE

Property: Lot 1 9 SPENCER AVENUE DROMANA 3936

Case Number: 36256462

20 0 20 40
Scale in Metres

Date: 29APRIL2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

Title/Road Boundary	Subject Property	Maintenance Hole	
Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft	
Easement	225 VC / 280 M.OR Direction of Flow	<1.0>	Offset from Boundary

Melbourne Water Assets

Sewer Main	Underground Drain	Natural Waterway
Maintenance Hole	Channel Drain	Underground Drain M.H.

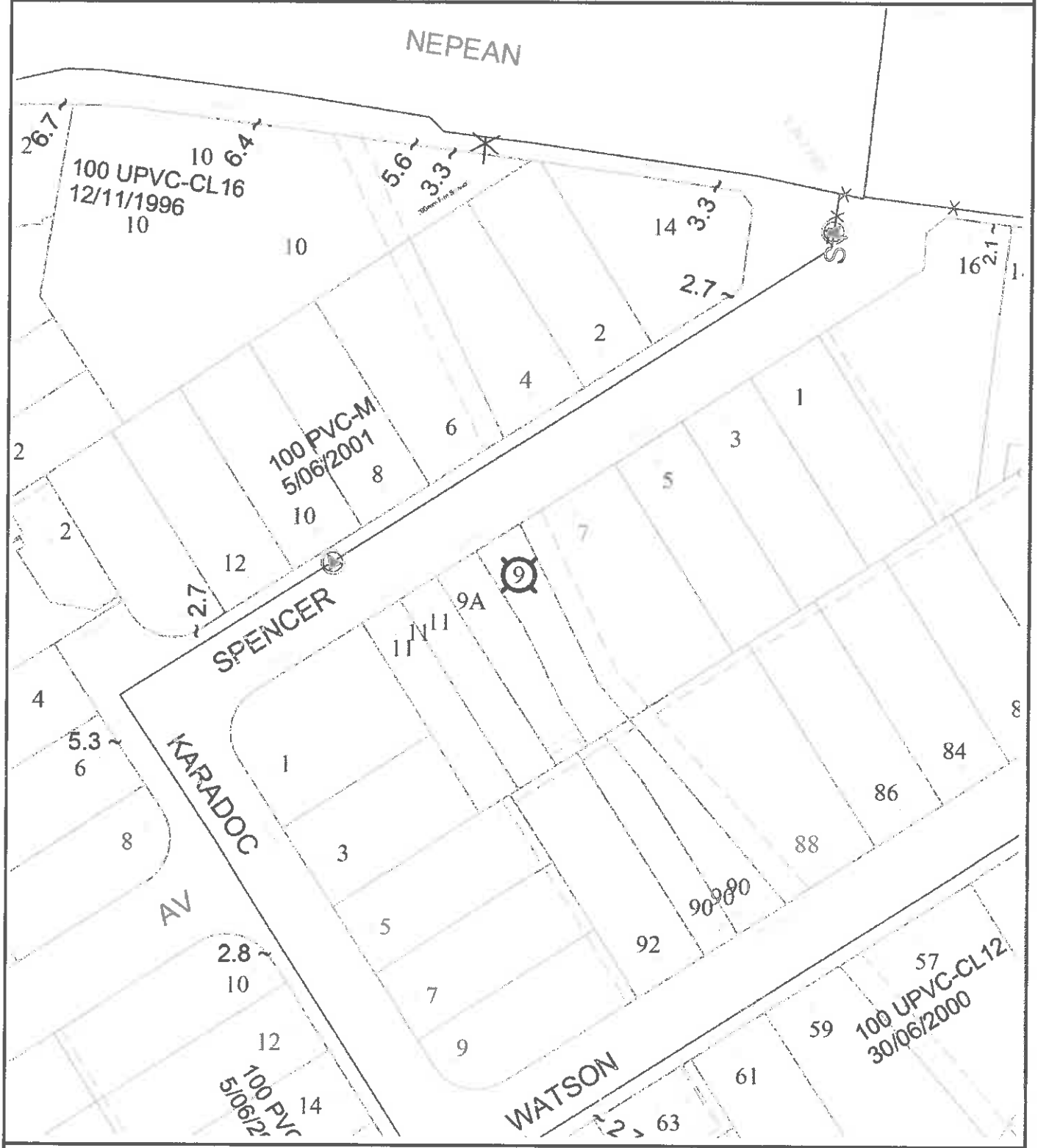
ASSET INFORMATION - WATER

Property: Lot 1 9 SPENCER AVENUE DROMANA 3936

Case Number: 36256462

Scale in Metres: 20 0 20 40

Date: 29APRIL2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement
- Subject Property
- Water Main Valve
- Water Main & Services
- Hydrant
- Fireplug/Washout
- ~ 1.0 Offset from Boundary

South East Water

ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 1 9 SPENCER AVENUE DROMANA 3936

Case Number: 36256462

20 0 20 40
Scale in Metres

Date: 29APRIL2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement
- Subject Property
- Recycled Water Main Valve
- 100 CICL 26.9.1975 — Recycled Water Main & Services
- Hydrant
- Fireplug/Washout
- ~ 1.0 — Offset from Boundary

Property Report from www.land.vic.gov.au on 29 April 2020 01:52 PM

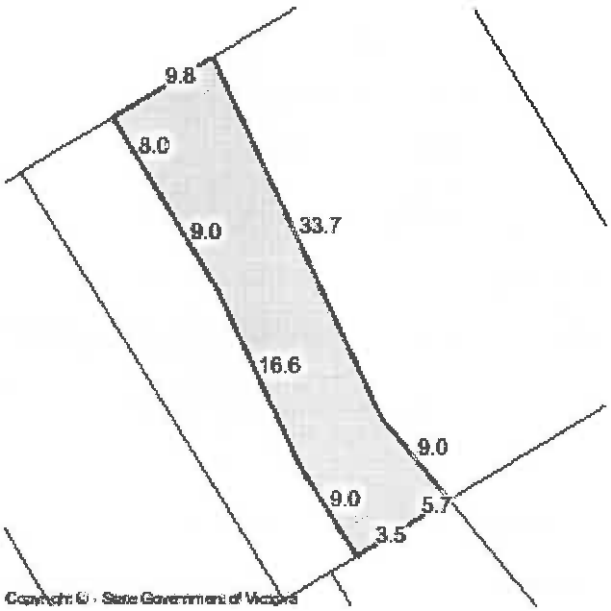
Address: 9 SPENCER AVENUE DROMANA 3936
Lot and Plan Number: Lot 1 PS520432
Standard Parcel Identifier (SPI): 1\PS520432
Local Government (Council): MORNINGTON PENINSULA **Council Property Number:** 117594
Directory Reference: Melway 159 K5

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

Site Dimensions

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



Area: 359 sq. m
Perimeter: 104 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.

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

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: NEPEAN

Utilities

Rural Water Corporation: Southern Rural Water
Melbourne Water Retailer: South East Water
Melbourne Water: inside drainage boundary
Power Distributor: UNITED ENERGY (Information about choosing an electricity retailer)

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 17 (ESO17)
VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

Planning scheme data last updated on 22 April 2020.

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

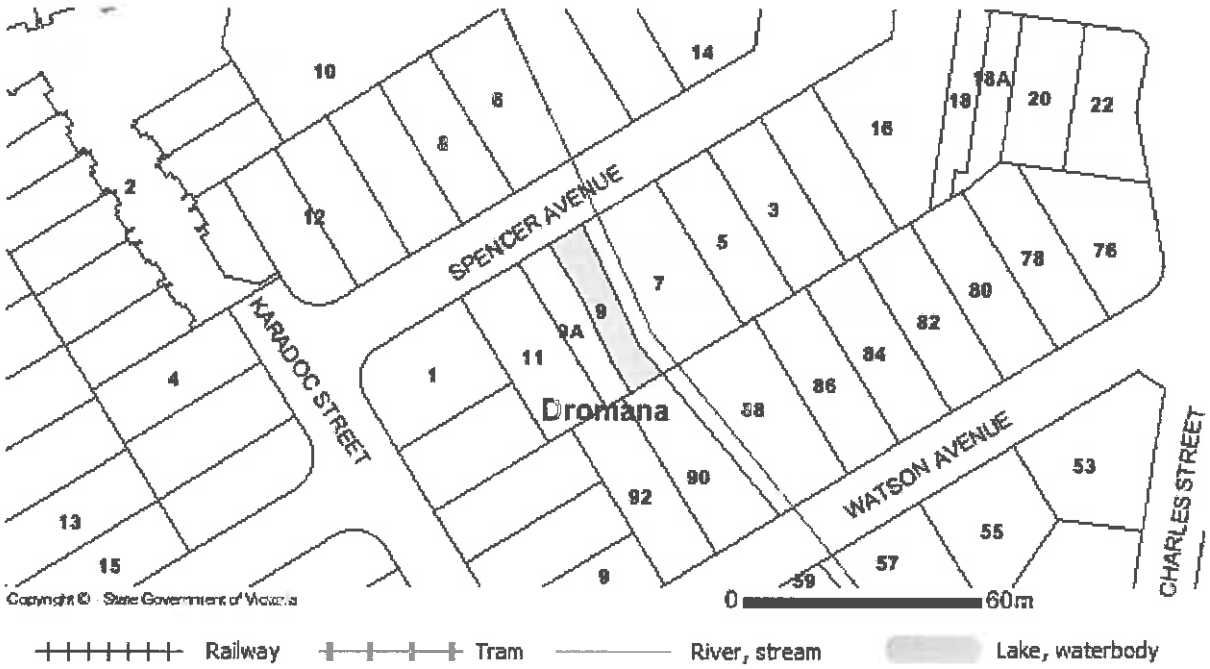
The Planning Property Report includes separate maps of zones and overlays

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

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 29 April 2020 01:52 PM

PROPERTY DETAILS

Address:	**9 SPENCER AVENUE DROMANA 3936**	
Lot and Plan Number:	**Lot 1 PS520432**	
Standard Parcel Identifier (SPI):	**1\PS520432**	
Local Government Area (Council):	**MORNINGTON PENINSULA**	www.mornpen.vic.gov.au
Council Property Number:	**117594**	
Planning Scheme:	**Mornington Peninsula**	planning-schemes.delwp.vic.gov.au/schemes/morningtonpeninsula
Directory Reference:	**Melway 159 K5**	

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Melbourne Water Retailer:	**South East Water**
Melbourne Water:	**inside drainage boundary**
Power Distributor:	**UNITED ENERGY**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**NEPEAN**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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GRZ - General Residential

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

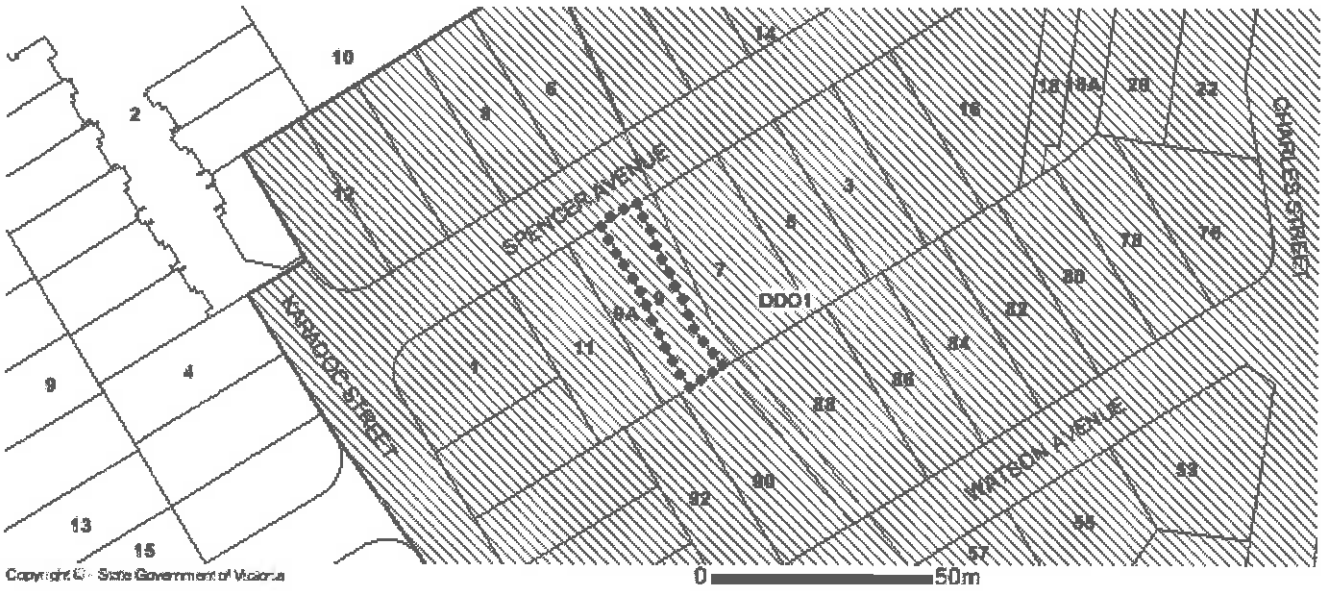
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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)

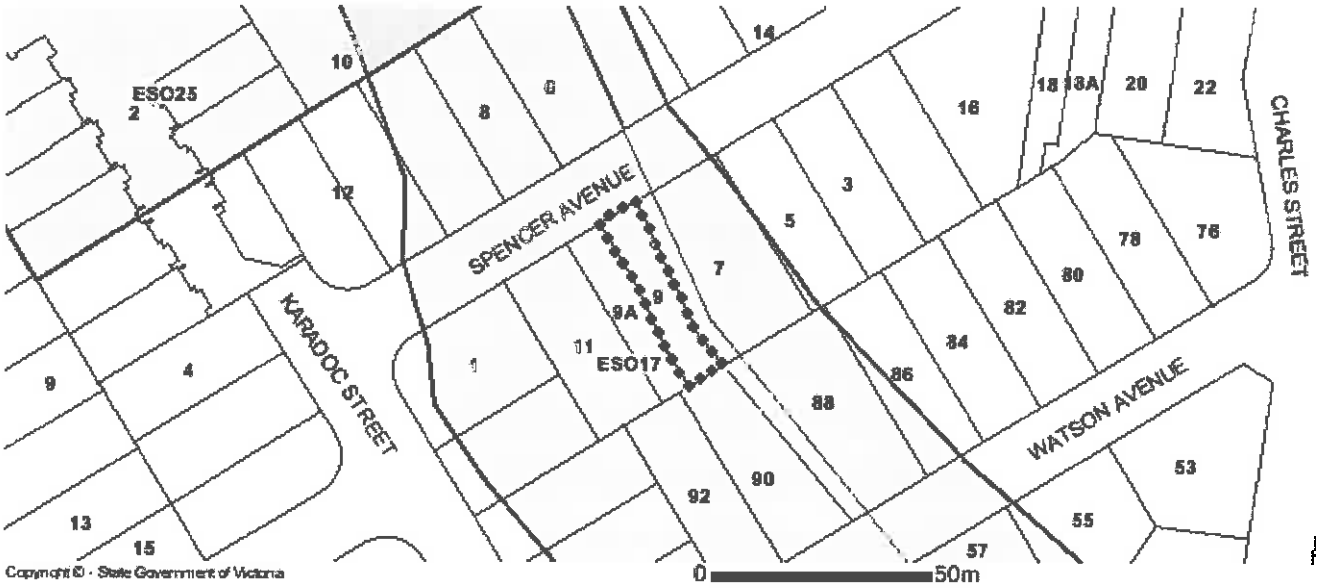


DDO - Design and Development

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 17 (ESO17)



ESO - Environmental Significance

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

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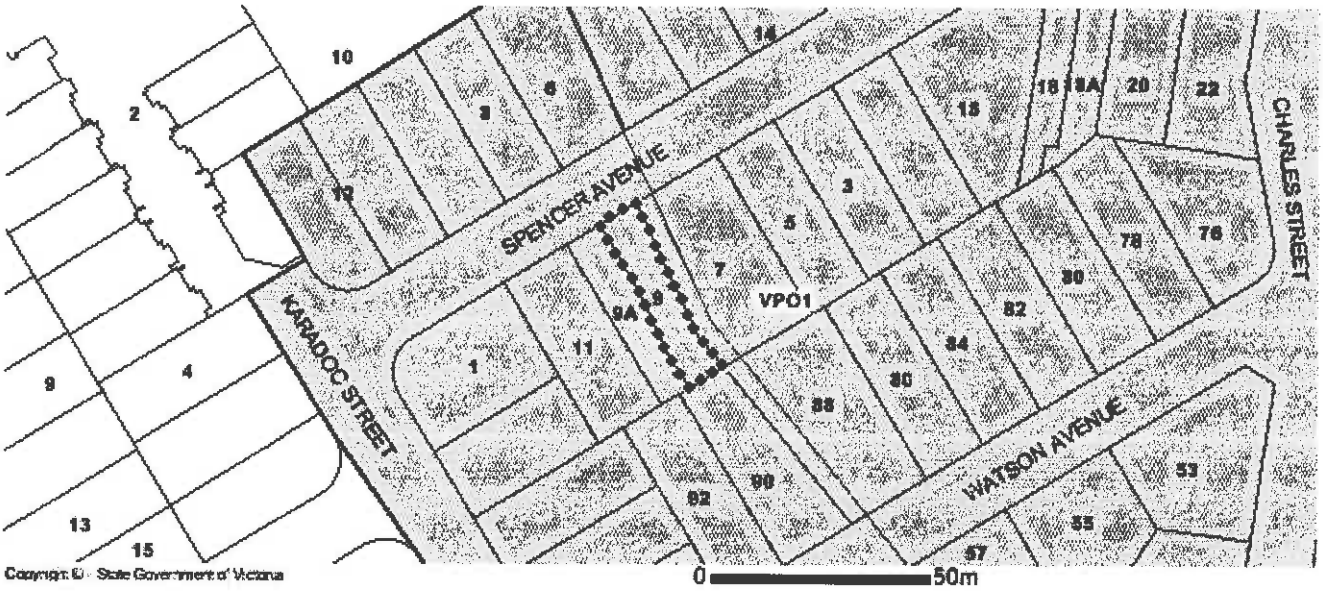
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



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VPO - Vegetation Protection

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 22 April 2020.

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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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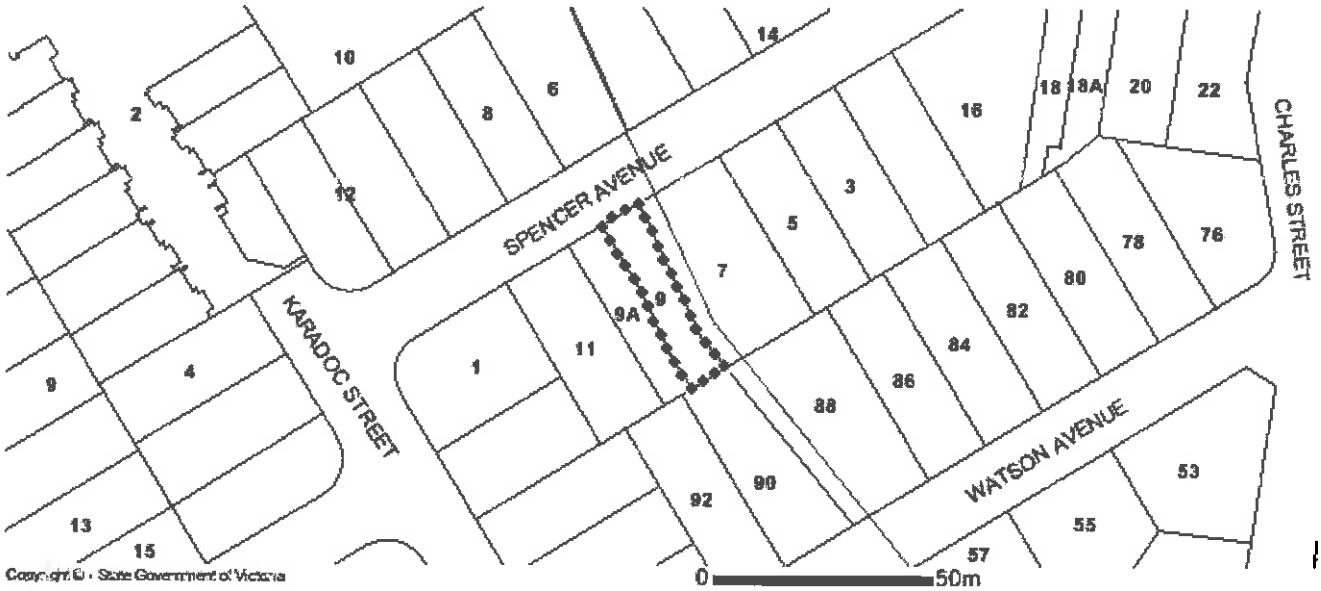
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PLANNING PROPERTY REPORT

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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