

DATED

2021

TAMARA FULLER CORNELL

VENDORS STATEMENT

Property: 130 Mountain Road, Cockatoo 3781

Sea Change Conveyancing
Licensed Conveyancers
1, 78 High Street
Cranbourne VIC 3977
Tel: 03 5995 1687
Fax: 03 5995 4284
Ref: SR:SR:10960

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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)

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

130 Mountain Road, Cockatoo 3781

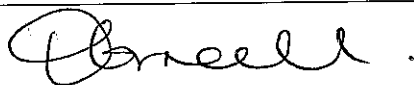
Vendor's name

Tamara Fuller Cornell

Date

20/03/2021

**Vendor's
signature**



**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$5,000.00

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

	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.

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

None to the Vendor's knowledge

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:

Are contained in the attached certificates and/or statements.

4.2 Agricultural Chemicals

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

Not Applicable

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:

None

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

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.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

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 08394 FOLIO 628

Security no : 124088132874C
Produced 15/02/2021 04:53 PM

LAND DESCRIPTION

Lot 1 on Title Plan 319741Q (formerly known as part of Crown Allotment 123M Parish of Gembrook).
PARENT TITLE Volume 04676 Folio 065
Created by instrument B474314 01/08/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TAMARA FULLER CORNELL of 130 MOUNTAIN ROAD GEMBROOK VIC 3783
AG333136S 06/02/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG333137Q 06/02/2009
WESTPAC BANKING CORPORATION

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 TP319741Q 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: 130 MOUNTAIN ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Scott Ashwood P/L

Phone: Code 1557Q

Address:

Ref.:

Customer Code:

Privacy Collection Statement

The information from this form is collected under statute and maintained for the purpose of

AG333136S

06/02/2009 \$1346 45

CONTROL

Office

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Volume 08394 Folios 628.

Estate and Interest: (e.g. "all my estate in fee simple")

All our estate in fee simple

Consideration:

\$525,000-00

Transferor: (full name)

Trevor David Young and Joy Elsa McGrath

Transferee: (full name and address including postcode)

Tamara Fuller Cornell of 130 Mountain Road, Gembrook Victoria 3783.

Directing Party: (full name)

Dated: 20/11/2009 January 2009.

Execution and attestation:

SIGNED by the said TRANSFERORS both in the presence of:

Witness:

SIGNED by the said TRANSFEE in the presence of:

Witness:

Approval No. 18170711L

ORDER TO REGISTER

Please register and issue title to

T1



Signed

Cust. Code:

STAMP DUTY USE ONLY

Scott Ashwood Pty Ltd	
DRS	AP 414
Vic Duty	\$26,570.00
Consideration	\$525,000.00
Trans No.	1110/2009
Endorse Date	27/01/2009
Section	Original
VENECIAE Signature	Mill

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

464151 886039

TITLE PLAN		EDITION 1	TP 319741Q						
Location of Land Parish: GEMBROOK Township: Section: Crown Allotment: 123M(PT) Crown Portion: Last Plan Reference: Derived From: VOL 8384 FOL 628 Depth Limitation: 50 FEET		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information ALL THAT piece of land delineated and coloured purple on the map in the margin being part of Crown Allotment 123 ^M Parish of Gembrook - - - Together with a right of carriageway over the road coloured brown on the said map - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 16/02/2000 VERIFIED: M P COLOUR CODE P = PURPLE BR = BROWN							
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 123M (PT)</td> </tr> </tbody> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 123M (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 123M (PT)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201169 x Links	Sheet 1 of 1 sheets							

Second instalment notice

Valuation, rates and charges for 2020-21



CORNELL, T F
130 MOUNTAIN RD
COCKATOO VIC 3781



028
1001963
R1_4327

Rateable property details:

130 Mountain Rd
Cockatoo 3781
L1 TP319741 V8394 F628 3945.7 m2

IMPORTANT

You may notice a reduced balance on this instalment notice of either \$4.95 (residential) or \$5.40 (commercial). This relates to a credit applied against properties with a waste charge due to the reduced Victorian Government landfill levy not being reflected in the waste charge amount on Council's annual rates notices issued in August.

Instalment 2

Amount due: \$2,254.58

Date due: 30/11/2020

Property number: 2601252400

Issue date: 09/11/2020

Amount due includes Victorian Government charges of \$142.99

3rd Instalment: Due 28 Feb 2021

4th Instalment: Due 31 May 2021

Reminder notices will be sent prior to instalment due dates.

The total amount due does not take into account payments received after 3 November 2020.

If you are paying your rates by an arrangement other than the four instalments please ignore this notice.

Payment options

FlexiPay

Set up regular payments to suit your budget at cardinia.vic.gov.au/flexipay



Set up regular Centrepay deductions from your Centrelink payments at humanservices.gov.au/centrepay CRN: 555 012 959V



Billir code: 858944
Ref: 26012524000



Pay by cheque or money order (please attach this slip) and mail to PO BOX 7, Pakenham VIC 3810

BPAY @ this payment via internet or phone banking
BPAY View @ - view and pay this bill via internet banking
BPAY View registration number: 26012524000



Billpay Code: 0860
Ref: 2601 2524 0000 000

Call 131 816, go to postbillpay.com.au or visit an Australia Post store



*860 260125240000000



For emailed notices:
cardinia.enotices.com.au
Reference No: BE589EF98G

Instalment 2

Property number: 2601252400

Property address:
130 Mountain Rd

Date paid:

Receipt number:

For more
information



1300 787 624



www.cardinia.vic.gov.au



ABN 32 210 906 807



REMINDER NOTICE

Emailed to: tamarafcornell@gmail.com
MS T CORNELL
130 MOUNTAIN RD
COCKATOO VIC 3781

Enquiries	1300 304 688
Faults (24/7)	13 2762
Payment assistance	1800 994 789
Account number	74 2948 0000
Invoice number	7421 8355 47549
Issue date	30 Sep 2020
Property address	130 MOUNTAIN RD COCKATOO
Property reference	1434215, LOT 1

Tax Invoice Yarra Valley Water ABN 93 066 902 501

yvw.com.au

REMINDER

We've noticed that you haven't paid your recent bill for \$14.44, please pay now.

Are you experiencing financial pressure? We are here to help and can offer extra support and flexibility to suit your situation. Please call us on 1800 994 789.

Already paid in the last few days? Thanks, please disregard this notice.



HOW TO PAY

Need more time to pay? Go to
yvw.com.au/moretime or call us on 1300 304 688.



*3042 742183554754 9

Yarra Valley Water ABN 93 066 902 501

Yarra Valley Online Water Manage your account online 24/7 when it suits you. Register or log in at yvw.com.au/online.

Direct debit Set up direct debit payments via your online account or call 1300 304 688.

Credit card Pay online at yvw.com.au/paying, via your online account or call 1300 362 332.

Centrepay Arrange regular deductions from your Centrelink payments – use your myGov account online or contact Centrelink, Ref: 555 054 118T.

BPAY® Make this payment by telephone or internet banking.



Biller code: 344366
Ref: 742 9480 0004

Post billpay Pay in person at any post office, by phone on 13 18 16 or at postbillpay.com.au.



Billpay code: 3042
Ref: 7421 8355 47549

Cheque Mail a cheque with this portion of your bill to Yarra Valley Water, GPO Box 2860 Melbourne VIC 3001.

MS T CORNELL
Account number 74 2948 0000
Invoice number 7421 8355 47549
Total due \$14.44
Due date Please pay now
Amount paid \$

PAYMENT ASSISTANCE

Assistance is available if you're having difficulty paying. Call us on **1800 994 789**.

NEED TO GET IN TOUCH?



If you have any queries, please contact us at enquiry@yvw.com.au or on **1300 304 688**.

To talk to us about an unresolved issue or make a complaint, call **1300 304 688**, visit our website at yvw.com.au or email customerrelationsteam@yvw.com.au.



Hearing impaired customers Contact the National Relay Service on **133 677** or visit relayservice.gov.au. This is a 24 hour service.

For language assistance

العربية	1300 914 361	Ελληνικά	1300 931 364
廣東話	1300 921 362	普通话	1300 927 363

For other language assistance, please call **ezispeak**.

Македонски	03 9046 4173	Hrvatski	03 9046 4173
한국어	03 9046 4173	Српски	03 9046 4173
فارسی	03 9046 4173	Türkçe	03 9046 4173
Italiano	03 9046 4173	Tiếng Việt	03 9046 4173

HAVING TROUBLE PAYING?

If you are having problems paying your bill, we have a variety of flexible payment options to help. Please call us on **1800 994 789** for a confidential discussion.

Property Report from www.land.vic.gov.au on 15 February 2021 04:51 PM

Address: 130 MOUNTAIN ROAD COCKATOO 3781

Lot and Plan Number: Lot 1 TP319741

Standard Parcel Identifier (SPI): 1\TP319741

Local Government (Council): CARDINIA Council Property Number: 2601252400

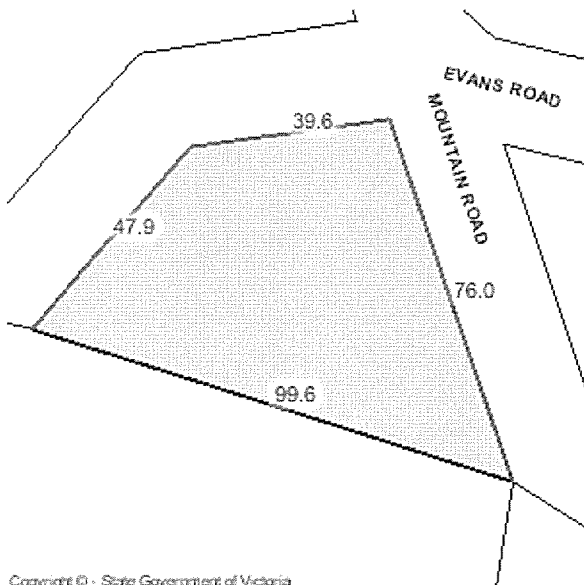
Directory Reference: Melway 312 C2

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

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

Site Dimensions

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



Area: 3672 sq. m

Perimeter: 263 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](#)

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State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: GEMBROOK

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: Yarra Valley Water

Melbourne Water: inside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GREEN WEDGE ZONE (GWZ)
GREEN WEDGE ZONE - SCHEDULE 2 (GWZ2)

Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

Planning scheme data last updated on 10 February 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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

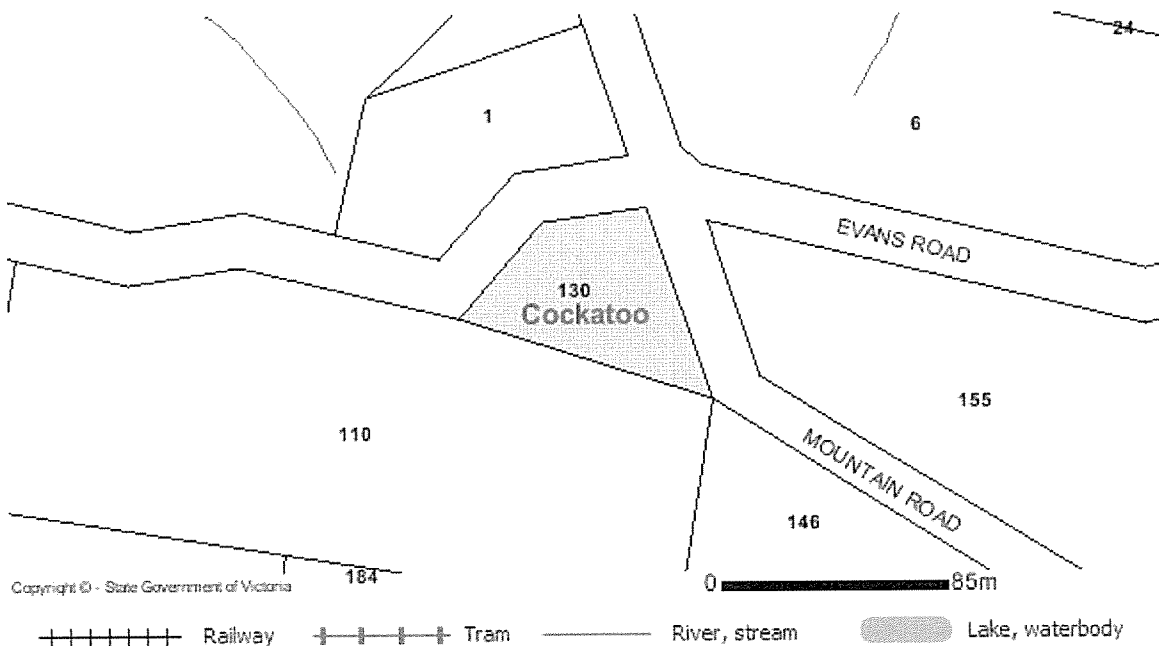
The Planning Property Report includes separate maps of zones and overlays

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 on 15 February 2021 04:51 PM

PROPERTY DETAILS

Address: **130 MOUNTAIN ROAD COCKATOO 3781**
Lot and Plan Number: **Lot 1 TP319741**
Standard Parcel Identifier (SPI): **1\TP319741**
Local Government Area (Council): **CARDINIA**
Council Property Number: **2601252400**
Planning Scheme: **Cardinia**
Directory Reference: **Melway 312 C2**

www.cardinia.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/cardinia

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **AUSNET**

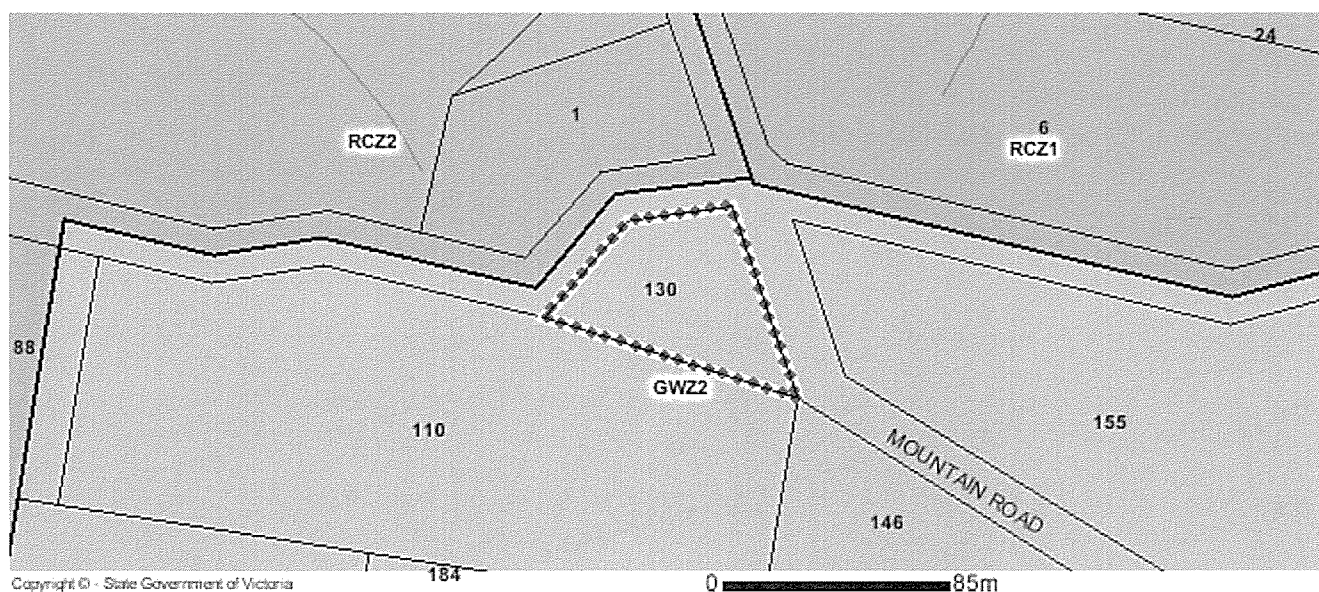
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GEMBROOK**

Planning Zones

GREEN WEDGE ZONE (GWZ)

GREEN WEDGE ZONE - SCHEDULE 2 (GWZ2)



GWZ - Green Wedge

RCZ - Rural Conservation

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

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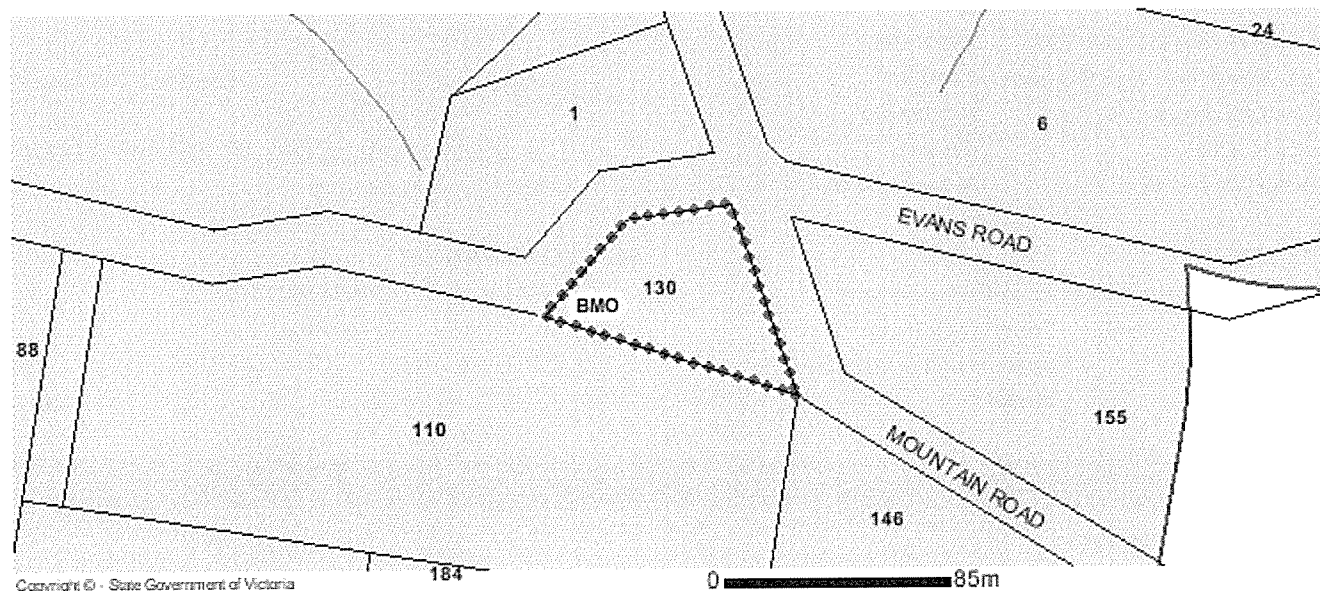
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Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

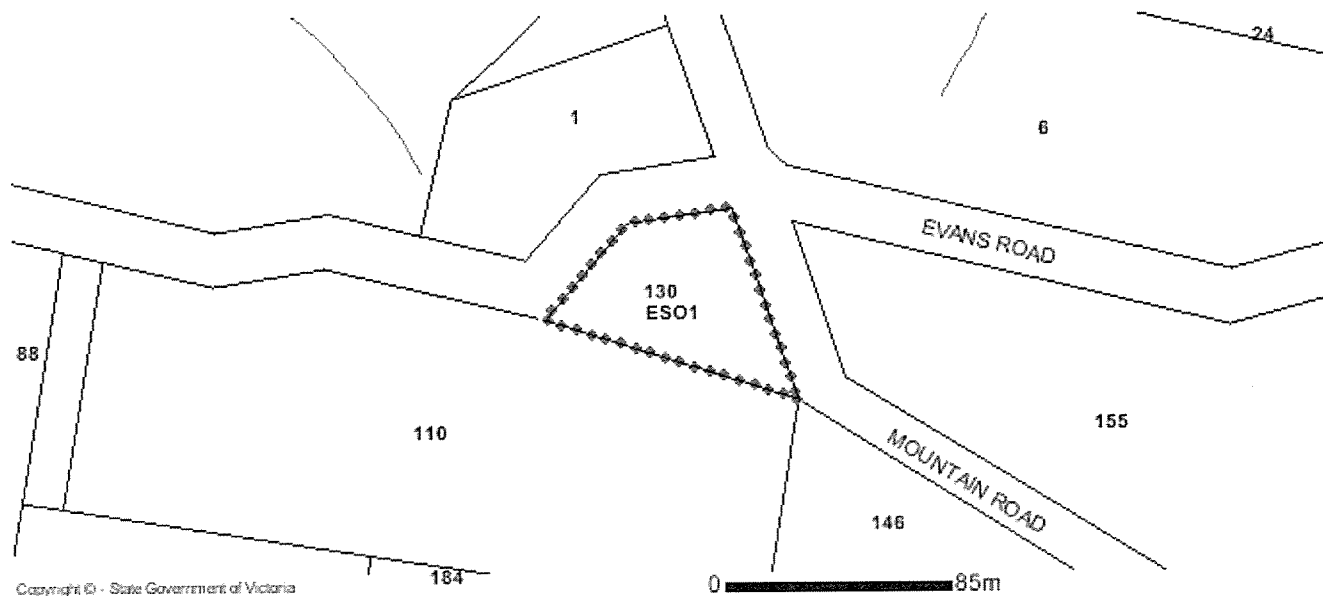


 BMO - Bushfire Management

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 1 (ESO1)



 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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Further Planning Information

Planning scheme data last updated on 10 February 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <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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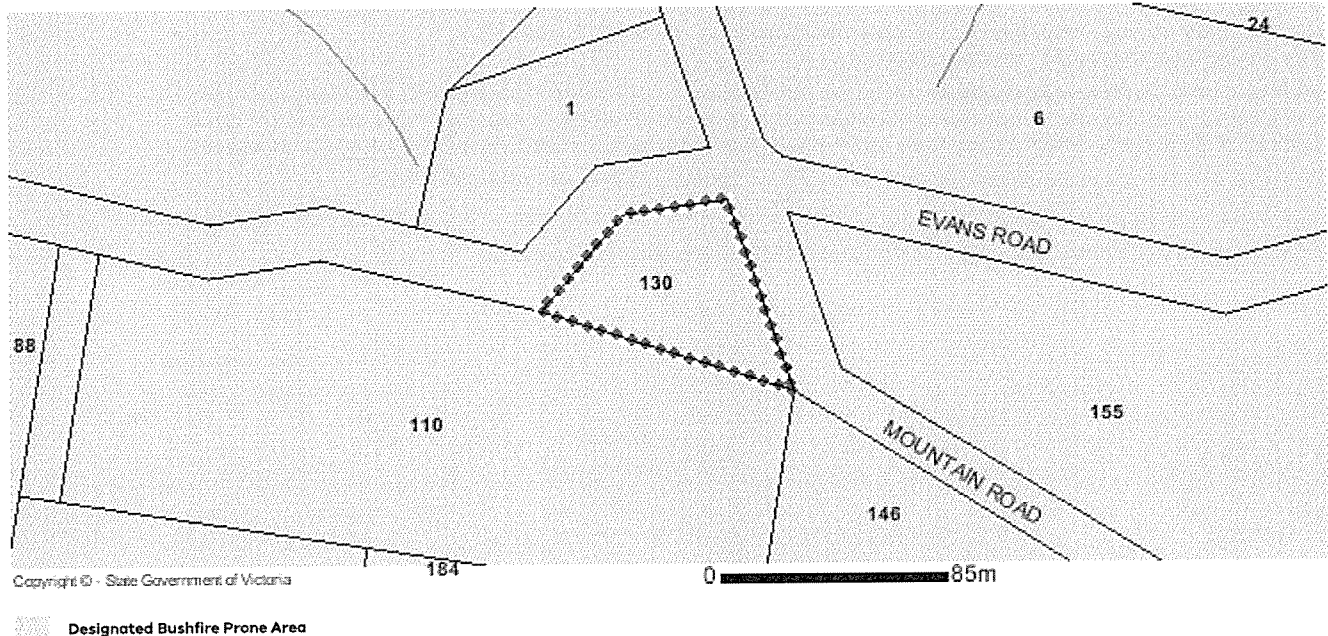
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Designated Bushfire Prone Area

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



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>