


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	3 Maskell Street, Selby 3159	
Vendor's name	Joshua Frederick Barry	Date 13 / 10 / 20
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

- 1.1 Information concerning the amount of annual rates, taxes, charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and interest): are contained in the attached certificates or their total does not exceed: \$4,500.00

1. Yarra Shire Ranges Council
2. **South East Water**
3. Land Tax could be payable on this property.

Any further amounts (including any proposed Owners Corporation Levy and land tax) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- a. Their total does not exceed \$4,500.00 (not including water usage). The particulars of any Charge whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows: None to the Vendor's knowledge
- b. All outgoings will be adjusted between the parties at the time of settlement. Services may be disconnected at or prior to settlement. Purchasers will be responsible for any reconnection fee which may be incurred.

1.1 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.

1.2 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): -

Not Applicable.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☒

3.4 Planning Scheme

The required specified information is as follows:

Name of planning scheme	Yarra Shire Ranges
Name of responsible authority	Yarra Shire Ranges Council
Zoning of the land	Property Report Attached
Name of planning overlay	Property Report Attached

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

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. PURCHASER'S ACKNOWLEDGMENT

The Purchaser hereby acknowledges that prior to the execution of the Contract or any other contract, agreement or document whatsoever in relation to the purchase of the land the Purchaser received from the Vendor or the Vendor's agent a copy of his Vendor's Statement signed by the Vendor. *The Purchaser also acknowledges that the information herein is provided solely by the Vendor, that the Vendors Undertakings Only to the Vendor's Representative (para 14), shall not enure for the benefit of the Purchaser and that no statements or representations whatsoever are made by Specialised Conveyancing Services as to anything in relation to the property.*

The Purchaser agrees that if he requires any information in the Owners Corporation Certificate (if applicable) to be updated at any time, he agrees to pay for any further Owner's Corporation Certificate or information.

14. VENDOR'S UNDERTAKINGS ONLY TO THE VENDOR'S REPRESENTATIVE

The Vendor confirms that this statement and the representations and warranties given by the Vendor in lieu of requisitions have been printed solely in accordance with the Vendor's instructions and from the information and documents provided or approved by the Vendor and are true and correct. The Vendor undertakes to exercise all possible diligence and provide full disclosure of all relevant information. The Vendor is aware that Specialised Conveyancing Services have only been employed to fill up this document in accordance with the Vendor's said instructions and the information and documents provided or approved by the Vendor.

The Vendor certifies that it is not aware of: (a) any variation between the land occupied by the Vendor and the land described in the Certificate/s of Title; (b) any encumbrances not disclosed in this document (c) any failure to obtain any necessary planning building or other permits; (d) the property being affected by any environmental, landslip, flooding, fill, latent defects or historical significance issues; (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property; (f) the Vendor's occupation of any adjacent land which is not contained in the land being sold; (g) any buildings erected over any easements; (h) any rights over any other land (i.e. a roadway) other than those disclosed herein and; (i) any proposal in relation to any other land which may affect the land being sold.

The Vendor acknowledges having read this statement, all the documents and the representations and warranties given the Vendor in lieu of requisitions and the Vendor accepts sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the foregoing, any information conditions, Titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 1962, the Domestic Building Contracts and Tribunal Act 1995 and/or any other Act or regulation. The Vendor agrees that this Vendors Statement and the documents herewith (including the Search of the Title) must be updated at the expiration of six (6) calendar months from the date of the search of Title herewith. The Vendor will not hold Specialised Conveyancing Services responsible if the Vendor's Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Specialised Conveyancing Services.

The Vendor undertakes to keep the property and all improvements therein and thereon, fully insured for their full replacement cost (new or old) until the final settlement of the matter.

15. 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)

--

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)



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

Page 1 of 1

VOLUME 09631 FOLIO 928

Security no : 124085970862P
Produced 09/10/2020 03:01 PM

LAND DESCRIPTION

Land in Plan of Consolidation 160675Y.

PARENT TITLES :

Volume 08104 Folio 787 Volume 08104 Folio 790

Created by instrument CP160675Y 12/09/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOSHUA FREDERICK BARRY of 3 MASKELL STREET SELBY VIC 3159
AG844172N 30/10/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG844173L 30/10/2009
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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP160675Y 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: 3 MASKELL STREET SELBY VIC 3159

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 29/04/2017

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	CP160675Y
Number of Pages (excluding this cover sheet)	1
Document Assembled	09/10/2020 15:09

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.


The document is invalid if this cover sheet is removed or altered.

CP 160675 Y

CP160675

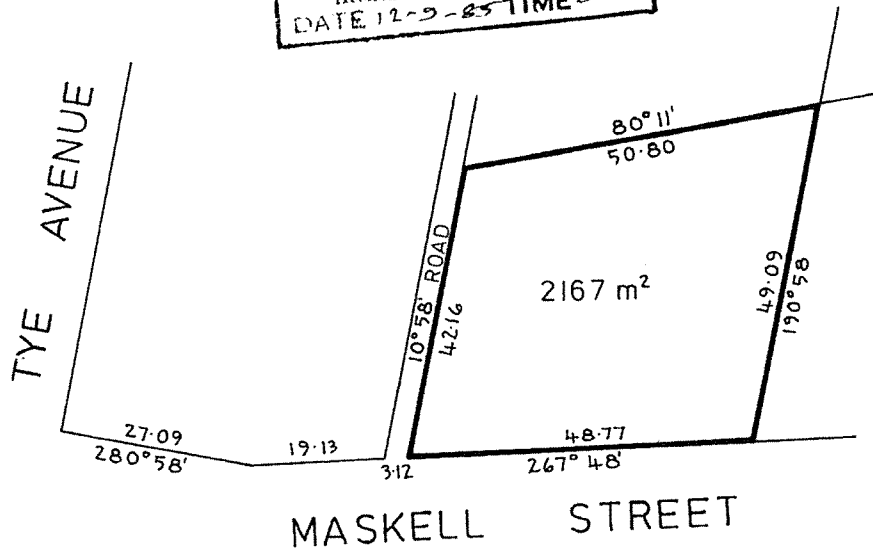
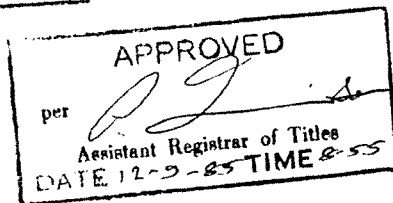
CP160675

PLAN OF CONSOLIDATION
PART OF CROWN ALLOTMENT 36
SECTION A
PARISH OF NARREE WORRAN
COUNTY OF MORNINGTON

Scale: 
 LENGTHS ARE IN METRES

LOTS 213 & 214 ON LP. 13488

CHART No. 14



V 8104 F 787
 V 8104 F 790

Vol 9631 Fol 928

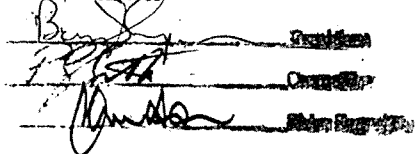
**SEAL & ENDORSEMENT
 OF MUNICIPALITY**

Sealed Pursuant to the provisions of
 Sec. 569 A B of the Local Gov. Act

SHIRE OF SHERBROOKE


The Common Seal of the President,
 Councillors and Ratepayers of the
 Shire of Sherbrooke is hereby
 affixed this 22nd day of
April 1985

in the presence of


 President
 Councillor
 Ratepayer

SURVEYORS CERTIFICATION

I certify that this plan has been made by me
 or under my immediate supervision and accords
 with title.


 LICENSED SURVEYOR

DATED 20.3.85

REF. 1464

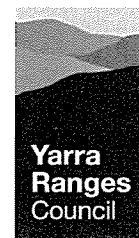
CP160675

COUNCIL REF: 36/HW- A/21

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au



Certificate Number: 96787
Issue Date: 09-Oct-2020
Applicant Reference: 20/2235:97216

Narda Fouad
353 Waverley Road
Mount Waverley 3149

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 61601/8
Property Address: 3 Maskell Street, Selby VIC 3159
Property Description: CP160675 Ca 36/37A PNarree Worran

VALUATION INFORMATION

Current Level of Value Date: 1 January 2020
Operative Date of Value: 01-Jul-2020
Site Value: 330,000
Capital Improved Value: 525,000
Net Annual Value: 26,250

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2021		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	1,519.35	Legal Charges Arrears	0.00
Waste Charge	332.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	141.35	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	1,992.70
		Rebates including COVID-19	0.00
		Credit	
		Payments since 1 July 2020	-0.03
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	1,992.67
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	1,992.70	Balance Outstanding	\$1,992.67

Rates are due to be paid in full by 15 Feb 2021, if payment is not being made by instalments.

Payment can be made by:

- BPAY – Biller Code 8979 Reference 616018
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 616018

NOTICES AND ORDERS: There are/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.

Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There is/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

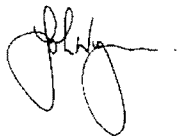
There is/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

OTHER INFORMATION

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



John Winzer

Executive Officer, Property Rating Services Date: 09-Oct-2020
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$27.00 being the fee for this Certificate.

Specialised Conveyancing Services
E-mail: scs353@gmail.com

Statement for property:
LOT 214/ 3 MASKELL STREET SELBY
3159
214/ LP 13488

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59C//18852/20	20/2235	09 OCTOBER 2020	37322535

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	01/07/2020 to 30/06/2021	\$79.02
Melbourne Water Corporation Total Service Charges	01/10/2020 to 31/12/2020	\$14.32

(b) By South East Water

Water Service Charge	01/10/2020 to 31/12/2020	\$25.53
Sewerage Service Charge	01/10/2020 to 31/12/2020	\$93.02
Subtotal Service Charges		\$211.89

Payments \$79.02

TOTAL UNPAID BALANCE \$132.87

- The meter at the property was last read on 25/08/2020. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge \$1.25 per day

Sewage Disposal Charge \$0.34 per day

- 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.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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

- 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.
- 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.

Sewerage works are now available to service the land. South East Water encourages the owner to connect to its sewerage system. If a Notice to Connect is issued under Section 147 of the Water Act 1989 (VIC) the property owner will be required to connect to sewer within 3 months of the notice.

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.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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

The discharge of sewage from the property is via a Pressure Sewer System which comprises property boundary kit (non-return valve and housing), pump unit, tank and control box located within the property boundary and the property discharge line connected to the reticulated sewerage system. **SOUTH EAST WATER RESPONSIBILITY:** The ongoing maintenance of the Pressure Sewer System **PROPERTY OWNER RESPONSIBILITY:** The property owner is responsible for the ongoing maintenance of pipe work from the pressure sewer system to any building on the property and all electricity costs to operate the Pressure Sewer System.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

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.

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:

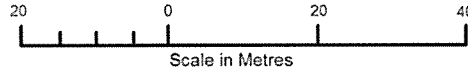


TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

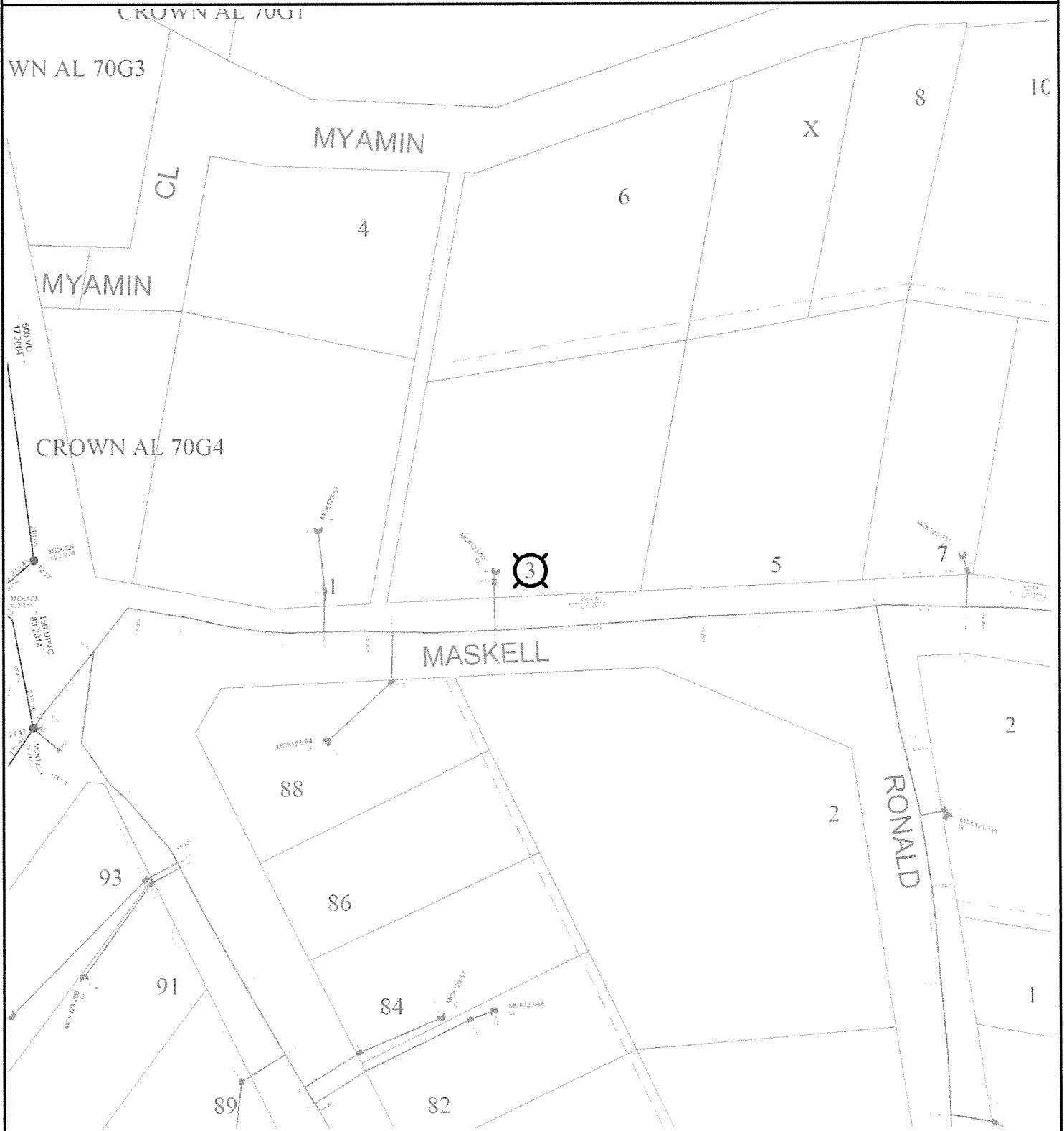
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 37322535



Date: 09OCTOBER2020

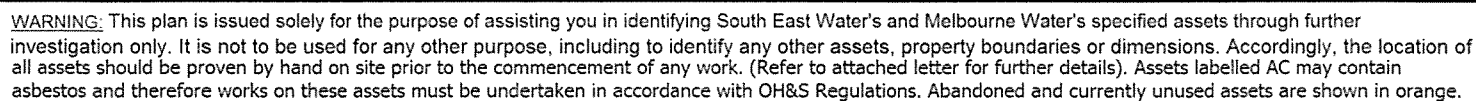


WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

A horizontal scale bar labeled "Scale in Metres". It has major tick marks at 20, 0, 20, and 40. There are also minor tick marks between the major ones, indicating intervals of 10 metres.

Date: 09OCTOBER2020

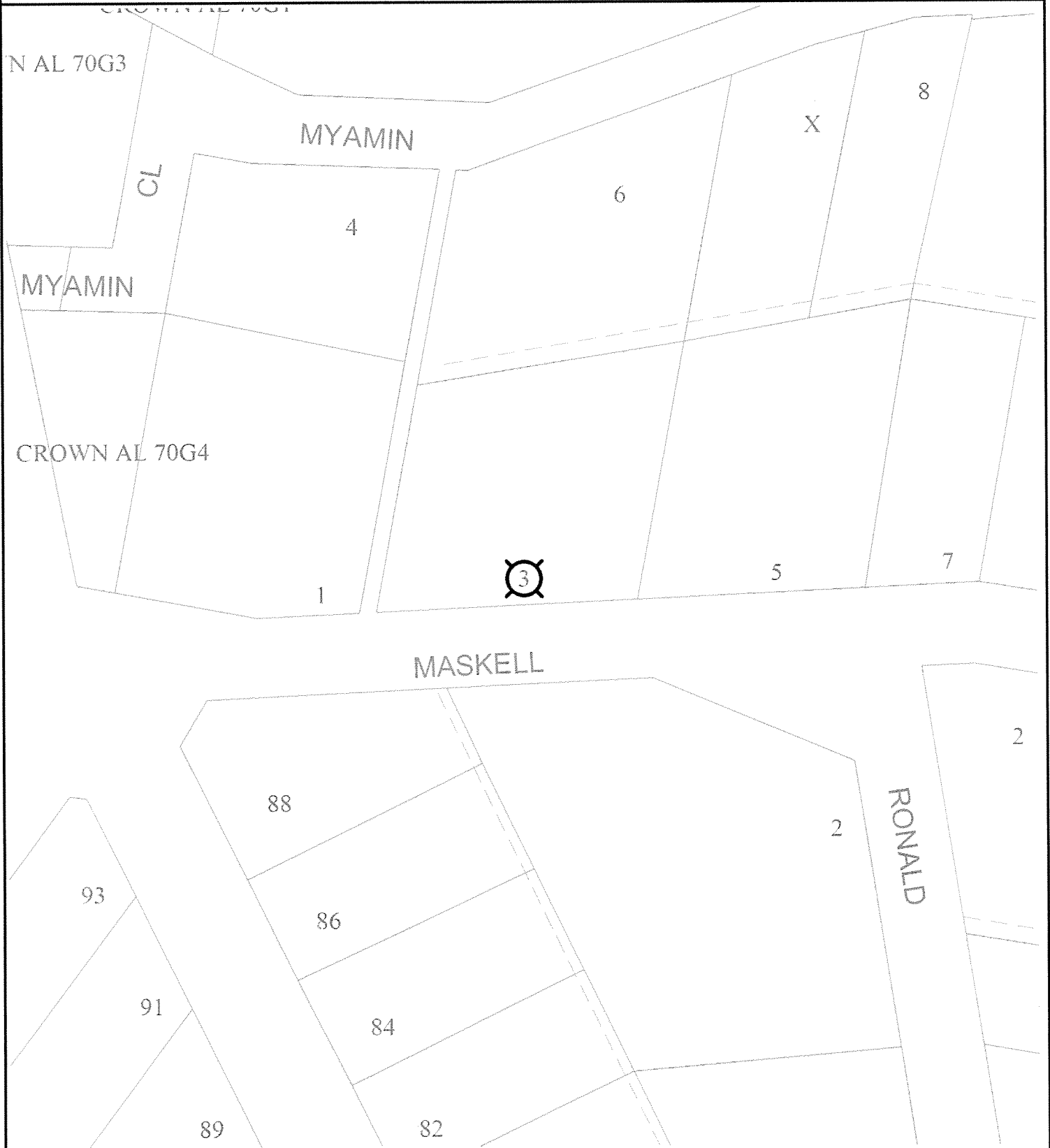


NOGCEL
26 5 9975

Water Main & Services



Offset from Boundary



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
Recycled Water Main & Services



Hydrant
Fireplug/Washout
Offset from Boundary

ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

Building classification:

Classification:	Nature of works:	Part of building
1a & 10a	Alterations & additions to existing dwelling	rear of dwelling

Occupation or Use of building: A Certificate of Final Inspection is required prior to the occupation or use of this building

Commencement and completion:

This building work must commence by: 14/12/2012
This building work must be completed by: 14/12/2013

Inspection requirements:

The mandatory notification stages are:

- Prior to placing a footing Piers (wall)
- Prior to placing a footing Pre-cast slab on ground (shed)
- Pad & strip footing (dwelling)
- Reinforcement to slab / footing.
- Completion of steel frame
- Completion of timber frame
- Final upon completion of all building work

DO NOT PROCEED PAST A MANDATORY INSPECTION STAGE UNTIL UNCONDITIONAL APPROVAL IN WRITING HAS BEEN ISSUED BY THE BUILDING SURVEYOR.

Relevant building surveyor:

Name: Steve Maloney

Registration No. BS 29705

Date of Issue: 14/12/2011

Signature: _____

Notes:

- Under regulation 317 the person in charge of the carrying out of the building work must ensure that a copy of this permit and one set of approved documents are available for inspection while the building works are in progress.
- Display in a conspicuous position accessible to the public the registration numbers and contact details of the builder and building surveyor before and during the building work.
- Include building practitioners with continuing involvement in the building work.
- Include only building practitioners with no further involvement in the building work.
- Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered by an insurance policy as required under section 135 of the Building Act 1993 (where the contract price for that work is more than \$12,000)
- If there are any errors / omissions on this building permit please notify the RBS without delay.

Conditions of Approval

Building Permit No. BS 29705/20110201/0

- AABP Offices will be closed from 22/12/2011 - 9/1/2012**
- In accordance with the Building Regulations a copy of this building permit must be displayed clearly at the entry to the allotment / building.
- A full set of endorsed building permit documentation must be kept on site for use by the inspector / surveyor. If the endorsed documentation is not available then the inspection will not be approved.
- Truss design (roof and floors) including a certificate of compliance to be submitted to engineer prior to frame inspection.
- Prior to frame inspection - all pre-fabricated floor, wall and roof truss documentation to be provided to project engineer to confirm design assumptions, and a copy of the engineers approval to be given to the Building

ALL AUSTRALIAN BUILDING PERMITS

Level 8, 360 Collins Street Melbourne VIC 3000

E-mail: office@aabp.com.au

Phone: 03 8676 0683 Fax: 03 9759 3079

ABN 63131330105

ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

- Surveyor at least one week prior to frame inspection.
6. Temporary fencing to be installed and maintained around work area until completion of project.
 7. **This is a designated termite area.**
 8. All requirements of the energy efficiency report to be complied with in full.
 9. Stormwater to be connected to legal point of discharge as advised by Council.
 10. Work area to be cordoned off from members of the public and residents.
 11. Smoke detectors to be installed to residential building
 12. Glazing to comply with AS1288-2006 & AS2047-1999
 13. Plumbing works to comply with AS/NZS3500.3-2003
 14. It is the owner / builders responsibility to comply with any Local Law requirements.
 15. It is the owner / builders responsibility to comply with all the requirements of the planning permit.

Certified / referenced documents forming part of this building permit:

Application for a building permit dated 7/11/2011

Copy of title

Owner builder certificate of consent dated 11/11/2011

Point of discharge (drainage details) issued by Yarra Ranges Council dated 18/11/2011

Property Information certificate issued by Yarra Ranges Council dated 7/12/2011

BAL assessment.

Geotechnical site classification & risk assessment report completed by A.S James P/L dated 5/04/2011

Supplementary letter regarding Geotechnical investigation report dated 16/11/2011.

Structural certificate of compliance dated 22/09/2011 (proposed garage)

Structural certificate of compliance dated 16/11/2011

Structural computations: 6169 pages 1-6 dated 09/2011

Structural drawings: SK1, SK2 & SK3 dated 09/2011 SK4, & SK5 dated 16/11/2011

Structural drawings: 960601 sheets 1-3 (proposed garage)

Planning permit No YR-2011/424 dated 4/08/2011 & planning drawings endorsed by Yarra Ranges Council

Practitioners details

GIS reference & property reference provided by Yarra Ranges Council dated 12/11/2011

Energy efficiency report completed by Newground P/L dated 20/10/2011

Architectural drawings: 11 054a1 11 054a2 & 11 054a3 completed by Newground P/L

NOTES:

- 1 It is the owner-builders responsibility to ensure that any tradesmen that they engage are registered if the work is over \$5000, and if the work is over \$12,000.00, that they obtain a copy of the site specific Residential Warranty Insurance. Refer to your Building Commission application pack, and any queries please refer to the Building Commission.
- 2 If the works are no longer to be carried out as an owner-builder and a registered builder is to be appointed to carry out the project, then the owner and the registered builder are to advise the Relevant Building surveyor in writing, and no further works are to be carried out until an amended building permit has been issued.

PLANNING PERMIT

Permit No: YR-2011/424

Planning Scheme: Yarra Ranges Planning Scheme

Responsible Authority: Yarra Ranges Council

Address of the Land: 3 Maskell Street (CP160675 Ca 36/37A) Selby

The Permit allows: Buildings and works for the extension of a dwelling and construction of an outbuilding (shed)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the use and/or development start(s), including the removal of any trees or other vegetation, amended plans (2 copies) must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:
 - a. The dimensions of the shed reduced to 12 metres by 7 metres.
 - b. The shed to be setback off the eastern boundary by a minimum of 3.0 metres.
 - c. Screen planting as per Condition 4.
2. The layout of the site and the size of any proposed buildings and works shown on the endorsed plans shall not be altered or modified without the written consent of the Responsible Authority.
3. This permit will expire if one of the following circumstances apply:
 - a. the development is not started within two years of the date of this permit;
 - b. the development is not completed within four 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 within three months afterwards.
4. Within three months of the completion of the buildings and/or works, plants must be replanted in accordance with the endorsed plan to the satisfaction of the Responsible Authority. The trees must be chosen from:

- The Yarra Ranges Council's Vegetation Community No's 8, 12 and/or 18.

The planting must be maintained or replaced as necessary to the satisfaction of the Responsible Authority.

Date Issued: 4 August 2011


(Signature of Responsible Authority)

ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

Building Act 1993
Building Regulations 2006
Regulation 1006
Form 7 (AABP FORM 2)

Certificate of Final Inspection (Domestic)

For Building Permit number: BS-U 29705/20110201/0

AABP Project No: 201100292

Issued to (owner): Joshua Barry
3 Maskell Street
SELBY VIC 3159

Site: 3 Maskell Street SELBY VIC 3159

Municipality: Yarra Ranges Shire Council

Description of Building Work: Installation of a shed, construction of a retaining wall and the extension to an existing dwelling

NOTE: AS ADVISED BY THE CLIENT THE EXTENSION TO THE DWELLING IS NO LONGER PROCEEDING. IF AN EXTENSION IS PROPOSED IN THE FUTURE THEN A NEW BUILDING PERMIT WILL BE REQUIRED.

Building Classification	Description	Type of Work
10a	Shed & retaining wall.	Construction

Display of certificate of final inspection

For a building or place of public entertainment, which has a required essential service, the approved location for display of this certificate and the annual essential services report (if applicable) is N/A.

Directions

Any directions under Part 4 of the Building Act 1993 have been complied with.

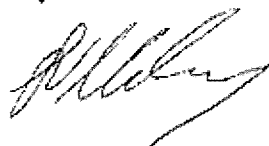
Certificate number: 20110201/0

Certificate date: 15 April 2014

Issued By: Steve Maloney

Registration No.: BS-U 29705

Signature:



Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. BS-U 29705/20110201/0, issued on 14/12/2011 are as follows:

Approved date	Approved	Inspection
17/04/2012	Yes	Prior to placing a footing Piers (rt wall/shed)
17/04/2012	Yes	Reinforcement to slab / footing.
12/11/2013	Yes	Completion of frame and final (shed and retaining wall only).
12/12/2013	Yes	Final

ALL AUSTRALIAN BUILDING PERMITS
Level 8, 350 Collins Street Melbourne VIC 3000
E-mail: office@aabp.com.au
Phone: 03 8676 0683 Fax: 03 9769 3079
ABN 63131330106



Plumbing
Industry
Commission

Certifier's Name Neil Bailey
Licence N° 26571
Consumer's Name Josh Barry
Number/Lot/Street 3 maskell street
Town/Suburb selby
Post Code 3159
Consumer Phone 0423074547

Compliance Cert. N°
11136469

Compliance Cert. PIN
9670

Remember you can lodge two ways:
1. Online using eToolbox at www.pic.vic.gov.au
2. Through the IVR phone system 1300 365 900

19/02/2014

Circle appropriate number/s and insert any installation/appliance/fixture details in the Installation Details section:

Please tick this box to confirm you have lodged an 'as-laid' property drainage plan with the relevant Water Agency (where a drainage plan is required by that agency), 221ZO Building Act 1993.

DRAINAGE (below ground stormwater)

④

Where a "Consent to Connect/Alter" underground sanitary drainage or install recycled water (dual pipe) systems is required to be sought from a Water Agency, please provide the consent number below.

Please tick the box that represents the appropriate value of plumbing work. (Include the cost of materials and appliances regardless of whether they were purchased from you or not) Rule a line through the others.

Less Than \$750 ☒ \$1000 - \$4999
\$750 - \$999 ☐ Above \$5000

Tick to identify the type of work completed:

DOMESTIC ☒ NON DOMESTIC

(eg. scope of work undertaken, appliance name, appliance type, serial number, etc.)

new shed - downpipe connected to stormwater which discharges into council ditch beside dirt road
- a g drain from behind retaining wall

I certify that the above plumbing work complies in all respects with the plumbing laws as defined in Part 12A of the Building Act 1993.
Please tick as appropriate:

The plumbing work was carried out by me or under my supervision. ☒

I have inspected and tested the work started by another licensed practitioner. Any necessary further work was carried out by me or under my supervision.

Compliance Certificate Status

Lodged

Date Lodged

25/02/2014

Note: A misstatement of fact, including an omission, is an offence under the Building Act

This certificate must be given to the owner/consumer (or if issued to a building practitioner or person other than the consumer, then that person must give it to the consumer) within 5 days of receipt.

Information in this Certificate has been given to the Plumbing Industry Commission in accordance with the requirements of, and for possible use to assist the Commission in monitoring and enforcing compliance with, the Building Act 1993. The Commission may not be able to properly perform its statutory functions if that information is not collected. The Commission also uses the information for statistical purposes in a way that does not identify consumers. At www.pic.vic.gov.au you may view the details of this Certificate by using the Certificate Number and PIN Number in the top right corner of this Certificate, and also view the Commission's Privacy Policy. All work subject to a Compliance Certificate carries insurance to protect the consumer against defective work by a plumbing practitioner. You should retain your Certificate for six years as evidence of your cover.

ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

FORM 2 AABP (OWNER_BUILDER-DOMESTIC)
Building Act 1993 Building Regulations 2006, Regulation 313

BUILDING PERMIT No. BS 29705/20110201/0
ISSUED 14/12/2011 PROJECT NO: 201100292

Issued to;

Owner/Agent of owner:	Joshua Barry	Telephone:	N/A
Postal address:	3 Maskell Street SELBY VIC 3159	Mobile No:	0488559976

Ownership Details: (only if agent of owner listed above)

Owner:	Joshua Barry	Contact:	Joshua Barry
Postal address:	3 Maskell Street, SELBY VIC 3159	Telephone:	0488559976

Property details (Include Title details as and if applicable)

Address: **3 Maskell Street SELBY VIC 3159**

Lot/s	LP/PS	Volume	Folio
Crown allotment	Section	Parish	County
Municipal District	Yarra Ranges Shire Council	Unique Property Identifier	

Builder:¹

Builders name:	Owner builder - Joshua Barry	Telephone:	0488559976
Builders Address:	3 Maskell Street, SELBY VIC 3159	Postcode:	3159

Details of building practitioners and architects;

a) to be engaged in the building work:²

Type	Reg.num	Name	Owner-builder Number
Owner-builder	N/A	Joshua Barry	OB0070466

b) and who were engaged to prepare documents forming part of the application for this permit: ³

Type	Reg.num	Name	Company
Drafting	DP-AD 1058	Neville Gray	Newground Pty Ltd
Geotechnical Engineer	EC 1022	Timothy Holt	A.S. James Pty Ltd
Civil Engineer	EC 1472	Alfred Colafella	A.F. Colafella

Details of relevant planning permit;

Planning permit no. YR-2011/424

Date of grant of planning permit. 30/06/2011

Nature of building work;

Description of work:	Installation of a shed, construction of a retaining wall & extension to an existing dwelling	
Stage of building work permitted:	ALL	
Stage cost of building work:	\$40,000	
Total cost of project:	\$40,000	Total floor area of new building work 117.8m ²

ALL AUSTRALIAN BUILDING PERMITS
Level B, 350 Collins Street Melbourne VIC 3000
E-mail: office@aabp.com.au
Phone: 03 8876 0883 Fax: 03 9769 3079
ABN 63131330106

Property Report from www.land.vic.gov.au on 09 October 2020 01:41 PM

Address: 3 MASKELL STREET SELBY 3159

Lot and Plan Number: Plan CP160675

Standard Parcel Identifier (SPI): CP160675

Local Government (Council): YARRA RANGES Council Property Number: 224038

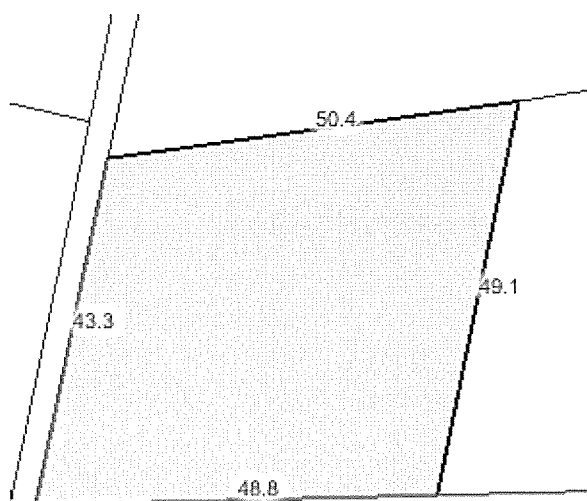
Directory Reference: Melway 75 K12

**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: 2193 sq. m

Perimeter: 192 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

Copyright © - State Government of Victoria

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MONBULK

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: inside drainage boundary

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

Planning information continued on next page

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Planning Zone Summary

Planning Zone: [GREEN WEDGE A ZONE \(GWAZ\)](#)
[GREEN WEDGE A ZONE - SCHEDULE 1 \(GWAZ1\)](#)

Planning Overlays: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[EROSION MANAGEMENT OVERLAY \(EMO\)](#)
[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)
[RESTRUCTURE OVERLAY \(RO\)](#)
[RESTRUCTURE OVERLAY - SCHEDULE 47 \(RO47\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 21 \(SLO21\)](#)

Planning scheme data last updated on 30 September 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 affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

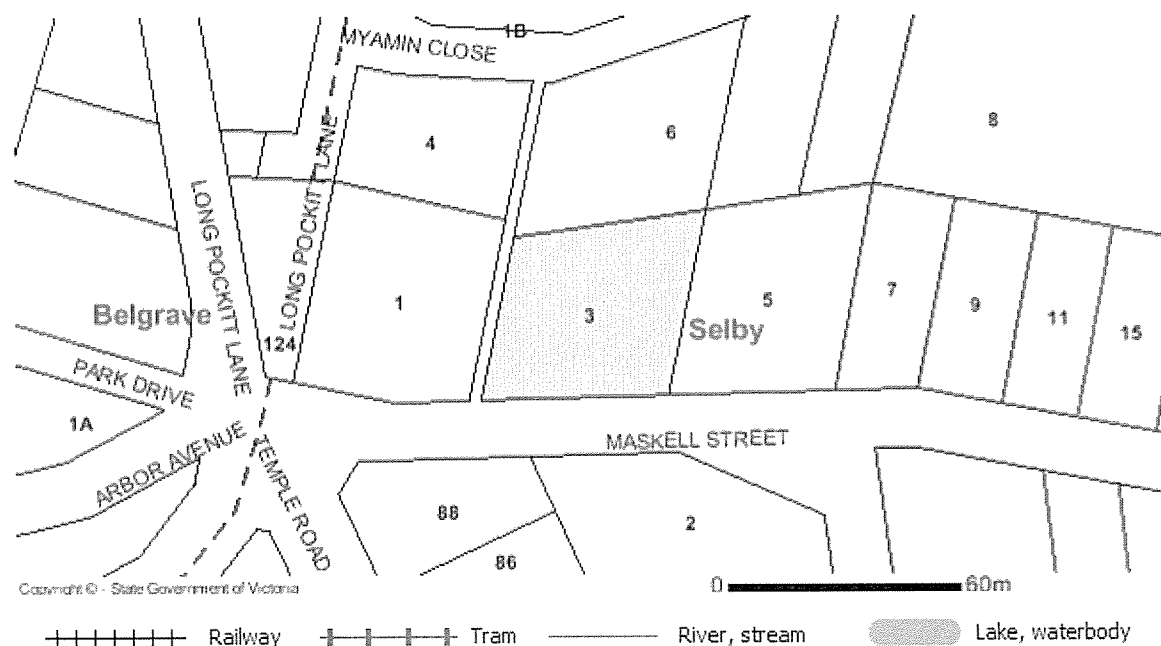
The Planning Property Report includes separate maps of zones and overlays

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



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 09 October 2020 01:41 PM

PROPERTY DETAILS

Address: **3 MASKELL STREET SELBY 3159**
Lot and Plan Number: **Plan CP160675**
Standard Parcel Identifier (SPI): **CP160675**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **224038**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 75 K12**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

[View location in VicPlan](#)

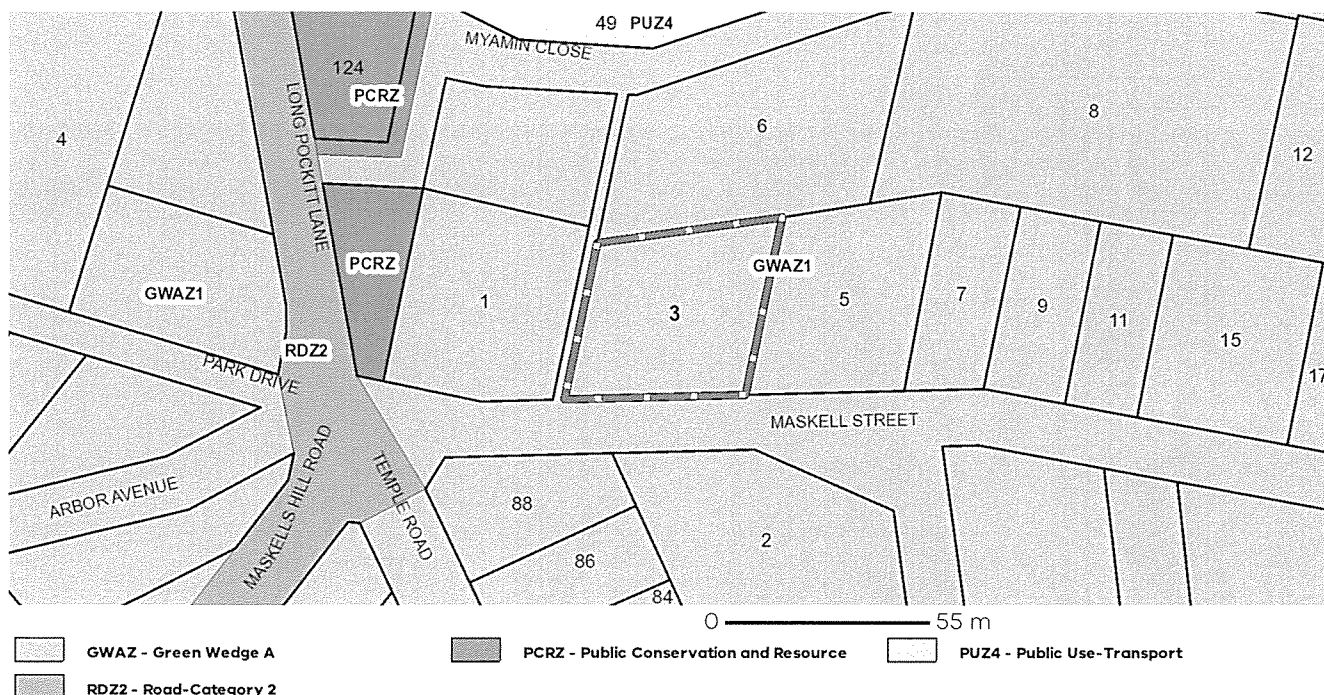
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MONBULK**

Planning Zones

[GREEN WEDGE A ZONE \(GWAZ\)](#)

[GREEN WEDGE A ZONE - SCHEDULE 1 \(GWAZ1\)](#)



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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

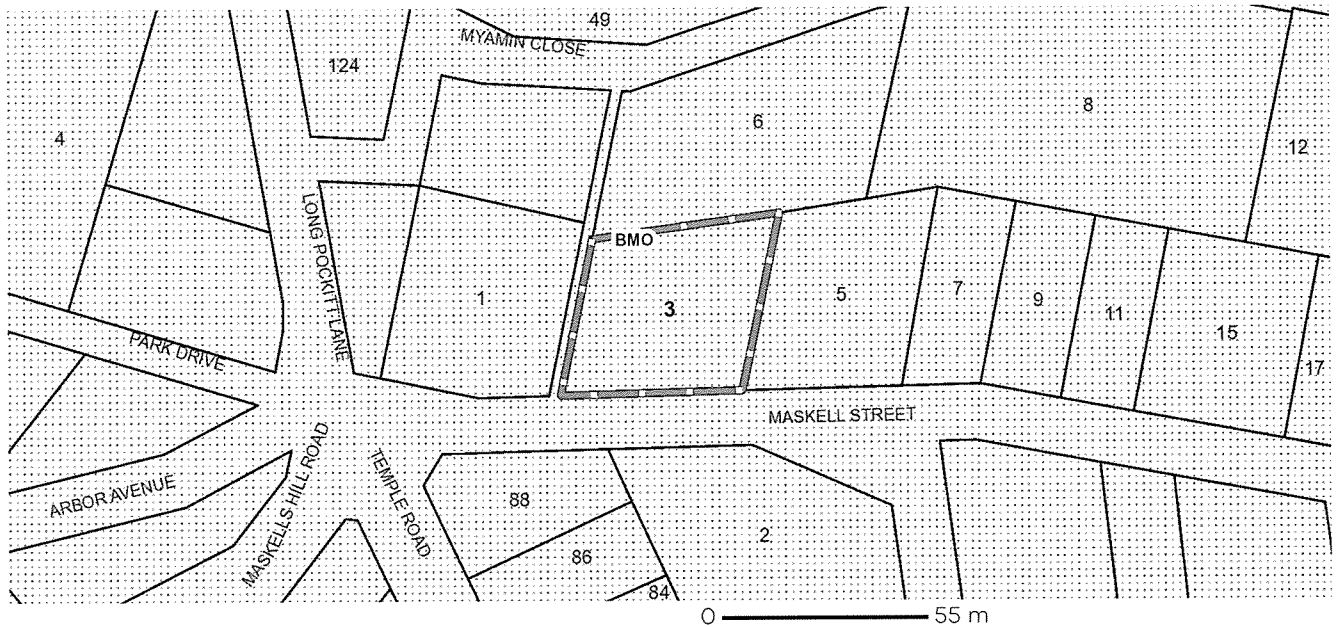
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT: 3 MASKELL STREET SELBY 3159

Page 1 of 5

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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



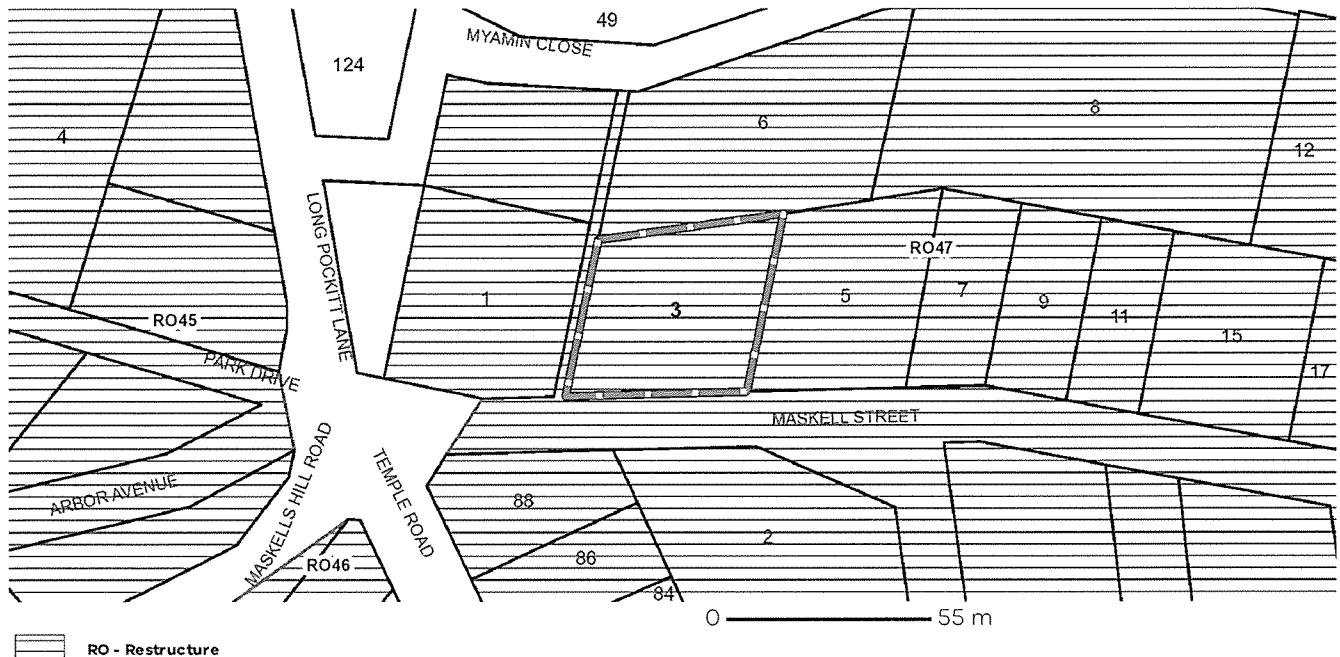
 EMO - Erosion Management

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

Planning Overlays

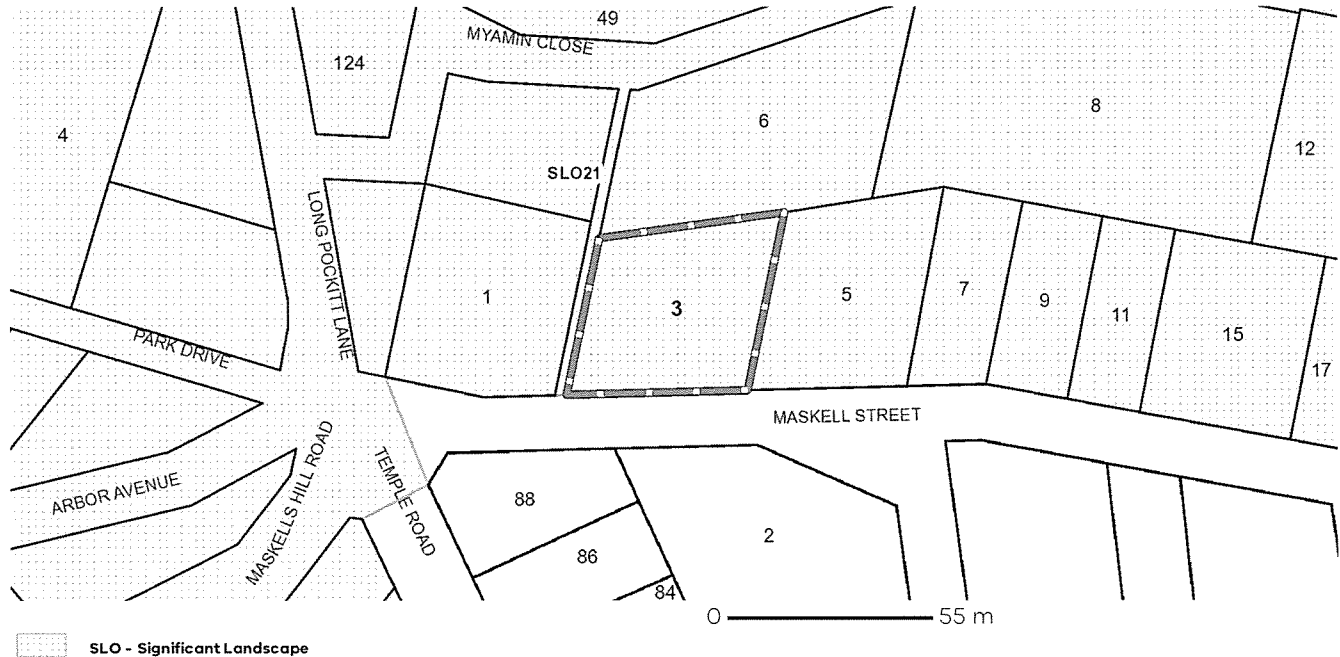
RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 47 (RO47)



SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 21 (SLO21)



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

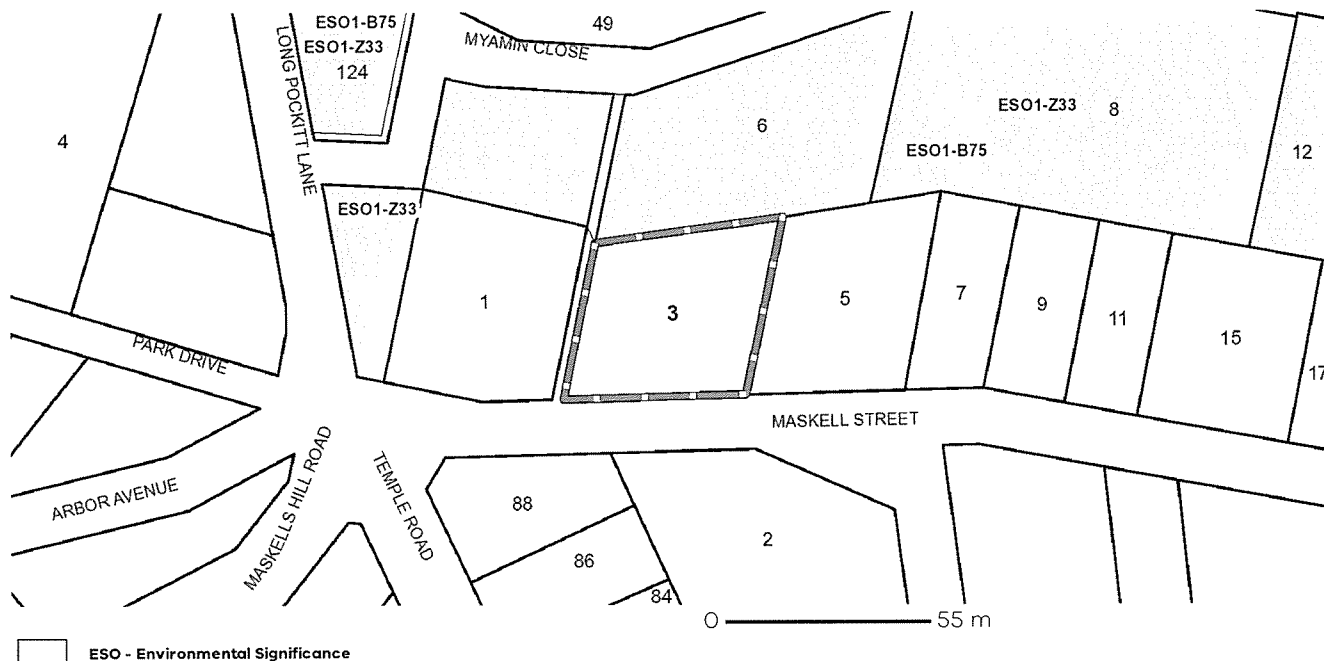
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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

Further Planning Information

Planning scheme data last updated on 7 October 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 <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

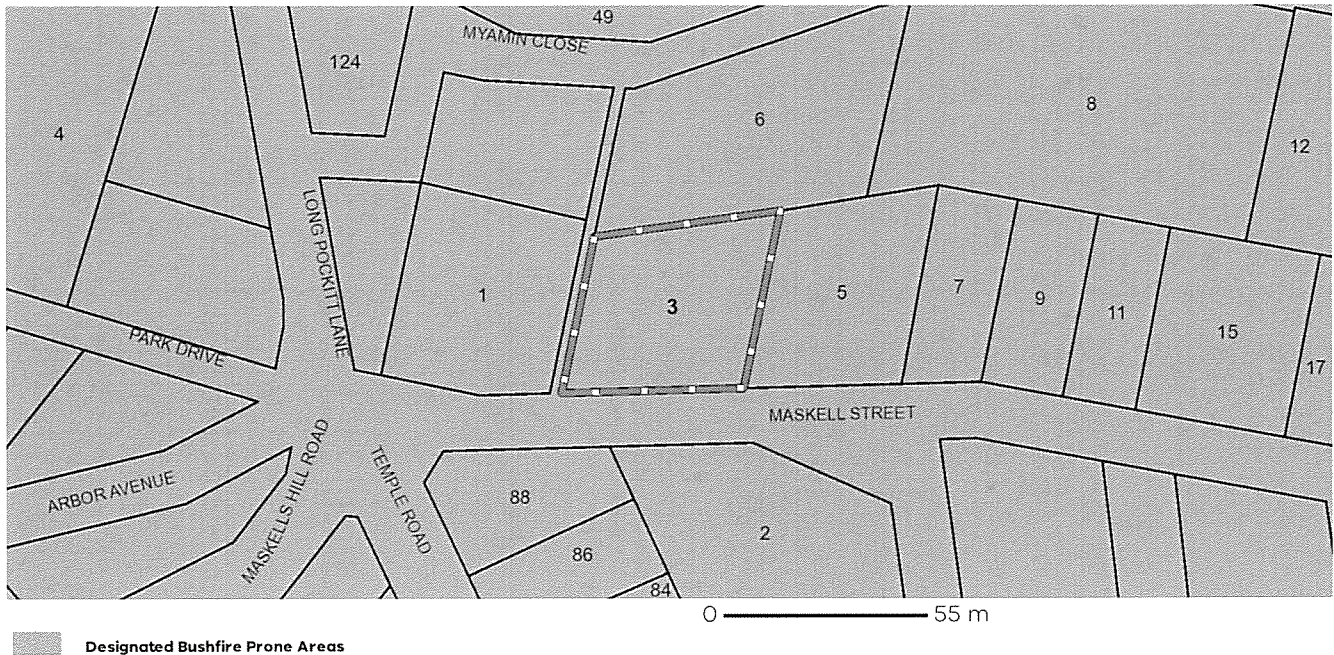
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. 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 <https://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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

