



Vendor Statement

Anita Maria Francis

5 Lucia Court, Gembrook

REF DD:TH:2211621

Vendor Statement

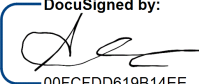
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

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.

Electronic/Digital execution

- DocuSign means the secure electronic technology system operated by DocuSign Inc.
- The parties acknowledge and agree that prior to the signing of this Vendor Statement all parties consented to the document being electronically signed using DocuSign.
- The parties further acknowledge that this Vendor Statement may be electronically signed either wholly or in part by the parties.
- The parties agree that they will be bound by, have complied with and will comply with the *Electronic Transactions (Victoria) Act 2000*, in relation to the execution of this Vendor Statement.

Land	5 Lucia Court, Gembrook 3783	
Vendor's name	Anita Maria Francis	Date 23/2/2022
Vendor's signature	<div>DocuSigned by:  00ECEDD619B14EE</div>	
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) Are contained in the attached certificates.
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the items above.

None to the Vendor's knowledge, save and except for the usual rate adjustments at settlement.

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 – Nil.

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:

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

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under 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
Name of responsible authority
Zoning of the land

Cardinia Planning Scheme
Cardinia Shire Council
Neighbourhood Residential Zone

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 as follows:

The Vendor is not aware of nor have they received any notices.

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:

Not Applicable.

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 type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/> (septic tank)	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

See Item 13.

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.)

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

- | | |
|-------|--|
| 13.1 | Due Diligence Checklist; |
| 13.2 | Certificate of Title Volume 10719 Folio 047; |
| 13.3 | Plan of Subdivision 440770S; |
| 13.4 | Covenant contained in PS 440770S; |
| 13.5 | Covenant AC053609T; |
| 13.6 | Section 173 Agreement AB178603S; |
| 13.7 | Planning Certificate; |
| 13.8 | Cardinia Shire Land Information Certificate; |
| 13.9 | Yarra Valley Water Information Statement; and |
| 13.10 | Planning Report containing Bushfire Prone Area Report. |

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 10719 FOLIO 047

Security no : 124095543992N
Produced 16/02/2022 11:57 AM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 440770S.
PARENT TITLE Volume 10686 Folio 076
Created by instrument PS440770S Stage 2 15/04/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ANITA MARIA FRANCIS of 5 LUCIA COURT GEMBROOK VIC 3783
AQ366233W 19/10/2017

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS440770S 15/04/2003

COVENANT AC053609T 09/05/2003

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AB178603S 26/03/2002

DIAGRAM LOCATION

SEE PS440770S 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: 5 LUCIA COURT GEMBROOK VIC 3783

DOCUMENT END



Imaged Document Cover Sheet

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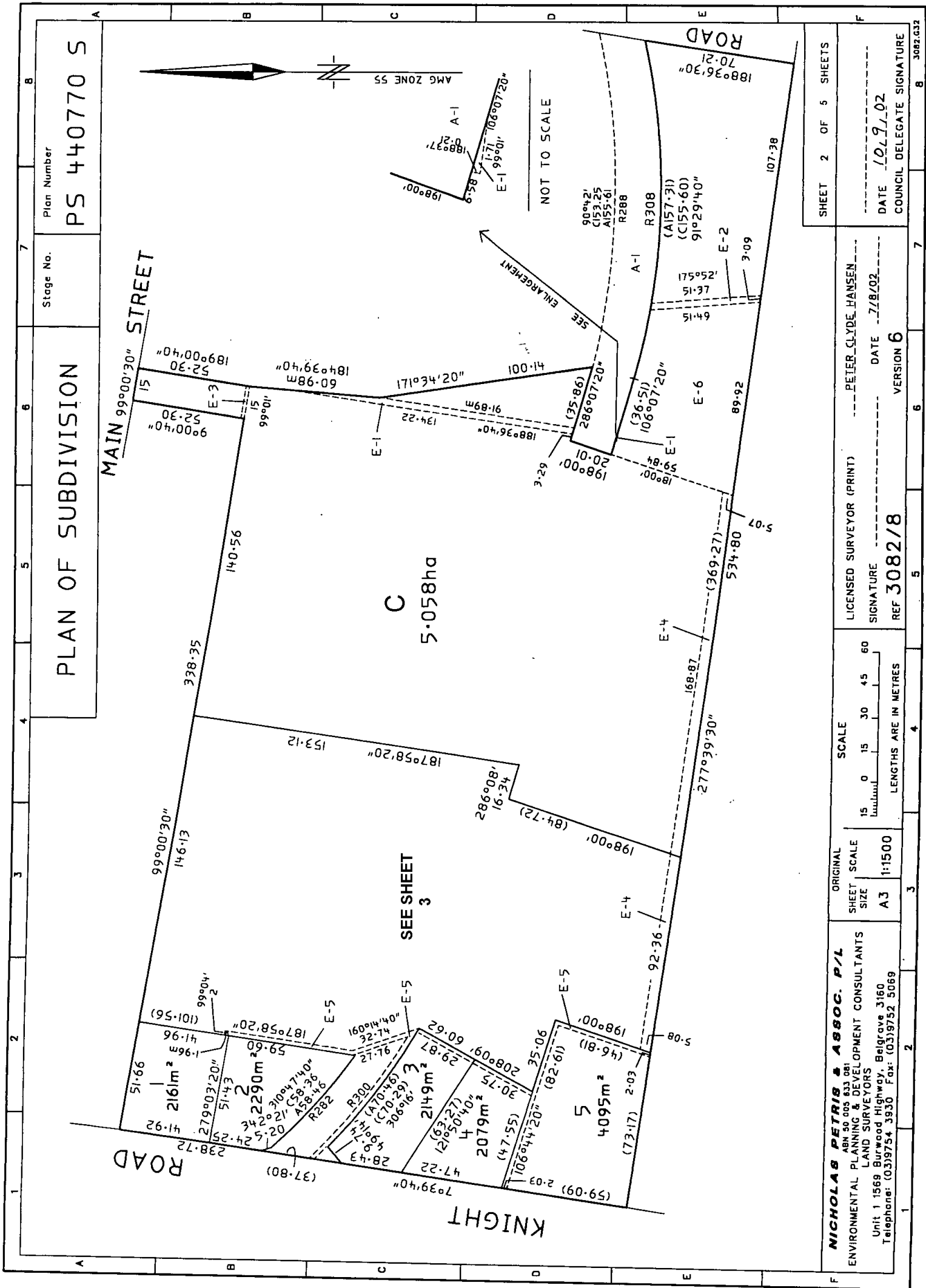
Document Type	Plan
Document Identification	PS440770S
Number of Pages (excluding this cover sheet)	6
Document Assembled	16/02/2022 12:06

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PLAN OF SUBDIVISION		Stage No.	LTO use only	Plan Number
			EDITION 4	PS 440770 S
Location of Land Parish: GEMBROOK Township: _____ Section: _____ Crown Allotment: A ¹¹ (PART) Crown Portion: _____ LTO base record: DCMB Title References: VOL 10643 FOL 782 Last Plan Reference: LOT A PS 449947 E Postal Address: KNIGHT ROAD GEMBROOK AMG Co-ordinates: E 371 940 (Of approx. centre of plan) N 5798 200 Zone 55		Council Certification and Endorsement Council Name: CARDINIA SHIRE COUNCIL Ref: 501/102 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 16 / 5 / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Future Stages Council Delegate _____ Council seal _____ Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council seal _____ Date 10 / 1 / 02		
Vesting of Roads or Reserves		Notations		
Identifier	Council/Body/Person	Staging: This is / is not a staged subdivision Planning Permit No. T970102		
ROAD R-1 RESERVE No 1	CARDINIA SHIRE COUNCIL TXU NETWORKS P/L	Depth Limitation: Does not apply CREATION OF RESTRICTION - SEE SHEET'S 4 & 5 Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s).117, 152, 153 & 188 In proclaimed Survey Area no. VIDE PS 449947 E		
Easement Information		LTO use only		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		Statement of Compliance / Exemption Statement		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	DRAINAGE ANY EASEMENTS	3.02 3.02	LP 7762 VOL 9101 FOL 806	LOTS ON LP 7762 UNSPECIFIED
E-2	DRAINAGE ANY EASEMENTS DRAINAGE	3.02 3.02 3.02	LP 7762 VOL 7575 FOL 079 PS 449947 E	LOTS ON LP 7762 UNSPECIFIED CARDINIA SHIRE COUNCIL
E-3	DRAINAGE ANY EASEMENTS	1.51 1.51	LP 7762 VOL 9101 FOL 802	LOTS ON LP 7762 UNSPECIFIED
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL
E-5	DRAINAGE	2	THIS PLAN	CARDINIA SHIRE COUNCIL
E-6	DRAINAGE	SEE PLAN	PS 449947 E	CARDINIA SHIRE COUNCIL
A-1	CARRIAGEWAY	20	PS 449947 E	CARDINIA SHIRE COUNCIL
E-7	DRAINAGE	2	THIS PLAN	CARDINIA SHIRE COUNCIL
NICHOLAS PETRIS & ASSOC. P/L ABN 50 005 633 081 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS LAND SURVEYORS Unit 1 1569 Burwood Highway, Belgrave 3160 Telephone: (03)9754 3930 Fax: (03)9752 5069		LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN SIGNATURE _____ DATE 7/8/02 REF 3082/8 VERSION 6		
		Received <input checked="" type="checkbox"/> Date 1 / 11 / 02 THIS IS AN LR COMPILED PLAN CHECKED 04/07/2003 Helen Lymbouris Assistant Registrar of Titles SHEET 1 OF 5 SHEETS DATE 10 / 9 / 02 COUNCIL DELEGATE SIGNATURE Original sheet size A3 3082.031		



NICHOLAS PETRIS & ASSOC. P/L
ABN 50 005 833 081
ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS
LAND SURVEYORS
Unit 1 1569 Burwood Highway, Belgrave 3160
Telephone: (03)9754 3930 Fax: (03)9752 5069

ORIGINAL SHEET SCALE SIZE A3 1:1500
SCALE 15 0 15 30 45 60
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN
SIGNATURE DATE 7/8/02
REF 3082/8 VERSION 6

SHEET 2 OF 5 SHEETS
DATE 10/9/02
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 440770 S

CREATION OF RESTRICTION

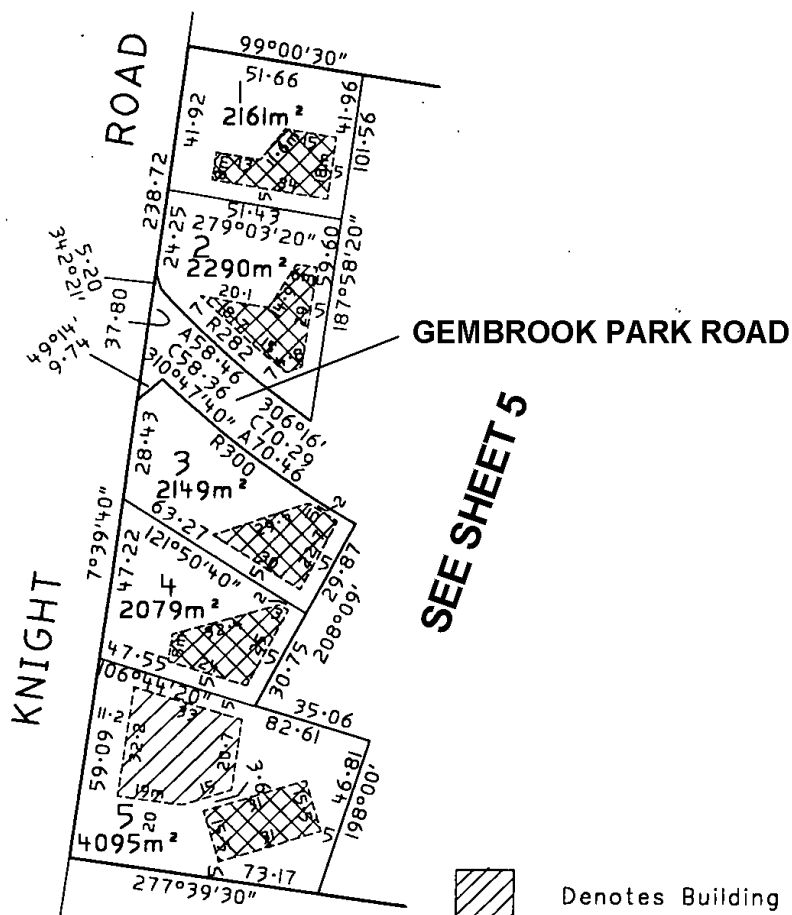
On registration of this plan the following is created:

LAND TO BENEFIT: Each and every lot on this Plan of Subdivision

LAND TO BE BURDENED: Each and every lot on this Plan of Subdivision

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being of lot 5 shall not construct any garage or dwelling outside the building envelope without the further consent of the Responsible Authority.
2. The registered proprietor or proprietors for the time being of lots 1 to 5 shall not construct any building or carry out any filling or excavation works within the effluent envelope except for works related to the installation and maintenance of on site absorption lines without the further consent of the Responsible Authority.



NICHOLAS PETRIS & ASSOC. P/L

ABN 50 005 833 081

ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS
LAND SURVEYORS

Unit 1 1569 Burwood Highway, Belgrave 3160
Telephone: (03)9754 3930 Fax: (03)9752 5069

Denotes Building Envelope

Denotes Effluent Envelope

ORIGINAL

SCALE

SHEET
SIZE
A3

SCALE
1:1500

15 0 15 30 60
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN

SIGNATURE _____ DATE 7/8/02

REF 3082/8

VERSION 6

SHEET 4 OF 5 SHEETS

DATE 10/9/02

COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 440770 S

CREATION OF RESTRICTION

On registration of this plan the following is created:

LAND TO BENEFIT: Each and every lot on this Plan of Subdivision

LAND TO BE BURDENED: Each and every lot on this Plan of Subdivision

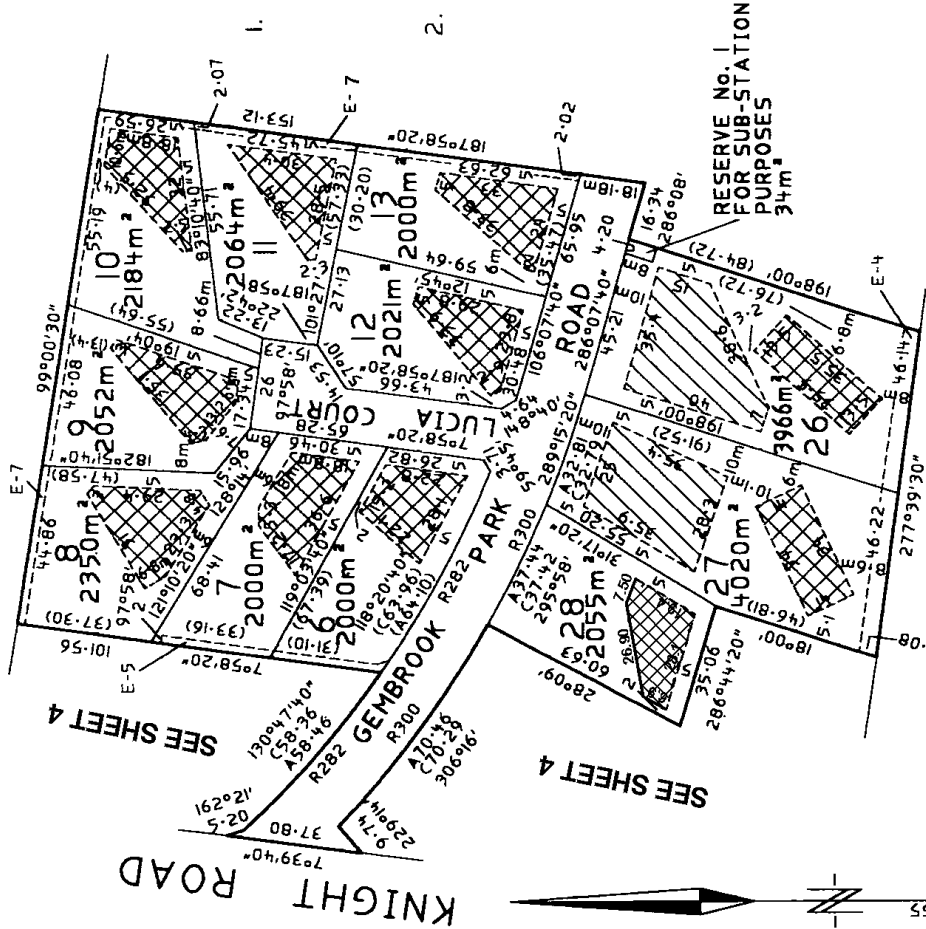
DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being of lots 26 & 27 shall not construct any garage or dwelling outside the building envelope without the further consent of the Responsible Authority.

2. The registered proprietor or proprietors for the time being of lots 6 to 13 & 26 to 28 shall not construct any building or carry out any filling or excavation works within the effluent envelope except for works related to the installation and maintenance of on site absorption lines without the further consent of the Responsible Authority.

Denotes Building Envelope

Denotes Effluent Envelope



SHEET 5 OF 5 SHEETS

NICHOLAS PETRIS & ASSOC. P/L ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS LAND SURVEYORS Unit 1 1569 Burwood Highway, Belgrave 3160 Telephone: (03)9754 3830 Fax: (03)9752 5069		ORIGINAL SHEET SCALE SIZE A3 1:1500	SCALE 15 0 15 30 45 60 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) <u>PETER CLYDE HANSEN</u> SIGNATURE _____ DATE <u>28/10/02</u> REF 3082/9 VERSION 8	COUNCIL DELEGATE SIGNATURE _____ DATE _____ REF 3082/9 VERSION 8
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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE: 6/11/02 TIME: 5:34PM

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.

NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

PS440770S

[illegible]



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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: Aussie
Name:
Phone:
Address:
Ref.:
Customer Code: 11396L



AC053609T

09/05/2003 \$300 45



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

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—

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

CERTIFICATE OF TITLE VOLUME 10719 FOLIO 047

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

All our estate in fee simple

Consideration:

\$85,000.00



DAC053609T-1-6

Transferor: (full name)

SALVATORE FILIPPO FALCONE AND JOSEPH STEPHEN FALCONE

Transferee: (full name and address including postcode)

TERRENCE ALFRED BALLARD AND KIM MAREE BALLARD

Both of 29 Russell Street, Gembrook ~~3014~~ as joint proprietors

3783 JB JB

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

"The Transferee for himself, his heirs, executors, administrators and transferees, with the intent of binding the owner for the time being of the land hereby transferred ("the land") COVENANTS with the Transferors and their respective heirs, executors, administrators and transferees and each of the owners for the time being of the land in Plan of Subdivision No. PS440770S (apart from the land) that the Transferee will not:

- (a) build or allow to be built on the land more than one dwelling house together with the usual outbuildings;
- (b) build or allow to be built on the land a dwelling house —
 - (i) which has a floor area of less than 120 square metres within the outer walls thereof, exclusive of the area of any garage, carport, porch, verandah, pergola or other usual outbuilding;
 - (ii) within ten metres of any street boundary of the land;
 - (iii) within four metres of any other boundary of the land;

Continued on T2 Page 2

Approval No. 18170111L

ORDER TO REGISTER

Please register and issue title to

T2



Signed

Cust. Code:

STAMP DUTY USE ONLY	
Australia & New Zealand Banking Group Limited	
Official	ABN 11 005 357 522 AP 166
State	Victorian Duty \$ <u>1320-</u>
Revenue	Consideration Advance \$ <u>85,000-</u>
Office	Victorian Assets % Section
Property	Original / Counterpart / Collateral / Upstamp
NOT	Transaction No: <u>600626437</u>
TO BE	Endorsing Date: <u>5 / 5 / 03</u>
COPIED	Signature: <u>[Signature]</u> No 5

LAW INSTITUTE OF VICTORIA Item 633

THE BACK OF THIS FORM MUST NOT BE USED

9/5/03

PROVIDED THAT where a Lot has a frontage of two streets, the street boundary shall be deemed to be the street frontage which has the smaller dimensions of the two and the other boundary shall be deemed a side boundary;

- (c) build or allow to be built on the land a dwelling house substantially constructed of timber (that is, having 20% or more of its outer surface of timber) unless –
(i) new timber is used;
(ii) the timber is painted with not less than two coats of good quality paint;
- (d) build or allow to be built any garage, carport, porch, verandah, pergola, garden shed or other outbuilding unless built with new material;
- 2972 (e) conduct or permit to be conducted any repairs or restorations of any motor vehicle, boat trailer, aircraft or other vehicle on the land other than wholly within a garage on the land;
- (f) keep or permit to be kept on the land more than two of any species of animal;
- (g) park or permit to be parked any commercial vehicle with a carrying capacity of two tonnes or more, or any boat, caravan or trailer on the land so as to be visible from any street;
- (h) use or permit the land to be used for any offensive or noxious purpose;
- (i) ~~build or allow to be built on or near the southern boundary of the land any fence greater than one metre in height without first obtaining the consent in writing of the Transferor;~~

2972 AND IT IS AGREED that the benefit of this Covenant will be attached to and run at law and in equity with the whole of the land in Plan of Subdivision No. PS440770S (apart from the land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the land and that the same shall be noted and appear on every future Certificate of Title for the land and every part thereof as an encumbrance affecting the same.

Dated:

29/4/03

Execution and attestation:



DAC053609T-2-4

SIGNED by the said Transferors
in the presence of:

Witness

SIGNED by the said Transferees
in the presence of:

Witness

97 Raffone
)
)
)

Jay Bull
)
)
) Ballard

Approval No. 18170111L

T2 Page 2



LAW INSTITUTE OF VICTORIA Item 633

THE BACK OF THIS FORM MUST NOT BE USED



Imaged Document Cover Sheet

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

Document Type	Instrument
Document Identification	AB178603S
Number of Pages (excluding this cover sheet)	6
Document Assembled	16/02/2022 12:06

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Application by a Responsible Authority for the making of a recording of an Agreement

AB178603S

26/03/2002 \$59 173



Section 181 Planning & Environment Act 1987

Lodged by:

Name: FALCONE & ADAMS

Phone: (03) 5968 3666

Address: 323a Main Street Emerald

Ref: JSF

Customer Code: 0784 J



The Responsible Authority having made an agreement requires a recording to be made in the Register for the land.

Land: (Volume and Folio reference) 9101 -

Certificates of Title Volume ~~9109~~ Folios 802 & 806 and Volume 7575 Folio 079

03 15-5-02

Responsible Authority: (Full name and address including postcode)

CARDINIA SHIRE COUNCIL of Henty Way, Pakenham, 3810

Section and Act under which Agreement made:

Section 173 of the Planning and Environment Act 1987

A copy of the Agreement is attached to this Application



DAB178603S-1-3

Date: 12 March 2002

Signature of Responsible Authority

S. Wickramasinghe

Name of Officer

S. Wickramasinghe

Office held

Manager Development Services

03



DAB178603S-2-1

AGREEMENT PURSUANT TO SECTION 173 PLANNING AND ENVIRONMENT ACT 1987

THIS AGREEMENT is made the 12 day of March 2002
pursuant to Division 2 of Part 9 of the Planning and Environment Act 1987 ("the Act")
BETWEEN the Responsible Authority and the Owners.

RECITALS

- A. The Cardinia Shire Council is the Responsible Authority administering the Cardinia Planning Scheme ("the Scheme").
- B. The Owners are the registered proprietors of the whole of the land described in Schedule 1 to this Agreement ("the Land").
- C. The Land is regulated by the Scheme.
- D. The Responsible Authority issued Planning Permit No. T970102 ("the Planning Permit") on 24 August 2001. The Planning Permit permits the subdivision of the Land generally in accordance with the Concept Plan attached hereto.
- E. Each stage of the Subdivision will be carried out in accordance with a Plan of Subdivision.
- F. Condition 3 of the Planning Permit provides:
"The landowner must enter into an agreement with the Responsible Authority under section 173 of the planning and environment act prior to the certification of each stage in the subdivision to provide for the following:
 - (a) a building envelope on lots adjoining Gembrook park restricting any buildings within 20 metres of the park.
 - (b) a waste disposal envelope for all lots within the subdivision as specified by the soil percolation tests.
 - (c) no direct access to Gembrook park will be permitted from lots adjoining the park.
 - (d) all building materials within the subdivision shall be if muted tonings including dwellings and any outbuildings."
- G. The Owners desire to enter into this Agreement with the Responsible Authority in order to fulfill Condition 3 of the Planning Permit.

AGREEMENT

- 1. Prior to the certification by the Responsible Authority of each stage of the Plan of Subdivision pursuant to Section 6 of the Subdivision Act 1988 the owners will in the Plan of Subdivision provide:
 - a. a building envelope on each of the lots adjoining Gembrook Park restricting the erection of any building within 20 metres of Gembrook Park; and
 - b. a waste disposal envelope for each of the lots on the Plan of Subdivision as specified by soil percolation tests to be carried out by the owners at the owners' cost.

AB178603S

26/03/2002 \$59

173





DAB178603S-3-0

2. The Owners with the intention that the burden of this Covenant will run with the Land covenant and agree that:
 - a. no direct access to Gembrook Park shall be permitted from each of the lots adjoining Gembrook Park; and
 - b. all dwellings and outbuildings within the Subdivision shall be constructed of building materials of muted tonings.
3. The Responsible Authority and the Owners shall do all things necessary (including signing any further agreement, acknowledgement or document) to enable a memorandum of this Agreement to be entered on the Certificates of Title to the Land in accordance with Section 181 of the Act.
4. Without limiting the operation or effect which this Agreement has, the Owners must ensure that until such time as a Memorandum of this Agreement is registered on the Titles to the Land, successors in title shall be required to:
 - (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
 - (b) execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this Agreement shall continue as if executed by such successors as well as by the parties to this Agreement as if the successor's name appeared in each clause in which the name of the Owners appears in addition to the name of the Owners.
5. The costs of the preparation, lodgment and registration and any subsequent removal of the Agreement shall be borne totally by the Owners.
6. The Agreement must be registered on the Certificates of Title for the Land.
7. The Owners and the Responsible Authority acknowledge and agree that this Agreement is made pursuant to Section 173 of the Act and during the period of this Agreement the obligations imposed on the Owners are conditions applying to the use or development of the Land and are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Land and bind the Owners, their successors in title, assignees and transferees and the registered proprietor or proprietors for the time being of the Land and every part of the Land.

EXECUTED AS AN AGREEMENT

Signed by and on behalf, and with the)
 authority, of the Cardinia Shire Council)
 by Shiran Wickramasinghe, in the)

AB178603S

26/03/2002 \$59 173



exercise of a power conferred by an
Instrument of Delegation dated 16th
October 2000, in the presence of:

Witness

.....
Sheshramasingh

SIGNED SEALED AND DELIVERED
by **JOSEPH STEPHEN FALCONE** in the
presence of:

Witness

) Joe
) X
)

SIGNED SEALED AND DELIVERED
by **SALVATORE FILIPPO FALCONE** in the
presence of:

Witness

) Sam
) X
)
Y F Falcone



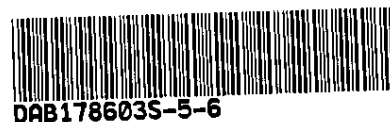
AB178603S

26/03/2002 \$59 173



SCHEDULE ONE

1. **Owner:** Joseph Stephen Falcone and Salvatore Filippo Falcone both of Phillip Road, Avonsleigh, 3782
2. **Responsible Authority:** Cardinia Shire Council of Municipal Offices, Henty Way, Pakenham, 3810
3. **Land:** Lot 35 and Part Lots 16 & 17 on Lodged Plan 7762 and being the whole of the land contained in Certificates of Title Volume 91091 Folios 802 & 806 and Volume 7575 Folio 079.
4. **Commencement Date:** The date of this Agreement



DAB178603S-5-6

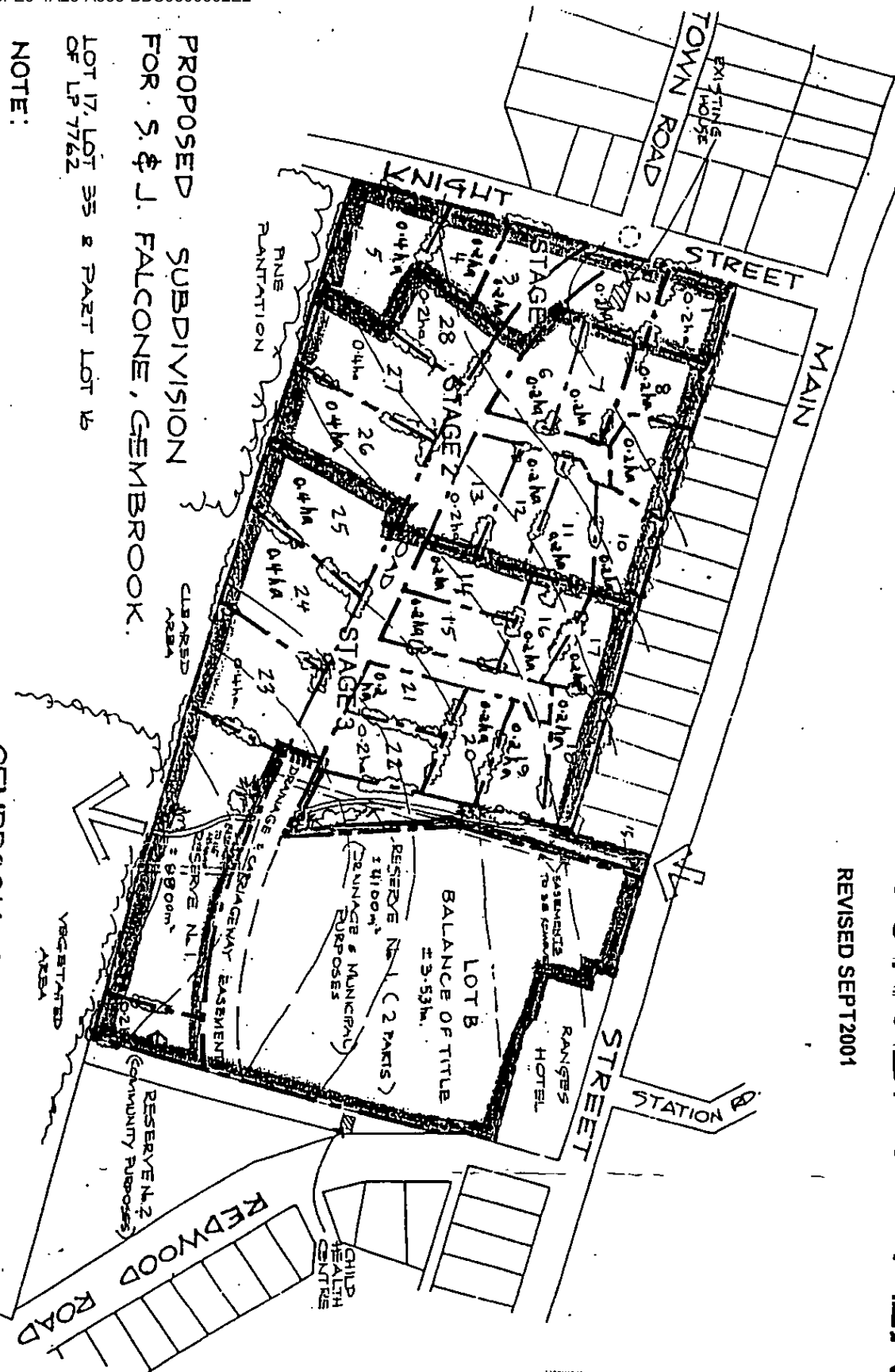
AB178603S

26/03/2002 \$59 173



CONCEPT PLAN

REVISED SEPT2001



PROPOSED SUBDIVISION FOR S. & J. FALCONE, GEMBROOK.

LOT 17, LOT 35 & PART LOT 16 OF LP 7762

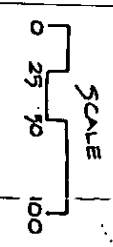
NOTE:

- CONTOURS APPROX. ONLY - 6M. INTERVAL.
- ALL DIMENSIONS ARE SUBJECT TO SURVEY.
- EASEMENTS FOR SERVICES TO BE APPROPRIATED

NICHOLAS PETRIS & ASSOCIATES PTY. LTD.
PLANNING CONSULTANTS & SURVEYORS

UNIT 1/565 BURWOOD HIGHWAY, BELGRAVE. 3160.
PH 9754 7930

GEMBROOK PARK



PURPOSE OF PLAN

SUBDIVISION IN 3 STAGES

REMOVAL OF EASEMENTS SHOWN GREEN ON CTS VOL.9101 FOL.806 AND VOL.7575 FOL.079 AND REMOVAL OF EASEMENT SHOWN BLUE ON CT VOL.9101 FOL.802 ALL TO BE REMOVED IN STAGE 3

AB1786035



RECEIVED
28 SEP 2001
PLANNING DEPARTMENT

REF 3082/11

APPROVED PLAN	
PLANNING AND ENVIRONMENT ACT 1987	
CALIBRA PLANNING SCHEME	
PERMIT NO.	7970102
SHEET	1 OF 1
SIGNED	CANDICE BRIAR
DATE	29/10/2001

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

818148

APPLICANT'S NAME & ADDRESS

DUFFY & SIMON C/- INFOTRACK C/- LANDATA
DOCKLANDS

VENDOR

FRANCIS, ANITA

PURCHASER

N/A, N/A

REFERENCE

940

This certificate is issued for:

LOT 10 PLAN PS440770 ALSO KNOWN AS 5 LUCIA COURT GEMBROOK
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/cardinia>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

16 February 2022

Hon. Richard Wynne MP
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

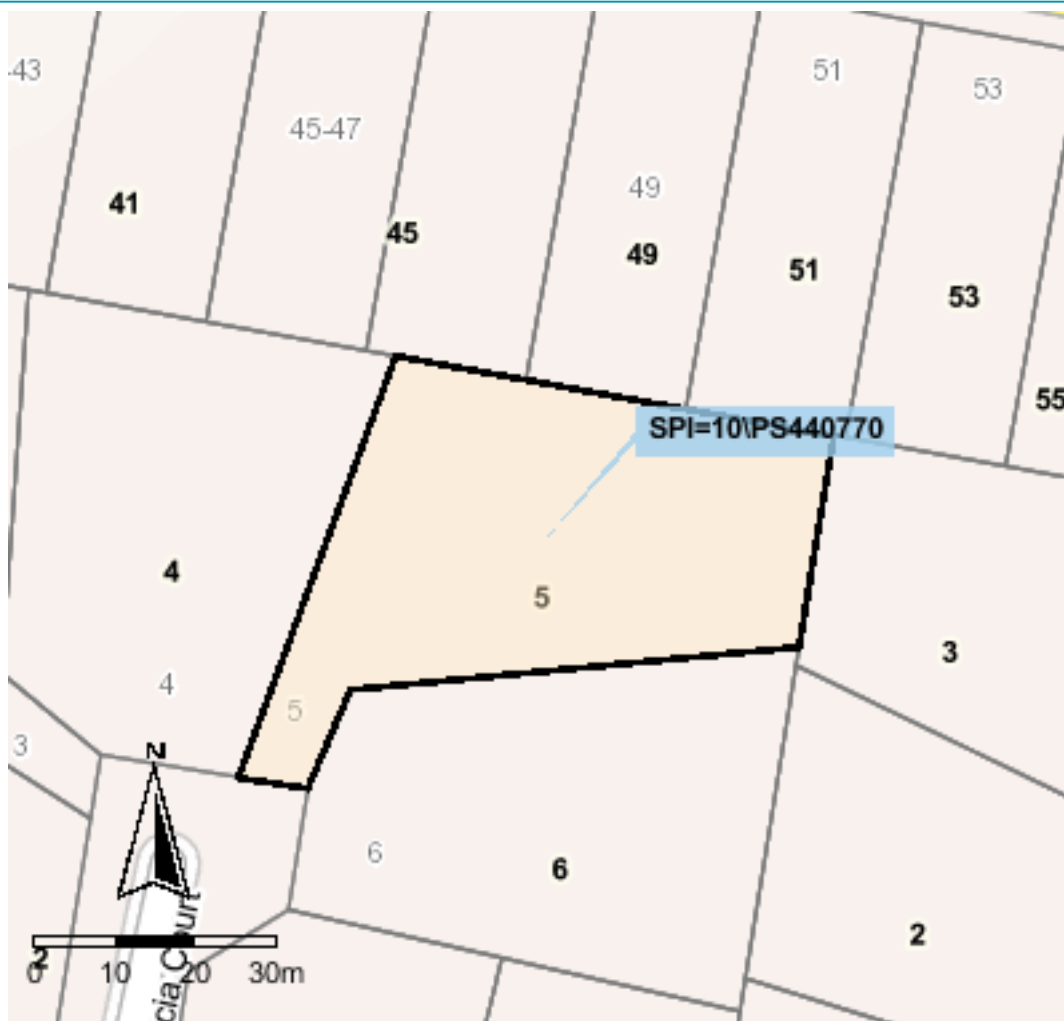
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@victorianlrs.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@victorianlrs.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**



Duffy & Simon c/InfoTrack c/Landata
DX 250639
Melbourne

CERTIFICATE NO: 69058
APPLICANT REFERENCE: 61801284-017-2
DATE: 17/02/2022

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 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, other flooding information or service easements. Information regarding these matters may be available from Council or the relevant Authority.
A fee may be charged for such information.

ASSESSMENT NO:	2501400500	VALUATIONS	
PROPERTY LOCATION:	5 Lucia Ct	SITE VALUE:	375000
	Gembrook 3783	CAPITAL IMPROVED VALUE:	685000
TITLE DETAILS:	L10 PS440770 V10719 F047	NET ANNUAL VALUE:	34250
		LEVEL OF VALUE DATE:	01/01/21
		OPERATIVE DATE:	01/07/21

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2022

<u>RATES & CHARGES</u>	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$1,852.24	\$463.45
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$154.42	\$38.59
GARBAGE	\$307.25	\$76.82
GREEN WASTE LEVY	\$126.60	\$31.65

SPECIAL RATES /SPECIAL CHARGES

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

TOTAL OUTSTANDING **\$610.51**



Bill code	858944
Reference	25014005000

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**

5 Lucia Ct
Gembrook
L10 PS440770 V10719 F047

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

Any 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 of Land Act 1988 or the Local Government Act 1958:

FLOOD LEVEL

A flood level has not been designated under the Building Regulations 1994.
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

Other:

ADDITIONAL INFORMATION

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

I acknowledge having received the sum of \$27.40 being the fee for this certificate.

Delegated Officer: 

**CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER
ISSUE DATE. PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.**



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

16th February 2022

Duffy & Simon C/- InfoTrack C/- LANDATA
LANDATA

Dear Duffy & Simon C/- InfoTrack C/- LANDATA,

RE: Application for Water Information Statement

Property Address:	5 LUCIA COURT GEMBROOK 3783
Applicant	Duffy & Simon C/- InfoTrack C/- LANDATA LANDATA
Information Statement	30671555
Conveyancing Account Number	7959580000
Your Reference	940

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 066 902 501

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Mitcham Victoria 3132

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yvw.com.au

Yarra Valley Water Property Information Statement

Property Address	5 LUCIA COURT GEMBROOK 3783
------------------	-----------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER
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E enquiry@yvw.com.au
yvw.com.au

Melbourne Water Encumbrance

Property Address	5 LUCIA COURT GEMBROOK 3783
------------------	-----------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

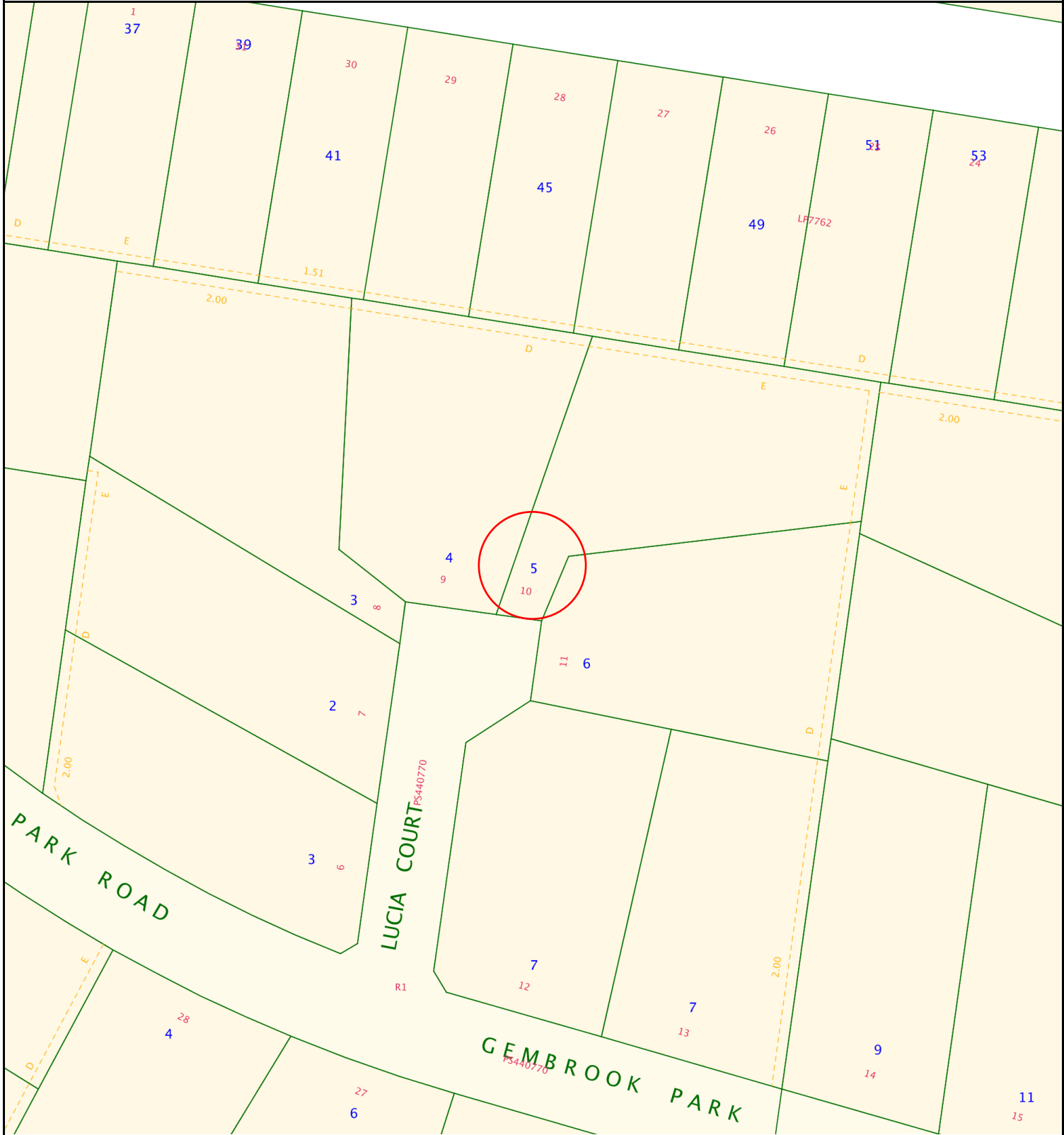
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)















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.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Information Statement Number: 30671555	Address		5 LUCIA COURT GEMBROOK 3783		 ABN 93 066 902 501	
	Date		16/02/2022			
	Scale		1:1000			
						
Existing Title						
	Access Point Number	GLV2-42	MW Drainage Channel Centreline		Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;	
Proposed Title						
	Sewer Manhole		MW Drainage Underground Centreline			
Easement						
	Sewer Pipe Flow		MW Drainage Manhole			
Existing Sewer						
	Sewer Offset	<1.00>	MW Drainage Natural Waterway			
Abandoned Sewer						
	Sewer Branch					



YARRA VALLEY WATER
ABN 93 066 902 501

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Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Duffy & Simon C/- InfoTrack C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 3172435782
Rate Certificate No: 30671555

Date of Issue: 16/02/2022
Your Ref: 940

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
5 LUCIA CT, GEMBROOK VIC 3783	10\PS440770	1612779	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2022 to 31-03-2022	\$19.28	\$19.28
Residential Water Usage Charge <i>Step 1 – 27.000000kL x \$2.47490000 = \$66.82</i> Estimated Average Daily Usage \$0.66	10-09-2021 to 20-12-2021	\$66.82	\$0.00
Drainage Fee	01-01-2022 to 31-03-2022	\$26.03	\$26.03

Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$45.31
	Total Due		\$45.31

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the

purchasers account at settlement.

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1612779

Address: 5 LUCIA CT, GEMBROOK VIC 3783

Water Information Statement Number: 30671555

HOW TO PAY



Biller Code: 314567
Ref: 31724357824



Mail a Cheque with the Remittance Advice
below to:

Yarra Valley Water
GPO Box 2860 Melbourne VIC 3001

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1612779

Address: 5 LUCIA CT, GEMBROOK VIC 3783

Water Information Statement Number: 30671555

Cheque Amount: \$

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 18 February 2022 02:14 PM

PROPERTY DETAILS

Address: **5 LUCIA COURT GEMBROOK 3783**

Lot and Plan Number: **Lot 10 PS440770**

Standard Parcel Identifier (SPI): **10\PS440770**

Local Government Area (Council): **CARDINIA**

Council Property Number: **2501400500**

Planning Scheme: **Cardinia**

Directory Reference: **Melway 312 J10**

www.cardinia.vic.gov.au

[Planning Scheme - 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**

OTHER

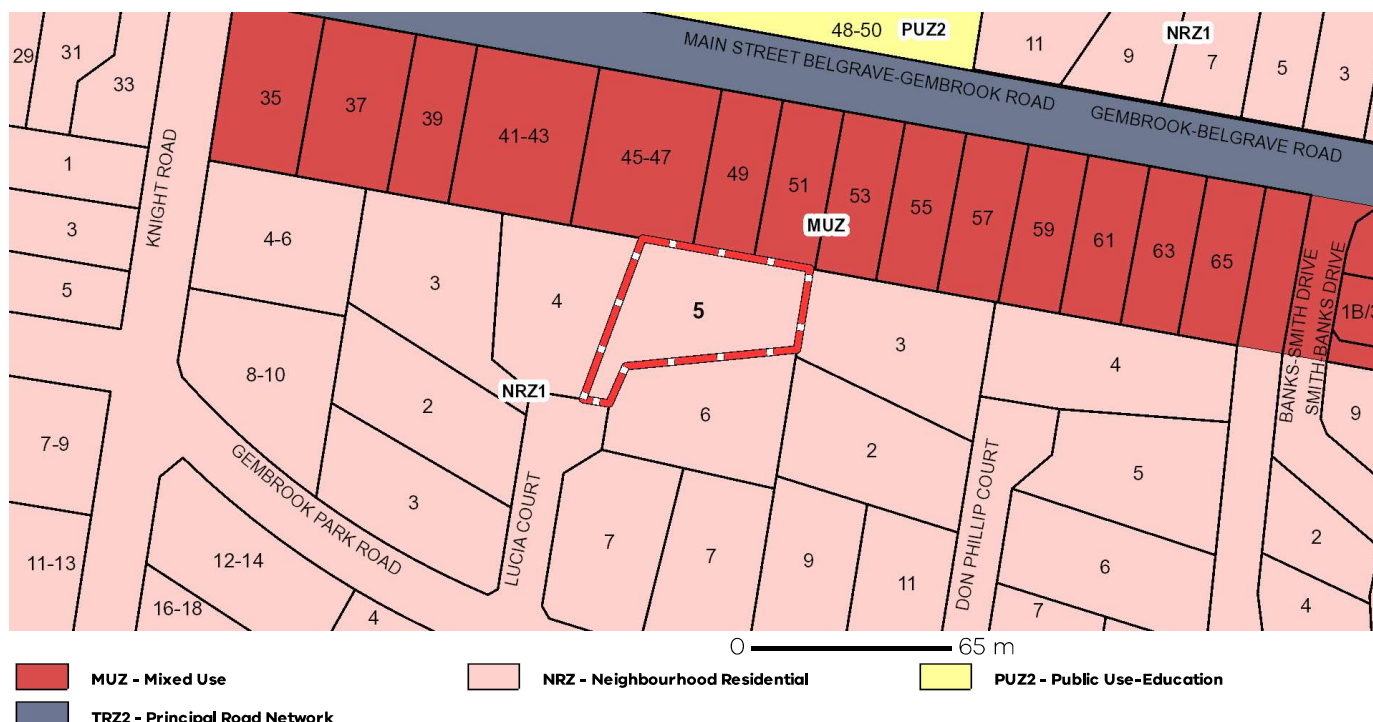
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)



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

PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

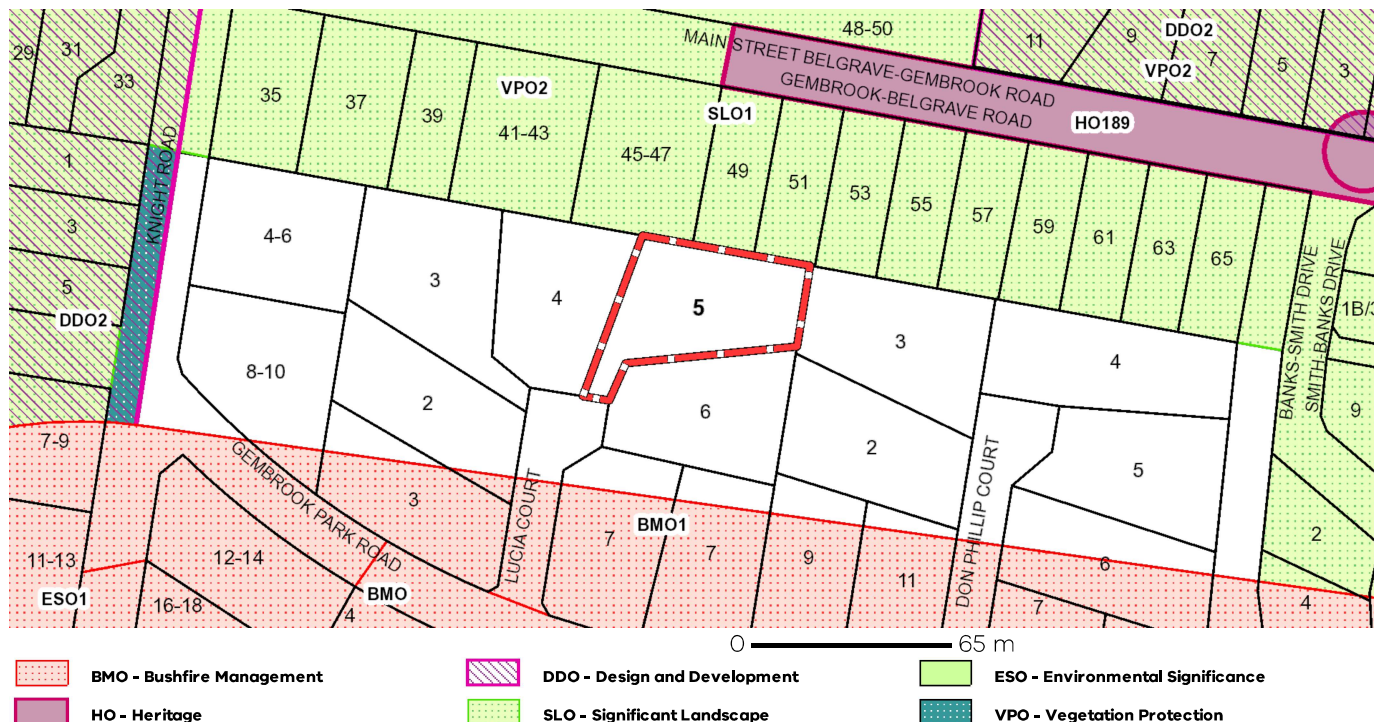
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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 16 February 2022.

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>

PLANNING PROPERTY REPORT

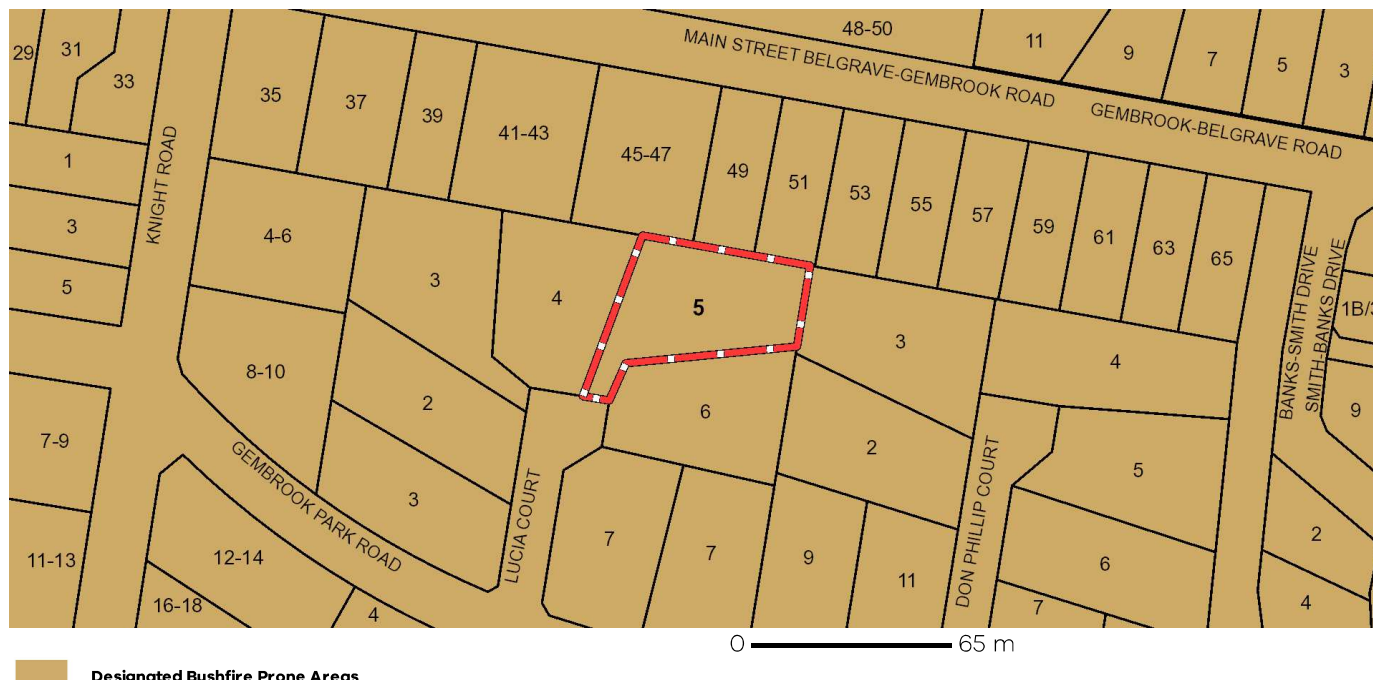


Environment,
Land, Water
and Planning

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>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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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).