

Vendor Statement

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

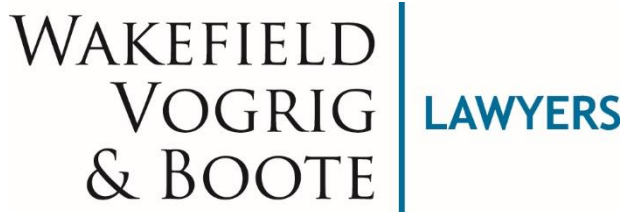
This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	4-6 Devon Road, Paynesville VIC 3880
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Vendor's name	Kalimna Distributions Pty Ltd ACN 626 423 390	Date	/ /
Vendor's signature	_____		

Purchaser's name		Date	/ /
Purchaser's signature	_____		
Purchaser's name		Date	/ /
Purchaser's signature	_____		



Wakefield Vogrig & Boote Lawyers

5 Bank Place (PO Box 242) Drouin VIC 3818
54 Albert Street (PO Box 329) Warragul VIC 3820

Ph: 03 5625 2544 / 03 5623 5166

Email: brynley@wvblawyers.com.au

Ref: BRG:60485

1. FINANCIAL MATTERS

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

(a) Their total does not exceed: \$10,000.00

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

Not Applicable

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

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110.4
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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

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

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 within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Are contained in the attached certificates and/or statements

4.2 Agricultural Chemicals

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

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):

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")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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. VENDOR/SUPPLIER GST WITHHOLDING NOTICE

Pursuant to section 14–255 Schedule 1 *Taxation Administration Act 1953* (Cth)

The Vendor/Supplier will give a GST Withholding Notice as required closer to settlement.

14. OTHER INFORMATION

Not applicable.

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)

- 15(a) Due Diligence Checklist
- 15(b) Register Search Statement
- 15(c) Copy of Plan
- 15(d) Register Search Statement
- 15(e) Copy of Plan
- 15(f) Planning Property Report
- 15(g) Property Report
- 15(h) Planning Permit
- 15(i) Rates & Valuation Notice
- 15(j) Water Rates

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.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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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

VOLUME 08189 FOLIO 050

Security no : 124116737346J

Produced 18/07/2024 03:36 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 043432.
PARENT TITLE Volume 03817 Folio 334
Created by instrument A426106 29/10/1957

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

KALIMNA DISTRIBUTIONS PTY LTD of 61 POINT ROAD KALIMNA VIC 3909
AV583798P 02/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW909958Y 07/06/2023
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 LP043432 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: 4 DEVON ROAD PAYNESVILLE VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 07/06/2023

DOCUMENT END

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LP 43432
EDITION 2

PLAN OF SUBDIVISION

PLAN MAY BE LODGED /3.8.58

**PART OF CROWN ALLOTMENTS 147^B & 147^C
PARISH OF BAIRNSDALE
COUNTY OF TANJIL**

V. 3817 F. 334

V. 8182 F. 331

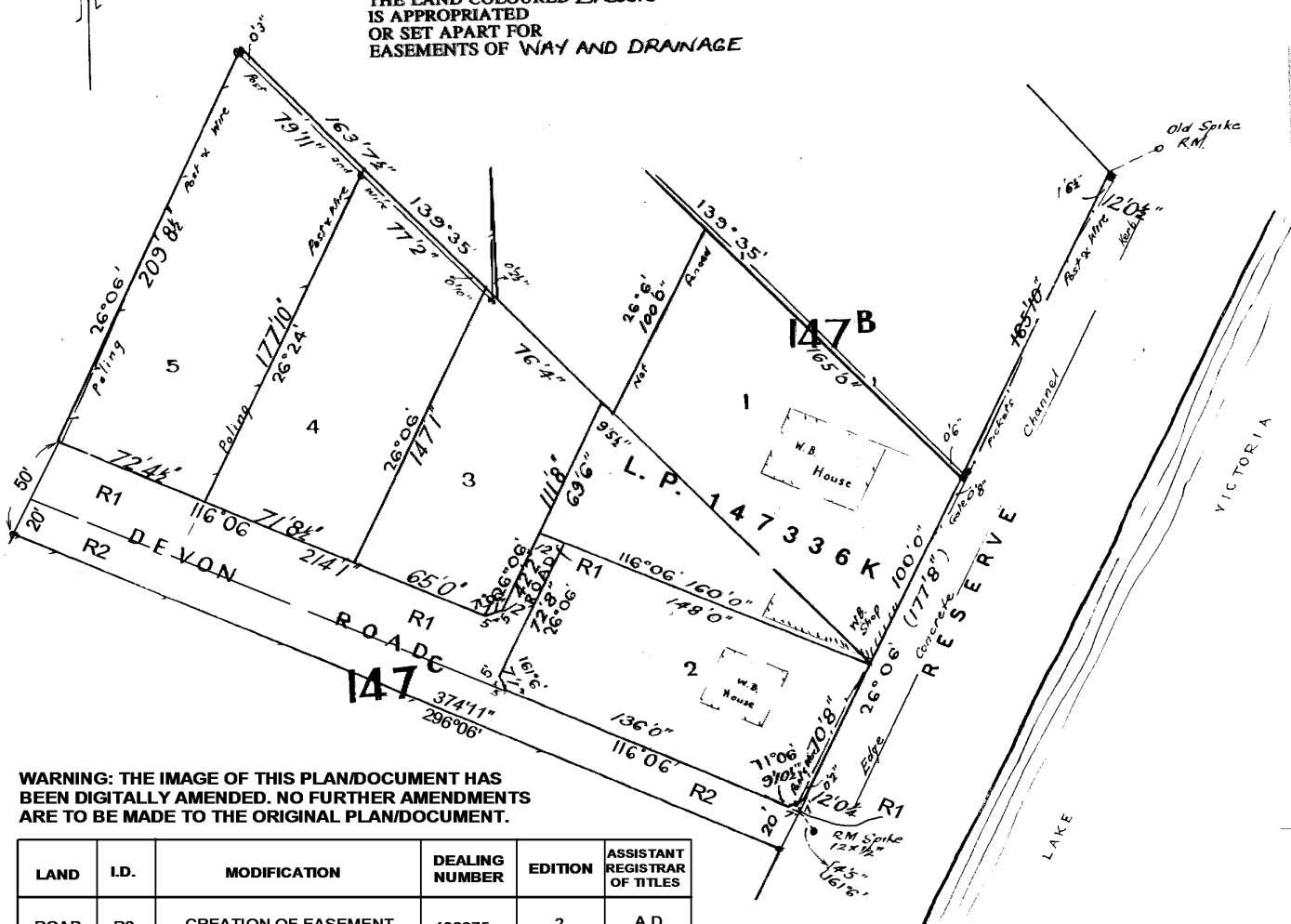
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

COLOUR CONVERSION
R1 & R2 = BROWN

ENCUMBRANCES
AS TO THE LAND MARKED R2
THE EASEMENT OF CARRIAGEWAY
& DRAINAGE CREATED IN TR.482675

APPROPRIATIONS

THE LAND COLOURED *Brown*
IS APPROPRIATED
OR SET APART FOR
BASEMENTS OF WAY AND DRAINAGE



WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
ROAD	R2	CREATION OF EASEMENT	482675	2	A.D.

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

VOLUME 08668 FOLIO 113

Security no : 124116737419E
Produced 18/07/2024 03:37 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 043432.
PARENT TITLE Volume 03817 Folio 334
Created by instrument C742862 06/04/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

KALIMNA DISTRIBUTIONS PTY LTD of 100 SPRING STREET NORTH PORT MELBOURNE VIC
3207
AV583835L 02/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW909958Y 07/06/2023
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ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 6 DEVON ROAD PAYNESVILLE VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 07/06/2023

DOCUMENT END

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LP 43432
 EDITION 2

PLAN OF SUBDIVISION

PLAN MAY BE LODGED /3-8-58

**PART OF CROWN ALLOTMENTS 147^B & 147^C
 PARISH OF BAIRNSDALE
 COUNTY OF TANJIL**

V. 3817 F. 334
 V. 8182 F. 331

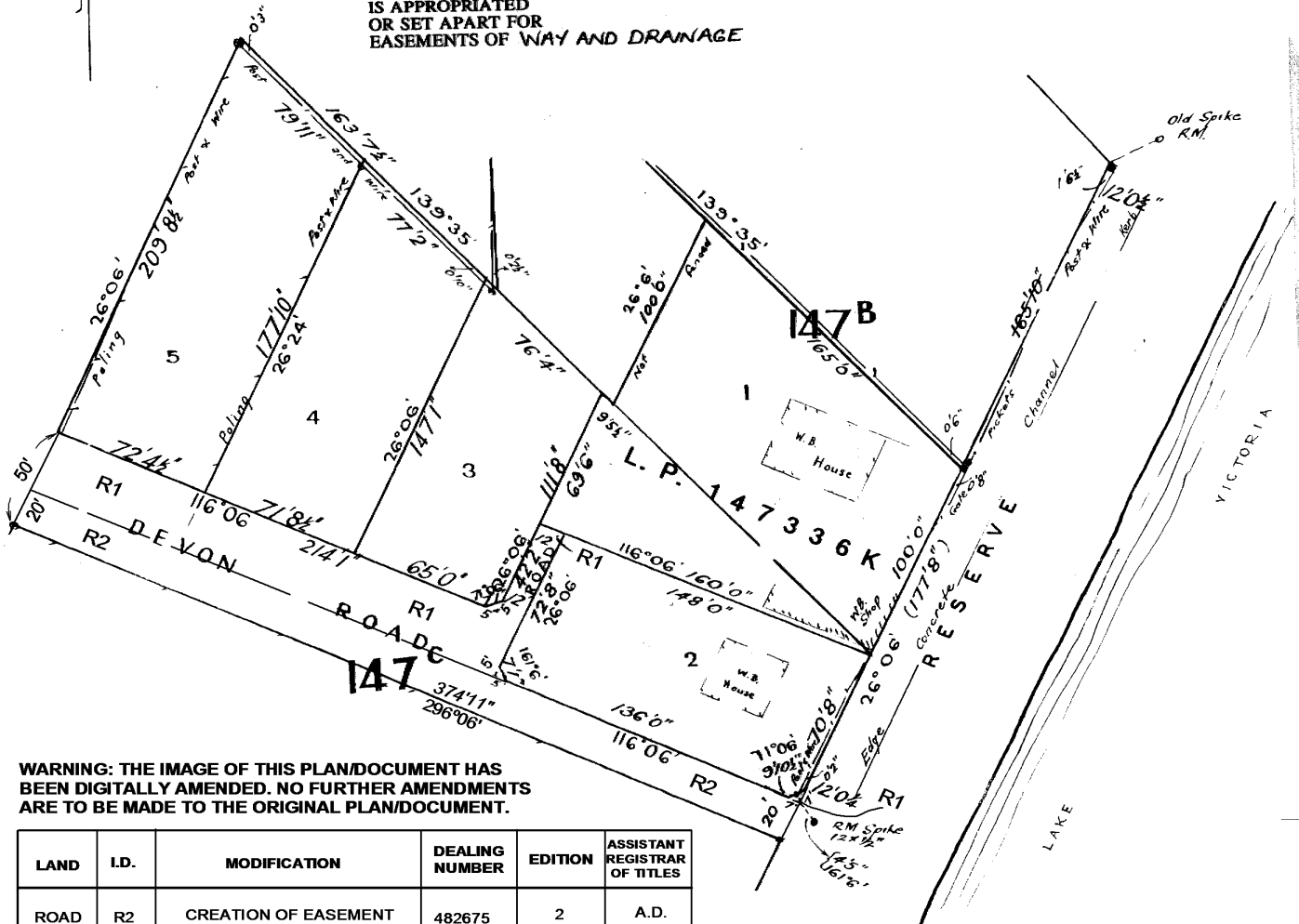
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ENCUMBRANCES
 AS TO THE LAND MARKED R2
 THE EASEMENT OF CARRIAGEWAY
 & DRAINAGE CREATED IN TR.482675

APPROPRIATIONS

THE LAND COLOURED *Brown*
 IS APPROPRIATED
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LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
ROAD	R2	CREATION OF EASEMENT	482675	2	A.D.

Your Reference: 19555
Contact: Robert Pringle
Our Reference: 36/2022/P
Telephone No: (03) 5153 9500
Email: feedback@egipps.vic.gov.au

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

20 May 2022

Crowther & Sadler Pty Ltd
PO Box 722
BAIRNSDALE VIC 3875

Dear Sir or Madam,

Planning Application Number: 36/2022/P
Proposal: Buildings and works (Multi-Storey Building), Multi-lot Subdivision and Reduction to the Car Parking requirement
Location: 4-6 Devon Road PAYNESVILLE
Lot 4 & 5 LP 43432

We advise that your application for a Planning Permit has been approved and the permit is enclosed.

Your attention is drawn to the conditions of the permit. Please read these conditions carefully, and check whether there are any actions you need to take prior to acting on the permit.

Included with the permit is advice of your appeal rights should you be dissatisfied with any of the permit conditions.

Please note that this permit is not a building permit. If the proposal involves the construction or alteration of a building you may need to obtain a separate building permit.

Yours sincerely



ROBERT PRINGLE
Statutory Planning Coordinator

PLANNING PERMIT

Permit No: 36/2022/P
Planning Scheme: East Gippsland
Responsible Authority: East Gippsland Shire

ADDRESS OF THE LAND

4-6 Devon Road PAYNESVILLE
Lot 4 & 5 LP 43432

BN: 3780 4

THE PERMIT ALLOWS

Buildings and works (Multi-Storey Building), Multi-lot Subdivision and Reduction to the Car Parking requirement in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions. The plans must generally be in accordance with the plans submitted with the application but modified to show:
 - a. Access to the commercial tenancies to satisfy access for all provisions, including appropriate paving to the entry to the commercial tenancy;
 - b. Access requirements for bathrooms to be met in accordance with Design Option B of Standard D17;
 - c. A bin collection area nominated within the crossover area in accordance with condition 12;
 - d. Waste Management Plan revision in accordance with condition 12;
 - e. Footpath and bicycle parking alignment amended in accordance with condition 14; and,
 - f. A large vehicle loading area nominated within the crossover area in accordance with condition 17.

Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The plan of subdivision submitted for certification must be generally in accordance with the endorsed plan of subdivision, but may be varied to

Date Issued: 20 May 2022

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Signature for the
Responsible Authority

accommodate the as-built dimensions surveyed during construction to the satisfaction of the responsible authority.

Landscaping

4. Before the development starts, a landscape plan and landscape management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit and must not be altered without the written consent of the responsible authority. The plan diagrams must be drawn to scale. The plans must show, and the management plan must provide:
 - A schedule of all proposed vegetation (trees, shrubs and ground covers) which includes botanical names, common names, mature size and total quantities of each plant.
 - Pot sizes and specific location of the plants to be planted.
 - Canopy vegetation or shade to the rooftop terrace to the satisfaction of the responsible authority.
 - Buildings, services, and other structural features on the land that influence the landscape design.
 - Natural features that influence the landscape design.
 - Proposed irrigation methods, including stormwater detention systems, pumps and pipes, control boxes, and the provision of re-used stormwater outlets for each apartment for private landscaping.
 - The proposed design features such as paths, paving, lawn, finished surfaces and outdoor lighting.
 - Maintenance regime and schedule for all plant and equipment and vegetation.
 - Maintenance and cleaning schedule for all hard surfaces in common areas and for landscaping areas managed by the owners corporation or manager.
5. Landscaping in accordance with this approved plan and schedule must be completed before the building is occupied and thereafter maintained to the satisfaction of the responsible authority.
6. The approved landscaping management plan and schedule must be incorporated into the owner's corporation rules to the satisfaction of the responsible authority. Should the subdivision of the building not progress, the management plan may be adopted by the building management as an operational plan to the satisfaction of the responsible authority.
7. External lighting must be designed, baffled and located to prevent any detrimental effect on nearby land, to the satisfaction of the Responsible Authority.

Finished Floor Level

8. The finished floor level of the ground floor must be a minimum of 2.5 metres AHD. This is referred to as the Nominal Flood Protection Level (NFPL).

Date Issued: **20 May 2022**

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**Signature for the
Responsible Authority**

Stormwater Management

9. Before any works associated with the subdivision and development start, a detailed stormwater management plan to the satisfaction of the responsible authority must be submitted to and be approved by the responsible authority. When approved, the plans will then form part of the permit. The design and documentation for the drainage works must be prepared in accordance with standard engineering practice, must demonstrate that all stormwater discharge from the development will meet the *Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999)*, and provide for the collection, control and disposal of all stormwater runoff, and with plans to show:
 - Easements and legal points of discharge.
 - Methods of on-site detention and re-use systems, including the provision of rainwater tanks and connection/integration with proposed landscaping.
10. Before the building is occupied, stormwater detention and re-use systems must be constructed and functioning to the satisfaction of the Responsible Authority.
11. Before the issue of statement of compliance each lot as shown on the endorsed plans must be drained to the satisfaction of the Responsible Authority.

Waste management

12. Before the works commence, an amended Waste Management Plan generally in accordance with the Waste Management Plan (Traffix Group, Proposed Mixed Use Development 4-6 Devon Road, Paynesville, December 2021) must be prepared to and endorsed to the satisfaction of the responsible authority. The amended plan must:
 - Identify the particular resources adopted for the site conditions and locality (suppliers, collection and cleaning services);
 - Nominate and delineate on plans a bin collection area within the vehicle crossover which will not impede the vehicle flow through the security gates and that will allow the collection service to collect the bins within the crossover area exclusively;
 - Revise Section 2. Proposal to reflect the nominated bin collection regime; and
 - Require the building manager to provide for public liability insurance minimum \$20 million covering the waste movement/temporary storage activity in the road reserve.
13. Waste Management on the premises must be undertaken in accordance with the Waste Management Plan at all times to the satisfaction of the responsible authority unless amended with the written consent of the responsible authority.

Date Issued: 20 May 2022

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Signature for the
Responsible Authority

Parking, Loading, and Access

14. Before the commencement of works, a footpath, bicycle parking, and outdoor dining area civil construction plan to the satisfaction of the responsible authority must be prepared and endorsed to the satisfaction of the responsible authority. The civil construction plan must demonstrate:
 - Minimum 1.5 metre width concrete footpath from Fleischer Street footpath and connecting to Devon Road in front of 2 Devon Road to the Responsible Authority's Satisfaction;
 - Relocation of the bicycle parking area to between the footpath and building;
 - Outdoor dining area and pedestrian entries to be constructed of concrete/pavers with appropriate foundation to prevent heaving and restrict weed growth. The pavers must be a slip resistant profile.
15. Before the building is occupied, the footpath, bicycle parking, and outdoor dining areas must be constructed in accordance with the endorsed plans to the satisfaction of the responsible authority.
16. The bicycle parking, outdoor dining and main entry footpath areas must be maintained by the building management or its nominee at all times to the satisfaction of the responsible authority to prevent weed growth and slips, trips and falls.
17. Before the building is occupied, a car parking and vehicle loading management plan to the satisfaction of the responsible authority must be submitted to and endorsed by the responsible authority. The car parking and vehicle loading plan must specify:
 - The process to be followed for car parking spaces allocation;
 - Large vehicle loading area with dimensions 10 metres by 3 metres must be identified within the proposed crossover, allowing for movement of resident/occupant vehicles and pedestrians safely;
 - A safety kit with pylons and pedestrian direction signs must be provided in proximity to the lobby or security gate to support large vehicle loading;
 - Large vehicles parked in the nominated area for longer than 30 minutes must employ the pylons and pedestrian direction signs.
18. Before the building is occupied, areas set aside for parked vehicles, vehicle loading and access lanes, as shown on the approved plans must be:
 - Properly formed to appropriate levels to the satisfaction of the Responsible Authority.
 - Constructed in concrete pavement to satisfaction of the Responsible Authority.
 - Drained and maintained to the satisfaction of the Responsible Authority.
 - Two Electric Vehicle Charging Points to be provided.

Date Issued: 20 May 2022

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**Signature for the
Responsible Authority**

- Line-marked and signed to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.
19. Car parking and vehicle loading must be undertaken in accordance with the car parking and vehicle loading management plan and kept available for these purposes at all times to the satisfaction of the responsible authority unless amended with the written consent of the responsible authority.
 20. Before the building is occupied or before the issue of Statement of Compliance (whichever occurs first), redundant vehicular crossings or laybacks must be removed and the kerb reinstated to the satisfaction of the Responsible Authority.
 21. Before the building is occupied or before the issue of Statement of Compliance (whichever occurs first), a commercial crossover must be constructed at right angles to the road to suit the proposed driveway, to the satisfaction of the Responsible Authority.

Construction Management

22. Before the commencement of any works associated with the subdivision start, a construction management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must include:
 - Location of any temporary construction works office and machinery storage area;
 - The construction works access way;
 - Details of construction days and hours;
 - Vehicle and machinery exclusion zones;
 - Location and management requirements of stockpiled soil;
 - Measures and techniques to protect drainage lines and watercourses from sediment runoff from disturbed or under construction areas;
 - Measures and methods to be employed to protect sites of conservation importance, native vegetation and areas of archaeological significance;
 - Measures and techniques to manage dust control;
 - Location of personal and trade vehicle parking areas for contractors on site, with preference to the Fleischer Street on-street constructed car parking areas and prevention of use of the verge area of Fleischer Street and restriction of other off-street car parking areas;
 - Location and management of litter storage areas, construction waste areas and chemical storage areas; and
 - Methods of ensuring all contractors are informed of the requirements of the construction management plan and persons responsible for ensuring the construction management plan is adhered to.

Date Issued: 20 May 2022

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**Signature for the
Responsible Authority**

23. All construction works and requirements of the construction management plan must be undertaken and completed in accordance with the endorsed construction management plan to the satisfaction of the Responsible Authority.
24. Before the issue of statement of compliance any portion of Council's existing infrastructure damaged as a result of work undertaken on the site or associated with the development must be repaired/reinstated to the satisfaction of the responsible authority.

Public Open Space Contribution Payment

25. Before the issue of a Statement of Compliance, the applicant or owner must pay to the Council an amount equal to five percent of the site value of all the land in the subdivision, pursuant to Section 18 of the *Subdivision Act 1988*.

Telecommunications

26. The owner of the land must enter into an agreement with:
 - A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
27. Before issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Time Limit condition – Development

28. This permit authority in relation to buildings and works will expire if either of the following circumstances applies:
 - The development is not started within two years of the issue date of this permit.

Date Issued: 20 May 2022

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Signature for the
Responsible Authority

- The development is not completed within four years of the issue date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Time Limit – Subdivision

29. This permit authority for the subdivision of the building will expire if any of the following circumstances applies:
- The plan of subdivision is not certified within four years of the issue date of the permit;
 - A Statement of Compliance is not issued within five years of the date of the plan of subdivision being certified.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

AusNet Electricity Services Pty conditions

30. The plan of subdivision submitted for certification must be referred to AusNet Electricity Services Pty Ltd in accordance with Section 8 of the subdivision Act 1988.
31. The applicant must –
- Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision. A payment to cover the cost of such work will be required
 - Provide electricity easements internal and external to the subdivision in favour of AusNet Electricity Services Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services Pty Ltd. The provision of reserves for electricity substations may also be required.

East Gippsland Water conditions

32. Extend water supply infrastructure to the satisfaction of East Gippsland Water.
33. Extend sewerage infrastructure to the satisfaction of East Gippsland Water.
34. A feasibility study, required to determine how best to service the development, is to be arranged by East Gippsland Water and funded by the applicant.
35. Any infrastructure, outside of the development, that is required to provide sewerage and/or water supply services to the development, is to be funded by

Date Issued: 20 May 2022

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**Signature for the
Responsible Authority**

the applicant. The type and extent of additional infrastructure, if needed, is subject to detailed engineering design and approval by East Gippsland Water.

36. Submit design, construction, commissioning and as constructed documentation on all proposed infrastructure, or alterations to existing infrastructure, for written approval by East Gippsland Water.
37. Pay applicable development planning charges.
38. Each lot must be connected to the water reticulation system, and separately metered, to the satisfaction of East Gippsland Water.
39. Existing water meters (No. 19W034864 and 060382) are to be disconnected and returned to East Gippsland Water.
40. Modify existing internal pipe work, to the satisfaction of East Gippsland Water, and in accordance with the applicable plumbing standards. Pipe work to each lot is to be kept clear of the other lot(s).
41. Place easement(s) on the plan of subdivision over existing/proposed infrastructure, to the satisfaction of East Gippsland Water.

Notes

1. Before undertaking works within a Council road reserve, a non-utility – minor works consent of works within road reserve must be obtained from the Roads and Traffic unit of Council. Refer to the Infrastructure Design Manual (IDM) for crossover designs.
2. Please be informed that you are required to check with a Private Building Surveyor if a Building Permit is required for the building works relating to this planning permit.
3. Building works on this site must comply with the requirements of the Victorian Building Act and Building Regulations, the National Construction Code (NCC) and relevant Council Local Laws.
4. The buildings and works and subdivision must be undertaken in accordance with the approved Cultural Heritage Management Plan.

AusNet Electricity Services Pty Ltd notes

5. It is recommended that, at an early date the applicant commences negotiations with AusNet Services for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).

Date Issued: 20 May 2022

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**Signature for the
Responsible Authority**

6. Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
7. Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

East Gippsland Water Notes

8.
 - i. In accordance with Section 136 of the Water Act 1989, easements are required over existing/proposed infrastructure. This requirement applies even if the infrastructure is in common property or there is a Section 12(2) easement over the land.
 - ii. For easement(s) created, the Land Benefited/In Favour Of is to be in the name of "East Gippsland Region Water Corporation".
 - iii. For any lot area that cannot be fully serviced by a gravity sewer connection, building envelopes or minimum floor levels are to be listed as restrictions on title, to the satisfaction of East Gippsland Water.
 - iv. Each lot is to be separately serviced by the water and/or sewerage reticulation system. Subject to East Gippsland Water's requirements being met, relevant infrastructure will then become East Gippsland Water's to own, operate and maintain in perpetuity.
 - v. Should East Gippsland Water determine that a gravity sewerage system is not feasible, then a pressure sewer system may be approved by East Gippsland Water.
 - vi. Design documentation to be submitted after certification application has been made.
 - vii. Development planning charges apply where East Gippsland Water approve design, construction, commissioning and as constructed documentation (actual charge is based on the final cost of the works).
 - viii. Any specific requirements for sewage discharge or water supply, over and above the available standard levels of service (e.g. pressure, flow rate, etc.), is to be arranged by the applicant at their cost.
 - ix. Where backflow prevention is required, as determined by Australian Standard AS3500, the owner/occupier is to ensure an appropriate backflow prevention device is installed, commissioned, tested and maintained in accordance with that Standard.
 - x. Where trade waste is to be discharged to the sewerage system, a trade waste agreement is to be executed between the occupier and East Gippsland Water prior to connecting the development to the sewerage system.
 - xi. Any specific requirements for sewerage and/or water supply infrastructure relating to coastal inundation or flooding is to be funded by the applicant.

Date Issued: 20 May 2022

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**Signature for the
Responsible Authority**

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

WHEN DOES A PERMIT BEGIN?

A permit operates:

From the date specified in the permit, or

If no date is specified, from:

- The date of the decision of the Tribunal, if the permit was issued at the direction of the Tribunal, or
- The day on which it is issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

A permit for the development of land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision, or
- the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A permit for the use of land expires if:

- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit, or
- The use is discontinued for a period of two years.

A permit for the development and use of the land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- The development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- The use is discontinued for a period of two years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2), of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains, a different provision:

- The use or development of any stage is to be taken to have started when the plan is certified; and
- The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form and lodged with the Victorian Civil and Administrative Tribunal, and be accompanied by the prescribed fee. An appeal must state the grounds on which it is based.
- An appeal must also be served on the responsible authority.

Details about appeals, notice of appeal forms and the fees payable can be obtained from the Planning & Environment List at the Victorian Civil and Administrative Tribunal.

Our ref: 19555

11 April 2024

Mark Hopgood
Via email: mark@lateral.net.au

Dear Mark,

**Re: Extension of Planning Permit 5.2022.36.1
Buildings & Works (Multi-Storey Building), Multi- lot Subdivision and
Reduction to the Car Parking Requirement
4 & 6 Devon Road, Paynesville**


Further to our previous advice please find enclosed confirmation from East Gippsland Shire to the extension of Planning Permit No 5.2022.36.1 for the development of the abovementioned address.

Council has approved an extension of the permit for a further two years. The Planning Permit will now expire if the approved buildings and works are not completed by 20 May 2028. Please pay strict attention to this date, as it is your responsibility to ensure the development is undertaken within the approved timeframe.

We would like to take this opportunity to thank you for engaging us to assist you in relation to this matter. We hope that you are satisfied with our professional services and the outcome achieved.

Please do not hesitate to contact us into the future if we may be able to assist you further.

Regards,



RICHARD HOXLEY

Encl: Letter from 28 March 2024



FS 520900



Contact: Planning Department
Email: planning@egipps.vic.gov.au
Our Ref: 5.2022.36.1
Your Ref: 19555

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

28 March 2024

Crowther & Sadler Pty Ltd
PO Box 722
BAIRNSDALE VIC 3875

Email: contact@crowthersadler.com

Dear Sir or Madam

EXTENSION OF TIME FOR PERMIT - APPROVAL

Application: 5.2022.36.1
Proposal: Buildings and works (Multi-Storey Building), Multi-lot Subdivision and Reduction to the Car Parking requirement
Property Address: 4 Devon Road PAYNESVILLE 3880, 6 Devon Road PAYNESVILLE 3880
Property Title Lot: 4 LP: 43432, Lot: 5 LP: 43432

Your request for an extension of the above planning permit has been considered under delegation and a decision has been made to extend the permit for a further two (2) year period in order to ensure that the development can be fully completed.

The permit will now expire in the following circumstances, unless a further request is made in accordance with Section 69 of the *Planning and Environment Act 1987* (generally, within 6 months either side of the dates listed, or up to 12 months for buildings and works which have been commenced but not completed).

- The development is not started by 20 May 2026
- The development is not completed by 20 May 2028

In relation to subdivision, the permit expires if:

- The plan of subdivision is not certified by 20 May 2026
- A Statement of Compliance is not issued within five years of the date of the plan of subdivision being certified.

Please contact Robert Pringle on the above-mentioned contact detail if you need to discuss this further.

Yours sincerely



ROBERT PRINGLE
Coordinator Statutory Planning

LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the *Local Government Act 2020*

Certificate Number: 20250138
Date of Issue: 19/07/2024

Applicants Reference: 73588046-014-8

Applicant: Landata
Two Melbourne Quarter
Level 13 697 Collins Street
DOCKLANDS VIC 3008

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

Assessment Number	3780	Area	0.1094 Hectares
Property Address	4 Devon Road PAYNESVILLE VIC 3880		
Property Description	Lot: 4 LP: 43432		
Site Value	\$305,000.00	Level of Value Date	01/01/2024
Capital Improved Value	\$450,000.00		
Net Annual Value	\$22,500.00		

STATEMENT OF RATES AND CHARGES LEVIED FOR PERIOD ENDING 30 JUNE 2025 AND BALANCE DUE

Rates Levied		Levy Amount
General Rate		\$1,194.60
Municipal Charge		\$252.00
Waste - 3 Bins - Compulsory		\$464.00
Waste Levy		\$51.00
FSPL - Residential Variable Charge		\$39.15
FSPL - Residential Fixed Charge		\$132.00
Scheme		
Brought forward balance as at 30/06/2024		\$0.00
Interest to 30/06/2024		\$0.00
Other Adjustments		\$0.00
Property Debt (Balance)		\$0.00
Less Rate Waiver		\$0.00
Less Pensioner Government Rebate		\$0.00
Less Council Special Rebate		\$0.00
Less Payments		\$0.00
Total Balance Due		\$2,132.75

NOTE: Any payment made which is reflected in the balance above, is subject to normal bank clearance procedures.

Any unpaid rate arrears are due immediately and interest will continue to apply until paid in full.

Rates are due for payment in full by 15/02/2025 (except where paying by instalments). Current year rates unpaid after the due date/s, may also be subject to interest.

FINANCIALS ARE CORRECT AS AT THE DATE OF ISSUE, PLEASE CONTACT COUNCIL FOR AN UPDATE PRIOR TO SETTLEMENT.



OTHER INFORMATION

1. Credit Balances

If account is currently in credit, credit will apply to new owner unless instructions to issue a refund are received from the conveyancers involved in this sale. If no instructions are received you will need to take this credit into consideration when preparing settlement figures.

2. Farming Properties

1a) If this property is currently subject to the farm rate differential, the property will revert to the general rate differential in the next rating period after transfer to the new owner/s, unless an application for the farm rate is lodged by the new owner/s.

1b) If this property is also exempt from the Council Municipal Charge and Waste Levy as well as the fixed component of the Fire Services Property Levy under the Single Farming Enterprise provisions, these charges will also be added from the next rating period, unless an application for exemptions is lodged by the new owner/s.

3. Waste Service

If this property is within a defined waste collection district and either a key or bins have been supplied to the current owner/premises, please note that they are the property of Council and MUST remain at the premises. Please ensure the key or bins are left at the premises as a fee will apply for any replacement.

4. Other

POTENTIAL LIABILITY

1. There ARE NO other Notices or Orders on the land that have been served by Council under the *Local Government Act 1958*, *Local Government Act 1989*, *Local Government Act 2020*, or under a Local Law of the Council which have a continuing application as at the date of this Certificate.
2. There ARE NO outstanding amounts required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under Section 18 of the *Subdivision of Land Act 1988*, or the *Local Government Act 1958*.
3. There is no potential liability for rates under the *Cultural and Recreational Land Act 1963*.
4. There IS NO money owed in relation to Section 94(S) of the *Electricity Industry Act 2000*.
5. There IS NO money owed for works under the *Local Government Act 1958*.
6. There IS NO money owed under Section 227 or the *Local Government Act 1989*.
7. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the *Local Government Act 1989*, unless shown below.



Assessment Number: 3780
Certificate Number: 20250138

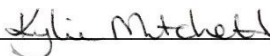
Page Number: 3

In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

This Certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989*, *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, 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.

I hereby certify that the information provided in this certificate is true and correct at the date of issue for the property described in this certificate. A verbal update of information included in this Certificate will be provided up to 60 days after the date of issue. Applicants should confirm details with Council prior to settlement.

 **AUTHORISED OFFICER**



Bill Code: 125864
Ref: 1700378043



LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the *Local Government Act 2020*

Certificate Number: 20250132
Date of Issue: 19/07/2024

Applicants Reference: 73582715-014-9

Applicant: Landata
Two Melbourne Quarter
Level 13 697 Collins Street
DOCKLANDS VIC 3008

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

Assessment Number	3781	Area	0.1290 Hectares
Property Address	6 Devon Road PAYNESVILLE VIC 3880		
Property Description	Lot: 5 LP: 43432		
Site Value	\$320,000.00	Level of Value Date	01/01/2024
Capital Improved Value	\$485,000.00		
Net Annual Value	\$24,250.00		

STATEMENT OF RATES AND CHARGES LEVIED FOR PERIOD ENDING 30 JUNE 2025 AND BALANCE DUE

Rates Levied		Levy Amount
General Rate		\$1,287.51
Municipal Charge		\$252.00
Waste - 3 Bins - Compulsory		\$464.00
Waste Levy		\$51.00
FSPL - Residential Variable Charge		\$42.20
FSPL - Residential Fixed Charge		\$132.00
Scheme		
Brought forward balance as at 30/06/2024		\$0.00
Interest to 30/06/2024		\$0.00
Other Adjustments		\$0.00
Property Debt (Balance)		\$0.00
Less Rate Waiver		\$0.00
Less Pensioner Government Rebate		\$0.00
Less Council Special Rebate		\$0.00
Less Payments		\$0.00
Total Balance Due		\$2,228.71

NOTE: Any payment made which is reflected in the balance above, is subject to normal bank clearance procedures.

Any unpaid rate arrears are due immediately and interest will continue to apply until paid in full.

Rates are due for payment in full by 15/02/2025 (except where paying by instalments). Current year rates unpaid after the due date/s, may also be subject to interest.

FINANCIALS ARE CORRECT AS AT THE DATE OF ISSUE, PLEASE CONTACT COUNCIL FOR AN UPDATE PRIOR TO SETTLEMENT.



OTHER INFORMATION

1. Credit Balances

If account is currently in credit, credit will apply to new owner unless instructions to issue a refund are received from the conveyancers involved in this sale. If no instructions are received you will need to take this credit into consideration when preparing settlement figures.

2. Farming Properties

1a) If this property is currently subject to the farm rate differential, the property will revert to the general rate differential in the next rating period after transfer to the new owner/s, unless an application for the farm rate is lodged by the new owner/s.

1b) If this property is also exempt from the Council Municipal Charge and Waste Levy as well as the fixed component of the Fire Services Property Levy under the Single Farming Enterprise provisions, these charges will also be added from the next rating period, unless an application for exemptions is lodged by the new owner/s.

3. Waste Service

If this property is within a defined waste collection district and either a key or bins have been supplied to the current owner/premises, please note that they are the property of Council and MUST remain at the premises. Please ensure the key or bins are left at the premises as a fee will apply for any replacement.

4. Other

POTENTIAL LIABILITY

1. There ARE NO other Notices or Orders on the land that have been served by Council under the *Local Government Act 1958*, *Local Government Act 1989*, *Local Government Act 2020*, or under a Local Law of the Council which have a continuing application as at the date of this Certificate.
2. There ARE NO outstanding amounts required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under Section 18 of the *Subdivision of Land Act 1988*, or the *Local Government Act 1958*.
3. There is no potential liability for rates under the *Cultural and Recreational Land Act 1963*.
4. There IS NO money owed in relation to Section 94(S) of the *Electricity Industry Act 2000*.
5. There IS NO money owed for works under the *Local Government Act 1958*.
6. There IS NO money owed under Section 227 or the *Local Government Act 1989*.
7. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the *Local Government Act 1989*, unless shown below.



Assessment Number: 3781
Certificate Number: 20250132

Page Number: 3

In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

This Certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989*, *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, 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.

I hereby certify that the information provided in this certificate is true and correct at the date of issue for the property described in this certificate. A verbal update of information included in this Certificate will be provided up to 60 days after the date of issue. Applicants should confirm details with Council prior to settlement.

 **AUTHORISED OFFICER**



Bill Code: 125864
Ref: 1700378126





Bairnsdale Office
 133 Macleod St (PO Box 52),
 BAIRNSDALE VIC 3875
 ABN: 40 096 764 586
 Web: www.egwater.vic.gov.au
 Email: egw@egwater.vic.gov.au



Emergencies, Service Difficulties and Faults
 1300 134 202 (24 Hours, 7 Days)
 Account Enquiries 1800 671 841

Tax Invoice

Service Address: 6 Devon Rd, Paynesville VIC 3880

Issued: 2 Nov 2023

Next Scheduled Reading: 30 Jan 2024



Kalimna Distributions Pty Ltd
 ATF Huppy Unit Trust
 PO Box 974
 LAKES ENTRANCE VIC 3909

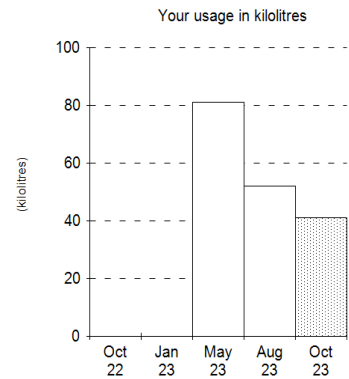
Account Number
33-0288-0200-01-2

Invoice Number
 2264585

Amount Due
\$344.03

Pay By
30 Nov 2023

Opening Balance	\$355.05
Total Payments received to the 2 Nov 2023	\$355.05 CR
Balance	\$0.00
Current Charges	
Water Usage	\$104.28
Water Service Charge	\$60.29
Sewer Service Charge	\$181.36
Email Invoice Credit	\$1.90 CR
Total	\$344.03
Total Amount Due	\$344.03
Total includes GST of	\$0.00



Av. Daily Use		Av. Daily Cost
Last year	0.000 kL/day	Current period
		0.451 kL/day
		\$3.78/day

Penalty Interest of 6.90% p/a will apply to overdue balances.

Payment Options

Kalimna Distributions Pty Ltd 6 Devon Rd, Paynesville VIC 3880



Direct Debit: Call 1800 671 841 for an application or visit our website.



Mail: Send a cheque with this portion of the account to **PO Box 52, BAIRNSDALE VIC 3875**



Quote the Biller Code and Reference No.

Biller Code: 16063
 Ref: 3302 8802 0001 2



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.



Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

Billpay Code: 0436
 Ref: 0330 2880 2000 12



Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number
33-0288-0200-01-2

Invoice Number
 2264585

Amount Due
\$344.03



*436 03302880200012

Concession has not been applied (refer over for concession eligibility.)

East Gippsland Water Account Details

WATER USAGE

Service Number	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
MS17118	060382	01/08/23	1786	31/10/23	1827	41.000 @ \$2.5435/kL	\$104.28

WATER SERVICE CHARGE

Service No.	Size	Date From	Date To	Days	Rate	Amount
MS17118	20mm	01/08/23	31/10/23	91	@ \$0.6625 per day	\$60.29

SEWERAGE SERVICE CHARGE

Service No.	EQT	Date From	Date To	Days	Rate	Amount
MS17118	1.0	01/08/23	31/10/23	91	@ \$1.9930 per day	\$181.36

Concession Rebates

By claiming a Commonwealth Government pension, health care or Veterans' Affairs gold card concession, you will be authorising East Gippsland Water to confirm your eligibility with Services Australia. Consent will be ongoing and can be revoked at any time.

Customer Support

If you are experiencing difficulties in paying your account, contact us on 1800 671 841 to set up a payment plan or discuss assistance options available, subject to eligibility.

Privacy Information

We will keep personal information about customers confidential. East Gippsland Water complies with the **Privacy and Data Protection Act 2014** (Vic) and the **Privacy Act 1988** (Com). Information in relation to your privacy can be located on our website at www.egwater.vic.gov.au or for a copy of East Gippsland Water's Privacy Policy please contact us on 1800 671 841.

Service Difficulties and Faults

For emergencies, service difficulties or faults relating to water or sewer please contact us on 1300 134 202 (24 hours, 7 days).

Interpreter Services

We provide free Interpreter Services. To access, please phone Translating and Interpreting Service (TIS) on 131 450 or Telephone Typewriter Service (TTY) on 1800 555 677.

Enquiries and Complaints

East Gippsland Water is pleased to help you in any matter regarding our services. If we are unable to resolve the matter you can call the Energy and Water Ombudsman (Victoria) on 1800 500 509 or www.ewov.com.au.

Fees Incurred for Late Payment

These tariffs are levied by East Gippsland Water under the **Water Act 1989** (Vic), cover the period indicated on the notice and amounts not paid by the due date will incur penalty interest and/or additional charges.

Residential Tenanted Properties

Tenants living in separately metered properties pay for water usage and the landlord pays all other charges. 48 hours notice is required prior to moving.

Moving House

If you have vacated, sold or left your property and your details have not been updated, please notify us immediately.

Access to Water Meters

Our meter readers must have physical safe and easy access to your water meter four times a year. If access to the water meter is not available an estimated account will be issued.

Equivalent Tenement (EQT)

EQT is the sewer service charge and is a unit of measure that is based on standard residential use being 1.0 EQT which is the equivalent of one typical house.

PERMANENT WATER SAVING RULES

Residential and commercial gardens and lawns



Can be watered using a watering system, between 6pm and 10am. Can be watered with a hand-held hose fitted with a trigger nozzle, a bucket, or watering can at any time.

Vehicle washing

Including car, boat, motorbike and other vehicles



Can be cleaned at any time, but only if using a hand-held hose with a trigger nozzle, a high pressure water cleaning device, a watering can, or a bucket.

Hard surfaces

Including driveways, paths, timber and concrete decking or building facades



Can only be cleaned if it is required as a result of an accident, fire, health or safety hazard or other emergency, using a high pressure cleaning unit, hose fitted with a trigger nozzle or bucket.

Fountains and water features



Can only be used if they recirculate the water.

to find out more go to www.egwater.vic.gov.au or call 1800 671 841

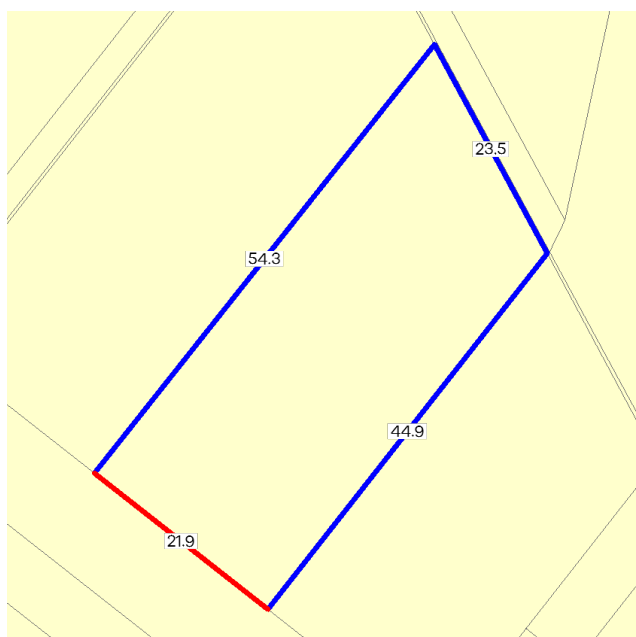
PROPERTY DETAILS

Address: **4 DEVON ROAD PAYNESVILLE 3880**
Lot and Plan Number: **Lot 4 LP43432**
Standard Parcel Identifier (SPI): **4\LP43432**
Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **3780**
Directory Reference: **Vicroads 685 S10**

www.eastgippsland.vic.gov.au

SITE DIMENSIONS

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



Area: 1078 sq. m

Perimeter: 145 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.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **East Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GIPPSLAND EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



From www.planning.vic.gov.au at 22 July 2024 04:13 PM

PROPERTY DETAILS

Address: **4 DEVON ROAD PAYNESVILLE 3880**
 Lot and Plan Number: **Lot 4 LP43432**
 Standard Parcel Identifier (SPI): **4\LP43432**
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 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 685 S10**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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

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Read the full disclaimer at <https://www.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 Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 26 June 2024.

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

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

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 this 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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

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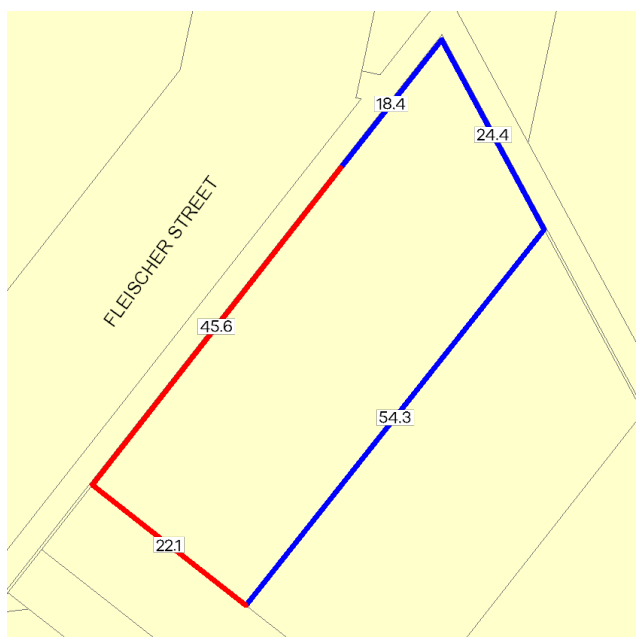
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Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **3781**
Directory Reference: **Vicroads 685 S10**

www.eastgippsland.vic.gov.au

SITE DIMENSIONS

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



Area: 1317 sq. m

Perimeter: 165 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.

Calculating the area from the dimensions shown may give a different value to the area shown above

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
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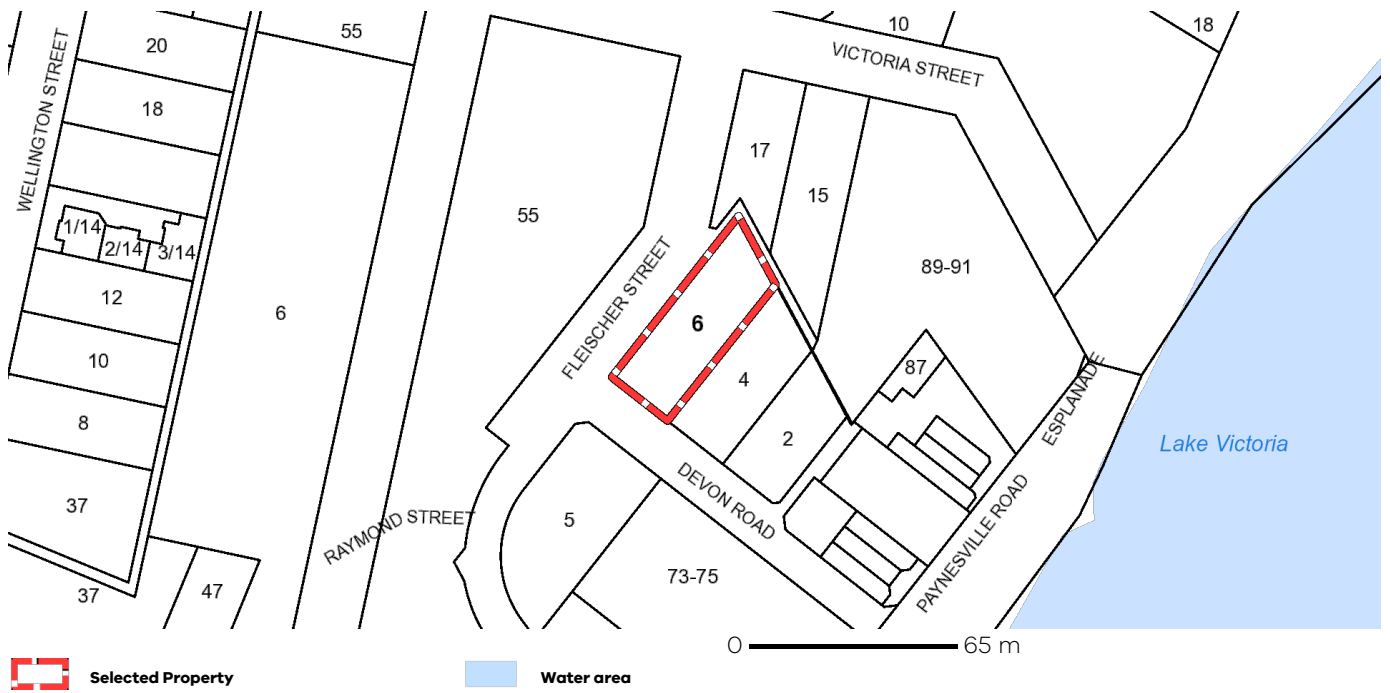
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From www.planning.vic.gov.au at 22 July 2024 04:16 PM

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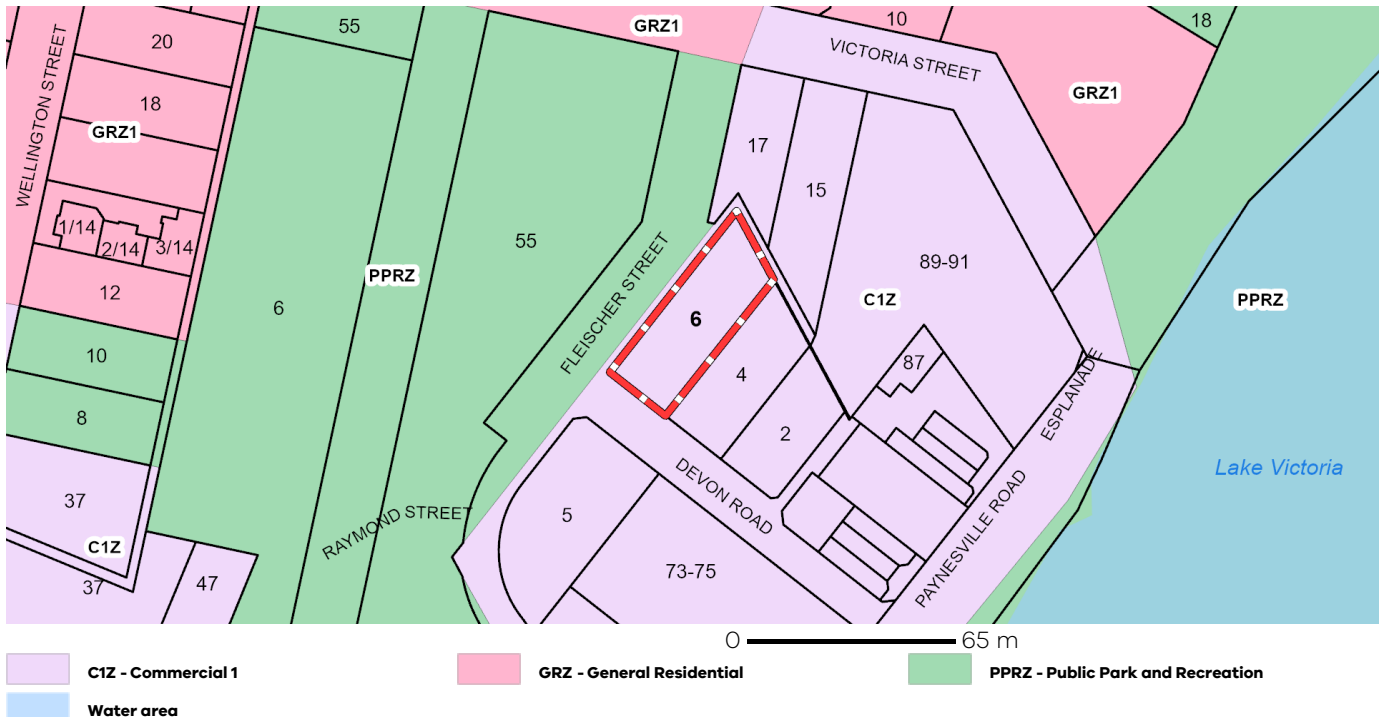
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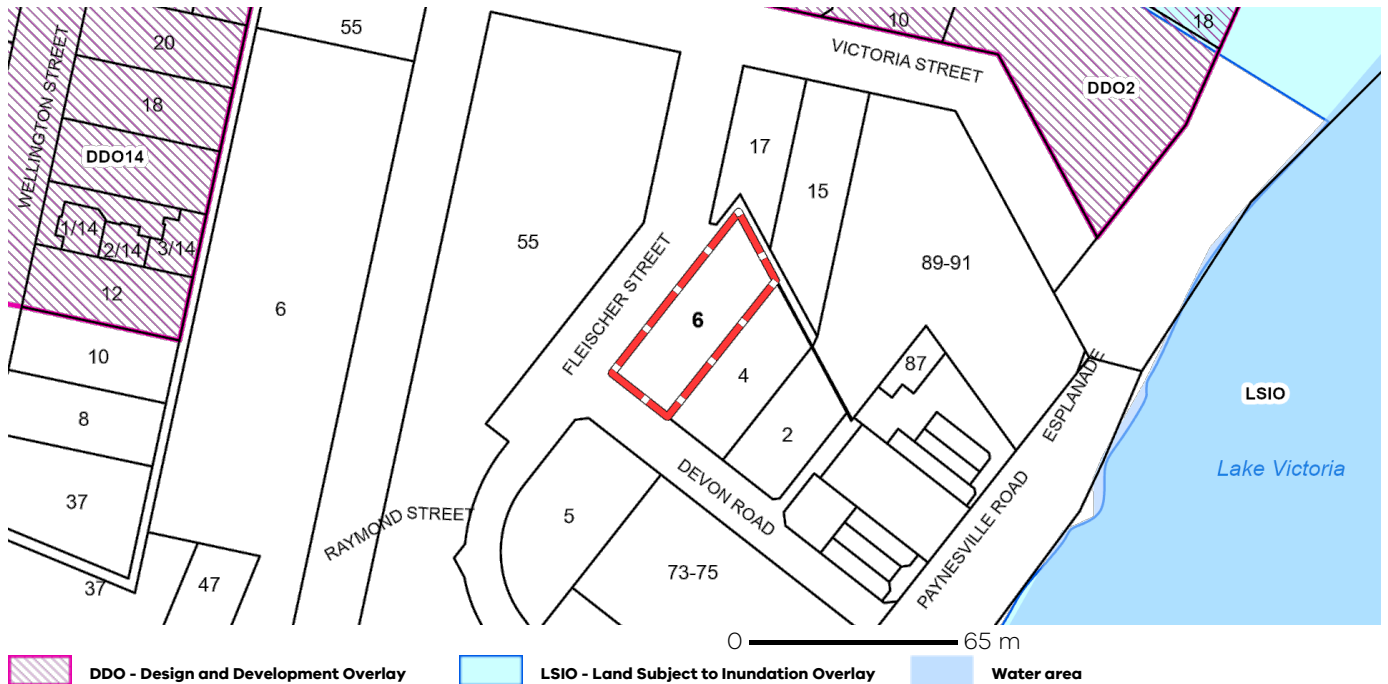
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