

# HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

Director / Licensed Conveyancer – Hilary Martin  
Licence number Licence number: 000184L

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Vendor's Statement to the Purchaser of Real Estate pursuant to  
Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

**VENDOR:** Dean Edmund Gillard and Heidi Lee Cahir and Eunice Aileen Gillard

**PROPERTY:** 4 Dickinson Street BELGRAVE VIC 3160

## 32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

| Provider  | Amount (& interest if any) | Period   |
|---|----------------------------|----------|
| Yarra Ranges Shire Council rates                  | \$3687.40                  | Per year |
| South East Water (parks, drainage & service fees) | \$ 900.00 approximately    | Per year |

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- **None to the vendors knowledge**

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b)The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-  
**Not Applicable**

## 32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - **Not Applicable**

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-  
**Not Applicable**

No such Insurance has been effected to the Vendors knowledge.

## 32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

Description:- **As set out in copy title documents annexed hereto.**

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may

SECTION 32 STATEMENT  
4 DICKINSON STREET BELGRAVE VIC 3160

be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Planning Scheme

Responsible Authority: Shire of Yarra Ranges

Zoning: Neighbourhood residential – schedule 2

Planning Overlay/s: Bushfire management; design & development – schedule 6; Significant landscape – schedule 22

**32D NOTICES**

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- **None to the Vendors knowledge In 2019 the Federal Government announced a nine year, \$300 million funding plan for Yarra Ranges & Cardinia Councils to seal roads within their areas. Property owners affected by the scheme will be required to contribute towards road sealing costs. Further information can be found on the council websites.** However the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) **The Vendor is not aware** of any 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.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: **Not Applicable**

**32E BUILDING PERMITS**

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- **Not Applicable**

No such Building Permit has been granted to the Vendors knowledge.

**32F OWNERS CORPORATION**

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

**32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
  - land on which works are to be carried out under the agreement (other than Crown land).
  - land in respect of which a GAIC is imposed

SECTION 32 STATEMENT  
4 DICKINSON STREET BELGRAVE VIC 3160

**32H SERVICES**

| <b>Service</b>     | <b>Status</b> |
|--------------------|---------------|
| Electricity supply | connected     |
| Gas supply         | connected     |
| Water supply       | Connected     |
| Sewerage           | connected     |
| Telephone services | connected     |

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

**32I TITLE**

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) Vic Planning Report
- (c) Planning certificate
- (d) South East Water certificate

**DUE DILIGENCE CHECKLIST**

A copy of the Due Diligence Checklist is attached.

DATE OF THIS STATEMENT

20 / 11 / 20 22

Name of the Vendor

Dean Edmund Gillard Heidi Lee Cahir and Eunice Aileen Gillard

Signature/s of the Vendor

x



SECTION 32 STATEMENT  
4 DICKINSON STREET BELGRAVE VIC 3160

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

**DATE OF THIS ACKNOWLEDGMENT**

/  /20

**Name of the Purchaser**

**Signature/s of the Purchaser**

x

**IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS**

**Undischarged mortgages – S32A(a)**

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

**Terms contracts – S32A(d)**

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

# Due Diligence Checklist

## What you need to know before buying a residential property

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

### Urban living

#### ***Moving to the inner city?***

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

#### ***Is the property subject to an owners corporation?***

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

### Growth areas

#### ***Are you moving to a growth area?***

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

### Flood and fire risk

#### ***Does this property experience flooding or bushfire?***

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

### Rural properties

#### ***Moving to the country?***

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

### Soil and groundwater contamination

#### ***Has previous land use affected the soil or groundwater?***

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

### **Land boundaries**

#### ***Do you know the exact boundary of the property?***

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

### **Planning controls**

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

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

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

#### ***Are there any proposed or granted planning permits?***

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

### **Safety**

#### ***Is the building safe to live in?***

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

### **Building permits**

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

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

#### ***Are any recent building or renovation works covered by insurance?***

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

### **Utilities and essential services**

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

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

### **Buyers' rights**

#### ***Do you know your rights when buying a property?***

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

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Register Search Statement - Volume 11238 Folio 941

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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 11238 FOLIO 941

Security no : 124101597918J  
Produced 04/11/2022 04:34 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 605173V.  
PARENT TITLE Volume 07192 Folio 349  
Created by instrument PS605173V 17/11/2010

REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 3 equal undivided shares  
Sole Proprietor  
HEIDI LEE CAHIR of 4 DIXON STREET BELGRAVE VIC 3160  
As to 1 of a total of 3 equal undivided shares  
Sole Proprietor  
DEAN EDMUND GILLARD of 4 DIXON STREET BELGRAVE VIC 3160  
As to 1 of a total of 3 equal undivided shares  
Sole Proprietor  
EUNICE AILEEN GILLARD of 4 ~~DIXON~~ STREET BELGRAVE VIC 3160  
AN527194L 06/02/2017

*Incorrect.*

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN527195J 06/02/2017  
SECURE FUNDING PTY LTD

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

DIAGRAM LOCATION

SEE PS605173V 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)

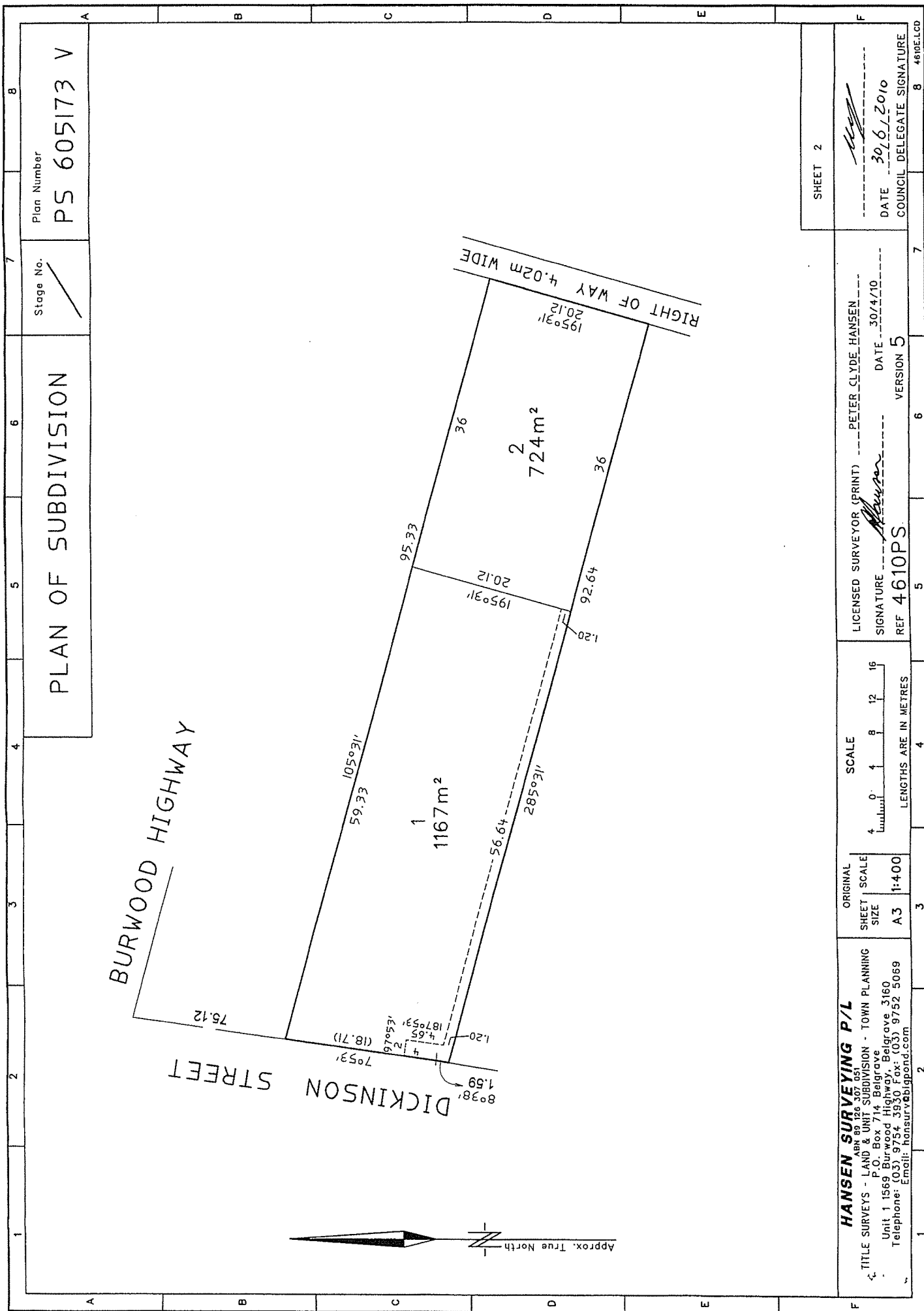
Street Address: 4 DICKINSON STREET BELGRAVE VIC 3160

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 04/11/2022, for Order Number 76920622. Your reference: 3349 Gillard.

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|  |                     |  |                                  |   |
|--|---------------------|--|----------------------------------|---|
| <b>PLAN OF SUBDIVISION</b>   |                     | Stage No. /  | LRS use only<br><b>EDITION 1</b> | <b>PS605173V</b>  |
| Location of Land<br>Parish: NARREE WORRAN<br>Township: _____<br>Section: _____<br>Crown Allotment: 70 <sup>J</sup> (PART)<br>Crown Portion: _____<br><br>Title References: VOL 7192 FOL 349<br><br>Last Plan Reference: LOT 22 LP 5469<br>Postal Address: 4 DICKINSON STREET<br>TECOMA<br><br>MGA Co-ordinates: E 354 820      Zone 55<br>(Of approx. centre of plan) N 5803 040 |                     | Council Certification and Endorsement<br>Council Name: YARRA RANGES SHIRE COUNCIL Ref: 9572<br><br><del>1. This plan is certified under section 6 of the Subdivision Act 1988.</del><br>2. This plan is certified under section 11(7) of the Subdivision Act 1988.<br>Date of original certification under section 6 15/4/2010<br><br><del>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del><br><br>Open Space<br>(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.<br><br><del>(ii) The requirement has been satisfied.</del><br><del>(iii) The requirement is to be satisfied in Stage</del><br>Council Delegate<br>Council seal<br>Date / /<br><br>Re-certified under Section 11(7) of the Subdivision Act 1988.<br>Council Delegate<br>Council seal<br>Date 30/6/2010 |                                  |   |
| <b>Vesting of Roads or Reserves</b>  |                     | <b>Notations</b>   |                                  |   |
| Identifier   | Council/Body/Person | Staging: This <del>is</del> is not a staged subdivision<br>Planning Permit No. YR 2006/416<br><br>Depth Limitation: Does not apply<br><br>Notice of Restriction<br>On registration of this plan the following is created:<br>LAND TO BENEFIT: Lot 1 on this Plan of Subdivision<br>LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision<br><br>The registered proprietor or proprietors for the time being of Lot 2 on this plan shall not develop the Lot unless in accordance with the development Permit No. YR2006/416 or any subsequent permit or variation approved by the Responsible Authority.<br><br>Survey:- This plan <del>is</del> / is not based on survey.<br>To be completed where applicable.<br>This survey has been connected to permanent marks no(s).<br>In proclaimed Survey Area no.  |                                  |   |
| NII  | NII                 |  |                                  |   |
| <b>Easement Information</b>  |                     | LRS use only   |                                  |   |
| Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)  |                     | Statement of Compliance / Exemption Statement  |                                  |   |
| EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988<br>APPLY TO ALL THE LAND IN THIS PLAN  |                     | Received <input checked="" type="checkbox"/>   |                                  |   |
| Easement Reference   | Purpose             | Width (Metres)   | Origin                           | Land Benefited/In Favour Of   |
| E-1  | WATER SUPPLY        | SEE PLAN   | THIS PLAN                        | LOT 2 ON THIS PLAN  |
|  |                     | Date 10/11/2010  |                                  |   |
|  |                     | LRS use only   |                                  |   |
|  |                     | PLAN REGISTERED<br>TIME 8:12 AM<br>DATE 17/11/2010   |                                  |   |
|  |                     | D. Popec<br>Assistant Registrar of Titles  |                                  |   |
|  |                     | SHEET 1 OF 2 SHEETS  |                                  |   |
| <b>HANSEN SURVEYING P/L</b><br>ABN 89 126 307 051<br>TITLE SURVEYS - LAND & UNIT SUBDIVISION - TOWN PLANNING<br>P.O. Box 714 Belgrave<br>Unit 1 1569 Burwood Highway, Belgrave 3160<br>Telephone: (03) 9754 3930 Fax: (03) 9752 5069<br>Email: hansurv@bigpond.com   |                     | LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN<br><br>SIGNATURE  DATE 30/4/10<br><br>REF 4610PS      VERSION 5   |                                  | _____<br>DATE 30/6/2010<br>COUNCIL DELEGATE SIGNATURE<br><br>Original sheet size A3 4810E.LCD |



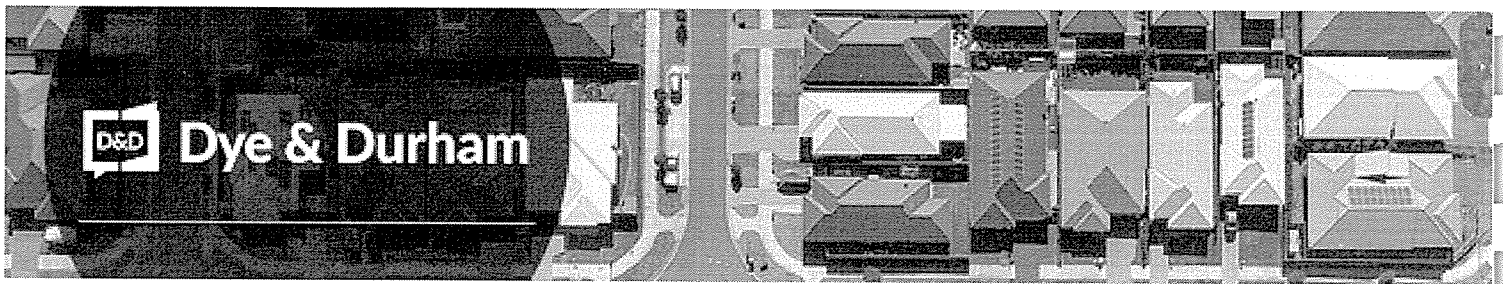
SHEET 2

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN  
 SIGNATURE *[Signature]* DATE 30/11/10  
 REF 4610PS COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3 1:400  
 SCALE LENGTHS ARE IN METRES  
 VERSION 5

**HANSEN SURVEYING P/L**  
 ABN 89 122 307 051  
 TITLE SURVEYS - LAND & UNIT SUBDIVISION - TOWN PLANNING  
 P.O. Box 714 Belgrave  
 Unit 1 1569 Burwood Highway, Belgrave 3160  
 Telephone: (03) 9754 3930 Fax: (03) 9752 5069  
 Email: hnsur@belgpond.com

1 2 3 4 5 6 7 8 4610E.LCD



# Planning Certificate



## PROPERTY DETAILS

Property Address: 4 DICKINSON STREET BELGRAVE VIC 3160  
Title Particulars: Vol 11238 Fol 941  
Vendor: HEIDI LEE CAHIR,  
DEAN EDMUND GILLARD, EUNICE AILEEN GILLARD  
Purchaser: N/A

Certificate No: 115240808

Date: 07/11/2022  
Matter Ref: 3349 Gillard  
Client: House & Land  
Conveyancing



## MUNICIPALITY

YARRA RANGES



## PLANNING SCHEME

YARRA RANGES PLANNING SCHEME



## RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

YARRA RANGES SHIRE COUNCIL / REFER TO RESPONSIBLE AUTHORITY INFORMATION PAGE



## ZONES

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2



## ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE



## APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6  
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

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 **PROPOSED PLANNING SCHEME AMENDMENTS**

NOT APPLICABLE

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 **ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

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## YARRA RANGES PLANNING SCHEME

### RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

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The Minister for Planning is the responsible authority for amending and approving the Master Plan required under Schedule 4 to the Special Use Zone.

The Minister for Planning is the responsible authority for considering and determining applications, in accordance with Divisions 1, 1A, 2, and 3 of Part 4 and exercising the powers set out in Section 171 and under Division 2 of Part 9 of the Planning and Environment Act 1987 and for approving matters required by the planning scheme or a condition of a permit to be done to the satisfaction of the responsible authority, in relation to the use and development of land within the Fitzroy Housing Precinct and the Richmond Housing Precinct, more particularly being the areas affected by Schedule 10 to the Development Plan Overlay.

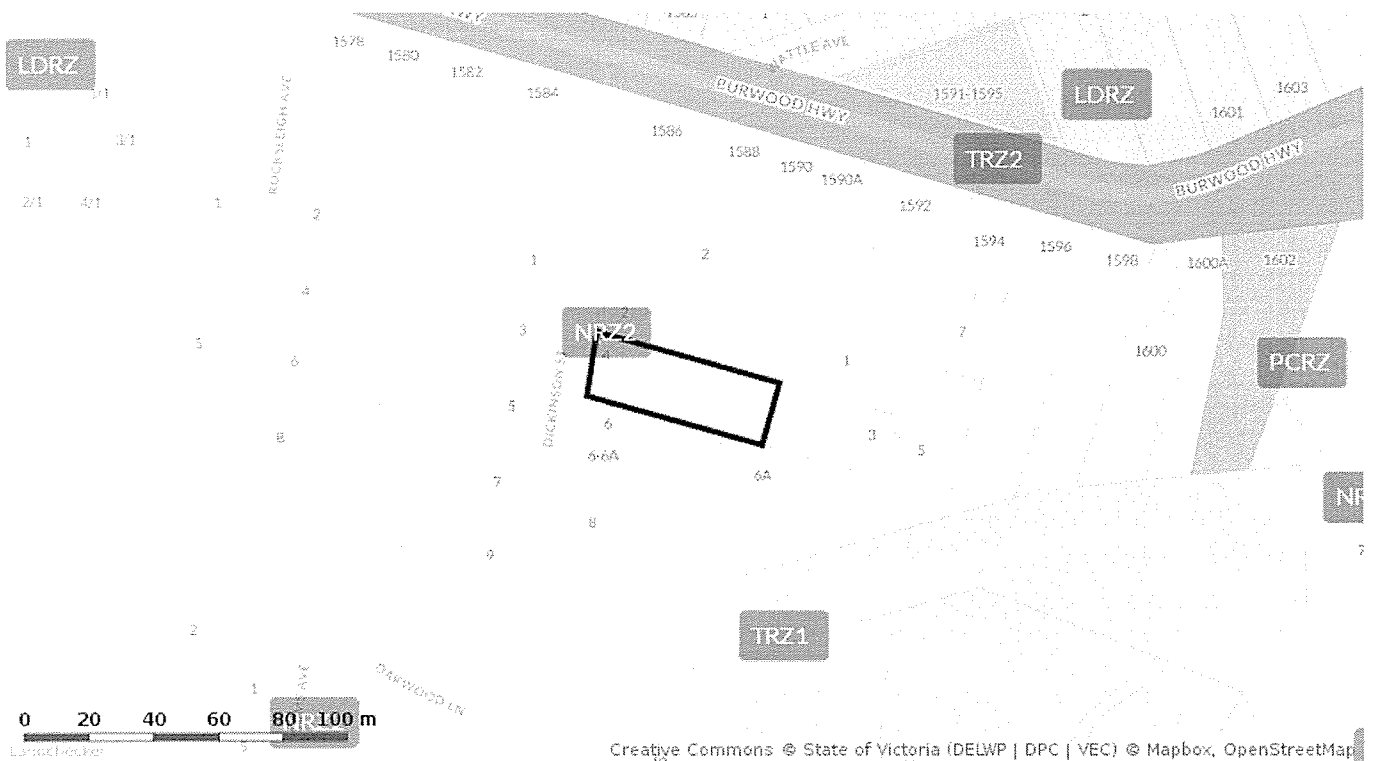
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**PLANNING ZONES MAP**



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**ZONING**

- C1Z - COMMERCIAL 1 ZONE
- LDRZ - LOW DENSITY RESIDENTIAL ZONE
- NRZ2 - NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2
- PCRZ - PUBLIC CONSERVATION AND RESOURCE ZONE
- TRZ1 - TRANSPORT ZONE 1 - STATE TRANSPORT INFRASTRUCTURE
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 09 November 2022 11:17 AM

## PROPERTY DETAILS

Address: **4 DICKINSON STREET BELGRAVE 3160**  
 Lot and Plan Number: **Lot 1 PS605173**  
 Standard Parcel Identifier (SPI): **1\PS605173**  
 Local Government Area (Council): **YARRA RANGES**  
 Council Property Number: **218771**  
 Planning Scheme: **Yarra Ranges**  
 Directory Reference: **Melway 75 D10**

[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

[Planning Scheme - Yarra Ranges](#)

## UTILITIES

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

## STATE ELECTORATES

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

## 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 2 (NRZ2)



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

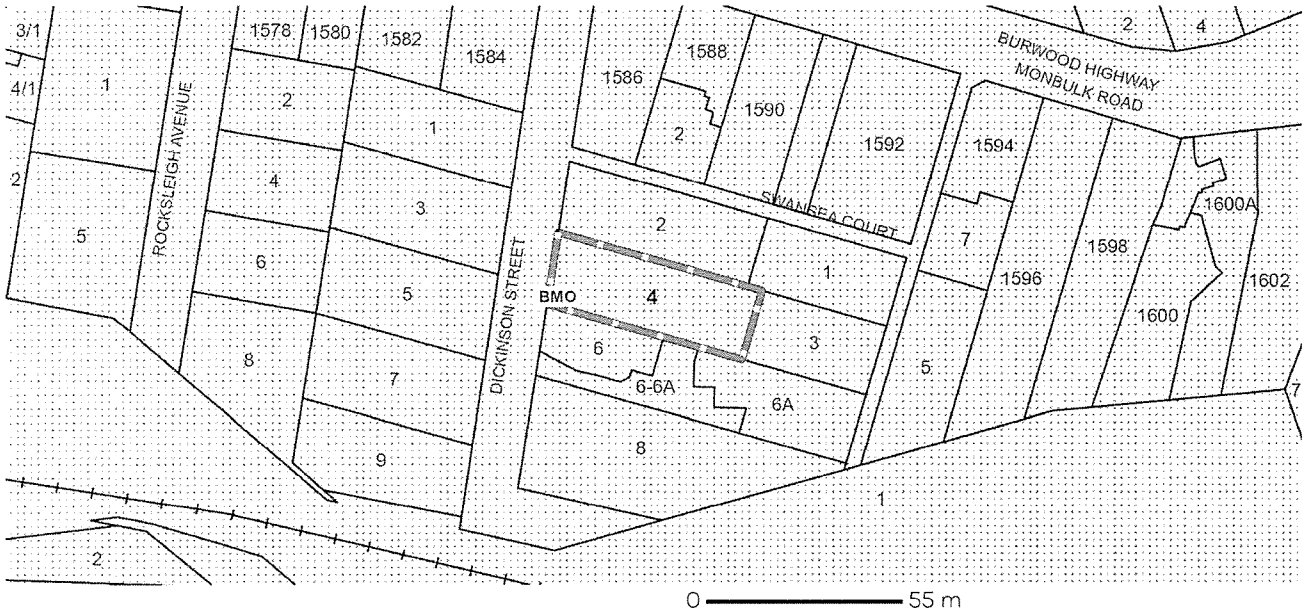
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic.)

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

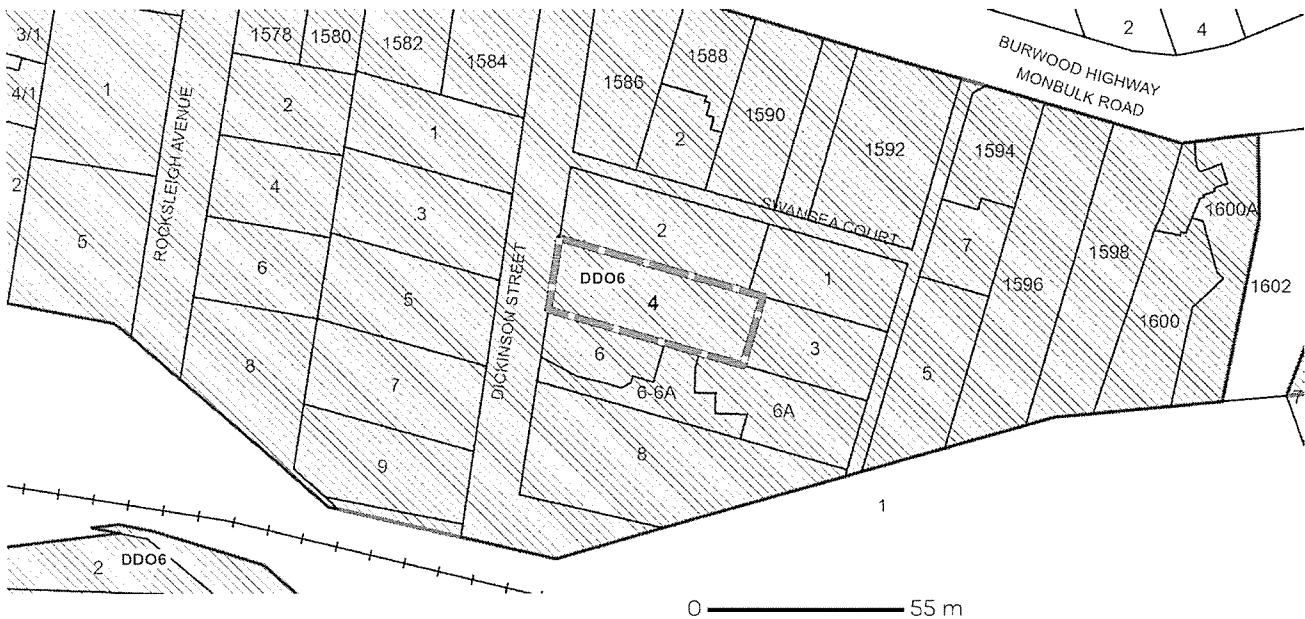


BMO - Bushfire Management Overlay      Railway line

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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)



DDO - Design and Development Overlay      Railway line

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

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Read the full disclaimer at <https://www.dcp.vic.gov.au/isa/isa.html>

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

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Planning Overlays

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

#### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



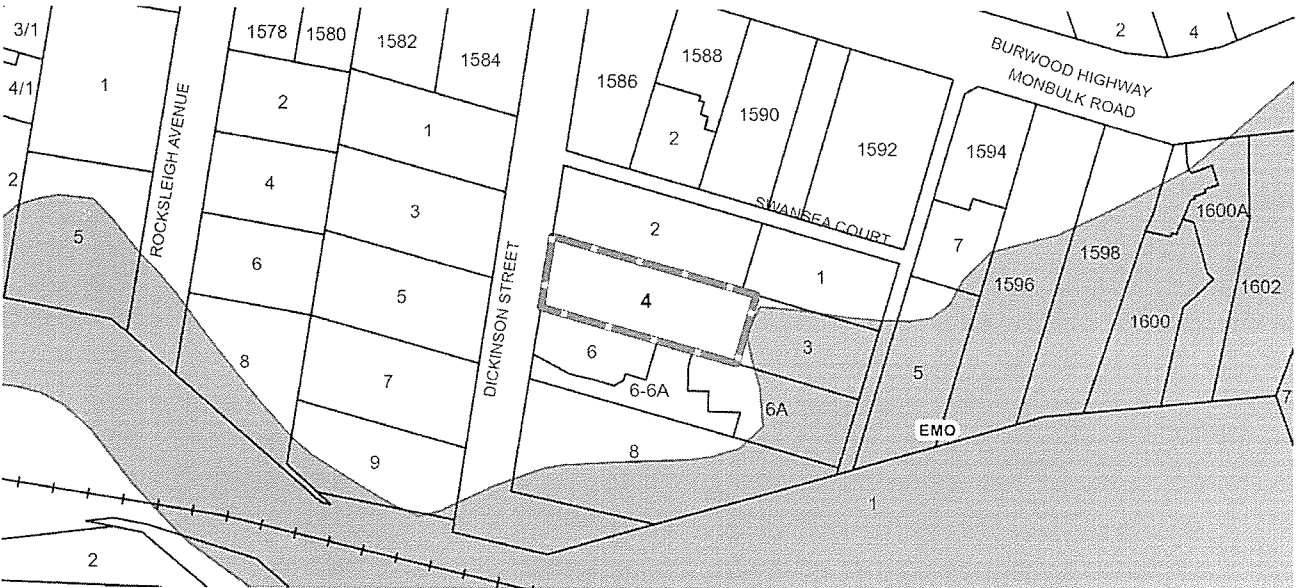
SLO - Significant Landscape Overlay      Railway line

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### EROSION MANAGEMENT OVERLAY (EMO)



EMO - Erosion Management Overlay      Railway line

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

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## Further Planning Information

Planning scheme data last updated on 2 November 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://mcoshare.maps.vic.gov.au/vicplan>

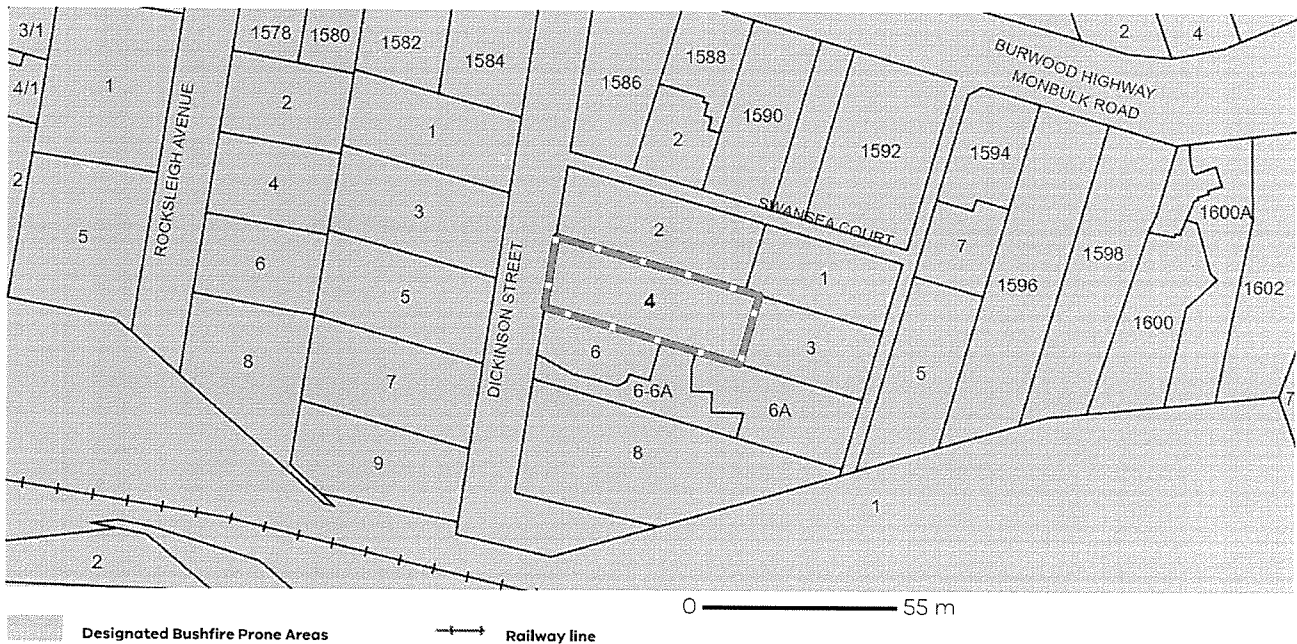
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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://rvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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# INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

SAI GLOBAL - PSP  
E-mail:  
property.certificates@dyedurham.com

Statement for property:  
LOT 1 4 DICKINSON STREET  
BELGRAVE 3160  
1 PS 605173

| REFERENCE NO.    | YOUR REFERENCE     | DATE OF ISSUE    | CASE NUMBER |
|------------------|--------------------|------------------|-------------|
| 59C//18929/00010 | 76920622:115240809 | 04 NOVEMBER 2022 | 42811431    |

## 1. Statement of Fees Imposed

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

|  |                          |                 |
|--|--------------------------|-----------------|
| <b>Parks Victoria - Parks Service Charge</b>             | 01/07/2022 to 30/06/2023 | \$81.60         |
| <b>Melbourne Water Corporation Total Service Charges</b> | 01/10/2022 to 31/12/2022 | \$27.42         |
| <b>Water Service Charge</b>                              | 01/10/2022 to 31/12/2022 | \$20.93         |
| <b>Sewerage Service Charge</b>                           | 01/10/2022 to 31/12/2022 | \$91.94         |
| <b>Subtotal Service Charges</b>                          |                          | <u>\$221.89</u> |
| <b>Payments</b>  |                          | \$221.89        |
| <b>TOTAL UNPAID BALANCE</b>                              |                          | \$0.00          |

- The meter at the property was last read on 17/08/2022. Fees accrued since that date may be estimated by reference to the following historical information about the property:

**Water Usage Charge**                      \$1.89 per day  
**Sewage Disposal Charge**                \$0.46 per day

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

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

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

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

AUTHORISED OFFICER:

MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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

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

## 2. Encumbrance Summary

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

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

### ENCUMBRANCE ENQUIRY EMAIL [infostatements@sew.com.au](mailto:infostatements@sew.com.au)

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

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

### Important Warnings

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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

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

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

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

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

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

### **3. Disclaimer**

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

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

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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

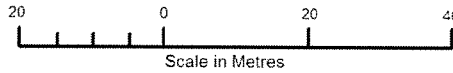


# ASSET INFORMATION - SEWER & DRAINAGE

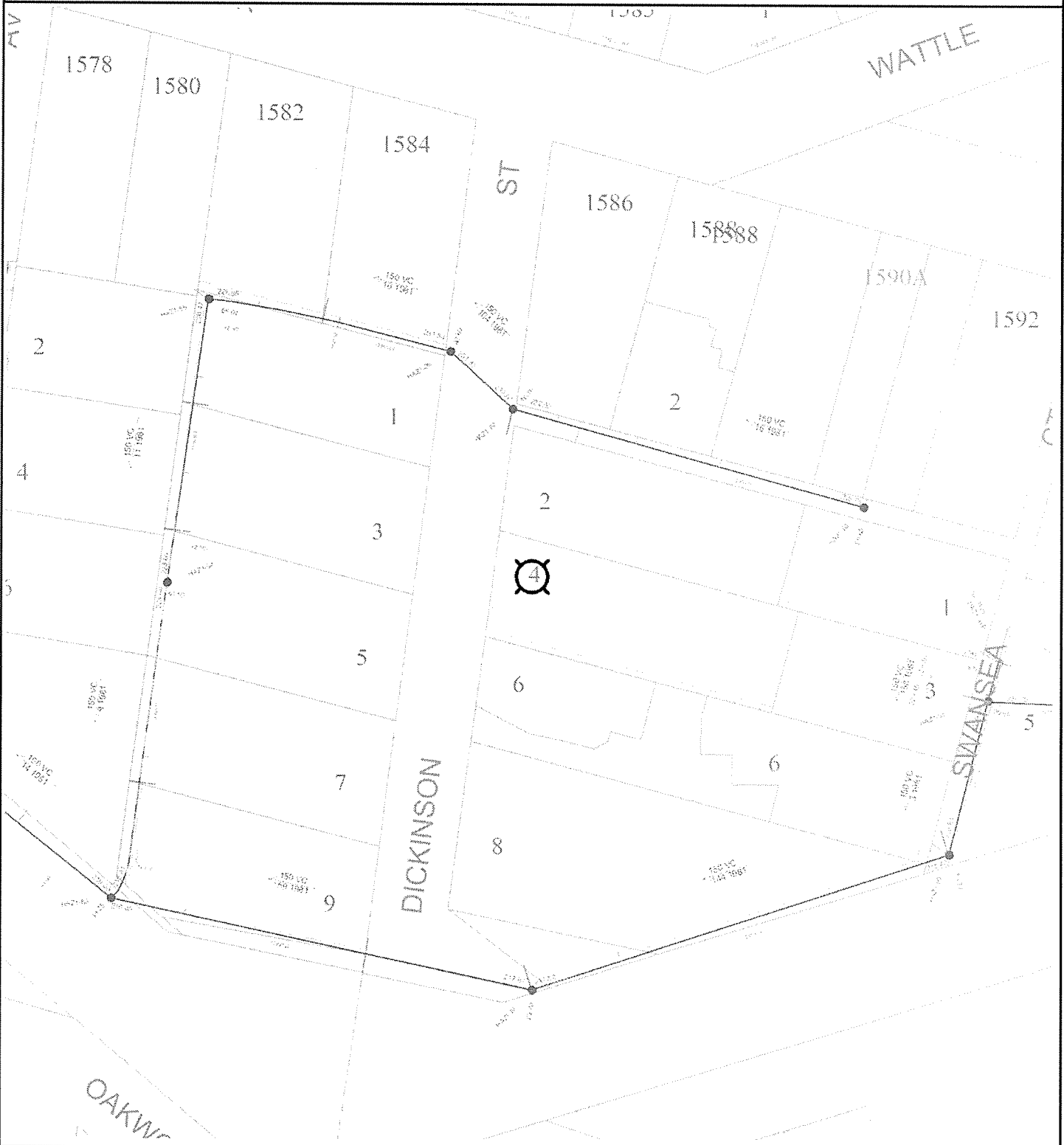
Property: Lot 1 4 DICKINSON STREET BELGRAVE 3160



Case Number: 42811431



Date: 04NOVEMBER2022



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

|                               |                     |  |                                   |  |                        |
|-------------------------------|---------------------|--|-----------------------------------|--|------------------------|
|                               | Title/Road Boundary |  | Subject Property                  |  | Maintenance Hole       |
|                               | Proposed Title/Road |  | Sewer Main & Property Connections |  | Inspection Shaft       |
|                               | Easement            |  | Direction of Flow                 |  | Offset from Boundary   |
| <b>Melbourne Water Assets</b> |                     |  |                                   |  |                        |
|                               | Sewer Main          |  | Underground Drain                 |  | Natural Waterway       |
|                               | Maintenance Hole    |  | Channel Drain                     |  | Underground Drain M.H. |

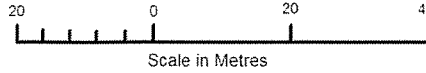


# ASSET INFORMATION - WATER

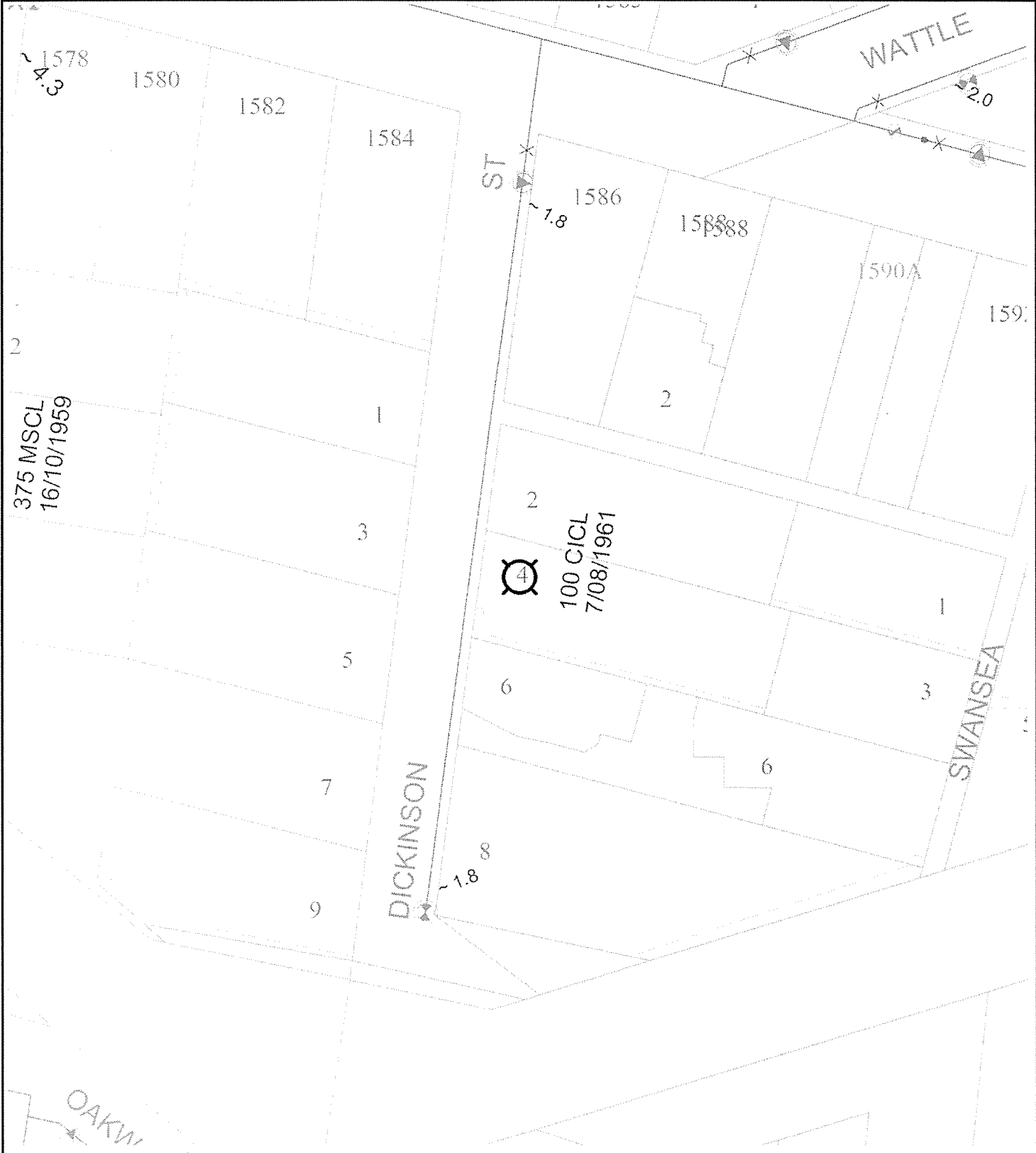
Property: Lot 1 4 DICKINSON STREET BELGRAVE 3160



Case Number: 42811431



Date: 04NOVEMBER2022



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### LEGEND

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

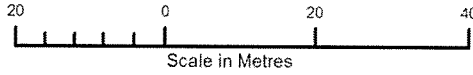
# ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

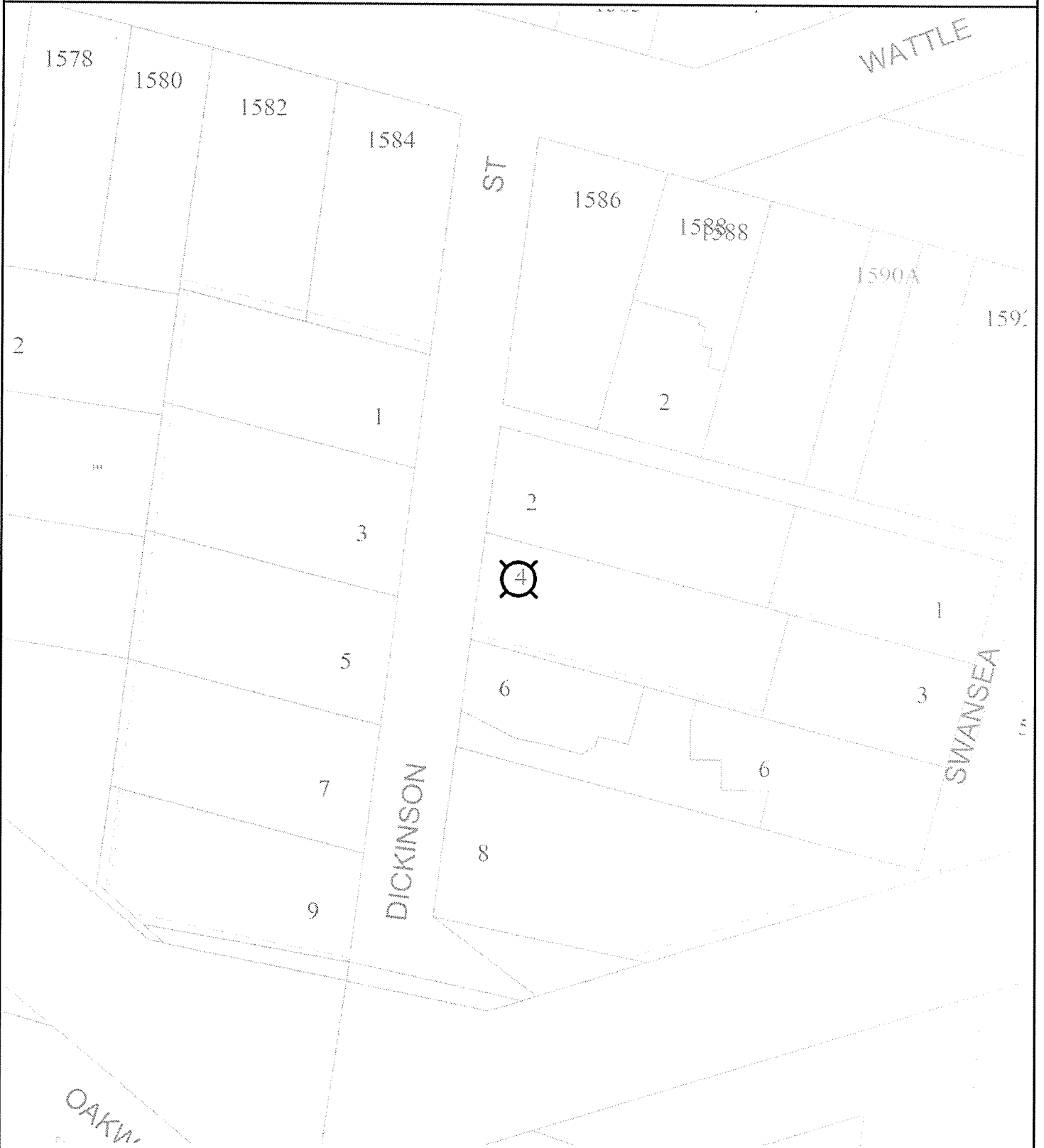
Property: Lot 1 4 DICKINSON STREET BELGRAVE 3160



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**LEGEND**

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