

DATED

2025

**BERNADETTE MAREE MAYZE (FORMERLY WILKSCH)**

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**SECTION 32 STATEMENT**

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**Property: 29-31 Cashmere Drive, Traralgon South VIC**

**Good Move Conveyancing**

PO Box 12  
TRARALGON VIC 3844  
Tel: 03 5174 6862  
Fax: 03 5174 4670  
Ref: AC:GH:25-12212

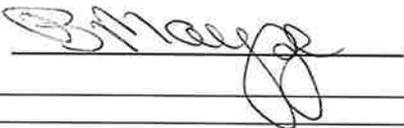
# Vendor Statement

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.

<b>Land</b>	29-31 CASHMERE DRIVE, TRARALGON SOUTH VIC
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Vendor's name	Bernadette Maree Mayze (formerly Wilksch)	Date	9/12/25
Vendor's signature			

Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		
Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		

# 1. FINANCIAL MATTERS

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

(a)  Are contained in the attached certificate/s.

## 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

\$0.00	To	
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Other particulars (including dates and times of payments):
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## 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
(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):

Is in the attached copies of title document/s

(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:

Not Applicable

### 4.2 Agricultural Chemicals

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

NIL

### 4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

## 5. BUILDING PERMITS

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

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 checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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## 9. TITLE

Attached are copies of the following documents:

9.1  (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable

### 10.2 Staged Subdivision

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

(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 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable

## 12. DUE DILIGENCE CHECKLIST

*(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)*

Is attached

## 13. ATTACHMENTS

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

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

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

Pool Compliance  
Septic Tank Notice

# 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.

# Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

To:

From: Bernadette Maree Mayze (formerly Wilksch), 29-31 Cashmere Drive, Traralgon VIC 3844

Property Address: 29-31 Cashmere Drive, Traralgon South VIC

Lot: 3 Plan of subdivision: 722075R

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated:

Signed for an on behalf of the Vendor:

A handwritten signature in black ink, appearing to read "Bernadette Mayze", is written over a horizontal line. The signature is cursive and somewhat stylized.



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

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

Page 1 of 1

VOLUME 11574 FOLIO 810

Security no : 124130431186A  
Produced 03/12/2025 08:11 AM

**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 722075R.  
PARENT TITLE Volume 09460 Folio 741  
Created by instrument PS722075R 04/06/2015

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
BERNADETTE MAREE WILKSCH of 55 RIFLE RANGE ROAD TRARALGON SOUTH VIC 3844  
AM114221X 18/08/2015

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

AGREEMENT Section 173 Planning and Environment Act 1987  
AL536121G 04/12/2014

**DIAGRAM LOCATION**

SEE PS722075R 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: 29-31 CASHMERE DRIVE TRARALGON SOUTH VIC 3844

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS722075R</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>03/12/2025 08:11</b>

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Signed by Council: Latrobe City Council, Council Ref: 2013/133, 2013/80/Cert, Original Certification: 15/05/2015, S.O.C.: 15/05/2015

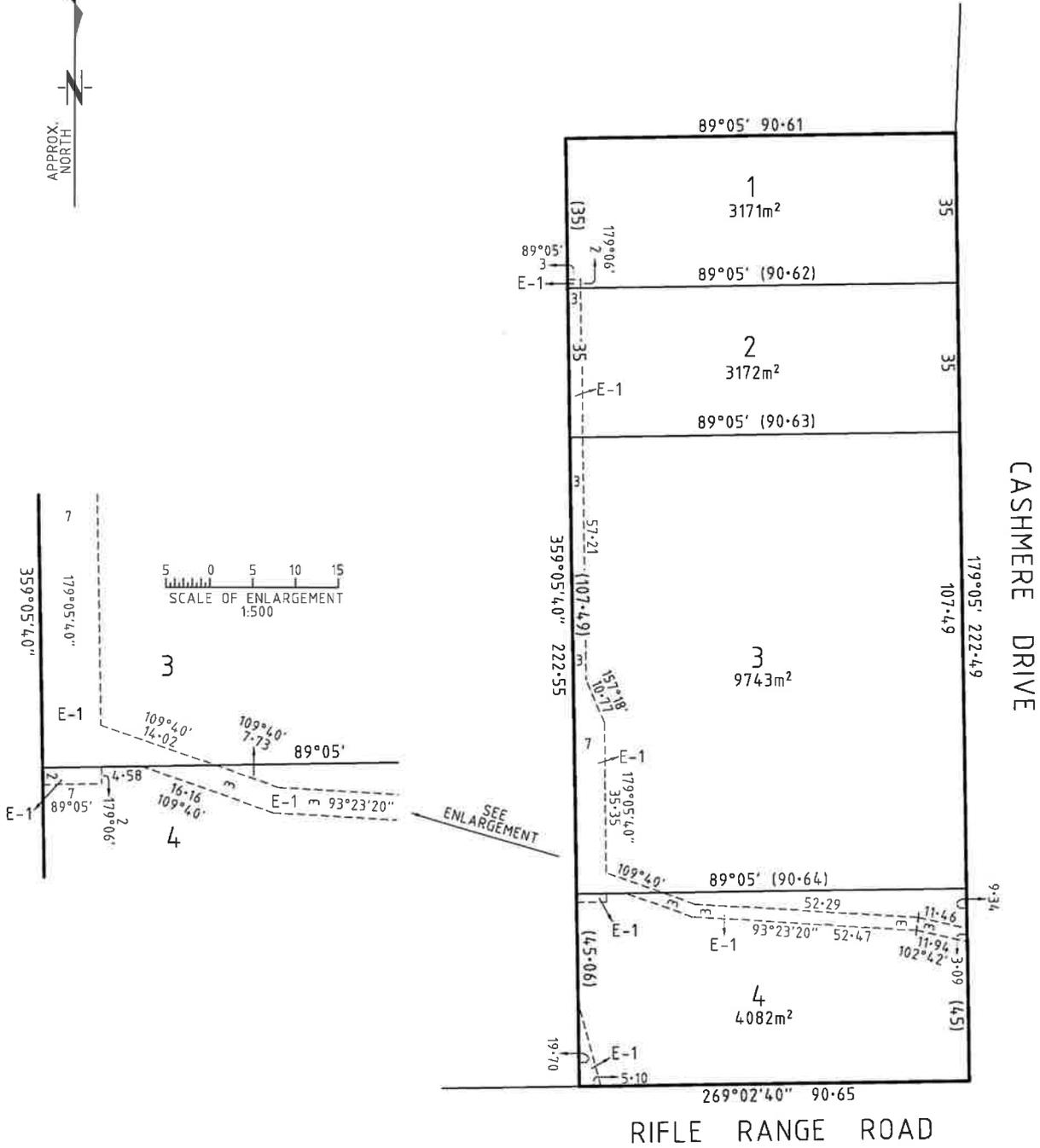
**PLAN OF SUBDIVISION**

STAGE No.

Plan Number

**PS722075R**

APPROX.  
NORTH



**Beveridge Williams**

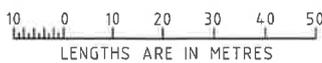
development & environment consultants

Traralgon ph : 03 5176 0374

[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

Sheet 2

SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE

1:1000

SHEET

A3

LICENSED SURVEYOR

STEVEN JOHN WALLACE

SIGNATURE

DIGITALLY SIGNED

REF. 0900486

VERSION 5

**Plan of Subdivision PS722075R**  
**Concurrent Certification and Statement of Compliance**  
**(Form 3)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S044741C  
Plan Number: PS722075R  
Responsible Authority Name: Latrobe City Council  
Responsible Authority Reference Number 1: 2013/133  
Responsible Authority Reference Number 2: 2013/80/Cert  
Surveyor's Plan Version: 5

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

**Statement of Compliance**

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Joanne Glendenning  
Organisation: Latrobe City Council  
Date: 15/05/2015

**AL536121G**

04/12/2014 \$116.50 173



THIS AGREEMENT is made the 26<sup>th</sup> day of November

#### **PARTIES**

1. **LATROBE CITY COUNCIL** of 141 Commercial Road, Morwell, Victoria ("Council").
2. **PETER NORMAN WILKSCH and BERNADETTE MAREE WILKSCH** of 55 Rifle Range Road, Traralgon South (the "Owner")

#### **RECITALS**

- A. The Owner is the registered proprietor of the Subject Land.
- B. Council is the Responsible Authority for the administration and enforcement of the Scheme pursuant to the Act.
- C. Section 173 of the Act permits a Responsible Authority in its own behalf or jointly with any other person or bodies to enter into an agreement under seal not inconsistent with the Act or the Planning Scheme and which regulates the use or the development of the Subject Land or the doing of acts on the Subject Land;
- D. The Council has granted the Owner the Planning Permit which Permit allowed certain development on or with the Subject Land, but the conditions of which Permit require the Owner to enter into this Agreement pursuant to Section 173 of the Act and that the agreement be registered against title to the owner's land pursuant to Section 181 of the Act; and
- E. The parties enter into this Agreement to facilitate the requirements referred to in Paragraph D above.

#### **THE PARTIES AGREE**

##### **1. DEFINITIONS AND INTERPRETATION**

###### **Definitions**

In this Agreement unless expressed or implied to the contrary:

"**Act**" means the Planning and Environment Act 1987;

"**Agreement**" means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement;

"**Approved**" means approved by the Council;

"**Council**" means the council for the municipal district of the Latrobe City Council;

"**Subject Land**" means the land situated at 55 Rifle Range Road, Traralgon South being the land referred to in Certificate of Title Volume 9460 Folio 741 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

"**Owner**" means the person or persons from time to time registered or entitled to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Subject Land or any part of it and includes a Mortgagee in possession;

**"Mortgagee"** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

**"Permit"** means Planning Permit Number 2013/133 issued to the Owner by the Council, as amended from time to time;

**"Scheme"** means the Latrobe Planning Scheme;

**"Tribunal"** means the Victorian Civil and Administrative Tribunal.

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04/12/2014 \$116.50 173



## 2. OWNER'S COVENANTS

### 2.1 The Agreement

The Owner, pursuant to the permit and all applicable laws covenants with the Council as follows:-

- (a) that all vegetation on all lots must be maintained in accordance with the requirements of the condition labelled 'defendable space' on the Permit.
- (b) that any dwelling or dependant persons unit constructed in the future on Lot 1 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS 3959-2009) of not less than BAL 12.5.
- (c) that any dwelling or dependant persons unit constructed in the future on Lot 2 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS 3959-2009) of not less than BAL 19.
- (d) that any dwelling or dependant persons unit constructed in the future on Lot 3 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS 3959-2009) of not less than BAL 29.
- (e) that any dwelling or dependant persons unit constructed in the future on Lot 4 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS 3959-2009) of not less than BAL 29.
- (f) that the building envelope for any dwelling or dependant persons unit constructed in the future on Lot 1 and Lot 2 is setback not less than:
  - (i) 45 metres from the western (rear) boundary of the lot; and
  - (ii) 10 meters from the eastern (front) boundary of the lot.
- (g) that the building envelope for any dwelling or dependant persons unit constructed in the future on Lot 3 and Lot 4 is setback not less than:
  - (i) 33 metres from the western (rear) boundary of the lot; and
  - (ii) 10 meters from the eastern (front) boundary of the lot.
- (h) that the defendable space envelopes for the subdivision will be based on the following:

- (i) all land located within 16 metres of the western boundary of Lots 1 and 2 being managed as an 'Outer Zone';
  - (ii) all other land comprising Lots 1 to 4 inclusive being managed as an 'Inner Zone'.
- (i) that any dwelling or dependant persons unit on the lots must be provided with a static water source of 10,000 litres which meets the requirements of the condition labelled water supply on the Permit.
  - (j) that the bushfire protection measures forming part of this agreement and the Permit and endorsed plans, including those relating to the construction standards (BAL), defendable space and water supply must be maintained to the satisfaction of the Council and the relevant fire authority on a continuing basis.
  - (k) a copy of Planning Permit No. 2013/133 is attached hereto and marked with the letter "A".
  - (l) that a static water supply must be provided for each dwelling on each lot and must meet the following requirements:
    - (i) the water supply must have a minimum capacity of 10,000 litres that is maintained solely for fire fighting purposes.
    - (ii) the water supply must be stored in an above ground water tank constructed of concrete, steel or corrugated iron.
    - (iii) the water supply must be located within 60 metres of the outer edge of the dwelling (including any obstructions).
    - (iv) the water supply outlet/s must be attached to the tank and must face away from the building to enable access during emergencies.
    - (v) all pipework between the water supply and the outlet/s must be a minimum of 64 mm nominal bore.
    - (vi) all fixed above-ground water pipelines and fittings must be of non-corrodible and non-combustible materials.
    - (vii) the water supply and outlet must:
      - a. Be located so that fire brigade vehicles are able to get within 4 metres of the water supply outlet.
      - b. Incorporate a 64mm (minimum) gate or ball valve and 64mm (fixed size), 3 threads per inch, male fitting to suit a CFA coupling.
      - c. Incorporate a vortex inhibitor or additional water must be provided to ensure that the volume of water available is not restricted by a vortex. Refer to section 5 of AS2419 for requirements of Vortex Inhibitors.
      - d. Incorporate an additional ball or gate valve to provide access to the water by the resident of the dwelling.

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(viii) the water supply outlet must not be obstructed by vegetation, buildings, fences or other structures.

(ix) all below ground water pipelines must be installed to at least the following depths:

- a. Subject to vehicle traffic: 300mm
- b. Under dwellings or concrete slabs: 75mm
- c. All other locations: 225mm.



(x) a sign displayed on or adjacent to the tank that indicates that the water supply is for fire-fighting purposes only and which specifies the capacity of the tank. The sign must be in upper case lettering not less than 75mm in height and must be in fade resisting lettering in a contrasting colour with that of the background.

(l) Before the statement of compliance is issued under the Subdivision Act 1988 vegetation on the lots must meet and be maintained to at least the following standard at all times:

#### Inner Zone

- (i) Within 10 metres of a building, flammable objects such as plants, mulches and fences must not be located close to vulnerable parts of the building such as windows, decks and eaves.
- (ii) Trees must not overhang the roofline of the building, touch walls or other elements of a building.
- (iii) Grass must be no more than 5 centimetres in height and all leaves and vegetation debris are to be removed at regular intervals.
- (iv) Shrubs must not be planted under trees and separated by at least 1.5 times their mature height.
- (v) Plants greater than 10 centimetres in height at maturity must not be placed directly in front of a window or other glass feature.
- (vi) Tree canopy separation of 2 metres and the overall canopy cover to be no more than 15 per cent at maturity.
- (vii) Tree branches below 2 metres from ground level must be removed.

#### Outer Zone

- (viii) Grass must be no more than 10 centimetres in height and leaf and other debris, mowed, slashed or mulched.
- (ix) Shrubs and/or trees must not form a continuous canopy with unmanaged fuels.

- (x) Tree branches below 2 metres from ground level must be removed.
  - (xi) Trees may touch each other with an overall tree canopy cover of no more than 30 per cent at maturity.
  - (xii) Shrubs must be in clumps of no greater than 10 square metres, which are separated from each other by at least 10 metres.
- (m) that emergency vehicle access to the static water supply outlet for each of the lots must meet and be maintained to at least the following standard at all times:
- (i) Curves in the driveway must have a minimum inner radius of 10 metres.
  - (ii) The average grade must be no more than 1 in 7 (14.4 per cent)(8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent)(11.3 degrees) for no more than 50 metres.
  - (c) Dips must have no more than a 1 in 8 (12.5 per cent)(7.1 degrees) entry and exit angle.
  - (d) Designed, constructed and maintained for a load limit of at least 15 tonnes and be of all-weather construction.
  - (e) Have a minimum trafficable width of 3.5 metres and be substantially clear of encroachments for at least 0.5 metres on each side.
  - (f) Be clear of encroachments for 4 metres vertically.
- (n) that the landowner or occupier must protect any and all large old native trees contained within the boundaries of the proposed allotment number 2 to the satisfaction of the Council. NOTE: a large old tree is considered to be, but not limited to, a tree with a DBH equal to 40cm or greater at 1.3 metres above the ground.

## 2.2 Notice

The Owner covenants to bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns of the Subject Land.

## 2.3 Compliance

The Owner covenants to:

- (a) comply with the requirements of all statutory authorities in relation to the development of the Subject Land;
- (b) comply with all statutes, regulations, local laws and planning controls in relation to the Subject Land; and
- (c) take all necessary steps to comply with the obligations of each clause in this Agreement;

## 2.4 Mortgagee to be Bound



The Owner covenants to obtain the consent of any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes mortgagee in possession of the Subject Land.

#### **2.5 Council's Costs to be Paid**

The Owner covenants to pay immediately on demand to the Council the Council's reasonable costs and expenses (including legal expenses) incidental to the drawing and engrossment, registration, enforcement and release, when applicable, of this Agreement which (until paid) are and remain a charge on the Subject Land.

#### **2.6 Indemnity**

The Owner covenants to indemnify and keep indemnified the Council, its officers, employees, agents, workmen and contractors from and against all costs, expenses, losses or damages which they or any of them may sustain incur or suffer or be or become liable for or in respect of any suit action proceeding judgment or claim brought by any person arising from or referable to this Agreement or any non-compliance with this Agreement.

#### **2.7 Council Access**

The Owner covenants to allow the Council and its officers, employees, contractors or agents or any of them, to enter the Subject Land (at any reasonable time) to assess compliance with this Agreement.

#### **2.8 Registration of Agreement**

The Owner agrees to do all things necessary register this Agreement with the Registrar of Titles in accordance with Section 181 of the Act including the signing of any further agreement, acknowledgment or other document and to do so at the Owner's own expense and to provide all required proofs to the Council of the due registration thereof.

### **3. EFFECT OF AGREEMENT**

#### **3.1 Agreement under Section 173 of the Act**

The Council and the Owner agree that without limiting or restricting their respective powers to enter into this Agreement that this Agreement is made pursuant to Section 173 of the Act.

#### **3.2 Agreement runs with the Land**

This Agreement will come into force and effect as from the date of this Agreement and the benefit and burden of this Agreement will run with and be annexed to the Subject Land and bind the Owner, its successors in title, assignees and transferees and the registered proprietor for the time being of the Subject Land.

#### **3.3 Planning Objectives**

The parties acknowledge that the provisions of this Agreement are intended to achieve or advance the objectives of planning in Victoria and the objectives of the Scheme.

**AL536121G**

04/12/2014 \$116.50 173



**4. OWNER'S WARRANTIES**

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

**5. SUCCESSORS IN TITLE**

Without limiting the operation or effect which this Agreement has, the Owner must ensure that, until such time as this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- (b) execute a deed agreeing to be bound by the terms of this Agreement.

**6. NOTICES**

Any notice or other communication required or permitted to be served on any other party must be in writing and may be served or given by:

- (a) delivering it personally or sending it by pre-paid post to that party at its address as set out in this Agreement or to such other address as that party may nominate in writing from time to time; or
- (b) sending it by facsimile to that party provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post;

and the notice of communication will be deemed to have been served or given:

- (c) if delivered personally, on the date of delivery;
- (d) if sent by facsimile, on the date on which the sending party's facsimile machine records that the facsimile has been despatched; and
- (e) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

**7. FURTHER ASSURANCE**

Each of the parties to this Agreement will sign and execute all further documents and deeds and do all acts and things as will reasonably be required to effect the terms and conditions contained in this Agreement.

**8. NO WAIVER**

Any time or other indulgence granted by either party to this Agreement to the other party or any variation of the terms and conditions of this Agreement or any judgment or order obtained by either party against the other party will not in any way amount to a waiver of any of the rights or remedies of that party in relation to the terms of this Agreement.

**AL536121G**



**9. SEVERABILITY**

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it will be severed and the other provisions of this Agreement will remain operative.

**10. GOVERNING LAW**

This Agreement is governed by and will be construed in accordance with the laws from time to time in force in the State of Victoria.

**11. DISPUTES**

11.1 In the event of any dispute between the parties concerning the interpretation or implementation of this Agreement, such dispute shall be referred to the Tribunal for resolution to the extent permitted by the Act. In the event of a dispute concerning any matter which is not referable to the Tribunal pursuant to the act, such disputes shall be and is hereby referred for arbitration by an Arbitrator agreed upon in writing by the parties or, in the absence of such agreement the Chairman of the Victorian Chapter of the Institute of Arbitrators, Australia or his nominee, for arbitration.

11.2 Where provision is made in this Agreement that any matter be done to the satisfaction of the Council or any of its officers and a dispute arises in relation to such provision, the dispute shall be referred to the Tribunal in accordance with the Act.

11.3 The parties shall be entitled to legal representation for the purposes of any arbitration or referred to in clauses 11.1 and 11.2 and, unless the Arbitrator, Chairman, nominee or the Tribunal shall otherwise direct, each party must bear its own costs.

**12. NO FETTERING OF RESPONSIBLE AUTHORITY'S POWERS**

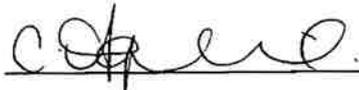
It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of the Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification or any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

**EXECUTED AS A DEED PURSUANT TO SECTION 174(1) OF THE ACT**

SIGNED for and on behalf of )  
LATROBE CITY COUNCIL by )  
John Mitchell pursuant to Instrument )  
of Delegation dated 26/11/14 )  
in the presence of: )



Acting Chief Executive Officer

 Witness

**AL536121G**

04/12/2014 \$116.50 173



**AL536121G**  
04/12/2014 \$116.50 173  


**SIGNED SEALED AND DELIVERED** by  
**PETER NORMAN WILKSCH** in the  
presence of:

Jane M' Cormick

 ..... Witness

)   
) .....  
) 17.10.14

**SIGNED SEALED AND DELIVERED** by  
**BERNADETTE MAREE WILKSCH** in the  
presence of:

Jane M' Cormick

 ..... Witness

)   
) .....  
) 17/10/14

"A"

Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council). SPEAR Ref: S036283C

Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT



Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council

ADDRESS OF THE LAND: 55 Rifle Range Road, TRARALGON  
SOUTH  
DESCRIPTION: L 2 LP 122684

THE PERMIT ALLOWS: Four (4) Lot Subdivision., in accordance with the endorsed plan(s)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Standard Conditions:

1. The layout of the subdivision as shown on the endorsed plan must not be altered without the permission of the Responsible Authority.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
3. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
4. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with section 8 of that Act.
5. Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.

Date Issued: 8 November 2013

  
Signature for the Responsible Authority

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Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council). SPEAR Ref: S036283C

Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council



**Mandatory Conditions for Subdivision Permits:**

- 6. The owner of the land must enter into an agreement with:
  - a) 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
  - b) 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.

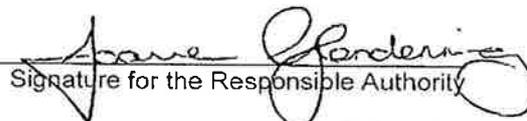
Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- c) 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
- d) 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.

**SPI Electricity Pty Ltd Conditions:**

- 7. The operator of this permit must meet the requirements of SPI Electricity Pty Ltd in that, prior to the issues of Certification/Statement of Compliance, they:

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Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

**PLANNING PERMIT**

**AL536121G**

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council



- a) The plan of subdivision submitted for certification must be referred to SPI Electricity Pty Ltd in accordance with Section 8 of the Subdivision Act 1988.
- b) Enter into an agreement with SPI Electricity 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.
- c) Provide electricity easements internal and external to the subdivision in favour of SPI Electricity Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by SPI Electricity Pty Ltd. The provision of reserves for electricity substations may also be required.

**Engineering Conditions:**

- 8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must show appropriate easements set aside for drainage purposes to the satisfaction of the Responsible Authority, including:
  - a) Creation of an easement through the northern part of proposed lot 4 to protect downstream flows emanating from the existing roadside drainage system in Cashmere Drive upstream areas.
- 9. Prior to the certification of the plan of subdivision under the Subdivision Act 1988, a site drainage plan including all hydraulic computations must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and an electronic copy (PDF) must be provided. When approved, the plan will be endorsed and will then form part of the permit. The drainage plan must be prepared in accordance with the requirements of Latrobe City Council's Design Guidelines and must provide for the following:
  - a) Approval from the West Gippsland Catchment Management Authority for works to discharge stormwater from the subdivision into a designated waterway.

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Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

**AL536121G**

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council



- b) An underground piped drainage system from the legal point of discharge of each lot and connecting to Latrobe City Council's stormwater drainage system or to a designated waterway. This drainage system will become the maintenance responsibility of Latrobe City Council. The piped drainage system must be designed to:
    - i) Take the 1 in 5 year ARI storm event,
    - ii) Ensure that flows downstream of the subdivision site are restricted to predevelopment levels for all storm events up to and including the 1 in 100 year ARI storm event, and
    - iii) Ensure there are no adverse effects on flooding either upstream or downstream of any development on the land.
  - c) How stormwater is to be conveyed to Latrobe City Council's stormwater drainage system or to a designated waterway for all storm events greater than the 1 in 5 year event and up to and including the 1 in 100 year ARI storm event including providing over-land stormwater surcharge routes and cut-off drains for the safe and effective passage of stormwater flows arising from areas upstream of the subject land;
10. Prior to the commencement of any drainage works associated with this subdivision, a Site Management Plan shall be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of the permit. The Site Management Plan must include:
- a) Construction management measures - the plan must outline how issues such as deliveries, noise, mud on roads, and dust generation will be managed onsite during the construction phase. Details of a contact person/site manager must also be provided, so that this person can be easily contacted should any issues arise.

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Planning and Environment Regulations 2005  
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FORM 4

Section 63 & 86

PLANNING PERMIT

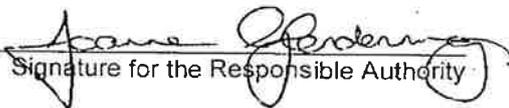
Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council

**AL536121G**



- b) An environmental management plan for the works detailing techniques for erosion prevention, temporary drainage and sediment control measures during the construction of the works and post construction. Reference should be made to the Environment Protection Authority's publication 960 'Doing it right on subdivisions'.
- 11. Control measures in accordance with the approved Site Management Plan shall be employed throughout the construction of the works to the satisfaction of the Responsible Authority. The Responsible Authority must be kept informed in writing of any departures from the Site Management Plan. If in the opinion of the Responsible Authority the departure from the approved plan is significant then an amended plan must be submitted to and approved by the Responsible Authority. The approved measures must be carried out continually and completed to the satisfaction of the Responsible Authority.
- 12. Prior to the issue of a Statement of Compliance for this subdivision under the Subdivision Act 1988, the following works must be completed in accordance with the endorsed plans and to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken:
  - a) All drainage works including on-site stormwater detention works must be constructed in accordance with the site drainage plan for the property approved by the Responsible Authority.
  - b) The existing vehicle crossings providing access to lot 3 from Cashmere Drive and to lot 4 from Rifle Range Road must be upgraded between the edge of the existing road pavement and the property boundary to comply with the vehicle crossing standards as set out in Latrobe City Council's Standard Drawing LCC 306 and LCC 212. Vehicle crossing works must include provision of an all-weather sealed surface from the edge of the existing road pavement for a distance of six (6) metres toward the property boundary.

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Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council), SPEAR Ref: S036283C

Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

**PLANNING PERMIT**

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council

**AL536121G**



- 13. Before a Statement of Compliance is issued for this subdivision under the Subdivision Act 1988, the operator of this permit must provide to the satisfaction of the Responsible Authority:
  - a) Final as-built plans for all works to become the responsibility of Latrobe City Council at the expiry of the maintenance period, in an electronic format complying with A-Spec requirements.
- 14. Before a Statement of Compliance is issued for this subdivision under the Subdivision Act 1988, the operator of this permit must pay to Latrobe City Council:
  - a) For all works to become the responsibility of Latrobe City Council at the expiry of the maintenance period, an engineering plan checking fee of an amount equivalent to 0.75% of the estimated cost of constructing the works proposed on the engineering plans.
  - b) For all works to become the responsibility of Latrobe City Council at the expiry of the maintenance period, an amount equivalent to 2.5% of the estimated cost of constructing the works which are subject to supervision.
- 15. Before a Statement of Compliance is issued for this subdivision under the Subdivision Act 1988, the maintenance period (including any defects liability period) for all works to become the responsibility of Latrobe City Council, must be completed to the satisfaction of the Responsible Authority unless an arrangement to secure compliance with this condition has been agreed to in writing by the Responsible Authority under Section 21(1)(b)(ii) of the Subdivision Act 1988.
- 16. Unless otherwise required in this permit, all works to become the responsibility of Latrobe City Council at the expiry of the maintenance period, shall be maintained by the operator of this permit for a period of three months from the date of practical completion of the works. At the end of this maintenance period, a Defects Liability Period of nine months shall then apply to the works at the end of which time Final Completion of the works will be issued.

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Planning and Environment Regulations 2005  
S.R No. 33/2005

**FORM 4**

Section 63 & 86

**PLANNING PERMIT**

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council



**Gippsland Water Conditions:**

- 17. The operator of this permit must meet the requirements of Gippsland Water in that, prior to the issues of Certification/Statement of Compliance, they:
  - a) Pay to Gippsland Water contributions for Headwork charges for the change in development of the land. These charges are based on Gippsland Water's current rates and reflect the additional loading placed on the water reticulation system by this development.
  - b) Install separate water services to the satisfaction of Gippsland Water. As Constructed details showing the location of the installed services are required to be submitted to Gippsland Water.
  - c) Provide water services to Gippsland Water's minimum supply standards, unless otherwise agreed with by Gippsland Water.
  - d) Carry out works necessary to ensure all existing water services supplying the land are contained solely within the boundary of the individual lots, to the satisfaction of Gippsland Water.
  - e) Any plan of subdivision of the subject land lodged for certification shall be referred to Gippsland Water under Section 8(1) of the Subdivision Act 1988.

**Country Fire Authority (CFA) Conditions:**

- 18. The operator of this permit must meet the requirements of the Country Fire Authority (CFA) in that, prior to the issues of Certification/Statement of Compliance, they:

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Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council

**AL536121G**  
04/12/2014 \$116.50 173  


**A) MANDATORY CONDITION (as per Clause 44.06-4)**

Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act* 1987 and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act. The agreement must set out the following matters:

- a) That it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of this planning scheme.
- b) The building envelope and defendable space envelope to achieve the Bushfire Attack Level approved under this permit.
- c) Any vegetation management requirements to implement the defendable space approved under this permit.
- d) The access and water supply requirements approved under this permit.

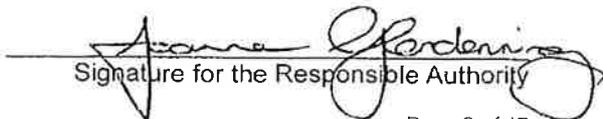
The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 agreement.

**B) SUPPORTING CONDITIONS**

In addition to the matters set out in clause 44.06-4 of the Latrobe Planning Scheme, and the above condition, the section 173 Agreement prepared in accordance with clause 44.06-4 must:

- a) Specify that all vegetation on all the lots must be maintained in accordance with the requirements of the condition labelled 'defendable space' on this permit.
- b) Specify that any dwelling or dependant persons unit constructed in the future on the Lot 1 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS3959-2009) of not less than BAL12.5.

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Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council



- c) Specify that any dwelling or dependant persons unit constructed in the future on the Lot 2 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS3959-2009) of not less than BAL19.
- d) Specify that any dwelling or dependant persons unit constructed in the future on the Lot 3 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS3959-2009) of not less than BAL29.
- e) Specify that any dwelling or dependant persons unit constructed in the future on the Lot 4 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS3959-2009) of not less than BAL29.
- f) Specify that the building envelope for any dwelling or dependant persons unit constructed in the future on the Lot 1 and Lot 2 is setback not less than:
  - i) 45 metres from the western (rear) boundary of the lot; and
  - ii) 10 metres from the eastern (front) boundary of the lot.
- g) Specify that the building envelope for any dwelling or dependant persons unit constructed in the future on the Lot 3 and Lot 4 is setback not less than:
  - i) 33 metres from the western (rear) boundary of the lot; and
  - ii) 10 metres from the eastern (front) boundary of the lot.
- h) Specify defendable space envelopes for the subdivision based on the following:
  - i) All land located within 16 metres of the western boundary of Lots 1 and 2 being managed as an 'Outer Zone'.
  - ii) All other land comprising Lots 1 to 4 inclusive being managed as an 'Inner Zone'.

Date Issued: 8 November 2013

  
Signature for the Responsible Authority

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Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

Permit No.: 2013/133

Planning Scheme: Latrobe Planning Scheme

Responsible Authority: Latrobe City Council

**AL536121G**



- i) Specify that any dwelling or dependant persons unit on the lots must be provided with a static water source of 10000 litres which meets the requirements of the condition labelled 'water supply' on this permit.
- j) Specify that the bushfire protection measures forming part of the section 173 agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL), defendable space and water supply must be maintained to the satisfaction of the Responsible Authority and the relevant fire authority on a continuing basis.
- k) Include a copy of this permit as an annexure to the section 173 agreement.

**C) WATER SUPPLY**

Before the statement of compliance is issued under the Subdivision Act 1988 a static water supply must be provided for each dwelling on each lot and must meet all of the following requirements:

- a) The water supply must have a minimum capacity of 10,000 litres that is maintained solely for fire fighting purposes.
- b) The water supply must be stored in an above ground water tank constructed of concrete, steel or corrugated iron.
- c) The water supply must be located within 60 metres of the outer edge of the dwelling (including any obstructions).
- d) The water supply outlet/s must be attached to the tank and must face away from the building to enable access during emergencies.
- e) All pipework between the water supply and the outlet/s must be a minimum of 64 mm nominal bore.

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Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

**PLANNING PERMIT**

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council

**AL536121G**



- f) All fixed above-ground water pipelines and fittings must be of non-corrodible and non-combustible materials.
- g) The water supply and outlet must:
  - i) Be located so that fire brigade vehicles are able to get within 4 metres of the water supply outlet.
  - ii) Incorporate a 64 mm (minimum) gate or ball valve and 64 mm (fixed size), 3 threads per inch, male fitting to suit a CFA coupling.
  - iii) Incorporate a vortex inhibitor or additional water must be provided to ensure that the volume of water available is not restricted by a vortex. Refer to Section 5 of AS.2419 for requirements for vortex inhibitors.
  - iv) Incorporate an additional ball or gate valve to provide access to the water by the resident of the dwelling.
- h) The water supply outlet must not be obstructed by vegetation, buildings, fences or other structures.
- i) All below-ground water pipelines must be installed to at least the following depths:
  - i) Subject to vehicle traffic: 300 mm.
  - ii) Under dwellings or concrete slabs: 75 mm.
  - iii) All other locations: 225 mm.
- j) A sign displayed on or adjacent to the tank that indicates that the water supply is for fire fighting purposes only and which specifies the capacity of the tank. The sign must be in upper case lettering not less than 75 mm in height and must be in fade-resisting lettering in a contrasting colour with that of the background.

**D) DEFENDABLE SPACE**

Before the statement of compliance is issued under the Subdivision Act 1988 vegetation on the lots must meet and be maintained to at least the following standard at all times:

Date Issued: 8 November 2013

  
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FORM 4

Section 63 & 86

PLANNING PERMIT

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council

**AL536121G**  
04/12/2014 \$116.50 173  


**Inner Zone**

- a) Within 10 metres of a building, flammable objects such as plants, mulches and fences must not be located close to vulnerable parts of the building such as windows, decks and eaves.
- b) Trees must not overhang the roofline of the building, touch walls or other elements of a building.
- c) Grass must be no more than 5 centimetres in height and all leaves and vegetation debris are to be removed at regular intervals.
- d) Shrubs must not be planted under trees and separated by at least 1.5 times their mature height.
- e) Plants greater than 10 centimetres in height at maturity must not be placed directly in front of a window or other glass feature.
- f) Tree canopy separation of 2 metres and the overall canopy cover of no more than 15 per cent at maturity.
- g) Tree branches below 2 metres from ground level must be removed.

**Outer Zone**

- h) Grass must be no more than 10 centimetres in height and leaf and other debris mowed, slashed or mulched.
- i) Shrubs and/or trees must not form a continuous canopy with unmanaged fuels.
- j) Tree branches below 2 metres from ground level must be removed.
- k) Trees may touch each other with an overall tree canopy cover of no more than 30 per cent at maturity.
- l) Shrubs must be in clumps of no greater than 10 square metres, which are separated from each other by at least 10 metres.

Date Issued: 8 November 2013

  
Signature for the Responsible Authority

This document is a copy only. The onus is on the reader to confirm its status with the responsible authority.

Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council). SPEAR Ref: S036283C

Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

**PLANNING PERMIT**

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council



**E) ACCESS**

Before the statement of compliance is issued under the Subdivision Act 1988 access on the lots must meet and be maintained to at least the following standard at all times:

- a) Emergency vehicle access to the static water supply outlet must be provided to each lot in the subdivision and must comply with the following minimum requirements (including gates, bridges and culverts):
  - i) Curves in driveway must have a minimum inner radius of 10 metres.
  - ii) The average grade must be no more than 1 in 7 (14.4 percent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 percent) (11.3 degrees) for no more than 50 metres.
  - iii) Dips must have no more than a 1 in 8 (12.5 percent) (7.1 degrees) entry and exit angle.
  - iv) Designed, constructed and maintained for a load limit of at least 15 tonnes and be of all-weather construction.
  - v) Have a minimum trafficable width of 3.5 metres and be substantially clear of encroachments for at least 0.5 metres on each side.
  - vi) Be clear of encroachments 4 metres vertically.

**Health Conditions:**

- 19. Any waste water system installed on proposed Lots 1 & 2 must contain a secondary treatment system (Sand-filter or the like) to ensure that all waste water is contained within the property boundaries.
- 20. The existing Septic Tank system located on proposed Lot 4 is to be setback a minimum of 6m from the boundary of proposed Lot 3.
- 21. All septic tanks (waste water systems) must be set back a minimum of 60m from all surface waters.

Date Issued: 8 November 2013

  
Signature for the Responsible Authority

Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council). SPEAR Ref: S036283C

Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

**AL536121G**

Permit No.: 2013/133  
Planning Scheme: Latrobe Planning Scheme  
Responsible Authority: Latrobe City Council



22. An application for a permit to install a septic tank system must be submitted and approved by Council prior to any installation.

**Environmental Planning Conditions:**

23. Prior to the issue of Statement of Compliance, the operator of this permit must:

a) Enter into an agreement with the Responsible Authority made pursuant to Section 173 of the *Planning and Environment Act 1987* (the Act) that requires the following:

i) The landowner or occupier must protect any and all large old native trees contained within the boundaries of proposed allotment number 2 to the satisfaction of the Responsible Authority.

Note: A large old tree is considered to be, but not limited to, a tree with a DBH equal to 40cm or greater at 1.3 metres above ground.

b) Make an application to the Registrar of Titles to register the Section 173 Agreement on the title to the land under Section 181 of the Act, and

c) Pay the reasonable costs of the preparation, review, and execution and registration of the Section 173 Agreement; and

d) Provide Council with a copy of the dealing number issued by the Titles Office; and

e) Once titles are issued, provide either:

i) a current title search; or  
ii) a photocopy of the duplicate certificate of Title as evidence of registration of the Section 173 Agreement on title.

Date Issued: 8 November 2013

  
Signature for the Responsible Authority

This document is a copy only. The onus is on the reader to confirm its status with the responsible authority.

Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council), SPEAR Ref: S036283C

Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

Permit No.: 2013/133

Planning Scheme: Latrobe Planning Scheme

Responsible Authority: Latrobe City Council



**Expiry Condition:**

24. This permit will expire if:
- a) the plan of subdivision is not certified within 2 years of the date of this permit; or
  - b) the registration of the subdivision is not completed within 5 years of certification.

The Responsible Authority may extend the time if a request is made in writing before the permit expires or within six months of expiry of permit.

**Note:** The commencement of the subdivision is regarded by Section 68(3A) of the *Planning and Environment Act 1987* as the certification of the plan, and completion is regarded as the registration of the plan.

**Note 1.** In accordance with section 17 of the Subdivision Act, works required to be undertaken as part of the subdivision hereby permitted, must not commence until the Plan of Subdivision has been certified and the engineering plans for the subdivision have been approved.

**Note 2.** A Latrobe City Vehicle Crossing Permit must be obtained prior to the commencement of the construction of all new vehicle crossings and for the upgrading, alteration or removal of existing vehicle crossings. The relevant fees, charges and conditions of the Vehicle Crossing Permit will apply to all vehicle crossing works. It is a requirement that all vehicle crossing works be inspected by Latrobe City Council's Asset Protection Officer.

Date Issued: 8 November 2013

  
Signature for the Responsible Authority

This document is a copy only. The onus is on the reader to confirm its status with the responsible authority.

Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council). SPEAR Ref: S036283C

Planning and Environment Regulations 2005  
S.R No. 33/2005

FORM 4

Section 63 & 86

PLANNING PERMIT

Permit No.: 2013/133

Planning Scheme: Latrobe Planning Scheme

Responsible Authority: Latrobe City Council

**AL536121G**



- Note 3.** The location of the Legal Point of Discharge for any property and the connection point into Latrobe City Council's stormwater drainage system can be obtained by completing a Legal Point of Discharge form, found at [www.latrobe.vic.gov.au/Our\\_Services/Other\\_Services/Infrastructure/Work\\_Permits\\_and\\_Property\\_Information](http://www.latrobe.vic.gov.au/Our_Services/Other_Services/Infrastructure/Work_Permits_and_Property_Information)
- Note 4.** This permit does not allow for removal of Native Vegetation. Additional permits may be required.

END CONDITIONS

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Date Issued: 8 November 2013

  
Signature for the Responsible Authority

Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council). SPE.

**AL536121G**

04/12/2014 \$116.50 173



### IMPORTANT INFORMATION ABOUT THIS NOTICE

#### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987.)

#### WHEN DOES A PERMIT BEGIN?

A permit operates:

- ❖ from the date specified in the permit, or
- ❖ if no date is specified, from:
  - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - ii. the date on which it was issued, in any other case.

#### WHEN DOES A PERMIT EXPIRE?

1. 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*.
2. 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.
3. A permit for the development and use of 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.
4. 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.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

#### WHAT ABOUT APPEALS?

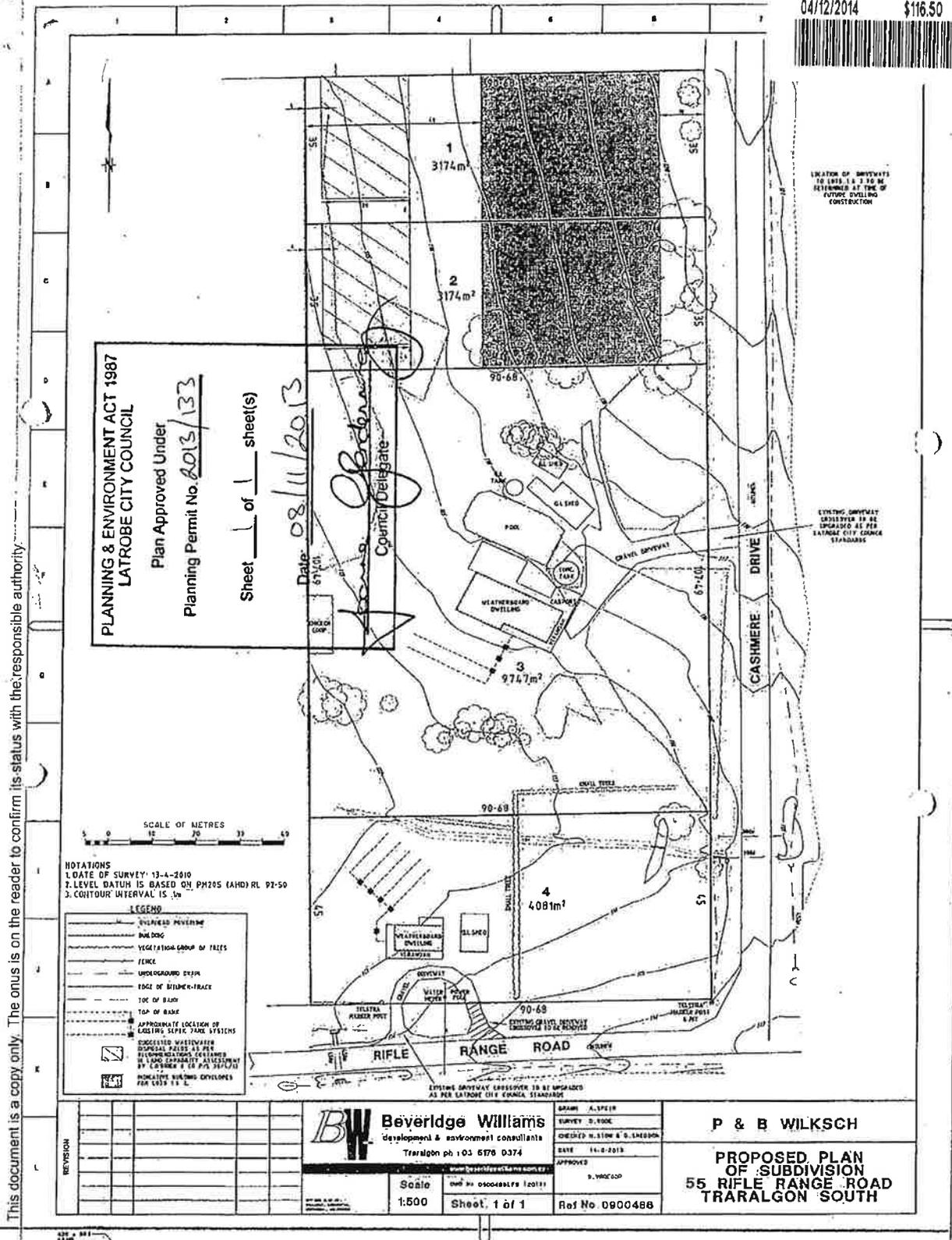
- ❖ The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of review exists.
- ❖ An application for review must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a Permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- ❖ An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- ❖ An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- ❖ An application for review must state the grounds upon which it is based.
- ❖ An application for review must also be served on the Responsible Authority.
- ❖ Details about applications for review and the fees payable can be obtained from VCAT.

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Planning Permit 2013/133, signed on 08/11/2013, by Joanne Louise Glendenning (Latrobe City Council). SPEAR I

**AL536121G**

04/12/2014 \$116.50 173



PLANNING & ENVIRONMENT ACT 1987  
LATROBE CITY COUNCIL  
Plan Approved Under  
Planning Permit No. 2013/133  
Sheet 1 of 1 sheet(s)

Date: 08/11/2013  
Council Delegate: *[Signature]*

NOTATIONS  
1. DATE OF SURVEY: 13-A-2010  
2. LEVEL DATUM IS BASED ON PM205 (AHD) RL 92.50  
3. CONTOUR INTERVAL IS 1m

LEGEND

- UNPAVED PAVING
- BUILDING
- VEGETATION GROUP OF TREES
- FENCE
- UNDERGROUND DRAIN
- EDGE OF BULKHEAD
- TOP OF BANK
- APPROXIMATE LOCATION OF EXISTING SEWER PIPES
- EXISTING WETLANDS
- DISPOSAL PLOTS AS PER PLANNING PERMIT 2013/133
- INDICATIVE BUILDING ENVELOPES FOR LOTS 1 & 2

Scale 1:500	Sheet 1 of 1	DATE: 08/04/2013
		REF NO: 0900468

**P & B WILKSCH**  
**PROPOSED PLAN OF SUBDIVISION 55 RIFLE RANGE ROAD TRARALGON SOUTH**

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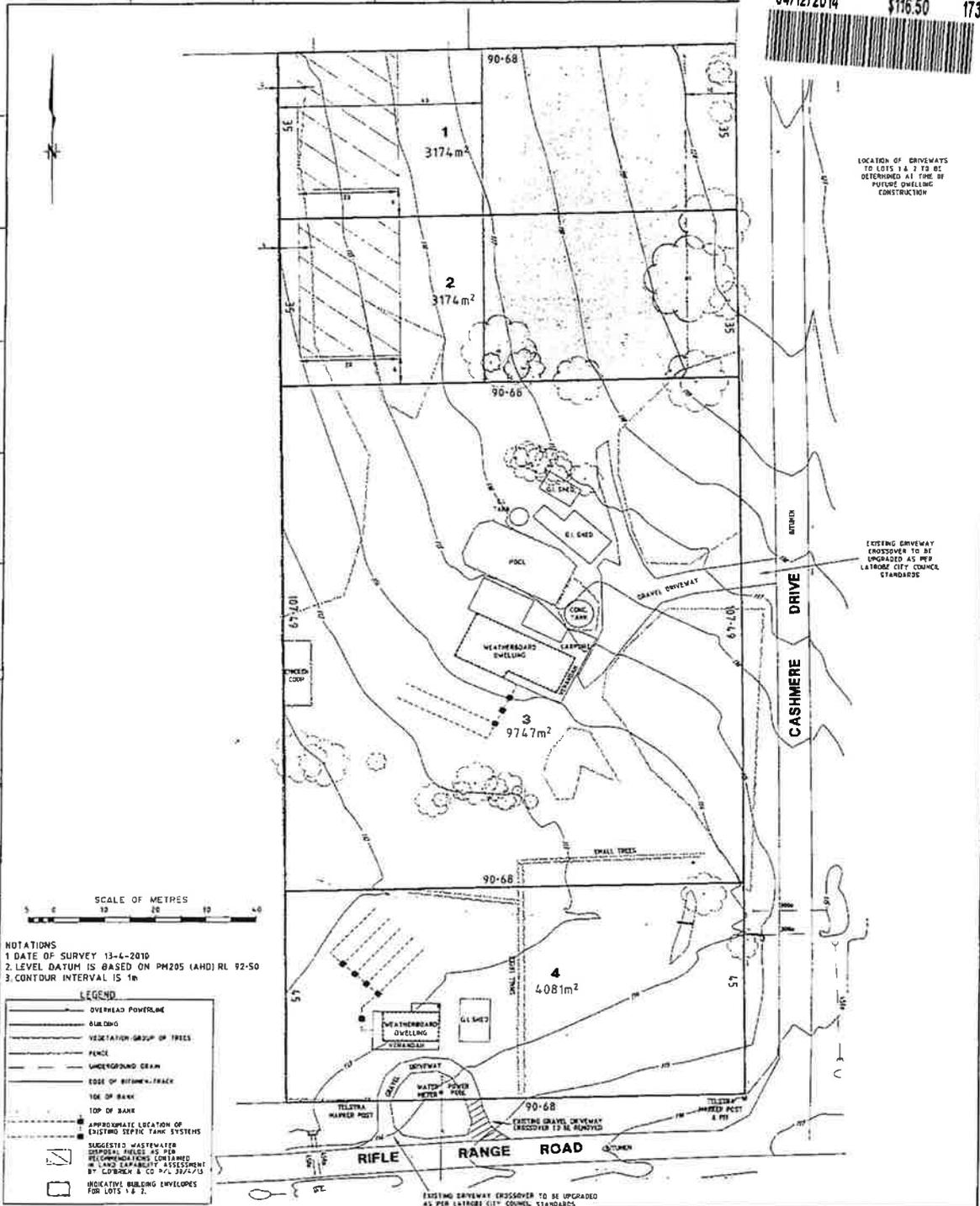
LOCATION OF SUBWAYS TO BE DETERMINED AT TIME OF FUTURE CHANGING CONSTRUCTION

EXISTING SUBWAYS TO BE UPGRADED AS PER LATROBE CITY COUNCIL STANDARDS

Endorsed by Joana Louisa Gillingham on 09/11/2013 for planning permit 2013/1133.  
 Latrobe City Council, page 1 of 1

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**AL536121G**  
 04/12/2014 \$116.50 173

LOCATION OF DRIVEWAYS TO LOTS 1 & 2 TO BE DETERMINED AT TIME OF FUTURE DWELLING CONSTRUCTION

EXISTING DRIVEWAY CROSSOVER TO BE UPGRADED AS PER LATROBE CITY COUNCIL STANDARDS

**NOTATIONS**  
 1. DATE OF SURVEY 13-4-2010  
 2. LEVEL DATUM IS BASED ON PM205 (AHD) RL 92.50  
 3. CONTOUR INTERVAL IS 1m

**LEGEND**

- OVERHEAD POWERLINE
- BUILDING
- VEGETATION GROUP OF TREES
- FENCE
- UNDERGROUND DRAIN
- EDGE OF BITUMEN TRACK
- TOP OF BANK
- TOP OF BANK
- APPROXIMATE LOCATION OF EXISTING SEPTIC TANK SYSTEMS
- SUGGESTED WASTEWATER DISPOSAL SITES AS PER RECOMMENDATIONS CONTAINED IN LAND CAPABILITY ASSESSMENT BY CLIBURN & CO P/L 30/4/13
- INDICATIVE BUILDING ENVELOPES FOR LOTS 1 & 2

REVISION					

**BW Beveridge Williams**  
 development & environmental consultants  
 Traralgon ph: 03 5176 0374

Scale 1:500  
 Sheet 1 of 1  
 Ref No 0900486

DATE 14-8-2013  
 APPROVED B WILKSCH

**P & B WILKSCH**

**PROPOSED PLAN OF SUBDIVISION**  
**55 RIFLE RANGE ROAD**  
**TRARALGON SOUTH**

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

Created at 05 December 2025 02:49 PM

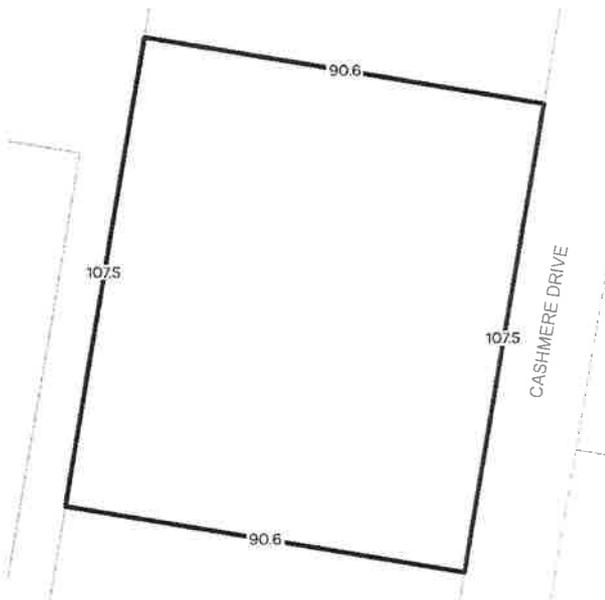
## PROPERTY DETAILS

Address: **29-31 CASHMERE DRIVE TRARALGON SOUTH 3844**  
Lot and Plan Number: **Lot 3 PS722075**  
Standard Parcel Identifier (SPI): **3\PS722075**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **53550**  
Directory Reference: **Vicroads 98 A6**

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

## SITE DIMENSIONS

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



**Area:** 9743 sq. m

**Perimeter:** 396 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: **Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MORWELL**

## 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>

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PROPERTY REPORT: 29-31 CASHMERE DRIVE TRARALGON SOUTH 3844

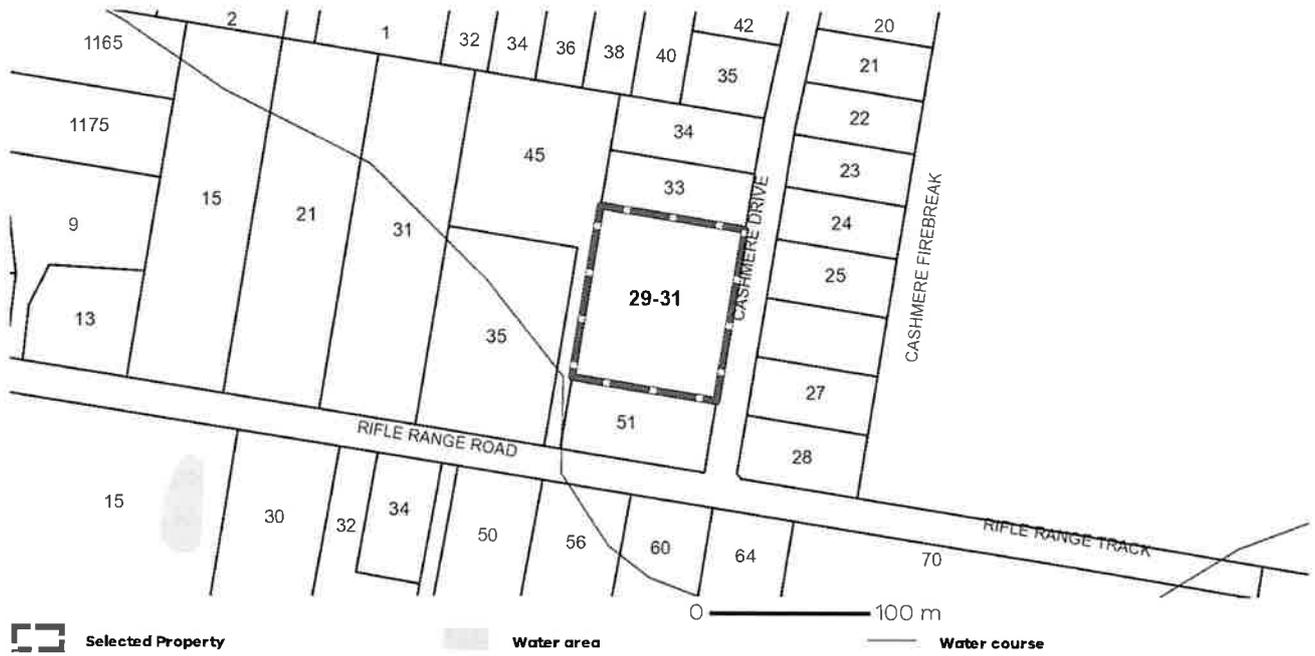
Page 1 of 2

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## Area Map



Selected Property

Water area

Water course

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# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 December 2025 02:48 PM

## PROPERTY DETAILS

Address: **29-31 CASHMERE DRIVE TRARALGON SOUTH 3844**  
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[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)

[Planning Scheme - Latrobe](#)

## UTILITIES

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Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

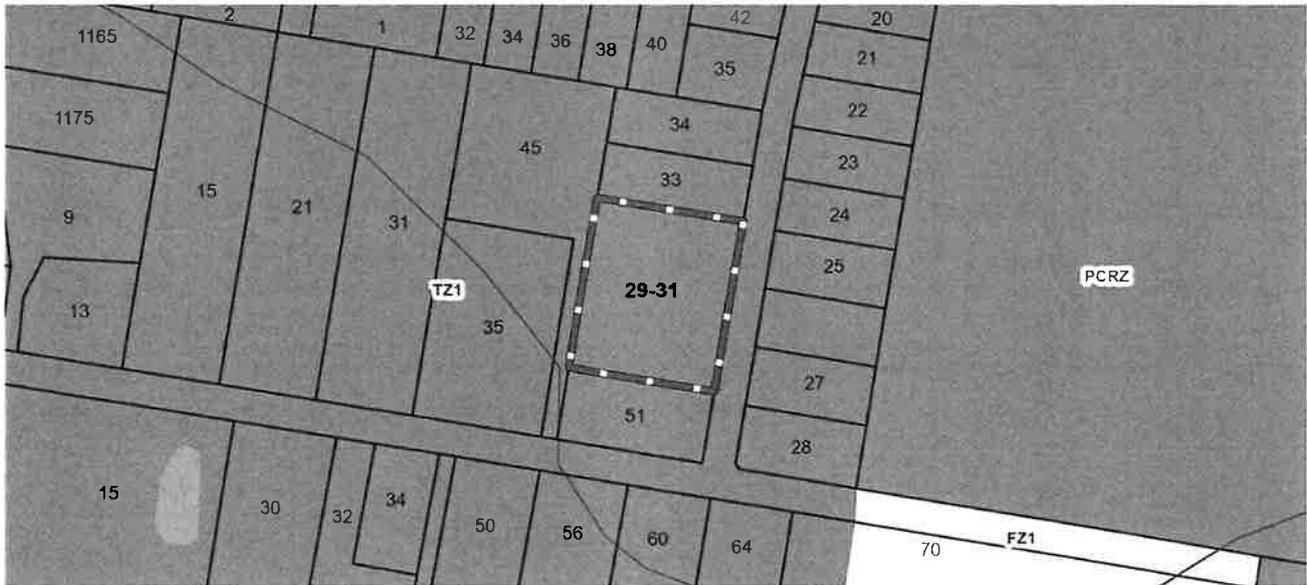
Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MORWELL**  
**OTHER**  
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**  
Fire Authority: **Country Fire Authority**

[View location in VlcPlan](#)

## Planning Zones

TOWNSHIP ZONE (TZ)

TOWNSHIP ZONE - SCHEDULE 1 (TZ1)



**FZ - Farming** **PCRZ - Public Conservation and Resource** **TZ - Township**  
**Water area** **Water course**

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

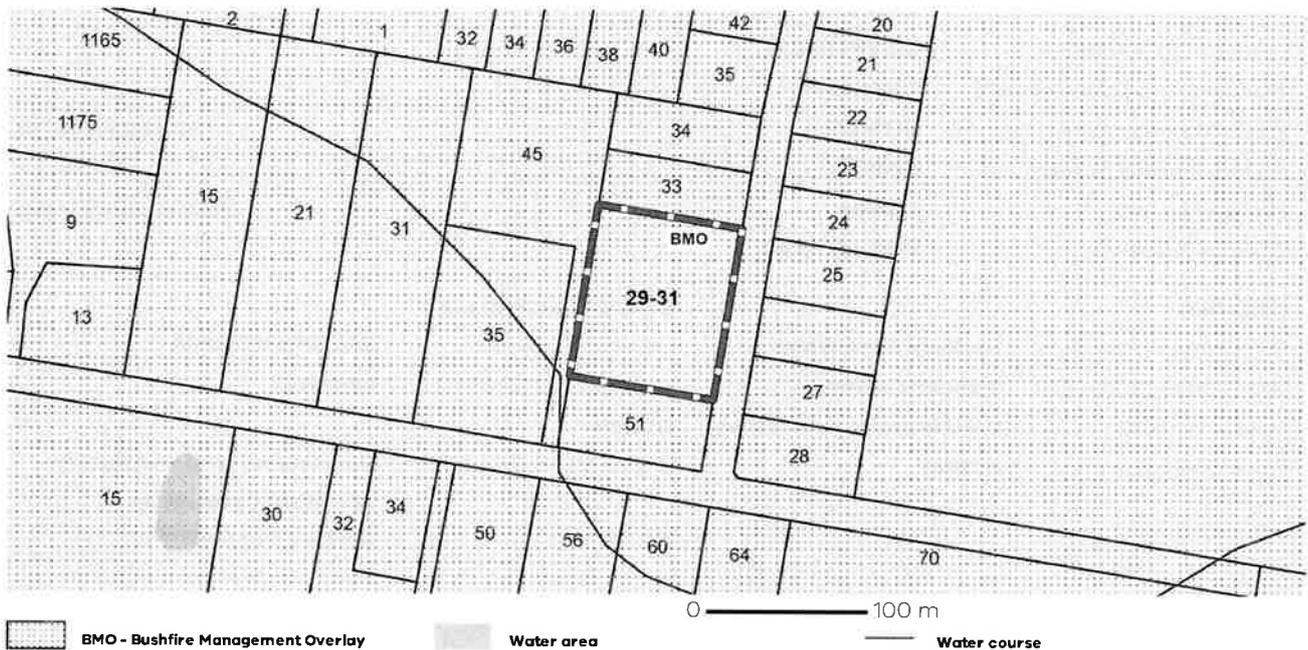
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area, as required by section 32C (b) of the Sale of Land 1952 (Vic).

## Planning Overlay

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

## Further Planning Information

Planning scheme data last updated on 5 December 2025.

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 apply to 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://maashare.vic.gov.au/vicplan/>

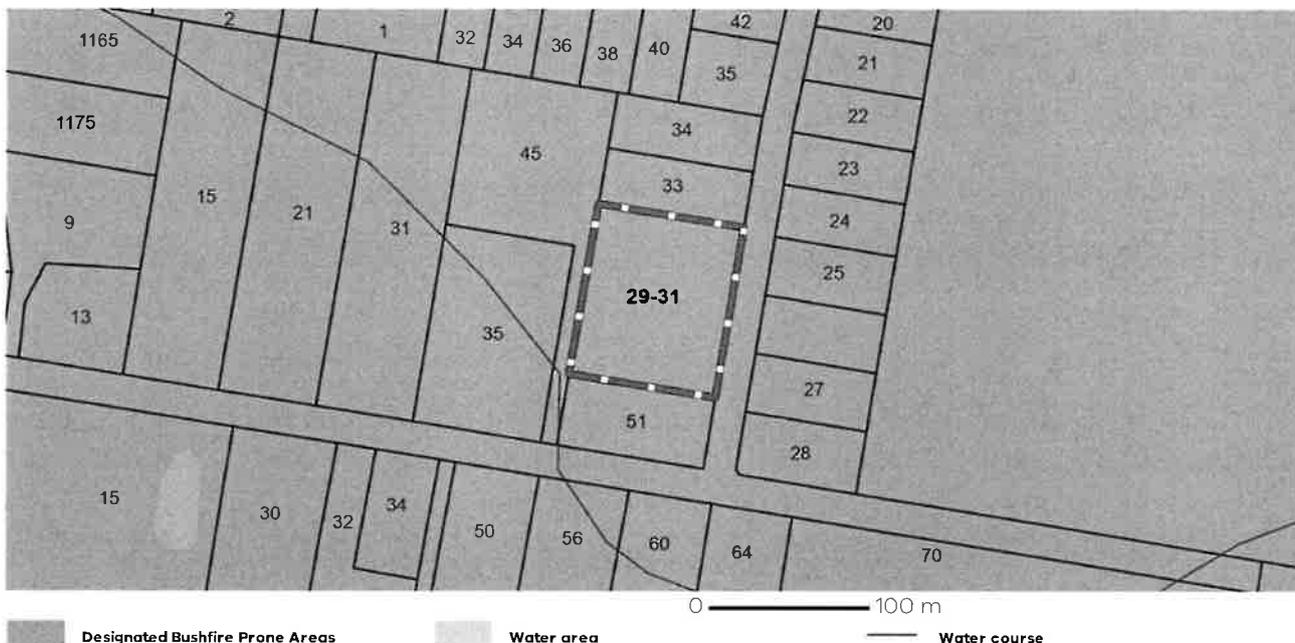
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## 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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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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 1992 (Vic)

Our Ref: 3431/2021-SS  
Prop No: 53550

27 November 2025

Mrs B M Mayze  
29-31 Cashmere Drive  
TRARALGON SOUTH VIC 3844

[htheissling@outlook.com](mailto:htheissling@outlook.com)

Dear Sir/Madam,

**MATTER: REQUIREMENT TO LODGE A CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE UNDER REGULATION 147V OF THE BUILDING REGULATIONS 2018 (VIC)**  
**PROPERTY: 29-31 CASHMERE DRIVE, TRARALGON SOUTH**  
**REGISTRATION: PERMANENT SWIMMING POOL**

I refer to your swimming pool and/or spa that is registered at your above property and the letters that were sent to you identifying that your certificate of pool and spa barrier compliance was due to be lodged with Council by **26 October 2025**.

Regulation 147V(1) of the *Building Regulations 2018 (Vic)* required you to lodge a certificate of pool and spa barrier compliance with Council on or before the due date, however this has not been met. We now require you to lodge your certificate of pool and spa barrier compliance with Council within the next **30 days**.

Failure by an owner to lodge a certificate of pool and spa barrier compliance with Council on or before the due date is an offence pursuant to regulation 147V(1) of the *Building Regulations 2018 (Vic)* which has a maximum fine of **\$2,035.10** (10 penalty units).

In the event you fail to lodge a certificate of pool and spa barrier compliance as set out above, Council will refer this matter to its lawyers to commence a prosecution proceeding in the Magistrates' Court for contravention of regulation 147V(1) without further notice. Should the Court make a finding of guilty it may also impose a conviction (criminal record) and compel you to comply by way of ordering an injunction.

25 November 2025

Bernadette Mayze  
RMB 3004  
TRARALGON SOUTH VIC 3844

Dear Sir/Madam,

## **SEPTIC TANK MAINTENANCE COMPLIANCE PROGRAM**

Council has implemented a septic tank compliance program for all septic tank systems that have been installed throughout the municipality. This is in response to changes to the Environment Protection Regulations 2021.

Various septic tank systems require different levels of inspections by licensed plumbers/drainers as part of their approval process and ongoing maintenance.

**Sand filter treatment systems** must have an **annual** inspection & servicing of the sand filter system and disposal field, an **annual** water test taken for testing and an assessment of septic tank and a three yearly desludge if required (your licensed plumber/drainer will check the tank to decide whether this is needed).

**Mechanical treatment plants** must have **quarterly** servicing and inspection of the treatment plant and disposal field, an **annual** water test taken for testing and an assessment of septic tank and a three yearly desludge if required (your licensed plumber/drainer will check the tank to decide whether this is needed).

**Standard septic tanks and disposal trenches** need a three yearly inspection of the tank and disposal field and a three yearly desludge if required (your licensed plumber/drainer will check the tank to decide whether this is needed).

A review of Council records indicates that we do not have a record of the system type installed and we have not received a recent inspection report for the septic tank system located on your property located at 29-31 Cashmere Drive TRARALGON SOUTH.

We have enclosed a satellite image of your property as a reference showing possible location of effluent disposal.

Please contact a licensed plumber to undertake an assessment and complete the enclosed service report, including a notation of the system type installed and a site plan indicating the location of the tank/s and all effluent dispersal.

A copy of this report must be returned **within 90 days**.

Should you wish to discuss this matter further, please contact Health Services on 5128 5613.

Yours sincerely,



ROBYN DUFFY  
Environmental Health Officer

**Note:** Part 5.7—On-site wastewater management systems 159 On-site wastewater management system operation and maintenance (1) A person in management or control of land on which an on-site wastewater management system is located must take all reasonable steps to ensure the system is operated so as not to pose a risk of harm to human health or the environment. Penalty: 10 penalty units for a natural person; 50 penalty units for a body corporate (each penalty unit being \$203.50). Example Ensuring the system is not overloaded to an extent that causes a blockage, runoff, spillage or leak.





**LAND INFORMATION CERTIFICATE**  
In accordance with Section 229 of The Local Government Act 1989



LANDATA  
DX 250639  
MELBOURNE VIC

Latrobe City ABN 92 472 314 133  
TTY (NRS) 133 677  
AUSDOC DX2 17733 Morwell  
PO Box 264 MORWELL 3840  
latrobe@latrobe.vic.gov.au  
1300 367 700 LATROBE.VIC.GOV.AU

**Assessment Number:** 73147-1  
**Applicant's Reference:** 78981691-014-6  
**Issue Date :** 04-Dec-2025  
**Property Address:** 29-31 Cashmere Drive  
TRARALGON SOUTH VIC 3844  
**Property Description:** L 3 PS 722075  
**Property Title:** CT-11574/810  
**AVPCC:** 110 Detached Home  
**Area:** 9747M2  
**Ward:** Jeeralang  
**Owner:** Mrs B M Mayze

**Statement of Rates & Charges for the Year Ending 30-Jun-2026 are payable in full by 15-Feb-2026. Interest will be charged if not paid in by this date. If paying by instalments, interest will be charged on each instalment not paid by the due date.**

**PLEASE NOTE:**

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 04-Mar-2026.
- Confirmation and variations will only be provided in writing. You must contact the Rates Team via email [proprates@latrobe.vic.gov.au](mailto:proprates@latrobe.vic.gov.au) no earlier than 5 business days but no later than 1 business day prior to settlement of this property.
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.

**Rates & Charges:**

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	0.00
General Rates	\$	2,170.75
Municipal Charge	\$	155.00
Emergency Services and Volunteers Fund Levy	\$	260.55
Garbage Charge	\$	446.00
Current Interest	\$	0.00
Rebates	\$	-316.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	0.00
<b>Total Amount Due</b>	<b>\$</b>	<b>2,716.30</b>

*This property currently has been granted a pension rebate. In order to continue receiving the pension rebate the applicant must satisfy the eligibility criteria.*

**Our offices will be closed from 5:15 pm Wednesday 24 December 2025 and will re-open on Monday 5 January 2026; we recommend that a further update is obtained prior to settlement.**

**Assessment Number:** 73147-1  
**Applicants' Ref.:** 78981691-014-6  
**Date:** 04-Dec-2025  
**Property Address:** 29-31 Cashmere Drive  
TRARALGON SOUTH VIC 3844

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**Property Valuations:**

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 720,000	01-Jan-2025	01-Jul-2025
SITE VALUE	\$ 420,000	01-Jan-2025	
NET ANNUAL VALUE	\$ 36,000	01-Jan-2025	

**OTHER INFORMATION:**

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. There ARE NO health notices or orders issued by Latrobe City Council associated with this property.

**PLEASE NOTE:**

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law 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 Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.



**Authorised Officer**



**Biller Code: 6072**  
**Ref: 731471**

**Pay 24 hours a day by phone or internet, direct from your bank account.**



**GIPPSLAND**  
WATER

55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

03 December 2025

**Applicant Reference:**  
**Reference:**

78981691-027-6  
00215650-01

Landata

Secure Electronic Registries Vic (SERV) Locked Bag  
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

**Applicant:** Landata  
**Property Address:** 29-31 Cashmere Dve Traralgon South Vic 3844  
**Information Statement No:** 171016

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at [infostats@gippswater.com.au](mailto:infostats@gippswater.com.au).

Online updates are available, please visit our website [www.gippswater.com.au](http://www.gippswater.com.au) to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn  
**MANAGER PROPERTY SERVICES**



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

## Section 158 Statement

(Water Act 1989)

<b>Date of Issue:</b>	03/12/2025	<b>Applicant Reference:</b>	78981691-027-6
<b>Information Statement No:</b>	171016	<b>Reference:</b>	00215650-01
<b>Property Address:</b>	29-31 Cashmere Dve Traralgon South Vic 3844		
<b>Property Details:</b>	Lot 3 Plan PS722075		
<b>Settlement Date:</b>	28/02/2026		

### The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ A Water Service Availability Charge applies to a property in a water district where a water main passes through, fronts the property or is capable of providing a service to the property. An Availability Charge will be applied to this property upon connection or date of settlement. Refer to Gippsland Water's Tariff Summary at [www.gippswater.com.au/residential/your-account/understanding-your-account/fees-and-charges](http://www.gippswater.com.au/residential/your-account/understanding-your-account/fees-and-charges). All costs associated to connect the property are at the owner's cost. Please contact Property Connections on 1800 050 500 for further information or please visit [www.gippswater.com.au/developers/property-connections](http://www.gippswater.com.au/developers/property-connections)
- ⇒ Wastewater services are not available.

### Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

### Financial Statement

**Date of Issue:** 03/12/2025      **Applicant Reference:** 78981691-027-6  
**Information Statement No:** 171016      **Reference:** 00215650-01

**Property Address:** 29-31 Cashmere Dve Traralgon South Vic 3844  
**Property Details:** Lot 3 Plan PS722075  
**Settlement Date:** 28/02/2026

**Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June**

Charges levied for billing period: 01 Nov to 28 Feb

**Financial Information:**

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

**Adjustable Charges:**

Water Service Charges	0.00
Wastewater Service Charges	0.00
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

**Non Adjustable Charges:**

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

**Total Outstanding** **0.00**

(Please note: CR denotes a credit)



**Bill Code: 3475**  
**REF: 3680 0000 2156 5001 7**  
Pay by savings or credit card



Gippsland Water Authorised Officer: \_\_\_\_\_

Date: 3 December 2025



Solicitors  
**Updates Online**  
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

**REGISTER TODAY**

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>

## Important Information

### **Gippsland Water bill period:**

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

### **Gippsland Water tariffs:**

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

### **Adjustable and non adjustable charges:**

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

### **Payment of Gippsland Water accounts:**

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

### **Financial updates:**

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

### **Notice of property transfer:**

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to [propertytransfers@gippswater.com.au](mailto:propertytransfers@gippswater.com.au)

### **Validity of the Information Statement:**

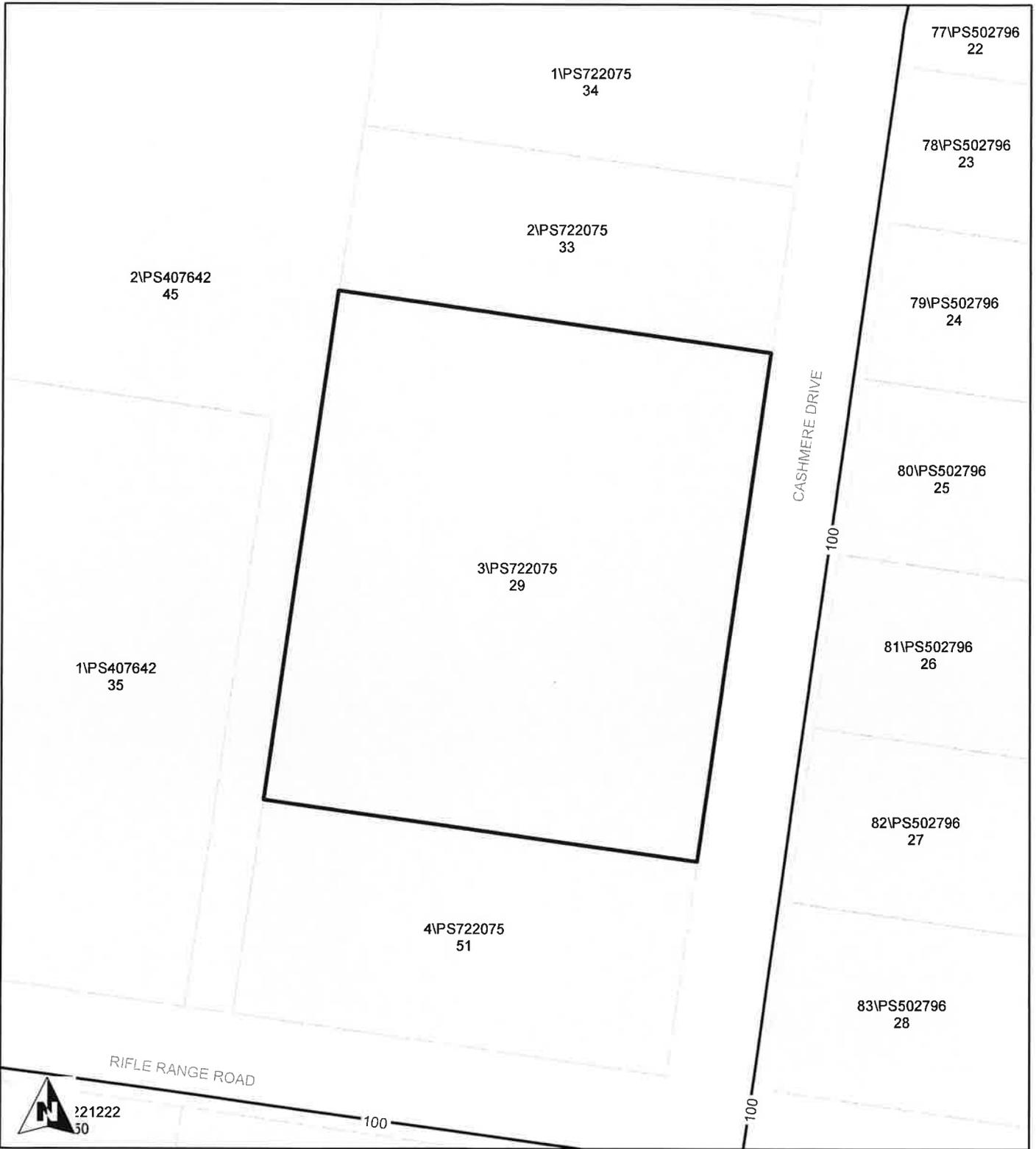
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

### **Automatic eBilling Registration for new customers**

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: [www.gippswater.com.au/digital-billing-terms-conditions](http://www.gippswater.com.au/digital-billing-terms-conditions). We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

[www.gippswater.com.au/legal/privacy-policy](http://www.gippswater.com.au/legal/privacy-policy)

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au) or call us on 1800 050 500.



## Gippsland Water Asset Plan

**29-31 Cashmere Dve Traralgon South**  
**Information Statement No: 171016**  
**Date Issued: 3/12/2025**



### Water Pipes

- Reticulation
- Distribution
- Transfer

### Sewer Pipes

- Gravity
- Pressure
- Rising Main

### House Discharge Line

- House Discharge Line

Maintenance Point

Manhole

Pipe End

Collection Tank

**Disclaimer:** Gippsland Water does not warrant or make any representation or warrant the accuracy, scale or completeness of information in this product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accommodate their works accordingly.

