



Vendor Statement

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

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

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

Land	1 COBHAM COURT, GLENGARRY VIC
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Vendor's name	Jason Craig Veneman	Date	/ /
Vendor's signature	 <u>Jason Craig Veneman (May 13, 2026 19:07:49 GMT+10)</u>	13/05/2026	
Vendor's name	Brylie Jane Veneman	Date	/ /
Vendor's signature	 <u>Brylie Jane Veneman (May 13, 2026 19:22:41 GMT+10)</u>	13/05/2026	

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) Their total does not exceed: \$4,200.00 plus usage

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

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(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"/> bottled	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

(a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:
NIL

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. 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)

Planning Permit Swimming Pool and/or Spa Safety Barrier Compliance Assessment
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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 09726 FOLIO 777

Security no : 124134612372H

Produced 13/05/2026 12:26 PM

LAND DESCRIPTION

Lot 51 on Plan of Subdivision 149941F.
PARENT TITLE Volume 09504 Folio 147
Created by instrument LP149941F 16/02/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JASON CRAIG VENEMAN
BRYLIE JANE VENEMAN both of 1-3 COBHAM COURT GLENGARRY VIC 3854
AY009409L 17/05/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY009410C 17/05/2024
COMMONWEALTH BANK OF AUSTRALIA

COVENANT M922949U 06/07/1987

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

AGREEMENT Section 173 Planning and Environment Act 1987
BA247626V 26/03/2026

DIAGRAM LOCATION

SEE LP149941F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
BA247626V (E)	AGREEMENT Registered	30/03/2026

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

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

Street Address: 1-3 COBHAM COURT GLENGARRY VIC 3854

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 17/05/2024


DOCUMENT END

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LP149941F

EDITION 1

PROPOSED CHART 1

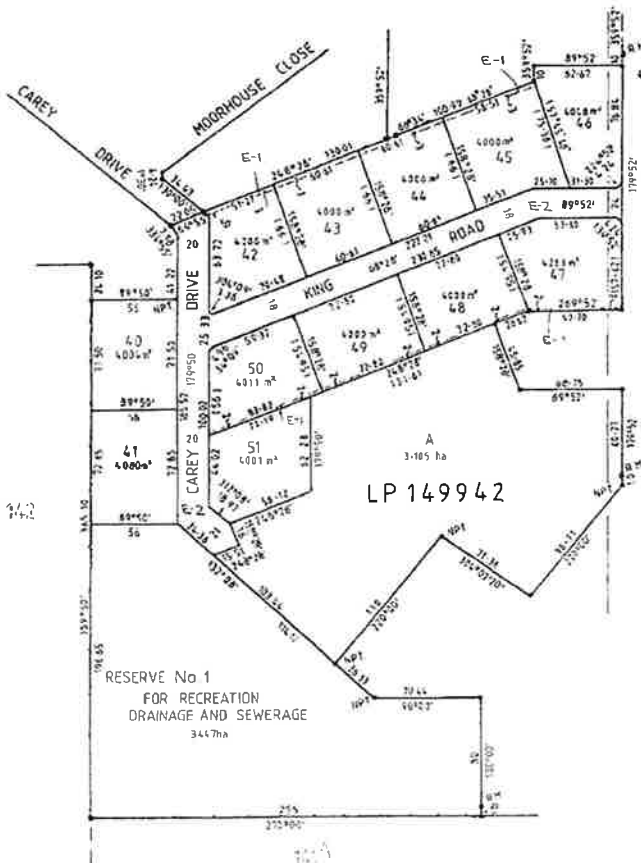
<p>PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 141 & 141^B</p> <p>PARISH OF TOONGABBIE SOUTH COUNTY OF TANJIL</p> <p>SCALE: </p>	<p>APPROPRIATIONS</p> <p>BROWN - WAY DRAINAGE & SEWERAGE BLUE - DRAINAGE</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>REFERENCE MARKS (R-M) ARE 0.30 x 0.02 GI PIPE UNDERLINED BEARINGS AND DISTANCES NOT SUBJECT TO THIS SURVEY</p> <p>NOTE - LOTS 1-59 BOTH INCLUSIVE AND LOT 6 OMITTED FROM PLAN</p>
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V9504 F147 APPROVED 16/2/87

COLOUR CONVERSION
BLUE = E-1
BROWN = E-2



ENLARGEMENT



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

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Titles Office Use Only



Lodged at the Titles Office by

FITZPATRICK BENNETT & CO

060787 0824 45 17 M322949U

Code 0802K

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

Certificate of Title Volume 9726 Folio 777 being Lot 51 on Plan of Subdivision No. 149941F Parish of Toongabbie South.

Consideration

(Note 6)

\$17,750-00

Transferor

(Note 7)

NIVLEK NOMINEES PTY. LTD.

Transferee

(Note 8)

LAURENCE MATTHEW VENTURONI and DIANE BETTY VENTURONI both of 19 Heather Grove, Traralgon as joint tenants

Estate and Interest

(Note 9)

All its estate and interest in the fee simple

STAMP DUTY VICTORIA
3TRANS#52931 S.D.V. 4 3JUL87
RECEIPT# 70561 11A #VVVVVV347.10

Directing Party

(Note 10)

Stamp: 24/10, VALUE 17350, Stamp Controller of Stamps Use Only



Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

WE, LAURENCE MATTHEW VENTURONI and DIANE BETTY VENTURONI for ourselves and our successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT WITH the said

T2

Office Use Only



A memorandum of the within instrument has been entered in the Register Book.



Approval No. T2/1

NIVLEK NOMINEES PTY. LTD. and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) as follows :

B
That we will not at any time erect or cause or suffer to be erected upon the said ^{land} ~~lot~~ any building structure or fence consisting wholly or partly of secondhand materials.

4
AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision and that the burden thereof shall be annexed to and run at law and in equity with the said ^{land} ~~lot~~ hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said ~~lot~~ as an encumbrance affecting the same and every part thereof.

Please initial 3 times

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Date The First day of June, 1987. (Note 13)

Execution and Attestation (Note 14)

THE COMMON SEAL of NIVLEK NOMINEES PTY. LTD.)
was hereto affixed in accordance with its)
Articles of Association in the presence of :)

William J. Carr Director

W.D. Bluff Secretary



SIGNED by the Transferees in the presence)

of : W. B. Venturoni } B. D. Madambaucho
(Witness)

W.B. Venturoni .



NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
e.g. \$ paid by B to A
\$ paid by C to B
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.



Department of Transport and Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	BA247626V
Date and Time Lodged	26/03/2026 01:26:27 PM		

Lodger Details

Lodger Code	18776H
Name	HARWOOD ANDREWS
Address	
Lodger Box	
Phone	
Email	
Reference	22502826-7cmm

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

FEE SIMPLE

Land Title Reference

9726/777

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	LATROBE CITY COUNCIL
Address	
Street Number	141
Street Name	COMMERCIAL
Street Type	ROAD
Locality	MORWELL
State	VIC
Postcode	3840

Additional Details



Department of Transport and Planning

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LATROBE CITY COUNCIL
Signer Name	CLARE MARGARET MCKENNA
Signer Organisation	THE LANTERN LEGAL GROUP PTY LTD
Signer Role	LAW PRACTICE
Execution Date	26 MARCH 2026

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	BA247626V
Number of Pages (excluding this cover sheet)	10
Document Assembled	13/05/2026 12:27

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**SECTION 173 AGREEMENT
PLANNING AND ENVIRONMENT ACT 1987**

LATROBE CITY COUNCIL
Responsible Authority

- and -

**JASON CRAIG VENEMAN
BRYLIE JANE VENEMAN**
Registered Land Owner

in relation to land at:

1-3 COBHAM COURT, GLENGARRY

TJR:22502826

Harwood Andrews
ABN 98 076 868 034
70 Gheringhap Street,
Geelong 3220, Victoria, Australia
DX 22019 Geelong
PO Box 101 Geelong Vic 3220

T 03 5225 5225 F 03 5225 5222

THIS AGREEMENT is made the 25th day of March 2026

PARTIES:

1. **Latrobe City Council** of 141 Commercial Road, Morwell VIC 3840
(Responsible Authority)
2. **Jason Craig Veneman and Brylie Jane Veneman** both of 1-3 Cobham Court, Glengarry
Victoria 3854
(Owners)

RECITALS:

- R.1. The Owner is the registered proprietor of the land known as 1-3 Cobham Court, Glengarry being the land contained in Certificate of Title Volume 9726 Folio 777 (Land).
- R.2. The Responsible Authority is responsible for the administration and enforcement of the Planning Scheme pursuant to the provisions of the Act.
- R.3. The Responsible Authority issued planning permit number 2024/172 on 5 February 2025 (Permit) allowing the subdivision of the Land pursuant to the following provisions of the Planning Scheme:

Planning Scheme Clause no.	Description of what the permit allows, in accordance with the endorsed plans
Clause 32.09-3	Subdivide Land

- R.4. Condition 10 of the Permit provides as follows:

10. Prior to the issue of a Statement of Compliance for this subdivision under the Subdivision Act 1988, either:

a) The operator of this permit must complete the following works to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken:

i. Construction of on-site stormwater detention works on Lot 2 must be completed to the satisfaction of the Responsible Authority, in accordance with the site drainage plan as approved under Planning Permit 2024/172 issued by Latrobe City Council;

OR

b) The operator of this permit must enter into an agreement with the Responsible Authority, made pursuant to Section 173 of the Planning and Environment Act 1987, to the effect that, without the written consent of the Responsible Authority:

i. On-site stormwater detention works on Lot 2 must be constructed in accordance with the site drainage plan as approved under Planning Permit 2024/172 issued by Latrobe City Council prior to the issue of an Occupancy Permit for a dwelling on that lot; and

c) Make 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

- 2 -

- d) *Pay the reasonable costs of the preparation, review, and execution and registration of the Section 173 Agreement; and*
- e) *Provide Council with a copy of the dealing number issued by the Titles Office; and*
- f) *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.*

R.5. This Agreement is entered into between the Responsible Authority and the Owner pursuant to section 173 of the Act in order to meet the requirements of condition 10 of the Permit and to achieve the objectives of planning in Victoria.

R.6. The Land is subject to registered mortgage No. AY009410C in favour of Commonwealth Bank of Australia, which mortgagee, as evidenced by its consent on the attestation pages, consents to this Agreement.

IT IS AGREED AS FOLLOWS:

1. DEFINITIONS

In this Agreement unless inconsistent with the context or subject matter:

- 1.1. **Act** means the *Planning and Environment Act 1987 (Vic)*.
- 1.2. **Agreement** means this Agreement and any agreement executed by the parties varying or expressed to be supplemental to this Agreement.
- 1.3. **Ancillary Works** means any works ancillary to the Detention System.
- 1.4. **Current Address for Service**
 - 1.4.1. for the Responsible Authority means the address shown under the heading "Parties" in this Agreement, or any other principal office address listed on the website of the Responsible Authority; and
 - 1.4.2. for the Owner means the address shown under the heading "Parties" in this Agreement or any other address provided by the Owner to the Responsible Authority for any purpose or purposes relating to the Land.
- 1.5. **Current Email Address for Service**
 - 1.5.1. for the Responsible Authority means any email address listed on the website of the Responsible Authority; and
 - 1.5.2. for the Owner means any email address provided by the Owner to the Responsible Authority for the express purpose of electronic communication regarding this Agreement.
- 1.6. **Detention System** means an on-site stormwater detention system designed and constructed in accordance with the Drainage Plans.
- 1.7. **Drainage Plans** means the drainage plans prepared by Chris O'Brien & Company Pty Ltd (Revision A) dated 10 September 2025 and approved by the Responsible

Authority on 12 September 2025, as amended from time to time with the prior written consent of the Responsible Authority.

- 1.8. **Drainage Works** means works for the Detention System and Ancillary Works.
- 1.9. **Dwelling** has the same meaning as in the Planning Scheme.
- 1.10. **Land** means the land described in Recital R.1 and any reference to the Land includes any lot created by the subdivision of the Land or any part of it.
- 1.11. **Lot** has the same meaning as in the *Subdivision Act 1988 (Vic)* and for the purpose of this Agreement means a lot created from the subdivision of the Land pursuant to the Permit.
- 1.12. **Lot 2** means the Lot marked "2" on the Plan of Subdivision.
- 1.13. **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 Land or any part of it.
- 1.14. **Owner** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the Land or any part of it, and includes a Mortgagee in possession.
- 1.15. **Occupancy Permit** means an occupancy permit issued under the *Building Act 1993 (Vic)*.
- 1.16. **Owner's Obligations** means the covenants, promises, agreements, indemnities, undertakings and warranties given by the Owner under this Agreement including the specific obligations imposed under clause 3.
- 1.17. **party** or **parties** means the Owner and the Responsible Authority under this Agreement as appropriate.
- 1.18. **Permit** means the planning permit issued by the Responsible Authority described in Recital R.3 including the plans endorsed under it and as amended from time to time, or any subsequent permit issued by the Responsible Authority.
- 1.19. **Plan of Subdivision** means the plan of subdivision approved under the Permit.
- 1.20. **Planning Scheme** means the Latrobe Planning Scheme and any successor instrument or other planning scheme which applies to the Land.
- 1.21. **Register and Registrar** have the same meaning as in the *Transfer of Land Act 1958 (Vic)*.
- 1.22. **Responsible Authority** means Latrobe City Council in its capacity as:
 - 1.22.1. the authority responsible for administering and enforcing the Planning Scheme; and
 - 1.22.2. a municipal council within the meaning of the *Local Government Act 2020 (Vic)*,

and includes its agents, officers, employees, servants, workers and contractors and any subsequent person or body which is the responsible authority or municipal council.

2. INTERPRETATION

In the interpretation of this Agreement unless inconsistent with the context or subject matter:

- 2.1. The singular includes the plural and the plural includes the singular.
- 2.2. A reference to a gender includes a reference to all other genders.
- 2.3. Words (including defined expressions) denoting persons will be deemed to include all trusts, bodies and associations, corporate or unincorporated, and vice versa.
- 2.4. A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law.
- 2.5. A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute.
- 2.6. The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals.
- 2.7. References to the parties will include their transferees, heirs, assigns, and liquidators, executors and legal personal representatives as the case may be.
- 2.8. Reference to a document or agreement includes reference to that document or agreement as changed, novated or replaced from time to time.
- 2.9. Where a word or phrase is given a definite meaning in this Agreement, a part of speech or other grammatical form for that word or phrase has a corresponding meaning.
- 2.10. Where a word or phrase is not defined in this Agreement, it has the meaning as defined in the Act, or, if it is not defined in the Act, it has its ordinary meaning.

3. SPECIFIC OBLIGATIONS OF THE OWNER

The Owner agrees with the Responsible Authority that:

Permits, Consents and Approvals

- 3.1. Prior to commencing the Drainage Works (or any part thereof), the Owner of Lot 2 must obtain all necessary permits, consents and approvals for the Drainage Works;
 - 3.1.1. at the cost of the Owner of Lot 2; and
 - 3.1.2. to the satisfaction of the Responsible Authority.

Construction of the Detention System

- 3.2. Prior to the issue of an Occupancy Permit for a Dwelling on Lot 2, the Owner must construct the Detention System on that Lot:
 - 3.2.1. at the cost of the Owner of Lot 2;
 - 3.2.2. in accordance with all other necessary permits, consents and approvals obtained pursuant to clause 3.1;
 - 3.2.3. in accordance with the Drainage Plans; and
 - 3.2.4. to the satisfaction of the Responsible Authority.

4. FURTHER COVENANTS OF THE OWNER

The Owner warrants and covenants with the Responsible Authority that:

- 4.1. It is the registered proprietor (or entitled to be so) of the Land.
- 4.2. Save as shown in the certificate of title to the Land, there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the Land or any part of it and not disclosed by the usual searches.
- 4.3. Neither the Land nor any part of it is subject to any right obtained by adverse possession or subject to any easements, rights or encumbrances mentioned in section 42 of the *Transfer of Land Act 1958 (Vic)*.
- 4.4. It will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of it without first providing to its successors a copy of this Agreement.
- 4.5. It will within 28 days of written demand pay to the Responsible Authority the Responsible Authority's reasonable costs (including legal or other professional costs) and expenses of and incidental to the:
 - 4.5.1. negotiation, preparation, execution and recording of this Agreement;
 - 4.5.2. assessment, negotiation, preparation, execution and recording of any proposed amendment to this Agreement; and
 - 4.5.3. determination of whether any of the Owner's obligations have been undertaken to the satisfaction of the Responsible Authority or to give consent to anything under this Agreement.

To the extent that such costs and expenses constitute legal professional costs, the Responsible Authority may at its absolute discretion have these costs assessed by the Law Institute of Victoria and in that event the parties will be bound by the amount of that assessment, with any fee for obtaining such an assessment being borne equally by the Responsible Authority and the Owner. Such costs payable by the Owner will include the costs and disbursements associated with the recording, cancellation or alteration of this Agreement in the Register.

- 4.6. It will do all that is necessary to enable the Responsible Authority to make application to the Registrar of Titles to record this Agreement in the Register in accordance with the Act, including the signing of any further agreement, acknowledgment or other document.
- 4.7. Until such time as this Agreement is recorded in the Register, the Owner must ensure that successors in title will give effect to this Agreement, and do all acts and sign all documents which will require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

5. FURTHER ASSURANCE

The parties to this Agreement will do all things necessary (including signing any further agreement, acknowledgement or document) to give full effect to the terms of this Agreement and to enable this Agreement to be recorded in the Register in accordance with the Act.

6. AMENDMENT

This Agreement may be amended only in accordance with the requirements of the Act.

7. NO WAIVER

No waiver by any party of any default in the strict and literal performance of or compliance with any provision, condition or requirement in this Agreement will be deemed to be a waiver of strict and literal performance of and compliance with any other provision, condition or requirement of this Agreement nor to be a waiver of or in any way release any party from compliance with any provision, condition or requirement in the future nor will any delay or omission of any party to exercise any right under this Agreement in any manner impair the exercise of such right accruing to it thereafter.

8. NO FETTERING OF POWERS OF RESPONSIBLE AUTHORITY

The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Responsible Authority to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.

9. INTEREST ON OVERDUE MONEYS

Any amount due under this Agreement but unpaid by the due date incurs interest at the rate prescribed under section 120 of the *Local Government Act 2020* (Vic) and any payment made shall be first directed to payment of interest and then principal amount owing.

10. NOTICES

All notices and other communications under this Agreement will be sent by prepaid mail, by hand delivery, email or by facsimile to the Current Addresses for Service, Current Email Address for Service or Current Number for Service of the parties, and may be sent by an agent of the party sending the notice. Each notice or communication will be deemed to have been duly received:

- 10.1. not later than two business days after being deposited in the mail with postage prepaid;
- 10.2. when delivered by hand; or
- 10.3. if sent by email, at the time of receipt in accordance with the *Electronic Transactions (Victoria) Act 2000* (Vic).

11. COSTS ON DEFAULT

If the Owner defaults in the performance of any obligations under this Agreement it will pay to the Responsible Authority its reasonable costs of action taken to achieve compliance with this Agreement.

12. INVALIDITY OF ANY CLAUSE

Notwithstanding anything to the contrary in this Agreement, if any provision of this Agreement will be invalid and not enforceable in accordance with its terms, all other provisions which are self-sustaining and capable of separate enforcement without regard to the invalid provisions will be and continue to be valid and enforceable in accordance with those terms.

13. AGREEMENT BINDING ON SUCCESSORS OF OWNERS

This Agreement will extend to and bind the Owner's successors, assigns, administrators, transferees and legal personal representatives and the obligations imposed upon them will also

be binding on their successors, transferees, purchasers, mortgagees and assigns as if each of them had separately executed this Agreement.

14. JOINT OBLIGATIONS

In the case of each party that consists of more than one person (including in that expression any corporation) each of those persons covenants, agrees and declares that all of the covenants, agreements, declarations and consents contained in this Agreement and made and given by that party have been entered into, made and given and are binding upon that person both severally and also jointly with the other person or persons constituting that party.

15. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties in connection with its subject matter and supersedes all previous agreements or understandings between the parties in connection with its subject matter.

16. COUNTERPARTS, ELECTRONIC SIGNING AND EXCHANGE BY EMAIL

- 16.1. This Agreement may consist of a number of counterparts and, if so, the counterparts taken together constitute this Agreement.
- 16.2. Execution by either or both parties of an email copy of this Agreement executed by that party will constitute valid and binding execution of this Agreement by such party or parties.
- 16.3. The parties acknowledge and agree that this Agreement may be executed electronically in accordance with the requirements of the *Electronic Transactions (Victoria) Act 2000* (Vic).

17. COMMENCEMENT AND ENDING OF AGREEMENT

- 17.1. This Agreement will commence:
 - 17.1.1. on the date that it bears; or
 - 17.1.2. if it bears no date, on the date it is recorded in the Register.
- 17.2. This Agreement will end by agreement between the parties or otherwise in accordance with the provisions of the Act.

EXECUTED AS A DEED

SIGNED for and on behalf of **LATROBE CITY**)
COUNCIL by Steven Piasente pursuant to)
Instrument of Delegation dated 25 February 2025 in)
the presence of:)



Steven Piasente
Chief Executive Officer

Vanessa Appleyard

Witness signature

Vanessa Appleyard

Witness print name

By witnessing this Agreement, the above witness confirms that either:

- this Agreement was signed physically in their presence; or
- where this Agreement was witnessed via audio-visual link, the requirements for witnessing by audio-visual link under section 12 of the Electronic Transactions (Victoria) Act 2000 (Vic) have been met.

SIGNED SEALED AND DELIVERED by the said
JASON CRAIG VENEMAN in the presence of:



Jason Craig Veneman

Lanton

Witness

By witnessing this Agreement, the above witness confirms that either:

- this Agreement was signed physically in their presence; or
- where this Agreement was witnessed via audio-visual link, the requirements for witnessing by audio-visual link under section 12 of the Electronic Transactions (Victoria) Act 2000 (Vic) have been met.

SIGNED SEALED AND DELIVERED by the said
BRYLIE JANE VENEMAN in the presence of:



Brylie Jane Veneman

Lanton

Witness

By witnessing this Agreement, the above witness confirms that either:

- this Agreement was signed physically in their presence; or
- where this Agreement was witnessed via audio-visual link, the requirements for witnessing by audio-visual link under section 12 of the Electronic Transactions (Victoria) Act 2000 (Vic) have been met.

MORTGAGEE CONSENT

Commonwealth Bank of Australia as Mortgagee under Instrument of Mortgage No. AY009410C consents to the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this Agreement.

DATED:

Executed for and on behalf of:

Commonwealth Bank of Australia

SIGNED, SEALED AND DELIVERED in Sydney for and on behalf of the COMMONWEALTH BANK of AUSTRALIA by its Attorney


Olivia Stevenson

under Power dated 11 December 2000 a certified copy of which is filed in Permanent Order Book No. 277 at Page 016 who certifies that he/she is

SENIOR CONVEYANCING OFFICER

Sydney of COMMONWEALTH BANK OF AUSTRALIA in the presence of:



Shannon Wong

5-7 Central Avenue
South Eveleigh NSW 2015

5-7 Central Avenue
South Eveleigh NSW 2015

FORM 4

PLANNING PERMIT

Permit No.: 2024/172

Planning Scheme: Latrobe Planning Scheme

Responsible Authority: Latrobe City Council

ADDRESS OF THE LAND: 1-3 Cobham Court, GLENGARRY
DESCRIPTION: L 51 LP 149941

THE PERMIT ALLOWS:

Planning Scheme Clause no.	Description of what the permit allows, in accordance with the endorsed plans
Clause 32.09-3	Subdivide Land

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans:

- The subdivision as shown on the endorsed plans must not be altered without the permission of the Responsible Authority.

Mandatory Conditions:

- Any lot shown on the endorsed plan must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This does not apply to:
 - a lot that will not be used for, or include, a dwelling; or
 - a lot that contains an existing dwelling or apartment; or
 - a lot where a permit has been granted for a dwelling or apartment on the land in the lot.

This condition continues to have force and effect after a statement of compliance under the Subdivision Act 1988 has been issued and the subdivision authorised by this permit has been completed.

- The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

Date Issued: 5 February 2025



Signature for the Responsible Authority

FORM 4

Section 63

PLANNING PERMIT

Permit No.: 2024/172
Planning Scheme: Latrobe Planning Scheme
Responsible Authority: Latrobe City Council

4. 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.
5. 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.
6. The owner of the land must enter into an agreement with:
 - i. 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
 - ii. 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:

- iii. 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

Date Issued: 5 February 2025



Signature for the Responsible Authority

FORM 4

Section 63

PLANNING PERMIT

Permit No.: 2024/172
Planning Scheme: Latrobe Planning Scheme
Responsible Authority: Latrobe City Council

- iv. 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.

Engineering Condition:

- 7. Prior to the certification of the plan of subdivision under the Subdivision Act 1988, a site drainage plan, including levels or contours of the land and all hydraulic computations, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The drainage plan must be prepared in accordance with the requirements of Latrobe City Council's Design Guidelines and must provide for the following:
 - a) How the land including all existing and future buildings, open space and paved areas will be drained for a 20% AEP storm event to a stormwater connection point at each lots legal point of discharge.
 - b) An underground pipe drainage system conveying stormwater discharge from the legal point of discharge of each proposed lot separately to Latrobe City Council's stormwater drainage system.
 - c) The provision of stormwater detention within the site and prior to the point of discharge into Latrobe City Council's drainage system. The stormwater detention system must be designed to ensure that stormwater discharges arising from the proposed development of the land are restricted to pre-development flow rates. The rate of pre-development stormwater discharge shall be calculated using a co-efficient of run-off of 0.4. Future development to assume that impermeable surfaces will be 65 percent of each lot area.
 - d) No part of any above ground stormwater detention system is to be located within a stormwater drainage easement or a sewerage easement unless with the Responsible Authority's written approval.

Date Issued: 5 February 2025



Signature for the Responsible Authority

FORM 4

Section 63

PLANNING PERMIT

Permit No.: 2024/172
Planning Scheme: Latrobe Planning Scheme
Responsible Authority: Latrobe City Council

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.
9. Prior to the issue of a Statement of Compliance for this subdivision under the Subdivision Act 1988, the operator of this permit must complete the following works to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken:
 - a) The construction of all new property stormwater drainage connections in accordance with the approved site drainage plan, so that each proposed lot is separately drained from its legal point of discharge to Latrobe City Council's stormwater drainage system.
 - b) The construction of on-site stormwater detention works on Lot 1 in accordance with the approved site drainage plan.
 - c) The proposed vehicle crossing for Lot 1 must be constructed in accordance with the endorsed plans, at right angles to the road and must comply with the vehicle crossing standards set out in Latrobe City Council's Standard Drawing LCC 307 and LCC212.
10. Prior to the issue of a Statement of Compliance for this subdivision under the Subdivision Act 1988, either:
 - a) The operator of this permit must complete the following works to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken:
 - i. Construction of on-site stormwater detention works on Lot 2 must be completed to the satisfaction of the Responsible Authority, in accordance with the site drainage plan as approved under Planning Permit 2024/172 issued by Latrobe City Council;

OR

Date Issued: 5 February 2025



Signature for the Responsible Authority

FORM 4

Section 63

PLANNING PERMIT

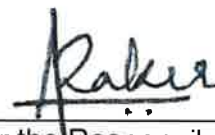
Permit No.: 2024/172
Planning Scheme: Latrobe Planning Scheme
Responsible Authority: Latrobe City Council

- b) The operator of this permit must enter into an agreement with the Responsible Authority, made pursuant to Section 173 of the Planning and Environment Act 1987, to the effect that, without the written consent of the Responsible Authority:
 - i. On-site stormwater detention works on Lot 2 must be constructed in accordance with the site drainage plan as approved under Planning Permit 2024/172 issued by Latrobe City Council prior to the issue of an Occupancy Permit for a dwelling on that lot; and
- c) Make 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
- d) Pay the reasonable costs of the preparation, review, and execution and registration of the Section 173 Agreement; and
- e) Provide Council with a copy of the dealing number issued by the Titles Office; and
- f) 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.

Gippsland Water Conditions:

- 11. Prior to Statement of Compliance, pay to Gippsland Water New Customer Contributions for the change in servicing of the land. These fees will be based on Gippsland Water's Essential Services Commission approved charges.

Date Issued: 5 February 2025



Signature for the Responsible Authority

FORM 4

Section 63

PLANNING PERMIT

Permit No.: 2024/172
Planning Scheme: Latrobe Planning Scheme
Responsible Authority: Latrobe City Council

12. Prior to Statement of Compliance, install 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.
13. Prior to Statement of Compliance, install sewer 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.
14. Prior to Statement of Compliance, carry out works necessary to ensure all existing water services supplying the land are contained solely within the boundary of the individual lot(s). On completion of these works the owner must sign and return the Water Servicing Declaration provided by Gippsland Water.
15. Prior to Statement of Compliance, a Water and Wastewater Connection application must be submitted to obtain pricing and detail of works required to install water and/or sewer services. The application form is available from our website at following link:
<https://www.gippswater.com.au/building-anddevelopment/building-or-renovating/connecting-new-property>
16. Prior to Certification, create Reserves and/or Easements in favour of the Central Gippsland Region Water Corporation over all existing and proposed water and sewerage works located within the subdivision. Easements are to be for Pipeline or Ancillary Purposes.
17. 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.

Date Issued: 5 February 2025



Signature for the Responsible Authority

FORM 4

Section 63

PLANNING PERMIT

Permit No.: 2024/172
Planning Scheme: Latrobe Planning Scheme
Responsible Authority: Latrobe City Council

Expiry of Permit Condition:

18. This permit will expire if one of the following circumstances applies:
- 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.

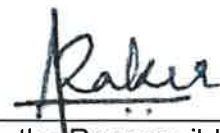
The Responsible Authority may extend the time if a request is made in writing before the permit expires or within six months of expiry of permit.

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.

NOTES:

- Note 1.** The operator of this permit must ensure that all relevant Permits have been obtained prior to the commencement of the use.
- Note 2.** 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 http://www.latrobe.vic.gov.au/Building_and_Planning/Building/Work_Permits_and_Property_Information
- Note 3.** A Latrobe City Stormwater Connection Permit must be obtained prior to the connection of all new stormwater drainage into Latrobe City Council's stormwater drainage system. All new stormwater drainage connections must be inspected by Latrobe City Council's Asset Protection Officer before any backfilling of the connection is undertaken.

Date Issued: 5 February 2025



Signature for the Responsible Authority

FORM 4

Section 63

PLANNING PERMIT

Permit No.: 2024/172
Planning Scheme: Latrobe Planning Scheme
Responsible Authority: Latrobe City Council

Note 4. 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.

Note 5. Before any earthworks are undertaken, it is recommended that you contact Dial Before You Dig on 1100.

END CONDITIONS

Date Issued: 5 February 2025



Signature for the Responsible Authority

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*.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A 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 REVIEWS?

- ❖ 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.
- ❖ A copy of 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.

PLAN OF SUBDIVISION

EDITION 1

PS 930016X

LOCATION OF LAND

PARISH: TOONGABBIE SOUTH
TOWNSHIP: _____
SECTION: _____
CROWN ALLOTMENT: 141 (PART)
CROWN PORTION: _____
TITLE REFERENCE: VOL 9726 FOL 777
LAST PLAN REFERENCE: LOT 51 - LPI4994IF
POSTAL ADDRESS: 1-3 COBHAM COURT,
 (at time of subdivision) GLENGARRY, 3854
MGA2020 CO-ORDINATES: E: 462 110 **ZONE:** 55
 (of approx centre of land in plan) N: 5779 100

Council Name: Latrobe City Council

Council Reference Number: 2025/15/CRT2
 Planning Permit Reference: 2024/172
 SPEAR Reference Number: S245121C

Certification

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

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Api Raker for Latrobe City Council on 12/12/2025

Statement of Compliance issued: 08/05/2026

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey.

STAGING:

This is not a staged subdivision.
 Planning Permit No. 2024/172

This survey has been connected to permanent marks No(s). 60

In Proclaimed Survey Area No. NIL

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE OR ANCILLARY PURPOSES	2-50	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	LOT 2 ON THIS PLAN

Crowther & Sadler Pty. Ltd.

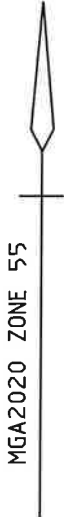
LICENSED SURVEYORS & TOWN PLANNERS
 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 P. (03) 6162 6011 E. contact@crowthersadler.com.au

SURVEYORS FILE REF: 20940

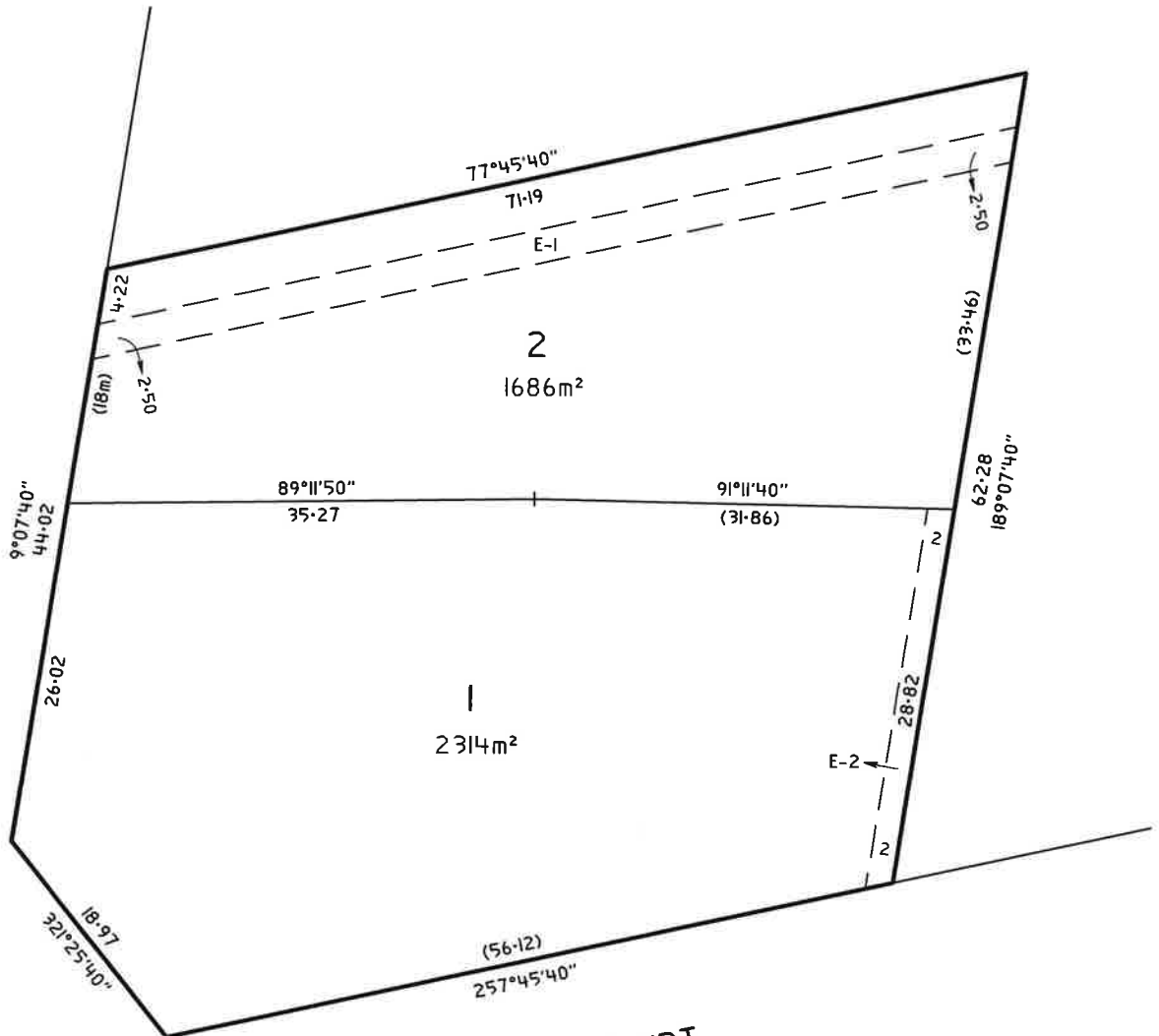
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 2 SHEETS

Digitally signed by: Glenn Reid, Licensed Surveyor,
 Surveyor's Plan Version (3),
 18/09/2025, SPEAR Ref: S245121C



CAREY DRIVE



COBHAM COURT

Mr J C Veneman and Mrs B J Veneman
1-3 Cobham Ct
GLENGARRY VIC 3854

Rates and Charges at your property - 1 July 2025 to 30 June 2026

Assessment Number	323774
Property	1-3 Cobham Court, GLENGARRY VIC 3854
Description	L 51 LP 149941
Property Owner/s	Mr J C Veneman & Mrs B J Veneman
Property Valuation Date	01 January 2025, effective as 01 July 2025
Capital Improved Value (CIV)	\$780,000
Site Value (Land value included in your CIV)	\$420,000
Net Annual Value	\$39,000
AVPCC	110 - Detached Home

ARREARS AND IMMEDIATE CHARGES

Arrears bought forward - payable immediately

\$29.85

Council Rates & Charges - 2025/2026

General Rates Residential (0.00301496 x CIV)

\$2,351.65

Municipal Charge

\$155.00

Waste Services Charges

(Rubbish x1, Recycling x1, Green Waste x1)

\$409.00

State Government Charges

These charges are collected by Latrobe City Council on behalf of the State Government. All funds are remitted in full to the State Government.

Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV)

\$134.95

Emergency Services & Volunteers Fund Fixed Charge

\$136.00

EPA Victoria Landfill Levy

\$37.00

Rebates (if applicable)

Payments made on or after 12 August 2025 may not be included

TOTAL AMOUNT DUE

\$3,253.45

See reverse for payment options, methods and important information. 

Would you like to receive your rates notice by email? Visit erates.latrobe.vic.gov.au or see page four for details.

PAYMENT OPTIONS

Pay in full
\$3,253.45
by **15 February 2026**

Any arrears are due and payable immediately as listed on page one and are not included in the pay in full amount listed here.

Pay by instalments

30 September 2025	\$835.90
30 November 2025	\$805.85
28 February 2026	\$805.85
31 May 2026	\$805.85

Please note: refunds will only be considered for rates accounts that have a credit balance. Early payment of instalments or full rates are not eligible for a refund.

To qualify for the instalment program option and receive instalment reminder notices, **you must pay the correct amount of the first instalment plus any arrears, by 30 September 2025.**

Payments made after the due date may be charged interest at 10% p.a.

UPCOMING CHANGES TO NEXT YEARS RATES PAYMENT OPTIONS

Effective from 1 July 2026 Latrobe City Council will no longer be offering the option for ratepayers to pay their rates in a lump sum on the 15 February, instead the standard payment option will be by four equal instalments.

We are providing advanced notice of this change to allow ratepayers who currently pay via a lump sum in February to adjust their household budgets for the change.

You will still be able to pay your rates account in a single payment, however if you elect to do this it will need to be by the first instalment date of 30 September.

For those preferring to utilise other more flexible payment options we will still be offering weekly, fortnightly and monthly direct debit options.

PAYMENT METHODS

ONLINE PAYMENT

Visit: www.latrobe.vic.gov.au/pay

Ref: 323774

BPAY

Pay using BPAY via your online banking



Billers Code: 6072
Ref: 323774

IN PERSON

Council Use Only



You can also pay in person at our Customer Service Centres or Libraries or mail a cheque to **PO Box 264, Morwell VIC 3840.**

POST BILLPAY

Pay 24 hours a day by credit card



*359 323774



Billers Code: 0359
Ref: 323774

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

DIRECT DEBIT

To arrange regular deductions, including weekly, fortnightly, monthly, quarterly or in full annually, from your bank account.

Visit www.latrobe.vic.gov.au/directdebit or call 1300 367 700 to obtain a direct debit form.

CENTREPAY

To arrange regular deductions from your Centrelink payment, please use your Centrelink online account, Express Plus Centrelink mobile app or you can contact centrelink in person or by phone and quote ref number (CRN) 555 070 553H.

HAVING TROUBLE PAYING?

Payment Plans

Council recognises our residents may experience financial difficulty at times. If you are having difficulty in making or maintaining your rates payments by the due dates, Council may be able to offer you a payment plan to assist you to get back on track with your payments. We may also suspend interest from accruing and further debt collection action while you are actively engaged in an approved payment plan to ensure your balance remains manageable.

Please make contact with Council as soon as possible if you feel that you may need further assistance.

Financial Hardship Applications

The *Local Government Act 1989* allows Council to waive or defer payment of any rate, charge or interest if a person can demonstrate financial hardship. Residents who are experiencing extreme financial difficulties and are struggling to pay their Council rates and charges, may qualify for assistance under Council's Hardship Policy.

To apply for hardship visit latrobe.vic.gov.au/rates-assistance. If you require assistance, please contact our Customer Service Team on 1300 367 700.

HOW YOUR RATES ARE CALCULATED

General rates, payments, rebates and other charges

The **Capital Improved Value (CIV)** is the total market value of your property, including the **Site Value** (land value) plus the value of any buildings or other improvements. Your rate charge is the CIV of the property multiplied by the rate in the dollar. The Valuer General of Victoria (VGV) reassesses the valuation of your property every year. The most recent valuation has been determined as of 1 January 2025.

For more information regarding how your rates and charges are calculated and spent, including information regarding the calculation of rates, please visit latrobe.vic.gov.au/understanding-rates

Waste Charges including State Government Landfill Levy

The waste services charges fund kerbside collections and processing including garbage, recycling and green waste disposal and the cost of transfer stations. The State Government Landfill Levy is a state government charge Council must pay when waste is disposed in landfill. Waste service charges are not subject to rate capping.

State Government Emergency Services and Volunteers Fund

The Emergency Services and Volunteers Fund is collected by Council on behalf of the State Government to fund the fire and other emergency service agencies. This amount is set by the State Government. The levy includes a fixed charge payable by all property owners, plus a variable levy which is calculated on your Australian Valuation Property Classification Code (AVPCC) and CIV of your property. This levy is not subject to rate capping. For any queries relating to the ESVF please contact ESVF support line on 1300 819 033.

Rating Differentials

All rating differentials adopted by Council for 2025/26 are shown for comparative purposes. Refer to page one of this notice for the amount that you are being charged. The rates shown are based on the same rateable valuation.

Differential Rates Type	Rates in \$	Rate amount \$
General	0.00301496	\$2,351.65
Farm	0.00226122	\$1,763.75
Derelict	0.00904488	\$7,055.00

PAYMENT OF RATES

Option 1 - Paying in full

Lump sum payment made by 15 February 2026

Option 2 - Paying by four instalments

Four instalment amounts paid by the dates listed on the second page of this notice. To be eligible for the instalment program, and to receive instalment reminder notices, the first instalment (plus any arrears) must be paid by **30 September 2025**.

PENALTIES FOR FAILING TO PAY

If you are late paying your rates, you may be charged interest. The interest rate is set by the State Government Penalty Interest Rates Act 1983 (section 2) at 10% p.a. Penalty interest on any arrears of rates and charges may continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received. Interest will not be charged to those on an approved payment of hardship plan. Any default on an approved payment plan may result in interest being applied effective from the date of the last interest update. Council may recover any outstanding amounts plus interest in a Magistrates Court by suing for it as a debt subject to section 180 and 180(A) of the Local Government Act 1989. If applicable, legal costs incurred may be sought from you. Rates and charges and any costs awarded by the courts are a first charge against the property. Council will not accept any responsibility for mail delays or non delivery of correctly addressed notices. If you have concerns regarding your mail service, you may register for your notice to be delivered electronically by registering for e-rates. Please see instructions on page four to register.

ALLOCATION OF PAYMENTS

Whenever you make a payment, the money is allocated in the following order as applicable:

1. Payment dishonour fees (if any)
2. Legal fees (if any)
3. Penalty interest charges (if any)
4. Overdue rates and charges (arrears) (if any)
5. Current rates and charges

RATE CAPPING

Council has complied with the Victorian Government's maximum rate cap of 3% by applying an average increase of 1.5%. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipal district
- the application of a differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap (such as waste services and State Government charges or levies).

PERSONAL INFORMATION

Personal information collected and held by Latrobe City Council is used for municipal purposes as specified in the Local Government Act 1989 and the Local Government Act 2020. It may also be disclosed to other government agencies in relation to matters that may potentially affect you, or your property, or debt collection agencies where rates remain unpaid. It will not be disclosed to any other external party without your written consent, unless required or authorised by law.

REPRINT OF RATES NOTICE

Please retain this notice for your records as a fee of \$25.00 may be charged for replacement copies. Or, see the instructions at the bottom of this page on how to register for electronic notices to download a replacement copy free of charge. An additional fee may be charged for requests relating to rates history.

DISHONOUR FEES

A dishonour fee of \$15.00 will be added to your account for each dishonoured direct debit payment. A fee of \$40.00 will be added to your account for any dishonoured payment made at an Australia Post outlet.

NOTICE OF VALUATION

The property described on the front of this notice has been valued as at 1 January 2025 using the Capital Improved Value which is the total market value of the land plus any buildings or improvements. The valuations shown on this notice may be used by other authorities for the purpose of a tax or a rate. If an amendment is made to the valuation to include any changes to the property, additional rates may be payable and a supplementary rates notice may be served.

RIGHT OF OBJECTION TO RATES, VALUATIONS AND CHARGES

How to object to your valuation

The grounds of objection are limited and are described under section 17 of the *Valuation of Land Act 1960*. Please visit ratingvaluationobjections.vic.gov.au and complete the online form to lodge an objection. This must be done within **two months (60 days)** from the date of issue of this notice listed in the top right corner of page one. **Late objections cannot be accepted. Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest may be charged. Where this results in an overpayment, a refund will be provided upon request.**

Other objections

If you disagree with any other rate or charge you have the right under the Local Government Act 1989 (the Act) to:

- Apply to the Victorian Civil and Administrative Tribunal (VCAT) under section 183 of the Act for a review in relation to a differential rating.
- Appeal to the County Court under section 184 of the Act for a review in relation to a rate or a charge.
- Apply to VCAT for a review under section 185 of the Act in relation to a decision by Council to impose a special rate or charge.

Your appeal must be lodged within **60 days** from the issue date on page one of this notice. The grounds for appealing and the procedure for making an application are set out in the respective sections of the Act listed above.

STATE GOVERNMENT PENSION CONCESSION

If you are the holder of a Pensioner Concession Card or DVA Gold Card with war widow or TPI classification, you may be eligible for a rebate on your rates for your principal place of residence.

You must:

- have any one of the eligible concession cards and your card must be valid at the time of your application.
- be the person responsible for payment of the rates account
- be named on the rates notice
- have a name and address on the account that matches that on the concession card.

For those persons who remain eligible from the previous year, the amount of this rebate is already shown on page one of this notice.

If your concession does not appear on this notice, to apply:

- visit latrobe.vic.gov.au/ratesconcession for more details and to download a form; or
- contact our Customer Service Team by phone or in person for a Municipal Rates Concession Form

Health Care Card or Seniors Card holders are not eligible for this concession.

EMERGENCY SERVICES AND VOLUNTEERS FUND

If you believe that your land has been incorrectly classified (based on your AVPCC) for the purposes of this levy, you have the right to object within **60 days** of the date of issue of this notice (listed on page 1). You must submit your objection online at ratingvaluationobjections.vic.gov.au

The owner of land may also apply for a waiver, deferral or concession in respect of the leviable land under section 27 of the Emergency Services and Volunteers Fund Act 2012 for rateable land and section 28 for non-rateable land. For more information visit <https://www.sro.vic.gov.au/emergency-services-and-volunteers-fund>

CHANGE OF OWNERSHIP OR CONTACT DETAILS

It is the responsibility of the owner of a property to notify Council of changes of address, contact details, ownership or occupancy within 30 days of the change taking effect. You can do so by completing the online form at latrobe.vic.gov.au/changemydetails, or contact us.

WANT TO RECEIVE YOUR RATES NOTICE BY EMAIL?

- Step 1** Head to erates.latrobe.vic.gov.au
- Step 2** Read the instructions
- Step 3** Input your details
- Step 4** Accept the declarations and click the button to register

After registering, you will receive an email. It is important that you **click the link** in this email to activate your account. You will then be registered to receive your rates notices via email.

Please note: Supplementary or amended rates notices cannot be sent by email and will be posted to your mailing address if issued.

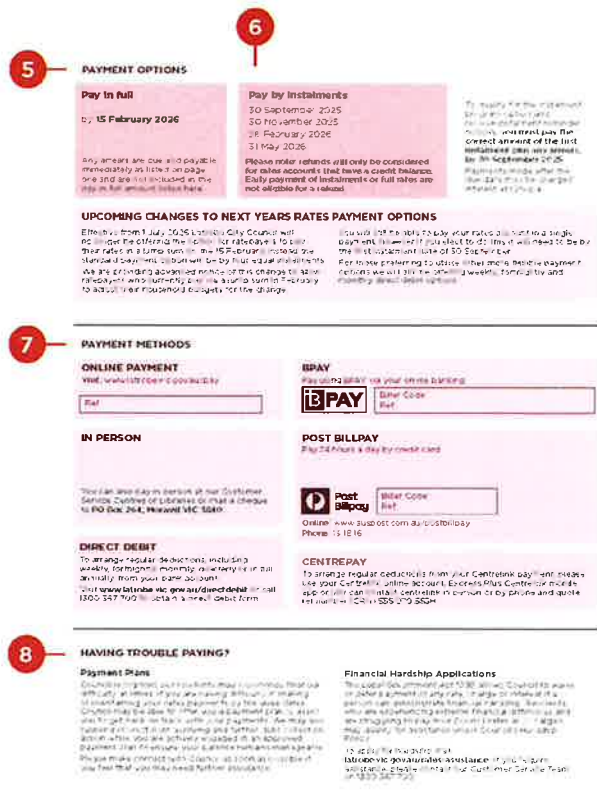
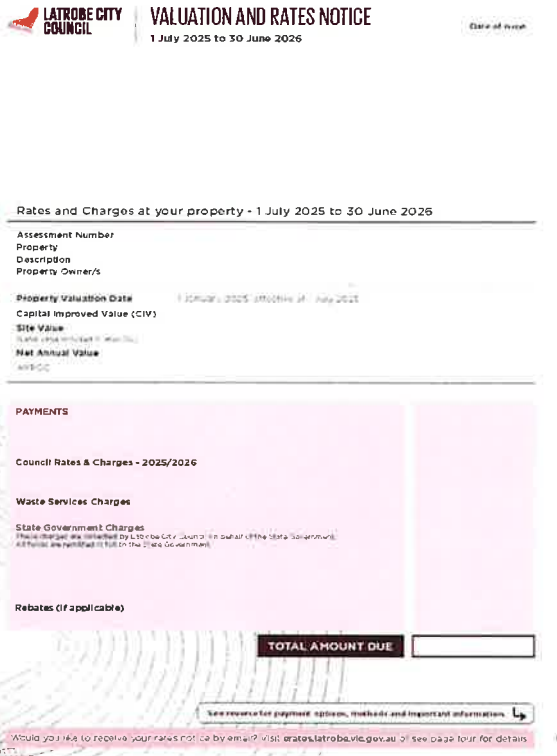
TO OBTAIN A COPY OF YOUR RATES NOTICE FREE OF CHARGE

- Step 1** Head to erates.latrobe.vic.gov.au
- Step 2** Click the **create your account** button
- Step 3** Input your details
- Step 4** Click the **create your account** button

After registering, you will receive an email. It is important that you **click the link** in this email to activate your account.

You will then be registered to view and download your rates notices. Note: If you wish to also receive your rates notice by email follow the steps under the 'Want to receive your rates notice by email' section.

How to read your new notice



1. PROPERTY DEATILS

Assessment Number: A unique identifier assigned to your property for rates purposes. This number is used by the council to track your property and its associated rates.

Property: The address of your property. This section provides the parcel details or lot an plan numbers associated with this property.

2. PROPERTY VALUATION

The Valuation Completed each year by the Valuer General of Victoria's appointed valuer. This includes the Capital Improved Value (CIV) (Site value + any improvements), Site Value (land value) and Net Annual Value (current value of a property's net annual rent). The CIV is used to calculate your rates and the Emergency Services and Volunteers Fund Levy.

3. AVPCC

(Australian Valuation Property Classification Code)
In accordance with the Emergency Services and Volunteers Fund Act 2012, each property is assigned an Australian Valuation Property Classification Code (AVPCC) according to how your land is used (residential, farming, industrial, etc). This determines how the ESVF levy will be calculated.

4. PAYMENTS AND CHARGES

This section outlines the total amount of rates and charges for your property, including any applicable fees, State Government Levies, rebates or charges for services (such as waste collection).

5. PAYMENT OPTIONS

A summary of the different ways you can pay your rates and the due dates for each option.

6. PAY BY INSTALMENTS

This section outlines the option to pay your rates in smaller, more manageable instalments rather than in one lump sum. The payment schedule will specify the due dates for each instalment, helping you to spread the cost over the year. If you choose this option, ensure payments are made on time to avoid any interest.

7. PAYMENT METHODS

There are several easy ways to pay your rates, in person, by direct debit, BPAY, Post Billpay or Centrepay. Choose the option that works best for you. You'll find all the details you need on your notice.

8. HAVING TROUBLE PAYING

If you're having difficulty paying your rates, we're here to help. Council offers payment plans and hardship assistance for those who qualify.

Visit www.latrobe.vic.gov.au/rates-assistance or call 1300 367 700 to speak with our team.

GOT QUESTIONS?

Phone 1300 367 700
(Weekdays 8.30am to 5.30pm)

Email rates@latrobe.vic.gov.au

Web latrobe.vic.gov.au/rates

CUSTOMER SERVICE CENTRES

For opening hours visit
www.latrobe.vic.gov.au/contact_us

- Churchill Library - 9-11 Philip Parade
- Moe Library - 1-29 George Street
- Morwell Headquarters - 141 Commercial Road
- Morwell Library - 63-35 Elgin Street
(card only - no cash or cheques)
- Traralgon Library - 34-38 Kay Street

Latrobe City Council 2025/26 Budget

How \$1000 of your rates are spent


Roads and Transport
\$57.85


Building Maintenance
\$23.02


Libraries
\$22.52


Running Council
\$96.39


Family and Children
\$113.34


Public Lighting
\$7.44


Environment
\$8.70


Capital Works
\$176.44


Parks and Gardens
\$72.12


Planning and Building
\$30.32


Tourism and Events
\$11.88


**Loan Principal
and Interest**
\$36.10


**Finance and
IT Services**
\$61.52


**Community Information
and Development**
\$36.88


**Health
Services**
\$6.43


**Culture, Leisure
and Recreation**
\$80.98


**Economic
Development**
\$13.83


**Waste and
Recycling**
\$124.68


**Community
Safety**
\$19.56

Mr J C Veneman and Mrs B J Veneman
1-3 Cobham Ct
GLENGARRY VIC 3854

Below are your coupons for disposal of general hard waste or green waste at transfer stations and green waste drop-off facilities only. Bookings for collections are no longer required.

WHEN CAN I USE THESE COUPONS?

Coupons can be presented at any of our transfer stations and green waste drop-off facilities during normal operating hours and are valid until 31 August 2026.

If you have not received your new waste coupons or misplaced them, you can quote your rates assessment number to the staff at our transfer stations to confirm eligibility.

WHAT DO THE COUPONS ALLOW?

Each coupon allows the free disposal of up to **one cubic metre** of acceptable hard waste items OR up to **one cubic metre** of green waste. For more information visit our website, www.latrobe.vic.gov.au/waste

Any hard waste in excess of one cubic metre per coupon will be charged at the applicable rate.

WHAT'S NOT HARD WASTE?

Hard waste is not general household rubbish.

It does not include asbestos, liquids, chemicals or other waste types not accepted at the landfill or the PineGro recycling facility.

HARDWASTE COLLECTIONS

Council will commence a free hard waste collection in November 2025.

Any resident who currently receives a kerbside collection will be able to place acceptable items out during their locality's advertised pick up time.

Locality pick up times will be promoted in the Latrobe Valley Express, on social media, local radio and the Council website. **Remember to keep an eye on these channels for the latest updates and information.**

These residents will also have the option of an additional PAID hard waste collection. These can be booked through WM Waste Management Services on 1300 969 278. WM Waste Management Service will then contact residents to notify them of their pickup time.

2025/26 HARD AND GREEN WASTE COUPONS

Present this coupon at any Latrobe City transfer station or PineGro facility for free disposal of:

- Up to **one cubic metre of hard waste** or
- Up to **one cubic metre of green waste**



323774 2026 01

1-3 Cobham Court
GLENGARRY VIC 3854

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Present this coupon at any Latrobe City transfer station or PineGro facility for free disposal of:

- Up to **one cubic metre of hard waste** or
- Up to **one cubic metre of green waste**



323774 2026 02

1-3 Cobham Court
GLENGARRY VIC 3854

2025/26 HARD AND GREEN WASTE COUPONS

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- Up to **one cubic metre of hard waste** or
- Up to **one cubic metre of green waste**



323774 2026 03

1-3 Cobham Court
GLENGARRY VIC 3854

TRANSFER STATIONS

Management Latrobe Waste and Recycling
Phone 0418 260 466

All transfer stations are closed for Christmas Day, Boxing Day, New Year's Day and Good Friday.

Morwell Transfer Station

Porters Road (off Tramway Road), Morwell

Payment facilities EFTPOS and cash only

Opening hours Mon to Fri, 8am to 3pm
Sat to Sun, 9am to 2pm

Traralgon Transfer Station

Depot Road (off Liddiard Road), Traralgon

Payment facilities EFTPOS and cash only

Opening hours Mon to Fri, 11am to 5pm
Sat to Sun, 12pm to 4.30pm

Moe Transfer Station

Haunted Hills Road, Newborough

Payment facilities EFTPOS and cash only

Opening hours Seven days per week
12.30pm to 4.30pm

Yinnar Transfer Station

Whitelaws Track, Yinnar South

Payment facilities EFTPOS and cash only

Opening hours Sat to Sun, 9:30am to 4:30pm

PINEGRO (GREEN WASTE)

Moe

31 Walhalla Road, Moe

Payment facilities Cash only

Opening hours Sat and Sun, 10am to 4pm

Morwell

Monash Way (2 km from freeway entrance), Morwell

Phone (03) 5122 2036

Payment facilities EFTPOS and Cash only
No EFTPOS on weekends or public holidays

Opening hours Mon to Fri, 8.30am to 3.30pm,
Sat and Sun, 9am to 4pm

Traralgon

Rocla Road (0.5 km from Princes Highway), Traralgon

Payment facilities EFTPOS and cash only

Opening hours Sat and Sun, 9am to 4pm

LATROBE CITY COUNCIL

1300 367 700

PO Box 264, Morwell VIC 3840

latrobe@latrobe.vic.gov.au

www.latrobe.vic.gov.au

Printed July 2025

Information within this document was correct at time of print and is subject to change without prior notice.

2025/26 HARD AND GREEN
WASTE COUPONS

2025/26 HARD AND GREEN
WASTE COUPONS

2025/26 HARD AND GREEN
WASTE COUPONS

CONDITIONS OF USE

Please note: Coupons are valid for the intended recipient only and are not transferable.

For all information about what can and can't go in hard waste, how the collection works and other important details, scan the QR code or visit www.latrobe.vic.gov.au/waste



Scan the QR code for more information.

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Scan the QR code for more information.



**Gippsland
Water**

J Veneman & B Veneman
1-3 Cobham Crt
GLENGARRY VIC 3854

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:
0012238204

Amount due:
\$541.79

Pay by:
03 March 2026

Date of issue: 03 February 2026

Tax invoice: 7401592

Service address:
1 Cobham Crt Glengarry Vic 3854

Previous balance	\$484.41
Payments received	
up to 03 February 2026	\$484.41 CR
Balance	\$0.00
Current charges (over page)	\$541.79
Total amount due	\$541.79
<i>Total includes GST of</i>	<i>\$0.00</i>

Payment assistance is available
If you are having difficulty paying your bill, we can help. Call us on 1800 050 500

Have you registered for a concession?
Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay



Direct Debit

To register for direct debit call us or visit www.gippswater.com.au/direct-debit



Online

Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.



BPAY

Billers Code: 3475
Ref: 3680 0000 1223 8204 3



Phone

Call 1800 050 500 and select Option 1.



Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to serviceaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.






Post Office

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

Your current charges - 01 November 2025 to 28 February 2026

	Water Usage Treated: 73.00 kL (kilolitres) @ \$2.4638 per kL	\$179.86
	Water Service Charge	\$64.69
	Wastewater Service Charge	\$297.24

Your charges explained

Water usage

This is a variable charge for the amount of water used at your property as recorded by the water meter.

Water service

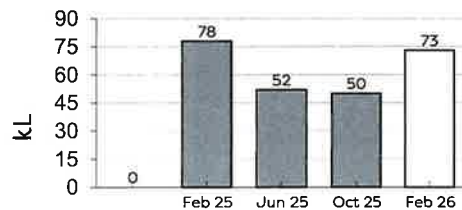
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service

This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.

Your water usage

Meter number: 10AF036072
 Current meter read: 02 February 2026
 Meter reading: 4387
 Previous meter read: 01 October 2025
 Meter reading: 4314



Average daily water usage 0.5887 kL/day
 Same time last year 0.624 kL/day



If you are deaf or find it hard hearing or speaking with people on the phone visit relayservice.gov.au or call 1800 555 677 for the Telephone Typewriter Service (TTY).



For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
 PO Box 348 TRARALGON VIC 3844
 ABN 75 830 750 413



* 368 00122382043

Account number: 0012238204
 J Veneman & B Veneman

Tax invoice number: 7401592

Amount Paid

Date Paid



Latrobe City ABN 92 472 314 133
Phone 1300 367 700
TTY (NRS) 133 677

PO Box 264 Morwell 3840
Email latrobe@latrobe.vic.gov.au
www.latrobe.vic.gov.au
AUSDOC DX2 17733 Morwell

Our Ref: 2079/2020-SS
Prop No: 32375

16 June 2021

Mr J L McMahon
jaso350@gmail.com

Dear Sir/Madam

PROPERTY: 1-3 COBHAM COURT, GLENGARRY
REGISTRATION: PERMANENT SWIMMING POOL

Thank you for providing your certificate of pool and spa barrier compliance dated 11 April 2020, including the payment of applicable lodgement fees. The certificate demonstrates that the safety barrier is being maintained to a satisfactory level of compliance.

As part of your ongoing certification and maintenance requirements a new certificate of pool and spa barrier compliance is required to be lodged with Council every 4 years. Your next certificate is due to be lodged by **11 April 2024**.

Further information on swimming pool and spa registrations, certificates of pool and spa barrier compliance and general maintenance requirements can be obtained from our website

[www.latrobe.vic.gov.au/Building and Planning/Building/Pool and Spas](http://www.latrobe.vic.gov.au/Building%20and%20Planning/Building/Pool%20and%20Spas)

If you have any further queries, please do not hesitate to contact Stacey Charalambous on 5128 5485 or myself at the Morwell office.

Yours sincerely

CHRISTOPHER A WATSON
Municipal Building Surveyor



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Phone 03 7019 5521
info@scbuildingpermits.com.au

SWIMMING POOL BARRIER COMPLIANCE REPORT



1-3 Cobham Court, Glengarry

Owner:	Jason McMahon		
Address:	1-3 Cobham Court, Glengarry		
Phone:			
Municipality	Latrobe City		
Date of Inspection:	9/4/2020	Date of Report:	11/4/2020
Weather Conditions:	Fine and Clear		
Pool Installation date	Between 8 th April, 1991 – 30 th June, 1994		
Relevant Barrier Standard	AS 1926.1—1986, Amendment 1. Swimming pool safety Part 1: Fencing for swimming pools		

NAME OF PRESCRIBED BUILDING PRACTITIONER: Darren Hood INL-38589

ADDRESS: 14C Hotham Street, Traralgon

PHONE: 0400138778

SIGNATURE:-



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SWIMMING POOL AND/OR SPA SAFETY BARRIER - Compliance Assessment -

Pursuant to Building Regulations 2018,
BCA Volume 2 and AS 1926.1 - 1986

Note: A swimming pool must comply with the Building Code of Australia and relevant Australian Standard in place at the time of installation and or permit being issued and certified.



Safety Barrier/Fence/Wall	Complies		Notes
	Yes	No	
<p>2.3.1 General The effective fencing height shall be not less than 1.2 m.</p> <p>The height shall be considered to be effective if a quadrant of radius 1.2 m, provides a clear span of 1.2 m to finished ground level, or to any projections from, or objects on, the ground, except for non-climbable objects which are able to be positioned within the 1.2 m radius.</p>	√		<p>The pool fence is 1.2m high on three sides and enclosed with a full height brick wall on the other</p> 
<p>2.3.2 Perforated material or mesh Fencing using perforated materials or mesh with apertures not greater than 13 mm, shall have an effective fencing height not less than 1.2 m. Fencing using perforated material or mesh with apertures greater than 13 mm but less than 100 mm shall comply with one of the following:</p> <p>(a) The effective fencing height shall be not less than 2.4 m. (b) The vertical section shall have an effective fencing height of not less than 1.8 m, where a cranked top is provided. The cranked top shall have apertures less than 100 mm.</p> <p>Fencing using mesh shall include a strainer wire or rail at the top and the bottom of the fencing.</p>	N/R		
<p>2.4 RETAINING WALL OR OTHER SUCH BARRIER A retaining wall or other such barrier on the high side of the pool shall be an effective barrier if it complies with the following:</p> <p>(a) It has an effective height of not less than 2.4 m (b) It does not slope away from the pool by more than 15° to the vertical.</p> <p>A retaining wall or other such barrier on the low side of the pool shall be an effective barrier if it does not slope towards the pool by more than 15° from the vertical and complies with either of the following:</p>	N/R		



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<p>2.5 GROUND CLEARANCE The height of any opening between the bottom of the fencing and the finished ground level shall not exceed 100 mm</p>	<p>✓</p>		
<p>2.6 OUTSIDE SURFACE Projections from or indentations into the outside surface of the fencing, or any combination of projections and indentations, shall not form a substantially horizontal surface with a depth greater than 10 mm, unless they are spaced not less than 900 mm apart and provided that the lower projections or indentations are at least 1.1 m below the top of the fencing</p>	<p>✓</p>		
<p>2.7 HORIZONTAL CLIMBABLE MEMBERS Where fencing components provide a substantially horizontal surface, such as rails, rods, wires or bracings, that could be used as holds for climbing are located on the outside of the fencing, or where vertical members are spaced such that they provide clear openings of more than 10 mm width, the following requirements shall apply:</p> <p>(a) Horizontal members shall be not less than 900 mm apart. Where there are two or more horizontal members, this measurement shall be made from the top surface of the highest lower member to the top surface of the lowest upper member. Where the fence is for a sloping site, the distance between the top surface of the highest lower member and the top surface of the lowest upper member shall be not less than 900 mm, measured perpendicular to the finished ground level</p> <p>(b) The top surface of the highest lower horizontal member shall be at least 1.1 m below the top of the fence.</p>	<p>✓</p>		
<p>2.8 HORIZONTAL NON-CLIMBABLE MEMBERS As an alternative to Clause 2.7 horizontal members such as rails, located on the outside of the fencing shall not act as a hold for climbing if they comply with the following requirements:</p> <p>(a) Vertical members are spaced to provide a clear opening of not more than 10 mm</p>	<p>✓</p>		
<p>2.9 HORIZONTAL SURFACES INSIDE THE FENCING Where any nearby horizontal surfaces that could be used as holds for climbing are permanently located near the inside of the fencing and where the spacing between vertical members is greater than 10 mm, such surfaces shall be separated from the fencing by a distance of not less than 300 mm.</p>	<p>✓</p>		
<p>TREES</p>	<p>✓</p>		<p>Comply with figure 2.1 of AS1926.12-1986, trees inside the pool area are either more than 300mm from the fence or not deemed climbable in the means of the standard.</p>



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Gates, fittings and non-shielded latch	Complies		Notes
	Yes	No	
<p>2.11.1 Direction of opening Gates shall be hung so that they only swing outwards, i.e. away from the pool area.</p>	√		
<p>2.11.2 Self-closing device All gates shall be fitted with a device that will return the gate to the closed position and operate the latching device from any position with a stationary start without the application of a manual force.</p> <p>The self-closing device shall be capable of complying with these requirements with the gate at any position from resting on the latching mechanism to fully open.</p>	√		
<p>2.11.3.1 General Gates shall be fitted with a latching device that will automatically operate on the closing of the gate and will prevent the gate from being re-opened without being manually released. The latching device shall not be able to be inadvertently adjusted during operation and shall not be able to be adjusted without the use of tools.</p> <p>When in the closed position, the latching mechanism shall not be able to be released by the insertion of any implement between the 10 mm gap. particularly from below the mechanism.</p>	√		
<p>2.11.3.2 Location of the latching device, Where the release to the latching device or the latch is located at a height less than 1.5 m above the finished ground level or 1.4 m above the highest lower horizontal member and is capable of being released at the latching mechanism, the location of the release of the latching device shall—</p> <p>(a) not be on the outside of the fencing; (b) be in such a position that to release the latching device from the outside it will be necessary to reach over or through the fencing at a height of not less than 1.2 m above the finished ground level or not less than 1.1 m above the highest lower horizontal member; and (c) be at least 150 mm below the top of the gate if a hand-hole is not provided, or at least 150 mm away from the edge of any hand-hole opening if a hand-hole is provided.</p>	√		
<p>2.11.3.3 Shielding of latching device Where the release to either the latching device or the latch is located at a height less than 1.5 m above the finished ground level or 1.4 m above the highest lower horizontal member and is capable of being released at the mechanism, the latch and its release shall be so shielded that no opening greater than 10</p>	N/R		



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<p>mm occurs within an area bounded by— (a) an effective radius of 450 mm from the operating parts of the latch; and (b) the top of the fence, if this intersects the area described in Item (a). Where it is necessary to have a hand-hole in a gate, the bottom of the opening shall be not less than 1.2 m above the finished ground level or 1.1 m above the highest lower horizontal member, and the shielding shall be extended up to a horizontal line through the top of the hand-hole, or 150 mm above the top of the latch, whichever is the higher.</p> <p>The shield shall be free of sharp edges and the edges of the adjacent parts of the shield on the gate and the fence shall be rounded or chamfered to prevent a hazard when the gate closes.</p>			
<p>2.12 FINISH The fencing shall be free of sharp edges, sharp projections and similar hazards.</p>	√		

Windows - If applicable

Complies

	Yes	No	Notes
<p>2.13 CHILD-RESISTANT OPENABLE PORTION OF WINDOW Where the height (<i>h1</i>) from the sill of the lowest opening panel of the window to the pool surround is less than 2.4 m, the openable portion of the window shall comply with one of the following requirements: (a) Where the height (<i>h2</i>) from the sill of the lowest opening panel of a window to the floor is not greater than 900 mm, then— (i) the openable portion of the window shall be totally covered by bars or a mesh screen which complies with the test for strength and rigidity of fence openings and the strength test for fence components in Clauses 3.1 and 3.3. The bars or mesh screen shall be fixed to the building with fasteners that can only be removed by the use of a tool, e.g. a key, screwdriver or spanner; or (ii) windows shall be fixed in such a way that they will only open sufficiently far to comply with the test for strength and rigidity of fencing openings. (b) Where the height (<i>h2</i>) from the sill of the lowest opening panel of a window to the floor is greater than 900 mm but not greater than 1200 mm then the openable portion of the window shall comply with (a) above or shall be fitted with a securely fixed flyscreen. (c) A window not complying with Items (a) or (b) shall be located at such a height (<i>h2</i>) that the distance from the floor to the sill of the lowest opening panel is greater than 1.2 m.</p>	N/R		



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Doors - If applicable

	Complies		Notes
	Yes	No	
<p>2.14 CHILD-RESISTANT DOORSET Child-resistant doorsets shall comply with the following requirements: (a) Doors shall be fitted with a self-latching device that will automatically operate on the closing of the door and will prevent the door from being re-opened without manually releasing the device. (b) Doors shall be fitted with a self-closing device that will return the door to the closed position and operate the latching device from any position with a stationary start without the application of a manual force. The self-closing device shall be capable of complying with these requirements with the door at any position from resting on the latching mechanism to fully open. (c) The release for the latching device on the internal (building) side of the door shall be located not less than 1.5 m above the floor. (d) There shall be no footholds wider than 10 mm on the door or its frame in the area from the release for the latching device down to 100 mm above the floor. (e) The closing and latching of the door shall comply with Clause 3.4. (f) Horizontal members, vertical members, perforated materials or mesh, and finish shall comply with this Standard. (g) The doorset shall comply with the performance requirements for a gate for strength and rigidity of openings and strength of gate (see Clauses 3.1 to 3.3). NOTES: 1) Sliding doors are not excluded as being child-resistant, however it may not be possible to fit self-closing and self-latching devices to all designs of sliding doors.</p> <p>In most circumstances allowing direct access to the pool area from a building, even via child-resistant doorsets compromises safety as the doorset may be treated as a normal door and not maintained as a purpose-built safety device to form a barrier that will consistently restrict the access of young children to the swimming pool.</p> <p>Accordingly, this option should only be used with caution primarily where physical circumstances preclude any other acceptable solution.</p>	N/R		



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Other Items Noted

1. NIL

Conclusion

The pool barrier and gate configuration complies with the Australia Standards (AS 1926.1-1986, Amendment 1) and Building Regulations 2018, Part 9, Division 1.

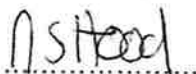
Building Regulations only require a pool to comply with standards in place at the time of installation, it cannot be enforced to up-grade the pool to comply with more current / safer pool safety standards.

Should you require further information on this information sheet please do not hesitate to contact Our office on 0400138778.

Declaration

I consider the information provided in this report to be within my area of expertise and experience. I believe that I have made all the inquiries that are appropriate and no matters that I regard as relevant have been withheld.

Darren Hood Building Inspector, Registration No IN-L 38589



Building Amendment (Swimming Pool and Spa) Regulations 2019
S.R. No. 116/2019

FORM 23

Regulations 147Y(4), 147ZB(2)

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

**Building Act 1993
Building Regulations 2018**

Issued to:

Name of owner: Jason McMahon
Postal address: 1 Cobham Court Glengarry 3854
Phone number: 0428 307 007
Email address: jaso350@gmail.com

Property details:

Address: 1 Cobham Court Glengarry 3854
Type of swimming pool or spa: Permanent swimming pool
Date of construction: 8 Apr 1991 - 30 Jun 1994
Applicable barrier standard: AS 1926.1 -1986 Amendment 1

The applicable barrier standard applies under the relevant:

Part 9A - Division 2 of the Building Regulations 2018

Deemed to satisfy provisions of the BCA ✓

A performance solution in accordance with the BCA

Certificate of Compliance

Following inspection of the Permanent swimming pool (on the date/s referred to below), I certify that the barrier complies with the applicable barrier standard.

I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Date of inspection: 26 Feb 2024

Date of issue: 27 Feb 2024

Name of registered building practitioner: Brett Hood

Phone number: 0407 723 420

Address: 29 Hotham Street, Traralgon

Email: admin@scbuildingpermits.com.au

Practitioner number: IN-PS 70194

Signature of swimming pool and spa inspector:



Created at 17 March 2026 01:54 PM

PROPERTY DETAILS

Address: **1-3 COBHAM COURT GLENGARRY 3854**

Lot and Plan Number: **Lot 51 LP149941**

Standard Parcel Identifier (SPI): **51\LP149941**

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

Council Property Number: **32375**

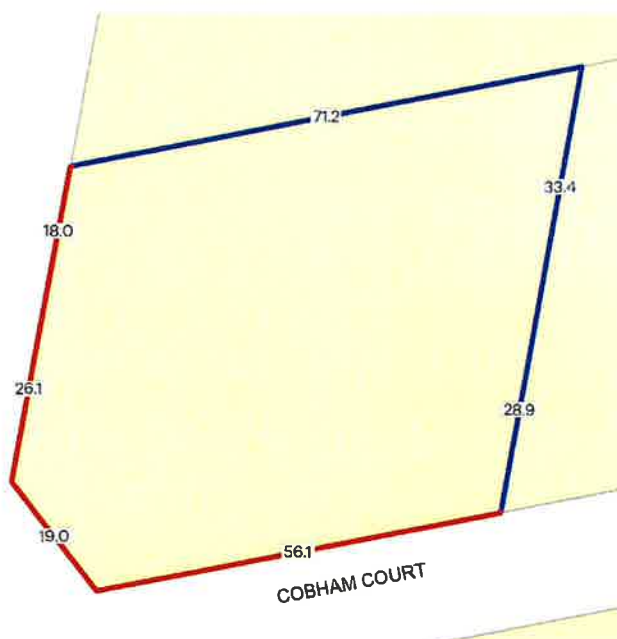
Directory Reference: **Vicroads 702 H11**

part
parent property

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: 4001 sq. m

Perimeter: 253 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.

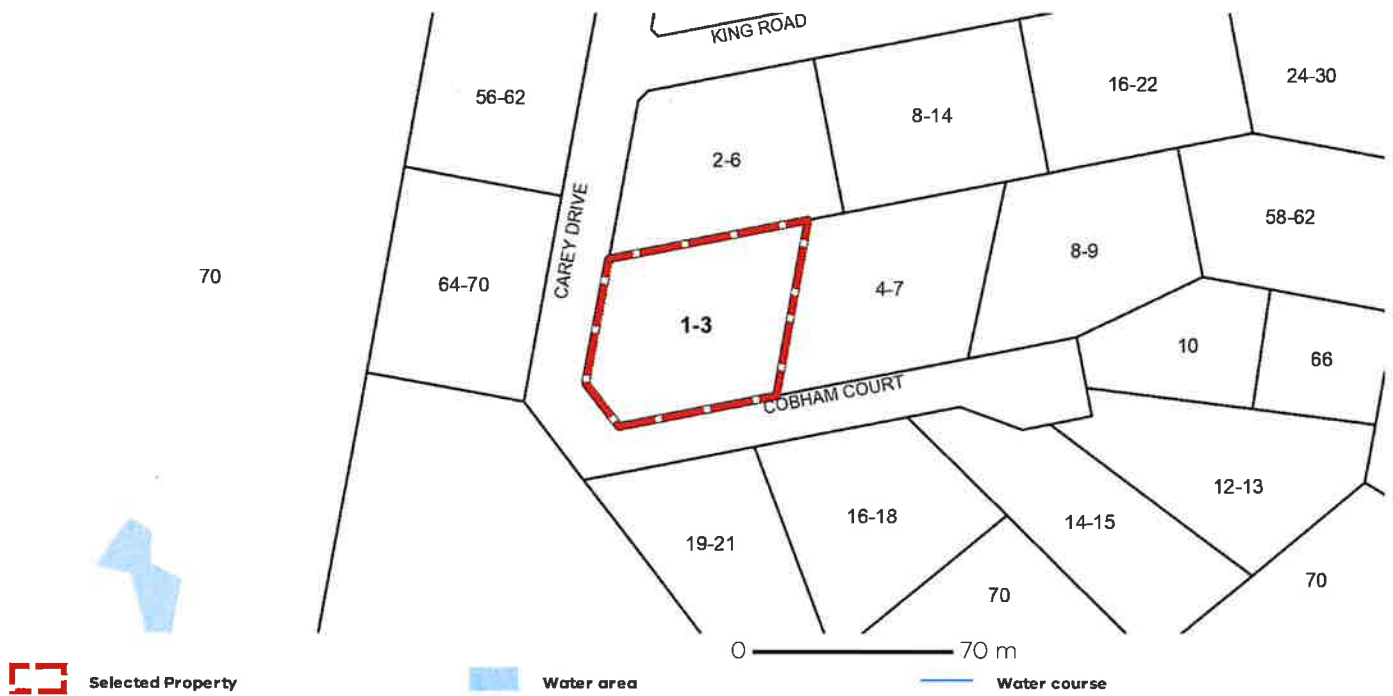
The Planning Property Report for this property can found here - [Planning Property Report](#).

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>

Area Map



From www.planning.vic.gov.au at 17 March 2026 01:55 PM

PROPERTY DETAILS

Address: **1-3 COBHAM COURT GLENGARRY 3854 (Part)**
 Lot and Plan Number: **Lot 51 LP149941**
 Standard Parcel Identifier (SPI): **51\LP149941**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **32375**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 702 H11**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

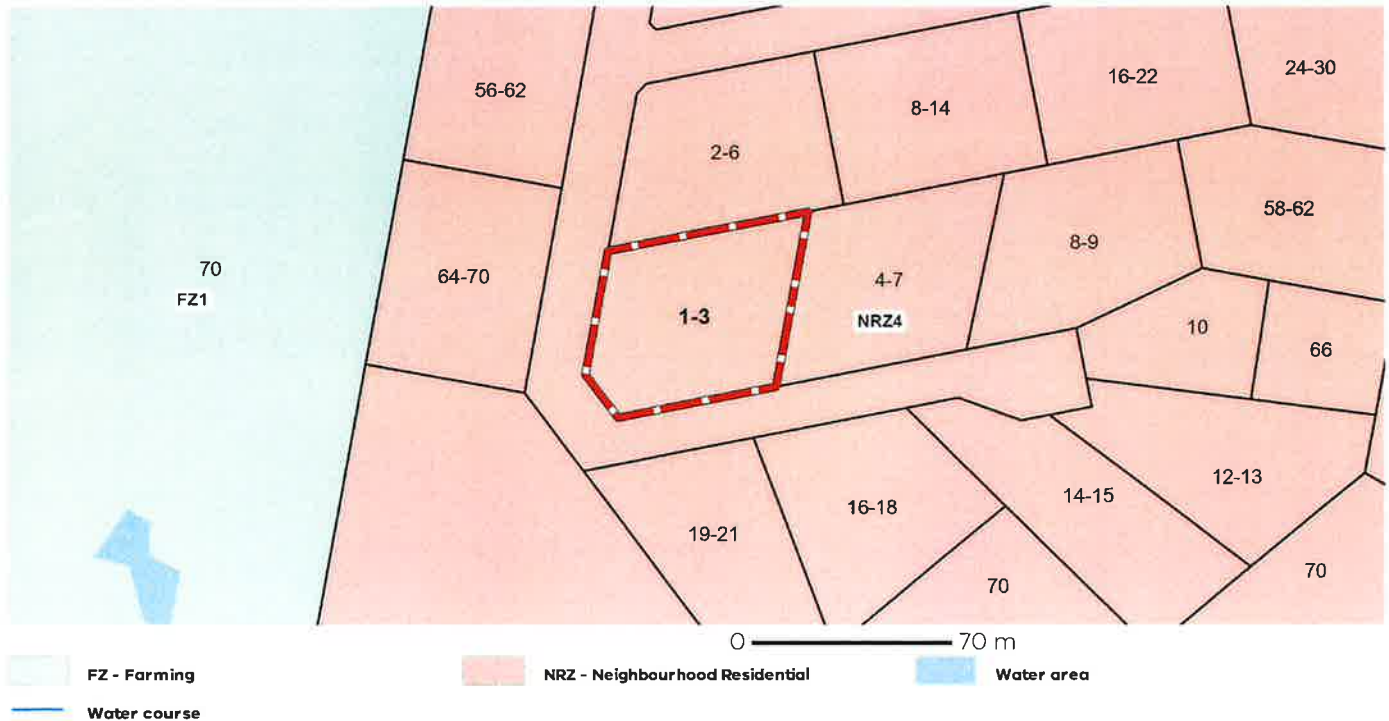
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **MORWELL**
OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 \(NRZ4\)](#)



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

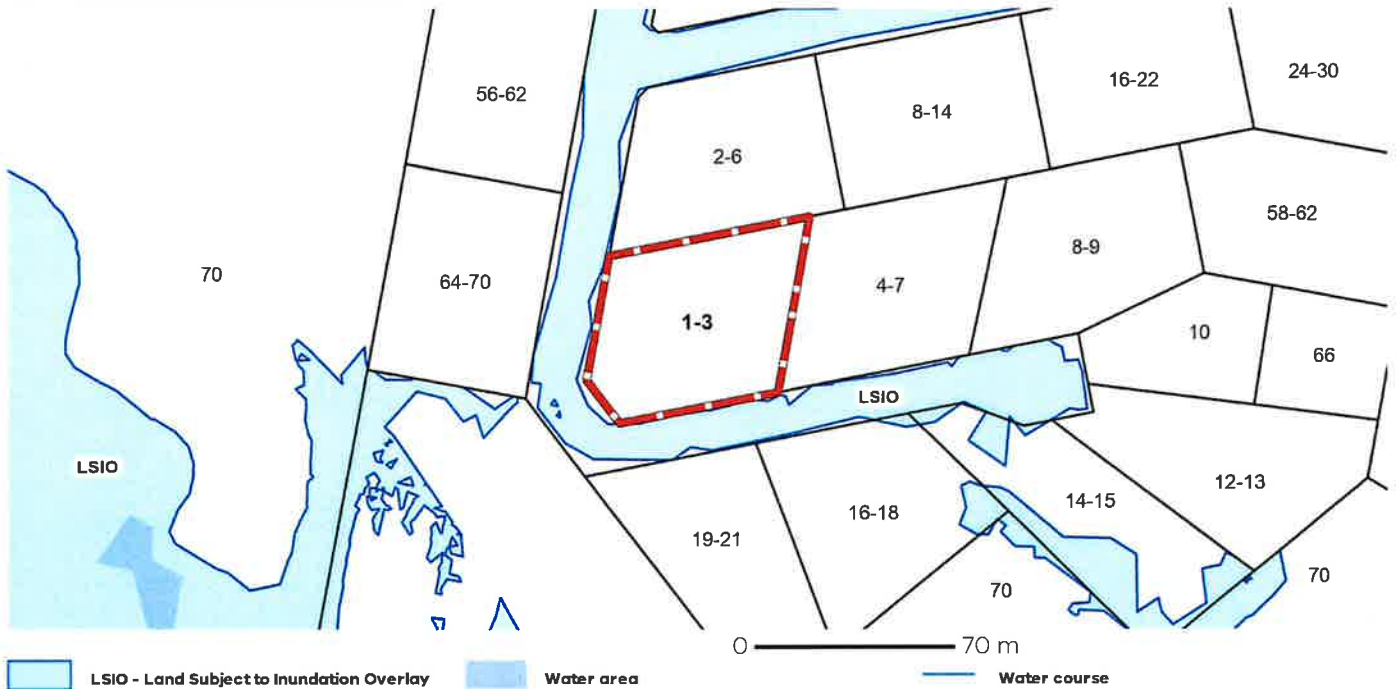
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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

Further Planning Information

Planning scheme data last updated on 13 March 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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

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

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

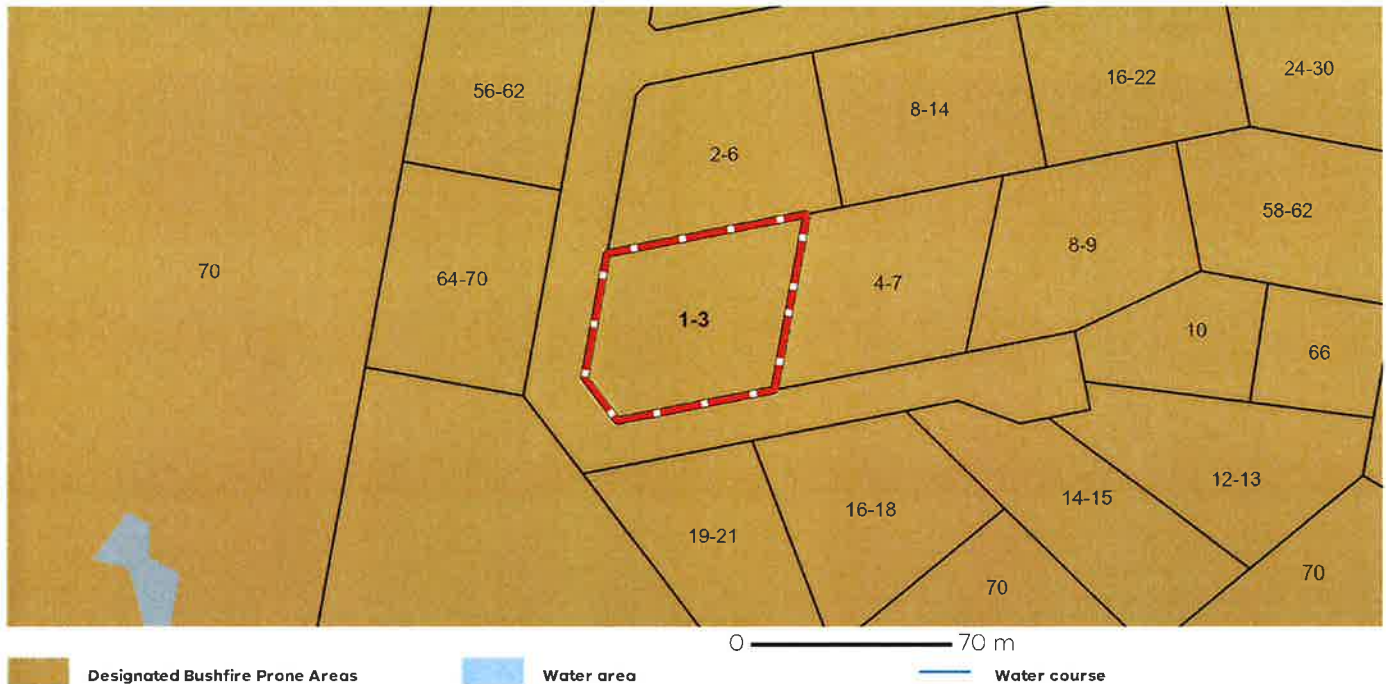
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 \(environment.vic.gov.au\)](#)



NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: Jason Craig Veneman and Brylie Jane Veneman

Property: 1 Cobham Court, Glengarry VIC

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.

The above property is either an existing Residential Premises or Commercial Residential Premises and therefore the purchaser is not to withhold GST as the Vendor is not registered for GST.

Christine Ferguson – Hilltop Conveyancing Services

For and on behalf of the vendors

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411



DATED

2026

JASON CRAIG VENEMAN AND BRYLIE JANE VENEMAN

VENDOR STATEMENT

Property: 1 Cobham Court, Glengarry VIC

Hilltop Conveyancing Services
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844

Tel: 03 5175 0773

Ref: CF:26071













Veneman VS

Final Audit Report

2026-05-13

Created:	2026-05-13
By:	Christine Ferguson (sarah@hilltopconveyancing.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2VrY5JqsgrH1xd3akJ9DzlxxuS8u9i3

"Veneman VS" History

-  Document created by Christine Ferguson (sarah@hilltopconveyancing.com.au)
2026-05-13 - 3:22:36 AM GMT
-  Document emailed to jasonveneman@ymail.com for signature
2026-05-13 - 3:23:32 AM GMT
-  Email viewed by jasonveneman@ymail.com
2026-05-13 - 8:57:09 AM GMT
-  Signer jasonveneman@ymail.com entered name at signing as Jason Craig Veneman
2026-05-13 - 9:07:47 AM GMT
-  Document e-signed by Jason Craig Veneman (jasonveneman@ymail.com)
Signature Date: 2026-05-13 - 9:07:49 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Document emailed to x_brylie_x@hotmail.com for signature
2026-05-13 - 9:07:52 AM GMT
-  Email viewed by x_brylie_x@hotmail.com
2026-05-13 - 9:20:32 AM GMT
-  Signer x_brylie_x@hotmail.com entered name at signing as Brylie Jane Veneman
2026-05-13 - 9:22:39 AM GMT
-  Document e-signed by Brylie Jane Veneman (x_brylie_x@hotmail.com)
Signature Date: 2026-05-13 - 9:22:41 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-13 - 9:22:41 AM GMT