



# **Latrobe City Council Planning Scheme Anomalies**

2024

**Table 1: Gippsland Water Anomalies Summary for Latrobe City**

| <b>NUMBER</b> | <b>GW ASSET</b> | <b>TOWN</b>      | <b>LOCATION</b>                                   | <b>ACTION</b>  |
|---------------|-----------------|------------------|---------------------------------------------------|----------------|
| 1             | Land            | Churchill        | Cutler Cres RES1/PS634901                         | Rezone to PUZ1 |
| 2             | Land            | Churchill        | Canterbury Way RES1/LP137912                      | Rezone to PUZ1 |
| 3             | Land            | Churchill        | Canterbury Way Res1\PS537560                      | Rezone to PUZ1 |
| 4             | Land            | Churchill        | Lawless Road Churchill 1\TP512497                 | Rezone to PUZ1 |
| 5             | Land            | Hazelwood North  | Porters Road Lot 1 LP91437                        | Rezone to PUZ1 |
| 6             | Land            | Hazelwood North  | Clarkes Road Lot 1 TP101260                       | Rezone to PUZ1 |
| 7             | Land            | Hazelwood        | Brodribb Road Hazelwood 3840<br>2\TP644870        | Rezone to PUZ1 |
| 8             | Land            | Hazelwood        | Brodribb Road Hazelwood 3840<br>1\TP644870        | Rezone to PUZ1 |
| 9             | Land            | Maryvale         | Tanjil East Road Lot 1 LP65892                    | Rezone to PUZ1 |
| 10            | Land            | Maryvale         | Tanjil East Road Lot 2 LP65892                    | Rezone to PUZ1 |
| 11            | Land            | Maryvale/Morwell | Tanjil East Road, Lot 1 LP65336                   | Rezone to PUZ1 |
| 12            | Land            | Maryvale         | Tanjil East Road, Lot 1 LP65380                   | Rezone to PUZ1 |
| 13            | Land            | Morwell          | Tolmie Street (55 McMillan St)<br>501\LP31243     | Rezone to PUZ1 |
| 14            | Land            | Morwell          | Alliss Road (Crinigan Road West)<br>RES1/PS621885 | Rezone to PUZ1 |
| 15            | Land            | Morwell          | 50 Derhams Ln, Lot 1\TP339685                     | Rezone to PUZ1 |
| 16            | Land            | Morwell          | Elizabeth Terrace Morwell 3840,<br>1\TP337841     | Rezone to PUZ1 |
| 17            | Land            | Traralgon        | 108 Breed Street RES1/PS633172                    | Rezone to PUZ1 |
| 18            | Land            | Traralgon        | Balmoral Place RES1/PS644800                      | Rezone to PUZ1 |
| 19            | Land            | Traralgon        | Cross's Road RES5/PS712141                        | Rezone to PUZ1 |
| 20            | Land            | Traralgon        | Cross's Road RES6/PS712141                        | Rezone to PUZ1 |
| 21            | Land            | Traralgon        | RES2/PS821062 Baldwin Road                        | Rezone to PUZ1 |
| 22            | Land            | Traralgon        | RES1/PS637632 Rocla Road                          | Rezone to PUZ1 |
| 23            | Land            | Traralgon        | Hazelwood Road 2013\PP3647                        | Rezone to PUZ1 |
| 24            | Land            | Traralgon        | Murry Grey Avenue Traralgon<br>RES2\PS902687      | Rezone to PUZ1 |

|    |      |                |                                                 |                |
|----|------|----------------|-------------------------------------------------|----------------|
| 25 | Land | Traralgon      | Illawarra Rd Traralgon<br>RES4\PS902687         | Rezone to PUZ1 |
| 26 | Land | Traralgon      | Murray Grey Avenue<br>RES1\PS902687             | Rezone to PUZ1 |
| 27 | Land | Traralgon      | Tyers Road Traralgon 3844<br>RES2\PS837796      | Rezone to PUZ1 |
| 28 | Land | Traralgon      | Tyers Road Traralgon 3844<br>RES3\PS837796      | Rezone to PUZ1 |
| 29 | Land | Glengarry      | 152 Railway Avenue,<br>RES1\PS827370            | Rezone to PUZ1 |
| 30 | Land | Boolarra       | Fishers Road Boolarra South 3870,<br>1\TP171871 | Rezone to PUZ1 |
| 31 | Land | Yallourn North | 7A Marshall Street Yallourn North<br>3\LP219181 | Rezone to PUZ1 |
| 32 | Land | Yallourn North | Purvis Road Lot 6\LP118318                      | Rezone to PUZ1 |
| 33 | Land | Tyers          | 36 Main Road Tyers 3844<br>1\TP376590           | Rezone to PUZ1 |

# 1. Churchill

|                |                                       |
|----------------|---------------------------------------|
| <b>SERVICE</b> |                                       |
| Asset          | Land                                  |
| Location       | Cutler Crescent Churchill             |
| Anomaly        | Gippsland Water owned land zoned NRZ4 |
| SPI            | RES1\PS634901                         |
| Action         | Rezone to PUZ1                        |







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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
VOLUME 11307 FOLIO 917 Security no : 124078025178B  
Produced 20/06/2019 04:31 PM

LAND DESCRIPTION  
Reserve 1 on Plan of Subdivision 634901Y.  
PARENT TITLE Volume 10342 Folio 447  
Created by instrument PS634901Y 13/10/2011

REGISTERED PROPRIETOR  
Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
[PS634901Y](#) 13/10/2011

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

DIAGRAM LOCATION  
SEE [PS634901Y](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS  
  
NIL

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

Additional information: (not part of the Register Search Statement)  
  
Street Address: CUTLER CRESCENT CHURCHILL VIC 3842

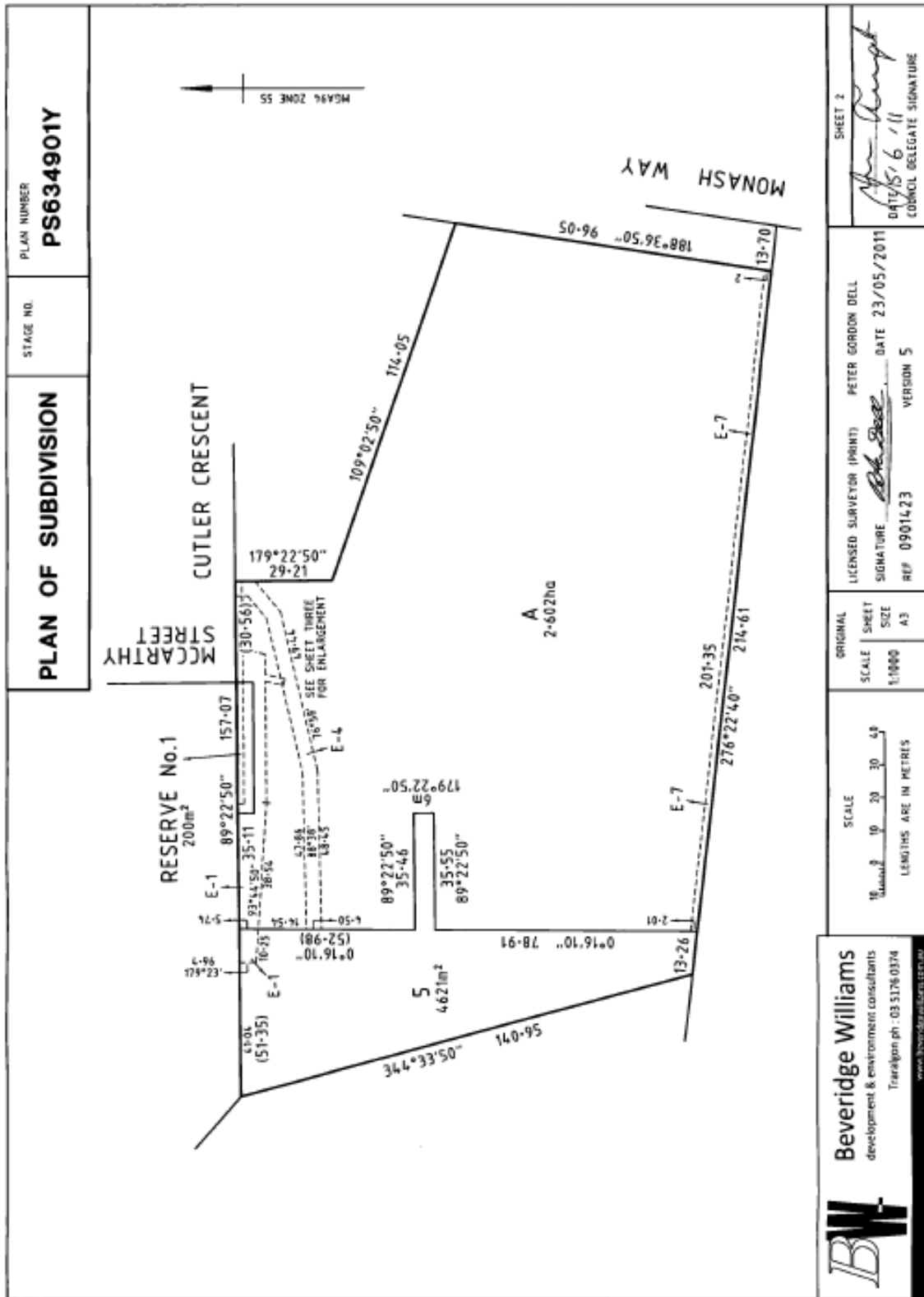
ADMINISTRATIVE NOTICES  
NIL  
  
eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 24/10/2016

DOCUMENT END

Delivered by LANDATA®. Land Use Victoria timestamp 2008/2019 16:33 Page 1 of 3  
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**PS634901Y**

|                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                              |                                | STAGE NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LRS use only<br><b>EDITION 1</b>                            | 06/10/2011 11:19:30 PS<br>                                                                                                                                                                               |
| Location of Land<br>Parish: HAZELWOOD<br>Township: —<br>Section: A<br>Crown Allotment: 35(P1)<br>Crown Portion: —<br><br>Title Reference: VOL.10342 FOL.447<br><br>Last Plan Reference: PS408855R LOT 1<br>Postal Address: 48 CUTLER CRESCENT<br>(at time of subdivision) CHURCHILL 3842<br><br>MGA94 Co-ordinates E.448 900 ZONE: 55<br>lot approx. centre of land in plan N.5 758 300 |                                | Council Certification and Endorsement<br>Council Name: LATROBE CITY COUNCIL Ref:<br>1. This plan is certified under section 6 of the Subdivision Act 1988.<br>2. This plan is certified under section 13(1) of the Subdivision Act 1988.<br>Date of original certification under section 6: / /<br>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.<br>OPEN SPACE<br>(a) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made.<br>(i) The requirement has been satisfied.<br>(ii) The requirement is to be satisfied in Stage: |                                                             |                                                                                                                                                                                                          |
| Vesting of Roads and / or Reserves<br>Identifier Council/Body/Person<br>RESERVE No.1 CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                                                                                                                                                                                         |                                | Council Delegate:<br>Council Seal:<br>Date: 15/6/11<br>Recertified under section 13(1) of the Subdivision Act 1988.<br>Council Delegate:<br>Council Seal:<br>Date: / /                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                | Notations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                | Staging This is not a staged subdivision<br>Planning Permit No. 2010/109                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                | Depth Limitation: DOES NOT APPLY<br><br>LOT NUMBERS 1 TO 4 INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN<br>The land being subdivided is enclosed within thick continuous lines.                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                             |                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                | Survey This plan is based on survey.<br>This survey has been connected to permanent marks no(s). 85, 206 & 207<br>in Proclaimed Survey Area No. —                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                             |                                                                                                                                                                                                          |
| Easement Information                                                                                                                                                                                                                                                                                                                                                                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             | LRS use only                                                                                                                                                                                             |
| Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement<br>A - Appurtenant Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                   |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             | Statement of Compliance/Exemption Statement                                                                                                                                                              |
| Subject Land                                                                                                                                                                                                                                                                                                                                                                            | Purpose                        | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Origin                                                      | Land Benefited/in Favour Of                                                                                                                                                                              |
| E-1, E-3 & E-5                                                                                                                                                                                                                                                                                                                                                                          | POWER LINE                     | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PS408855R - SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993 | ELECTRICITY SERVICES VICTORIA                                                                                                                                                                            |
| E-1, E-3, & E-5                                                                                                                                                                                                                                                                                                                                                                         | POWER LINE                     | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000        | SPIELECTRICITY PTY LTD                                                                                                                                                                                   |
| E-2, E-3, & E-5                                                                                                                                                                                                                                                                                                                                                                         | PIPELINE OR ANCILLARY PURPOSES | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PS408855R - SECTION 136 OF THE WATER ACT 1989               | CENTRAL GIPPSLAND REGION WATER AUTHORITY                                                                                                                                                                 |
| E-4, E-5, & E-6                                                                                                                                                                                                                                                                                                                                                                         | CARRIAGEWAY                    | 4-50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | THIS PLAN                                                   | LOT 5 ON THIS PLAN                                                                                                                                                                                       |
| E-7                                                                                                                                                                                                                                                                                                                                                                                     | DRAINAGE                       | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | THIS PLAN                                                   | LATROBE CITY COUNCIL                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             | Received <input type="checkbox"/><br>Date 06/10/2011<br><br>LRS use only<br>PLAN REGISTERED<br>Time 11:19 am<br>Date 13/10/2011<br>Tarek Mahmoud<br>Assistant Registrar of Titles<br>Sheet 1 of 3 Sheets |
| Beveridge Williams<br>development & environment consultants<br>Traralgon ph: 03 5176 0374<br>www.beveridgewilliams.com.au                                                                                                                                                                                                                                                               |                                | LICENSED SURVEYOR (PRINT) PETER GORDON DELL<br>SIGNATURE:<br>DATE 23/05/2011<br>REF. 0901423 VERSION 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             | <br>DATE 15/6/11<br>COUNCIL DELEGATE SIGNATURE<br>Original sheet size A3                                                                                                                                 |



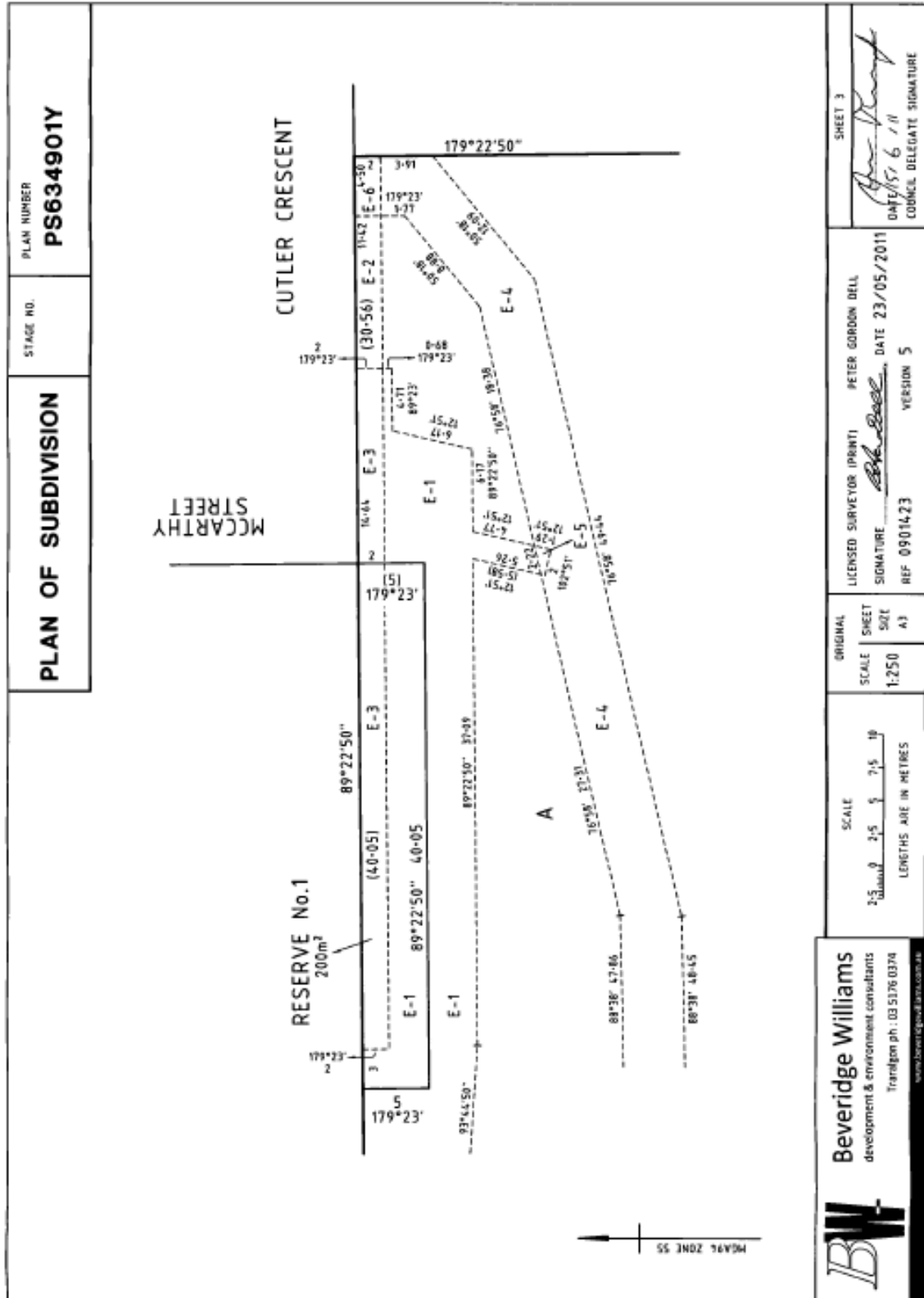
**BW**  
Beveridge Williams  
development & environment consultants  
Traralgon ph : 03 5176 0374  
www.bwgroup.com.au

|                       |          |
|-----------------------|----------|
| SCALE                 | ORIGINAL |
| 1:1000                | SCALE    |
| LENGTHS ARE IN METRES | SHEET    |
|                       | SIZE     |
|                       | A3       |

|                                                       |                 |
|-------------------------------------------------------|-----------------|
| LICENSED SURVEYOR (PRINT)<br><b>PETER GORDON DELL</b> | VERSION 5       |
| SIGNATURE<br><i>Peter Gordon Dell</i>                 | DATE 23/05/2011 |
| REF 0901423                                           |                 |

SHEET 2  
*Peter Gordon Dell*  
DATE 15/6/11  
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA@: Land Use Victoria timestamp 20/08/2019 16:33 Page 3 of 3



# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 08:21 AM

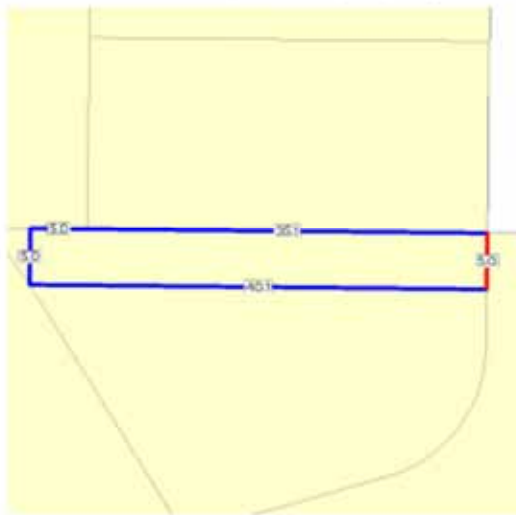
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5634901**  
Address: **CUTLER CRESCENT CHURCHILL 3842**  
Standard Parcel Identifier (SPI): **RES1\PS634901**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **51539**  
Directory Reference: **Vicroads 702 C6**

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

## SITE DIMENSIONS

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



**Area:** 200 sq. m  
**Perimeter:** 90 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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

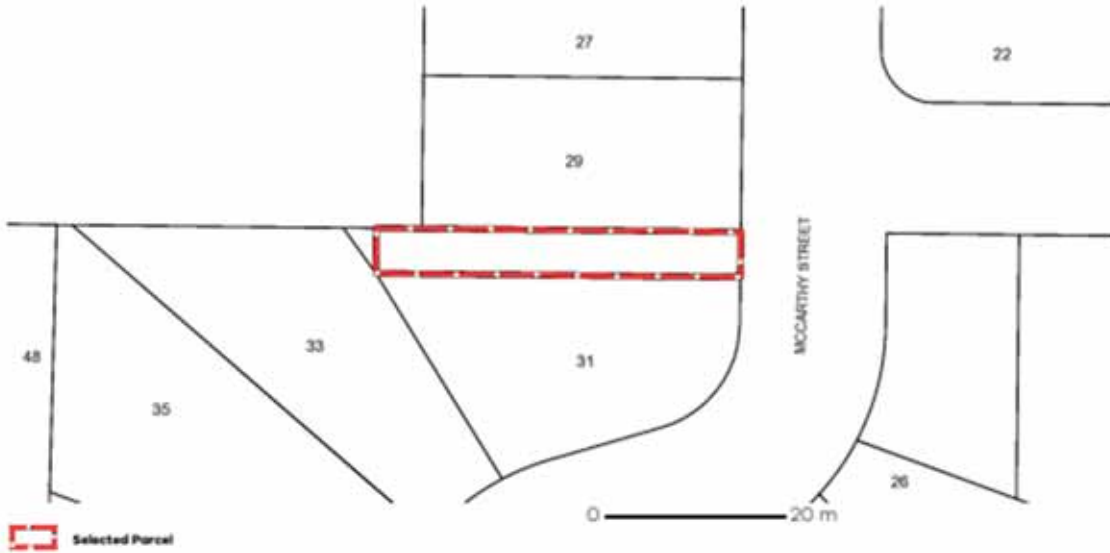
**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

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

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# PROPERTY REPORT

## Area Map





# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 December 2023 12:14 PM

## PROPERTY DETAILS

|                                   |                                                                                   |
|-----------------------------------|-----------------------------------------------------------------------------------|
| Lot and Plan Number:              | <b>Lot RES1 P5634901</b>                                                          |
| Address:                          | <b>CUTLER CRESCENT CHURCHILL 3842</b>                                             |
| Standard Parcel Identifier (SPI): | <b>RES1\PS634901</b>                                                              |
| Local Government Area (Council):  | <b>LATROBE</b> <a href="http://www.latrobe.vic.gov.au">www.latrobe.vic.gov.au</a> |
| Council Property Number:          | <b>51539</b>                                                                      |
| Planning Scheme:                  | <b>Latrobe</b> <a href="#">Planning Scheme - Latrobe</a>                          |
| Directory Reference:              | <b>Vicroads 702 C6</b>                                                            |

## UTILITIES

|                          |                                  |
|--------------------------|----------------------------------|
| Rural Water Corporation: | <b>Southern Rural Water</b>      |
| Urban Water Corporation: | <b>Gippsland Water</b>           |
| Melbourne Water:         | <b>Outside drainage boundary</b> |
| Power Distributor:       | <b>AUSNET</b>                    |

## STATE ELECTORATES

|                       |                         |
|-----------------------|-------------------------|
| Legislative Council:  | <b>EASTERN VICTORIA</b> |
| Legislative Assembly: | <b>MORWELL</b>          |

## OTHER

|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| Registered Aboriginal Party: | <b>Gunaikurnai Land and Waters<br/>Aboriginal Corporation</b> |
|------------------------------|---------------------------------------------------------------|

[View location in VicMap](#)

## 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 Overlays

No planning overlay found.

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## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 27 November 2023.

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

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

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1992 (Vic.)

PLANNING PROPERTY REPORT: LIT 0031 P0034902

Page 2 of 3

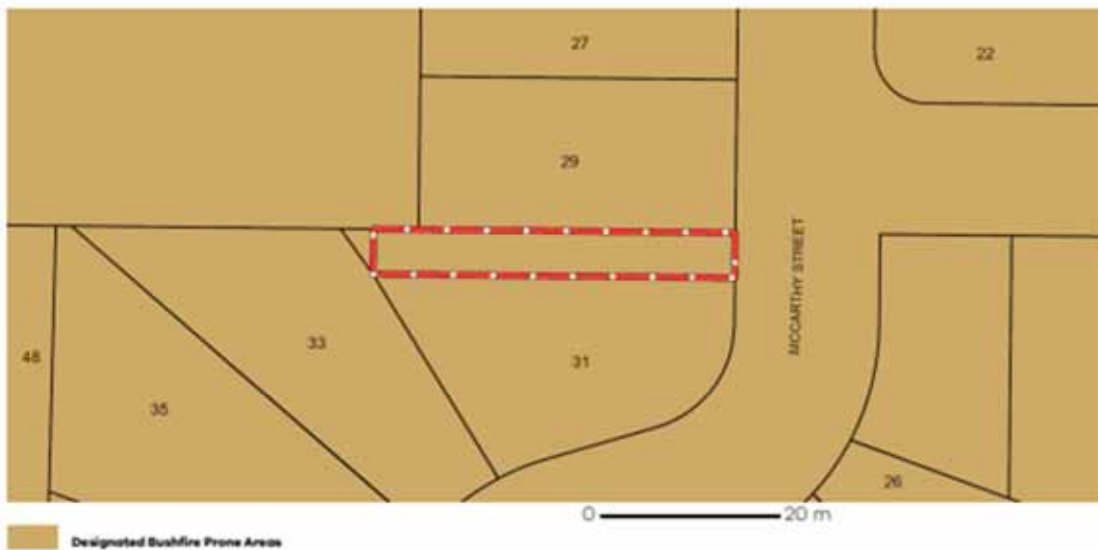
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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

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

## 2. Churchill

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Canterbury Way Churchill              |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES1\LP137912                         |
| Action   | Rezone to PUZ1                        |







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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
VOLUME 09507 FOLIO 823 Security no : 124078418892B  
Produced 17/07/2019 05:48 PM

#### LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 137912.  
PARENT TITLE Volume 08622 Folio 201  
Created by instrument LP137912 13/04/1983

#### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844

[AN247798L](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [LP137912](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: CANTERBURY WAY CHURCHILL VIC 3842

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END

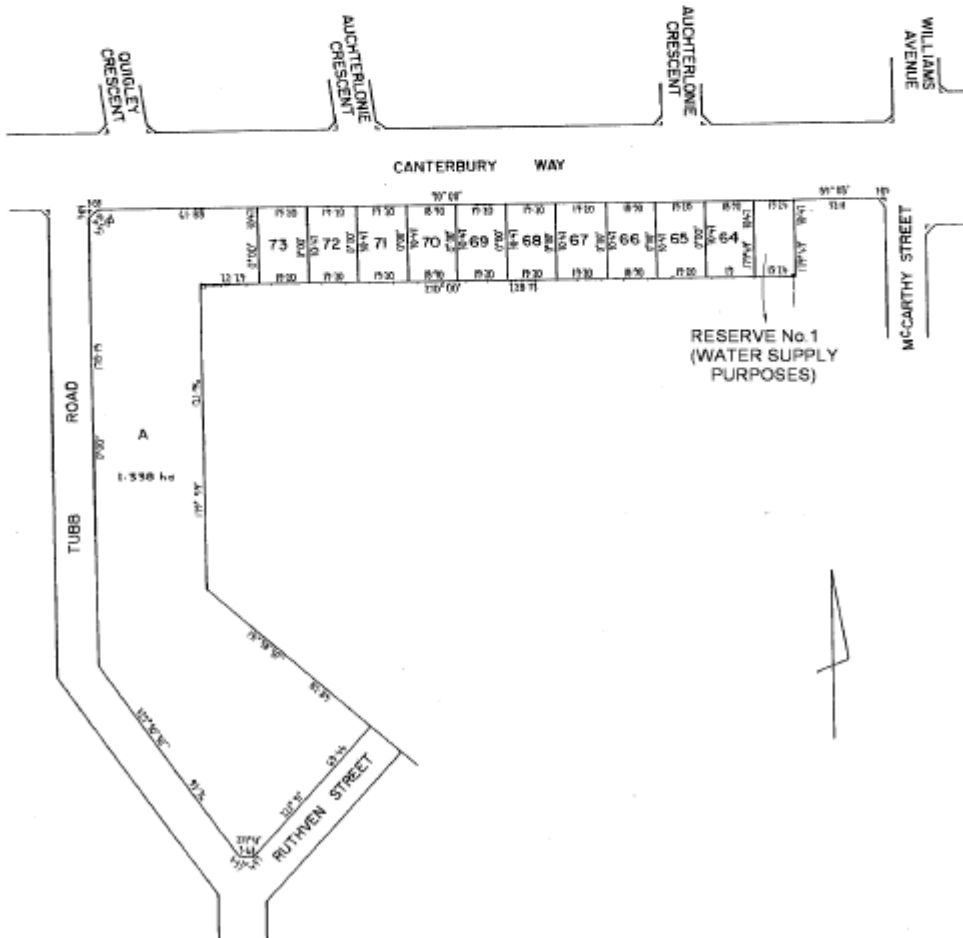
Delivered by LANDATA®. Land Use Victoria timestamp 17/07/2019 17:49 Page 1 of 1  
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**LP137912**  
**EDITION 1**  
 APPROVED 10/2/83

|                                                                                                                                                                         |                       |                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------|
| <p><b>PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 35</b></p> <p>PARISH OF HAZELWOOD<br/>                 COUNTY OF BULN BULN</p> <p>SCALE  LENGTHS ARE IN METRES</p> | <b>APPROPRIATIONS</b> | <b>OTHER NOTES</b>                                                                               |
|                                                                                                                                                                         |                       | Lots 1 to 63 inclusive have been omitted from this plan.<br>Lot A is not subject to this survey. |

Vol. 8622 Fol. 201

CHART No. 7





# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 08:25 AM

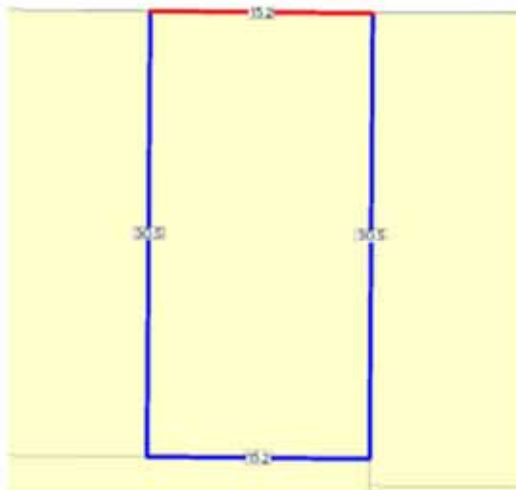
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 LP137912**  
Address: **CANTERBURY WAY CHURCHILL 3842**  
Standard Parcel Identifier (SPI): **RES1\LP137912**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **18162 (Part)**  
Directory Reference: **Vicroads 702 C6**

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

## SITE DIMENSIONS

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



**Area:** 464 sq. m

**Perimeter:** 91 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](#).

## PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI           |
|-------------------------------|---------------|
| Lot 36 LP72657                | 36\LP72657    |
| * Lot RES1 LP137912           | RES1\LP137912 |

## 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**

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PROPERTY REPORT: Lot RES1 LP137912

Page 1 of 2

# PROPERTY REPORT



## 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 parcel 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



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PROPERTY REPORT: LRP/EST/LP/19/0

Page 2 of 2

# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 December 2023 12:18 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 LP137912**  
 Address: **CANTERBURY WAY CHURCHILL 3842**  
 Standard Parcel Identifier (SPI): **RES1\LP137912**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **18162 (Part)**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 702 C6**

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

[Planning Scheme - Latrobe](#)

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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**

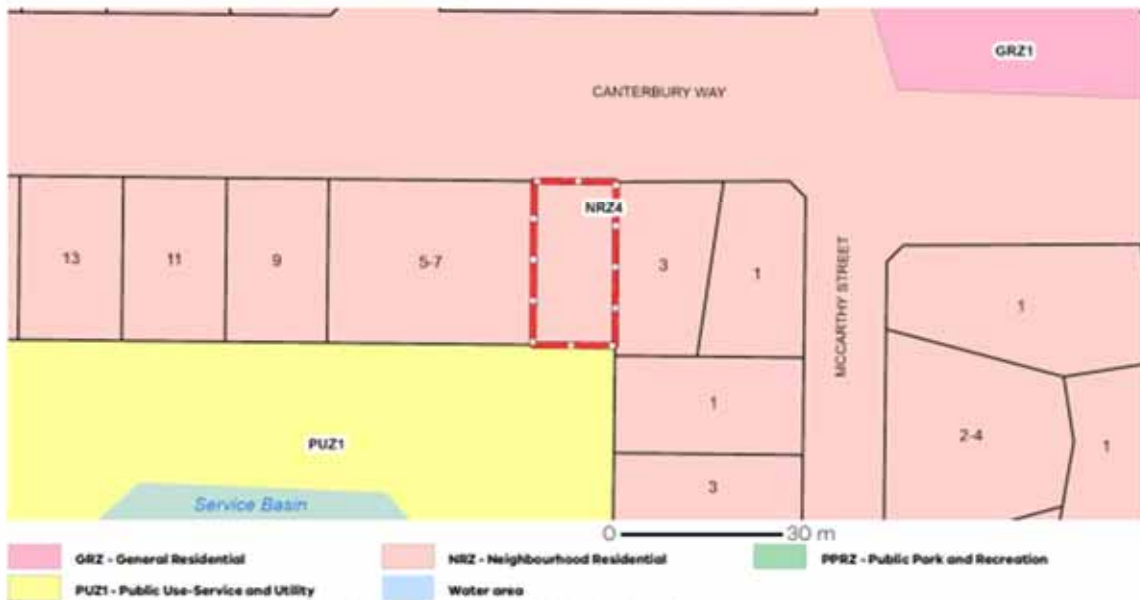
## OTHER

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

[View location in VixPlan](#)

## 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 Overlays

No planning overlay found

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 Read the full disclaimer at <https://www.latrobe.vic.gov.au/disclaimer>  
 Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT



## Further Planning Information

Planning scheme data last updated on 27 November 2023.

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

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

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

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

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

## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

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

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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

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### 3. Churchill

|                |                                       |
|----------------|---------------------------------------|
| <b>SERVICE</b> |                                       |
| Asset          | Land                                  |
| Location       | Canterbury Way, Churchill 3842        |
| Anomaly        | Gippsland Water owned land zoned GRZ1 |
| SPI            | RES1\PS537560                         |
| Action         | Rezone to PUZ1                        |







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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 10965 FOLIO 431 Security no : 124112574721C  
Produced 12/02/2024 02:03 PM

**LAND DESCRIPTION**  
Reserve 1 on Plan of Subdivision 537560Q.  
PARENT TITLE Volume 10322 Folio 996  
Created by instrument PS537560Q 05/09/2006

**REGISTERED PROPRIETOR**  
Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
AN246330V 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**  
SEE PS537560Q FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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


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

Street Address: CANTERBURY WAY CHURCHILL VIC 3842

**ADMINISTRATIVE NOTICES**  
NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END

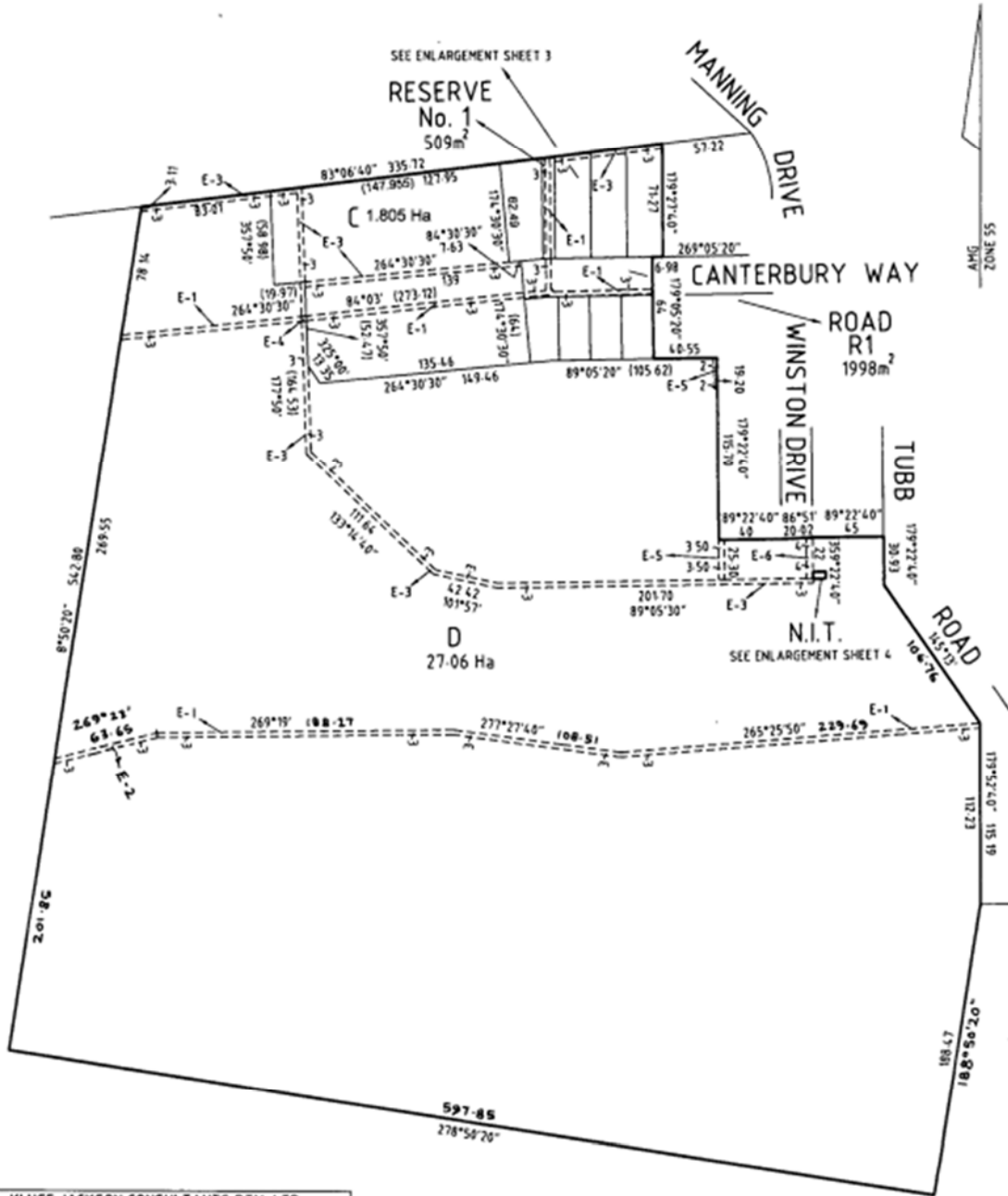
| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                | STAGE No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | EDITION 2                                                      | PLAN NUMBER<br>PS 537560 Q                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION OF LAND</b><br>PARISH: HAZELWOOD<br>TOWNSHIP: —<br>SECTION: A<br>CROWN ALLOTMENT 35 (PART) AND 36 (PART)<br>CROWN PORTION: —<br>TITLE REFERENCE: VOL: 10322 FOL: 994<br>LAST PLAN REFERENCE/S: PS 537559Y (LOT B)<br>POSTAL ADDRESS: CANTERBURY WAY<br>CHURCHILL, VIC 3842<br>AMG Co-ordinates E: 448 200 ZONE: 55<br>(of approx. centre of land in plan). N: 5 758 200 |                                                                                                | <b>COUNCIL CERTIFICATION AND ENDORSEMENT</b><br>COUNCIL NAME: LATROBE CITY COUNCIL REF: 0417<br><del>1 This plan is certified under Section 6 of the Subdivision Act 1988.</del><br><del>2 This plan is certified under Section 11(7) of the Subdivision Act 1988.</del><br><del>Date of original certification under Section 6 / /</del><br><del>3 This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del><br>OPEN SPACE:<br>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has / has not been made.<br><del>(ii) The requirement has been satisfied.</del><br><del>(iii) The requirement is to be satisfied in a stage .....</del><br>Council Delegate<br><del>Council Seal</del><br>Date 28 / 07 / 2006<br>Re-certification under Section 11(7) of the Subdivision Act 1988.<br>Council Delegate<br><del>Council Seal</del><br>Date / / |                                                                |                                                                                                                                                                                                                             |
| <b>VESTING OF ROAD AND / OR RESERVE</b>                                                                                                                                                                                                                                                                                                                                             |                                                                                                | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                |                                                                                                                                                                                                                             |
| IDENTIFIER<br>ROAD R1<br>RESERVE No 1                                                                                                                                                                                                                                                                                                                                               | COUNCIL / BODY / PERSON<br>LATROBE CITY COUNCIL<br>CENTRAL GIPPSLAND REGION<br>WATER AUTHORITY | <b>STAGING</b> This is not a staged subdivision.<br>Planning permit No. 04172                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                |                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                | <b>DEPTH LIMITATION:</b> DOES NOT APPLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                |                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                | LOTS A, B AND 1 - 36 (BOTH INCLUSIVE) HAVE BEEN OMITTED.<br>ONLY LOTS C AND 37 - 44 (BOTH INCLUSIVE) ARE SUBJECT TO SURVEY.<br>THE AREA OF LOT D HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                |                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                | <b>SURVEY</b> THIS PLAN IS BASED ON SURVEY<br>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK Nos. 205 AND 206.<br>IN PROCLAIMED SURVEY AREA No. ___                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                |                                                                                                                                                                                                                             |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                         |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                | <b>LTO USE ONLY</b><br>STATEMENT OF COMPLIANCE /<br>EXEMPTION STATEMENT<br>RECEIVED <input checked="" type="checkbox"/><br>DATE 19 / 9 / 2006                                                                               |
| <b>LEGEND</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                     |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                | <b>LTO USE ONLY</b><br>PLAN REGISTERED<br>TIME 9:25am<br>DATE 5 / 9 / 2006<br><br>Assistant Registrar of Titles<br>SHEET 1 OF 4 SHEETS |
| <b>Easement Reference</b>                                                                                                                                                                                                                                                                                                                                                           | <b>Purpose</b>                                                                                 | <b>Width (Metres)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Origin</b>                                                  | <b>Land Benefited / In favour Of</b>                                                                                                                                                                                        |
| E-1, E-2, E-2.1                                                                                                                                                                                                                                                                                                                                                                     | WATER SUPPLY                                                                                   | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PS 311274C                                                     | LATROBE REGION WATER AUTHORITY                                                                                                                                                                                              |
| E-2                                                                                                                                                                                                                                                                                                                                                                                 | WATER SUPPLY                                                                                   | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PS 402920Q                                                     | LATROBE REGION WATER AUTHORITY                                                                                                                                                                                              |
| E-3, E-4<br>E-5 & E-6                                                                                                                                                                                                                                                                                                                                                               | PIPELINE OR ANCILLARY PURPOSES                                                                 | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | THIS PLAN - SEC 136<br>OF THE WATER ACT 1989                   | CENTRAL GIPPSLAND REGION<br>WATER AUTHORITY                                                                                                                                                                                 |
| E-5                                                                                                                                                                                                                                                                                                                                                                                 | DRAINAGE                                                                                       | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | THIS PLAN                                                      | LOTS ON THIS PLAN AND<br>LATROBE CITY COUNCIL                                                                                                                                                                               |
| E-6                                                                                                                                                                                                                                                                                                                                                                                 | POWERLINES                                                                                     | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PS 537560Q - SEC 88<br>OF THE ELECTRICITY<br>INDUSTRY ACT 2000 | SPI ELECTRICITY PTY. LTD.                                                                                                                                                                                                   |
| <b>KLUGE JACKSON CONSULTANTS PTY. LTD.</b><br>SURVEYORS AND ESTATE PLANNERS<br>45 MACALISTER STREET, SALE, 3850 (03) 514 3877<br>29 BREED STREET, TRARALGON, 3844 (03) 5174 4808<br>119 JOHNSON STREET, MAFFRA, 3800 (03) 517 2126                                                                                                                                                  |                                                                                                | <b>LICENSED SURVEYOR</b> MANS PETER KLUGE<br>SIGNATURE _____ DATE 15/04/05<br>REF T05416-A VERSION 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                | DATE 28 / 07 / 2006<br>COUNCIL DELEGATE SIGNATURE<br>ORIGINAL SHEET SIZE A3                                                                                                                                                 |

PLAN OF SUBDIVISION

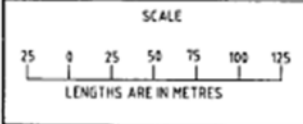
STAGE No.

PLAN NUMBER

PS 537560 Q



KLUGE JACKSON CONSULTANTS PTY. LTD.  
 SURVEYORS AND ESTATE PLANNERS  
 45 MACALISTER STREET, SALE, 3090 (03) 544 3811  
 29 BREED STREET, TRARALGOM, 3644 (03) 574 4888  
 119 JOHNSON STREET, MAFFRA, 3844 (03) 547 2104



ORIGINAL  
 SCALE SHEET SIZE  
 1:2500 A3

LICENSED SURVEYOR HANS PETER KLUGE  
 SIGNATURE \_\_\_\_\_ DATE 15/04/05  
 REF-T05416-A VERSION 7

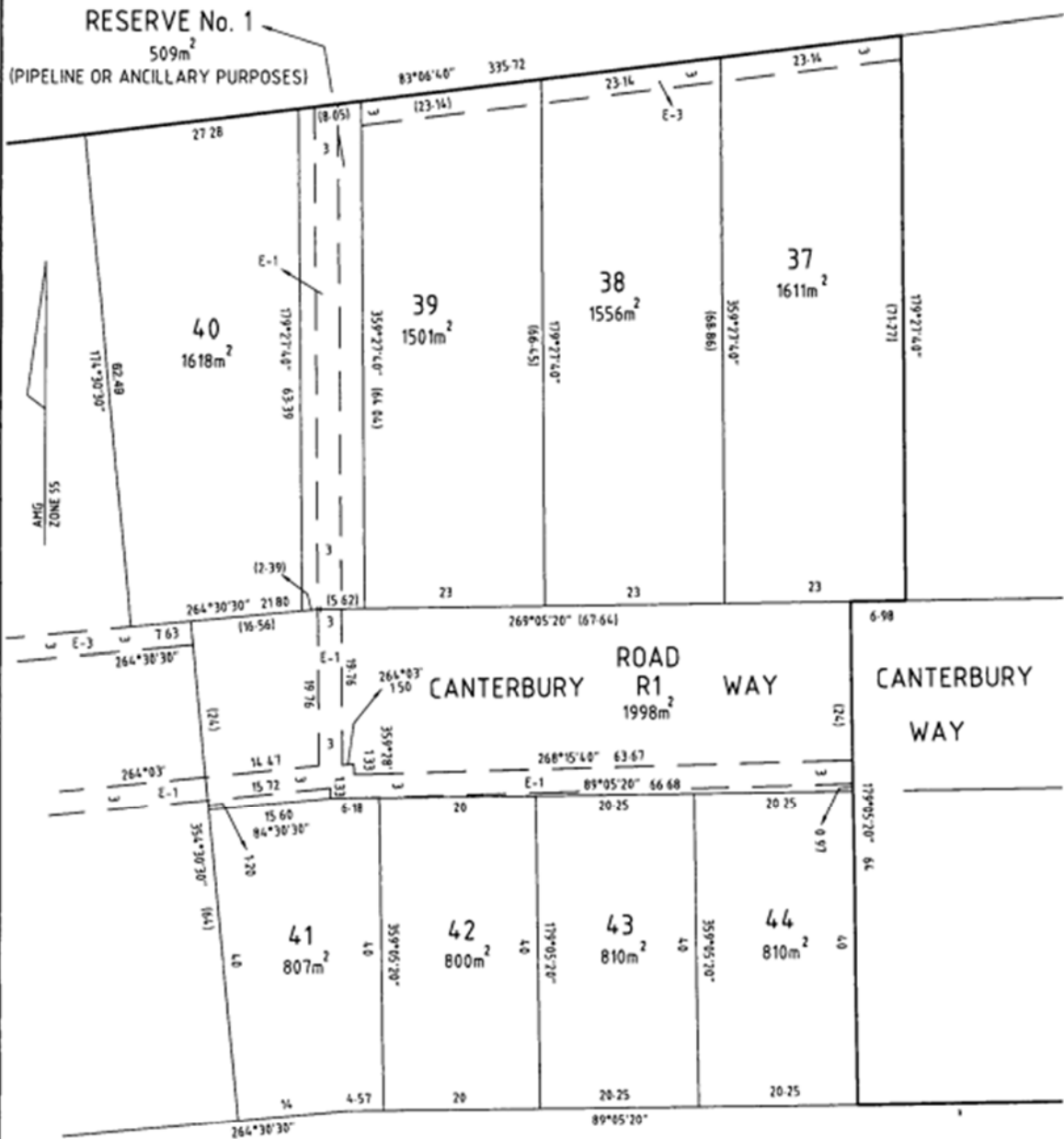
SHEET 2 OF 4 SHEETS  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

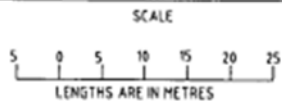
STAGE No

PLAN NUMBER

PS 537560 Q



KLUGE JACKSON CONSULTANTS PTY. LTD.  
SURVEYORS AND ESTATE PLANNERS  
45 MACALISTER STREET, SALEM, 3850 (08) 5144 3077  
29 BIKED STREET, TIRARALONG, 3844 (08) 5174 4000  
119 JOHNSON STREET, MAFFRA, 3868 (08) 5143 2128



ORIGINAL  
SCALE SHEET  
1500 A3

LICENSED SURVEYOR HANS PETER KLUGE  
SIGNATURE ..... DATE 15/04/05  
REF: T05416-A VERSION: 1

SHEET 3 OF 4 SHEETS

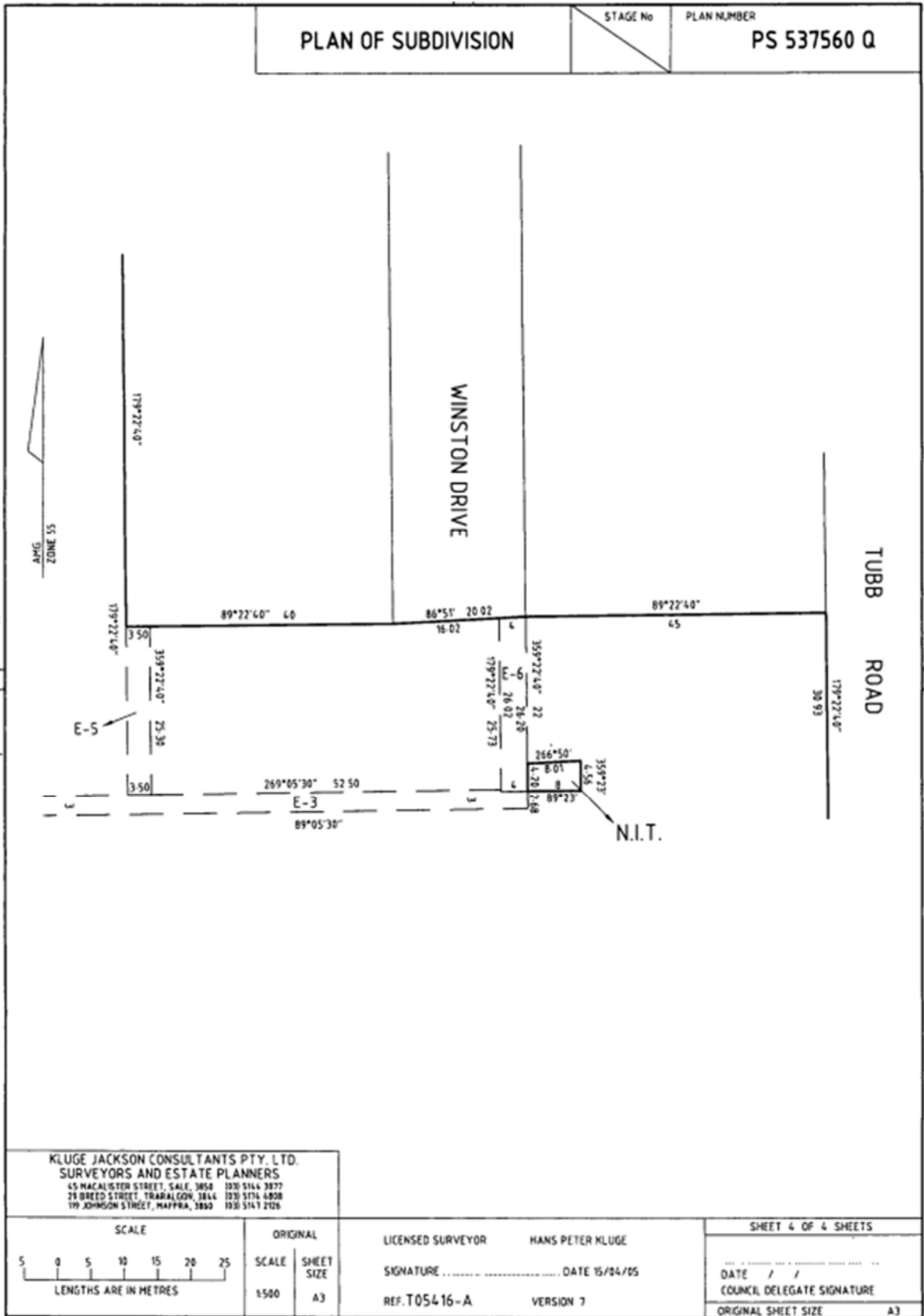
DATE / /  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No

PLAN NUMBER

PS 537560 Q



KLUGE JACKSON CONSULTANTS PTY. LTD.  
 SURVEYORS AND ESTATE PLANNERS  
 45 MACALISTER STREET, SALE, 3854 1031 5144 3877  
 79 BRED STREET, TRARALGON, 3844 1031 5174 4808  
 119 JOHNSON STREET, MAFFRA, 3899 1031 5141 2426



ORIGINAL  
 SCALE SHEET  
 SIZE  
 1:500 A3

LICENSED SURVEYOR HANS PETER KLUGE  
 SIGNATURE ..... DATE 15/04/05  
 REF. T05416-A VERSION 7

SHEET 4 OF 4 SHEETS  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 ORIGINAL SHEET SIZE A3

**MODIFICATION TABLE**  
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**PLAN NUMBER**  
**PS537560Q**

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.

| AFFECTED LAND/PARCEL | LAND/PARCEL IDENTIFIER CREATED | MODIFICATION | DEALING NUMBER | DATE     | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
|----------------------|--------------------------------|--------------|----------------|----------|----------------|-------------------------------|
| LOT C                |                                | PLAN AMENDED | AL851035Q      | 30/04/15 | 2              | HL                            |
|                      |                                |              |                |          |                |                               |
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|                      |                                |              |                |          |                |                               |



## PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 02:06 PM

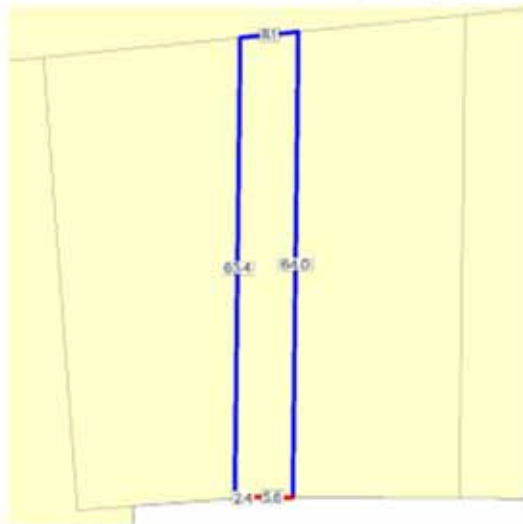
### PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 PS537560**  
Address: **CANTERBURY WAY CHURCHILL 3842**  
Standard Parcel Identifier (SPI): **RES1\PS537560**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **48302**  
Directory Reference: **Vicroads 702 B6**

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

### SITE DIMENSIONS

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



**Area:** 509 sq. m

**Perimeter:** 144 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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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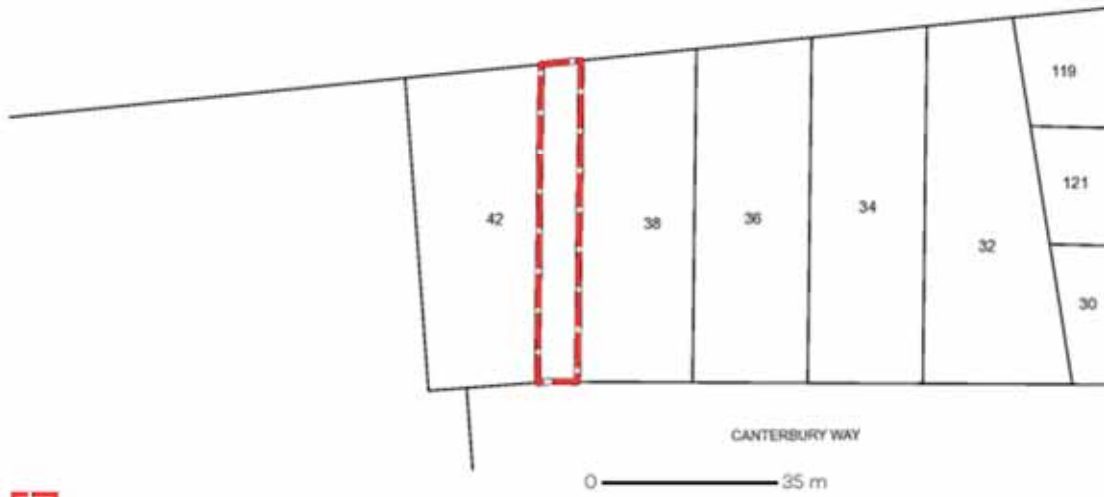
Read the full disclaimer at: <https://www.land.vic.gov.au/disclaimer>

PROPERTY REPORT: Lot RES1 PS537560

Page 1 of 2

# PROPERTY REPORT

## Area Map



 Selected Parcel

# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 11:46 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5537560**  
Address: **CANTERBURY WAY CHURCHILL 3842**  
Standard Parcel Identifier (SPI): **RES1\P5537560**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **48302**  
Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
Directory Reference: **Vicroads 702 B6**

## 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: **Gunaikurnal Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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



## Planning Overlays

No planning overlay found

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PLANNING PROPERTY REPORT: Lot RES1 P5537560

Page 1 of 2

# PLANNING PROPERTY REPORT

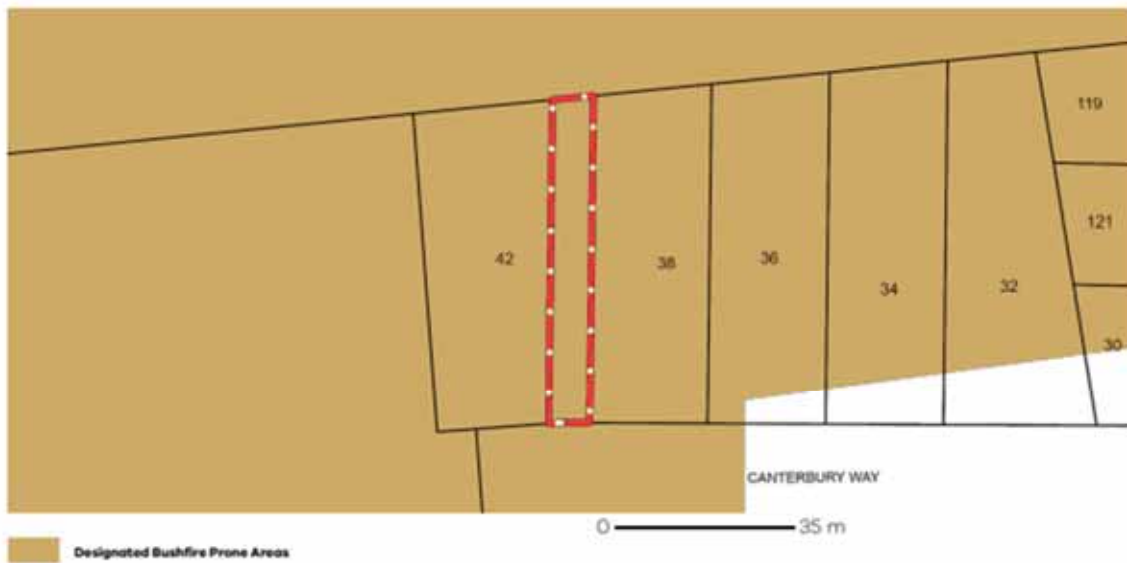


## Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Native Vegetation

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

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

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

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## 4. Churchill

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | Lawless Road Churchill 3842         |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | 1\TP512497                          |
| Action   | Rezone to PUZ1                      |







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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 08833 FOLIO 529

Security no : 124112575547D

Produced 12/02/2024 02:16 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 512497W.

PARENT TITLE Volume 06678 Folio 571

Created by instrument D709711 07/05/1970

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844

AN247798L 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP512497W FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: LAWLESS ROAD CHURCHILL VIC 3842

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END



| TITLE PLAN                                                                                                                                                                                                                                                                                                                                                |                                                     | EDITION 1                                                                                                                                                                          | TP 512497W |                             |  |                                                                                                                                                                             |  |                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------|--|
| <b>Location of Land</b><br>Parish: HAZELWOOD<br>Township:<br>Section: A<br>Crown Allotment: 28(PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 8833 FOL 529<br>Depth Limitation: NIL                                                                                                                                               |                                                     | <b>Notations</b><br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN                                                                                |            |                             |  |                                                                                                                                                                             |  |                       |  |
| <b>Description of Land / Easement Information</b><br>WATER SUPPLY EASEMENT APPURTENANT TO THE WITHIN LAND<br>CREATED BY C/E D725722, C/E E8054 & C/E 505798                                                                                                                                                                                               |                                                     | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 31/05/2000<br>VERIFIED: BH |            |                             |  |                                                                                                                                                                             |  |                       |  |
|                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                       |  |
| <table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 28 (PT)</td> </tr> </table> |                                                     |                                                                                                                                                                                    |            | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = CA 28 (PT) |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                       |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                               |                                                     |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                       |  |
| PARCEL 1 = CA 28 (PT)                                                                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                       |  |
| LENGTHS ARE IN FEET & INCHES                                                                                                                                                                                                                                                                                                                              | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links | Sheet 1 of 1 sheets                                                                                                                                                                |            |                             |  |                                                                                                                                                                             |  |                       |  |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 02:15 PM

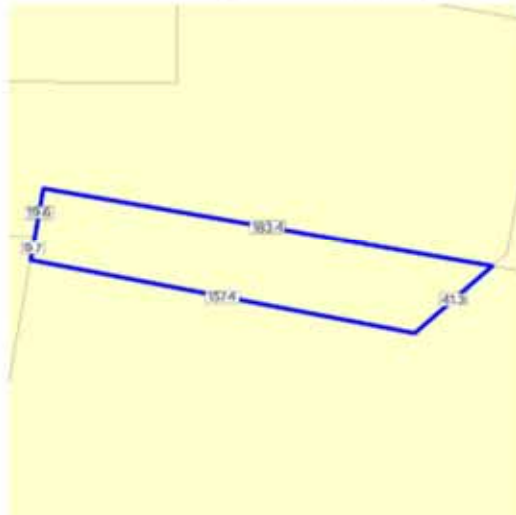
## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP512497**  
Address: **LAWLESS ROAD CHURCHILL 3842**  
Standard Parcel Identifier (SPI): **1\TP512497**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **43856 (Part)**  
Directory Reference: **Vicroads 702 G6**

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

## SITE DIMENSIONS

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



**Area:** 5200 sq m  
**Perimeter:** 411 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 of [Title and Property Certificates](#).

## PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI        |
|-------------------------------|------------|
| Lot 1 PS334972                | 1\PS334972 |
| * Lot 1 TP512497              | 1\TP512497 |

## 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**

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Read the full disclaimer at <https://www.data.vic.gov.au/infocentre>

# PROPERTY REPORT

## 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.

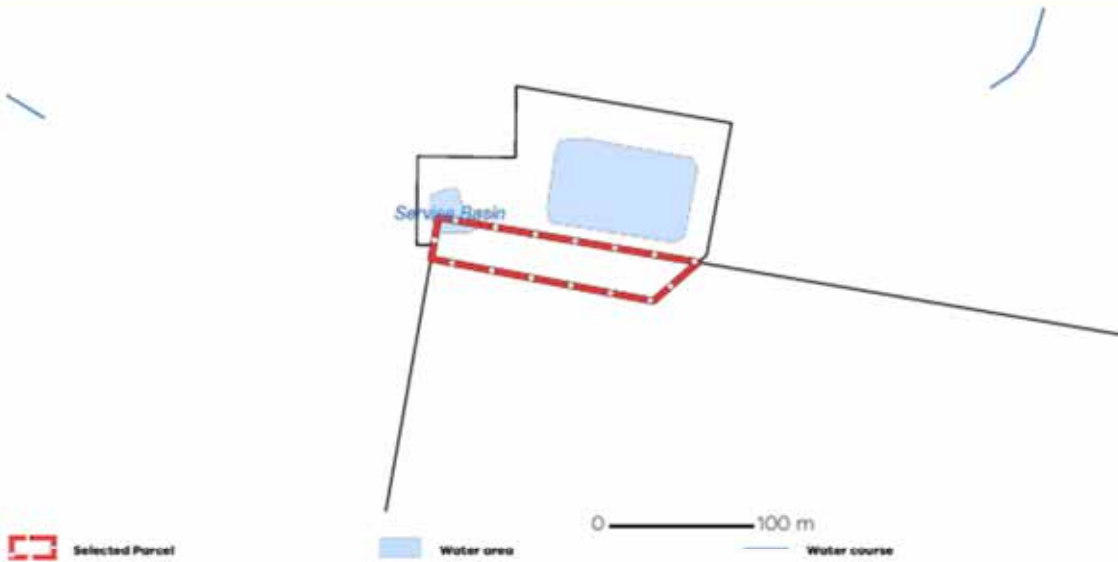
The Planning Property Report for this parcel can be found here - [Planning Property Report](#).

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



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 10:37 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP512497**  
 Address: **LAWLESS ROAD CHURCHILL 3842**  
 Standard Parcel Identifier (SPI): **1\TP512497**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **43856 (Part)**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 702 G6**

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#).

## 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: **Gunaikurnal Land and Waters Aboriginal Corporation**

[View location in Google](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)  
[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)  
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ\)](#)



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

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Read the full disclaimer at <https://www.latrobe.vic.gov.au/latrobe>

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# PLANNING PROPERTY REPORT



## Planning Overlay

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



## Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Notwithstanding this disclaimer, a reader may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (5) of the Sale of Land Act 2002.

# PLANNING PROPERTY REPORT

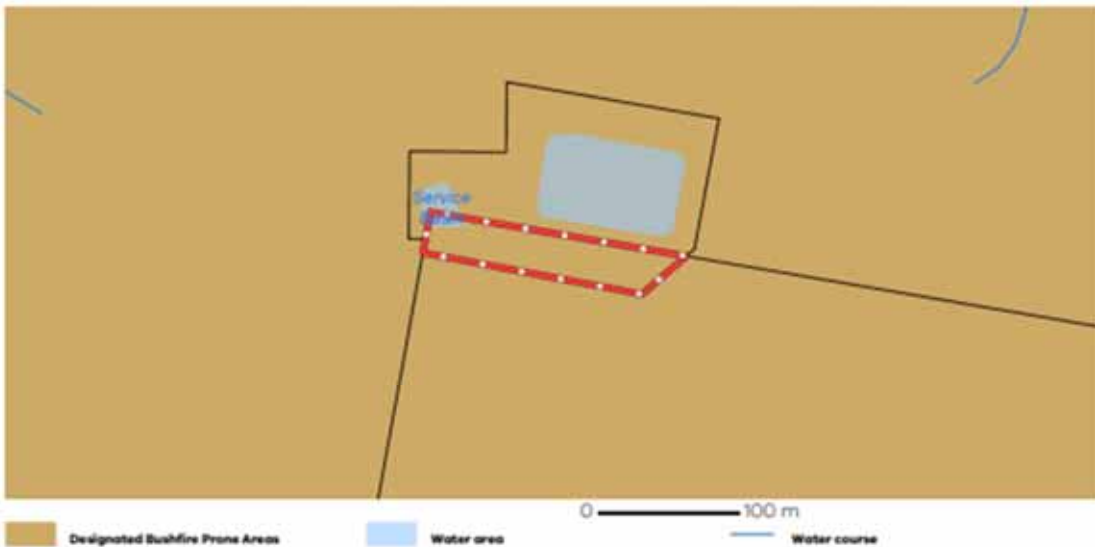


## Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

## Native Vegetation

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

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

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## 5. Hazelwood North

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Porters Road, Hazelwood North         |
| Anomaly  | Gippsland Water owned land zoned IN2Z |
| SPI      | 1\LP91437                             |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 08880 FOLIO 904 Security no : 124078319284W  
 Produced 10/07/2019 03:57 PM

#### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 091437.  
 PARENT TITLE Volume 07951 Folio 095  
 Created by instrument LP091437 08/06/1971

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor  
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844  
[AN2475455](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part [G952396](#) 02/02/1978

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

#### DIAGRAM LOCATION

SEE [TP451795A](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: PORTERS ROAD HAZELWOOD NORTH VIC 3840

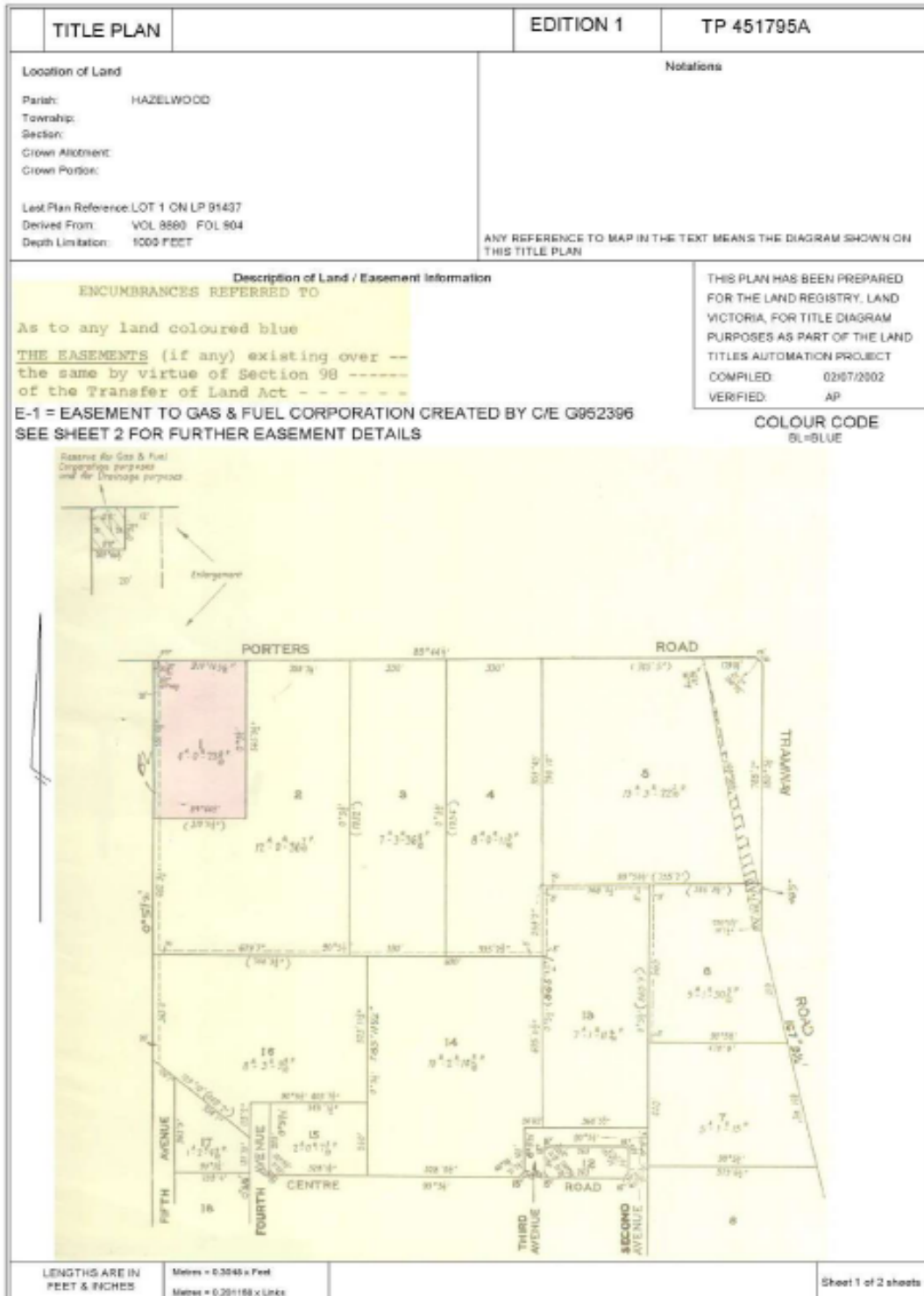
#### ADMINISTRATIVE NOTICES

NIL

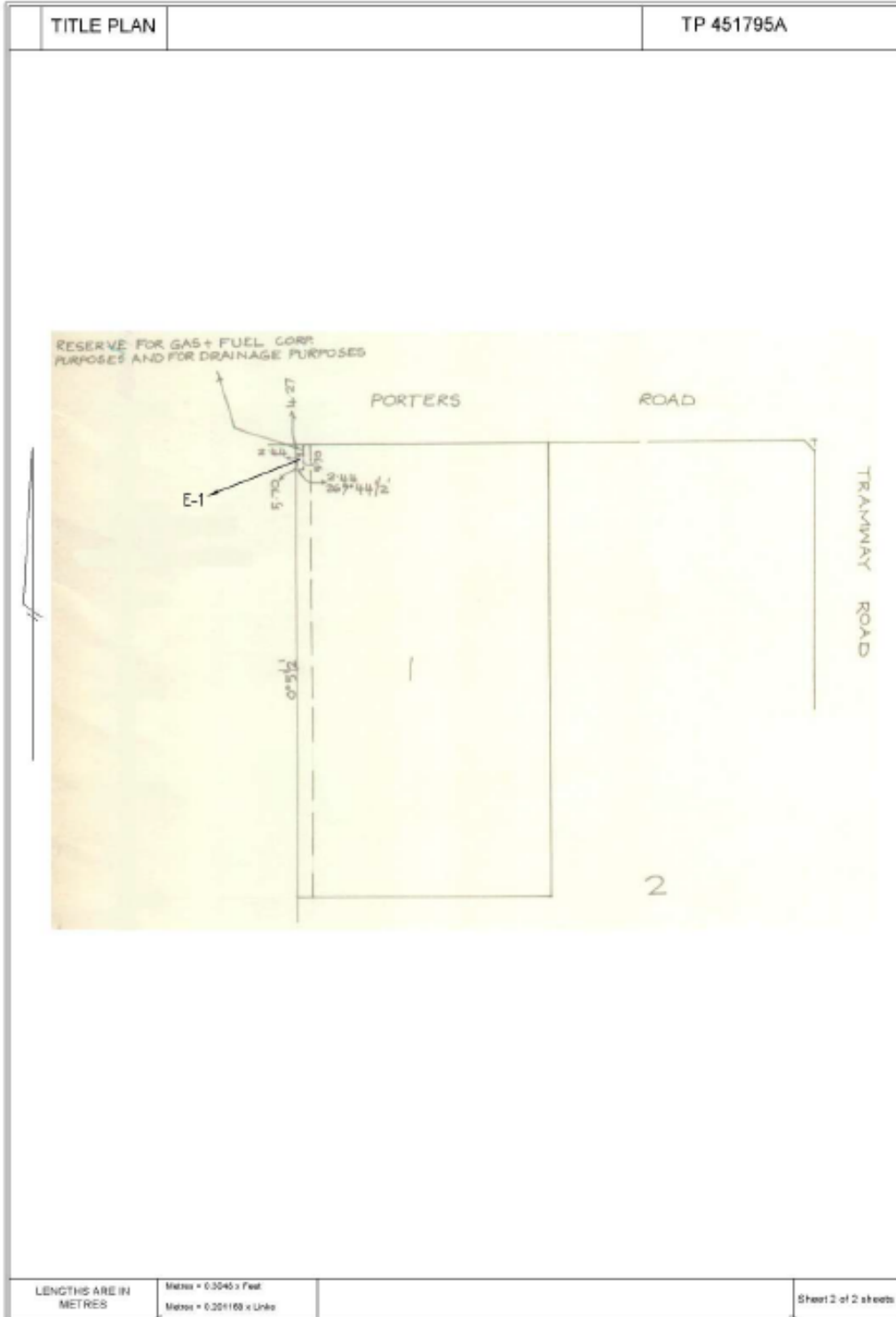
eCT Control1 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 07/11/2016

DOCUMENT END

Delivered by LANDATA@. Land Use Victoria timestamp 10/07/2019 16:00 Page 1 of 2  
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Delivered by LANDATA®. Land Use Victoria timestamp 10/07/2019 16:00 Page 2 of 2



# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 08:30 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP91437**  
Address: **PORTERS ROAD HAZELWOOD NORTH 3840**  
Standard Parcel Identifier (SPI): **1\LP91437**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **21714**  
Directory Reference: **Vicroads 97 H6**

## SITE DIMENSIONS

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



**Area:** 16788 sq m (168 ha)

**Perimeter:** 540 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.

Overlapping dimension label is not being displayed

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 parcel can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

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

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PROPERTY REPORT: LOT 1 LP91437

Page 1 of 2



# PROPERTY REPORT

## Area Map



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# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 December 2023 12:24 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP91437**  
 Address: **PORTERS ROAD HAZELWOOD NORTH 3840**  
 Standard Parcel Identifier (SPI): **1\LP91437**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **21714**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 97 H6**

## 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

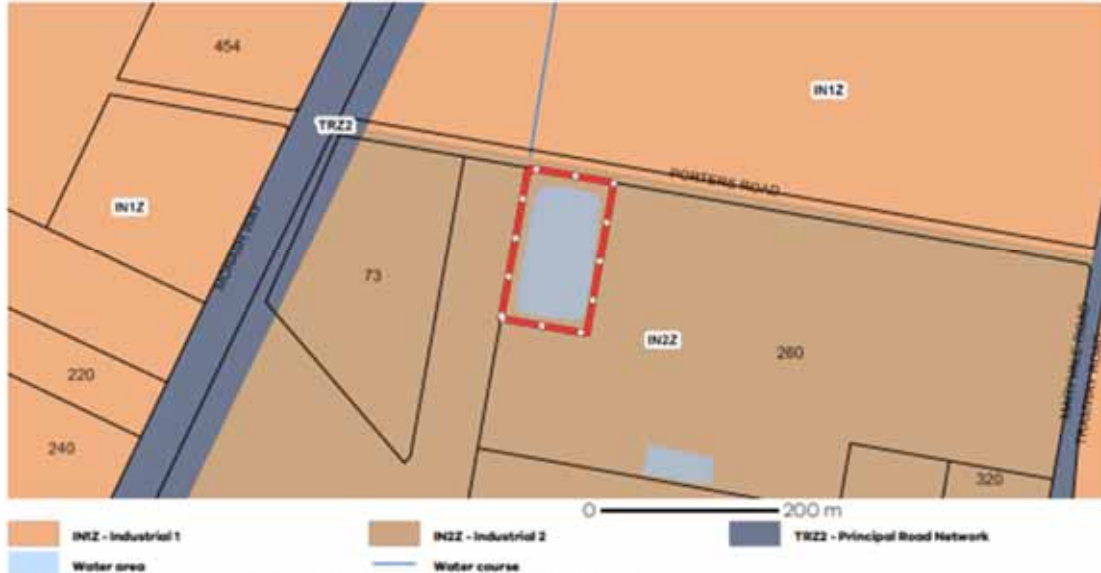
Registered Aboriginal Party: **Gunaikurnal Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[INDUSTRIAL 2 ZONE \(INZ\)](#)

[SCHEDULE TO THE INDUSTRIAL 2 ZONE \(INZ\)](#)



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

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# PLANNING PROPERTY REPORT

## Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

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

# PLANNING PROPERTY REPORT

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

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

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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 27 November 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may apply to the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

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

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

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Read the full disclaimer at <https://www.deloitte.com/au/en/about-us/our-services>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>.

## Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.vic.gov.au/about-us/our-disclaimer>.

Notwithstanding this disclaimer, a reader may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (2) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: L41179437

Page 4 of 4



## 6. Hazelwood North

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | Clarkes Road, Hazelwood North       |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | 1\TP101260                          |
| Action   | Rezone to PUZ1                      |







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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 11087 FOLIO 294 Security no : 124078419035W  
 Produced 17/07/2019 06:01 PM

#### LAND DESCRIPTION

Lot 1 on Title Plan 101260X.  
 PARENT TITLE Volume 09637 Folio 188  
 Created by instrument AG039058B 21/08/2008

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor  
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844  
[AN246330V](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [TP101260X](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: CLARKES ROAD HAZELWOOD NORTH VIC 3840

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 07/11/2016

DOCUMENT END

Delivered by LANDATA® Land Use Victoria timestamp 17/07/2019 18:02 Page 1 of 1  
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| <b>TITLE PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>EDITION 1</b>                                                                                        | <b>TP 101260X</b>                                                                                                                                                                  |                             |  |                                                                                                                                                                             |  |                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------|--|
| <b>Location of Land</b><br>Parish: TRARALGON<br>Township:<br>Section: A<br>Crown Allotment: 84C (PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 9637 FOL 155<br>Depth Limitation: 15.24 m                                                                                                                                                                                                                                                                          | <b>Notations</b><br><br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| <b>Description of Land / Easement Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                         | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 09/08/1999<br>VERIFIED: AA |                             |  |                                                                                                                                                                             |  |                        |  |
| <p><b>WATER SUPPLY PIPELINE EASEMENTS APPURTENANT TO THE WITHIN LAND HAVE BEEN CREATED BY INSTRUMENTS M941669T AND M941670T REGISTERED 16/7/87</b></p>                                                                                                                                                                                                                                                                                                                                     |                                                                                                         |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 1 = CA 84C (PT)</td> </tr> </table> |                                                                                                         |                                                                                                                                                                                    | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = CA 84C (PT) |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                         |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                                                                                                                                                                |                                                                                                         |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| PARCEL 1 = CA 84C (PT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                         |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| LENGTHS ARE IN METRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links                                                     | Sheet 1 of 1 sheets                                                                                                                                                                |                             |  |                                                                                                                                                                             |  |                        |  |

# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 08:31 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP101260**  
Address: **CLARKES ROAD HAZELWOOD NORTH 3840**  
Standard Parcel Identifier (SPI): **1\TP101260**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **49142**  
Directory Reference: **Vicroads 98 A6**

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

## SITE DIMENSIONS

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



**Area:** 48927 sq. m (4.90 ha)

**Perimeter:** 883 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 parcel 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>

# PROPERTY REPORT

## Area Map



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PROPERTY REPORT: Lot 1 TP0080

Page 2 of 2

# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 04 December 2023 09:23 AM

## PROPERTY DETAILS

|                                   |                                                                                   |
|-----------------------------------|-----------------------------------------------------------------------------------|
| Lot and Plan Number:              | <b>Lot 1 TP101260</b>                                                             |
| Address:                          | <b>CLARKES ROAD HAZELWOOD NORTH 3840</b>                                          |
| Standard Parcel Identifier (SPI): | <b>1\TP101260</b>                                                                 |
| Local Government Area (Council):  | <b>LATROBE</b> <a href="http://www.latrobe.vic.gov.au">www.latrobe.vic.gov.au</a> |
| Council Property Number:          | <b>49142</b>                                                                      |
| Planning Scheme:                  | <b>Latrobe</b> <a href="#">Planning Scheme - Latrobe</a>                          |
| Directory Reference:              | <b>Vicroads 98 A6</b>                                                             |

## UTILITIES

|                          |                                  |
|--------------------------|----------------------------------|
| Rural Water Corporation: | <b>Southern Rural Water</b>      |
| Urban Water Corporation: | <b>Gippsland Water</b>           |
| Melbourne Water:         | <b>Outside drainage boundary</b> |
| Power Distributor:       | <b>AUSNET</b>                    |

## STATE ELECTORATES

|                       |                         |
|-----------------------|-------------------------|
| Legislative Council:  | <b>EASTERN VICTORIA</b> |
| Legislative Assembly: | <b>MORWELL</b>          |

## OTHER

|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| Registered Aboriginal Party: | <b>Gunaikurnai Land and Waters<br/>Aboriginal Corporation</b> |
|------------------------------|---------------------------------------------------------------|

[View location in ViaPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1\(FZ\)](#)



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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 22C (3) of the Sale of Land Act (2002).

PLANNING PROPERTY REPORT Lot 1 TP101260

Page 1 of 4



Planning Overlays

BUSH-FIRE MANAGEMENT OVERLAY (BMO)



**BMO - Bushfire Management Overlay**      **Water area**      **Water course**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

STATE RESOURCE OVERLAY (SRO)

STATE RESOURCE OVERLAY (SCHEDULE 1)



**SRO - State Resource Overlay**      **Water area**      **Water course**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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 Read the full disclaimer at <http://www.victoria.gov.au/land-environment>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 22C (3) of the State of Land 1962 (Vic).

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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



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 27 November 2023.

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

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

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic)

## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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://mapsharper.vic.gov.au/vicplan/> or at the relevant local council.

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>.

### Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/infocentre>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land Act 1962 (Vic).

## 7. Hazelwood

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | Brodribb Road Hazelwood 3840        |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | 2\TP644870                          |
| Action   | Rezone to PUZ1                      |







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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 09739 FOLIO 365

Security no : 124112576128W

Produced 12/02/2024 02:24 PM

**LAND DESCRIPTION**

Lots 1 and 2 on Title Plan 644870N.  
PARENT TITLE Volume 08559 Folio 760  
Created by instrument M299053V 30/05/1986

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844

AN247798L 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP644870N FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

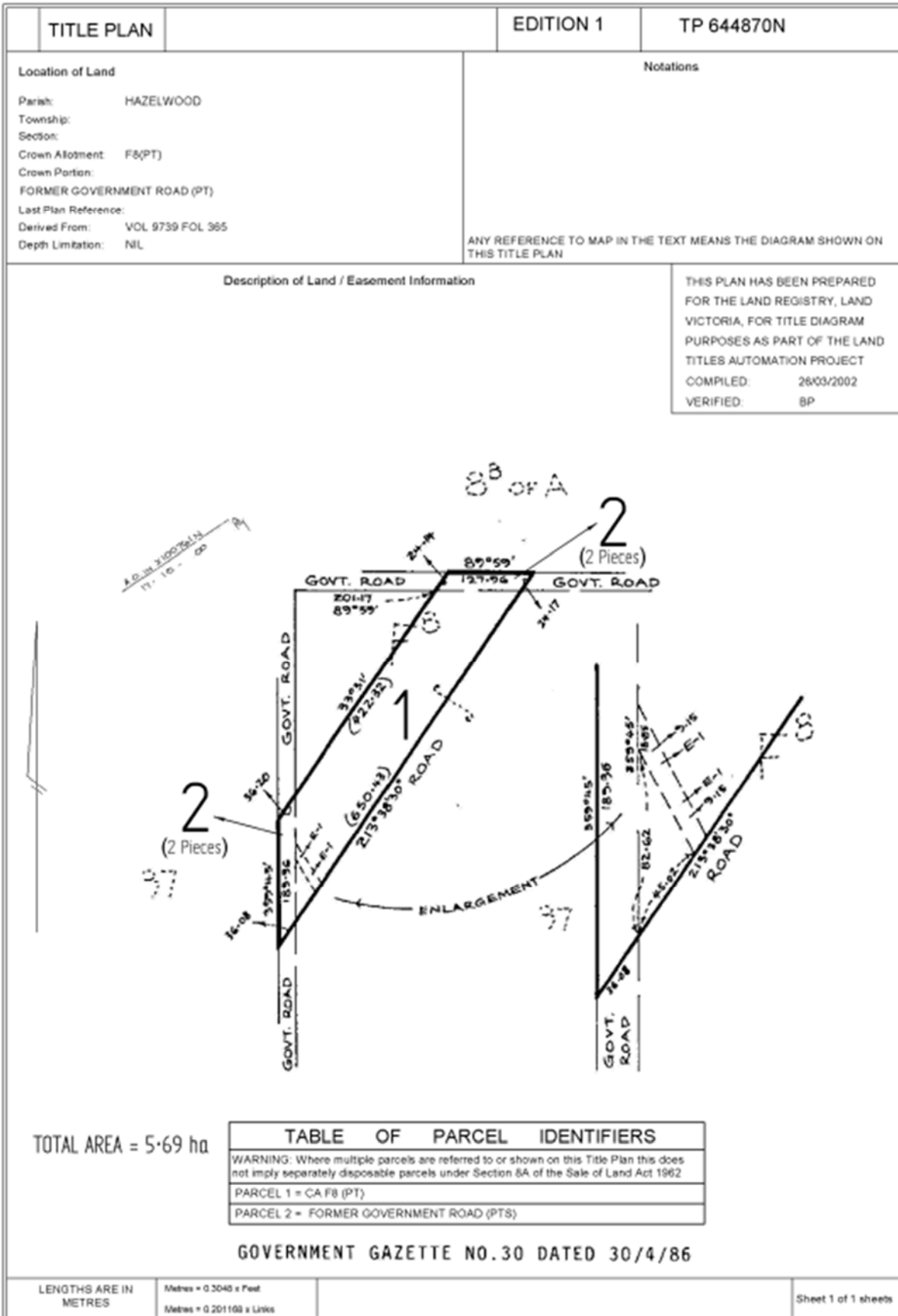
**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END





# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 02:26 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 2 TP644870**  
Address: **261 YINNAR ROAD HAZELWOOD 3840**  
Standard Parcel Identifier (SPI): **2\TP644870**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **22297 (Part)**  
Directory Reference: **Vicroads 97 G6**

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

**Note:** There are 2 properties identified for this site.  
These can include units (or car spaces), shops, or part or whole floors of a building.  
Dimensions for these individual properties are generally not available.

## SITE DIMENSIONS

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



**Area:** 624 sq m  
**Perimeter:** 750 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.

Overlapping dimension label is not being displayed

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 or [Title and Property Certificates](#)

## PARCEL DETAILS

This is 1 parcel of 8 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI        |  | Lot/Plan or Crown Description | SPI       |
|-------------------------------|------------|--|-------------------------------|-----------|
| Lot 1 TP644870                | 1\TP644870 |  | PARISH OF HAZELWOOD           |           |
| * Lot 2 TP644870              | 2\TP644870 |  | Allot. K4                     | K4\PP2749 |
| PARISH OF HAZELWOOD           |            |  | Allot. K6                     | K6\PP2749 |
| Allot. K3                     | K3\PP2749  |  | Allot. K7                     | K7\PP2749 |
| Allot. K3                     | K3\PP2749  |  | Allot. K8                     | K8\PP2749 |

## 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**

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PROPERTY REPORT: Lot 2 TP644870

Page 1 of 2

# PROPERTY REPORT



## 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 parcel 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



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Planning Overlays

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FOS)



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

STATE RESOURCE OVERLAY (SRO)

STATE RESOURCE OVERLAY I SCHEDULE (SRO1)



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

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# PLANNING PROPERTY REPORT

## Planning Overlays

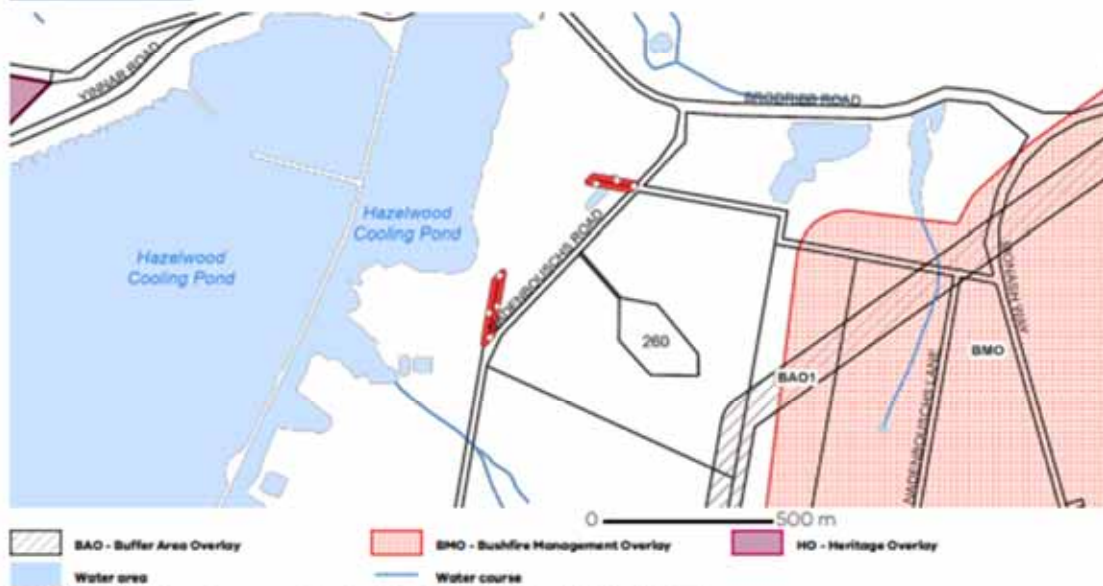
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUFFER AREA OVERLAY \(BAO\)](#)

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

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



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 7 December 2023.

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>

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

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

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

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## 8. Hazelwood

| SERVICE  |                                            |
|----------|--------------------------------------------|
| Asset    | Land                                       |
| Location | Brodribb Road, Hazelwood 3840              |
| Anomaly  | Gippsland Water owned land zoned FZ (part) |
| SPI      | Part 1\TP644870                            |
| Action   | Rezone to PUZ1                             |







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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 09739 FOLIO 365 Security no : 124112577139X  
Produced 12/02/2024 02:39 PM

**LAND DESCRIPTION**

Lots 1 and 2 on Title Plan 644870N.  
PARENT TITLE Volume 08559 Folio 760  
Created by instrument M299053V 30/05/1986

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
AN247798L 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP644870N FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

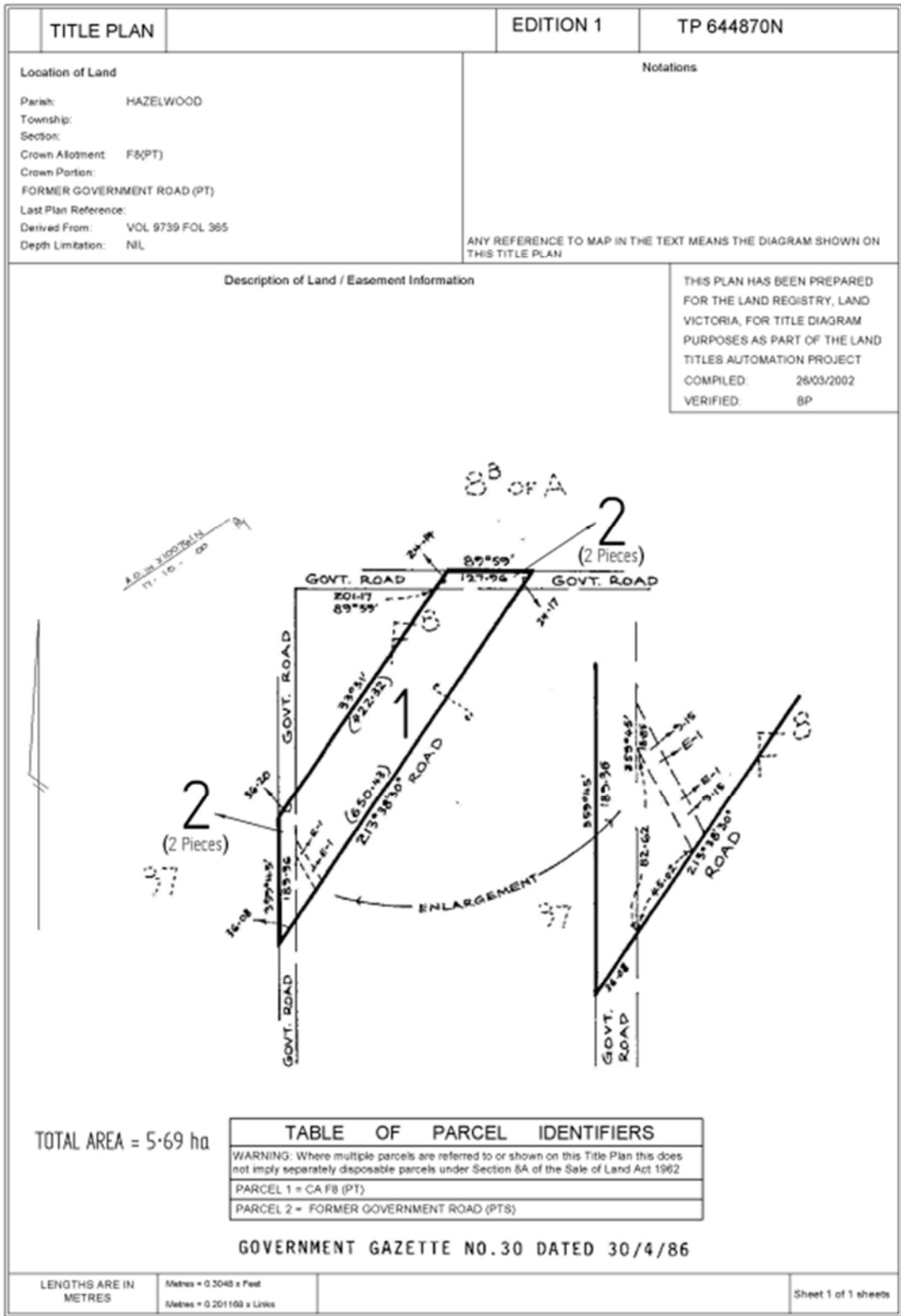
Additional information: (not part of the Register Search Statement)

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END





# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 02:36 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP644870**  
Address: **261 YINNAR ROAD HAZELWOOD 3840**  
Standard Parcel Identifier (SPI): **1\TP644870**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **22297 (Part)**  
Directory Reference: **Vicroads 97 G6**

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

**Note:** There are 2 properties identified for this site. These can include units (or car spaces), shops, or part or whole floors of a building. Dimensions for these individual properties are generally not available.

## SITE DIMENSIONS

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



**Area:** 50700 sq m (5.07 ha)

**Perimeter:** 1274 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 of [Title and Property Certificates](#).

## PARCEL DETAILS

This is 1 parcel of 8 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI        | Lot/Plan or Crown Description | SPI       |
|-------------------------------|------------|-------------------------------|-----------|
| * Lot 1 TP644870              | 1\TP644870 | PARISH OF HAZELWOOD           |           |
| Lot 2 TP644870                | 2\TP644870 | Allot K4                      | K4\PP2749 |
| PARISH OF HAZELWOOD           |            | Allot K6                      | K6\PP2749 |
| Allot K1                      | K1\PP2749  | Allot K7                      | K7\PP2749 |
| Allot K3                      | K3\PP2749  | Allot K8                      | K8\PP2749 |

## 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**

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PROPERTY REPORT: Lot 1 TP644870

Page 1 of 2

## PROPERTY REPORT



### 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 parcel 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



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 11:49 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP644870**  
 Address: **261 YINNAR ROAD HAZELWOOD 3840**  
 Standard Parcel Identifier (SPI): **1\TP644870**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **22297 (Part)**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 97 G6**

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

[Planning Scheme - Latrobe](#)

This parcel is one of 8 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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: **Gunaikurnal Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)  
[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)  
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ\)](#)



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

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# PLANNING PROPERTY REPORT

## Planning Overlays

### FLOODWAY OVERLAY (FO)

### FLOODWAY OVERLAY SCHEDULE (FOS)



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

### STATE RESOURCE OVERLAY (SRO)

### STATE RESOURCE OVERLAY SCHEDULE (SROS)



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

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View the full disclaimer at <https://www.elpa.vic.gov.au/about/elpa/>

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## PLANNING PROPERTY REPORT

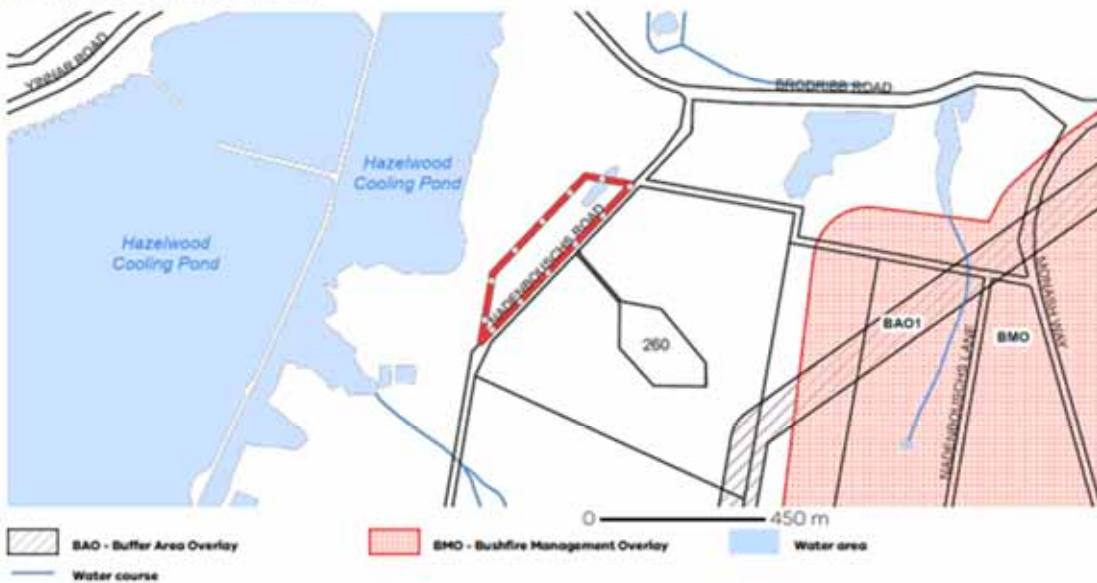
### Planning Overlays

#### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUFFER AREA OVERLAY \(BAO\)](#)

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



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

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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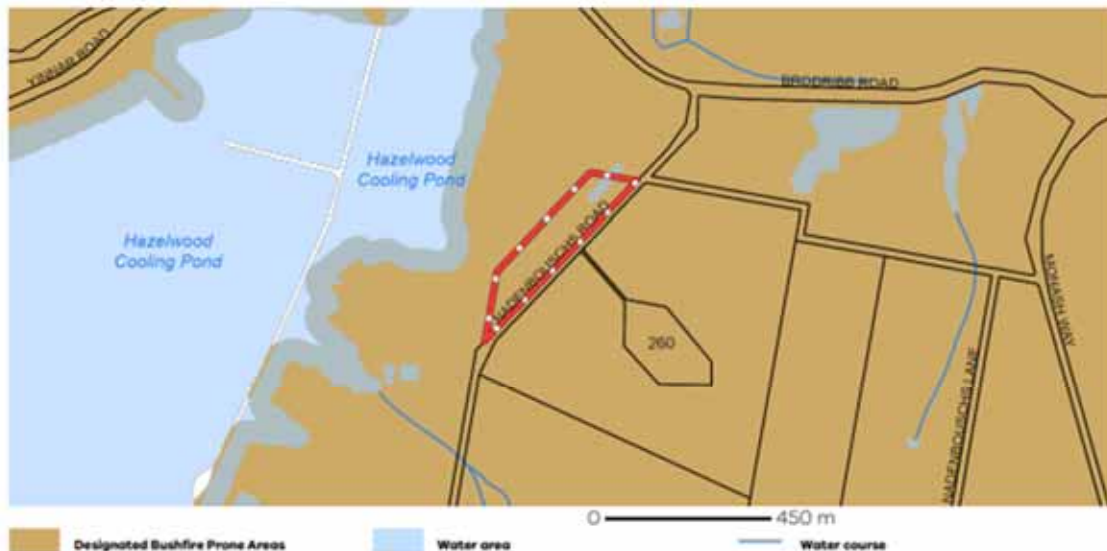
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>.

### Native Vegetation

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

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

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

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## 9. Maryvale

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Tanjil East Road, Maryvale            |
| Anomaly  | Gippsland Water owned land zoned SUZ1 |
| SPI      | 1\LP65892                             |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 08619 FOLIO 748 Security no : 124078390642J  
 Produced 16/07/2019 12:46 PM

#### LAND DESCRIPTION

Lots 1 and 2 on Plan of Subdivision 065892.  
 PARENT TITLE Volume 06622 Folio 219  
 Created by instrument C252956 01/07/1965

#### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844

[AN2475455](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [LP065892](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 07/11/2016

DOCUMENT END

|                      |                           |  |                                                                                                                                                |                       |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <a href="#">Home</a> | Account:<br><b>323237</b> |  | Authority Fee(GST exclusive): <b>\$8.68</b><br>Service Fee(GST exclusive): <b>\$0.00</b><br>GST Payable: <b>\$0.00</b><br>Total: <b>\$8.68</b> | 16/07/2019<br>12:46PM |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

Your reference: 8310  
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Delivered by LANDATA®: Land Use Victoria timestamp 16/07/2019 12:49 Page 1 of 2  
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PLAN OF SUBDIVISION OF  
 C.A. 99  
**PARISH OF MARYVALE**

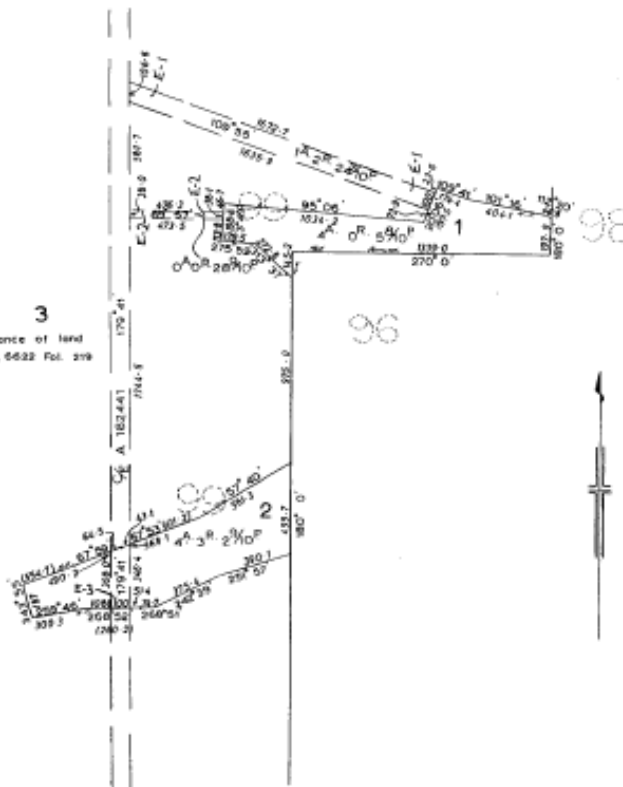
**LP65892**  
 EDITION 1  
 APPROVED 24/3/65

SCALE CHAINS TO INCH

THE LAND COLOURED BLUE IS TO BE SET ASIDE AS A PIPE LINE EASEMENT  
 " " " PURPLE " " " " " " " SCOUR EASEMENT  
 " " " YELLOW IS PART OF  $\frac{9}{16}$  A. 162441

COLOUR CONVERSION  
 E-1=BLUE  
 E-2=PURPLE  
 E-3=YELLOW

**3**  
 Being balance of land  
 in  $\frac{1}{4}$  of Vol. 5622 Fol. 218



FOR APPROPRIATIONS, ETC,  
 SEE BACK HEREOF

Delivered by LANDATA®. Land Use Victoria timestamp 16/07/2019 12:49 Page 2 of 2

CERTIFICATE OF TITLE V. 6622 F. 219  
LODGED BY BRUCE, WATT & CO  
DEALING No. \_\_\_\_\_ DATE 27-8-64  
DECLARED BY J. A. GANNON 6-5-64  
CONSENT OF COUNCIL SHIRE OF ANDREWELL  
\_\_\_\_\_ 17-6-64

APPROVED  
~~PLAN MAY BE LODGED~~ DATE 24-3-65 TIME 12:40  
LOT 3 IS FURTHER  
ENCUMBERED SEE  
VOL. 6622 POL. 219

LP 65.892.....  
BACK OF SHEET .../.....



# PROPERTY REPORT



From www.land.vic.gov.au at 19 January 2024 08:33 AM

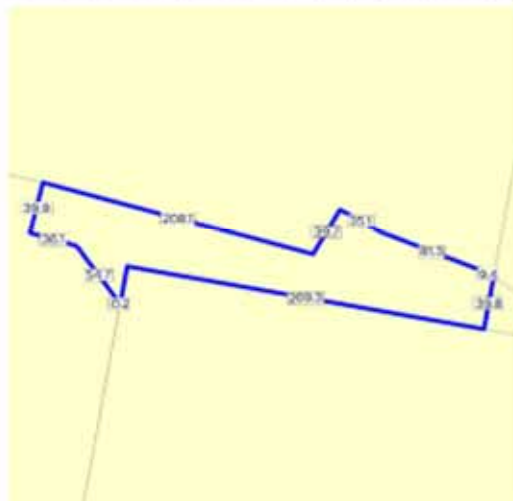
## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP65892**  
 Address: **TANJIL EAST ROAD MARYVALE 3840**  
 Standard Parcel Identifier (SPI): **1\LP65892**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **13445 (Part)**  
 Directory Reference: **Vicroads 97 H4**

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

## SITE DIMENSIONS

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



**Area:** 16349 sq. m (0.63 ha)

**Perimeter:** 843 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.

1 overlapping dimension label is not being displayed

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](#)

## PARCEL DETAILS

This is 1 parcel of 4 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI       |
|-------------------------------|-----------|
| Lot 1 LP65336                 | 1\LP65336 |
| Lot 1 LP65380                 | 1\LP65380 |
| * Lot 1 LP65892               | 1\LP65892 |
| Lot 2 LP65892                 | 2\LP65892 |

## 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**

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## PROPERTY REPORT



### 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 parcel 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



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 December 2023 12:33 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP65892**  
Address: **TANJIL EAST ROAD MARYVALE 3840**  
Standard Parcel Identifier (SPI): **1\LP65892**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **13445 (Part)**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 97 H4**

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

[Planning Scheme - Latrobe](#)

This parcel is one of 4 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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: **Gunaikurnal Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)

[SPECIAL USE ZONE - SCHEDULE 1 \(SUZ1\)](#)



**SUZ - Special Use**

**Water course**

0 200 m

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

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PLANNING PROPERTY REPORT: Lot 1 LP65892

Page 1 of 6

# PLANNING PROPERTY REPORT

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay      Water course

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

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



ESO - Environmental Significance Overlay      Water course

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

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## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### DESIGN AND DEVELOPMENT OVERLAY (DDO)



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



## PLANNING PROPERTY REPORT

### Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.dpy.nms.nst.vic.gov.au/question1.aspx>.

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



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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 52C(3) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT: L121 LN2582

Page 4 of 6

## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 27 November 2023.

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>

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that best is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT: Lit 1 LP02890

Page 5 of 6

## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/Disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic).

## 10. Maryvale

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Tanjil East Road, Maryvale            |
| Anomaly  | Gippsland Water owned land zoned SUZ1 |
| SPI      | 2\LP65892                             |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 08619 FOLIO 748 Security no : 124078498497A  
 Produced 23/07/2019 03:54 PM

#### LAND DESCRIPTION

Lots 1 and 2 on Plan of Subdivision 065892.  
 PARENT TITLE Volume 06622 Folio 219  
 Created by instrument C252956 01/07/1965

#### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844  
[AN2475455](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [LP065892](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 07/11/2016

DOCUMENT END

|                      |                           |  |                                                                                                                                                |                       |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <a href="#">Home</a> | Account:<br><b>323237</b> |  | Authority Fee(GST exclusive): <b>\$8.68</b><br>Service Fee(GST exclusive): <b>\$0.00</b><br>GST Payable: <b>\$0.00</b><br>Total: <b>\$8.68</b> | 23/07/2019<br>03:53PM |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

Your reference: 8310  
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Delivered by LANDATA®. Land Use Victoria timestamp 23/07/2019 16:02 Page 2 of 2

CERTIFICATE OF TITLE V. 6622 F. 219  
LODGED BY BRUCE, WATT & CO  
DEALING No. \_\_\_\_\_ DATE 27-8-64  
DECLARED BY J. A. GANVON 8-5-64  
CONSENT OF COUNCIL SHIRE OF MORWELL  
17-6-64

APPROVED  
~~PLAN MAY BE LODGED~~ DATE 24-3-65 TIME 12:40  
LOT 3 IS FURTHER  
ENCUMBERED SEE  
VOL. 6622, FOL. 219

LP 65.892.....  
BACK OF SHEET !.....

# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 08:36 AM

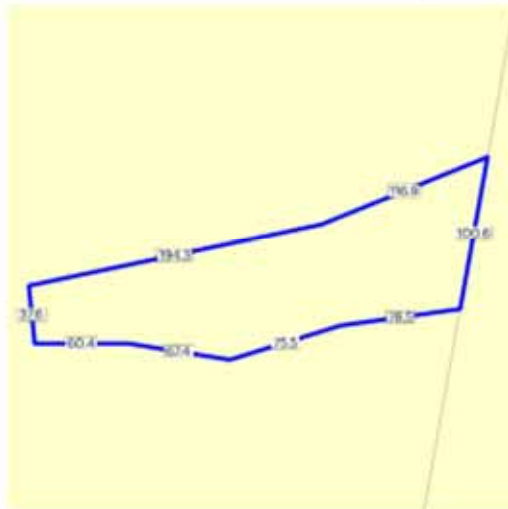
## PROPERTY DETAILS

Lot and Plan Number: **Lot 2 LP65892**  
 Address: **TANJIL EAST ROAD MARYVALE 3840**  
 Standard Parcel Identifier (SPI): **2\LP65892**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **13445 (Part)**  
 Directory Reference: **Vicroads 97 H4**

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

## SITE DIMENSIONS

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



**Area:** 19004 sq m (3.93 ha)

**Perimeter:** 721 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](#).

## PARCEL DETAILS

This is 1 parcel of 4 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI       |
|-------------------------------|-----------|
| Lot 1 LP65336                 | 1\LP65336 |
| Lot 1 LP65380                 | 1\LP65380 |
| Lot 1 LP65892                 | 1\LP65892 |
| * Lot 2 LP65892               | 2\LP65892 |

## 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**

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## PROPERTY REPORT

### 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 parcel can be 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



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 December 2023 01:41 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 2 LP65892**  
Address: **TANJIL EAST ROAD MARYVALE 3840**  
Standard Parcel Identifier (SPI): **2\LP65892**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **13445 (Part)**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 97 H4**

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

[Planning Scheme - Latrobe](#)

This parcel is one of 4 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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**

[View location on VVDMap](#)

## Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)

[SPECIAL USE ZONE - SCHEDULE 1 \(SUZ1\)](#)



**SUZ - Special Use**      **Water area**      **Water course**

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

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PLANNING PROPERTY REPORT: Lot 2 LP65892

Page 1 of 4



Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



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

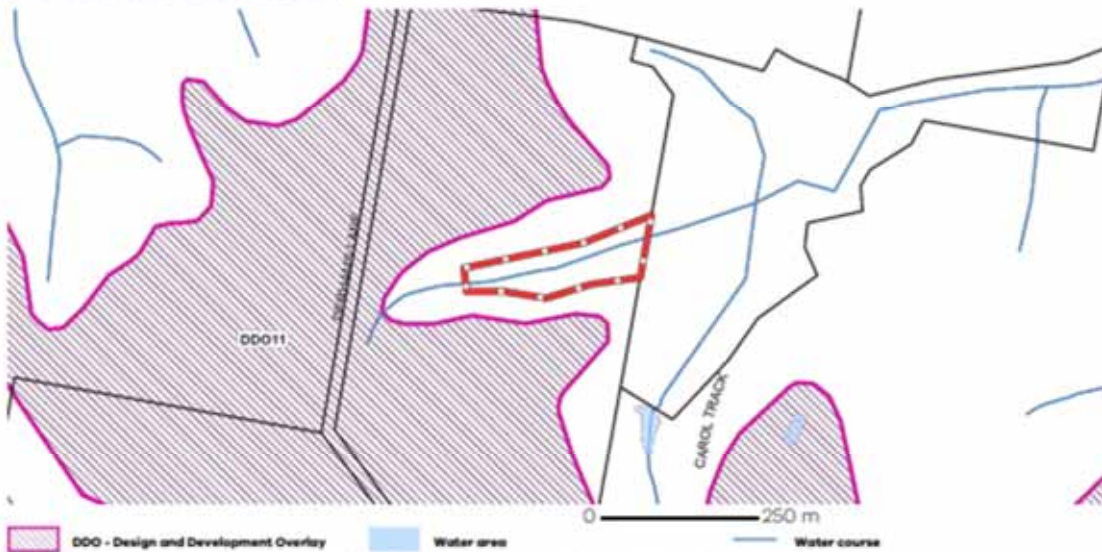
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**Planning Overlays**

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



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 27 November 2023.

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

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

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

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

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

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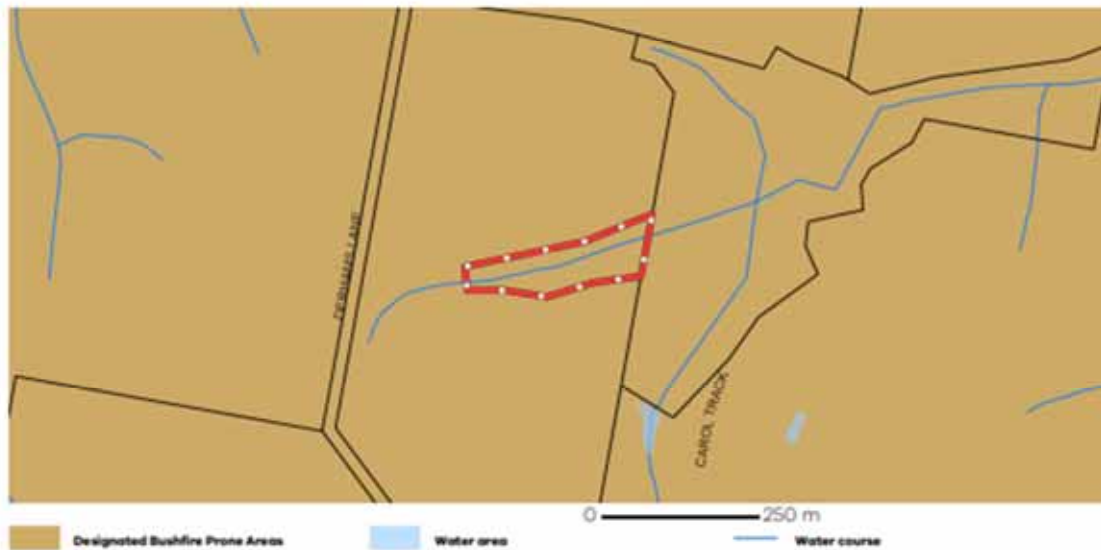
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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://www.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.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.planning.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(5) of the Sale of Land 1962 (Vic).



## 11. Maryvale

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Tanjil East Road, Maryvale            |
| Anomaly  | Gippsland Water owned land zoned SUZ1 |
| SPI      | 1\LP65336                             |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 08575 FOLIO 915 Security no : 1240784191186  
 Produced 17/07/2019 06:12 PM

#### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 065336.  
 PARENT TITLE Volume 03246 Folio 178  
 Created by instrument C239736 15/06/1965

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor  
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844  
[AN2475455](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [LP065336](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: TANJIL EAST ROAD MARYVALE VIC 3840

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 07/11/2016

DOCUMENT END

|                      |                           |  |                                                                                                                                                |                       |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <a href="#">Home</a> | Account:<br><b>323237</b> |  | Authority Fee(GST exclusive): <b>\$8.68</b><br>Service Fee(GST exclusive): <b>\$0.00</b><br>GST Payable: <b>\$0.00</b><br>Total: <b>\$8.68</b> | 17/07/2019<br>06:12PM |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

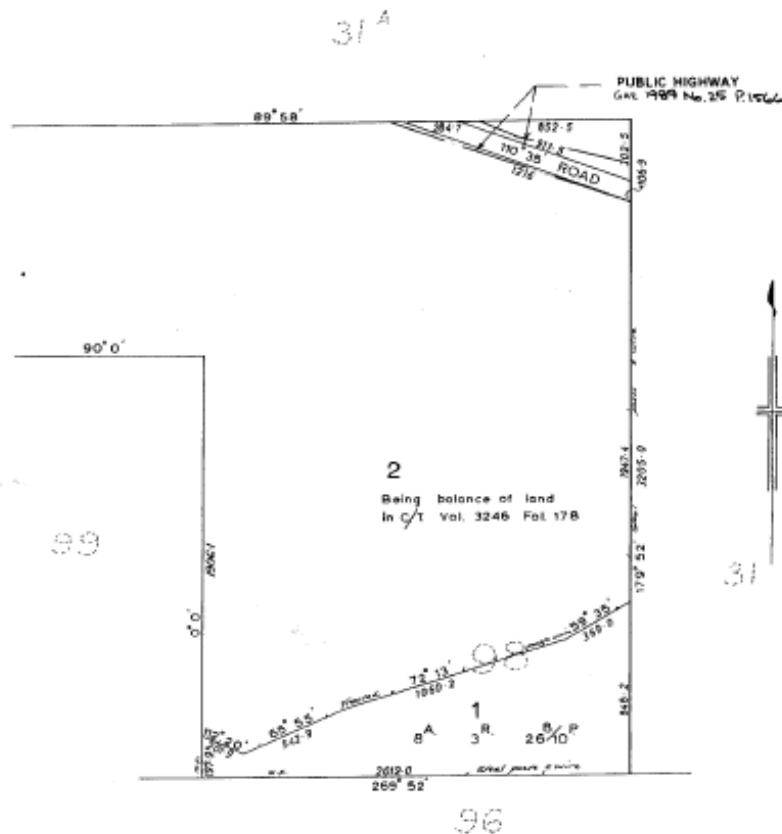
Your reference: 8310  
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Delivered by LANDATA®: Land Use Victoria timestamp 17/07/2019 18:13 Page 1 of 2  
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PLAN OF SUBDIVISION OF  
 C.A. 98  
**PARISH OF MARYVALE**  
 SCALE CHAINS

**LP65336**  
 EDITION 2  
 APPROVED 15/10/1944



FOR APPROPRIATIONS, ETC.  
 SEE BACK HEREOF

*Lot 2 is further encumbered, see 98*

Delivered by LANDATA®. Land Use Victoria timestamp 17/07/2019 18:13 Page 2 of 2

CERTIFICATE OF TITLE V.3246 ✓ P.178  
 LODGED BY MCNAB AND MCNAB ✓  
 DEALING No. \_\_\_\_\_ DATE 17-7-64 ✓  
 DECLARED BY J. A. GANNON 6-5-64 ✓  
 CONSENT OF COUNCIL SHIRE OF MARWELL ✓  
17-6-64 ✓

LP .....65336.....  
 BACK OF SHEET .....1.....

Approved  
 PLAN MAY BE LODGED DATE 19-10-64 File 13-7

Lot Two  
 IS <sup>rather</sup> ENCUMBERED SEE  
 VOL. 3246 FOL. 178

| LIST OF MODIFICATIONS |                |                             |      |           |
|-----------------------|----------------|-----------------------------|------|-----------|
| LMD                   | MODIFICATION   | DEALING No.                 | ART. | REV. STA. |
| LOTS 1 & 2            | PUBLIC HIGHWAY | GAZ. 15000 No 25 P. 15 Side | 1/11 | 2         |
|                       |                |                             |      |           |
|                       |                |                             |      |           |
|                       |                |                             |      |           |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) on 19 January 2024 08:39 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP65336**  
Address: **TANJIL EAST ROAD MARYVALE 3840**  
Standard Parcel Identifier (SPI): **1\LP65336**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **13445 (Part)**  
Directory Reference: **Vicroads 97 H4**

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

## SITE DIMENSIONS

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



**Area:** 36074 sq. m (3.61 ha)

**Perimeter:** 1053 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.

1 overlapping dimension label is not being displayed.

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](#).

## PARCEL DETAILS

This is 1 parcel of 4 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI       |
|-------------------------------|-----------|
| * Lot 1 LP65336               | 1\LP65336 |
| Lot 1 LP65380                 | 1\LP65380 |
| Lot 1 LP65892                 | 1\LP65892 |
| Lot 2 LP65892                 | 2\LP65892 |

## 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**

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Read the full disclaimer at <https://www.latrobe.vic.gov.au/property>

PROPERTY REPORT: Lot 1 LP65336

Page 1 of 2

# PROPERTY REPORT



## 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 parcel 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



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 January 2024 08:41 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP65336**  
 Address: **TANJIL EAST ROAD MARYVALE 3840**  
 Standard Parcel Identifier (SPI): **1\LP65336**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **13445 (Part)**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 97 H4**

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

[Planning Scheme - Latrobe](#)

This parcel is one of 4 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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: **Gunaikurnal Land and Waters  
 Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)

[SPECIAL USE ZONE - SCHEDULE 1 \(SUZ1\)](#)



INZZ - Industrial 2  
 SUZ - Special Use  
 TRZ2 - Principal Road Network  
 Water area  
 Water course

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

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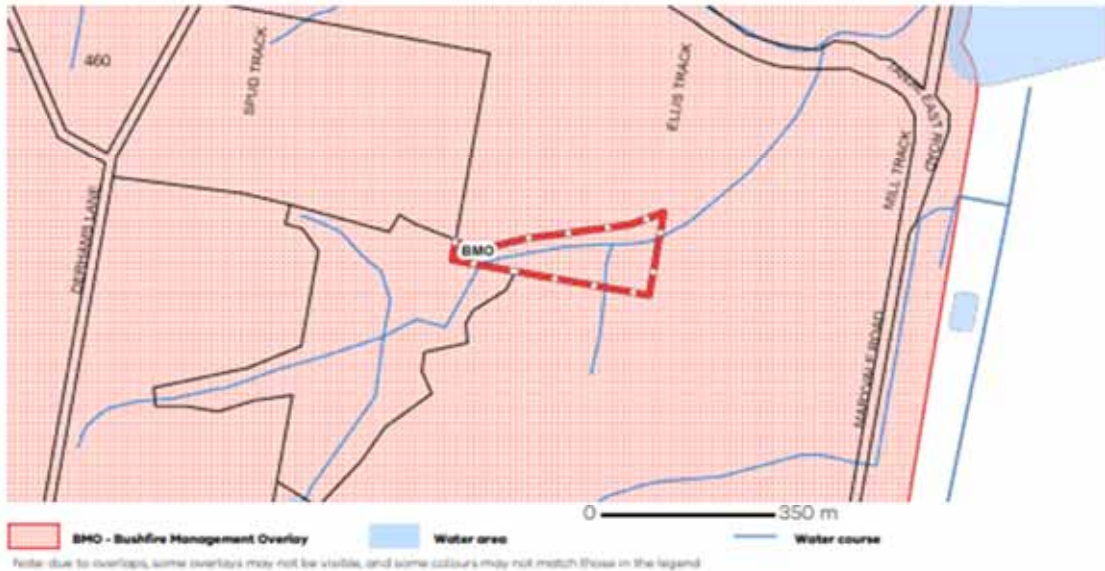
PLANNING PROPERTY REPORT: Lot 1 LP65336

Page 1 of 6



Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



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**Planning Overlays**

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



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

**Areas of Aboriginal Cultural Heritage Sensitivity**

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.dpi.vic.gov.au/Questionnaire>

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



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 Read the full disclaimer at <https://www.dpi.vic.gov.au/Disclaimer>  
 Notwithstanding this disclaimer, a reader may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the State of Land 1962 (Vic).

## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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

PLANNING PROPERTY REPORT: Lot 1 LPS338

Page 5 of 6



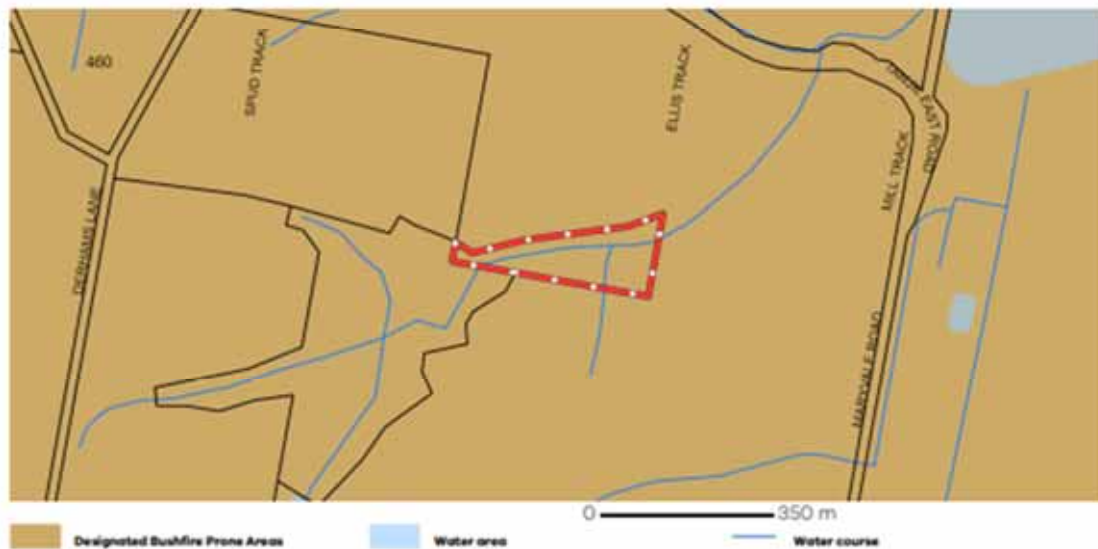
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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://maps.shore.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause S2.17 of the local planning scheme. For more information see [Native Vegetation \(Clause S2.17\)](#) with local variations in [Native Vegetation \(Clause S2.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause S2.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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Read the full disclaimer at <https://www.planning.vic.gov.au/land-use/>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 52C (3) of the Sale of Land 1962 (VIC).



## 12. Maryvale

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Tanjil East Road, Maryvale            |
| Anomaly  | Gippsland Water owned land zoned SUZ1 |
| SPI      | 1\LP65380                             |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 11087 FOLIO 293 Security no : 124078421621L  
 Produced 18/07/2019 08:44 AM

#### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 065380.  
 PARENT TITLE Volume 08619 Folio 747  
 Created by instrument AG039058B 21/08/2008

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844

[AN246330V](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [LP065380](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: TANJIL EAST ROAD MARYVALE VIC 3840

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 07/11/2016

DOCUMENT END

|                      |                           |  |                                                                                                                                                |                       |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <a href="#">Home</a> | Account:<br><b>323237</b> |  | Authority Fee(GST exclusive): <b>\$8.68</b><br>Service Fee(GST exclusive): <b>\$0.00</b><br>GST Payable: <b>\$0.00</b><br>Total: <b>\$8.68</b> | 18/07/2019<br>08:44AM |
|----------------------|---------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

Your reference: 8310  
 ©State Government of Victoria.

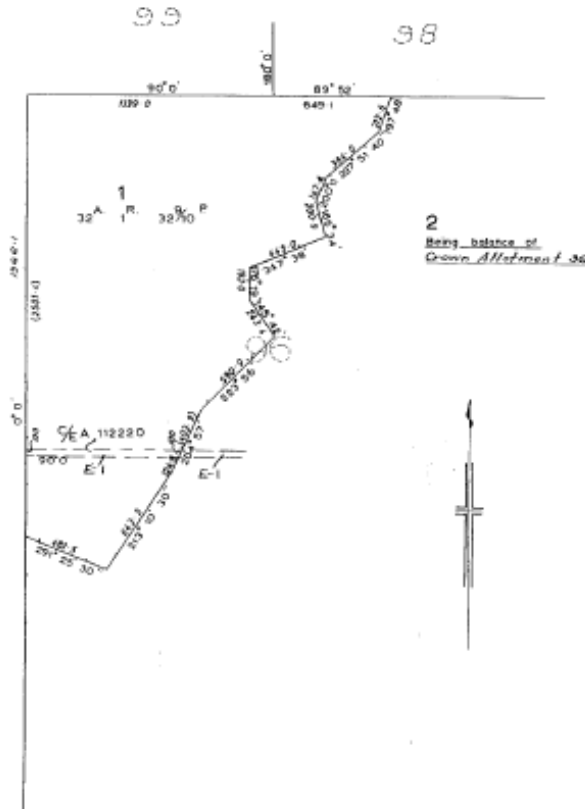
Delivered by LANDATA®. Land Use Victoria timestamp 18/07/2019 08:47 Page 1 of 2  
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PLAN OF SUBDIVISION OF  
 C. A. 96,  
**PARISH OF MARYVALE**  
 SCALE CHAINS

**LP65380**  
 EDITION 1  
 APPROVED 7/10/64

*The land colored blue is encumbered by SE A 112220.  
 Lot 2 is encumbered by 1/2 A 112220 and 1/2 B 147795*

COLOUR CONVERSION  
 E-1 = BLUE



FOR APPROPRIATIONS, ETC.  
 SEE BACK HEREOF

Delivered by LANDATA6: Land Use Victoria timestamp 18/07/2019 08:47 Page 2 of 2

CERTIFICATE OF TITLE V. 836 F. 071  
LOGGED BY NATIVE & AYRNE  
DEALING No. \_\_\_\_\_ DATE 21-7-88  
DECLARED BY J.A. GANNON C.G. 88  
CONSENT OF COUNCIL SHIRE OF NORWELL  
12-6-88

PLAN MAY BE LOGGED <sup>APPROVED</sup> DATE 7-10-88 TIME 2:35

The land coloured blue  
is encumbered by c/e A112220  
Lot 2 is encumbered by  
c/e A112220 and c/e B157795

LP 65380  
BACK OF SHEET ...J....

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 10 January 2024 08:45 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP65380**  
 Address: **TANJIL EAST ROAD MARYVALE 3840**  
 Standard Parcel Identifier (SPI): **1\LP65380**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **13445 (Part)**  
 Directory Reference: **Vicroads 97 H4**

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

## SITE DIMENSIONS

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



**Area:** 131355 sq. m (13.14 ha)

**Perimeter:** 1695 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 of [Title and Property Certificates](#).

## PARCEL DETAILS

This is 1 parcel of 4 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI       |
|-------------------------------|-----------|
| Lot 1 LP65380                 | 1\LP65380 |
| * Lot 1 LP65380               | 1\LP65380 |
| Lot 1 LP65892                 | 1\LP65892 |
| Lot 2 LP65892                 | 2\LP65892 |

## 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**

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# PROPERTY REPORT



## 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 parcel 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



# PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 19 January 2024 08:48 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 LP65380**  
 Address: **TANJIL EAST ROAD MARYVALE 3840**  
 Standard Parcel Identifier (SPI): **1\LP65380**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **13445 (Part)**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 97 H4**

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

[Planning Scheme - Latrobe](#)

This parcel is one of 4 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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**

[View location in VICMap](#)

## Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)

[SPECIAL USE ZONE - SCHEDULE 1 \(SUZ1\)](#)



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

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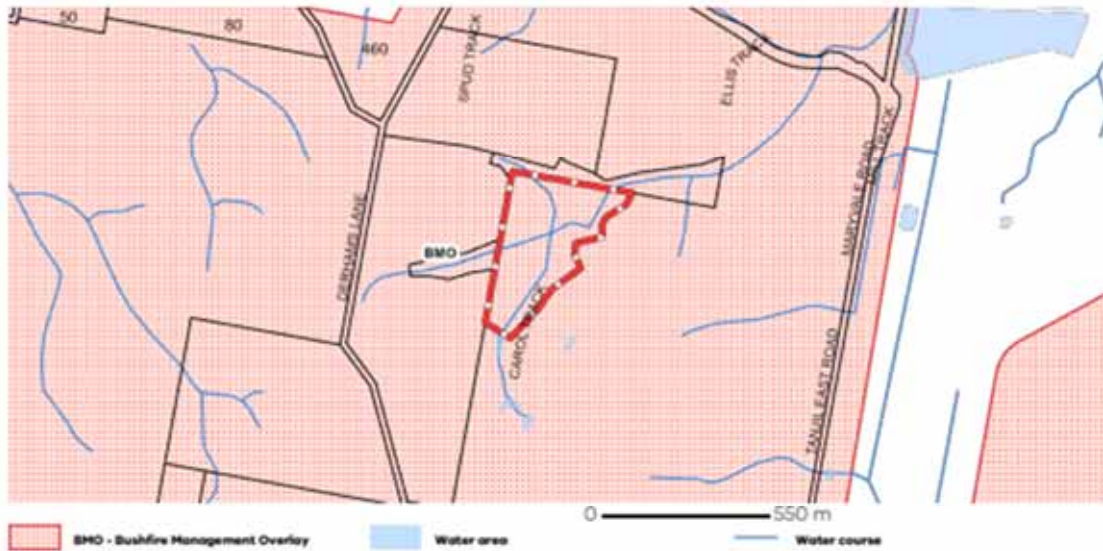
Read the full disclaimer at [www.Planning.Vic.gov.au/Disclaimer](http://www.Planning.Vic.gov.au/Disclaimer)

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

# PLANNING PROPERTY REPORT

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(5) of the Sale of Land 1962 (Vic).

## Planning Overlays

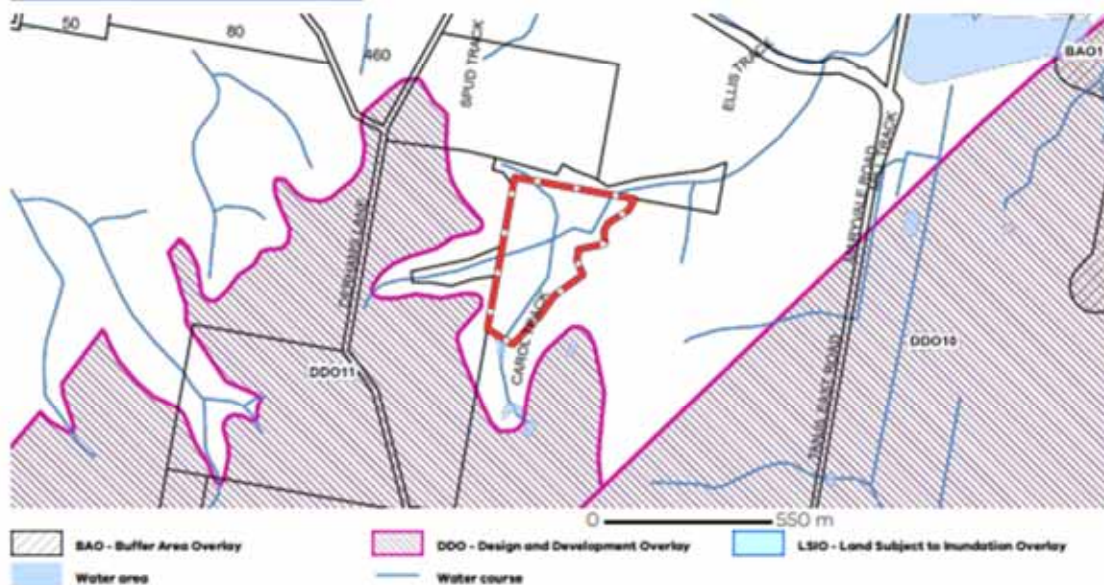
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUFFER AREA OVERLAY \(BAO\)](#)

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

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



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

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PLANNING PROPERTY REPORT: Lot 1 LP80380

Page 3 of 6



# PLANNING PROPERTY REPORT

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.dpy.vic.gov.au/about-us/your-questions.aspx>.

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



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Read the full disclaimer at <https://www.dpy.vic.gov.au/about-us/your-questions.aspx>.

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(1) of the Sale of Land 1962 (Vic).



# PLANNING PROPERTY REPORT



## Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 22C (c) of the Sale of Land Act (Vic).

PLANNING PROPERTY REPORT | Lot 1 LPH2360

Page 5 of 6

## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

### Native Vegetation

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

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

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

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

## 13. Morwell

|                |                                            |
|----------------|--------------------------------------------|
| <b>SERVICE</b> |                                            |
| Asset          | Land                                       |
| Location       | Tolmie Street (55 McMillan Street) Morwell |
| Anomaly        | Gippsland Water owned land zoned GRZ1      |
| SPI            | 501\LP31243                                |
| Action         | Rezone to PUZ1                             |





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

VOLUME 08624 FOLIO 051

Security no : 124078393809R

Produced 16/07/2019 02:33 PM

**LAND DESCRIPTION**

Lot 501 on Plan of Subdivision 031243.  
 PARENT TITLE Volume 08069 Folio 794  
 Created by instrument 5075658R 24/06/1966

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844

[AN2475455](#) 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE [LP031243](#) FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: TOLMIE STREET MORWELL VIC 3840

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION

Effective from 07/11/2016

DOCUMENT END



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**PLAN OF SUBDIVISION  
 PART OF CROWN ALLOTMENT 68  
 PARISH OF MARYVALE  
 COUNTY OF BULN BULN**

VOL. 8069 FOL. 794  
 Measurements are in Feet & Inches  
 Conversion Factor  
 FEET X 0.3048 = METRES

**LP 31243**

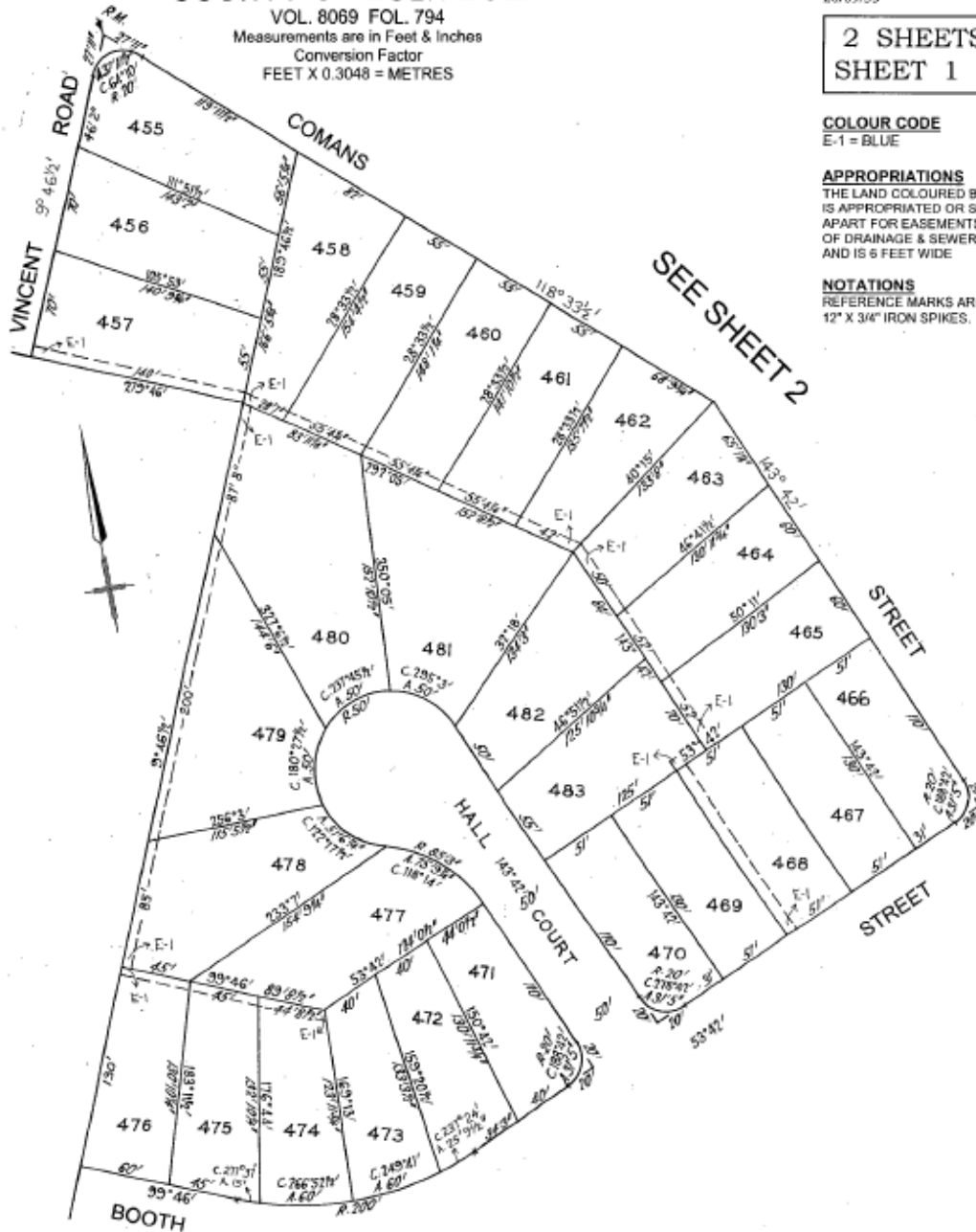
EDITION 1  
 PLAN MAY BE LODGED  
 20/09/55

**2 SHEETS  
 SHEET 1**

**COLOUR CODE**  
 E-1 = BLUE

**APPROPRIATIONS**  
 THE LAND COLOURED BLUE  
 IS APPROPRIATED OR SET  
 APART FOR EASEMENTS  
 OF DRAINAGE & SEWERAGE  
 AND IS 6 FEET WIDE

**NOTATIONS**  
 REFERENCE MARKS ARE  
 12" X 3/4" IRON SPIKES.

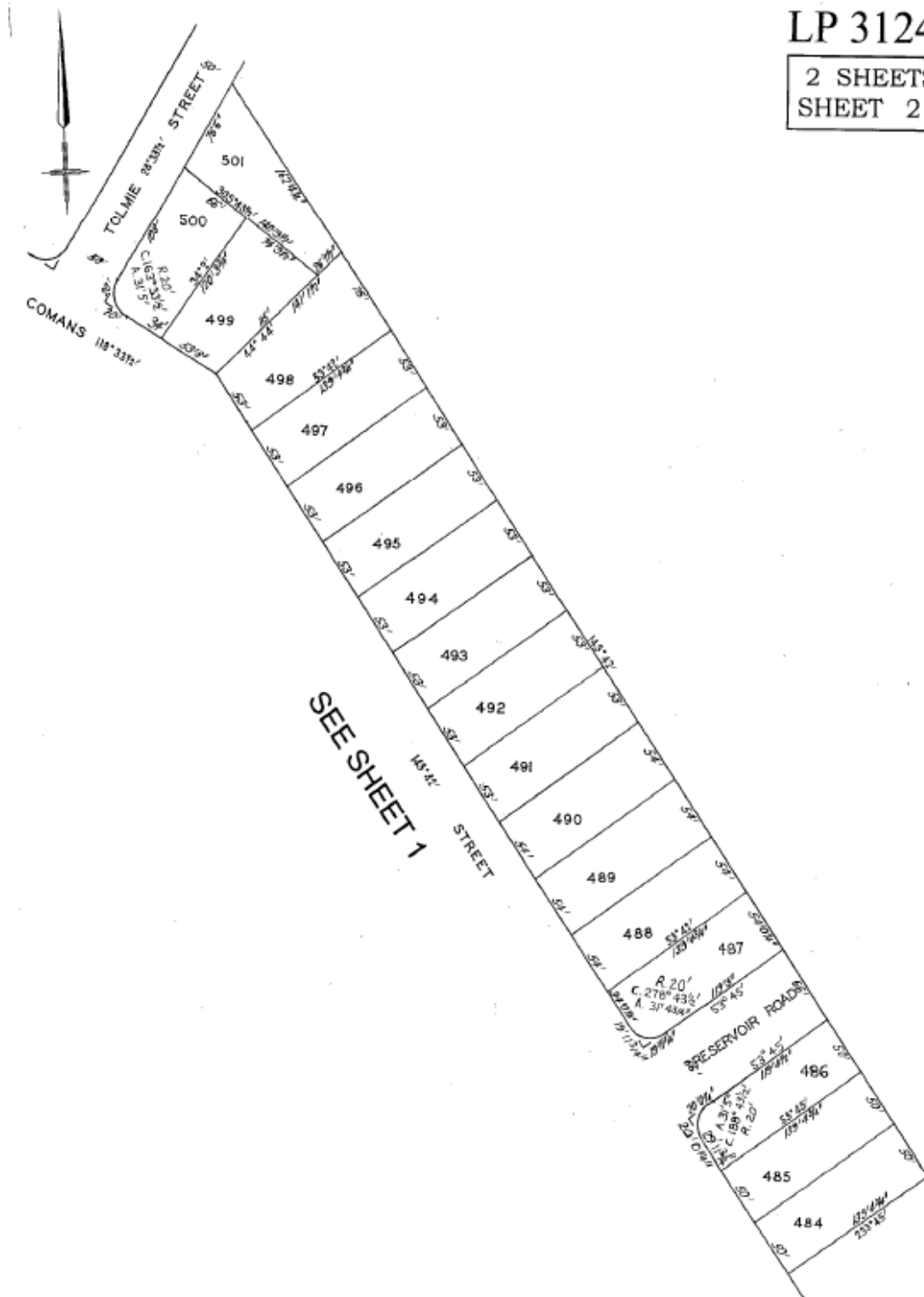




Delivered by LANDATA®. Land Use Victoria timestamp 16/07/2019 14:35 Page 2 of 2

LP 31243

2 SHEETS  
SHEET 2



# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 15 January 2024 08:50 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 501 LP31243**  
 Address: **TOLMIE STREET MORWELL 3840**  
 Standard Parcel Identifier (SPI): **501\LP31243**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **17612 (Part)**  
 Directory Reference: **Vicroads 699 06**

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

## SITE DIMENSIONS

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



**Area:** 691 sq m  
**Perimeter:** 124 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](#).

## PARCEL DETAILS

This is 1 parcel of 6 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI         | Lot/Plan or Crown Description | SPI        |
|-------------------------------|-------------|-------------------------------|------------|
| * Lot 501 LP31243             | 501\LP31243 | Lot 1 TP234572                | 1\TP234572 |
| Lot 2 LP64270                 | 2\LP64270   | Lot 1 TP298086                | 1\TP298086 |
| Lot 1 TP220753                | 1\TP220753  | Lot 1 TP299214                | 1\TP299214 |

## 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**

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# PROPERTY REPORT



## 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 parcel 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



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# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 January 2024 08:51 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 501 LP31243**  
Address: **TOLMIE STREET MORWELL 3840**  
Standard Parcel Identifier (SPI): **501/LP31243**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **17612 (Part)**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 699 06**

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

[Planning Scheme - Latrobe](#)

This parcel is one of 6 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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: **Gunaikurnal Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)  
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 6 \(NRZ4\)](#)  
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ\)](#)



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# PLANNING PROPERTY REPORT



## Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 \(DDO11\)](#)



DDO - Design and Development Overlay

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 7 December 2023.

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>

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

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

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# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Native Vegetation

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

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

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

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## 14. Morwell

| SERVICE  |                                          |
|----------|------------------------------------------|
| Asset    | Land                                     |
| Location | Alliss Road (Crinigan Road West) Morwell |
| Anomaly  | Gippsland Water owned land zoned GRZ1    |
| SPI      | RES1\PS621885                            |
| Action   | Rezone to PUZ1                           |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 11269 FOLIO 509 Security no : 124078423624J  
 Produced 18/07/2019 09:54 AM

#### LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 621885R.  
 PARENT TITLES :  
 Volume 09049 Folio 323 to Volume 09049 Folio 324  
 Created by instrument PS621885R 10/05/2011

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor  
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844  
[PS621885R](#) 10/05/2011

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [PS621885R](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: ALLISS ROAD MORWELL VIC 3840

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 24/10/2016

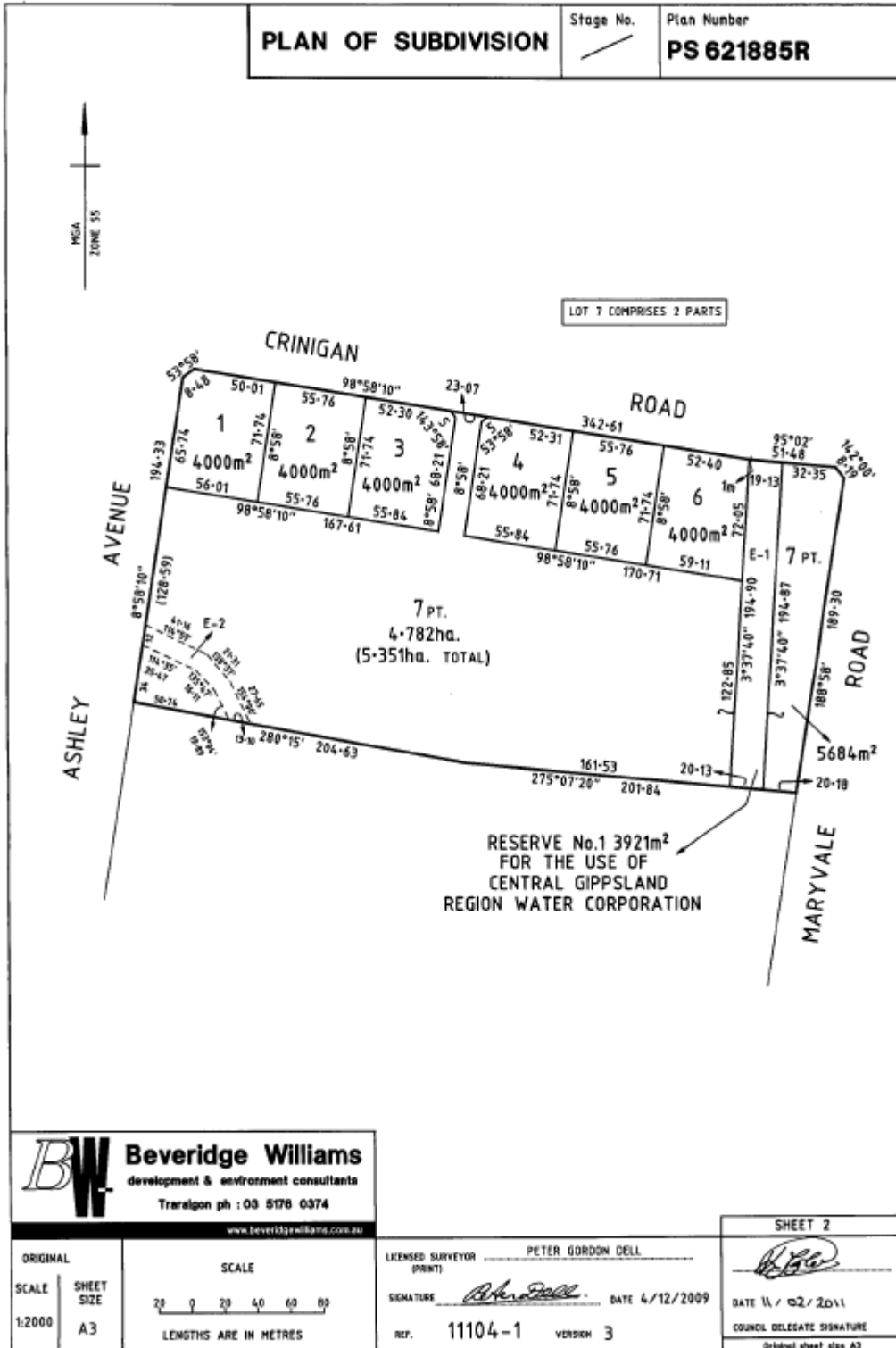
DOCUMENT END

Delivered by LANDATA® Land Use Victoria timestamp 18/07/2019 09:57 Page 1 of 3  
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|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                       |                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                            | STAGE NO. /                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LRS use only<br><b>EDITION 1</b> | Pt<br><b>P</b>                        | <b>PS621885R</b><br>28/04/2011 15:29:20 PS                                                                                              |  |
| <b>Location of Land</b><br>Parish: MARYVALE<br>Township: —<br>Section: —<br>Crown Allotment: 75 (PART)<br>Crown Portion: —<br><br>Title Reference: VOL.9049 FOL.323 & VOL.9049 FOL.324<br><br>Last Plan Reference: LP111605 LOTS 12 & 13<br><br>Postal Address: 84 ASHLEY AVENUE,<br>(at base of MORWELL VIC 3840<br>subdivision)<br><br>MGA Co-ordinates E 448 740 ZONE: 55<br>(at approx. centre of<br>land in plan) N 5769 900 |                            | <b>Council Certification and endorsement</b><br>Council Name: LATROBE CITY COUNCIL Ref: 2007/395/A<br>1. This plan is certified under section 6 of the Subdivision Act 1988.<br>2. This plan is certified under section 31(1) of the Subdivision Act 1988.<br>Date of original certification under section 6: / /<br>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.<br><b>OPEN SPACE</b><br>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made.<br>(ii) The requirement has been satisfied.<br>(iii) The requirement is to be satisfied in Stage: _____<br>Council Delegate: <i>[Signature]</i><br>Council Seal: _____<br>Date: 11 / 02 / 2011<br>Re-certified under section 31(1) of the Subdivision Act 1988.<br>Council Delegate: _____<br>Council Seal: _____<br>Date: / / |                                  |                                       |                                                                                                                                         |  |
| <b>Vesting of Roads and / or Reserves</b><br>Identifier: RESERVE No.1<br>Council/Body/Person: CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                                                                                                                                                                                                                          |                            | <b>Notations</b><br>Staging: This is not a staged subdivision<br>Planning Permit No. 2007/395/A<br><br>Depth Limitation: DOES NOT APPLY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                                       |                                                                                                                                         |  |
| The land being subdivided is enclosed within thick continuous lines.<br><br>Survey: This plan is based on survey.<br><br>This survey has been connected to permanent marks no(s). 124 & 308<br>in Proclaimed Survey Area No. 10                                                                                                                                                                                                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                       |                                                                                                                                         |  |
| <b>Easement Information</b><br>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement<br>A - Appurtenant Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                              |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                       | LRS use only                                                                                                                            |  |
| Subject Land                                                                                                                                                                                                                                                                                                                                                                                                                      | Purpose                    | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Origin                           | Land Benefited/In Favour Of           | Statement of Compliance/Exemption Statement                                                                                             |  |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                               | WATER SUPPLY & CARRIAGEWAY | 20-12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | C/E A162438                      | LATROBE VALLEY WATER & SEWERAGE BOARD | Received <input checked="" type="checkbox"/>                                                                                            |  |
| E-2                                                                                                                                                                                                                                                                                                                                                                                                                               | CARRIAGEWAY & DRAINAGE     | SEE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | THIS PLAN                        | C/T VOL. 9340 FOL. 813                | Date 29/04/2011                                                                                                                         |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                       | LRS use only<br>PLAN REGISTERED<br>Time 12:42PM<br>Date 10/05/2011<br>B Toscano<br>Assistant Registrar of Titles<br>Sheet 1 of 3 Sheets |  |
| <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br>www.beveridgewilliams.com.au                                                                                                                                                                                                                                                                                                 |                            | LICENSED SURVEYOR (PRINT) PETER GORDON DELL<br>SIGNATURE <i>[Signature]</i> DATE 4/12/2009<br>REF. 11104-1 VERSION 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                       | DATE 11 / 02 / 2011<br>COUNCIL DELEGATE SIGNATURE<br>Original sheet size A3                                                             |  |



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**BW Beveridge Williams**  
development & environment consultants  
Traralgon ph : 03 5178 0374  
[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

|                  |                              |
|------------------|------------------------------|
| ORIGINAL         | SCALE                        |
| SCALE<br>1:2000  | <p>LENGTHS ARE IN METRES</p> |
| SHEET SIZE<br>A3 |                              |

LICENSED SURVEYOR (PRINT) PETER GORDON DELL

SIGNATURE *Peter Gordon Dell* DATE 4/12/2011

REF. 11104-1 VERSION 3

SHEET 2

*[Signature]*

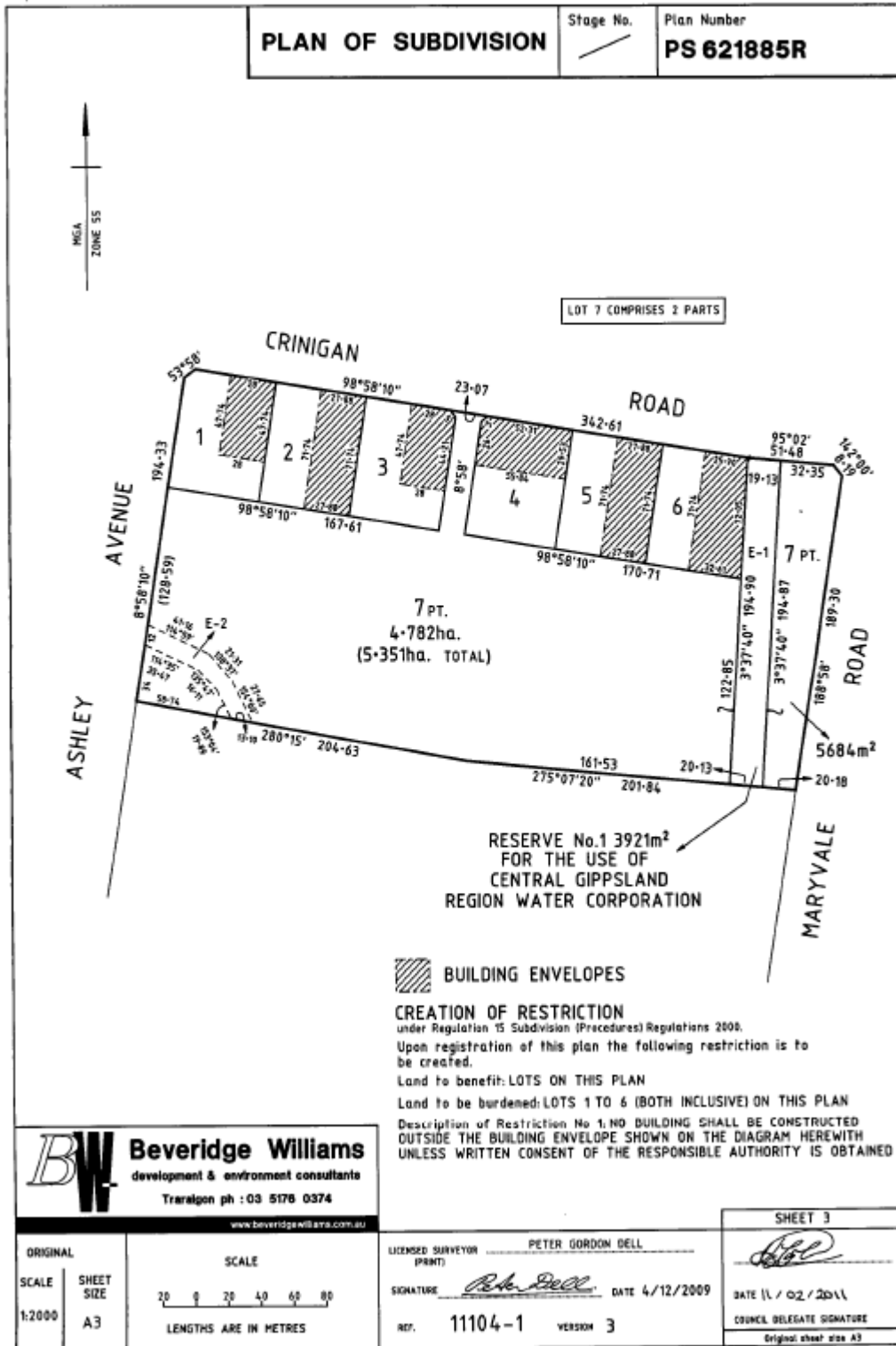
DATE 11 / 02 / 2011

COUNCIL DELEGATE SIGNATURE

Original sheet size A3



Delivered by LANDATA®. Land Use Victoria timestamp 18/07/2019 09:57 Page 3 of 3



# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 09:00 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5621885**  
Address: **ALLISS ROAD MORWELL 3840**  
Standard Parcel Identifier (SPI): **RES1\P5621885**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **51370**  
Directory Reference: **Vicroads 699 P2**

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

## SITE DIMENSIONS

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



**Area:** 3919 sq. m  
**Perimeter:** 430 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 parcel can be found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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PROPERTY REPORT: Lot RES1 P5621885

Page 1 of 2

# PROPERTY REPORT

## Area Map



 Selected Parcel

# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 January 2024 09:01 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5621885**  
 Address: **ALLISS ROAD MORWELL 3840**  
 Standard Parcel Identifier (SPI): **RES1/P5621885**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **51370**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 699 P2**

## 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**

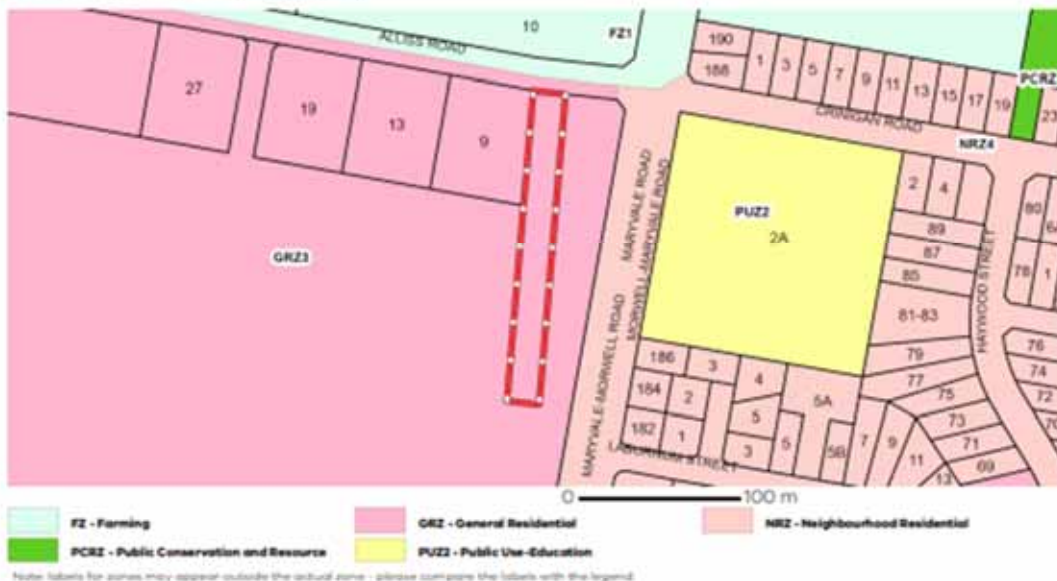
## OTHER

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

[View location in VicMap](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



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

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PLANNING PROPERTY REPORT: Lot 1821 P5621885

Page 1 of 1



Planning Overlays

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)  
[BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 \(BMO1\)](#)



BMO - Bushfire Management Overlay

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

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 \(DDO11\)](#)



DDO - Design and Development Overlay

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

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# PLANNING PROPERTY REPORT

## Planning Overlays

### DEVELOPMENT PLAN OVERLAY (DPO)

#### DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



DPO - Development Plan Overlay

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance Overlay

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (d) of the Sale of Land Act (VIC)

## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 7 December 2023

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

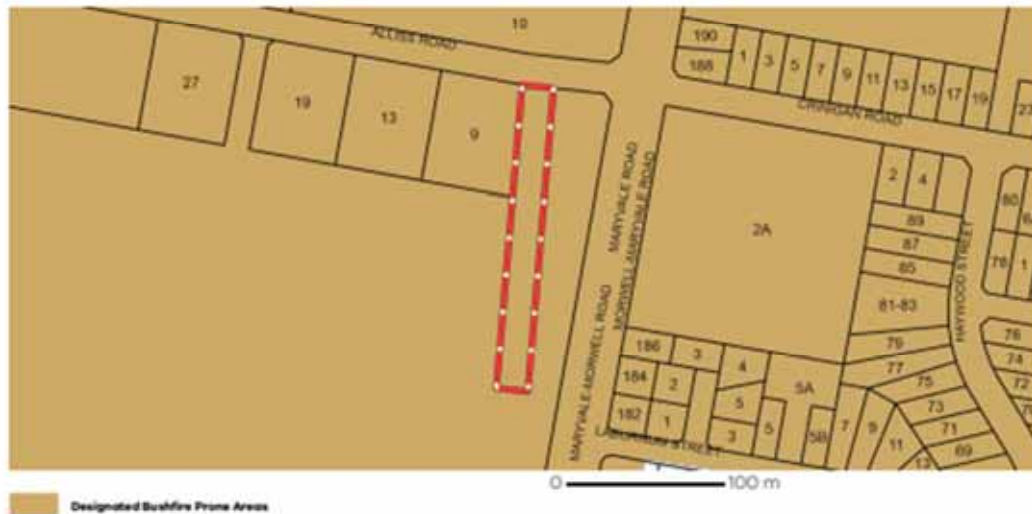
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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://www.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](https://www.vic.gov.au/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 <https://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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Read the full disclaimer at <https://www.planning.vic.gov.au/13691121>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (2) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot 4621 15427682

Page 5 of 5

## 15. Morwell

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | 50 Derhams Hill Road                  |
| Anomaly  | Gippsland Water owned land zoned SUZ1 |
| SPI      | 1\TP339685                            |
| Action   | Rezone to PUZ1                        |







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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 08104 FOLIO 958

Security no : 124110974264D

Produced 04/12/2023 08:38 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 339685K.

PARENT TITLE Volume 01589 Folio 733

Created by instrument A107393 03/02/1956

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844

AN246330V 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP339685K FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END



| TITLE PLAN                                                                                                                                                                                                                                                                                                                                                 |  | EDITION 1                                                                                                                                                                                                     | TP 339685K                                                                                                                                                                         |                             |  |                                                                                                                                                                             |  |                        |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------|--|
| <b>Location of Land</b><br>Parish: MARYVALE<br>Township:<br>Section:<br>Crown Allotment: 32A (PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 8104 FOL 958<br>Depth Limitation: NIL                                                                                                                                                 |  | <b>Notations</b><br>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE<br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| <b>Description of Land / Easement Information</b><br><br>E-1 = EASEMENT TO SEC CREATED BY C/E K285088                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                               | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 27/03/2003<br>VERIFIED: RZ |                             |  |                                                                                                                                                                             |  |                        |  |
|                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                               |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| <table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 32A (PT)</td> </tr> </table> |  |                                                                                                                                                                                                               |                                                                                                                                                                                    | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = CA 32A (PT) |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                               |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                                |  |                                                                                                                                                                                                               |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| PARCEL 1 = CA 32A (PT)                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                               |                                                                                                                                                                                    |                             |  |                                                                                                                                                                             |  |                        |  |
| LENGTHS ARE IN LINKS<br>METRES = 0.3048 x FEET<br>METRES = 0.201168 x LINKS                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                               | Sheet 1 of 1 sheets                                                                                                                                                                |                             |  |                                                                                                                                                                             |  |                        |  |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 04 December 2023 09:18 AM

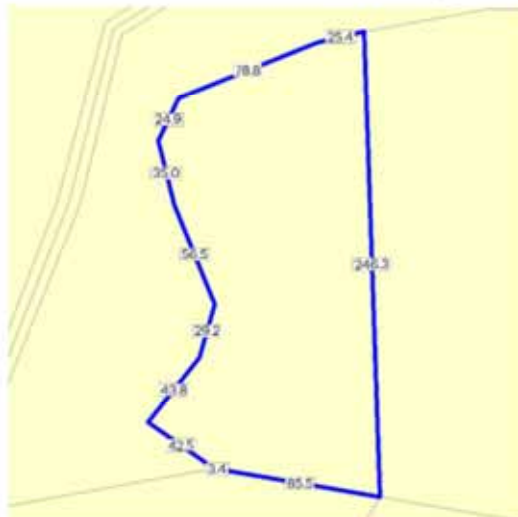
## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP339685**  
Address: **40 DERHAMS HILL ROAD MARYVALE 3840**  
Standard Parcel Identifier (SPI): **1\TP339685**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **12838 (Part)**  
Directory Reference: **Vicroads 97 H4**

**Note:** There are 2 properties identified for this site. These can include units (or car spaces), shops, or part or whole floors of a building. Dimensions for these individual properties are generally not available.

## SITE DIMENSIONS

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



**Area:** 22108 sq. m (221 ha)  
**Perimeter:** 671 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](#)

## PARCEL DETAILS

This is 1 parcel of 4 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI        |
|-------------------------------|------------|
| Lot 1 P5537543                | 1\P5537543 |
| * Lot 1 TP339685              | 1\TP339685 |
| PARISH OF MARYVALE            |            |
| Allot. 32D                    | 32D\PP3072 |
| Allot. A                      | A\PP3072   |

## 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**

## PROPERTY REPORT



### 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.

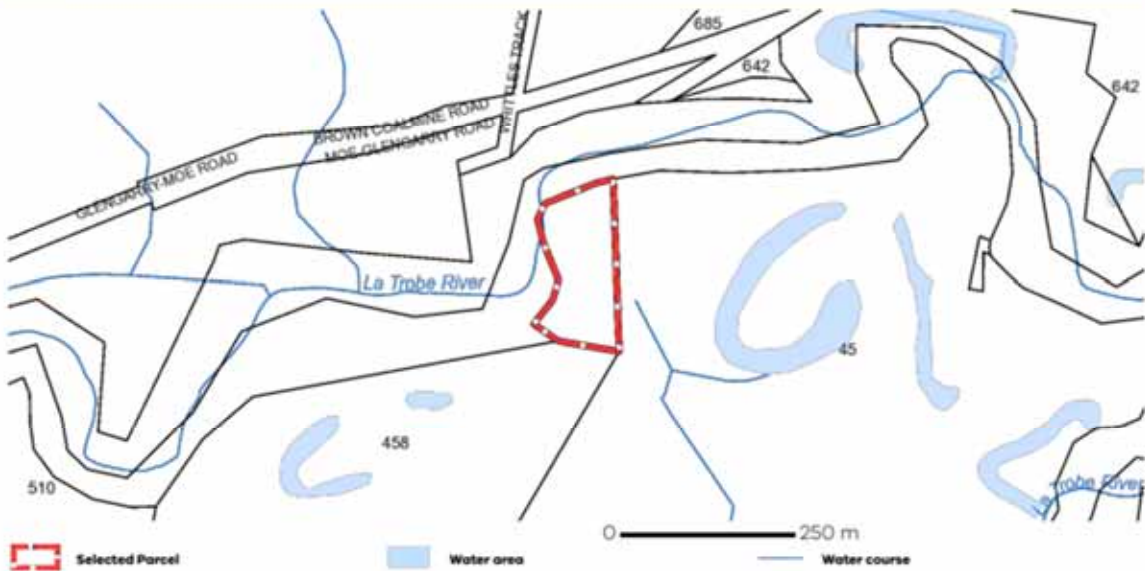
The Planning Property Report for this parcel can found here - [Planning Property Report](#)

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



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 04 December 2023 09:19 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP339685**  
 Address: **40 DERHAMS HILL ROAD MARYVALE 3840**  
 Standard Parcel Identifier (SPI): **1\TP339685**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **12838 (Part)**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 97 H4**

This parcel is one of 4 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## 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**

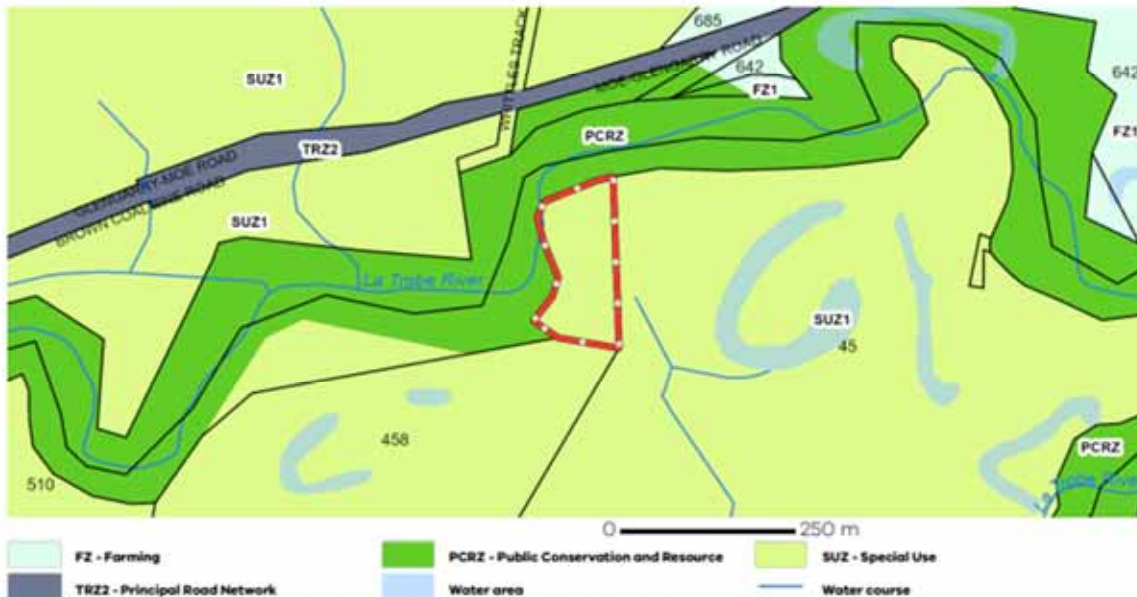
## OTHER

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

[View location in VicPlan](#)

## Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)  
[SPECIAL USE ZONE - SCHEDULE 1 \(SUZ1\)](#)



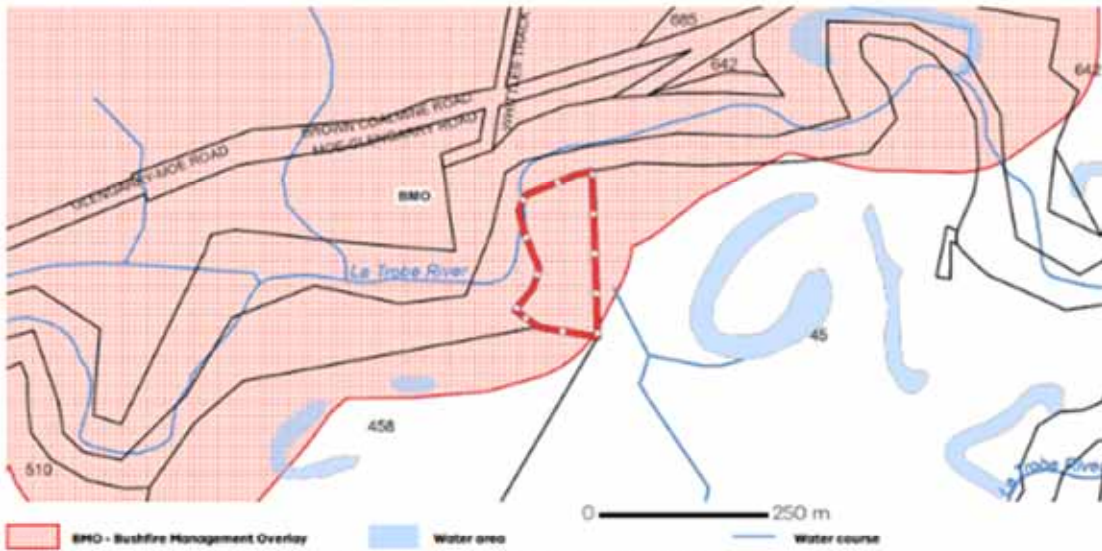
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend



# PLANNING PROPERTY REPORT

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



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



# PLANNING PROPERTY REPORT

## Planning Overlays

FLOODWAY OVERLAY (FO)  
FLOODWAY OVERLAY SCHEDULE (FO)



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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

# PLANNING PROPERTY REPORT

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

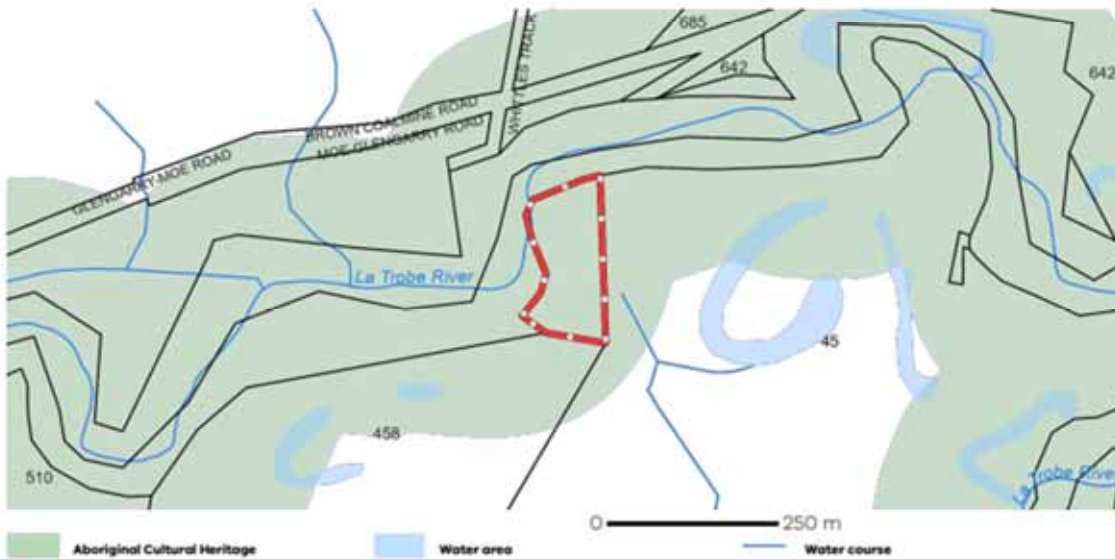
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/question.aspx>.

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



## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 27 November 2023.

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

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

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

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

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

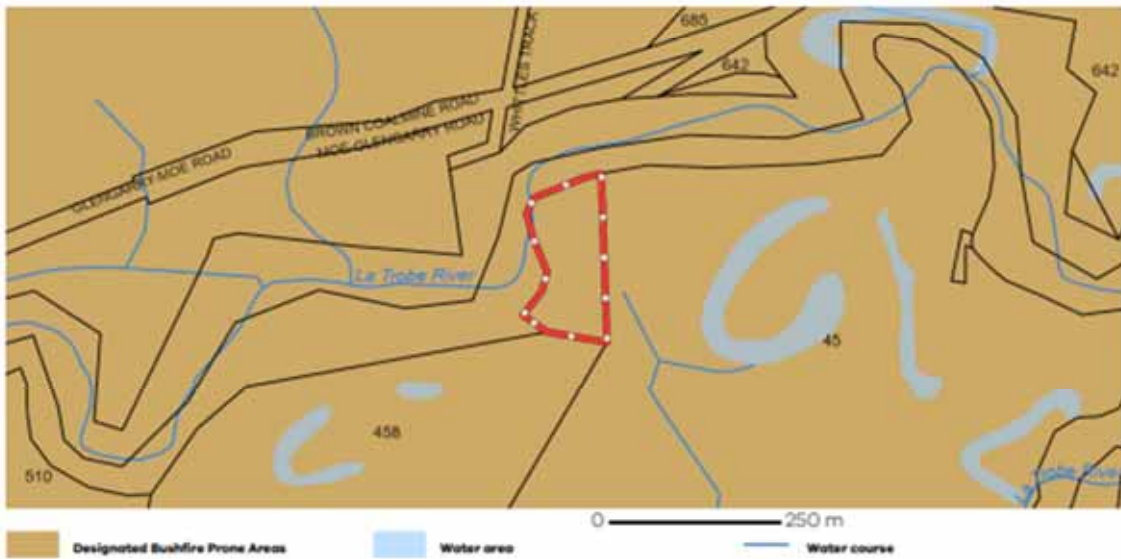
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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.mbronline.vic.gov.au>

### Native Vegetation

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

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

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

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Send the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(1b) of the Sale of Land 1992 (Vic).



## 16. Morwell

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Elizabeth Terrace Morwell 3840        |
| Anomaly  | Gippsland Water owned land zoned IN3Z |
| SPI      | 1\TP337841                            |
| Action   | Rezone to PUZ1                        |







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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 08248 FOLIO 727

Security no : 124112593459J

Produced 13/02/2024 09:07 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 337841J.

PARENT TITLE Volume 08138 Folio 265

Created by instrument A792490 07/08/1959

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844

AN247111D 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP337841J FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END

| TITLE PLAN                                                                                                                                                                                                                                                                                                                                                                                              |  | EDITION 1                                                                                                                                                                          | TP 337841J |                             |  |                                                                                                                                                                             |  |                                   |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------|--|
| Location of Land<br>Parish: MARYVALE<br>Township:<br>Section:<br>Crown Allotment:<br>Crown Portion:                                                                                                                                                                                                                                                                                                     |  | Notations<br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN                                                                                       |            |                             |  |                                                                                                                                                                             |  |                                   |  |
| Last Plan Reference: LP20522<br>Derived From: VOL 8248 FOL 727<br>Depth Limitation: NIL                                                                                                                                                                                                                                                                                                                 |  | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 01/03/2000<br>VERIFIED: CL |            |                             |  |                                                                                                                                                                             |  |                                   |  |
| Description of Land / Easement Information                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                                   |  |
| <table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 83 (PT) ON LP20522</td> </tr> </tbody> </table> |  |                                                                                                                                                                                    |            | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = LOT 83 (PT) ON LP20522 |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                                   |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                                                                             |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                                   |  |
| PARCEL 1 = LOT 83 (PT) ON LP20522                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                                   |  |
| LENGTHS ARE IN FEET & INCHES<br>Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links                                                                                                                                                                                                                                                                                                                     |  | Sheet 1 of 1 sheets                                                                                                                                                                |            |                             |  |                                                                                                                                                                             |  |                                   |  |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 13 February 2024 09:02 AM

## PROPERTY DETAILS

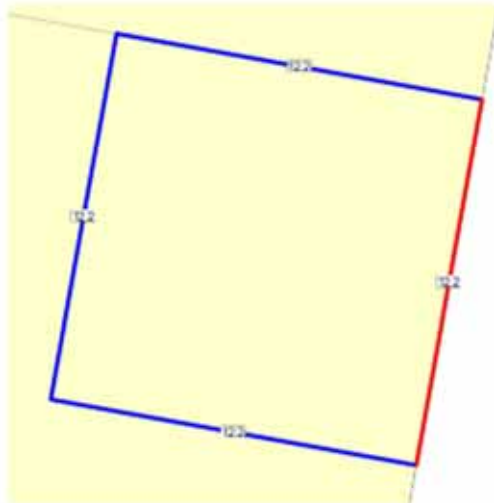
Lot and Plan Number: **Lot 1 TP337841**  
Address: **ELIZABETH TERRACE MORWELL 3840**  
Standard Parcel Identifier (SPI): **1\TP337841**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **61339 (Part)**  
Directory Reference: **Vicroads 699 L5**

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

**Note:** There are 2 properties identified for this site. These can include units (or car spaces), shops, or part or whole floors of a building. Dimensions for these individual properties are generally not available.

## SITE DIMENSIONS

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



**Area:** 149 sq. m  
**Perimeter:** 49 m  
For this property:  
— Site boundaries  
— Road frontages

Dimensions for individual parcels requires 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 of [Title and Property Certificates](#).

## PARCEL DETAILS

This is 1 parcel of 5 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI        |
|-------------------------------|------------|
| Lot 61 LP20622                | 61\LP20622 |
| Lot 62 LP20622                | 62\LP20622 |
| * Lot 1 TP337841              | 1\TP337841 |
| Lot 1 TP341823                | 1\TP341823 |
| Lot 2 TP341823                | 2\TP341823 |

## 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**

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## PROPERTY REPORT



### 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 parcel 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



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2014 12:05 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP337841**  
Address: **ELIZABETH TERRACE MORWELL 3840**  
Standard Parcel Identifier (SPI): **1\TP337841**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **61339 (Part)**  
Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
Directory Reference: **Vicroads 699 L5**

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

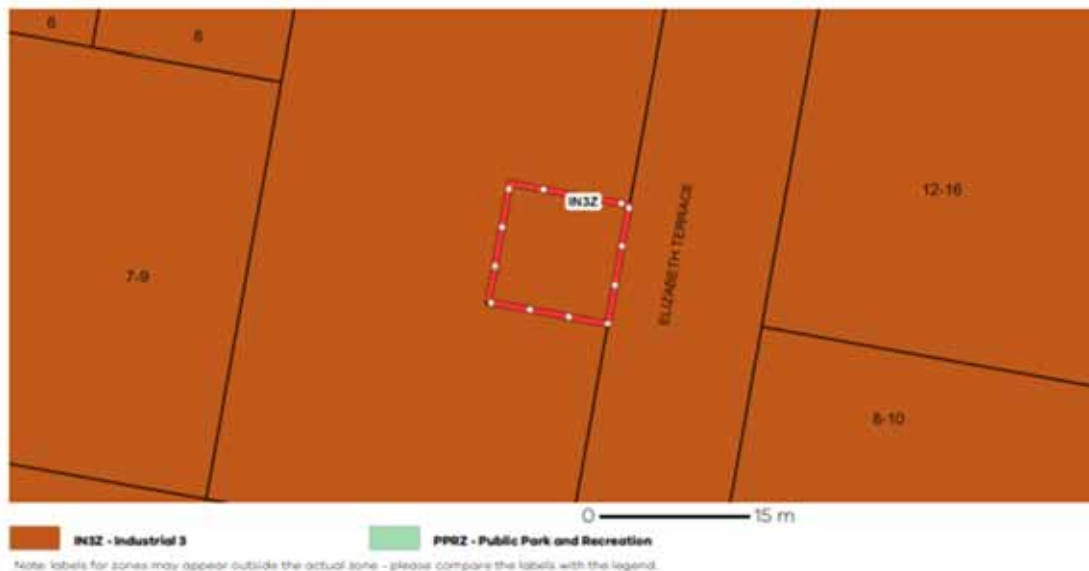
## STATE ELECTORATES

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

[View location in VicPlan](#)

## Planning Zones

[INDUSTRIAL 3 ZONE \(IN3Z\)](#)  
[SCHEDULE TO THE INDUSTRIAL 3 ZONE \(IN3Z\)](#)



## Planning Overlays

No planning overlay found

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (b) of the Sale of Land 1962 (Vic)



## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot 1 1923-041

Page 2 of 3

## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

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

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

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



Designated GPA 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 GPA.

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

### Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause S2.17 of the local planning scheme. For more information see [Native Vegetation \(Clause S2.17\)](#) with local variations in [Native Vegetation \(Clause S2.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause S2.17 please visit the Native Vegetation Information Management system <https://nvm.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 52C (3) of the Sale of Land 1962 (Vic).

## 17. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | 108 Breed Street Traralgon            |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES1\PS633172                         |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 11323 FOLIO 030 Security no : 124078427444G  
 Produced 18/07/2019 11:43 AM

#### LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 633172P.  
 PARENT TITLE Volume 11063 Folio 574  
 Created by instrument PS633172P 14/12/2011

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor  
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844  
[PS633172P](#) 14/12/2011

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [PS633172P](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 108 BREED STREET TRARALGON VIC 3844

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 24/10/2016

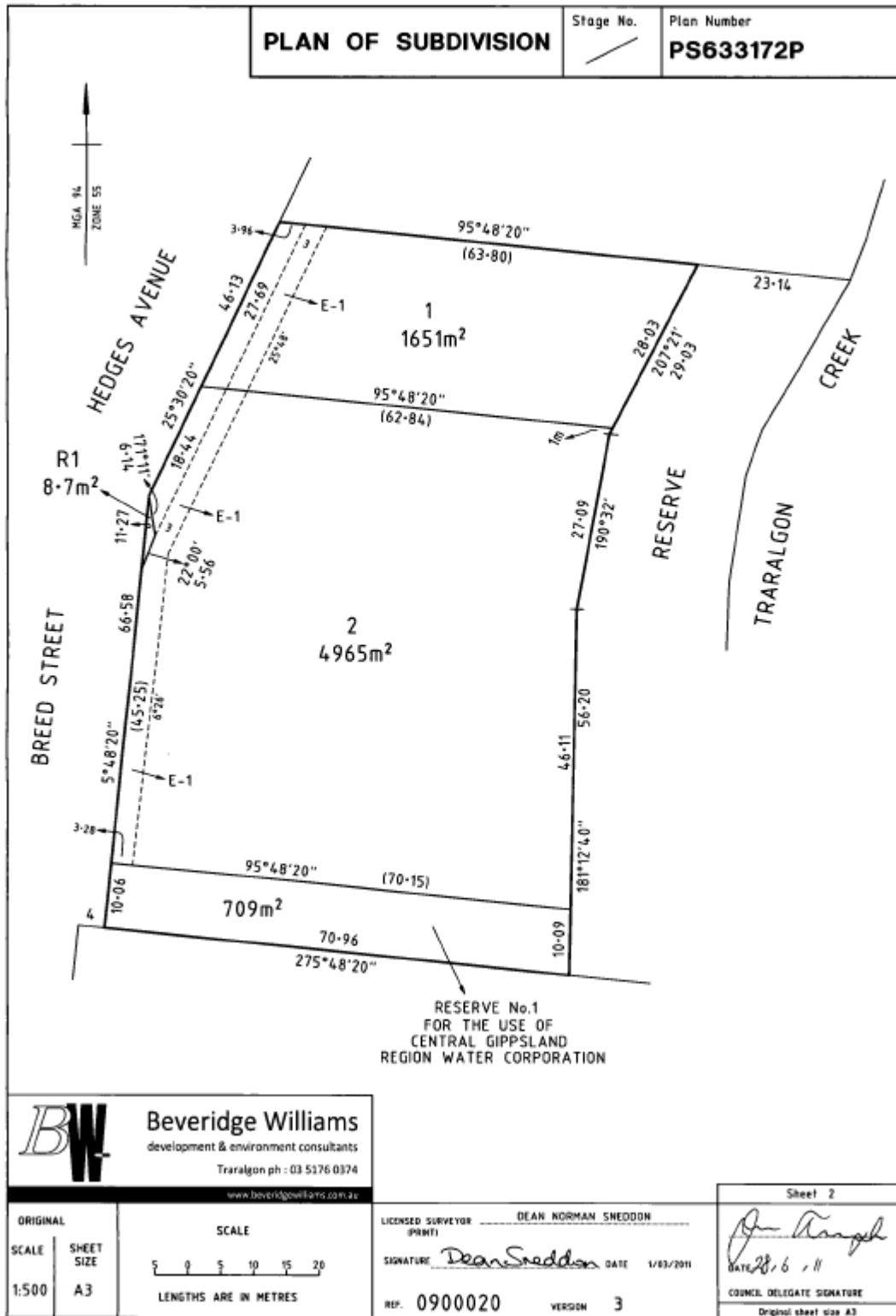
DOCUMENT END

Delivered by LANDATA®. Land Use Victoria timestamp 18/07/2019 11:44 Page 1 of 2  
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PS633172P

|                                                                                                                                                                                                                                                                                                                                                                                    |                                |                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                                                                                                                                                                                                                                                              |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                         |                                |                |                                        | STAGE NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LRS use only<br><b>EDITION 1</b> | Plan Number<br><b>PS6331</b>                                                                                                                                                                                                                                                 | 07/12/2011 10:53:30 PS |
| Location of Land<br>Parish: TRARALGON<br>Township: —<br>Section: —<br>Crown Allotment: —<br>Crown Portion: 22 (PART)<br><br>Title Reference: VOL 11063 FOL 574<br><br>Last Plan Reference: PSS16195F LOT 1<br>Postal Address: BREED STREET<br>(at time of subdivision) TRARALGON 3844<br><br>MGA Co-ordinates E 459 280 ZONE: 55<br>(of approx. centre of land in plan) N 5773 310 |                                |                |                                        | Council Certification and Endorsement<br>Council Name: LATROBE CITY COUNCIL Ref: 2009/94<br>1. This plan is certified under section 6 of the Subdivision Act 1988.<br>2. <u>This plan is certified under section 10(2) of the Subdivision Act 1988.</u><br>Date of original certification under section 6: / /<br>3. <u>This is a statement of compliance issued under section 71 of the Subdivision Act 1988.</u><br>OPEN SPACE<br>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.<br>(ii) <u>The requirement has been satisfied.</u><br>(iii) <u>The requirement is to be satisfied in Stage</u><br>Council Delegate: <i>[Signature]</i><br>Council Seal: <i>[Seal]</i><br>Date: 28/6/11<br><br>Re-certified under section 10(2) of the Subdivision Act 1988.<br>Council Delegate:<br>Council Seal:<br>Date: / / |                                  |                                                                                                                                                                                                                                                                              |                        |
| Vesting of Roads and / or Reserves<br>Identifier: Council/Body/Person<br>RESERVE No.1 CENTRAL GIPPSLAND REGION WATER CORPORATION<br>ROAD R1 LATROBE CITY COUNCIL                                                                                                                                                                                                                   |                                |                |                                        | Notations<br>Staging This is not a staged subdivision<br>Planning Permit No. 2009/94<br><br>Depth Limitation DOES NOT APPLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                                                                                                                                              |                        |
| Additional Purpose of Plan<br>Removal of Easement created in inst. C82/585<br><br>Grounds for Removal<br>Removed by direction from Latrobe City Council Planning Permit No. 2009/94                                                                                                                                                                                                |                                |                |                                        | The land being subdivided is enclosed within thick continuous lines.<br><br>Survey This plan is based on survey.<br><br>This survey has been connected to permanent marks no(s). —<br>in Proclaimed Survey Area No. —                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                                                                                                                                                                                                                                                              |                        |
| Easement Information<br>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement<br>A - Appurtenant Easement R - Encumbering Easement (Road)                                                                                                                                                                                                      |                                |                |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  | LRS use only<br>Statement of Compliance/Exemption Statement<br>Received <input checked="" type="checkbox"/><br>Date 7/12/2011<br><br>LRS use only<br>PLAN REGISTERED<br>Time 11:55AM<br>Date 14/12/2011<br>B Toscano<br>Assistant Registrar of Titles<br>Sheet 1 of 2 Sheets |                        |
| Subject Land                                                                                                                                                                                                                                                                                                                                                                       | Purpose                        | Width (Metres) | Origin                                 | Land Benefited/In Favour Of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                                                                                                                                              |                        |
| E-1                                                                                                                                                                                                                                                                                                                                                                                | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG.      | THIS PLAN - SECTION 136 WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                                                                                                                                              |                        |
| Beveridge Williams<br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br>www.beveridgewilliams.com.au                                                                                                                                                                                                                                                         |                                |                |                                        | LICENSED SURVEYOR DEAN NORMAN SNEDDON (PRINT)<br>SIGNATURE <i>Dean Sneddon</i> DATE 1/03/2011<br>REF. 0900020 VERSION 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  | DATE 28/6/11<br>COUNCIL DELEGATE SIGNATURE<br>Original sheet size A3                                                                                                                                                                                                         |                        |





# PROPERTY REPORT



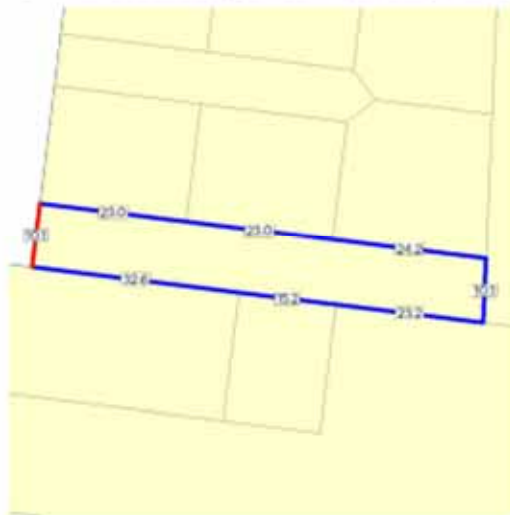
From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 09:09 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P563172**  
Address: **108 BREED STREET TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES1/P563172**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **51599**  
Directory Reference: **Vicroads 696 H4**

## SITE DIMENSIONS

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



**Area:** 710 sq m

**Perimeter:** 161 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 parcel can be found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links.

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

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

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PROPERTY REPORT: Lot RES1 P563172

Page 1 of 2

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 January 2024 09:11 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5633172**  
 Address: **108 BREED STREET TRARALGON 3844**  
 Standard Parcel Identifier (SPI): **RES1\P5633172**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **51599**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 696 H4**

## 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: **GunaiKurnal Land and Waters Aboriginal Corporation**

[View location in VVF files](#)

## Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)  
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 8 \(NRZ8\)](#)



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 Notwithstanding this disclaimer, a reader may rely on the information in this report for the purpose of a statement that land is in a particular zone as required by section 35C(3) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT

## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIOS)



**LSIO - Land Subject to Inundation Overlay**      **Water course**

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)



**FO - Floodway Overlay**      **Water course**

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

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View the full disclaimer at <https://www.planning.vic.gov.au/property-reports>

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

PLANNING PROPERTY REPORT: Lot 453/PS63202

Page 2 of 5



**Areas of Aboriginal Cultural Heritage Sensitivity**

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.dpy.vic.gov.au/faq/question1.aspx>.

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



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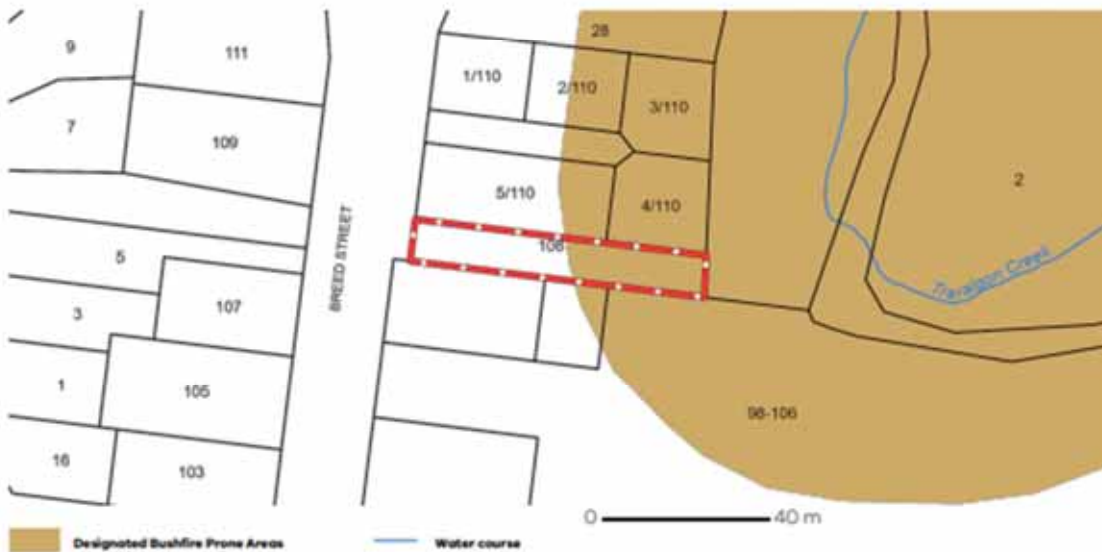
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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://www.vic.gov.au/vicplan/> or at the relevant local council

Create a BPA definition plan in [VicPlan](https://www.vic.gov.au/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 <https://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic).

## 18. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Balmoral Place Traralgon              |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES1\PS644800                         |
| Action   | Rezone to PUZ1                        |







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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
VOLUME 11433 FOLIO 187 Security no : 124078427613X  
Produced 18/07/2019 11:47 AM

#### LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 644800Y.  
PARENT TITLE Volume 11124 Folio 626  
Created by instrument PS644800Y 11/07/2013

#### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
[PS644800Y](#) 11/07/2013

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [PS644800Y](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: BALMORAL PLACE TRARALGON VIC 3844

#### ADMINISTRATIVE NOTICES

NIL



eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 24/10/2016

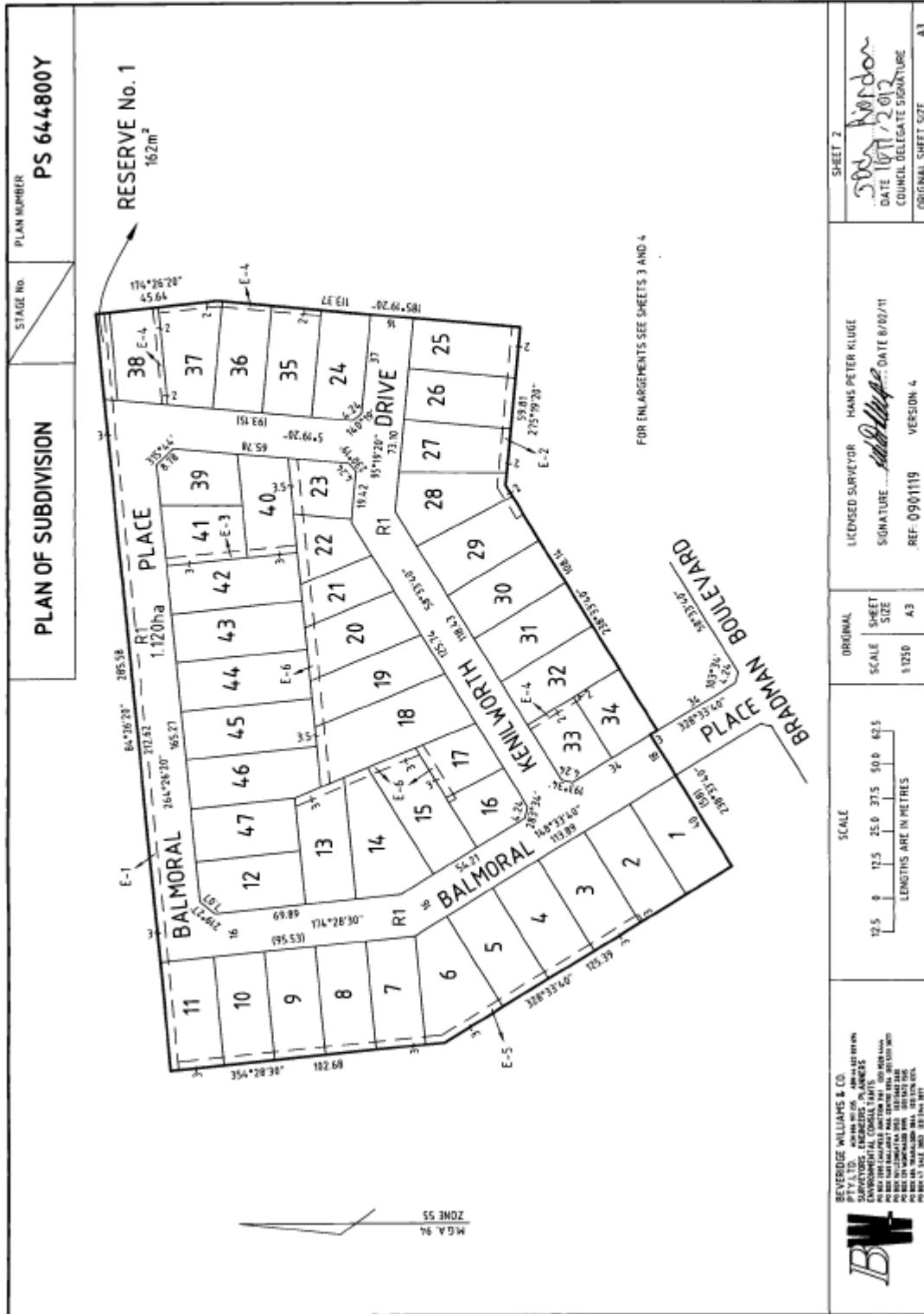
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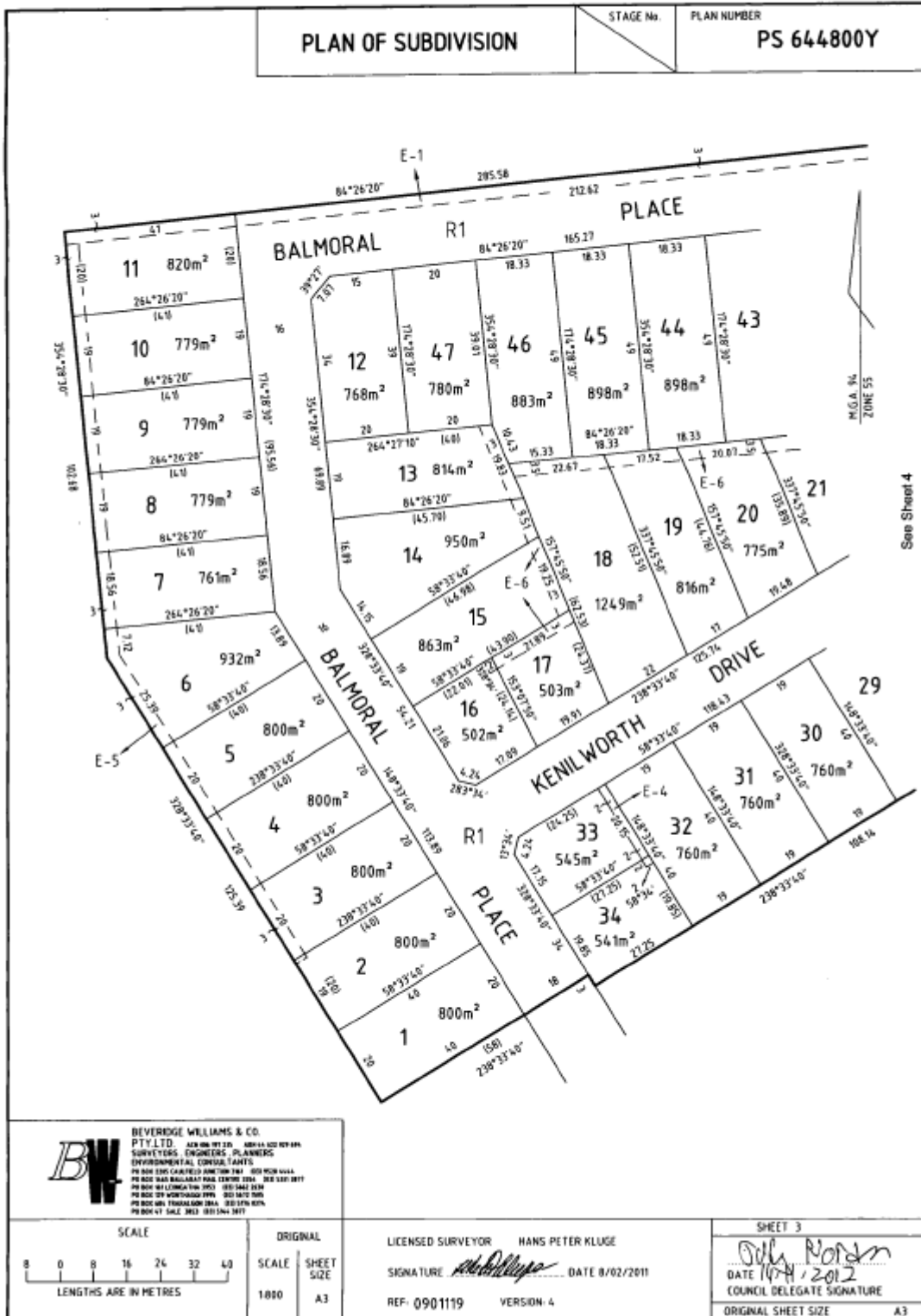


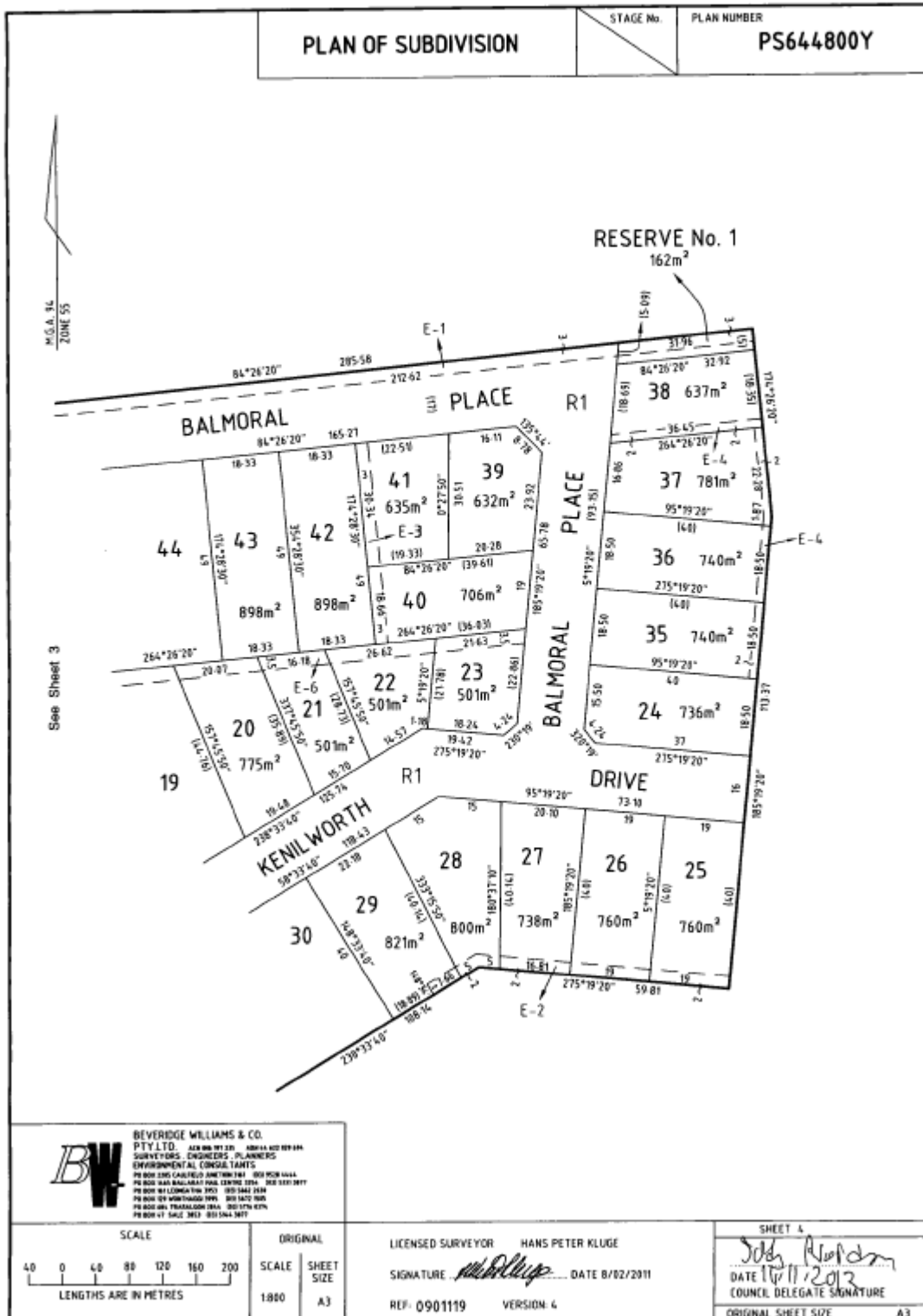
Delivered by LANDATA®. Land Use Victoria timestamp 18/07/2019 11:48 Page 1 of 4  
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PS644800Y

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                              |                                                                                               |                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   | STAGE No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>EDITION 1</b>                             |                                                                                               | PLAN<br>03/01/2010 18,312.50 PS<br>                                                                                                                                                                            |
| <b>LOCATION OF LAND</b><br><br>PARISH: TRARALGON<br><br>CROWN ALLOTMENT: 23 (PART) & 24 (PART)<br><br>TITLE REFERENCE: VOL. 11124 FOL. 628<br><br>LAST PLAN REFERENCE/S: PS 516582R (LOT 11)<br><br>POSTAL ADDRESS: BALMORAL PLACE<br>TRARALGON, VIC. 3844<br><br>MGA Co-ordinates<br>(of approx. centre of<br>land in plan) E: 458 640 GDA 94<br>N: 5 773 900 ZONE: 55                                                                                                   |                                                                                   | <b>COUNCIL CERTIFICATION AND ENDORSEMENT</b><br><br>COUNCIL NAME: LATROBE CITY COUNCIL REF: 2010/2<br><br>1. This plan is certified under Section 6 of the Subdivision Act 1988.<br>2. <u>This plan is certified under Section 18(1) of the Subdivision Act 1988.</u><br><u>Date of original certification under Section 6: / /</u><br>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.<br><br>OPEN SPACE:<br>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <u>has</u> / has not been made.<br>(ii) <u>The requirement has been satisfied.</u><br>(iii) <u>The requirement is to be satisfied in stage</u><br><br>Council Delegate: <i>Jody Rordon</i><br>Council Seal:<br>Date: <i>16/11/2012</i><br><br><u>Re-certification under Section 18(1) of the Subdivision Act 1988</u><br>Council Delegate:<br>Council Seal:<br>Date: / / |                                              |                                                                                               |                                                                                                                                                                                                                                                                                                   |
| <b>VESTING OF ROAD AND / OR RESERVE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                   | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |                                                                                               |                                                                                                                                                                                                                                                                                                   |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COUNCIL / BODY / PERSON                                                           | STAGING This is not a staged subdivision.<br>Planning permit No. 2010/2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                               |                                                                                                                                                                                                                                                                                                   |
| ROAD R1                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LATROBE CITY COUNCIL                                                              | DEPTH LIMITATION: DOES NOT APPLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |                                                                                               |                                                                                                                                                                                                                                                                                                   |
| RESERVE No. 1                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CENTRAL GIPPSLAND REGION<br>WATER CORPORATION                                     | SURVEY THIS PLAN IS BASED ON SURVEY<br><br>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. ___<br>IN PROCLAIMED SURVEY AREA No. ___                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                               |                                                                                                                                                                                                                                                                                                   |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                              |                                                                                               | LRS USE ONLY<br>STATEMENT OF COMPLIANCE /<br>EXEMPTION STATEMENT<br><br>RECEIVED <input checked="" type="checkbox"/><br><br>DATE 03 / 07 / 2013<br><br>LRS USE ONLY<br>PLAN REGISTERED<br>TIME 2:17PM<br>DATE 11 / 07 / 2013<br><br>N. Le<br>Assistant Registrar of Titles<br>SHEET 1 OF 4 SHEETS |
| 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                                                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PS 518824P - SEC 136 OF THE WATER ACT 1989   | CENTRAL GIPPSLAND REGION WATER AUTHORITY                                                      |                                                                                                                                                                                                                                                                                                   |
| E-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRAINAGE                                                                          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PS 538584N                                   | LOTS ON PS 530584N AND LATROBE CITY COUNCIL                                                   |                                                                                                                                                                                                                                                                                                   |
| E-3, E-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PIPELINE OR ANCILLARY PURPOSES                                                    | SEE DIAG.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | THIS PLAN - Sec. 136 of the WATER ACT 1989   | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                    |                                                                                                                                                                                                                                                                                                   |
| E-4, E-6                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DRAINAGE                                                                          | SEE DIAG.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | THIS PLAN                                    | LOTS ON THIS PLAN & LATROBE CITY COUNCIL                                                      |                                                                                                                                                                                                                                                                                                   |
| E-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PIPELINE OR ANCILLARY PURPOSES                                                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PS 6007811D - Sec. 136 of the WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                    |                                                                                                                                                                                                                                                                                                   |
|  BEVERIDGE WILLIAMS & CO.<br>PTY. LTD. ABN 69 001 226 4000<br>SURVEYORS, ENGINEERS, PLANNERS<br>ENVIRONMENTAL CONSULTANTS<br>79 BON AVENUE (CORNER) RANGHURST VIC 3109<br>PHONE 043 940 0000 FAX 043 940 0001<br>PO BOX 111 LINDRUM VIC 3190<br>PHONE 03 9478 0000 FAX 03 9478 0001<br>PO BOX 98 TRARALGON VIC 3844<br>PHONE 03 9478 0000 FAX 03 9478 0001<br>PO BOX 171 MELB VIC 3000 |                                                                                   | LICENSED SURVEYOR HANS PETER KLUGE<br>SIGNATURE: <i>Hans Peter Kluge</i> DATE 8/02/2011<br>REF. 0901119 VERSION: 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                              | <i>Jody Rordon</i><br>DATE 16/11/2012<br>COUNCIL DELEGATE SIGNATURE<br>ORIGINAL SHEET SIZE A3 |                                                                                                                                                                                                                                                                                                   |







# PROPERTY REPORT

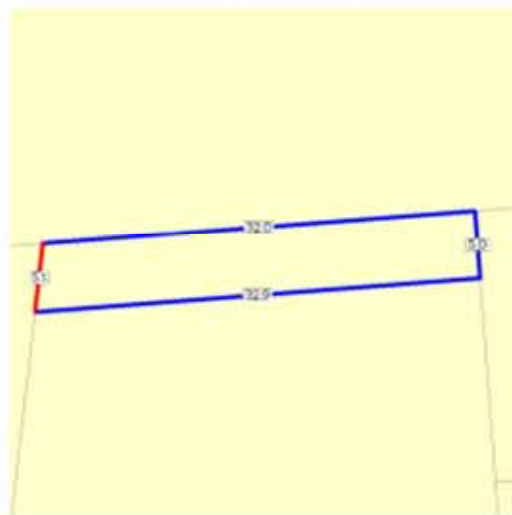
From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 09:14 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5644800**  
Address: **BALMORAL PLACE TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES1/P5644800**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **52337**  
Directory Reference: **Vicroads 696 G3**

## SITE DIMENSIONS

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



**Area:** 162 sq m  
**Perimeter:** 75 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 [www.land.vic.gov.au](http://www.land.vic.gov.au) [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 parcel can be found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

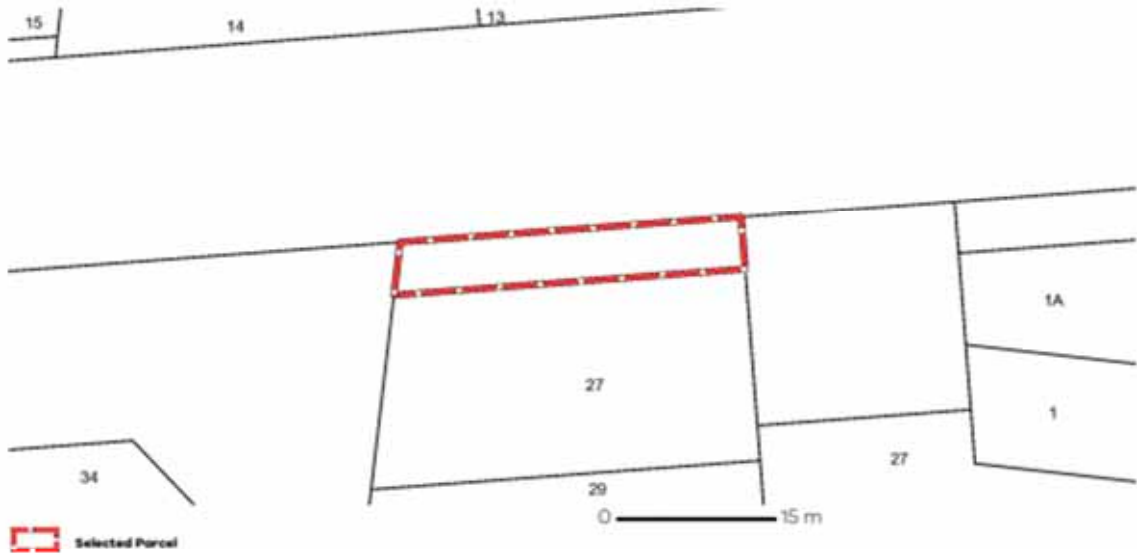
**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

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



# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 January 2024 09:15 AM

## PROPERTY DETAILS

|                                   |                                                                                   |
|-----------------------------------|-----------------------------------------------------------------------------------|
| Lot and Plan Number:              | <b>Lot RES1 P5644800</b>                                                          |
| Address:                          | <b>BALMORAL PLACE TRARALGON 3844</b>                                              |
| Standard Parcel Identifier (SPI): | <b>RES1/P5644800</b>                                                              |
| Local Government Area (Council):  | <b>LATROBE</b> <a href="http://www.latrobe.vic.gov.au">www.latrobe.vic.gov.au</a> |
| Council Property Number:          | <b>52337</b>                                                                      |
| Planning Scheme:                  | <b>Latrobe</b> <a href="#">Planning Scheme - Latrobe</a>                          |
| Directory Reference:              | <b>Vicroads 696 G3</b>                                                            |

## UTILITIES

|                          |                                  |
|--------------------------|----------------------------------|
| Rural Water Corporation: | <b>Southern Rural Water</b>      |
| Urban Water Corporation: | <b>Gippsland Water</b>           |
| Melbourne Water:         | <b>Outside drainage boundary</b> |
| Power Distributor:       | <b>AUSNET</b>                    |

## STATE ELECTORATES

|                       |                         |
|-----------------------|-------------------------|
| Legislative Council:  | <b>EASTERN VICTORIA</b> |
| Legislative Assembly: | <b>MORWELL</b>          |

## OTHER

|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| Registered Aboriginal Party: | <b>Gunaikurnai Land and Waters<br/>Aboriginal Corporation</b> |
|------------------------------|---------------------------------------------------------------|

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

## Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)  
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 6 \(NRZ6\)](#)



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

## Planning Overlays

No planning overlay found.

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Read the full disclaimer at [www.latrobe.vic.gov.au/latrobe](http://www.latrobe.vic.gov.au/latrobe)

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

PLANNING PROPERTY REPORT: Lot 5237 P5644800

Page 1 of 3

## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.planning.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT, Lot 20/31 75644800

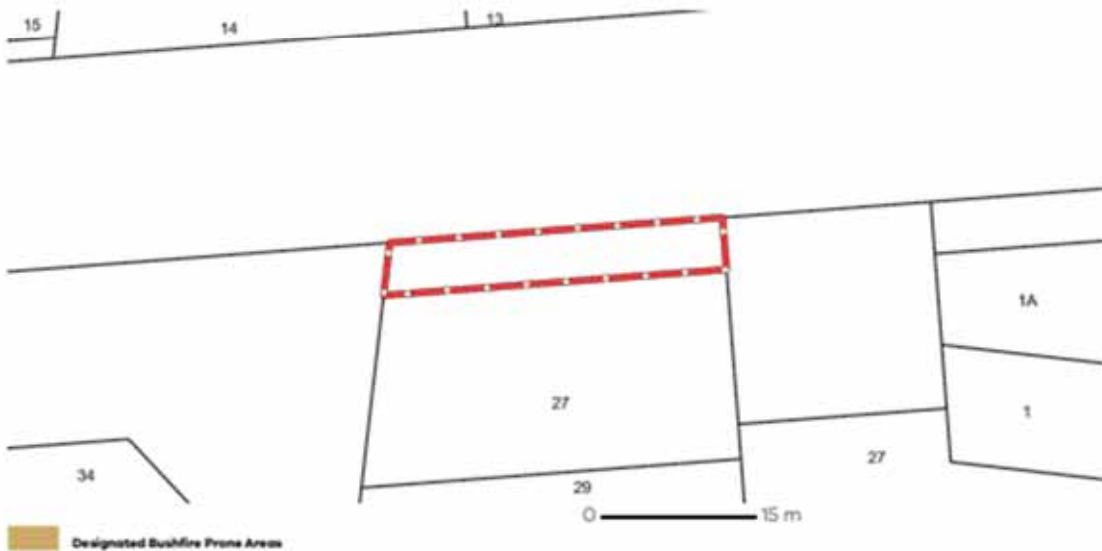
Page 2 of 3

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

## Native Vegetation

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

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

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

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 Read the full disclaimer at <https://www.delwp.vic.gov.au/notice>

Notwithstanding this disclaimer, a viewer may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (b) of the Sale of Land 1992 (Vic).

## 19. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Cross's Road Traralgon                |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES5\PS712141                         |
| Action   | Rezone to PUZ1                        |







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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 11472 FOLIO 512 Security no : 124078427765H  
 Produced 18/07/2019 11:51 AM

#### LAND DESCRIPTION

Reserve 5 on Plan of Subdivision 712141M.  
 PARENT TITLE Volume 11472 Folio 463  
 Created by instrument PS712141M 13/02/2014

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844

[PS712141M](#) 13/02/2014

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [PS712141M](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: CROSS ROAD TRARALGON VIC 3844

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 24/10/2016

DOCUMENT END

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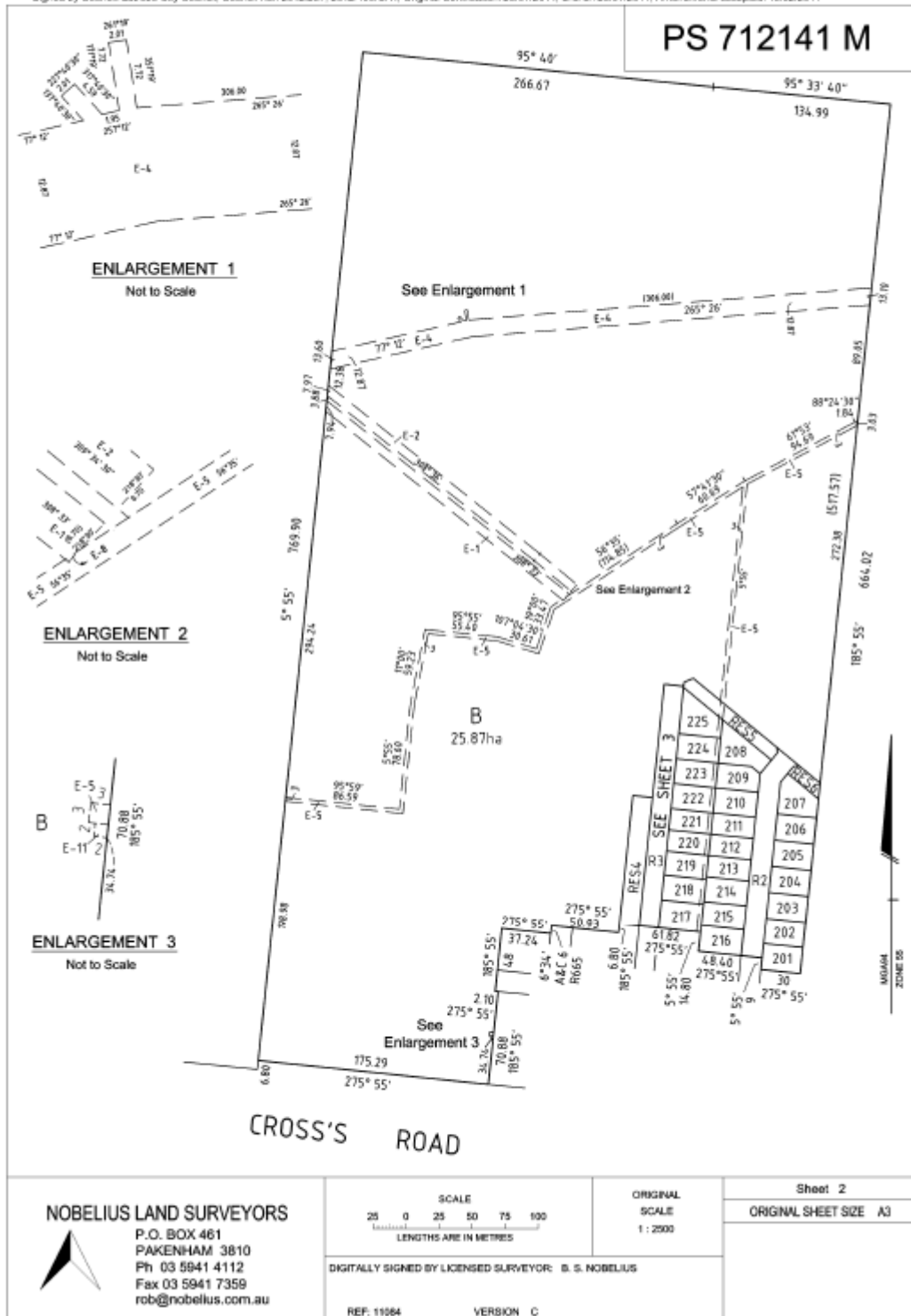
Signed by Council: Latrobe City Council, Council Ref: 2012/237, 2012/100/CRT, Original Certification: 28/01/2014, S.O.C.: 28/01/2014, Amendments accepted: 13/02/2014

| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                              |                                            | LV USE ONLY                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PS 712141 M                                                                                                           |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                  |                                            | EDITION 2                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| <b>LOCATION OF LAND</b><br>PARISH : Traralgon<br>TOWNSHIP : ---<br>SECTION : ---<br>PARTS OF CROWN ALLOTMENTS : 29, 33A, 34B & 35A<br>CROWN PORTION : ---<br>TITLE REFERENCE : Vol. Fol.<br>LAST PLAN REFERENCE : Lot A PS 708164 X<br>POSTAL ADDRESS : Cross's Road, Traralgon 3844<br>(At time of subdivision)<br><br>MGA94 Co-ordinates<br>(of approx centre of land in plan) |                                            |                                                                         | Council Name : Latrobe City Council<br><br><br><br><br><br><br><br><br><br><br>NOTATIONS<br><br>This is a Spear Plan<br><br>Lots 1 to 200 (both inclusive) have been omitted from this plan<br>This survey has been connected to permanent marks no(s) 331 and 332<br>In Proclaimed Survey Area No. --<br><br>STAGING This is not a staged subdivision.<br>Planning Permit No. 2012/237<br><br>Other Purpose of Plan<br>1. Removal of part of the Easement shown as E-3 & E-5 on PS 424148C, being a Water Supply Easement in favour of Traralgon Water Works Trust created by Transfer No. 647695.<br>2. Removal of part of the Easement shown as E-4 & E-5 on PS 424148C, being a Water Supply Easement in favour of Traralgon Water Works Trust created by Creation of Easement No. B429171.<br><br>Grounds for Removal<br>Latrobe City Council Planning Permit 2012/237. |                                                                                                                       |  |
| VESTING OF ROADS AND/OR RESERVES                                                                                                                                                                                                                                                                                                                                                 |                                            |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                       | COUNCIL/BODY/PERSON                        |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| R2                                                                                                                                                                                                                                                                                                                                                                               | Latrobe City Council                       |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| R3                                                                                                                                                                                                                                                                                                                                                                               | Latrobe City Council                       |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| RES4                                                                                                                                                                                                                                                                                                                                                                             | Latrobe City Council                       |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| RES5                                                                                                                                                                                                                                                                                                                                                                             | Central Gippsland Region Water Corporation |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| RES6                                                                                                                                                                                                                                                                                                                                                                             | Central Gippsland Region Water Corporation |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| NOTATIONS                                                                                                                                                                                                                                                                                                                                                                        |                                            |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| DEPTH LIMITATION: DOES NOT APPLY                                                                                                                                                                                                                                                                                                                                                 |                                            |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |  |
| 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 & E-6                                                                                                                                                                                                                                                                                                                                                                        | Water Supply                               | 6.70                                                                    | Transfer No. 647695                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Traralgon Water Works Trust                                                                                           |  |
| E-2                                                                                                                                                                                                                                                                                                                                                                              | Water Supply                               | 6.70                                                                    | C/E No. B429171                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Traralgon Water Works Trust                                                                                           |  |
| E-4                                                                                                                                                                                                                                                                                                                                                                              | Transmission of Electricity                | See Plan                                                                | C/E No. D544989                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | S.E.C.V.                                                                                                              |  |
| E-5, E-6, E-8                                                                                                                                                                                                                                                                                                                                                                    | Pipeline or Ancillary Purposes             | See Plan                                                                | PS 708164 X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Central Gippsland Region Water Corporation                                                                            |  |
| E-7                                                                                                                                                                                                                                                                                                                                                                              | Pipeline or Ancillary Purposes             | See Plan                                                                | This Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Central Gippsland Region Water Corporation                                                                            |  |
| E-6 & E-7                                                                                                                                                                                                                                                                                                                                                                        | Drainage                                   | See Plan                                                                | This Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Latrobe City Council                                                                                                  |  |
| E-11                                                                                                                                                                                                                                                                                                                                                                             | Drainage                                   | See Plan                                                                | PS 708164 X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Latrobe City Council                                                                                                  |  |
| <b>NOBELIUS LAND SURVEYORS</b><br>P.O. BOX 461<br>PAKENHAM 3810<br>Ph 03 5941 4112<br>Fax 03 5941 7359<br>rob@nobelius.com.au                                                                                                                                                                                                                                                    |                                            | DIGITALLY SIGNED BY LICENSED SURVEYOR: B. S. NOBELIUS<br><br>REF: 11084 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Sheet 1 of 3 Sheets<br>ORIGINAL SHEET SIZE A3<br>DATE: 13/2/14<br>TIME: 2:13PM<br>AF<br>Assistant Registrar of Titles |  |

Signed by Benjamin Stephen Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (C) SPEAR Ref: S035481M 24/01/2014, Amended: 11/02/2014.

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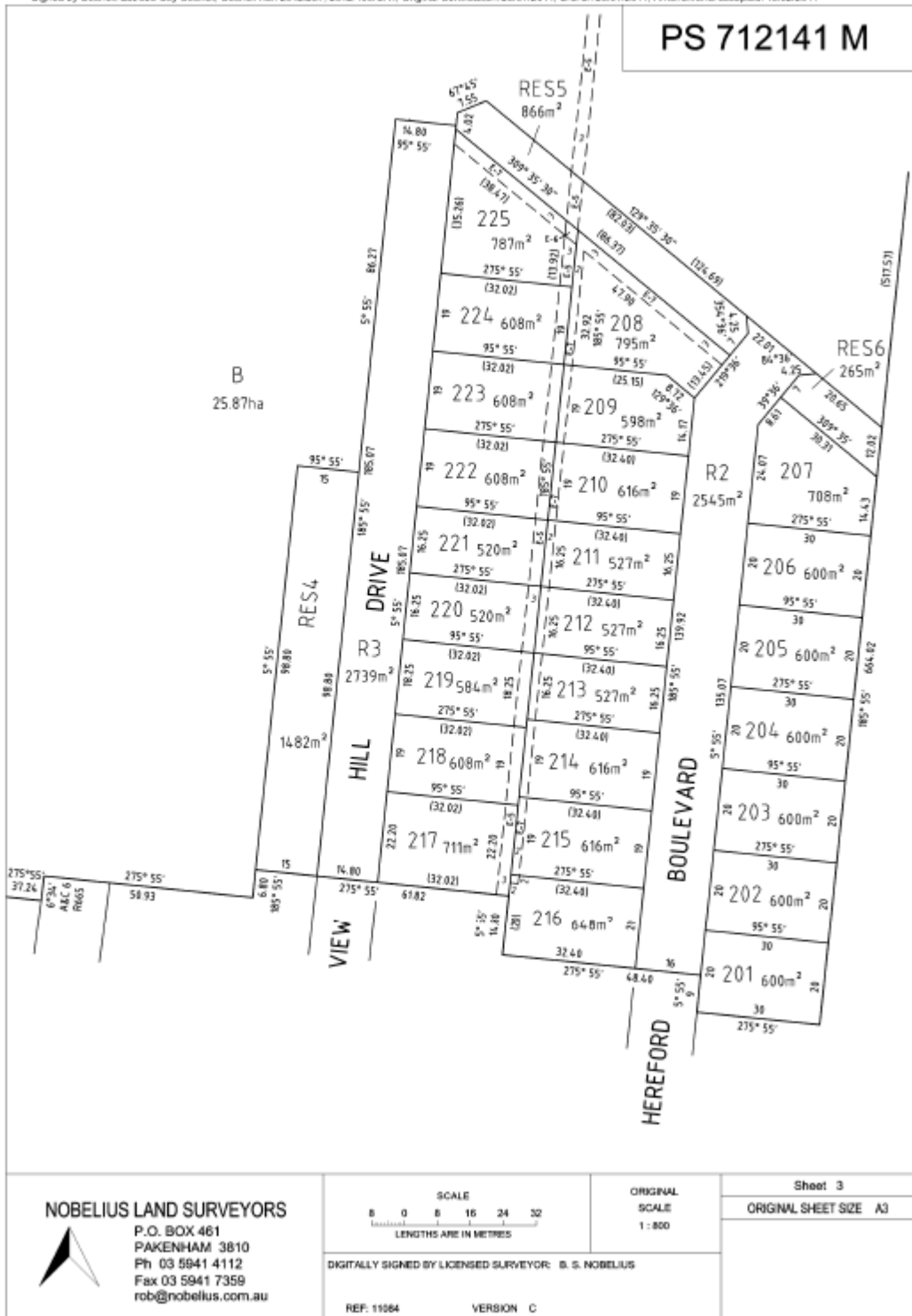
Signed by Council: Latrobe City Council, Council Ref: 2012/237, 2012/160/CRT, Original Certification: 28/01/2014, S.O.C.: 28/01/2014, Amendments accepted: 13/02/2014



Signed by: Benjamin Stephen Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (C) SPEAR Ref: 5030481M 24/01/2014, Amended 11/02/2014.

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Signed by Council, Latrobe City Council, Council Ref: 2012/237, 2012/100/CRT, Original Certification: 28/01/2014, S.O.C.: 28/01/2014, Amendments accepted: 13/02/2014



Signed by Benjamin Stephen Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (C) SPEAR Ref: S035481M 24/01/2014, Amended: 11/02/2014.

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**Plan of Subdivision PS712141M  
Concurrent Certification and Statement of Compliance  
(Form 3)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S030481M  
Plan Number: PS712141M  
Responsible Authority Name: Latrobe City Council  
Responsible Authority Reference Number 1: 2012/237  
Responsible Authority Reference Number 2: 2012/100/CRT  
Surveyor's Plan Version: C

**Certification**

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

**Statement of Compliance**

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

**Public Open Space**

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

Has been made and the requirement has been satisfied for: Stage 2 at Certification

Digitally signed by Council Delegate: Jody Riordan  
Organisation: Latrobe City Council  
Date: 28/01/2014

Signed by: Jody Riordan (Latrobe City Council) 28/01/2014



| <b>MODIFICATION TABLE</b><br>RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN                                                                                       |                                |                     |                |                                        |                |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------|----------------|----------------------------------------|----------------|-------------------------------|
|                                                                                                                                                                   |                                |                     |                | <b>PLAN NUMBER</b><br><b>PS712141M</b> |                |                               |
| WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.<br>NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER. |                                |                     |                |                                        |                |                               |
| AFFECTED LAND/PARCEL                                                                                                                                              | LAND/PARCEL IDENTIFIER CREATED | MODIFICATION        | DEALING NUMBER | DATE                                   | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
| LOT B                                                                                                                                                             | --                             | REMOVAL OF EASEMENT | PS716718J      | 14/10/14                               | 2              | H.L.                          |
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# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 09:17 AM

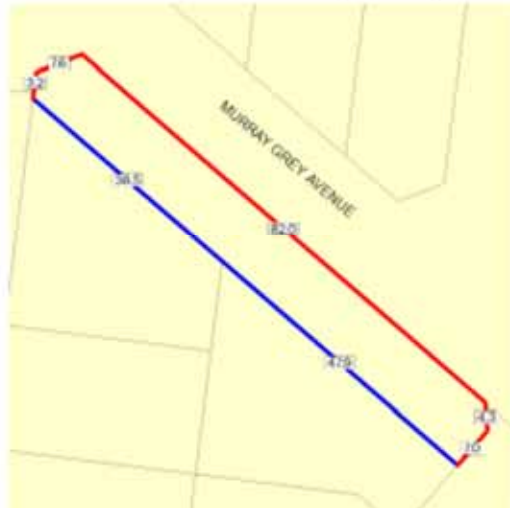
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES5 P5712141**  
Address: **CROSS5 ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES5\P5712141**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **52599**  
Directory Reference: **Vicroads 696 C2**

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

## SITE DIMENSIONS

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



**Area:** 866 sq. m.  
**Perimeter:** 191 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.

1 overlapping dimension label is not being displayed

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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 January 2024 09:19 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES5 P5712141**  
Address: **CROSSS ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES5\PS712141**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **52599**  
Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
Directory Reference: **Vicroads 696 C2**

## 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: **Gunaikurnal Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



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

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Read the full disclaimer at [www.planning.vic.gov.au/privacy-policy](http://www.planning.vic.gov.au/privacy-policy)

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

PLANNING PROPERTY REPORT: Lot RES5 P5712141

Page 1 of 4



Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



**DDO - Design and Development Overlay**      **Water course**  
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



**DPO - Development Plan Overlay**      **Water course**  
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Read the full disclaimer at <http://www.demonstrator.gov.au/2014/01/01/>  
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic).



## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.planning.vic.gov.au/disclaimer>

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PLANNING PROPERTY REPORT: LUR 0025-PL02041

Page 3 of 4

## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

### Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.delwa.vic.gov.au/04312102>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(3) of the Sale of Land Act 1962 (Vic).

## 20. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Cross's Road Traralgon                |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES6\PS712141                         |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
 VOLUME 11472 FOLIO 513 Security no : 124078427937V  
 Produced 18/07/2019 11:56 AM

#### LAND DESCRIPTION

Reserve 6 on Plan of Subdivision 712141M.  
 PARENT TITLE Volume 11472 Folio 463  
 Created by instrument PS712141M 13/02/2014

#### REGISTERED PROPRIETOR

Estate Fee Simple  
 Sole Proprietor  
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
 3844  
[PS712141M](#) 13/02/2014

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [PS712141M](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: CROSS ROAD TRARALGON VIC 3844

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
 Effective from 24/10/2016

DOCUMENT END



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Signed by Council: Latrobe City Council, Council Ref: 2012/237, 2012/100/CR1, Original Certification: 28/01/2014, S.O.C.: 28/01/2014, Amendments accepted: 13/02/2014

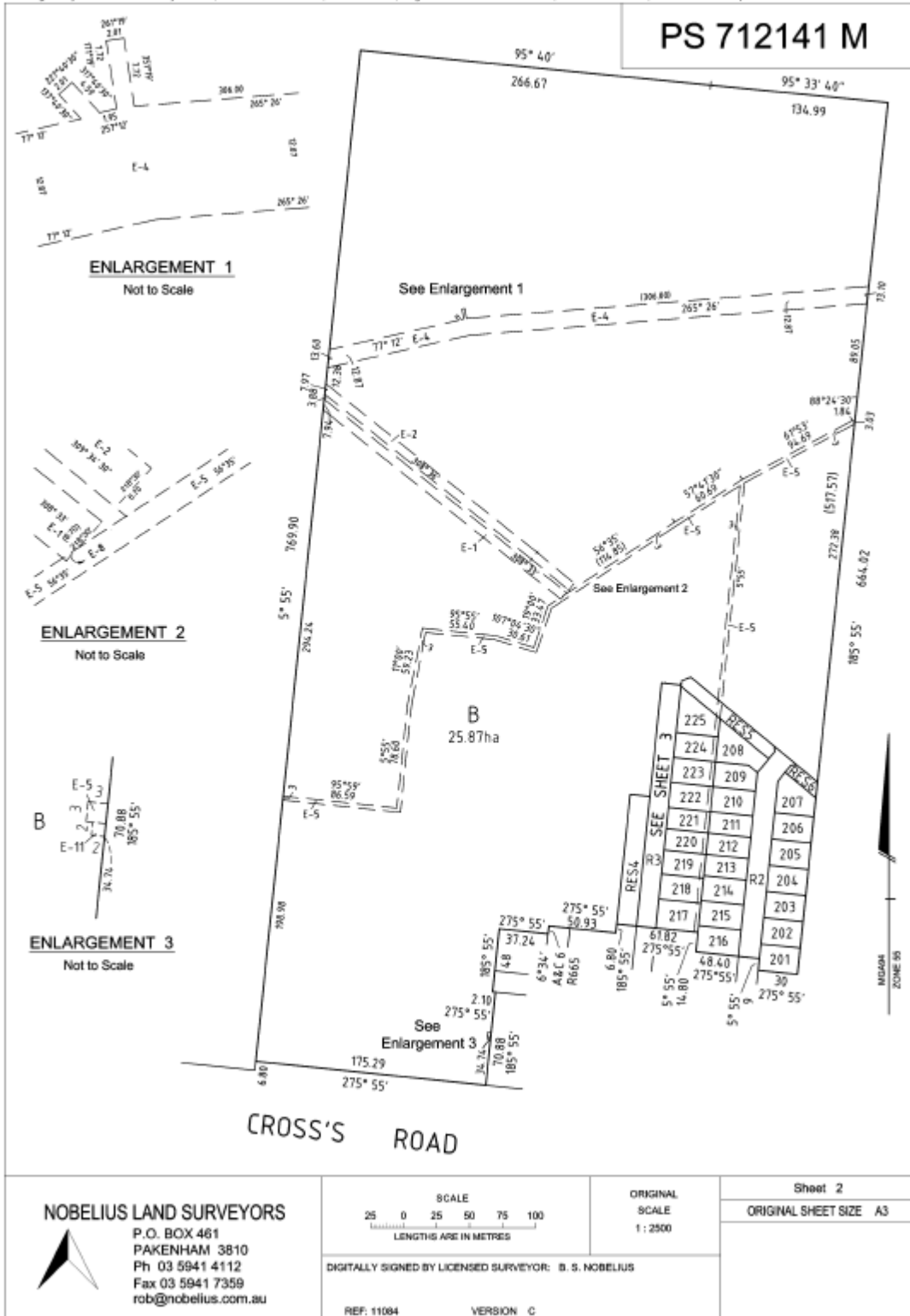
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                            |                                            | <b>LV USE ONLY</b><br>EDITION 2                       | <b>PS 712141 M</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>LOCATION OF LAND</b>                                                                                                                                                                                                                                                               |                                            | Council Name : Latrobe City Council                   |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PARISH : Traralgon<br>TOWNSHIP : ---<br>SECTION : ---<br>PARTS OF CROWN ALLOTMENTS : 29, 33A, 34B & 35A<br>CROWN PORTION : ---<br>TITLE REFERENCE : Vol. Fol.<br>LAST PLAN REFERENCE : Lot A PS 708164 X<br>POSTAL ADDRESS : Cross's Road, Traralgon 3844<br>(At time of subdivision) |                                            | <b>NOTATIONS</b>                                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| MGA94 Co-ordinates<br>(of approx centre of land in plan)                                                                                                                                                                                                                              |                                            | E 456 650<br>N 5 774 200                              | ZONE: 55<br>GDA 94  | This is a Spear Plan<br><br>Lots 1 to 200 (both inclusive) have been omitted from this plan<br>This survey has been connected to permanent marks no(s) 331 and 332 in Proclaimed Survey Area No. --<br><br>STAGING This is not a staged subdivision.<br>Planning Permit No. 2012/237<br><br>Other Purpose of Plan<br>1. Removal of part of the Easement shown as E-3 & E-5 on PS 424148C, being a Water Supply Easement in favour of Traralgon Water Works Trust created by Transfer No. 647695.<br>2. Removal of part of the Easement shown as E-4 & E-5 on PS 424148C, being a Water Supply Easement in favour of Traralgon Water Works Trust created by Creation of Easement No. B429171.<br><br>Grounds for Removal<br>Latrobe City Council Planning Permit 2012/237. |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                               |                                            |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| IDENTIFIER                                                                                                                                                                                                                                                                            | COUNCIL/BODY/PERSON                        |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| R2                                                                                                                                                                                                                                                                                    | Latrobe City Council                       |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| R3                                                                                                                                                                                                                                                                                    | Latrobe City Council                       |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| RES4                                                                                                                                                                                                                                                                                  | Latrobe City Council                       |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| RES5                                                                                                                                                                                                                                                                                  | Central Gippsland Region Water Corporation |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| RES6                                                                                                                                                                                                                                                                                  | Central Gippsland Region Water Corporation |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                      |                                            |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| DEPTH LIMITATION: DOES NOT APPLY                                                                                                                                                                                                                                                      |                                            |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                           |                                            |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>LEGEND:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)                                                                                                                                                                                      |                                            |                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Easement Reference                                                                                                                                                                                                                                                                    | Purpose                                    | Width (Metres)                                        | Origin              | Land Benefited/In Favour Of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| E-1 & E-8                                                                                                                                                                                                                                                                             | Water Supply                               | 6.70                                                  | Transfer No. 647695 | Traralgon Water Works Trust                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| E-2                                                                                                                                                                                                                                                                                   | Water Supply                               | 6.70                                                  | C/E No. B429171     | Traralgon Water Works Trust                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| E-4                                                                                                                                                                                                                                                                                   | Transmission of Electricity                | See Plan                                              | C/E No. D544969     | S.E.C.V.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| E-5, E-6, E-8                                                                                                                                                                                                                                                                         | Pipeline or Ancillary Purposes             | See Plan                                              | PS 708164 X         | Central Gippsland Region Water Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| E-7                                                                                                                                                                                                                                                                                   | Pipeline or Ancillary Purposes             | See Plan                                              | This Plan           | Central Gippsland Region Water Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| E-6 & E-7                                                                                                                                                                                                                                                                             | Drainage                                   | See Plan                                              | This Plan           | Latrobe City Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| E-11                                                                                                                                                                                                                                                                                  | Drainage                                   | See Plan                                              | PS 708164 X         | Latrobe City Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>NOBELIUS LAND SURVEYORS</b>                                                                                                                                                                                                                                                        |                                            | DIGITALLY SIGNED BY LICENSED SURVEYOR: B. S. NOBELIUS |                     | Sheet 1 of 3 Sheets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| P.O. BOX 461<br>PAKENHAM 3810<br>Ph 03 5941 4112<br>Fax 03 5941 7359<br>rob@nobelius.com.au                                                                                                                                                                                           |                                            | REF: 11084                                            |                     | ORIGINAL SHEET SIZE A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                       |                                            | VERSION C                                             |                     | DATE: 13/2/14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                       |                                            | Assistant Registrar of Titles                         |                     | TIME: 2:13PM<br>AF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Skated by: Benjamin Stephen Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (C) SPEAR Ref: 5030481M 24/01/2014, Amended: 11/02/2014.



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Signed by Council: Latrobe City Council, Council Ref: 2012/237, 2012/100/CRT, Original Certification: 28/01/2014, S.O.C.: 28/01/2014, Amendments accepted: 13/02/2014



Signed by: Benjamin Stephen Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (C) SPEAR Ref: 5030481M 24/01/2014, Amended: 11/02/2014.

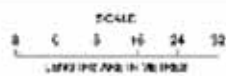
# PS 712141 M



## NOBELIUS LAND SURVEYORS



P.O. BOX 461  
 PAKENHAM 3810  
 Ph 03 5941 4112  
 Fax 03 5941 7059  
 rob@nobelius.com.au



ORIGINAL  
 SCALE  
 1:100

LEGALLY OWNED BY LICENSED SURVEYOR: B.S. NOBELIUS

REF 1/064 VERSION C

Sheet 3

ORIGINAL SHEET SIZE: A3

Delivered by LANDATA8: Land Use Victoria timestamp 18/07/2019 11:56 Page 4 of 5

**Plan of Subdivision PS712141M  
Concurrent Certification and Statement of Compliance  
(Form 3)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S030481M  
Plan Number: PS712141M  
Responsible Authority Name: Latrobe City Council  
Responsible Authority Reference Number 1: 2012/237  
Responsible Authority Reference Number 2: 2012/100/CRT  
Surveyor's Plan Version: C

**Certification**

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

**Statement of Compliance**

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

**Public Open Space**

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

Has been made and the requirement has been satisfied for: Stage 2 at Certification

Digitally signed by Council Delegate: Jody Riordan  
Organisation: Latrobe City Council  
Date: 28/01/2014

Signed by: Jody Riordan (Latrobe City Council) 28/01/2014

| MODIFICATION TABLE                                                                                                                                                |                                | PLAN NUMBER         |                |          |                |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------|----------------|----------|----------------|-------------------------------|
| RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN                                                                                                                    |                                | PS712141M           |                |          |                |                               |
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| AFFECTED LAND/PARCEL                                                                                                                                              | LAND/PARCEL IDENTIFIER CREATED | MODIFICATION        | DEALING NUMBER | DATE     | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
| LOT B                                                                                                                                                             | --                             | REMOVAL OF EASEMENT | PS716718J      | 14/10/14 | 2              | H.L.                          |
|                                                                                                                                                                   |                                |                     |                |          |                |                               |
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|                                                                                                                                                                   |                                |                     |                |          |                |                               |
|                                                                                                                                                                   |                                |                     |                |          |                |                               |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 09:23 AM

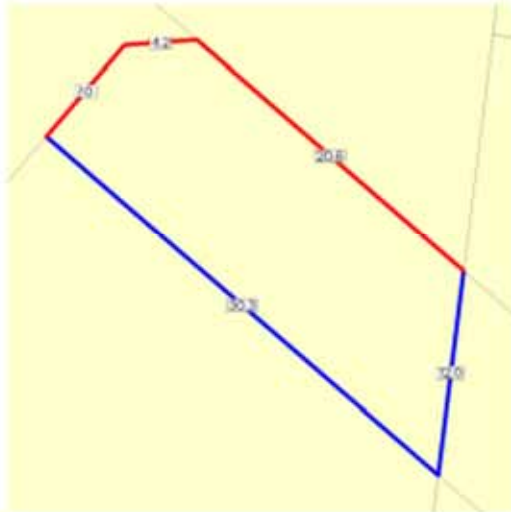
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES6 P5712141**  
Address: **CROSSS ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES6\PS712141**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **52600**  
Directory Reference: **Vicroads 696 C2**

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

## SITE DIMENSIONS

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



**Area:** 265 sq. m

**Perimeter:** 74 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 Easement 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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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PROPERTY REPORT: Lot RES6 P5712141

Page 1 of 2



# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 January 2024 09:34 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES6 P5712141**  
Address: **CROSS ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES6/P5712141**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **52600**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 696 C2**

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

[View location in VicMap](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



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

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Read the full disclaimer at <https://www.dmv.vic.gov.au/privacy-policy>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot RES6 P5712141

Page 1 of 4

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



 DDO - Design and Development Overlay

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

DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



 DPO - Development Plan Overlay

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

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## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.planning.vic.gov.au/links/terms>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a built/free probe area as required by section 32C (b) of the Sale of Land 1992 (SOL).

PLANNING PROPERTY REPORT: Lot 4534 PCT024

Page 3 of 4



# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

This parcel 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://www.vic.gov.au/vicplan> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.vic.gov.au/terms-conditions>

Notwithstanding this disclaimer, it is noted that the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(5) of the Sale of Land Act 1962 (Vic).



## 21. Traralgon

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | Baldwin Road Traralgon              |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | RES2/PS821062                       |
| Action   | Rezone to PUZ1                      |





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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 12251 FOLIO 796 Security no : 124111998094U  
Produced 19/01/2024 01:39 PM

**LAND DESCRIPTION**

Reserve 2 on Plan of Subdivision 821062Y.  
PARENT TITLES :  
Volume 11555 Folio 025 to Volume 11555 Folio 026  
Volume 11555 Folio 028  
Created by instrument PS821062Y 25/09/2020

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
PS821062Y 25/09/2020

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS821062Y FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: BALDWIN ROAD TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**

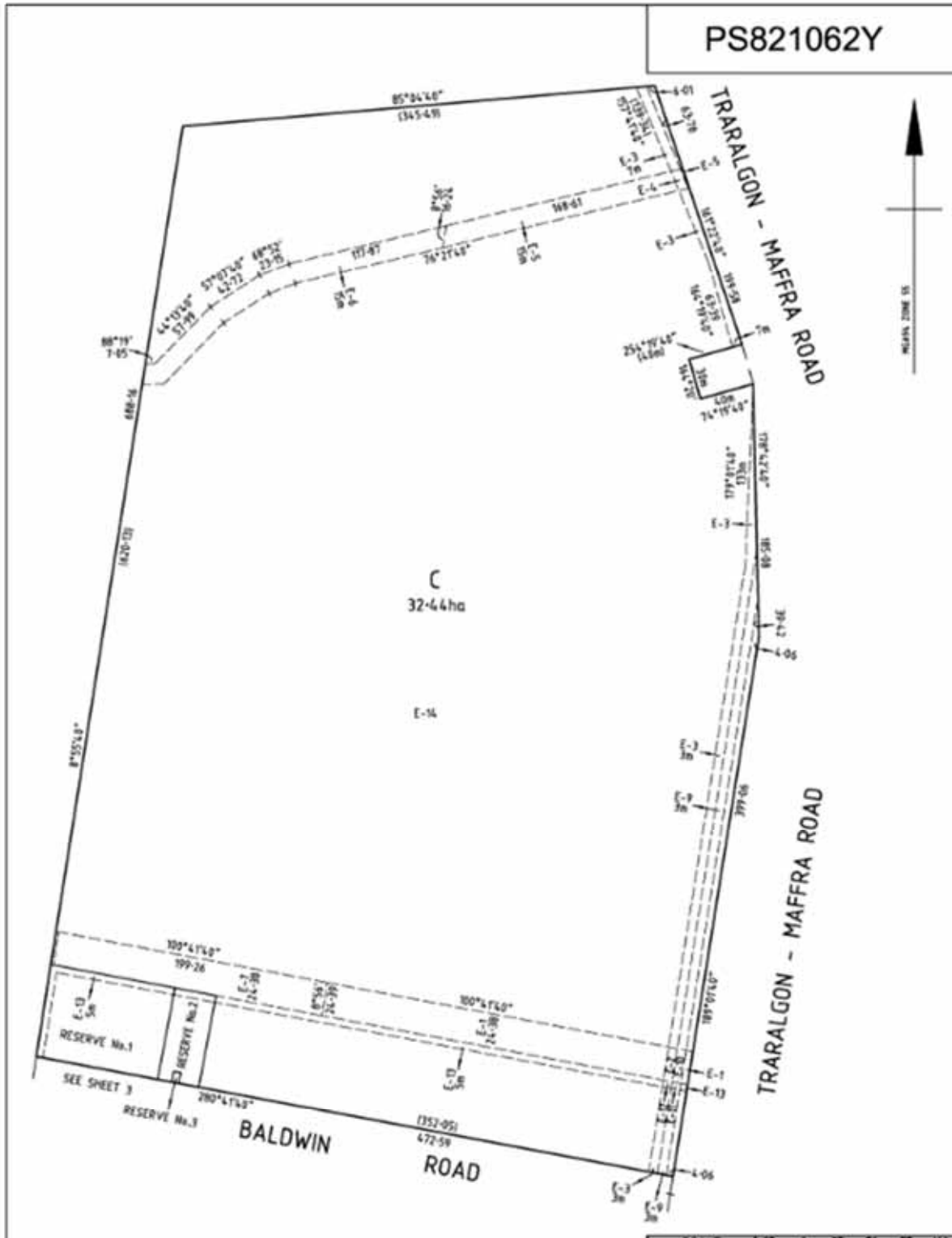
NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 29/09/2020

| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                              | EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PS821062Y                                                                                                                        |                                                                                                                                                                                                                                                                              |                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>LOCATION OF LAND</b><br>PARISH: TRARALGON<br><br>CROWN ALLOTMENT: A8 (PT), A9(PT) & PART OF A FORMER GOVT. ROAD<br>TITLE REFERENCE: VOL.11555 FOLs.025, 026 & 028<br><br>LAST PLAN REFERENCE: PS729261G LOT B, RESERVE No.1 & RESERVE No.2<br>POSTAL ADDRESS: TRARALGON - MAFRRA ROAD, TRARALGON, 3844.<br><br>MGA CO-ORDINATES (at approx centre of land in plan) E: 461 600 ZONE: 55 N: 5775 060 GDA 94 |                                                                                                              | Council Name: Latrobe City Council<br>Council Reference Number: 2018/24/CRT<br>Planning Permit Reference: 2018/93<br>SPEAR Reference Number: S117413H<br><br><b>Certification</b><br>This plan is certified under section 6 of the Subdivision Act 1988<br>Public Open Space<br>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made<br>Digitally signed by: Danielle Simpson for Latrobe City Council on 01/07/2020<br><b>Statement of Compliance</b> issued: 07/07/2020                                                                                                         |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                              | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                   | COUNCIL/BODY/PERSON                                                                                          | OTHER PURPOSES OF THIS PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| RESERVE No.1<br>RESERVE No.2<br>RESERVE No.3                                                                                                                                                                                                                                                                                                                                                                 | LATROBE CITY COUNCIL<br>CENTRAL GIPPSLAND REGION<br>WATER CORPORATION<br>AUSNET ELECTRICITY SERVICES PTY LTD | TO REMOVE THE RESERVE STATUS FROM RESERVES No.1 & No.2 ON PS729261G VIA SECTION 24A OF THE SUBDIVISION ACT<br><br><b>GROUNDS FOR REMOVAL</b><br>LATROBE CITY COUNCIL PLANNING PERMIT 2018/93<br><br>TO VARY BY AGREEMENT OF ALL INTERESTED PARTIES PIPELINE OR ANCILLARY PURPOSES EASEMENT E-14 ON PS729261G TO EASEMENT E-13 ON THIS PLAN<br><br>TO REMOVE BY AGREEMENT OF ALL INTERESTED PARTIES PIPELINE EASEMENT E-17 & PART OF PIPELINE EASEMENTS E-1 & E-12 ON PS729261G CREATED IN INST.046442<br><br>TO REMOVE BY AGREEMENT OF ALL INTERESTED PARTIES PIPELINE EASEMENTS E-8 & E-18 ON PS729261G CREATED IN INST.H04878 |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| DEPTH LIMITATION 15-24m applies to the former Govt. Road only                                                                                                                                                                                                                                                                                                                                                |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| SURVEY: This plan is based on survey in PS729261G<br><br>STAGING<br>This is not a staged subdivision.<br><br>Planning Permit No. 2018/93<br><br>This survey has been connected to permanent marks No(s).<br><br>In Proclaimed Survey Area No.                                                                                                                                                                |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                    |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| IMPLIED EASEMENTS FOR DRAINAGE BY VIRTUE OF SECTION 12(2) OF THE SUBDIVISION ACT 1988 SET APART IN PS729261G APPLIES TO THE LAND MARKED E-14 ON THIS PLAN.                                                                                                                                                                                                                                                   |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                  |                                                                                                                                                                                                                                                                              |                                                                                  |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                           | Purpose                                                                                                      | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Origin                                                                                                                           | Land Benefited/in Favour Of                                                                                                                                                                                                                                                  |                                                                                  |
| E-1, E-2, E-10<br>E-2, E-3, E-4, E-12<br>E-4, E-5<br>E-6<br>E-7, E-8                                                                                                                                                                                                                                                                                                                                         | PIPELINE<br>PIPELINE<br>DRAINAGE<br>DRAINAGE<br>PIPELINE                                                     | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | D444412<br>G567702<br>T143102H<br>S823375V<br>D775664                                                                            | ESSO EXPLORATION & PRODUCTION AUSTRALIA INC. & HEMATITE PETROLEUM PTY LTD<br>GAS & FUEL CORPORATION OF VICTORIA<br><br>SHIRE OF TRARALGON<br>SHIRE OF TRARALGON<br>ESSO EXPLORATION & PRODUCTION AUSTRALIA INC. & HEMATITE PETROLEUM PTY LTD<br>VIC GAS DISTRIBUTION PTY LTD |                                                                                  |
| E-9, E-10, E-11<br>E-8                                                                                                                                                                                                                                                                                                                                                                                       | GAS DISTRIBUTION & AS SET OUT IN MCP No.AA1211<br>DRAINAGE                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AK943394P<br>PS729261G                                                                                                           | LATROBE CITY COUNCIL<br>CENTRAL GIPPSLAND REGION WATER CORPORATION<br>LATROBE CITY COUNCIL                                                                                                                                                                                   |                                                                                  |
| E-11, E-12, E-13                                                                                                                                                                                                                                                                                                                                                                                             | PIPELINE OR ANCILLARY PURPOSES<br>DRAINAGE                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PS729261G - SECTION 136 OF THE WATER ACT 1989<br>THIS PLAN                                                                       | CENTRAL GIPPSLAND REGION WATER CORPORATION<br>LATROBE CITY COUNCIL                                                                                                                                                                                                           |                                                                                  |
| <b>Miller   Merrigan</b>                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SURVEYOR'S REF: 15534SC 2/04/2019                                                                                                |                                                                                                                                                                                                                                                                              | ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3                                             |
| Land Development Consultants<br>Miller & Merrigan Pty Ltd ACN 028 341 968<br>Metro: 2108 Northside Drive, Oranby 3738<br>Regional: 138 Commercial Road, Morwell 3843<br>Mail: PO Box 247 Oranby, Victoria 3738                                                                                                                                                                                               |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Digitally signed by: Geoffrey John Ladrer, Licensed Surveyor.<br>Surveyor's Plan Version: 16.<br>12/04/2019, SPEAR Ref: S117413H |                                                                                                                                                                                                                                                                              | PLAN REGISTERED<br>TIME: 4:06pm DATE: 25/9/2020<br>Assistant Registrar of Titles |

Amended by: Geoffrey John Ladrer, Licensed Surveyor 20/09/2020.

PS821062Y



C  
32.44ha  
E-14

RESERVE No. 1  
RESERVE No. 2  
SEE SHEET 3  
RESERVE No. 3  
BALDWIN ROAD

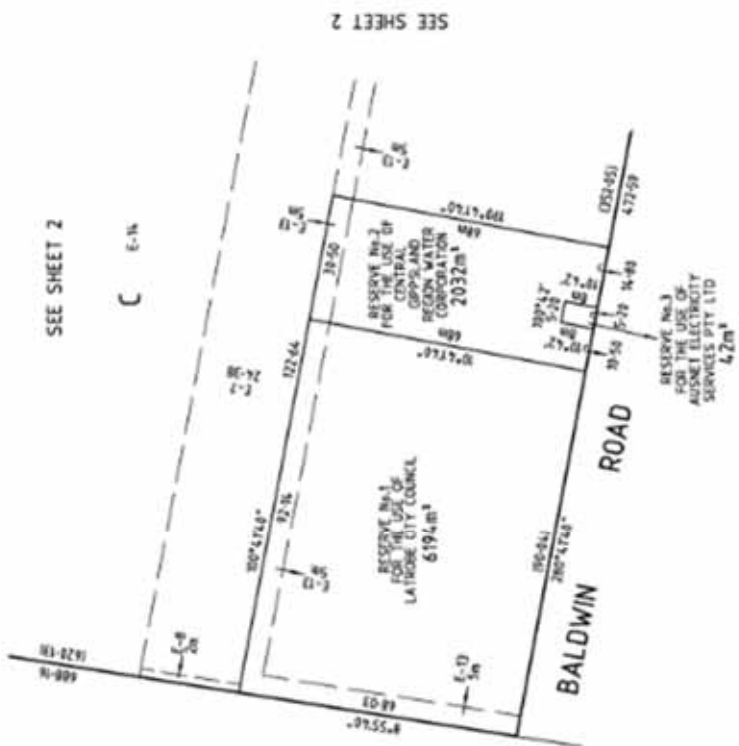
|       |                                      |
|-------|--------------------------------------|
| SCALE | 1:2500                               |
|       | 25 50 75 100<br>METRES AND IN METRES |

|                                                                                                                                                                                                                                   |                                                                                                                                                                       |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Millar   Merrigan</b><br>Land Development Consultants<br>Millar & Merrigan Pty Ltd ACN 200 361 888<br>10/100 2138 Northbank Drive, Clayton VIC 3168<br>www.millarmerrigan.com.au<br>info@millarmerrigan.com.au<br>03 9528 6000 | SURVEYOR'S REF: 15534 SC 2/84/2019<br>Digitally signed by: Geoffrey John Ladner, Licensed Surveyor,<br>Surveyor's Plan Version 16,<br>12/04/2019, SPEAR Ref: S117413H | ORIGINAL SHEET SIZE: A3<br>SHEET 2 |
|                                                                                                                                                                                                                                   | Digitally signed by: Latrobe City Council,<br>01/07/2020,<br>SPEAR Ref: S117413H                                                                                      |                                    |

Amended by: Geoffrey John Ladner, Licensed Surveyor 23/08/2020.



PS821062Y



SEE SHEET 2

C E-N

SEE SHEET 2

|                 |                            |
|-----------------|----------------------------|
| SCALE<br>1:1000 | ORIGINAL SHEET<br>SIZE: A3 |
| SHEET 3         |                            |

SURVEYORS REF: 15534SC 2/14/2019

Digitally signed by Geoffrey John Lathar, Licensed Surveyor's Firm (Licence No. 125042019, SPEAR Ref: S117412H)

**Millar | Merrigan**  
Land Development Consultants

MERRIGAN MER 18 233 274 887  
Melissa A Merrigan Pty Ltd ACN 053 367 888  
www.merriganmerr.com.au  
mel@merriganmerr.com.au  
1800 634 444

Amended by: Geoffrey John Lathar, Licensed Surveyor 22/09/2005



# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 01:48 PM

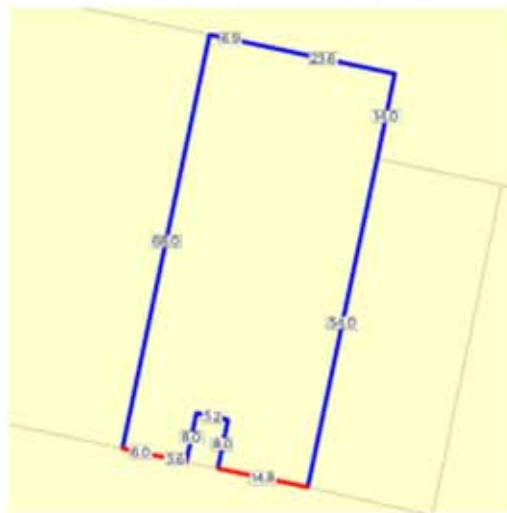
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES2 P5821062**  
Address: **BALDWIN ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES2\PS821062**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **53206**  
Directory Reference: **Vicroads 98 A4**

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

## SITE DIMENSIONS

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



**Area:** 2034 sq. m

**Perimeter:** 213 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels requires a separate search, but dimensions for individual units are generally not available.

† overlapping dimension label is not being displayed

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 [www.land.vic.gov.au](http://www.land.vic.gov.au) and [www.vic.gov.au](http://www.vic.gov.au) **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 parcel can be found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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PROPERTY REPORT: Lot RES2 P5821062

Page 1 of 2

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 January 2024 07:38 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RE52 P5821062**  
 Address: **BALDWIN ROAD TRARALGON 3844**  
 Standard Parcel Identifier (SPI): **RE52/P5821062**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **53206**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 98 A4**

## 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: **Gunaikurnal Land and Waters  
 Aboriginal Corporation**

[View location in VicMap](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)  
[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



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

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Notwithstanding this disclaimer, a vendor who relies on the information in this report for the purpose of a statement that land is in a sufficient zone area as required by section 30C(3) of the Sale of Land 1962 (Vic)

# PLANNING PROPERTY REPORT

## Planning Overlays

### BUFFER AREA OVERLAY (BAO) BUFFER AREA OVERLAY - SCHEDULE 1(BAO1)



**BAO - Buffer Area Overlay**      **Water course**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### DEVELOPMENT PLAN OVERLAY (DPO)



**DPO - Development Plan Overlay**      **Water course**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a buffer zone area as required by section 20C (3) of the Sale of Land 1962 (VIC).

## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.transparency.vic.gov.au/privacy>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 22C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT | L:\1512\1527062

Page 3 of 8



## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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://www.vic.gov.au/vicplan> or at the relevant local council.

Create a BPA definition plan in [VicPlan](https://www.vic.gov.au/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 <https://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

### Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.vic.gov.au/terms-and-conditions>.

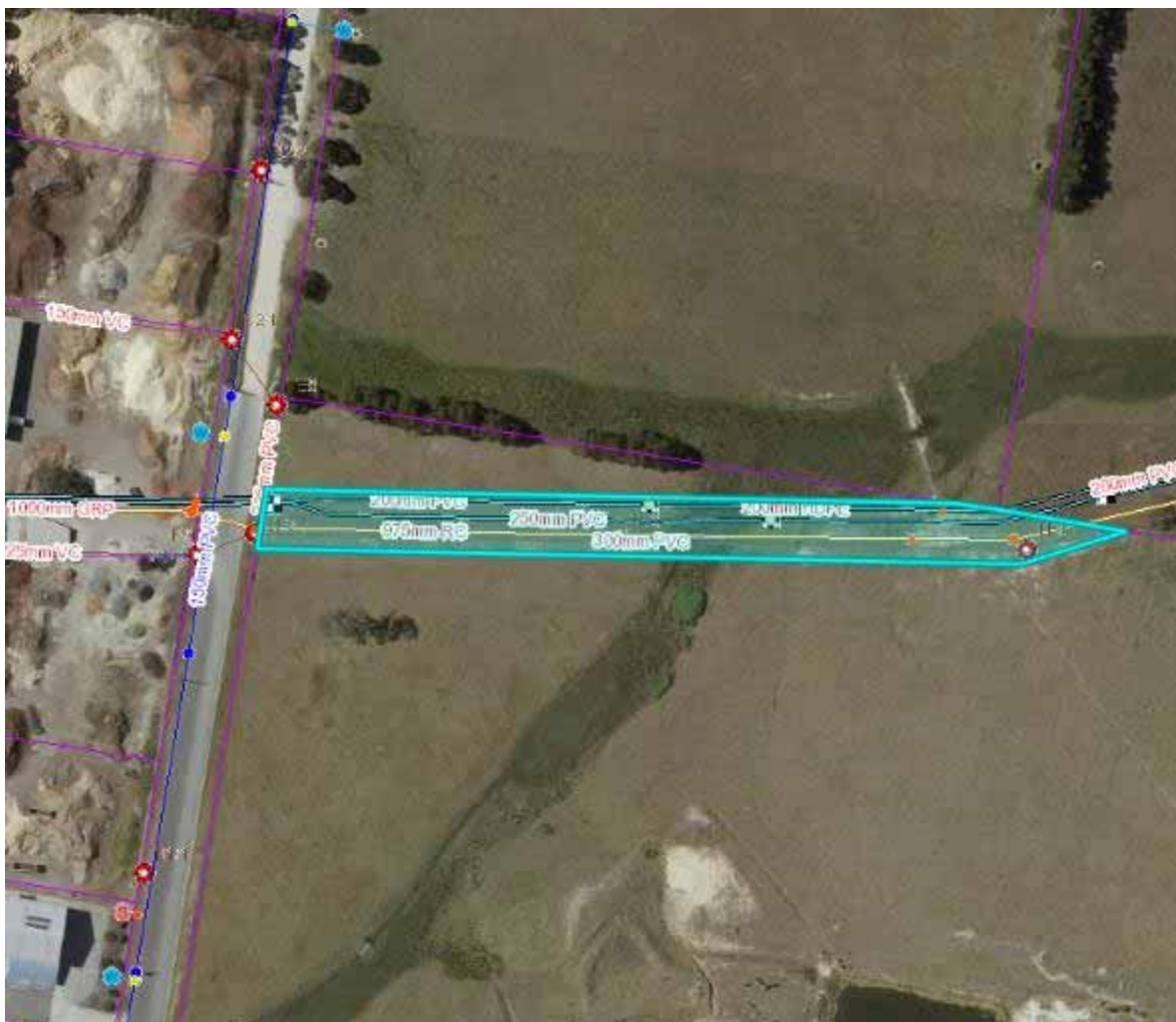
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 22C(3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT:LV4-RE33-PS20202

Page 4 of 4

## 22. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Rocla Road Traralgon                  |
| Anomaly  | Gippsland Water owned land zoned IN1Z |
| SPI      | RES1\PS637632                         |
| Action   | Rezone to PUZ1                        |





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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
VOLUME 11905 FOLIO 260 Security no : 124078428157G  
Produced 18/07/2019 12:03 PM

**LAND DESCRIPTION**

Reserve 1 on Plan of Subdivision 637632J.  
PARENT TITLES :  
Volume 10102 Folio 653 Volume 10905 Folio 003  
Created by instrument PS637632J 07/08/2017

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
[PS637632J](#) 07/08/2017

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

AGREEMENT Section 173 Planning and Environment Act 1987  
[AN682553P](#) 27/03/2017

**DIAGRAM LOCATION**

SEE [PS637632J](#) FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: ROCLA ROAD TRARALGON EAST VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

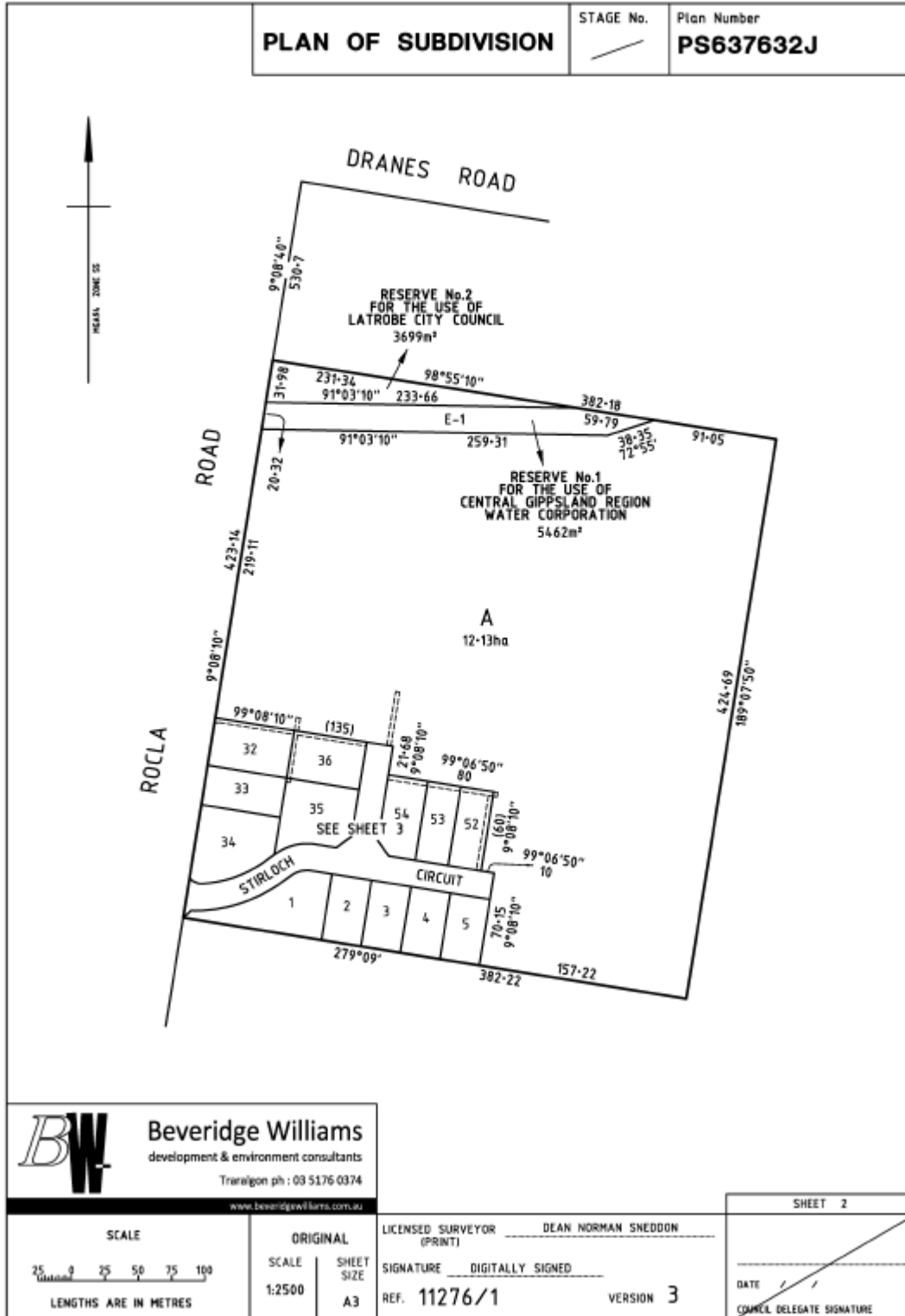
eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/08/2017

DOCUMENT END



Delivered by LANDATA®: Land Use Victoria timestamp 18/07/2019 12:04 Page 2 of 4

Signed by Council: Latrobe City Council, Council Ref: 2008/212/A, 2011/97/Cert, Original Certification: 02/11/2012, S.O.C.: 24/07/2017



**BW** Beveridge Williams  
development & environment consultants  
Traralgon ph: 03 5176 0374  
[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SCALE  
0 25 50 75 100  
LENGTHS ARE IN METRES

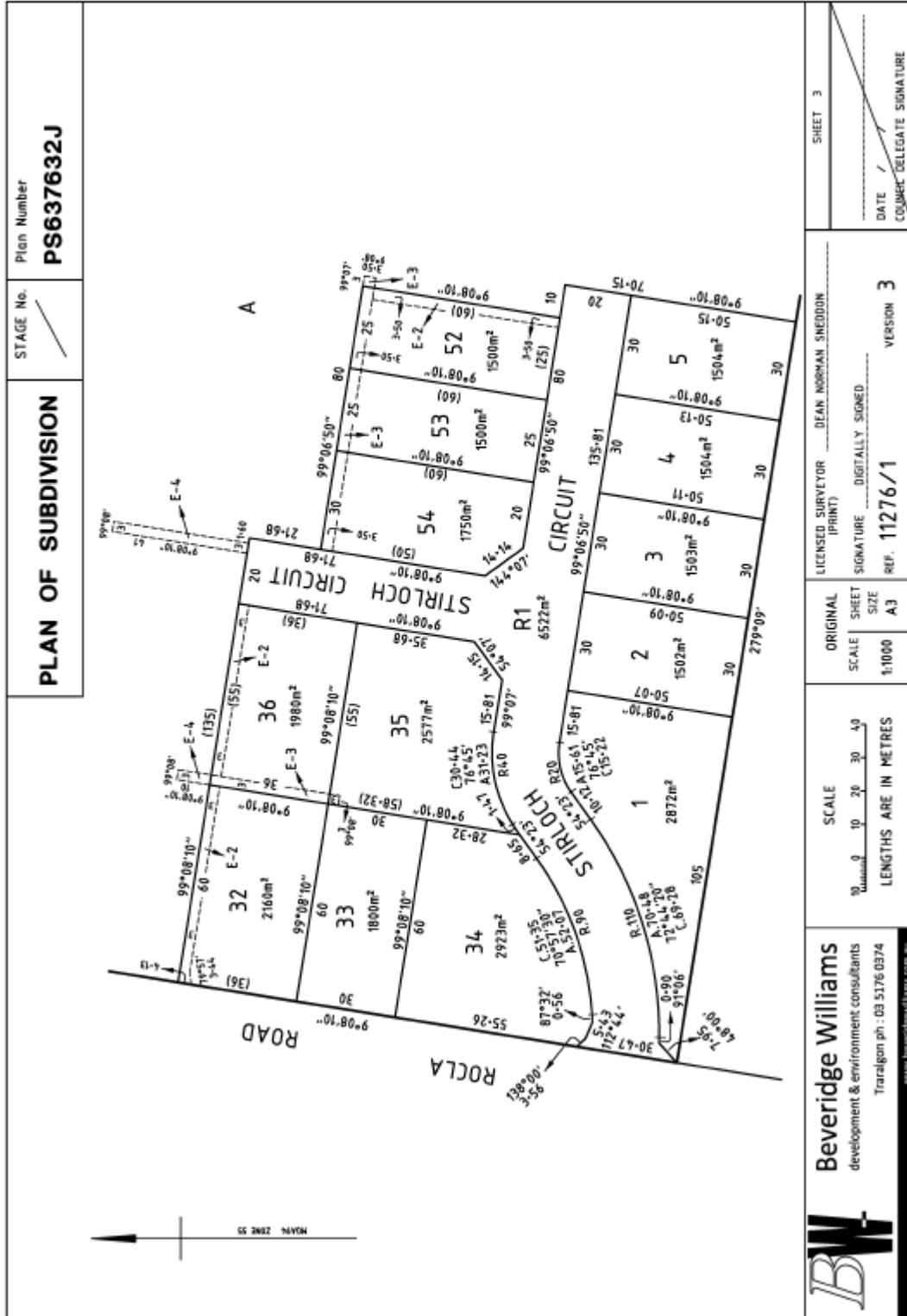
ORIGINAL  
SCALE 1:2500  
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) DEAN NORMAN SNEEDON  
SIGNATURE DIGITALLY SIGNED  
REF. 11276/1 VERSION 3

SHEET 2  
DATE / /  
COUNCIL DELEGATE SIGNATURE



Delivered by LANDATA®. Land Use Victoria timestamp 18/07/2019 12:04 Page 3 of 4



Signed by Council: Lambie City Council, Council Ref: 20080212/A, 2011/07/Cer1, Original Certification: 02/11/2012, S.O.C.: 24/07/2017

**BW**  
Beveridge Williams  
development & environment consultants  
Taraigan ph : 03 5376 0374  
www.beveridgewilliams.com.au

|                                           |                |            |         |
|-------------------------------------------|----------------|------------|---------|
| SCALE                                     | ORIGINAL SCALE | SHEET SIZE | VERSION |
| 10 0 10 20 30 40<br>LENGTHS ARE IN METRES | 1:1000         | A3         | 3       |

LICENSED SURVEYOR (PRINT) DEAN NORMAN SNEEDON  
SIGNATURE DIGITALLY SIGNED  
REF. 11276/1

DATE /  
COLLECTOR DELEGATE SIGNATURE

Signed by: Dean Norman Sneedon (Beveridge Williams & Co Pty Ltd - Taraigan) Surveyor's Plan Version (Version 3) SPEAR Ref: S018807B 11/09/2012

Delivered by LANDATA®, Land Use Victoria timestamp 18/07/2019 12:04 Page 4 of 4

**Plan of Subdivision PS637632J**  
**Certification of plan by Council (Form 2)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S018987B  
Plan Number: PS637632J  
Responsible Authority Name: Latrobe City Council  
Responsible Authority Reference Number 1: 2008/212/A  
Responsible Authority Reference Number 2: 2011/97/Cert  
Surveyor's Plan Version: Version 3

**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 of the Subdivision Act 1988

has not been made at Certification

Digitally signed by Council Delegate: Barry Hearsey  
Organisation: Latrobe City Council  
Date: 02/11/2012

Signed by: Barry Hearsey (Latrobe City Council) 02/11/2012

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 09:28 AM

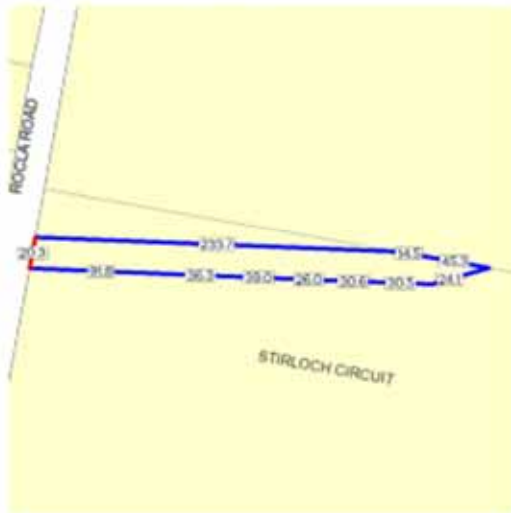
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5637632**  
Address: **ROCLA ROAD TRARALGON EAST 3844**  
Standard Parcel Identifier (SPI): **RES1/P5637632**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **56364**  
Directory Reference: **Vicroads 697 N3**

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

## SITE DIMENSIONS

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



**Area:** 5488 sq m  
**Perimeter:** 611 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.

2 overlapping dimension labels are not being displayed.

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 of [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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 January 2024 09:29 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5637632**  
Address: **ROCLA ROAD TRARALGON EAST 3844**  
Standard Parcel Identifier (SPI): **RES1\P5637632**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **56364**  
Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
Directory Reference: **Vicroads 697 N3**

## 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**

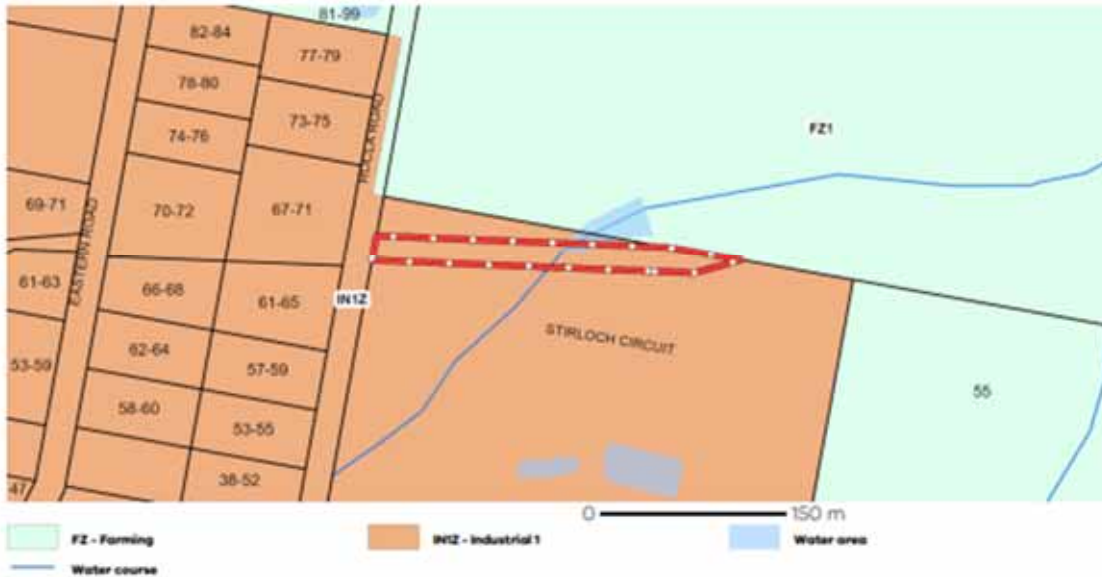
## OTHER

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

[View location in VicPlan](#)

## Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\)](#)  
[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)



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

## Planning Overlays

No planning overlay found

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**Areas of Aboriginal Cultural Heritage Sensitivity**

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

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

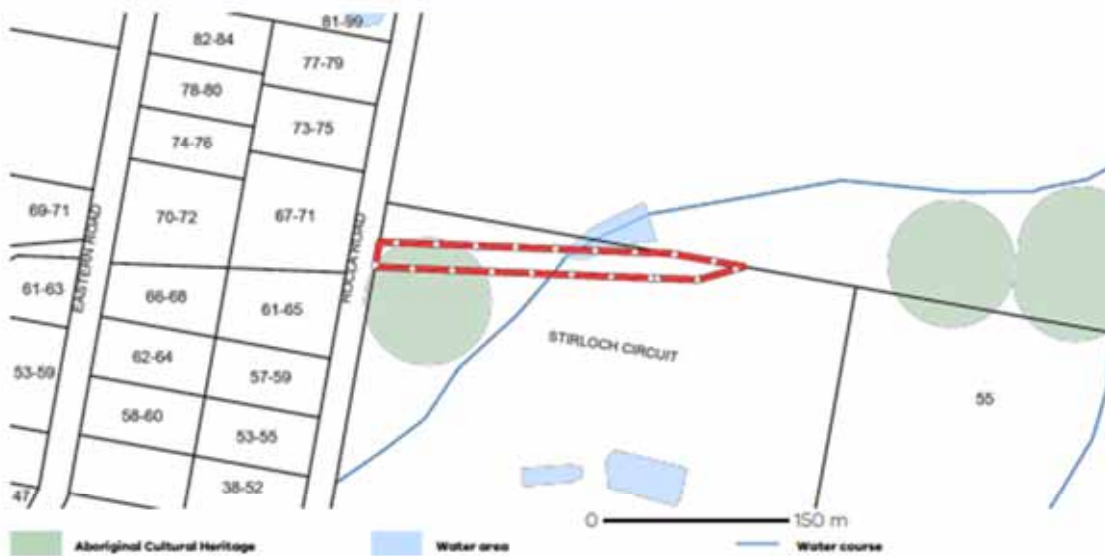
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.advisnms.net.au/faq/Question1.aspx>

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



## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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>.

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PLANNING PROPERTY REPORT: LID-RES-15627633

Page 2 of 4

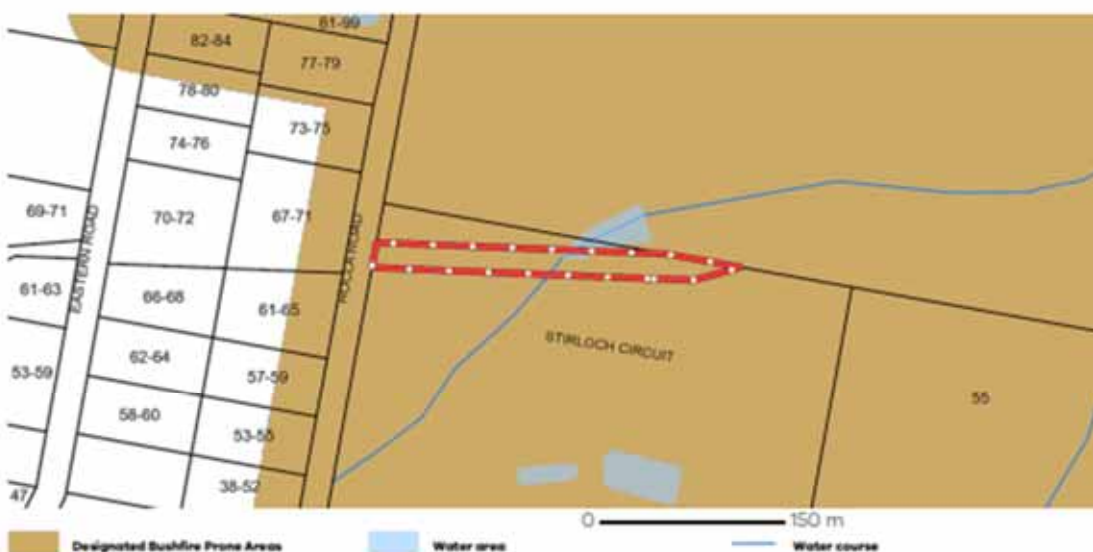
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

This parcel 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://www.planning.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.vicba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <https://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

## Native Vegetation

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

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

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## 23. Traralgon

| SERVICE  |                                      |
|----------|--------------------------------------|
| Asset    | Land                                 |
| Location | Hazelwood Road, Traralgon 3844       |
| Anomaly  | Gippsland Water owned land zoned C1Z |
| SPI      | 2013\PP3647                          |
| Action   | Rezone to PUZ1                       |







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**CROWN FOLIO STATEMENT**  
VOLUME 11776 FOLIO 747  
No Coft exists

Security no : 124112577758A  
Produced 12/02/2024 02:48 PM

CROWN FOLIO

**LAND DESCRIPTION**  
Crown Allotment 2013 Parish of Traralgon.  
PARENT TITLE Volume 11706 Folio 048  
Created by instrument MI208825H 06/08/2016

**CROWN LAND ADMINISTRATOR**  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
AT583915E 07/09/2020

**STATUS, ENCUMBRANCES AND NOTICES**  
RESERVATION MI208827D 06/08/2016  
TEMPORARY  
CONSERVATION OF AN AREA OF NATURAL INTEREST  
LEGL11-081

INDIGENOUS LAND USE AGREEMENT MI303025M 13/08/2016  
NATIVE TITLE DETERMINATION VID6007/1998

**DIAGRAM LOCATION**  
SEE CD080823K FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

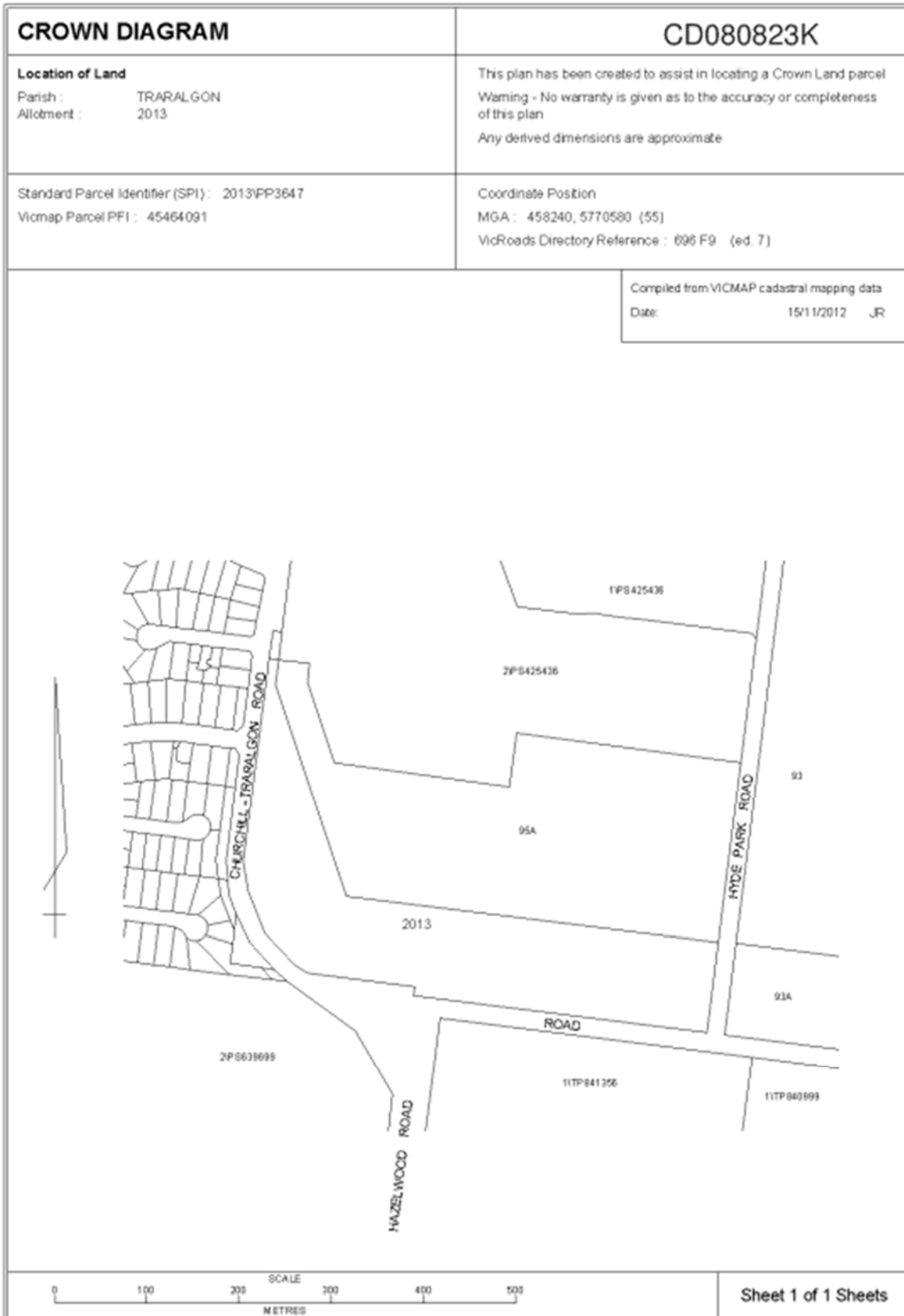
-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: HAZELWOOD ROAD TRARALGON VIC 3844

DOCUMENT END





# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 02:50 PM

## PROPERTY DETAILS

Crown Description: **Allot. 2013 PARISH OF TRARALGON**  
Address: **HAZELWOOD ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **2013\PP3647**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **NCPR**  
Directory Reference: **Vicroads 696 E9**

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

## SITE DIMENSIONS

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



**Area:** 59891 sq. m (5.99 ha)  
**Perimeter:** 1598 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

1 overlapping dimension label is not being displayed

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 of [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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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PROPERTY REPORT: Allot. 2013 PARISH OF TRARALGON

Page 1 of 2

# PROPERTY REPORT

## Area Map



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# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 11:52 AM

## PROPERTY DETAILS

Crown Description: **Allot. 2013 PARISH OF TRARALGON**  
 Address: **HAZELWOOD ROAD TRARALGON 3844**  
 Standard Parcel Identifier (SPI): **2013\PP3647**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **NCPR**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 696 E9**

## 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**

[View location in VicPlan](#)

## Planning Zones

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



|                                      |                                       |                                         |
|--------------------------------------|---------------------------------------|-----------------------------------------|
| C1Z - Commercial 1                   | FZ - Farming                          | GRZ - General Residential               |
| IN1Z - Industrial 1                  | NRZ - Neighbourhood Residential       | PCRZ - Public Conservation and Resource |
| PPRZ - Public Park and Recreation    | PUZ1 - Public Use-Service and Utility | PUZ2 - Public Use-Education             |
| PUZ3 - Public Use-Health & Community | RLZ - Rural Living                    | TRZ1 - State Transport Infrastructure   |
| TRZ2 - Principal Road Network        | UFZ - Urban Floodway                  | Railway line                            |
| Water area                           | Water course                          |                                         |

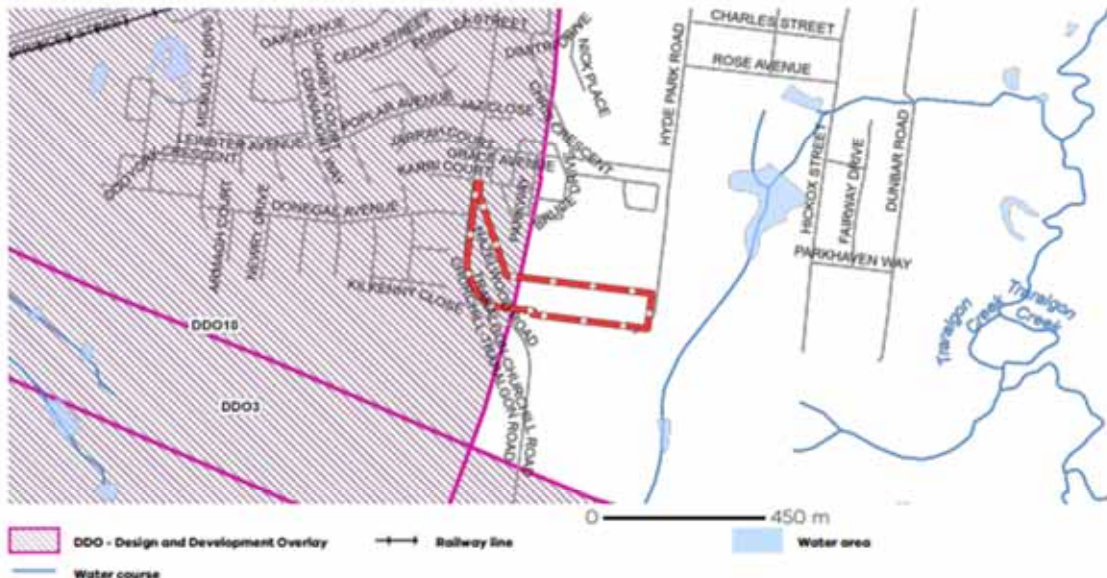
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



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



## PLANNING PROPERTY REPORT

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

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

[FLOODWAY OVERLAY \(FO\)](#)

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

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

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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 7 December 2023.

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

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

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

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

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

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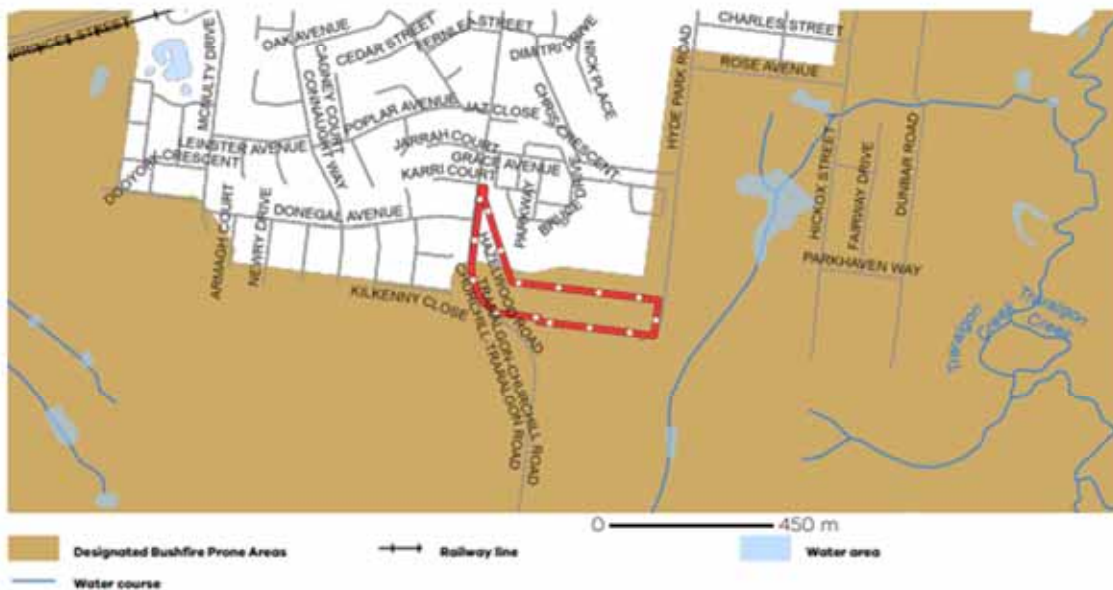
## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

### Native Vegetation

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

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

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

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## 24. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Murry Grey Avenue, Traralgon 3844     |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES2\PS902687                         |
| Action   | Rezone to PUZ1                        |







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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 12492 FOLIO 045 Security no : 124112579476H  
Produced 12/02/2024 03:12 PM

**LAND DESCRIPTION**

Reserve 2 on Plan of Subdivision 902687F.  
PARENT TITLE Volume 09327 Folio 871  
Created by instrument PS902687F 26/07/2023

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
PS902687F 26/07/2023

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

AGREEMENT Section 173 Planning and Environment Act 1987  
AV510090Y 07/04/2022

**DIAGRAM LOCATION**

SEE PS902687F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: MURRAY GREY AVENUE TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 26/07/2023

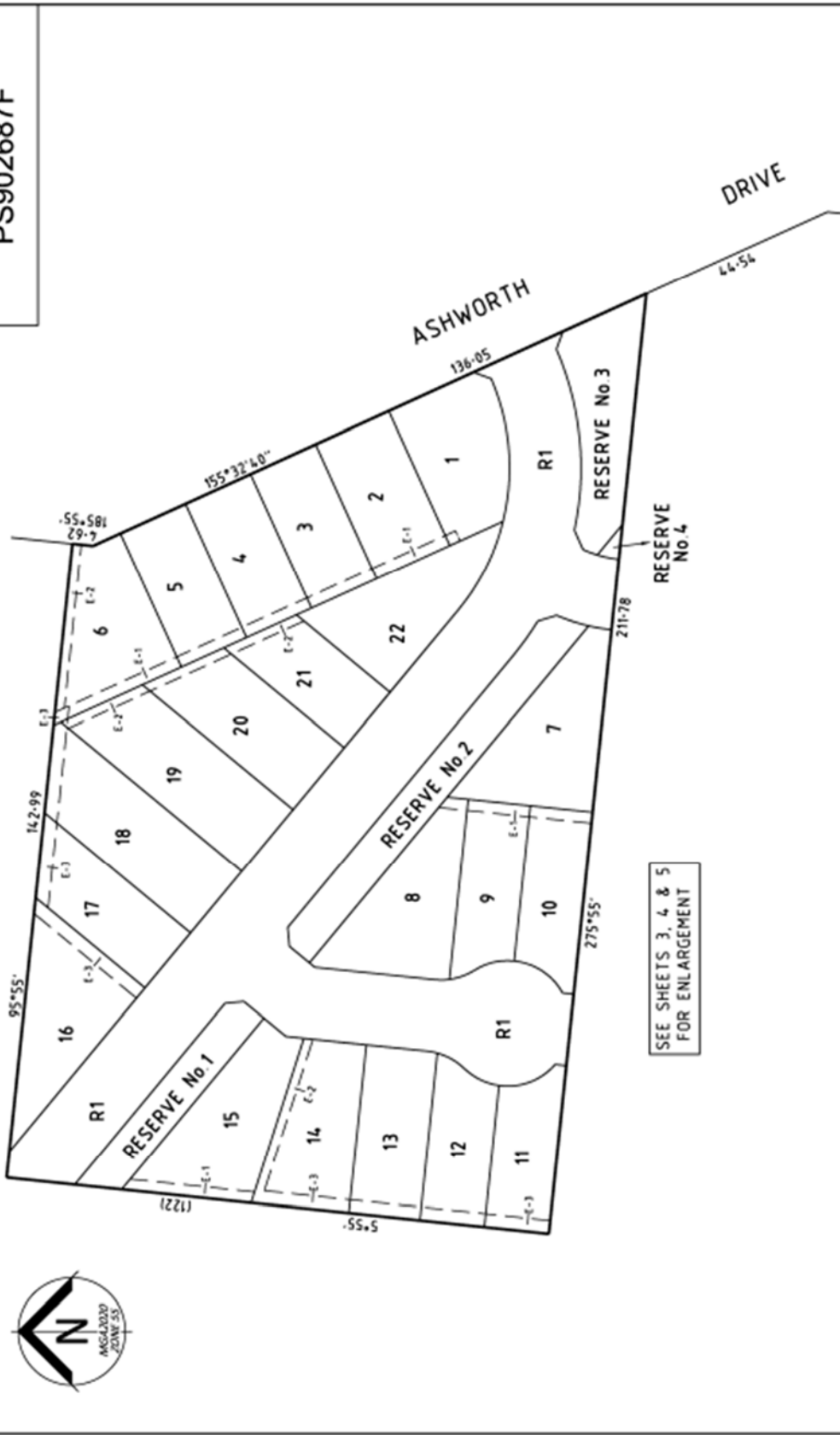
DOCUMENT END

| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PS902687F                                    |                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION OF LAND</b><br><b>PARISH:</b> TRARALGON<br><b>TOWNSHIP:</b> —<br><b>SECTION:</b> —<br><b>CROWN ALLOTMENT:</b> 30 (PART)<br><b>CROWN PORTION:</b> —<br><b>TITLE REFERENCE:</b> VOL. 9327 FOL. 871<br><b>LAST PLAN REFERENCE:</b> LP126409 (LOT 2)<br><b>POSTAL ADDRESS:</b> ASHWORTH DRIVE<br>(at time of subdivision) TRARALGON 3844<br><b>MGA CO-ORDINATES:</b> E: 456920                      ZONE: 55<br>(of approx centre of land                      N: 5774030                      MGA 2020<br>in plan) |                                            | Council Name: Latrobe City Council<br>Council Reference Number: 2022/3/CRT3<br>Planning Permit Reference: 2021/138<br>SPEAR Reference Number: S187639C<br><b>Certification</b><br>This plan is certified under section 6 of the Subdivision Act 1988<br>Public Open Space<br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification<br>Digitally signed by: Annette Guilloys for Latrobe City Council on 09/09/2022<br><b>Statement of Compliance</b> issued: 19/07/2023<br>Public Open Space<br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance                                                                                                                                                                                                                                         |                                              |                                                                                                                                                  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                              |                                                                                                                                                  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COUNCIL/BODY/PERSON                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| ROAD R1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| RESERVE No.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| RESERVE No.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| RESERVE No.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| RESERVE No.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| <b>DEPTH LIMITATION: Does not apply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| This is a SPEAR plan.<br><b>STAGING:</b><br>This is not a staged subdivision.<br>Planning Permit No. 2021/138<br><b>SURVEY:</b><br>This plan is based on survey.<br>This survey has been connected to permanent marks No(s). 462<br>In Proclaimed Survey Area No. N/A                                                                                                                                                                                                                                                       |                                            | <b>OTHER PURPOSE OF PLAN:</b><br>To remove that part of the Easements shown as Blue, Purple & Blue hatched on TP625024N, being a Water Supply Easement in favour of Traralgon Waterworks Trust created by C/E 8477284 & C/E 691339.<br><b>GROUNDS FOR REMOVAL</b><br>Latrobe City Council Planning Permit 2021/138<br><b>OTHER PURPOSE OF PLAN:</b><br><b>CREATION OF RESTRICTION:</b><br>Land to benefit: Lots on this plan<br>Land to be burdened: Lots 7, 8 & 15<br><b>DESCRIPTION OF RESTRICTION:</b><br>The registered proprietor or proprietors of a burdened lot contained on this plan of subdivision shall not construct a fence greater than 1m in height for 50% of the length of the boundary that adjoins the land shown as Reserve No. 1 & Reserve No.2.<br><b>WARNING:</b> The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed.<br>For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958 |                                              |                                                                                                                                                  |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                  |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Purpose                                    | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Origin                                       | Land Benefited/In Favour Of                                                                                                                      |
| E-1,E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PIPELINE OR ANCILLARY PURPOSES             | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | THIS PLAN- SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                                       |
| E-2,E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DRAINAGE                                   | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | THIS PLAN                                    | LATROBE CITY COUNCIL                                                                                                                             |
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br>www.beveridgewilliams.com.au                                                                                                                                                                                                                                                                                                       |                                            | SURVEYORS FILE REF: 2100286<br>Digitally signed by: Simon Andrew Watt, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>02/09/2022, SPEAR Ref: S187639C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                              | ORIGINAL SHEET SIZE: A3<br>SHEET 1 OF 5<br><b>PLAN REGISTERED</b><br>TIME: 9:15 AM DATE: 26/07/2023<br>R. Rusan<br>Assistant Registrar of Titles |

Approved for Simon Andrew Watt, Licensed Surveyor 26/07/2023



PS902687F

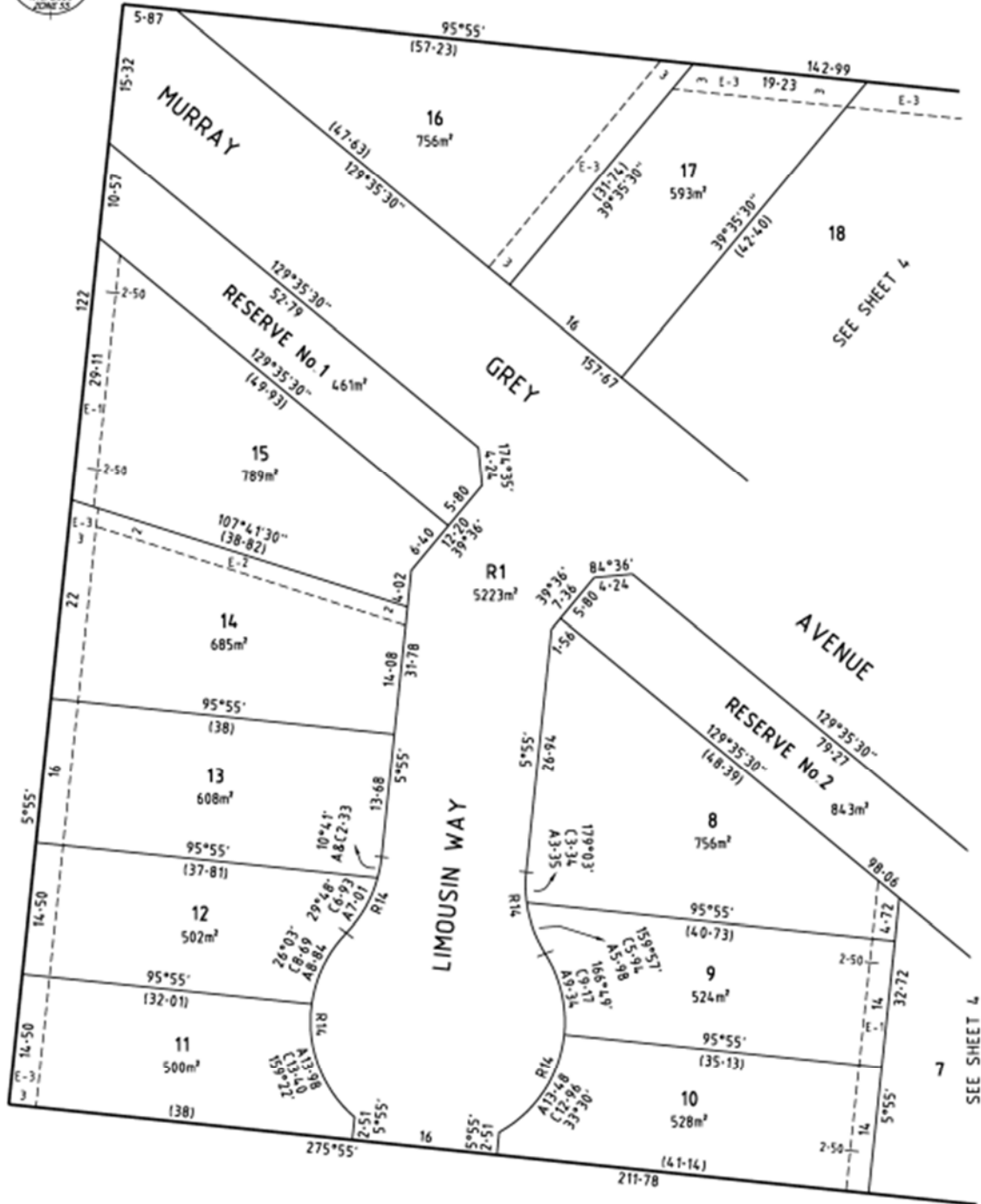


SEE SHEETS 3, 4 & 5 FOR ENLARGEMENT

|                                                                                                                                                                                                                                                                          |                                                                                                                        |                                         |                                                                            |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------|---------|
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph: 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a> | SURVEYORS REFERENCE<br><b>2100286</b>                                                                                  | SCALE<br>1:800                          | ORIGINAL SHEET SIZE: A3                                                    | SHEET 2 |
|                                                                                                                                                                                                                                                                          | Digitally signed by: Simon Andrew Watt, Licensed Surveyor, Surveyor No. 1966, Vic. (S) 02/09/2022, SPEAR Ref: S187639C | LENGTHS ARE IN METRES<br>8 0 8 16 24 32 | Digitally signed by: Lanning City Council, 05/09/2022, SPEAR Ref: S187639C |         |

Attended by: Simon Andrew Watt, Licensed Surveyor 25/07/2022.

PS902687F



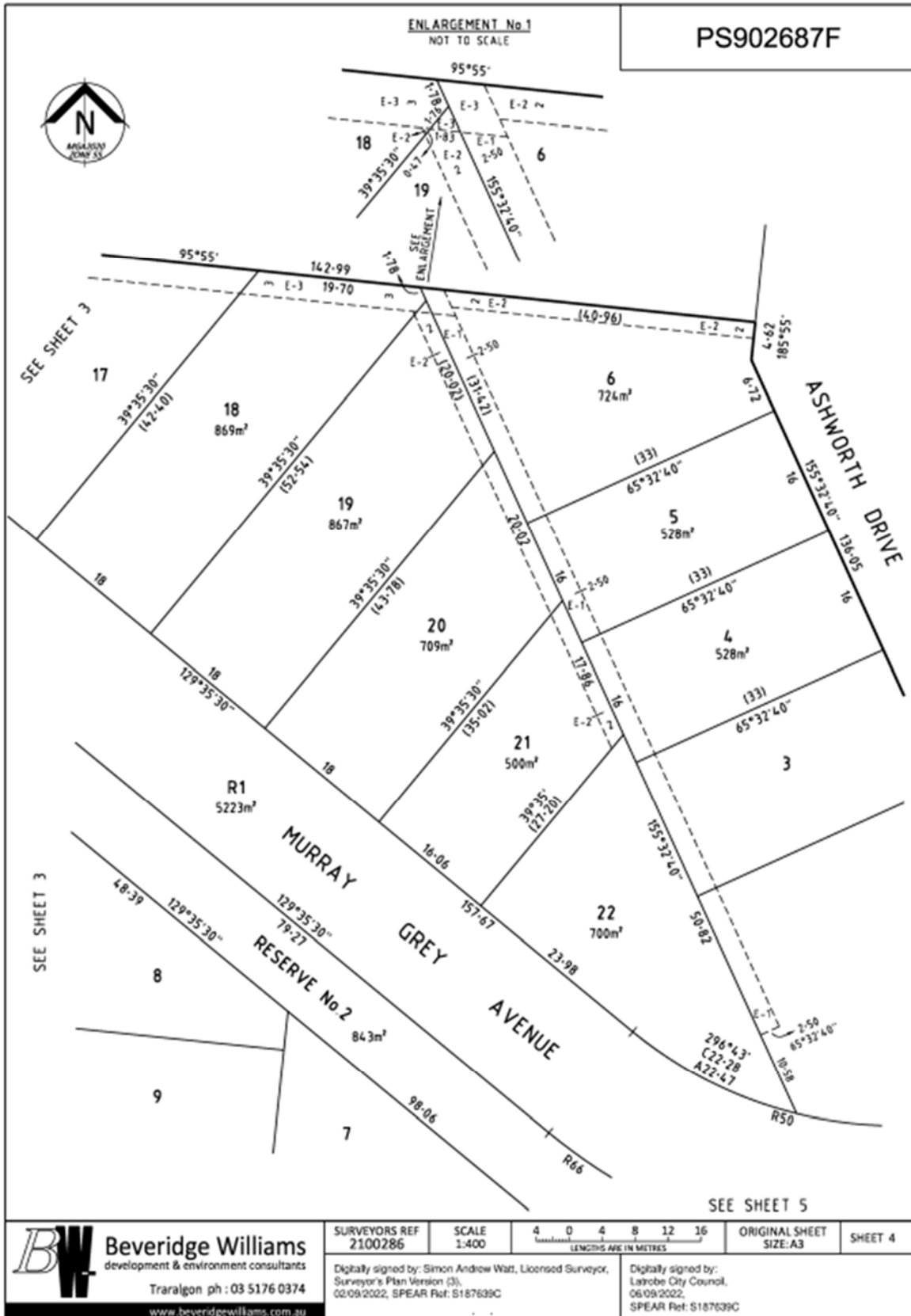
**BW** Beveridge Williams  
 development & environment consultants  
 Traralgon ph : 03 5176 0374  
 www.beveridgewilliams.com.au

|                          |                |                                        |                            |         |
|--------------------------|----------------|----------------------------------------|----------------------------|---------|
| SURVEYORS REF<br>2100286 | SCALE<br>1:400 | 4 0 4 8 12 16<br>LENGTHS ARE IN METRES | ORIGINAL SHEET<br>SIZE: A3 | SHEET 3 |
|--------------------------|----------------|----------------------------------------|----------------------------|---------|

Digitally signed by: Simon Andrew Watt, Licensed Surveyor,  
 Surveyor's Plan Version (3),  
 02/09/2022, SPEAR Ref: S187639C

Digitally signed by:  
 Latrobe City Council,  
 06/09/2022,  
 SPEAR Ref: S187639C

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.

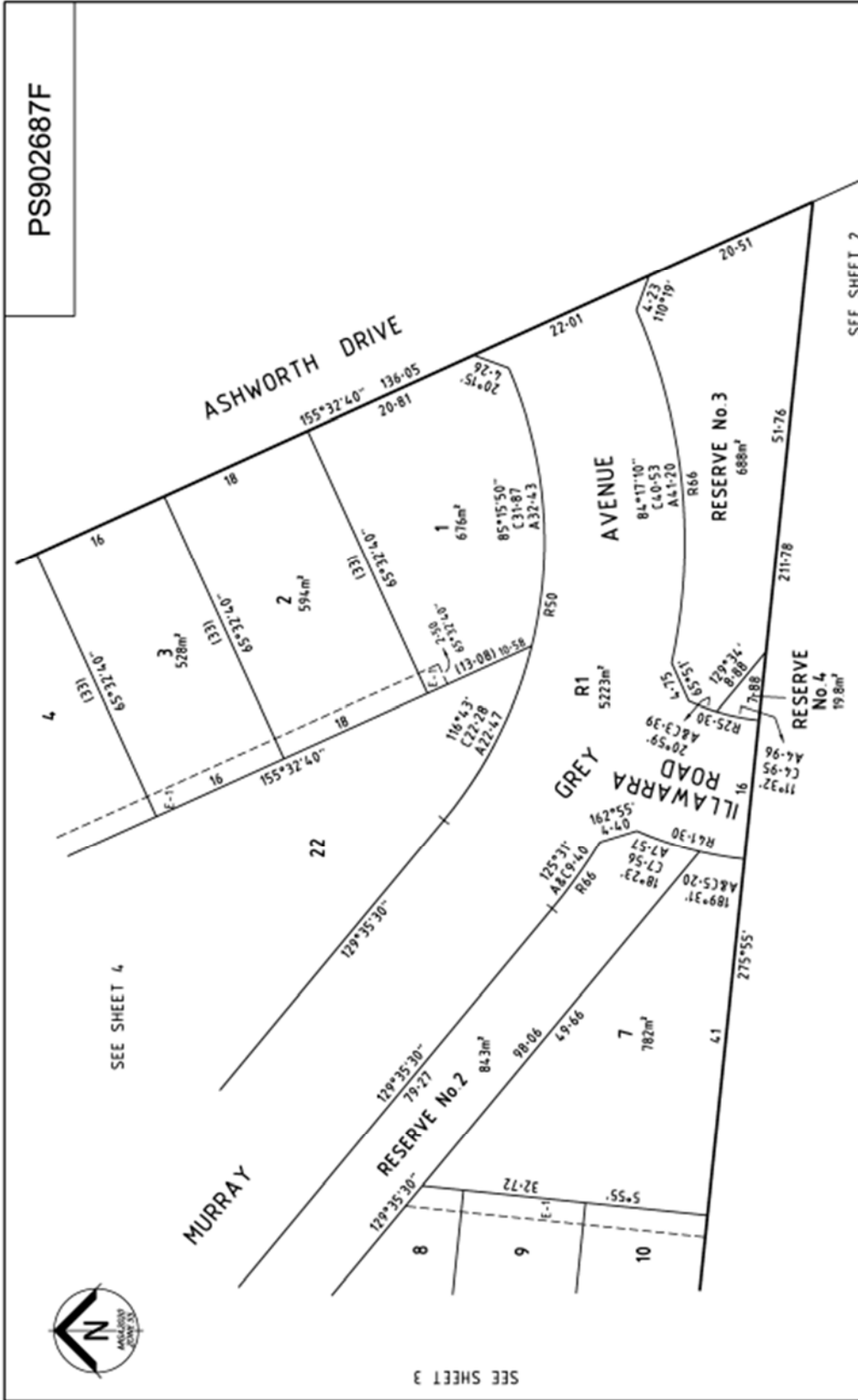


**BW** Beveridge Williams  
development & environment consultants  
Traralgon ph : 03 5176 0374  
www.beveridgewilliams.com.au

|                                                                                                                               |                |                                                                                     |                            |         |
|-------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|----------------------------|---------|
| SURVEYORS REF<br>2100286                                                                                                      | SCALE<br>1:400 | 4 0 4 8 12 16<br>LENGTHS ARE IN METRES                                              | ORIGINAL SHEET<br>SIZE: A3 | SHEET 4 |
| Digitally signed by: Simon Andrew Watt, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>02/09/2022, SPEAR Ref: S187639C |                | Digitally signed by:<br>Latrobe City Council,<br>06/09/2022,<br>SPEAR Ref: S187639C |                            |         |

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.

PS902687F



SEE SHEET 3

SEE SHEET 2

|                                                                                                                                                                                                                                                                           |                                                                                                                                                        |                                                          |                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------|
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a> | SURVEYORS<br>REFERENCE<br><b>2100286</b>                                                                                                               | SCALE<br>1:400<br>LENGTHS ARE IN METRES<br>4 0 4 8 12 16 | ORIGINAL SHEET<br>SIZE: A3<br>SHEET 5 |
|                                                                                                                                                                                                                                                                           | Digitally signed by: Simon Andrew Watt, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>02/05/2022, SPEAR Ref: S187639C<br>SPC/EAM Ref: S187639C |                                                          |                                       |

Amended by: Simon Andrew Watt, Licensed Surveyor 20/07/2023.

# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 03:15 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5827370**  
Address: **152 RAILWAY AVENUE GLENGARRY 3854**  
Standard Parcel Identifier (SPI): **RES1/P5827370**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **61617**  
Directory Reference: **Vicroads 702 J12**

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

## SITE DIMENSIONS

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



**Area:** 1554 sq m  
**Perimeter:** 163 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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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PROPERTY REPORT: Lot RES1 P5827370

Page 1 of 2



# PROPERTY REPORT

## Area Map



 Selected Parcel

# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 12:05 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 PS827370**  
Address: **152 RAILWAY AVENUE GLENGARRY 3854**  
Standard Parcel Identifier (SPI): **RES1\PS827370**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **61617**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 702 J12**

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

[View location in VisiMap](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 OF Z1](#)



FZ - Farming

NRZ - Neighbourhood Residential

PPRZ - Public Park and Recreation

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

## Planning Overlays

No planning overlay found

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire-prone area as required by section 23C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot RES1 PS827370

Page 1 of 3

## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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>

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

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PLANNING PROPERTY REPORT: Lot 1051 P5427370

Page 2 of 2

## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

### Native Vegetation

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

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

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

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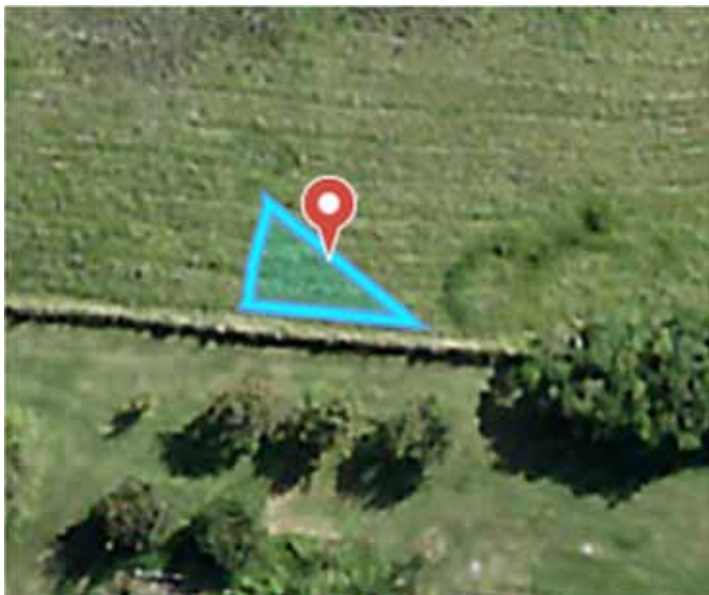
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PLANNING PROPERTY REPORT: LIA 9831 P5&T510

Page 2 of 3

## 25. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Illawarra Rd Traralgon                |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES4\PS902687                         |
| Action   | Rezone to PUZ1                        |







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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 12492 FOLIO 046

Security no : 124112592279R

Produced 13/02/2024 08:14 AM

**LAND DESCRIPTION**

Reserve 4 on Plan of Subdivision 902687F.  
PARENT TITLE Volume 09327 Folio 871  
Created by instrument PS902687F 26/07/2023

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
PS902687F 26/07/2023

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

AGREEMENT Section 173 Planning and Environment Act 1987

AV510090Y 07/04/2022

**DIAGRAM LOCATION**

SEE PS902687F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: ILLAWARRA ROAD TRARALGON VIC 3844


**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION

Effective from 26/07/2023

DOCUMENT END

| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PS902687F                                    |                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION OF LAND</b><br><b>PARISH:</b> TRARALGON<br><b>TOWNSHIP:</b> —<br><b>SECTION:</b> —<br><b>CROWN ALLOTMENT:</b> 30 (PART)<br><b>CROWN PORTION:</b> —<br><b>TITLE REFERENCE:</b> VOL. 9327 FOL. 871<br><br><b>LAST PLAN REFERENCE:</b> LP126409 (LOT 2)<br><b>POSTAL ADDRESS:</b> ASHWORTH DRIVE<br>(at time of subdivision) TRARALGON 3844<br><br><b>MGA CO-ORDINATES:</b> E: 456920 ZONE: 55<br>(of approx centre of land N: 5774030 MGA 2020<br>in plan) |                                            | Council Name: Latrobe City Council<br>Council Reference Number: 2022/3/CRT3<br>Planning Permit Reference: 2021/138<br>SPEAR Reference Number: S187639C<br><br><b>Certification</b><br>This plan is certified under section 6 of the Subdivision Act 1988<br>Public Open Space<br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification<br>Digitally signed by: Annette Guilfoyle for Latrobe City Council on 05/09/2022<br><br><b>Statement of Compliance</b> issued: 19/07/2023<br>Public Open Space<br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance                                                                                                                                                                                                                                                  |                                              |                                                                                                                                                      |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COUNCIL/BODY/PERSON                        | <b>OTHER PURPOSE OF PLAN:</b><br>To remove that part of the Easements shown as Blue, Purple & Blue hatched on TP625024N, being a Water Supply Easement in favour of Traralgon Waterworks Trust created by C/E B477284 & C/E 691339.<br><br><b>GROUND(S) FOR REMOVAL</b><br>Latrobe City Council Planning Permit 2021/138<br><br><b>OTHER PURPOSE OF PLAN:</b><br><b>CREATION OF RESTRICTION:</b><br>Land to benefit: Lots on this plan<br>Land to be burdened: Lots 7, 8 & 15<br><br><b>DESCRIPTION OF RESTRICTION:</b><br>The registered proprietor or proprietors of a burdened lot contained on this plan of subdivision shall not construct a fence greater than 1m in height for 50% of the length of the boundary that adjoins the land shown as Reserve No. 1 & Reserve No.2.<br><br><b>WARNING:</b> The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed.<br>For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958 |                                              |                                                                                                                                                      |
| ROAD R1                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                                                                                                                                                      |
| RESERVE No.1                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                                                                                                                                                      |
| RESERVE No.2                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                                                                                                                                                      |
| RESERVE No.3                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LATROBE CITY COUNCIL                       | <b>NOTATIONS</b><br><b>DEPTH LIMITATION:</b> Does not apply<br><br>This is a SPEAR plan.<br><b>STAGING:</b><br>This is not a staged subdivision.<br>Planning Permit No. 2021/138<br><br><b>SURVEY:</b><br>This plan is based on survey.<br>This survey has been connected to permanent marks No(s). 462<br>In Proclaimed Survey Area No. N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                              |                                                                                                                                                      |
| RESERVE No.4                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                                                                                                                                                      |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                                                                                                                                                      |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition In Crown Grant In the Nature of an Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                                                                                                                                                      |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Purpose                                    | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Origin                                       | Land Benefited/In Favour Of                                                                                                                          |
| E-1,E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PIPELINE OR ANCILLARY PURPOSES             | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | THIS PLAN- SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                                           |
| E-2,E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DRAINAGE                                   | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | THIS PLAN                                    | LATROBE CITY COUNCIL                                                                                                                                 |
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph: 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a>                                                                                                                                                                                               |                                            | SURVEYORS FILE REF: 2100286<br><br>Digitally signed by: Simon Andrew Watt, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>02/09/2022, SPEAR Plat: S187639C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              | ORIGINAL SHEET SIZE: A3<br>SHEET 1 OF 5<br><br><b>PLAN REGISTERED</b><br>TIME: 9:15 AM DATE: 26/07/2023<br>R. Rusan<br>Assistant Registrar of Titles |

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.

PS902687F



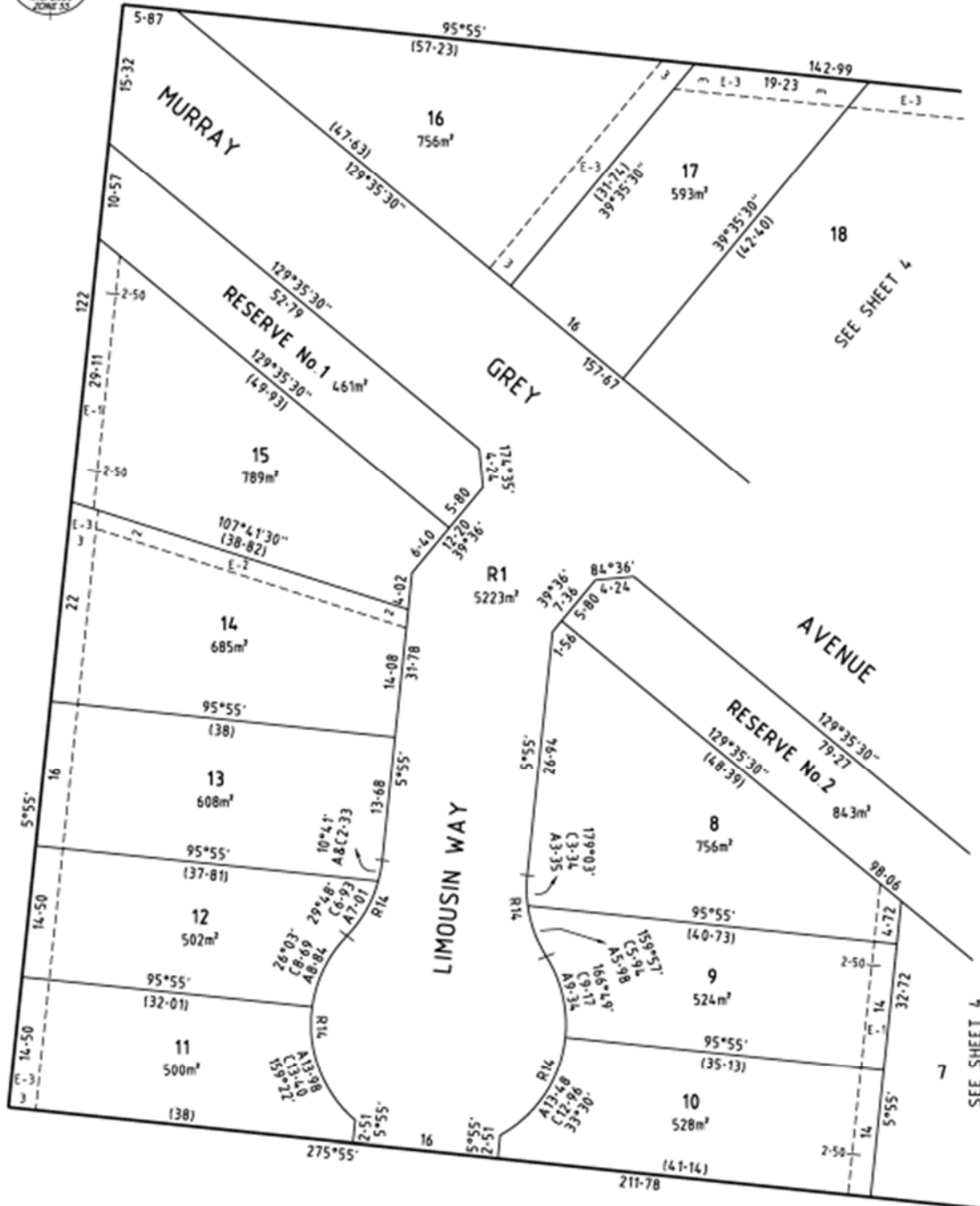
SEE SHEETS 3, 4 & 5 FOR ENLARGEMENT



|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                      |                |                                         |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------|------------------------------------|
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a> | SURVEYING REFERENCE<br><b>2100286</b>                                                                                                                                                                | SCALE<br>1:800 | LENGTHS ARE IN METRES<br>8 0 8 16 24 32 | ORIGINAL SHEET SIZE: A3<br>SHEET 2 |
|                                                                                                                                                                                                                                                                           | Digitally signed by: Simon Andrew Watt, Licensed Surveyor, Surveyor's Plan Version (3), 02/09/2022, SPEAR Ref: S187639C<br>Digitally signed by: Lauren City Council, 05/09/2022, SPEAR Ref: S187639C |                |                                         |                                    |

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.

PS902687F



**BW** Beveridge Williams  
 development & environment consultants  
 Traralgon ph : 03 5176 0374  
 www.beveridgewilliams.com.au

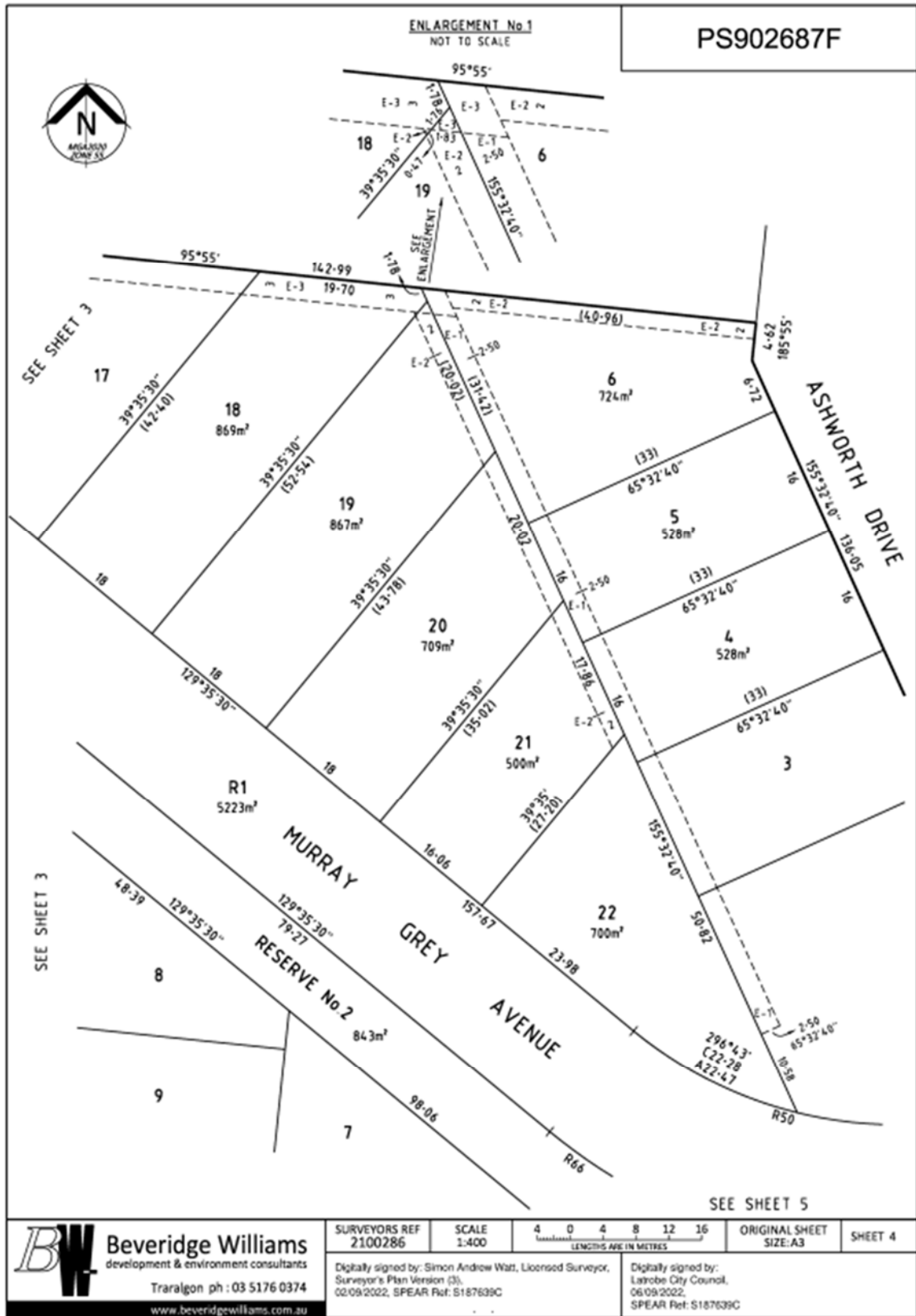
|                          |                |                                        |
|--------------------------|----------------|----------------------------------------|
| SURVEYORS REF<br>2100286 | SCALE<br>1:400 | 4 0 4 8 12 16<br>LENGTHS ARE IN METRES |
|--------------------------|----------------|----------------------------------------|

|                            |         |
|----------------------------|---------|
| ORIGINAL SHEET<br>SIZE: A3 | SHEET 3 |
|----------------------------|---------|

Digitally signed by: Simon Andrew Watt, Licensed Surveyor,  
 Surveyor's Plan Version (3),  
 02/09/2022, SPEAR Ref: S187639C

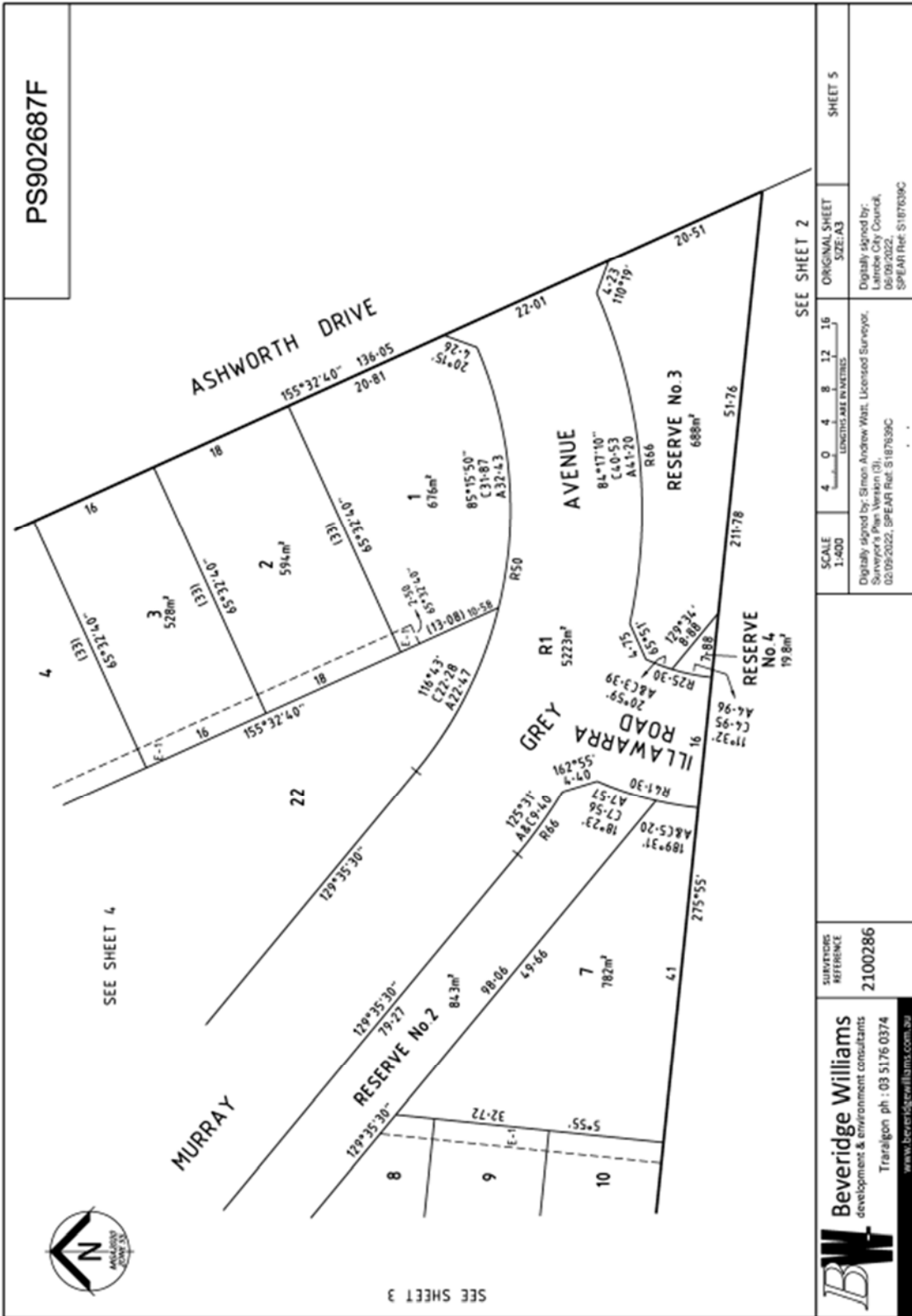
Digitally signed by:  
 Latrobe City Council,  
 06/09/2022,  
 SPEAR Ref: S187639C

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.





PS902687F



SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SURVEYING REFERENCE  
2100286

**BW**  
**Beveridge Williams**  
 development & environment consultants  
 Traralgon ph : 03 5176 0374  
 www.beveridgewilliams.com.au

SCALE  
1:400

LENGTHS ARE IN METRES

4 0 4 8 12 16

ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by:  
 Simon Andrew Watt, Licensed Surveyor,  
 Surveyor's Plan Version (3),  
 02/05/2022, 8:58:17 PM, S11760374  
 SPEAR Ref: S11760374

Amended by: Simon Andrew Watt, Licensed Surveyor 28/07/2022.

# PROPERTY REPORT

From www.land.vic.gov.au at 13 February 2024 08:19 AM

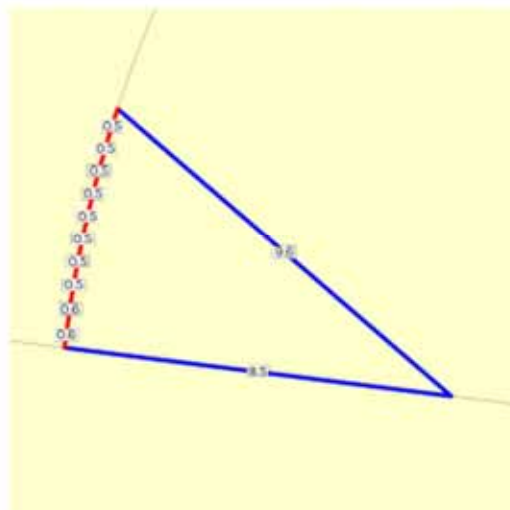
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES4 PS902687**  
Address: **ILLAWARRA ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES4\PS902687**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **63405**  
Directory Reference: **Vicroads 696 C3**

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

## SITE DIMENSIONS

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



Area: 23 sq. m  
Perimeter: 23 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

1 overlapping dimension label is not being displayed

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 parcel can found here - [Planning Property Report](#).

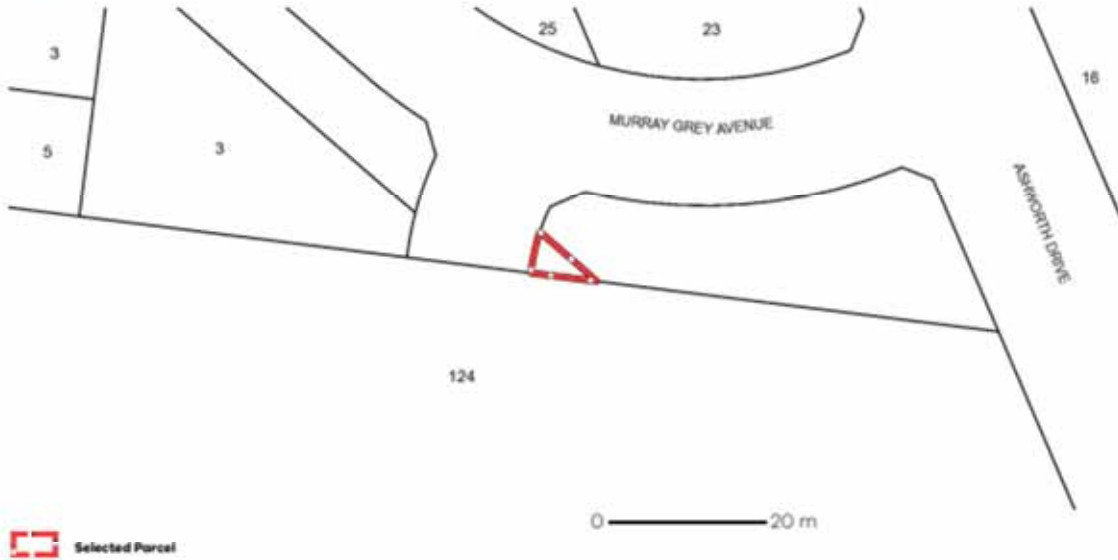
Planning Property Reports can be found via these two links

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

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

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 11:52 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES4 P5902687**  
Address: **ILLAWARRA ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES4\P5902687**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **63405**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 696 C3**

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

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



**GRZ - General Residential**

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

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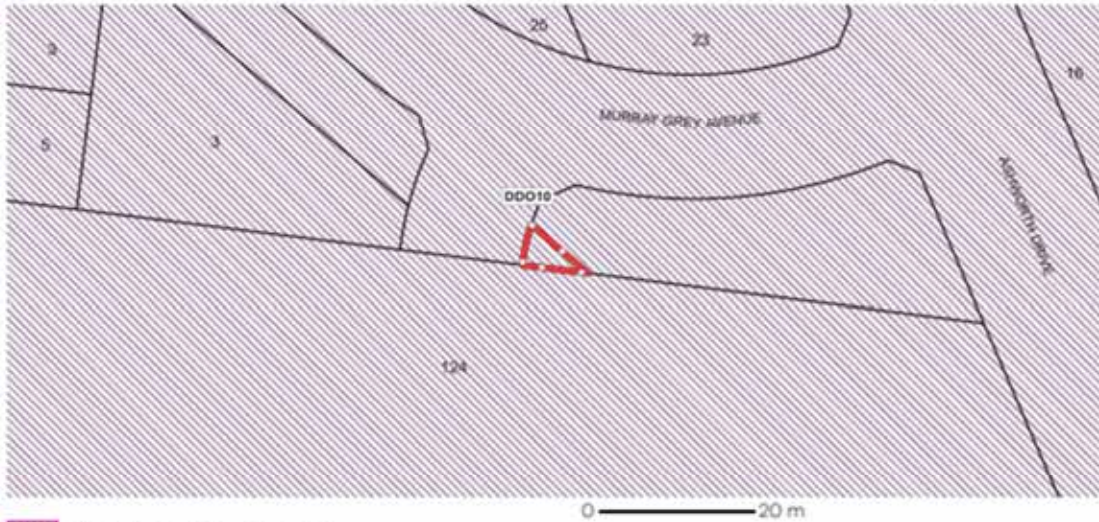
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PLANNING PROPERTY REPORT: Lot RES4 P5902687

Page 1 of 4

Planning Overlays

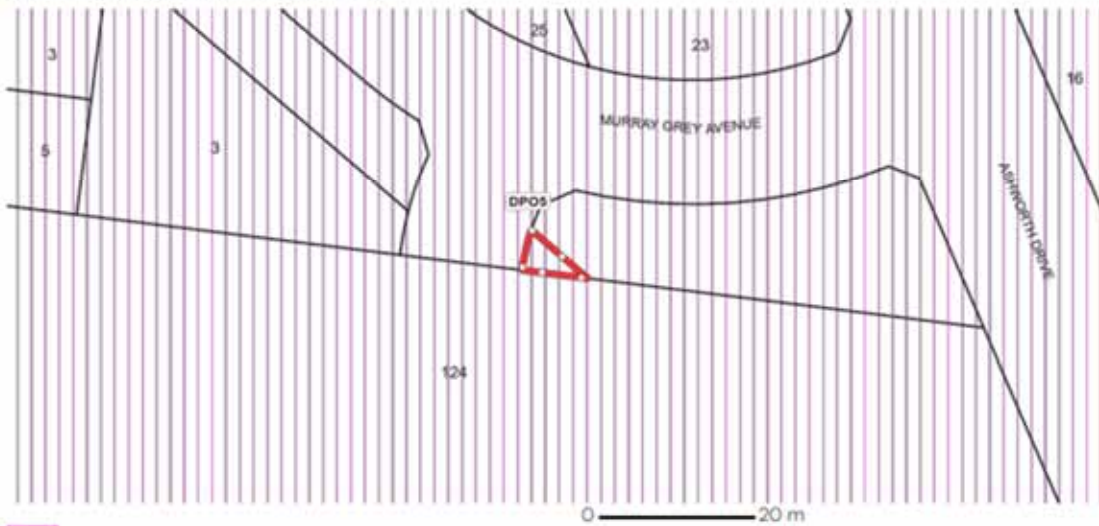
DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



 **DDO - Design and Development Overlay**

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

DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



 **DPO - Development Plan Overlay**

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

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## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.dhs.vic.gov.au/faq/faq-1>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (3) of the Sale of Land 1982 (Vic).

PLANNING PROPERTY REPORT: LAL 3254 P5000662

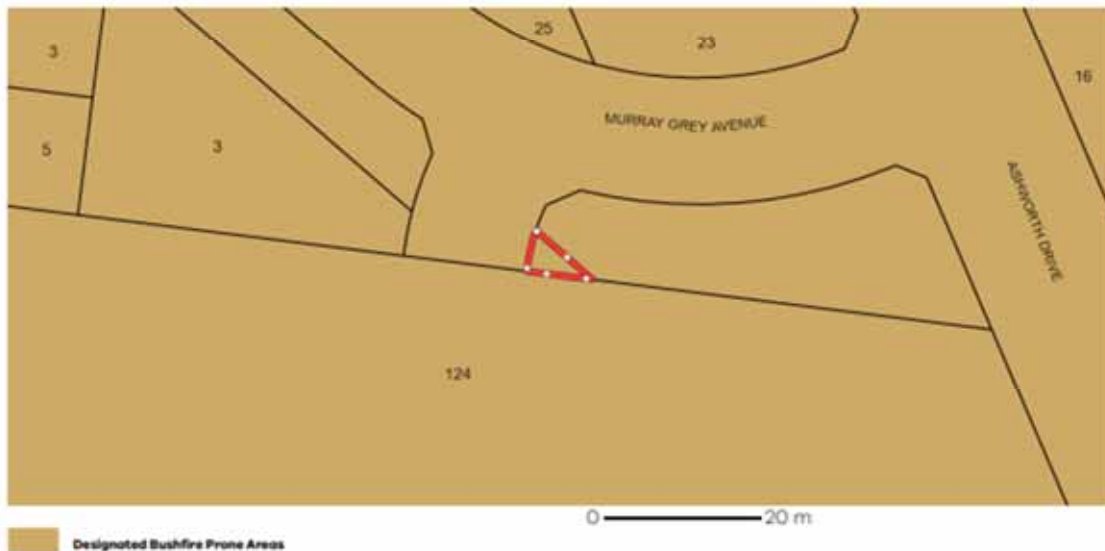
Page 3 of 4

## Designated Bushfire Prone Areas

This parcel 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.

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## Native Vegetation

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

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Read the full disclaimer at <https://www.delwa.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 33C (3) of the Sale of Land 1962 (Vic).

## 26. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Murray Grey Avenue, Traralgon         |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES1\PS902687                         |
| Action   | Rezone to PUZ1                        |





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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 12492 FOLIO 044

Security no : 124112592563H

Produced 13/02/2024 08:30 AM

**LAND DESCRIPTION**

Reserve 1 on Plan of Subdivision 902687F.

PARENT TITLE Volume 09327 Folio 871

Created by instrument PS902687F 26/07/2023

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844

PS902687F 26/07/2023

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

AGREEMENT Section 173 Planning and Environment Act 1987

AV510090Y 07/04/2022

**DIAGRAM LOCATION**

SEE PS902687F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: MURRAY GREY AVENUE TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**


NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION

Effective from 26/07/2023

DOCUMENT END



| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PS902687F                                    |                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION OF LAND</b><br><b>PARISH:</b> TRARALGON<br><b>TOWNSHIP:</b> —<br><b>SECTION:</b> —<br><b>CROWN ALLOTMENT:</b> 30 (PART)<br><b>CROWN PORTION:</b> —<br><b>TITLE REFERENCE:</b> VOL. 9327 FOL. 871<br><br><b>LAST PLAN REFERENCE:</b> LP126409 (LOT 2)<br><b>POSTAL ADDRESS:</b> ASHWORTH DRIVE<br>(at time of subdivision) TRARALGON 3844<br><br><b>MGA CO-ORDINATES:</b> E: 456920 ZONE: 55<br>(of approx centre of land N: 5774030 MGA 2020<br>in plan) |                                            | Council Name: Latrobe City Council<br>Council Reference Number: 2022/3/CRT3<br>Planning Permit Reference: 2021/138<br>SPEAR Reference Number: S187639C<br><br><b>Certification</b><br>This plan is certified under section 6 of the Subdivision Act 1988<br>Public Open Space<br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification<br>Digitally signed by: Annette Gullikyte for Latrobe City Council on 06/09/2022<br><br><b>Statement of Compliance</b> issued: 19/07/2023<br>Public Open Space<br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance |                                              |                                                                                                                                                      |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                                                                                                                                      |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COUNCIL/BODY/PERSON                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| ROAD R1                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| RESERVE No.1                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| RESERVE No.2                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| RESERVE No.3                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| RESERVE No.4                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | <b>OTHER PURPOSE OF PLAN:</b><br>To remove that part of the Easements shown as Blue, Purple & Blue hatched on TP625024N, being a Water Supply Easement in favour of Traralgon Waterworks Trust created by C/E 8477284 & C/E 691339.<br><br><b>GROUND(S) FOR REMOVAL</b><br>Latrobe City Council Planning Permit 2021/138                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |                                                                                                                                                      |
| <b>DEPTH LIMITATION: Does not apply</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            | <b>OTHER PURPOSE OF PLAN:</b><br><b>CREATION OF RESTRICTION:</b><br>Land to benefit: Lots on this plan<br>Land to be burdened: Lots 7, 8 & 15<br><br><b>DESCRIPTION OF RESTRICTION:</b><br>The registered proprietor or proprietors of a burdened lot contained on this plan of subdivision shall not construct a fence greater than 1m in height for 50% of the length of the boundary that adjoins the land shown as Reserve No. 1 & Reserve No.2.<br><br><b>WARNING:</b> The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed.<br>For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958                                                                                |                                              |                                                                                                                                                      |
| This is a SPEAR plan.<br><b>STAGING:</b><br>This is not a staged subdivision.<br>Planning Permit No. 2021/138<br><br><b>SURVEY:</b><br>This plan is based on survey.<br>This survey has been connected to permanent marks No(s). 462<br>In Proclaimed Survey Area No. N/A                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                                                                                                                                                      |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Purpose                                    | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Origin                                       | Land Benefited/In Favour Of                                                                                                                          |
| E-1,E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PIPELINE OR ANCILLARY PURPOSES             | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | THIS PLAN- SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                                           |
| E-2,E-3                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DRAINAGE                                   | SEE DIAGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | THIS PLAN                                    | LATROBE CITY COUNCIL                                                                                                                                 |
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a>                                                                                                                                                                                              |                                            | SURVEYORS FILE REF: 2100286<br><br>Digitally signed by: Simon Andrew Watt, Licensed Surveyor, Surveyor's Plan Version (3), 02/09/2022, SPEAR Ref: S187639C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                              | ORIGINAL SHEET SIZE: A3<br>SHEET 1 OF 5<br><br><b>PLAN REGISTERED</b><br>TIME: 9:15 AM DATE: 26/07/2023<br>R. Rusan<br>Assistant Registrar of Titles |

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.



PS902687F

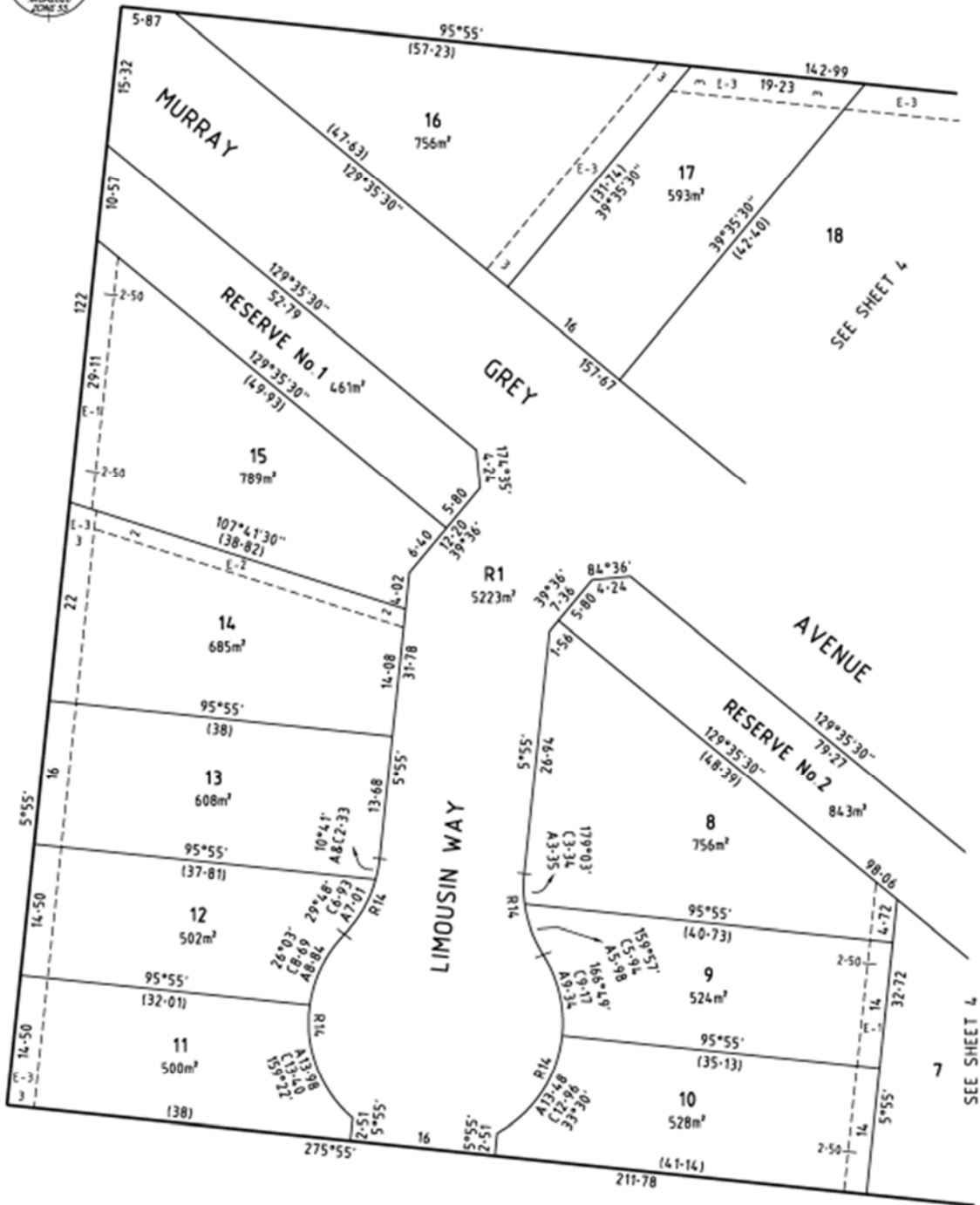


SEE SHEETS 3, 4 & 5  
FOR ENLARGEMENT

|                                                                                                                                                                                                                                                                           |                                                                                                                               |                |                                         |                            |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------|----------------------------|---------|
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a> | SUPERVISORS<br>REFERENCE<br><b>2100286</b>                                                                                    | SCALE<br>1:800 | LENGTHS ARE IN METRES<br>8 0 8 16 24 32 | ORIGINAL SHEET<br>SIZE: A3 | SHEET 2 |
|                                                                                                                                                                                                                                                                           | Digitally signed by: Simon Andrew Watt, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>02/09/2022, SPEAR Ref: S187639C |                |                                         |                            |         |

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.

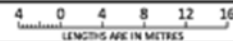
PS902687F



**BW Beveridge Williams**  
 development & environment consultants  
 Traralgon ph : 03 5176 0374  
 www.beveridgewilliams.com.au

SURVEYORS REF  
2100286

SCALE  
1:400



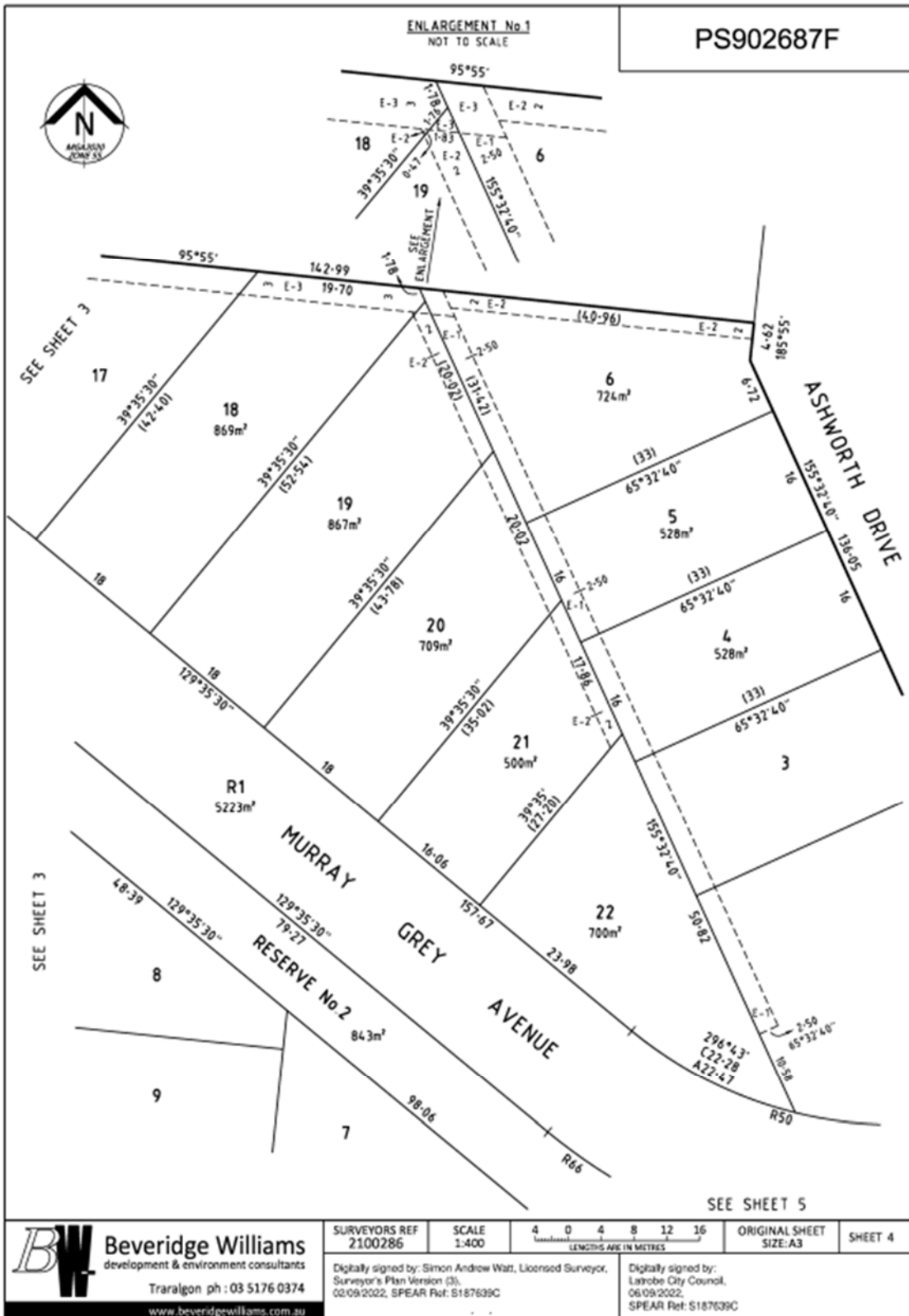
ORIGINAL SHEET  
SIZE: A3

SHEET 3

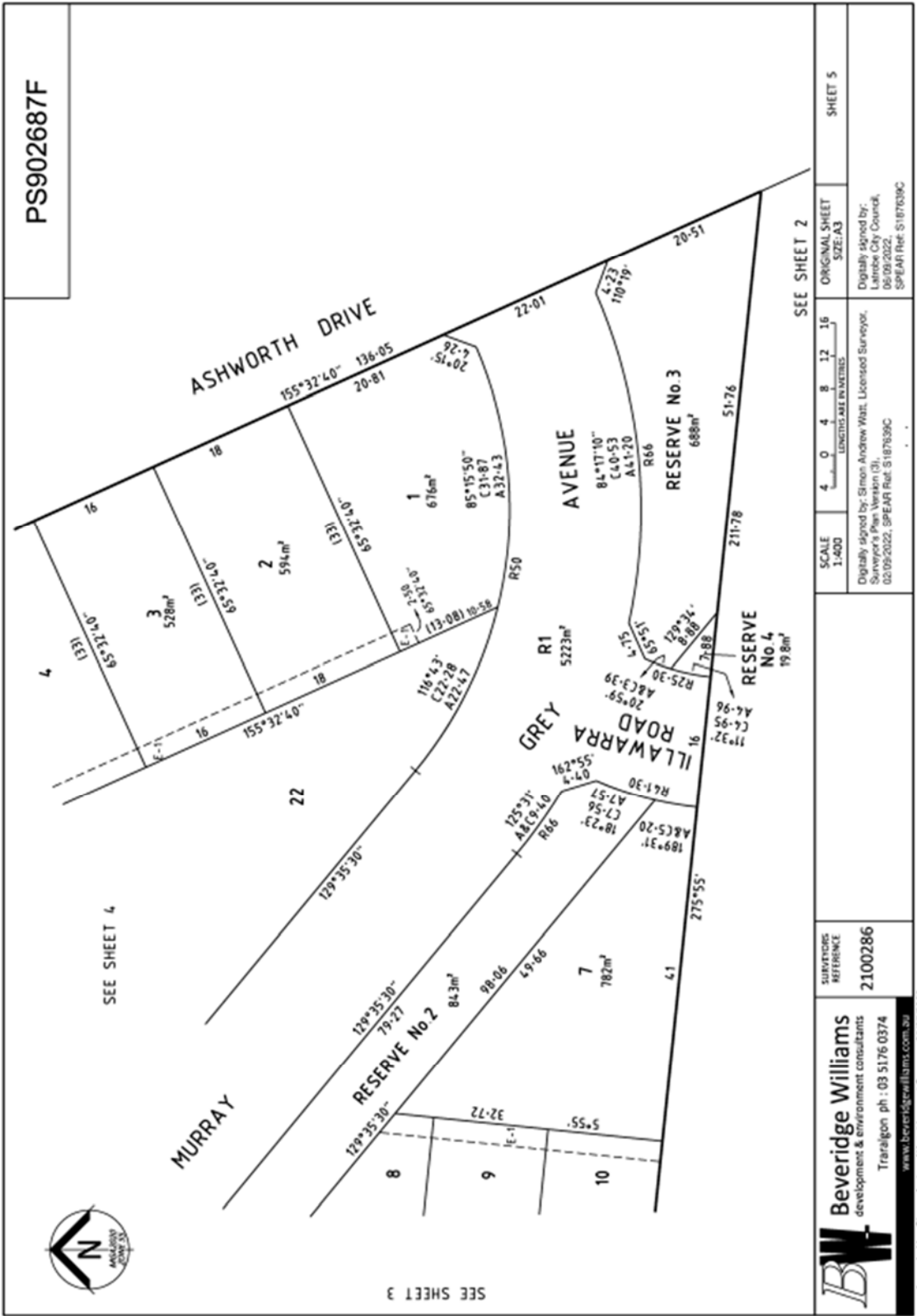
Digitally signed by: Simon Andrew Watt, Licensed Surveyor,  
 Surveyor's Plan Version (3),  
 02/09/2022, SPEAR Ref: S187639C

Digitally signed by:  
 Latrobe City Council,  
 06/09/2022,  
 SPEAR Ref: S187639C

Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2023.



PS902687F



SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

|                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                           |                        |                                                |                                |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------|--------------------------------|----------------|
|  <p><b>Beveridge Williams</b><br/>development &amp; environment consultants<br/>Traralgon ph : 03 5176 0374<br/>www.beveridgewilliams.com.au</p> | <p>SURVEYORS REFERENCE<br/><b>2100286</b></p>                                                                                                                                                                                             | <p>SCALE<br/>1:400</p> | <p>LENGTHS ARE IN METRES<br/>4 0 4 8 12 16</p> | <p>ORIGINAL SHEET SIZE: A3</p> | <p>SHEET 5</p> |
|                                                                                                                                                                                                                                       | <p>Amended by: Simon Andrew Watt, Licensed Surveyor 25/07/2022.<br/>Digitally signed by: Simon Andrew Watt, Licensed Surveyor, Surveyor's Plan Version (3), Laidoo City Council, 02/09/2022, SPEAR Ref: 3187639C, SPEAR Ref: 3187639C</p> |                        |                                                |                                |                |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 13 February 2024 08:31 AM

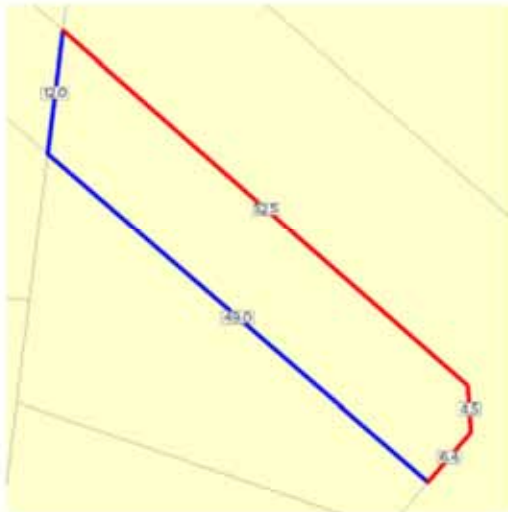
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5902687**  
Address: **MURRAY GREY AVENUE TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES1\PS902687**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **63402**  
Directory Reference: **Vicroads 696 C3**

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

## SITE DIMENSIONS

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



**Area:** 507 sq. m  
**Perimeter:** 124 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 of [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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

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PROPERTY REPORT: Lot RES1 P5902687

Page 1 of 2



# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 11:59 AM

## PROPERTY DETAILS

|                                   |                                          |                                                                    |
|-----------------------------------|------------------------------------------|--------------------------------------------------------------------|
| Lot and Plan Number:              | <b>Lot RES1 P5902687</b>                 |                                                                    |
| Address:                          | <b>MURRAY GREY AVENUE TRARALGON 3844</b> |                                                                    |
| Standard Parcel Identifier (SPI): | <b>RES1\PS902687</b>                     |                                                                    |
| Local Government Area (Council):  | <b>LATROBE</b>                           | <a href="http://www.latrobe.vic.gov.au">www.latrobe.vic.gov.au</a> |
| Council Property Number:          | <b>63402</b>                             |                                                                    |
| Planning Scheme:                  | <b>Latrobe</b>                           | <a href="#">Planning Scheme - Latrobe</a>                          |
| Directory Reference:              | <b>Vicroads 696 C3</b>                   |                                                                    |

## UTILITIES

|                          |                                  |
|--------------------------|----------------------------------|
| Rural Water Corporation: | <b>Southern Rural Water</b>      |
| Urban Water Corporation: | <b>Gippsland Water</b>           |
| Melbourne Water:         | <b>Outside drainage boundary</b> |
| Power Distributor:       | <b>AUSNET</b>                    |

## STATE ELECTORATES

|                       |                         |
|-----------------------|-------------------------|
| Legislative Council:  | <b>EASTERN VICTORIA</b> |
| Legislative Assembly: | <b>MORWELL</b>          |

## OTHER

|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| Registered Aboriginal Party: | <b>Gunaikurnal Land and Waters<br/>Aboriginal Corporation</b> |
|------------------------------|---------------------------------------------------------------|

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



GRZ - General Residential      PPRZ - Public Park and Recreation

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (3) of the Sale of Land 1962 (Vic).

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



 DDO - Design and Development Overlay

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

DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPOS)



 DPO - Development Plan Overlay

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

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Read the full disclaimer at: <https://www.doh.wa.gov.au/full-disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 52C(3) of the Sale of Land 1962 (Vic).

## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.legislation.vic.gov.au/legislation/other-legislation/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a building zone (as required by section 30C (3) of the Sale of Land 1962 (Vic)).

PLANNING PROPERTY REPORT | Lot 4610 P5002687

Page 3 of 4



## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel 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://maps3088.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website: <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Ltr RE31 P502687

Page 4 of 4



## 27. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Tyers Road Traralgon 3844             |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES2\PS837796                         |
| Action   | Rezone to PUZ1                        |





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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 12387 FOLIO 264

Security no : 124112592751D

Produced 13/02/2024 08:40 AM

**LAND DESCRIPTION**

Reserve 2 on Plan of Subdivision 837796L.

PARENT TITLE Volume 12226 Folio 431

Created by instrument PS837796L 04/07/2022

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844

PS837796L 04/07/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

AGREEMENT Section 173 Planning and Environment Act 1987

AJ043839V 30/06/2011

**DIAGRAM LOCATION**

SEE PS837796L FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: TYERS ROAD TRARALGON VIC 3844


**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION

Effective from 10/03/2023

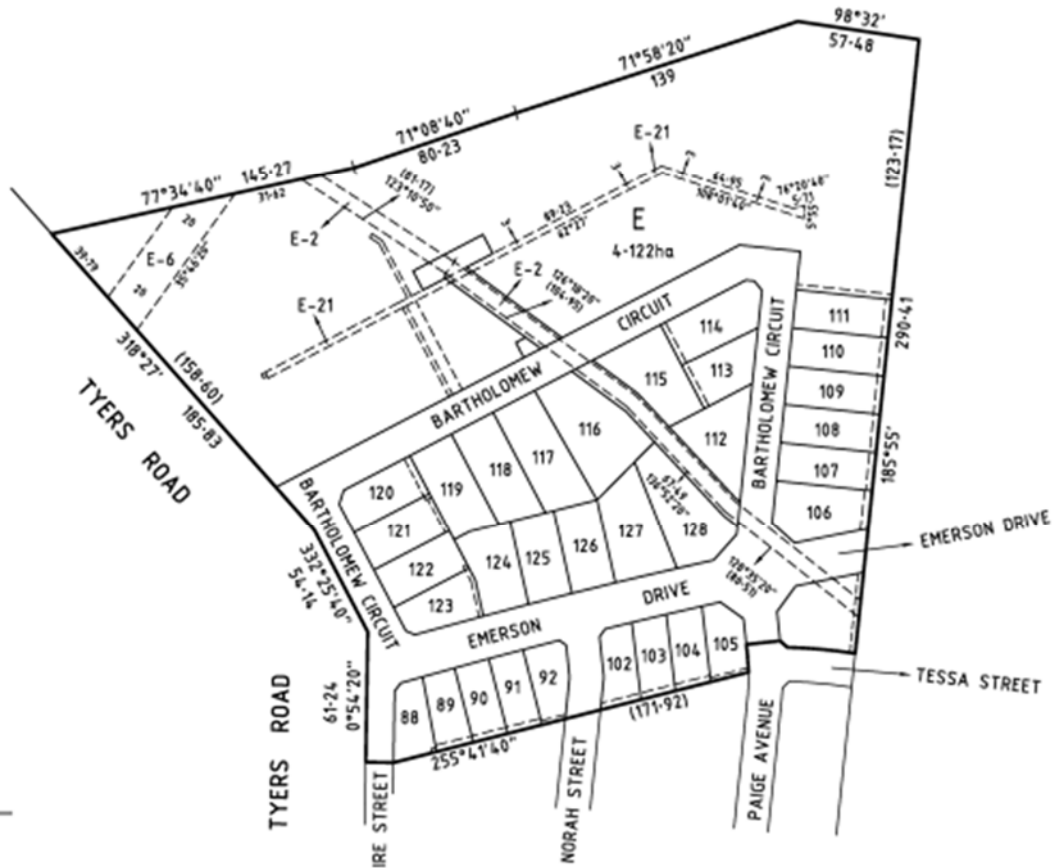
DOCUMENT END

| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                            | EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PS837796L                          |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
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| <b>LOCATION OF LAND</b><br><b>PARISH:</b> TRARALGON<br><b>TOWNSHIP:</b> —<br><b>SECTION:</b> —<br><b>CROWN ALLOTMENT:</b> 34B(PART), 33A(PART) & FORMER GOVERNMENT ROAD (PART)<br><b>CROWN PORTION:</b> —<br><b>TITLE REFERENCE:</b> VOL. 12226 FOL. 431<br><b>LAST PLAN REFERENCE:</b> PS826794C LOT D<br><b>POSTAL ADDRESS:</b> 150 TYERS ROAD<br>(at time of subdivision) TRARALGON VIC 3844<br><br><b>MGA CO-ORDINATES:</b> E: 456 350      ZONE: 55<br>(of approx centre of land in plan) N: 5774 460      GDA 94                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                            | Council Name: Latrobe City Council<br>Council Reference Number: 2020/6/CRT3<br>Planning Permit Reference: 2012/270/A<br>SPEAR Reference Number: S153097M<br><br><b>Certification</b><br>This plan is certified under section 11 (7) of the Subdivision Act 1988<br>Date of original certification under section 6: 11/08/2021<br><br>Public Open Space<br>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made<br><br>Digitally signed by: Karen Egan for Latrobe City Council on 10/12/2021<br><br>Statement of Compliance issued: 10/05/2022 |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                            | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| <table border="1"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>LATROBE CITY COUNCIL</td> </tr> <tr> <td>RESERVE No 1</td> <td>LATROBE CITY COUNCIL</td> </tr> <tr> <td>RESERVE No 2</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> <tr> <td>RESERVE No 3</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> <tr> <td>RESERVE No 4</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | IDENTIFIER                                 | COUNCIL/BODY/PERSON                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ROAD R1                            | LATROBE CITY COUNCIL                       | RESERVE No 1                | LATROBE CITY COUNCIL | RESERVE No 2 | CENTRAL GIPPSLAND REGION WATER CORPORATION | RESERVE No 3 | CENTRAL GIPPSLAND REGION WATER CORPORATION | RESERVE No 4     | AUSNET ELECTRICITY SERVICES PTY LTD | LOTS D, 1 - 87, 93 - 101 HAVE BEEN OMITTED FROM THIS PLAN.<br><br>EASEMENTS E-1, E-3 TO E-5 & E-7 TO E-17 HAVE BEEN OMITTED FROM THIS PLAN.<br><br><b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE WATER SUPPLY EASEMENT SHOWN AS E-3 ON PS826794C ORIGIN INSTRUMENT No. 697525.<br><br><b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE TRANSMISSION OF ELECTRICITY EASEMENT SHOWN AS E-1 ON PS826794C ORIGIN C/E 0544986.<br><br><b>TO REMOVE THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES &amp; DRAINAGE PURPOSES EASEMENT SHOWN AS E-18 ON PS826794C CONTAINED WITHIN NORAH STREET.</b><br><br><b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE TRANSMISSION OF ELECTRICITY EASEMENT SHOWN AS E-1 ON PS826794C ORIGIN C/E 0544986.<br><br><b>TO REMOVE THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES &amp; DRAINAGE PURPOSES EASEMENT SHOWN AS E-18 ON PS826794C CONTAINED WITHIN NORAH STREET.</b><br><br><b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE TRANSMISSION OF ELECTRICITY EASEMENT SHOWN AS E-1 ON PS826794C ORIGIN C/E 0544986. |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
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| ROAD R1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| RESERVE No 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| RESERVE No 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| RESERVE No 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| RESERVE No 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | AUSNET ELECTRICITY SERVICES PTY LTD        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| <b>NOTATIONS</b><br><b>DEPTH LIMITATION: 15.00m BELOW THE SURFACE APPLIES TO THE LAND SHOWN HATCHED (SEE ENLARGEMENT ON SHEET 1).</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                            | <b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE TRANSMISSION OF ELECTRICITY EASEMENT SHOWN AS E-1 ON PS826794C ORIGIN C/E 0544986.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| <b>SURVEY:</b><br>This plan is based on survey.<br><br><b>STAGING:</b><br>This is not a staged subdivision.<br>Planning Permit No. 2012/270/A<br><br>This survey has been connected to permanent marks No(s).<br><br>In Proclaimed Survey Area No. —                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | <b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE TRANSMISSION OF ELECTRICITY EASEMENT SHOWN AS E-1 ON PS826794C ORIGIN C/E 0544986.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| <b>LEGEND:</b> A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
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| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Purpose                                    | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Origin                             | Land Benefited/In Favour Of                |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-2, E-22 & E-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | WATER SUPPLY                               | 6.70                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | C/E B401754                        | TRARALGON WATERWORKS TRUST                 |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-2, E-22 & E-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PIPELINE OR ANCILLARY PURPOSES             | 6.70                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | THIS PLAN - SEC 136 WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GAS PIPELINE & OTHER PURPOSES              | 20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | C/E H323329                        | GAS & FUEL CORPORATION OF VICTORIA         |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DRAINAGE                                   | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PS826794C                          | LATROBE CITY COUNCIL & LOTS ON PS826794C   |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DRAINAGE                                   | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | THIS PLAN                          | LATROBE CITY COUNCIL & LOTS ON THIS PLAN   |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PIPELINE OR ANCILLARY PURPOSES             | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PS826794C - SEC 136 WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-19, E-21 & E-22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DRAINAGE                                   | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | THIS PLAN                          | LATROBE CITY COUNCIL & LOTS ON THIS PLAN   |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
| E-20, E-21 & E-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PIPELINE OR ANCILLARY PURPOSES             | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | THIS PLAN - SEC 136 WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                            | <b>SURVEYORS FILE REF:</b> 1301042-5<br><br>Digitally signed by: Dean Norman Sneddon, Licensed Surveyor,<br>Surveyor's Plan Version (5),<br>12/11/2021, SPEAR Ref: S153097M                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            | <b>ORIGINAL SHEET SIZE:</b> A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>SHEET 1 OF 4</b>                |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            | <b>PLAN REGISTERED TIME:</b> 2:50pm <b>DATE:</b> 4/07/2022<br><b>SN</b><br>Assistant Registrar of Titles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                            |                             |                      |              |                                            |              |                                            |                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                            |     |                               |    |             |                                    |      |          |          |           |                                          |      |          |          |           |                                          |      |                                |          |                                    |                                            |                   |          |          |           |                                          |                   |                                |          |                                    |                                            |  |  |  |

Amended by: Dean Norman Sneddon, Licensed Surveyor 02/07/2022.

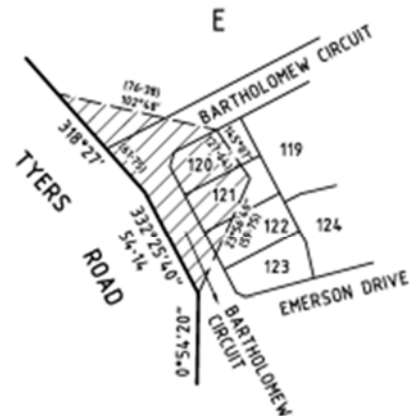


PS837796L



SEE SHEETS 3 & 4 FOR ENLARGEMENTS

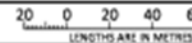
ENLARGEMENT  
SCALE 1:2000



**BW** Beveridge Williams  
development & environment consultants  
Traralgon ph : 03 5176 0374  
www.beveridgewilliams.com.au

SURVEYORS REF  
1301042-5

SCALE  
1 : 2000



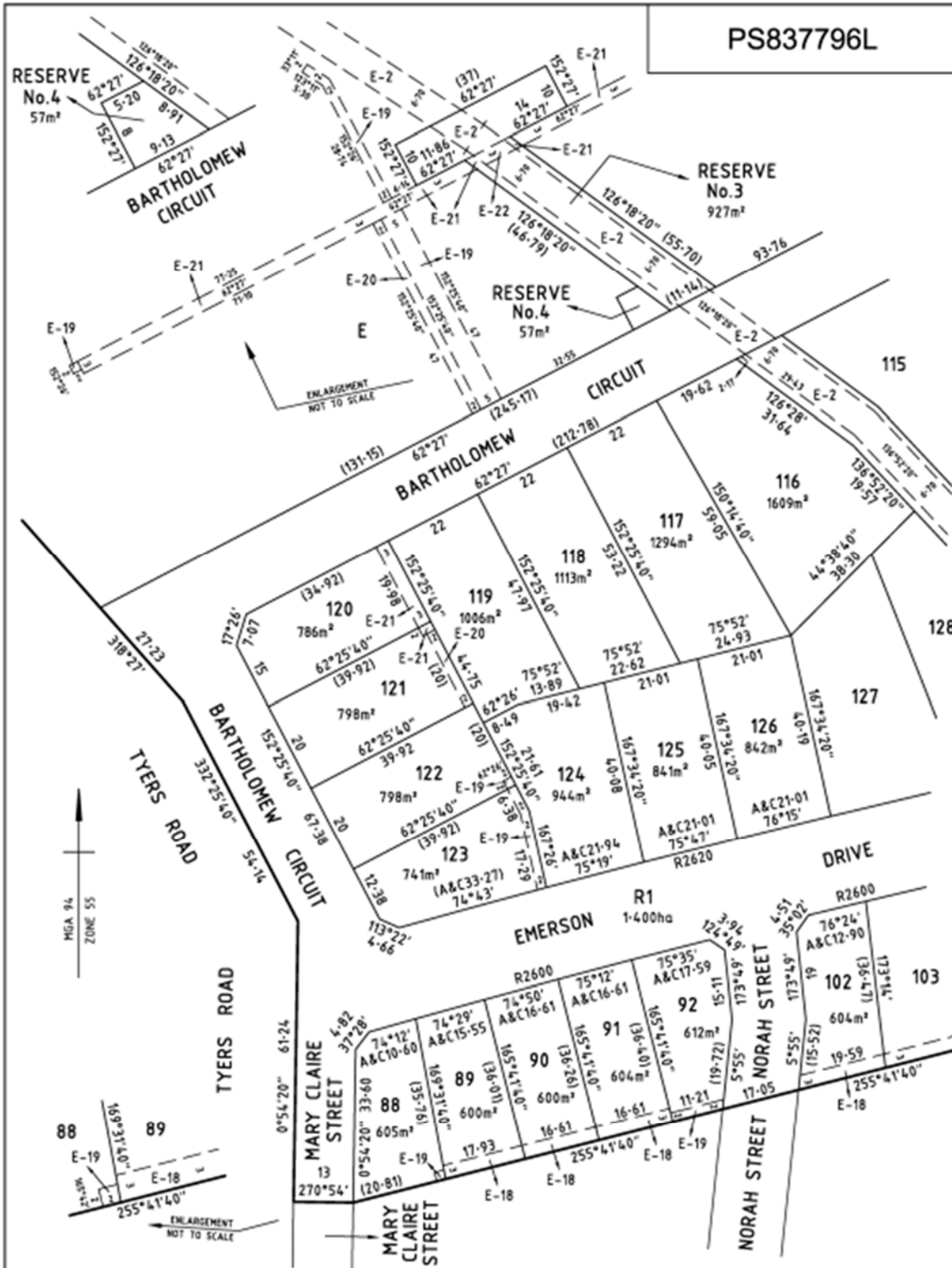
ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by: Dean Norman Sneddon, Licensed Surveyor.  
Surveyor's Plan Version (5).  
12/11/2021, SPEAR Ref: S153097M

Digitally signed by:  
Latrobe City Council,  
10/12/2021,  
SPEAR Ref: S153097M

Amended by: Dean Norman Sneddon, Licensed Surveyor 02/07/2022.



PS837796L

RESERVE No.4  
57m<sup>2</sup>

RESERVE No.3  
927m<sup>2</sup>

RESERVE No.4  
57m<sup>2</sup>

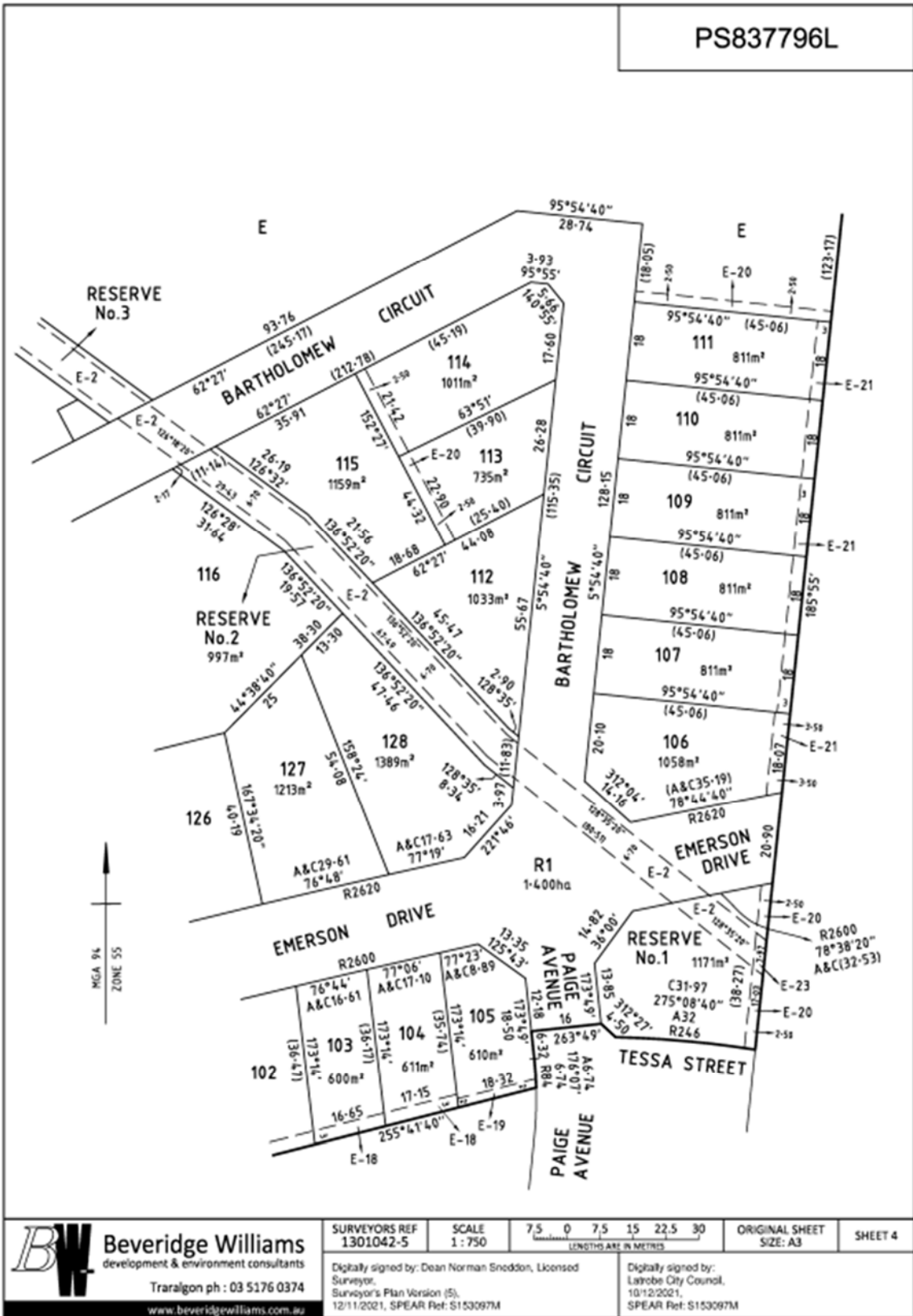
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|                                                                                                                                 |                  |                                                                                     |                            |         |
|---------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------|----------------------------|---------|
| SURVEYORS REF<br>1301042-5                                                                                                      | SCALE<br>1 : 750 | 7.5 0 7.5 15 22.5 30<br>LENGTHS ARE IN METRES                                       | ORIGINAL SHEET<br>SIZE: A3 | SHEET 3 |
| Digitally signed by: Dean Norman Sneddon, Licensed Surveyor.<br>Surveyor's Plan Version (5),<br>12/11/2021, SPEAR Ref: S153097M |                  | Digitally signed by:<br>Latrobe City Council,<br>10/12/2021,<br>SPEAR Ref: S153097M |                            |         |

Amended by: Dean Norman Sneddon, Licensed Surveyor 02/07/2022.



PS837796L



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|                                                                                                                                 |                |                                                                                      |                            |         |
|---------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------|----------------------------|---------|
| SURVEYORS REF<br>1301042-5                                                                                                      | SCALE<br>1:750 | 7.5 0 7.5 15 22.5 30<br>LENGTHS ARE IN METRES                                        | ORIGINAL SHEET<br>SIZE: A3 | SHEET 4 |
| Digitally signed by: Dean Norman Sneddon, Licensed Surveyor.<br>Surveyor's Plan Version (5),<br>12/11/2021, SPEAR Ref: S153097M |                | Digitally signed by:<br>Lalrobie City Council,<br>10/12/2021,<br>SPEAR Ref: S153097M |                            |         |

Amended by: Dean Norman Sneddon, Licensed Surveyor 02/07/2022.

# PROPERTY REPORT



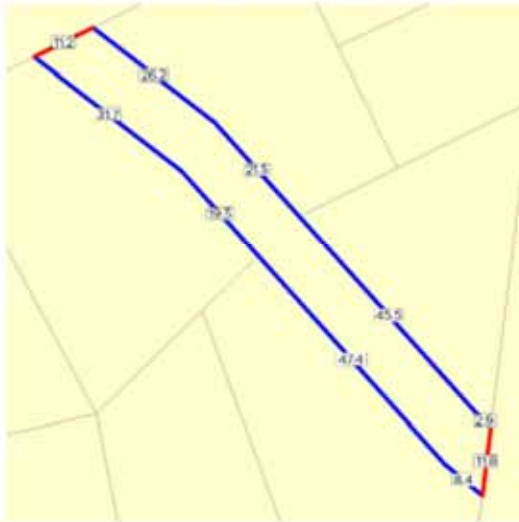
From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 13 February 2024 08:43 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES2 P5837796**  
Address: **TYERS ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES2\PS837796**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **61740**  
Directory Reference: **Vicroads 696 B2**

## SITE DIMENSIONS

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



**Area:** 997 sq. m  
**Perimeter:** 226 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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links:

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

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

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PROPERTY REPORT: Lot RES2 P5837796

Page 1 of 2

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 12:01 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES2 P5837796**  
 Address: **TYERS ROAD TRARALGON 3844**  
 Standard Parcel Identifier (SPI): **RES2\P5837796**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **61740**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 696 B2**

[www.latrobe.vic.gov.au](http://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: **Gunaikurnal Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



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

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Note: Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a suitable prime area as required by section 32C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot 9612 P5837796

Page 1 of 4



Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



**DDO - Design and Development Overlay**

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

DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



**DPO - Development Plan Overlay**

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

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 Visit the full disclaimer at <https://www.vic.gov.au/land-use-planning>  
 Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 82C (b) of the Sale of Land 1962 (Vic).  
**PLANNING PROPERTY REPORT:** Ls 44/52 v583 r/06 Page 2 of 4



# PLANNING PROPERTY REPORT

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUFFER AREA OVERLAY \(BAO\)](#)

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

[FLOODWAY OVERLAY \(FO\)](#)

[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 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (b) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT



## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Native Vegetation

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (3) of the Sale of Land 1962 (Vic).

## 28. Traralgon

| SERVICE  |                                       |
|----------|---------------------------------------|
| Asset    | Land                                  |
| Location | Tyers Road Traralgon 3844             |
| Anomaly  | Gippsland Water owned land zoned GRZ1 |
| SPI      | RES3\PS837796                         |
| Action   | Rezone to PUZ1                        |







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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 12387 FOLIO 265 Security no : 124112592976J  
Produced 13/02/2024 08:49 AM

**LAND DESCRIPTION**

Reserve 3 on Plan of Subdivision 837796L.  
PARENT TITLE Volume 12226 Folio 431  
Created by instrument PS837796L 04/07/2022

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
PS837796L 04/07/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

AGREEMENT Section 173 Planning and Environment Act 1987  
AJ043839V 30/06/2011

**DIAGRAM LOCATION**

SEE PS837796L FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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


Street Address: TYERS ROAD TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

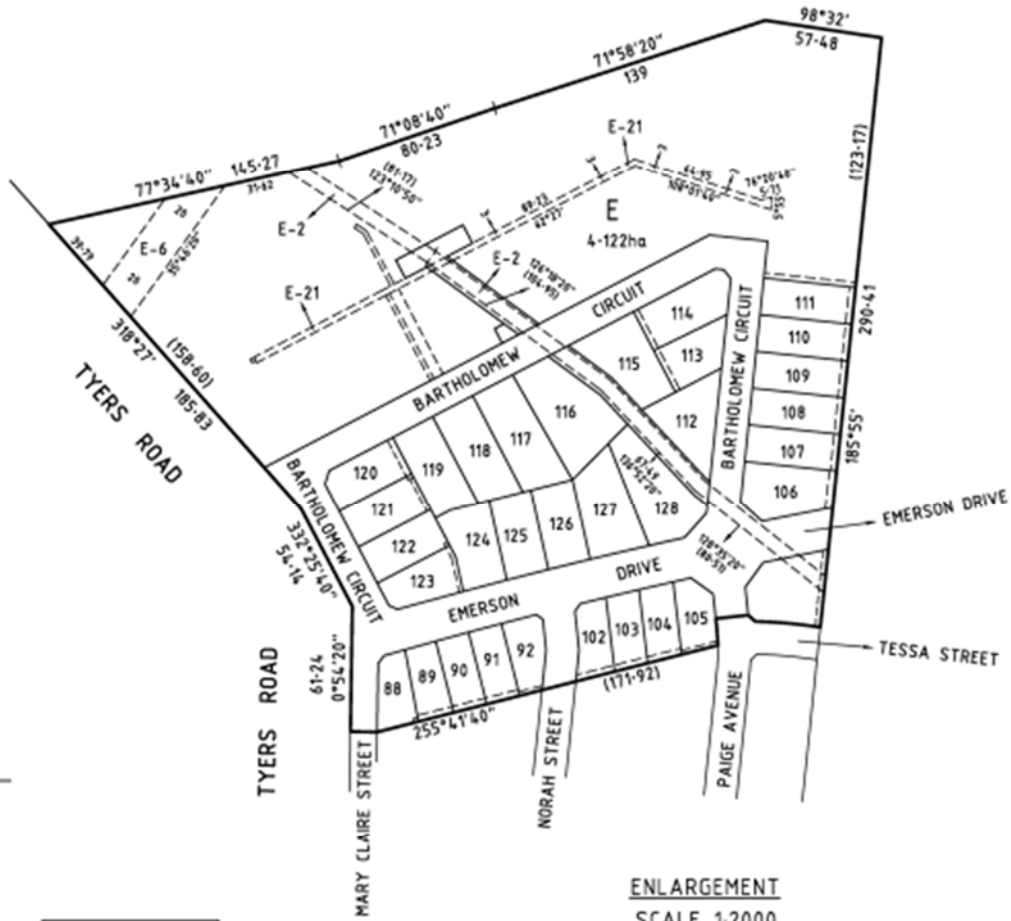
eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 10/03/2023

DOCUMENT END

| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                            | EDITION 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PS837796L                          |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------|--------------|--------------------------------------------|--------------|--------------------------------------------|--------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>LOCATION OF LAND</b><br><b>PARISH:</b> TRARALGON<br><b>TOWNSHIP:</b> —<br><b>SECTION:</b> —<br><b>CROWN ALLOTMENT:</b> 34B(PART), 33A(PART) & FORMER GOVERNMENT ROAD (PART)<br><b>CROWN PORTION:</b> —<br><b>TITLE REFERENCE:</b> VOL. 12226 FOL. 431<br><b>LAST PLAN REFERENCE:</b> PS826794C LOT D<br><b>POSTAL ADDRESS:</b> 150 TYERS ROAD<br>(at time of subdivision) TRARALGON VIC 3844<br><br><b>MGA CO-ORDINATES:</b> E: 456 350 ZONE: 55<br>(of approx centre of land N: 5774 460 GDA 94<br>in plan) |                                            | Council Name: Latrobe City Council<br>Council Reference Number: 2020/6/CRT3<br>Planning Permit Reference: 2012/270/A<br>SPEAR Reference Number: S153097M<br><br><b>Certification</b><br>This plan is certified under section 11 (7) of the Subdivision Act 1988<br>Date of original certification under section 6: 11/08/2021<br><br>Public Open Space<br>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made<br><br>Digitally signed by: Karen Egan for Latrobe City Council on 10/12/2021<br><b>Statement of Compliance</b> issued: 10/05/2022 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <table border="1"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>LATROBE CITY COUNCIL</td> </tr> <tr> <td>RESERVE No 1</td> <td>LATROBE CITY COUNCIL</td> </tr> <tr> <td>RESERVE No 2</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> <tr> <td>RESERVE No 3</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> <tr> <td>RESERVE No 4</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD</td> </tr> </tbody> </table>      | IDENTIFIER                                 | COUNCIL/BODY/PERSON                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ROAD R1                            | LATROBE CITY COUNCIL                                                                                                            | RESERVE No 1 | LATROBE CITY COUNCIL | RESERVE No 2 | CENTRAL GIPPSLAND REGION WATER CORPORATION | RESERVE No 3 | CENTRAL GIPPSLAND REGION WATER CORPORATION | RESERVE No 4 | AUSNET ELECTRICITY SERVICES PTY LTD | LOTS D, 1 - 87, 93 - 101 HAVE BEEN OMITTED FROM THIS PLAN.<br><br>EASEMENTS E-1, E-3 TO E-5 & E-7 TO E-17 HAVE BEEN OMITTED FROM THIS PLAN.<br><br><b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE WATER SUPPLY EASEMENT SHOWN AS E-3 ON PS826794C ORIGIN INSTRUMENT No. 497525.<br><br><b>GROUNDS FOR REMOVAL OF EASEMENT:</b><br>PLANNING PERMIT No 2012/270/A<br><br><b>OTHER PURPOSE OF PLAN:</b><br>TO REMOVE THE TRANSMISSION OF ELECTRICITY EASEMENT SHOWN AS E-1 ON PS826794C ORIGIN C/E 0544986.<br><br>TO REMOVE THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES & DRAINAGE PURPOSES EASEMENT SHOWN AS E-18 ON PS826794C CONTAINED WITHIN NORAH STREET.<br><br><b>GROUNDS FOR REMOVAL OF EASEMENT:</b><br>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)(K) SUBDIVISION ACT 1988) |  |  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COUNCIL/BODY/PERSON                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| ROAD R1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| RESERVE No 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LATROBE CITY COUNCIL                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| RESERVE No 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| RESERVE No 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CENTRAL GIPPSLAND REGION WATER CORPORATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| RESERVE No 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AUSNET ELECTRICITY SERVICES PTY LTD        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <b>NOTATIONS</b><br>DEPTH LIMITATION: 15.00m BELOW THE SURFACE APPLIES TO THE LAND SHOWN HATCHED (SEE ENLARGEMENT ON SHEET 1).<br><br><b>SURVEY:</b><br>This plan is based on survey.<br><br><b>STAGING:</b><br>This is not a staged subdivision.<br>Planning Permit No. 2012/270/A<br><br>This survey has been connected to permanent marks No(s).<br>In Proclaimed Survey Area No. —                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Purpose                                    | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Origin                             | Land Benefited/In Favour Of                                                                                                     |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-2, E-22 & E-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | WATER SUPPLY                               | 6.70                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C/E 0401754                        | TRARALGON WATERWORKS TRUST                                                                                                      |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-2, E-22 & E-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PIPELINE OR ANCILLARY PURPOSES             | 6.70                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | THIS PLAN - SEC 136 WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                      |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | GAS PIPELINE & OTHER PURPOSES              | 20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | C/E H323329                        | GAS & FUEL CORPORATION OF VICTORIA                                                                                              |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | DRAINAGE                                   | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PS826794C                          | LATROBE CITY COUNCIL & LOTS ON PS826794C                                                                                        |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | DRAINAGE                                   | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | THIS PLAN                          | LATROBE CITY COUNCIL & LOTS ON THIS PLAN                                                                                        |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PIPELINE OR ANCILLARY PURPOSES             | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PS826794C - SEC 136 WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                      |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-19, E-21 & E-22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DRAINAGE                                   | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | THIS PLAN                          | LATROBE CITY COUNCIL & LOTS ON THIS PLAN                                                                                        |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| E-20, E-21 & E-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PIPELINE OR ANCILLARY PURPOSES             | SEE DIAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | THIS PLAN - SEC 136 WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION                                                                                      |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Traralgon ph : 03 5176 0374<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a>                                                                                                                                                                                                                                         |                                            | SURVEYORS FILE REF: 1301042-5<br><br>Digitally signed by: Dean Norman Sneddon, Licensed Surveyor.<br>Surveyor's Plan Version (5),<br>12/11/2021, SPEAR Ref: S153097M                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    | ORIGINAL SHEET SIZE: A3<br>SHEET 1 OF 4<br><br>PLAN REGISTERED TIME: 2:50pm DATE: 4/07/2022<br>SN Assistant Registrar of Titles |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| Amended by: Dean Norman Sneddon, Licensed Surveyor 02/07/2022.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                                                                                                                 |              |                      |              |                                            |              |                                            |              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |

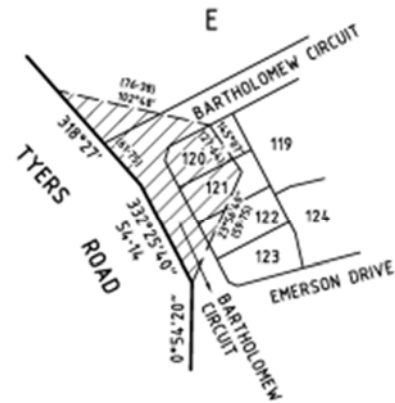


PS837796L



SEE SHEETS 3 & 4 FOR ENLARGEMENTS

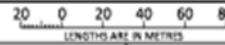
ENLARGEMENT  
SCALE 1:2000



**BW** Beveridge Williams  
development & environment consultants  
Traralgon ph : 03 5176 0374  
www.beveridgewilliams.com.au

SURVEYORS REF  
1301042-5

SCALE  
1 : 2000



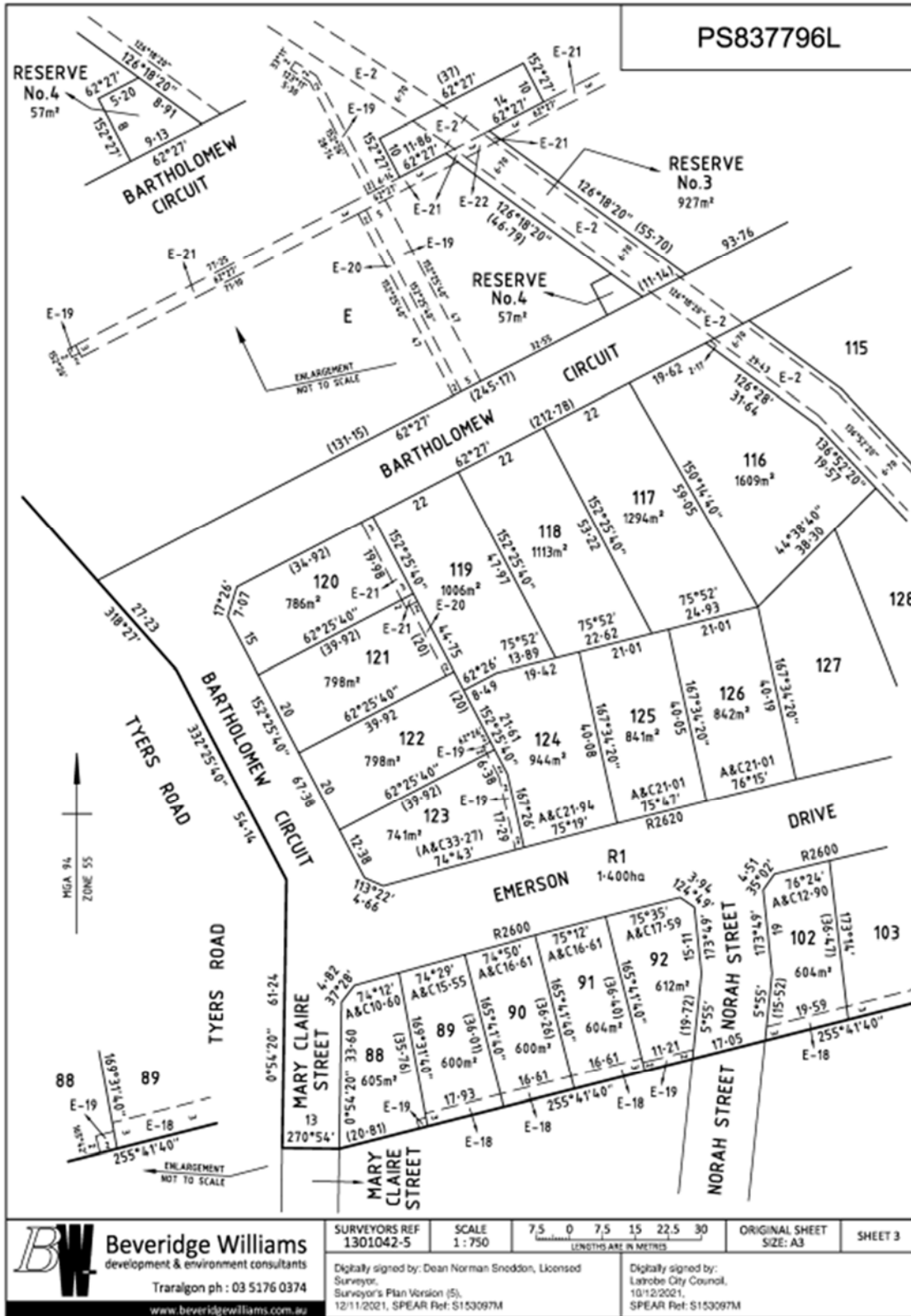
ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by: Dean Norman Sneddon, Licensed Surveyor, Surveyor's Plan Version (5), 12/11/2021, SPEAR Ref: S153097M

Digitally signed by: Latrobe City Council, 10/12/2021, SPEAR Ref: S153097M

Amended by: Dean Norman Sneddon, Licensed Surveyor 02/07/2022.



**BW Beveridge Williams**  
 development & environment consultants  
 Traralgon ph: 03 5176 0374  
 www.beveridgewilliams.com.au

**SURVEYORS REF 1301042-5**

**SCALE 1:750**

**LENGTHS ARE IN METRES**

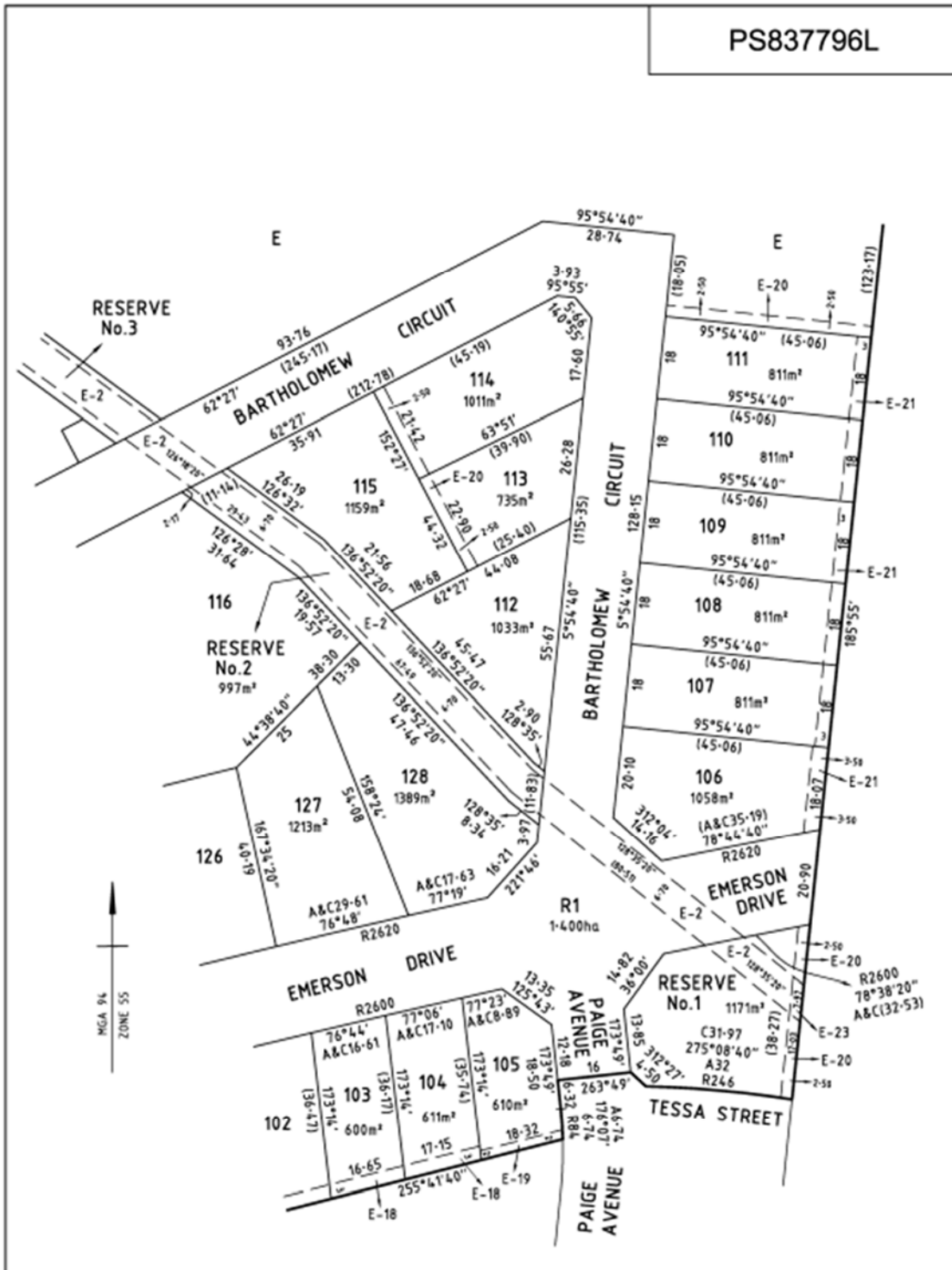
Digitally signed by: Dean Norman Sneddon, Licensed Surveyor.  
 Surveyor's Plan Version (5).  
 12/11/2021, SPEAR Ref: S153097M

**ORIGINAL SHEET SIZE: A3 SHEET 3**

Digitally signed by: Latrobe City Council.  
 10/12/2021.  
 SPEAR Ref: S153097M

Amended by: Dean Norman Sneddon, Licensed Surveyor 02/07/2022.

PS837796L



|                                                                                                                                                 |                                                                                                                                          |                          |                                                                                               |                                    |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------|------------------------------------|----------------|
| <p><b>Beveridge Williams</b><br/>development &amp; environment consultants<br/>Traralgon ph : 03 5176 0374<br/>www.beveridgewilliams.com.au</p> | <p>SURVEYORS REF<br/>1301042-5</p>                                                                                                       | <p>SCALE<br/>1 : 750</p> | <p>7.5 0 7.5 15 22.5 30<br/>LENGTHS ARE IN METRES</p>                                         | <p>ORIGINAL SHEET<br/>SIZE: A3</p> | <p>SHEET 4</p> |
|                                                                                                                                                 | <p>Digitally signed by: Dean Norman Snoddon, Licensed Surveyor.<br/>Surveyor's Plan Version (5),<br/>12/11/2021, SPEAR Ref: S153097M</p> |                          | <p>Digitally signed by:<br/>Latrobe City Council,<br/>10/12/2021,<br/>SPEAR Ref: S153097M</p> |                                    |                |

Amended by: Dean Norman Snoddon, Licensed Surveyor 02/07/2022.

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 13 February 2024 08:54 AM

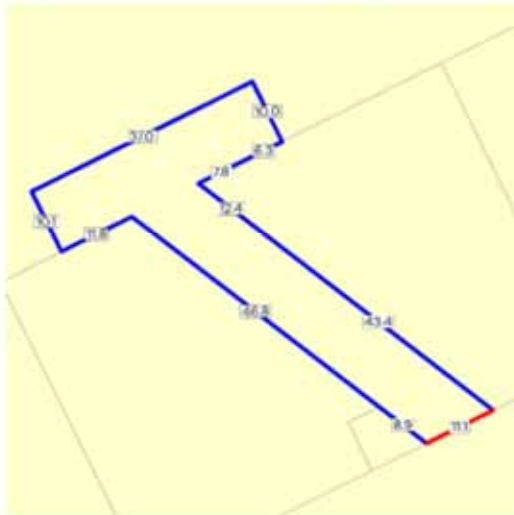
## PROPERTY DETAILS

Lot and Plan Number: **Lot RES3 PS837796**  
Address: **TYERS ROAD TRARALGON 3844**  
Standard Parcel Identifier (SPI): **RES3\PS837796**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **61741**  
Directory Reference: **Vicroads 696 B2**

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

## SITE DIMENSIONS

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



**Area:** 900 sq. m  
**Perimeter:** 206 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 of [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 parcel can be found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links:

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

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

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PROPERTY REPORT: Lot RES3 PS837796

Page 1 of 2

# PROPERTY REPORT

## Area Map





# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 12:02 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES3 PS837796**  
 Address: **TYERS ROAD TRARALGON 3844**  
 Standard Parcel Identifier (SPI): **RES3\PS837796**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **61741**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 696 B2**

[www.latrobe.vic.gov.au](http://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: **GunaiKurnal Land and Waters  
 Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

- [FARMING ZONE \(FZ\)](#)
- [FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)
- [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
- [GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



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

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Note: Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT: Lot RES3 PS837796

Page 1 of 4

Planning Overlays

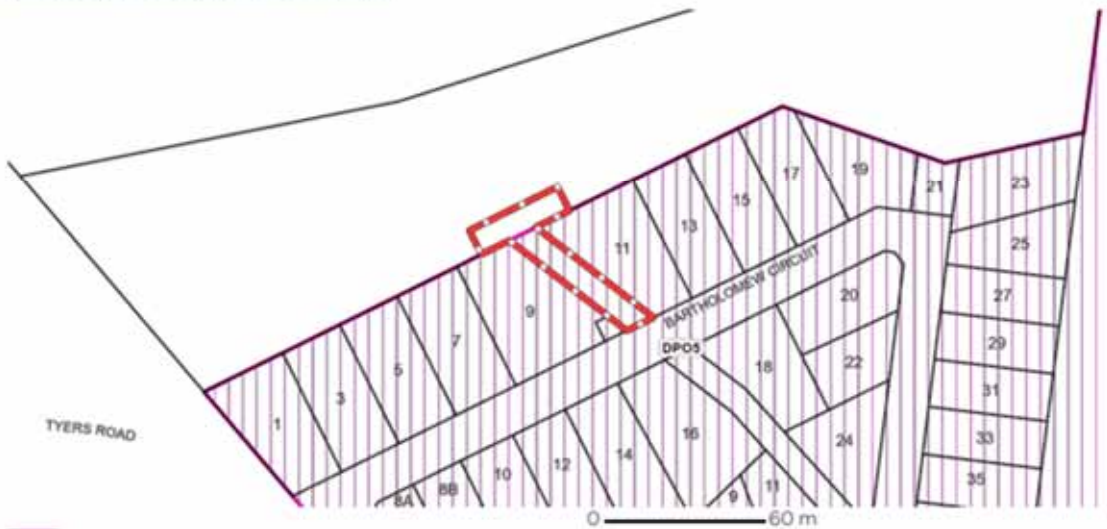
DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



 **DDO - Design and Development Overlay**

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

DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



 **DPO - Development Plan Overlay**

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

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# PLANNING PROPERTY REPORT

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUFFER AREA OVERLAY \(BAO\)](#)

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

[FLOODWAY OVERLAY \(FO\)](#)

[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 7 December 2023.

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

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

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

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

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

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## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

### Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause S2.17 of the local planning scheme. For more information see [Native Vegetation \(Clause S2.17\)](#) with local variations in [Native Vegetation \(Clause S2.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause S2.17 please visit the Native Vegetation Information Management system <https://nvm.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 52C (3) of the Sale of Land 1962 (Vic).

## 29. Glengarry

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | 152 Railway Avenue, Glengarry       |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | RES1\PS827370                       |
| Action   | Rezone to PUZ1                      |







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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 12339 FOLIO 599

Security no : 124110975846J  
Produced 04/12/2023 09:34 AM

**LAND DESCRIPTION**

Reserve 1 on Plan of Subdivision 827370E.  
PARENT TITLE Volume 10266 Folio 739  
Created by instrument PS827370E 03/11/2021

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of 55 HAZELWOOD ROAD TRARALGON  
VIC 3844  
AU944344F 22/10/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS827370E FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 152 RAILWAY AVENUE GLENGARRY VIC 3854

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 03/11/2021

DOCUMENT END

## PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 04 December 2023 09:35 AM

### PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5827370**  
Address: **152 RAILWAY AVENUE GLENGARRY 3854**  
Standard Parcel Identifier (SPI): **RES1/P5827370**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **61617**  
Directory Reference: **Vicroads 702 J12**

### SITE DIMENSIONS

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



**Area:** 1054 sq m  
**Perimeter:** 603 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 [Site and Planning 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 parcel 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>

# PROPERTY REPORT



Energy  
Efficiency  
and Climate Action

## Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 04 December 2023 09:36 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 P5827370**  
Address: **152 RAILWAY AVENUE GLENGARRY 3854**  
Standard Parcel Identifier (SPI): **RES1\P5827370**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **61617**  
Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
Directory Reference: **Vicroads 702 J12**

## 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: **Gunaikurnal Land and Waters  
Aboriginal Corporation**

[View location in ViewPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



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

## Planning Overlays

No planning overlay found

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Read the full disclaimer at [www2.travis.dfw.vic.gov.au/Disclaimer](http://www2.travis.dfw.vic.gov.au/Disclaimer)

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a buffer zone area as required by section 30C (2) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot RES1 P5827370

Page 1 of 3



# PLANNING PROPERTY REPORT



## Further Planning Information

Planning scheme data last updated on 27 November 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.doh.vic.gov.au/about-us>

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

## Designated Bushfire Prone Areas

This parcel 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://mceshore.vic.gov.au/vicplan/> or at the relevant local council.

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

## Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.delwa.vic.gov.au/2018/07/>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(3) of the Sale of Land 1962 (Vic).

## 30. Boolarra

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | Fishers Road Boolarra South 3870    |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | 1\TP171871                          |
| Action   | Rezone to PUZ1                      |





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

VOLUME 09316 FOLIO 876

Security no : 124112573830U

Produced 12/02/2024 01:46 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 171871V.  
PARENT TITLE Volume 06314 Folio 720  
Created by instrument H331163 06/12/1978

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
AN247798L 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP171871V FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: FISHERS ROAD BOOLARRA SOUTH VIC 3870

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END



| TITLE PLAN                                                                                                                                                                                                                                                                                                                                                 |                                                     | EDITION 1                                                                                                                                                                           | TP 171871V |                             |  |                                                                                                                                                                             |  |                        |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------|--|
| Location of Land<br>Parish: MIRBOO<br>Township:<br>Section:<br>Crown Allotment: 17 (PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 9316 FOL 876<br>Depth Limitation: 15.24 m                                                                                                                                                       |                                                     | Notations<br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN                                                                                        |            |                             |  |                                                                                                                                                                             |  |                        |  |
| Description of Land / Easement Information<br>Easements of Way and Water Supply appurtenant to the within land -- have been created by ----- Instruments H331164 -----                                                                                                                                                                                     |                                                     | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 30/08/1995<br>VERIFIED: EWA |            |                             |  |                                                                                                                                                                             |  |                        |  |
| <p style="text-align: center;">TOTAL AREAS ARE: 5261m<sup>2</sup></p>                                                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                                     |            |                             |  |                                                                                                                                                                             |  |                        |  |
| <table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 17 (PT8)</td> </tr> </table> |                                                     |                                                                                                                                                                                     |            | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = CA 17 (PT8) |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                                                                                                     |            |                             |  |                                                                                                                                                                             |  |                        |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                                |                                                     |                                                                                                                                                                                     |            |                             |  |                                                                                                                                                                             |  |                        |  |
| PARCEL 1 = CA 17 (PT8)                                                                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                                     |            |                             |  |                                                                                                                                                                             |  |                        |  |
| LENGTHS ARE IN METRES                                                                                                                                                                                                                                                                                                                                      | Inches = 0.3048 = Feet<br>Metres = 0.201168 = Lines | Sheet 1 of 1 sheets                                                                                                                                                                 |            |                             |  |                                                                                                                                                                             |  |                        |  |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 09:47 PM

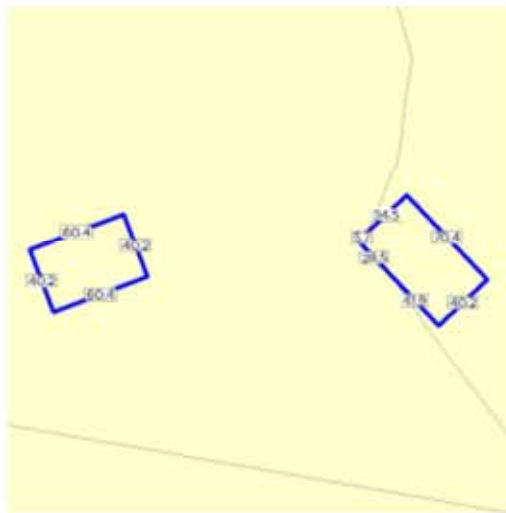
## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP171871**  
Address: **FISHERS ROAD BOOLARRA SOUTH 3870**  
Standard Parcel Identifier (SPI): **1\TP171871**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **49125**  
Directory Reference: **Vicroads 97 FB**

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

## SITE DIMENSIONS

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



**Area:** 5262 sq m  
**Perimeter:** 423 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: **South Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

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

## 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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

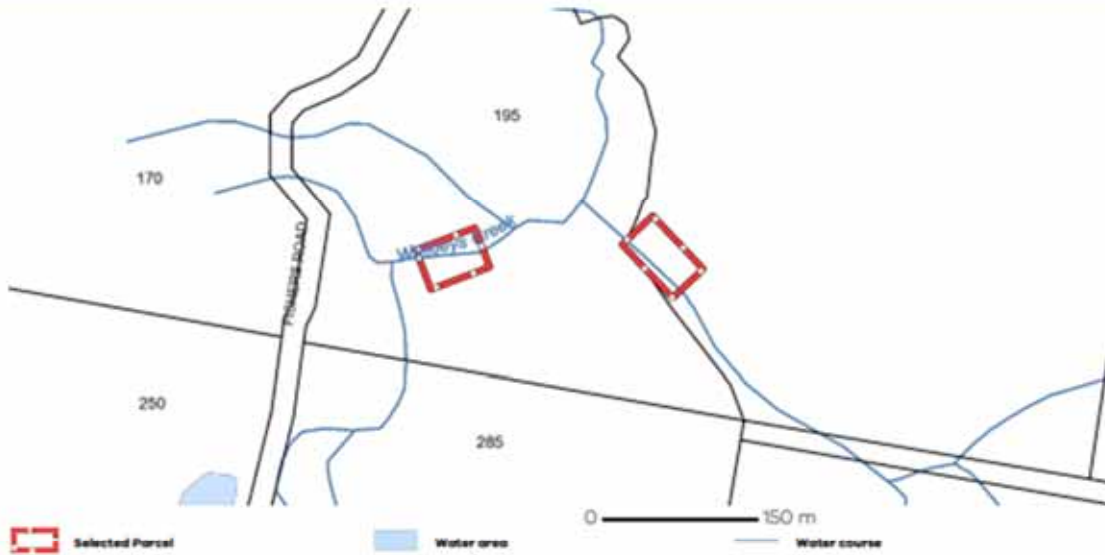
**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

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

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# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 09:45 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP171871**  
Address: **FISHERS ROAD BOOLARRA SOUTH 3870**  
Standard Parcel Identifier (SPI): **1\TP171871**  
Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
Council Property Number: **49125**  
Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
Directory Reference: **Vicroads 97 F8**

## UTILITIES

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

## STATE ELECTORATES

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

## OTHER

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

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



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

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Read the full disclaimer at <http://www.latrobe.vic.gov.au/whatsnew>

Note: Publishing this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot 1 TP171871

Page 1 of 5

# PLANNING PROPERTY REPORT

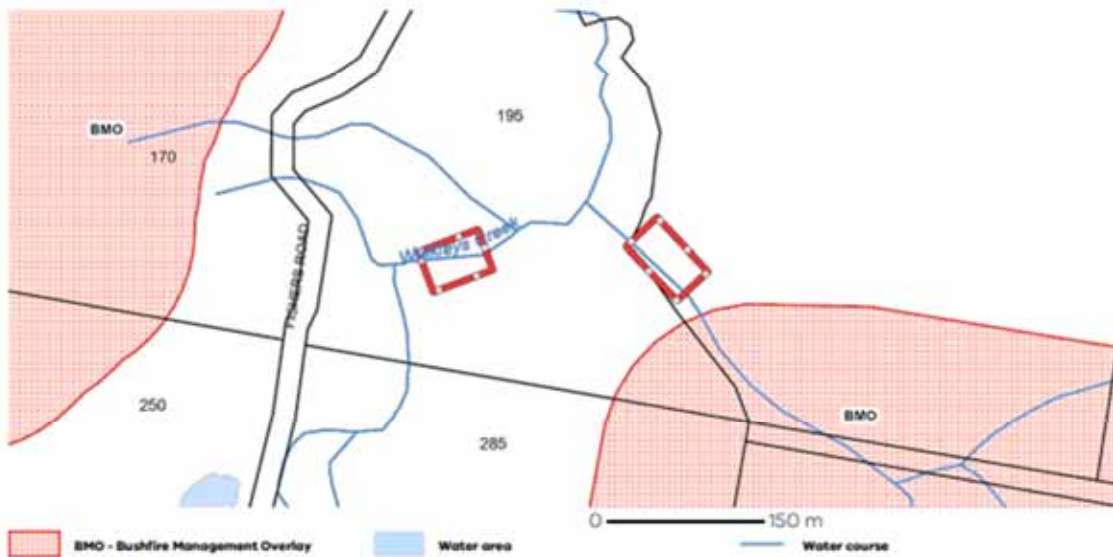
## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

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Read the full disclaimer at <https://www.delve.vic.gov.au/land/land-use>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (2) of the Sale of Land 1962 (Vic).



**Areas of Aboriginal Cultural Heritage Sensitivity**

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

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

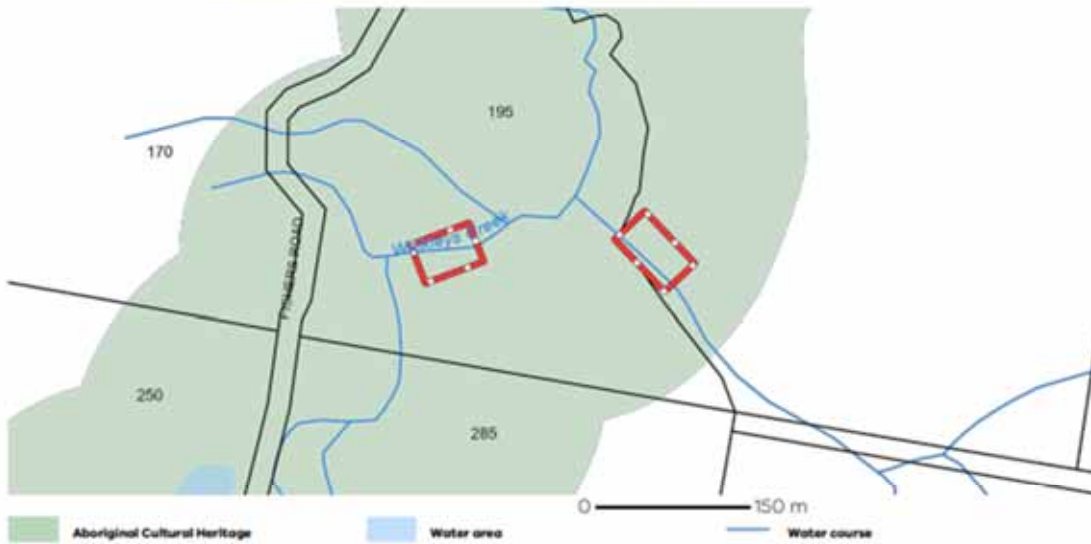
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.dpy.nms.net.au/dpy/Question1.aspx>.

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



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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone process required by section 30C (b) of the Sale of Land 1962 (Vic).

## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Read the full disclaimer at <https://www.deleg.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, it is a condition of sale that you do not rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (b) of the Sale of Land 1962 (Vic.)

PLANNING PROPERTY REPORT: Lot 1170787

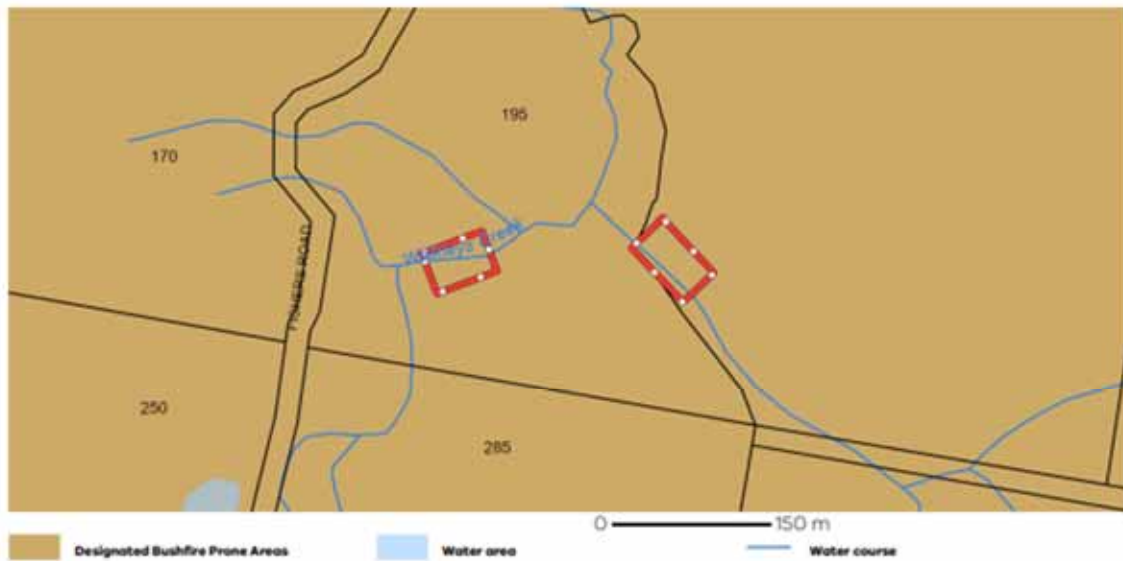
Page 4 of 5

## Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

## Native Vegetation

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT Lot 170/180

Page 5 of 5.

## 31. Yallourn North

| SERVICE  |                                        |
|----------|----------------------------------------|
| Asset    | Land                                   |
| Location | 7A Marshall Street Yallourn North 3825 |
| Anomaly  | Gippsland Water owned land zoned FZ    |
| SPI      | 3\LP219181                             |
| Action   | Rezone to PUZ1                         |







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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 09964 FOLIO 686 Security no : 124112578659V  
Produced 12/02/2024 03:02 PM

**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 219181P.  
PARENT TITLE Volume 09824 Folio 022  
Created by instrument LP219181P 26/07/1990

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
AN247798L 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE LP219181P FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 7A MARSHALL STREET YALLOURN NORTH VIC 3825

**ADMINISTRATIVE NOTICES**

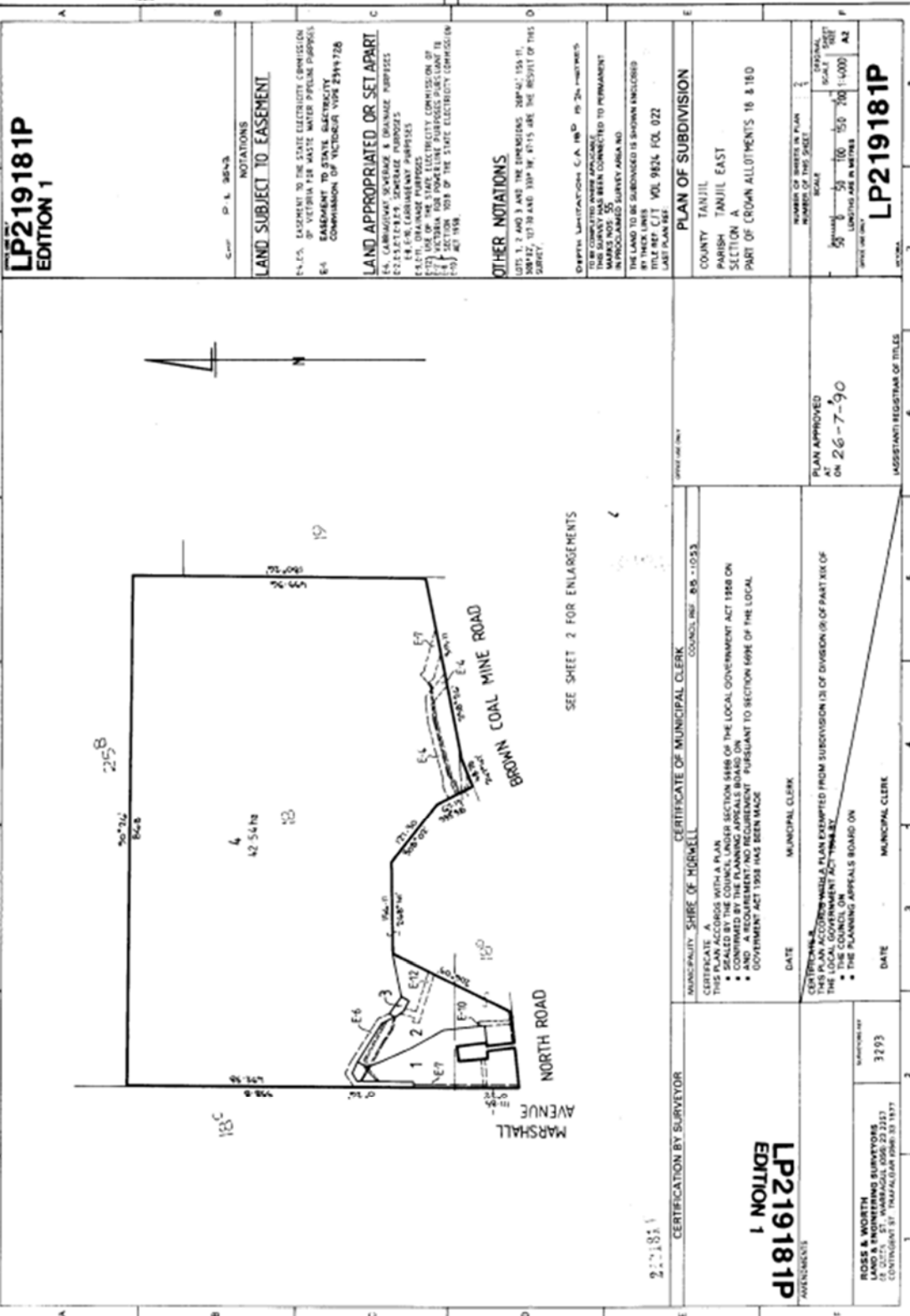
NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END



**LP219181P**  
EDITION 1



SEE SHEET 2 FOR ENLARGEMENTS

Surveyor: D. L. SMYTH

**LAND SUBJECT TO EASEMENT**

E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12

**LAND APPROPRIATED OR SET APART**

E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12

**OTHER NOTATIONS**

LOTS 1, 2 AND 3 AND THE EASEMENTS 20M<sup>2</sup>, 15M<sup>2</sup>, 20M<sup>2</sup>, 10.7M<sup>2</sup>, 10.7M<sup>2</sup> AND 10M<sup>2</sup> ARE THE RESULT OF THIS SURVEY.

DEPT. LAND & SURVEY, C.A. 180, 19-24-1007-0000

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO. 55

IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED

IN THIS PLAN

TITLE REF. C11 VOL. 9824 FOL. 022

LAST PLAN 561

**PLAN OF SUBDIVISION**

COUNTY: TANJIL  
PARISH: TANJIL EAST  
SECTION: A  
PART OF CROWN ALLOTMENTS 18 & 18D

NUMBER OF SHEETS IN PLAN: 2  
NUMBER OF THIS SHEET: 1

SCALE: ORIGINAL  
SCALE: 1:1000

LENGTHS ARE IN METRES

**LP219181P**

DATE: 22/11/18

CERTIFICATION BY SURVEYOR

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY: SHIRE OF MORWELL  
COUNCIL REF: 85-1053

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN

- SCALED BY THE COUNCIL UNDER SECTION 6486 OF THE LOCAL GOVERNMENT ACT 1988 ON
- THIS PLAN ACCORDS WITH A PLAN
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 6498 OF THE LOCAL GOVERNMENT ACT 1988 HAS BEEN MADE

DATE: \_\_\_\_\_ MUNICIPAL CLERK

DATE: \_\_\_\_\_ MUNICIPAL CLERK

PLAN APPROVED AT ON 26-7-90

ASSISTANT REGISTRAR OF TITLES

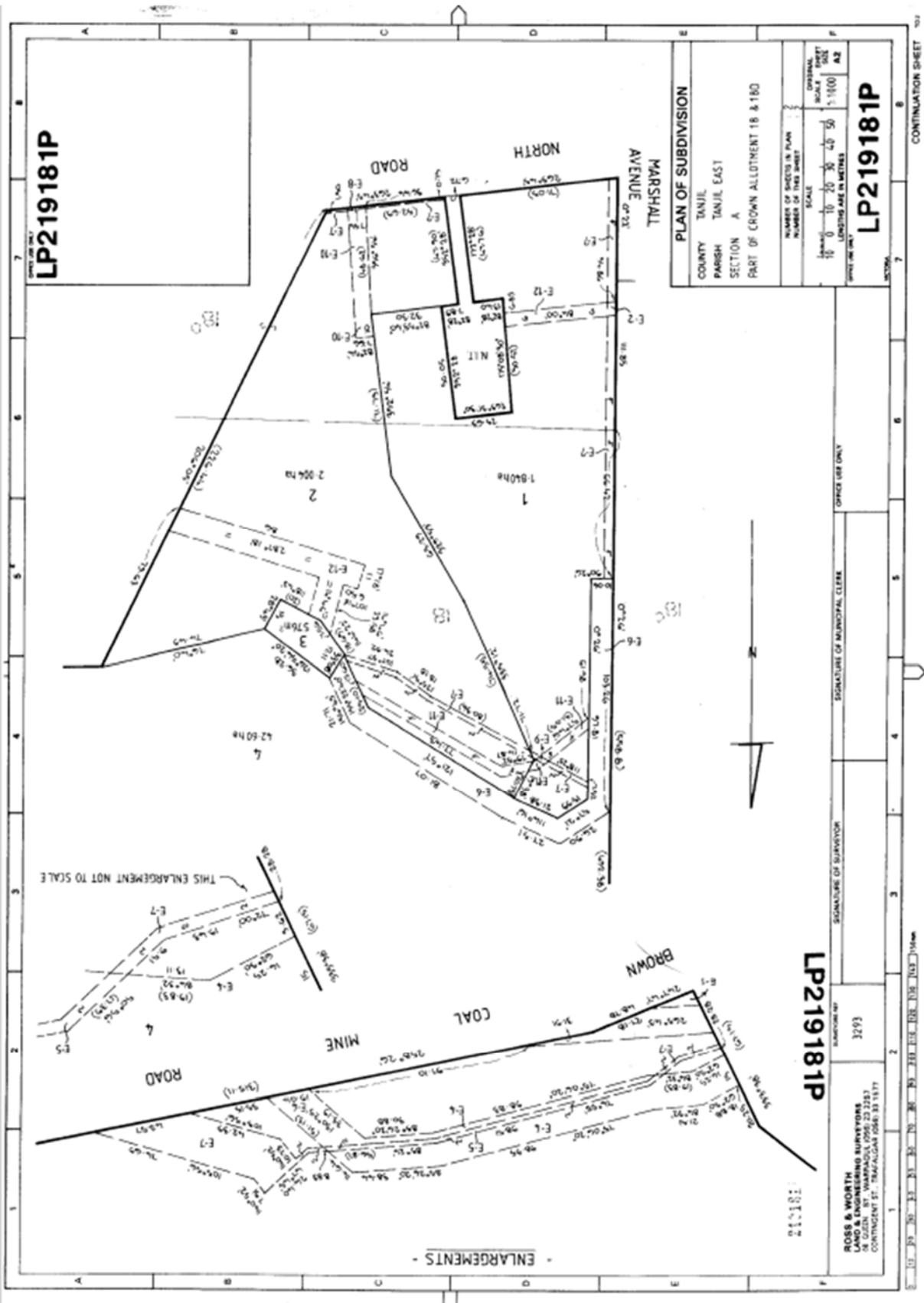
**LP219181P**  
EDITION 1

ROSS & WORTH  
LAND & ENGINEERING SURVEYORS  
137  
CONTINGENT ST. TANJIL (A/C 2006) 33 18 17

3293

1 2 3 4 5 6 7

A B C D E F



# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 12 February 2024 03:01 PM

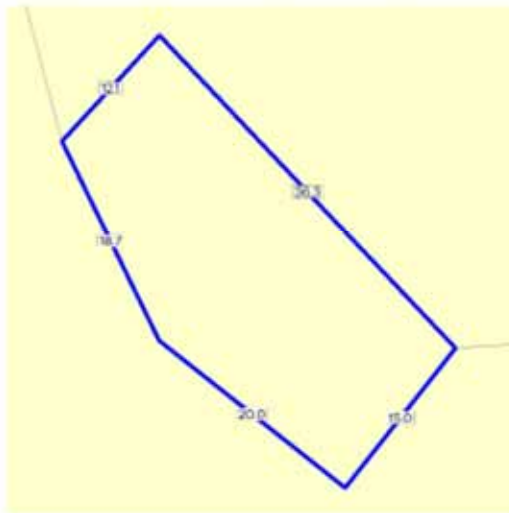
## PROPERTY DETAILS

Lot and Plan Number: **Lot 3 LP219181**  
Address: **7A MARSHALL STREET YALLOURN NORTH 3825**  
Standard Parcel Identifier (SPI): **3\LP219181**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **22788**  
Directory Reference: **Vicroads 703 U3**

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

## SITE DIMENSIONS

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



**Area:** 576 sq m  
**Perimeter:** 102 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 of [Site 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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links:

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

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

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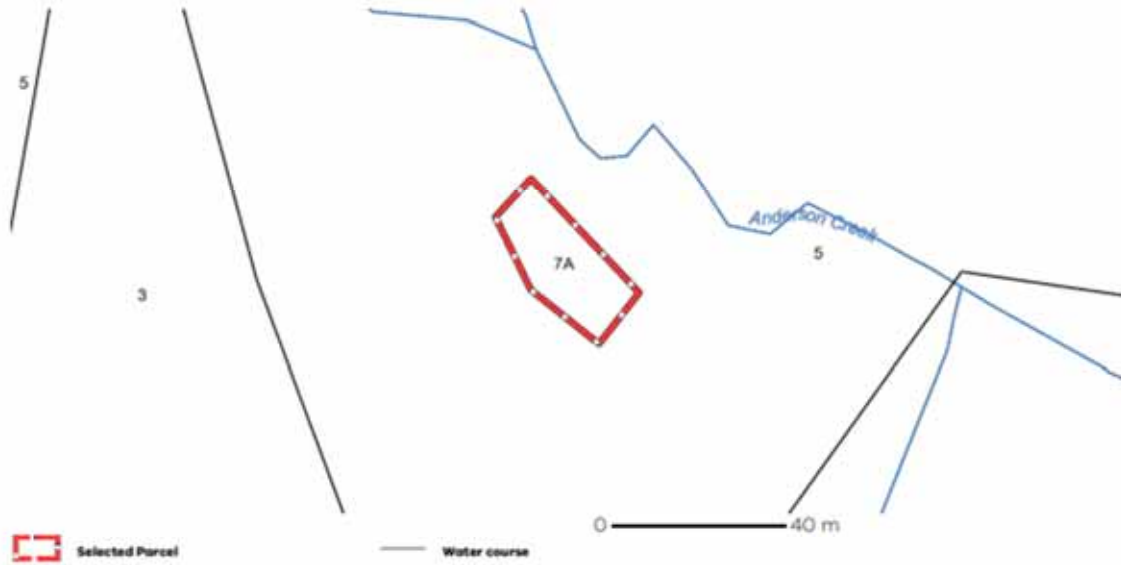
Read the full disclaimer at <https://www.vic.gov.au/2024/02/12/2024-02-12-2024-02-12>

PROPERTY REPORT: Lot 3 LP219181

Page 1 of 2

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 12:12 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 3 LP219181**  
 Address: **7A MARSHALL STREET YALLOURN NORTH 3825**  
 Standard Parcel Identifier (SPI): **3\LP219181**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **22788**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 703 U3**

## 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: **Gunaikurnal Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



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Note: Photocopying this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 30C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot 3 LP219181

Page 1 of 3



# PLANNING PROPERTY REPORT

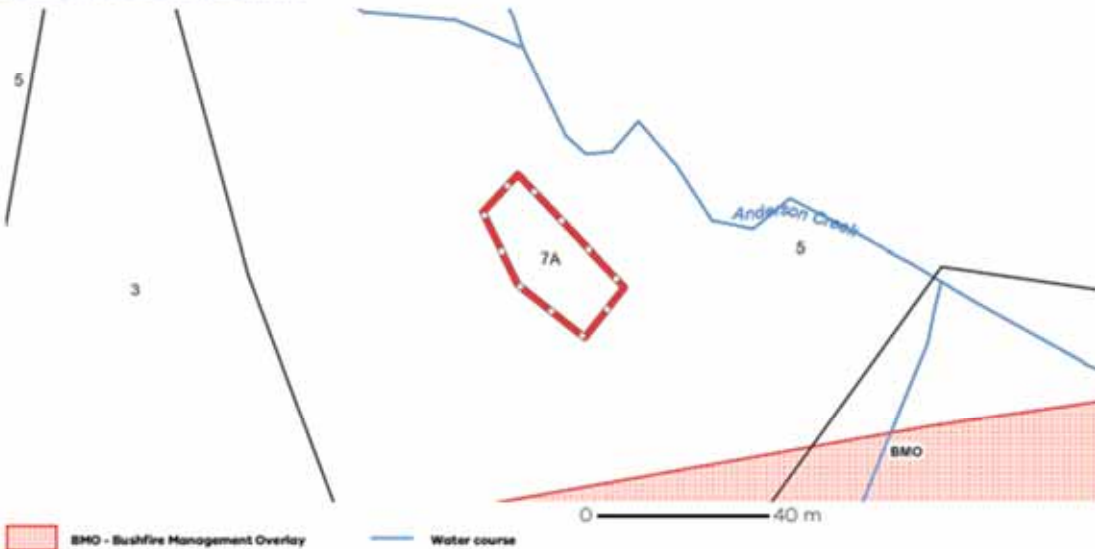
## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/question.aspx>

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



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View the full disclaimer at <https://www.vic.gov.au/our-services/land-use-planning/land-use-planning-disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(3) of the Sale of Land 1962 (Vic).

## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 50C (3) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Lot 3 L20202

Page 4 of 5

## PLANNING PROPERTY REPORT

### Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>

### Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/2022/01/01/>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 50C (3) of the Sale of Land 1962 (Vic).

## 32. Yallourn North

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | Purvis Road Yallourn North          |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | 6\LP118318                          |
| Action   | Rezone to PUZ1                      |







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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958  
VOLUME 09156 FOLIO 970 Security no : 124078394244T  
Produced 16/07/2019 02:42 PM

#### LAND DESCRIPTION

Lot 6 on Plan of Subdivision 118318.  
PARENT TITLE Volume 08871 Folio 402  
Created by instrument LP118318 05/08/1976

#### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
[AN247798L](#) 07/11/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

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

#### DIAGRAM LOCATION

SEE [LP118318](#) FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: PURVIS ROAD YALLOURN NORTH VIC 3825

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

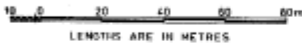
DOCUMENT END

Delivered by LANDATA®. Land Use Victoria timestamp 16/07/2019 14:43 Page 1 of 2  
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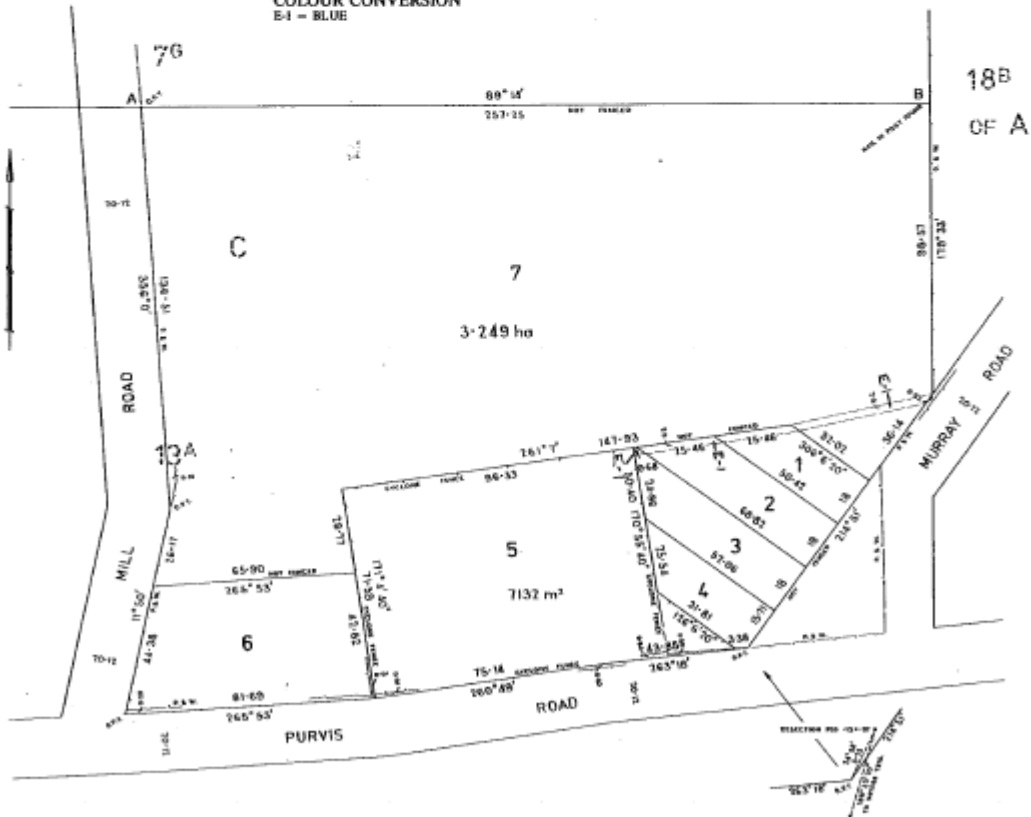
118318

**LP118318**  
**EDITION 2**  
 APPROVED 11/15/16

|                                                                                                |                            |                                                         |
|------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------|
| PLAN OF SUBDIVISION OF<br>PART OF C.A. 13A SEC. C<br>PARISH OF TANJIL EAST<br>COUNTY OF TANJIL | APPROPRIATIONS             | ENCUMBRANCES *<br>& OTHER NOTATIONS                     |
|                                                                                                | Sewerage and Drainage Blue | DEPTH LIMITATION: 76-20m<br><br>Datum A-B 69°14' 257-25 |



COLOUR CONVERSION  
 E-1 - BLUE



FOR APPROPRIATIONS, ETC.  
 SEE BACK HEREOF

Delivered by LANDATA@: Land Use Victoria timestamp 16/07/2019 14:43 Page 2 of 2

SUBDIVISIONAL  
CERTIFICATE OF TITLE V. 8871 F. 1.02

FOR TITLE REFERENCES TO LOTS  
SEE PARCELS INDEX

LODGED BY STATE ELECTRICITY COMMISSION OF VICTORIA

DEALING No. DATE 23rd/March/1916

DECLARED BY WILLIAM NOEL CONNELLY

ON 10th/Oct/1915

COUNCIL SHIRE OF NARRACAN

DATE OF CONSENT 9th/Feb/1916

PLAN MAY BE LODGED / /

PLAN APPROVED DATE 11th/May/1916 TIME 4.15<sup>pm</sup>

LP 118318  
BACK OF SHEET ...

THE LAND COLOURED Blue  
IS APPROPRIATED  
OR SET APART FOR  
EASEMENTS OF Drainage and Sewerage.

NOTATIONS

AS TO LOT 5:  
EASEMENTS OF WATER SUPPLY APPURTENANT TO THE  
WITHIN LAND HAVE BEEN CREATED BY INSTRUMENTS  
P54929R & P54930R

| LIST OF MODIFICATIONS |                       |                  |       |          |
|-----------------------|-----------------------|------------------|-------|----------|
| LAND                  | MODIFICATION          | DEALING No.      | A.R.T | EDN. No. |
| LOT 5                 | APPURTENANT EASEMENTS | P54929R, P54930R |       | 2        |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 19 January 2024 09:32 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 6 LP118318**  
Address: **PURVIS ROAD YALLOURN NORTH 3825**  
Standard Parcel Identifier (SPI): **6\LP118318**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **22386 (Part)**  
Directory Reference: **Vicroads 703 G2**

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

## SITE DIMENSIONS

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



**Area:** 3149 sq. m

**Perimeter:** 235 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 of [Title and Property Certificates](#).

## PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an \* in the table below.

| Lot/Plan or Crown Description | SPI        |
|-------------------------------|------------|
| Lot 5 LP118318                | 5\LP118318 |
| * Lot 6 LP118318              | 6\LP118318 |

## 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**

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PROPERTY REPORT: Lot 6 LP118318

Page 1 of 3

# PROPERTY REPORT



## 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 parcel can be 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



Selected Parcel

Water course

0 ————— 75 m



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 January 2024 09:51 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 6 LP118318**  
 Address: **PURVIS ROAD YALLOURN NORTH 3825**  
 Standard Parcel Identifier (SPI): **6\LP118318**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **22386 (Part)**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 703 Q2**

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#).

## 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**

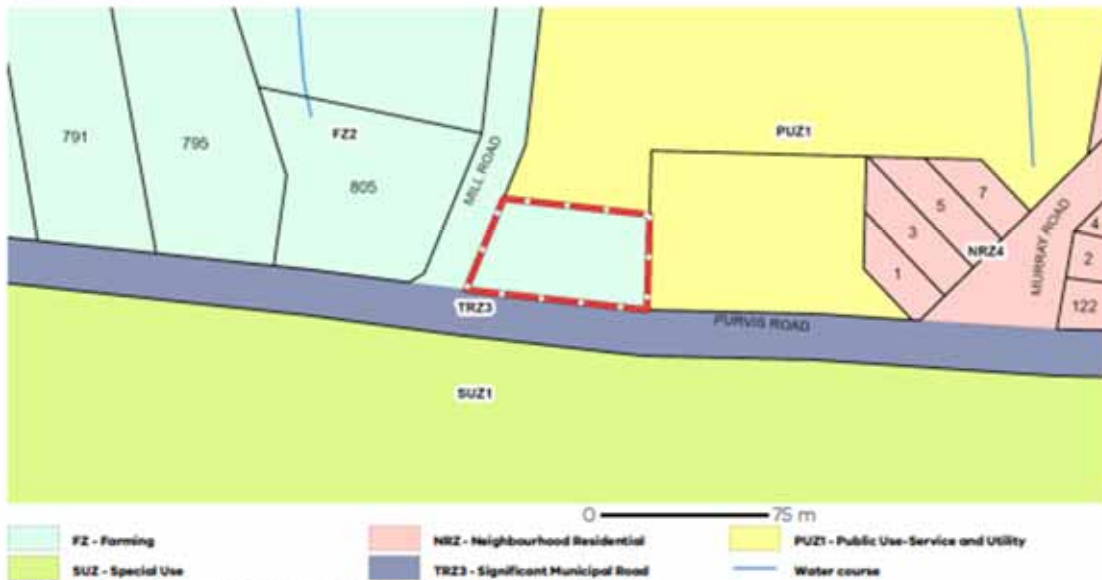
## OTHER

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

[View location in VixPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)  
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)



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

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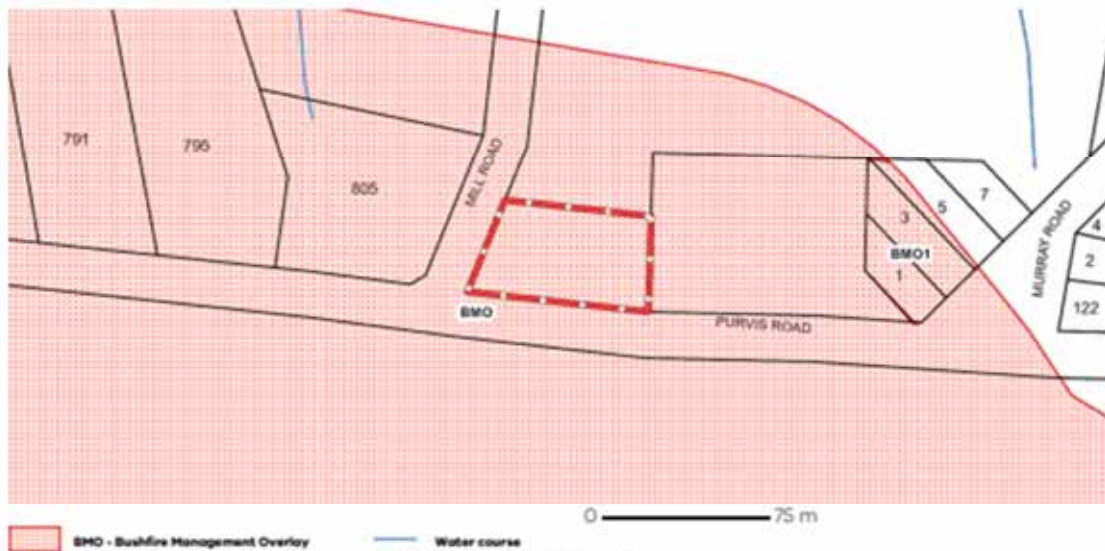
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 22C(2) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT



## Planning Overlay

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

## Further Planning Information

Planning scheme data last updated on 7 December 2023.

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.

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## PLANNING PROPERTY REPORT

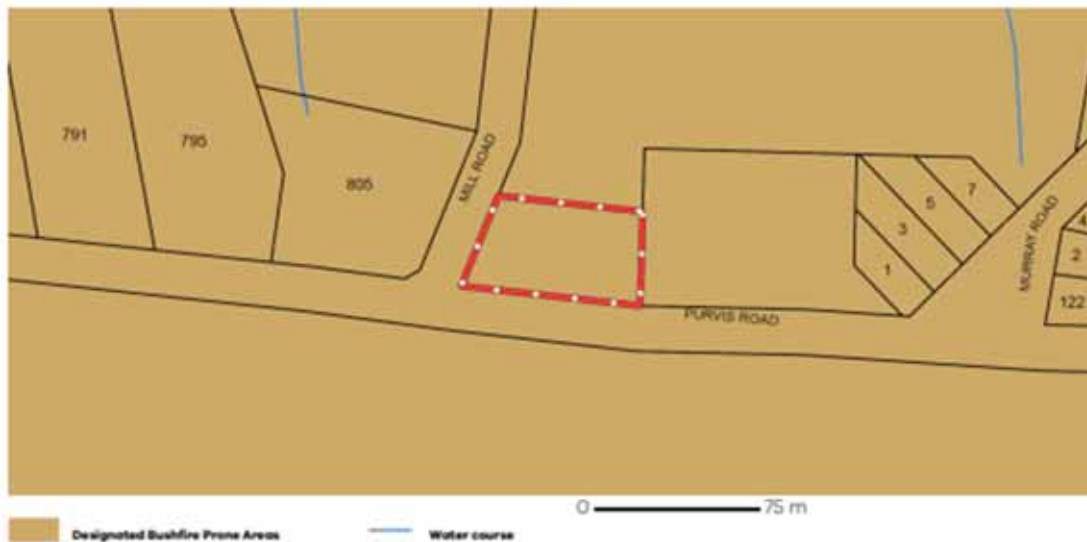


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## 33. Tyers

| SERVICE  |                                     |
|----------|-------------------------------------|
| Asset    | Land                                |
| Location | 36 Main Road Tyers                  |
| Anomaly  | Gippsland Water owned land zoned FZ |
| SPI      | 1\TP376590                          |
| Action   | Rezone to PUZ1                      |







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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 08708 FOLIO 474 Security no : 124112593746W  
Produced 13/02/2024 09:15 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 376590M.  
PARENT TITLE Volume 06905 Folio 807  
Created by instrument C545908 22/07/1966

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC  
3844  
AN2475455 07/11/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP376590M FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 36 MAIN ROAD TYERS VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION  
Effective from 07/11/2016

DOCUMENT END



| TITLE PLAN                                                                                                                                                                                                                                                                                                                                               |  | EDITION 1                                                                                                                                                                          | TP 376590M |                             |  |                                                                                                                                                                             |  |                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|--|
| <b>Location of Land</b><br>Parish: BOOLA BOOLA<br>Township:<br>Section:<br>Crown Allotment: 6 (PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 8708 FOL 474<br>Depth Limitation: NIL                                                                                                                                              |  | <b>Notations</b><br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN                                                                                |            |                             |  |                                                                                                                                                                             |  |                      |  |
| <b>Description of Land / Easement Information</b>                                                                                                                                                                                                                                                                                                        |  | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 31/03/2000<br>VERIFIED: PC |            |                             |  |                                                                                                                                                                             |  |                      |  |
| <div style="border: 1px solid black; padding: 5px; background-color: #fff9c4;"> <b>ENCUMBRANCES REFERRED TO</b><br/>           As to the land coloured blue- -<br/> <u>THE EASEMENT</u> created in 0545907         </div>                                                                                                                                |  | <b>COLOUR CODE</b><br>BL = BLUE                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                      |  |
|                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                      |  |
| <table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 6 (PT)</td> </tr> </table> |  |                                                                                                                                                                                    |            | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = CA 6 (PT) |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                      |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                              |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                      |  |
| PARCEL 1 = CA 6 (PT)                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                    |            |                             |  |                                                                                                                                                                             |  |                      |  |
| LENGTHS ARE IN LINKS<br>Metres = 0.3048 x Feet.<br>Metres = 0.201168 x Links.                                                                                                                                                                                                                                                                            |  | Sheet 1 of 1 sheets                                                                                                                                                                |            |                             |  |                                                                                                                                                                             |  |                      |  |

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 13 February 2024 09:16 AM

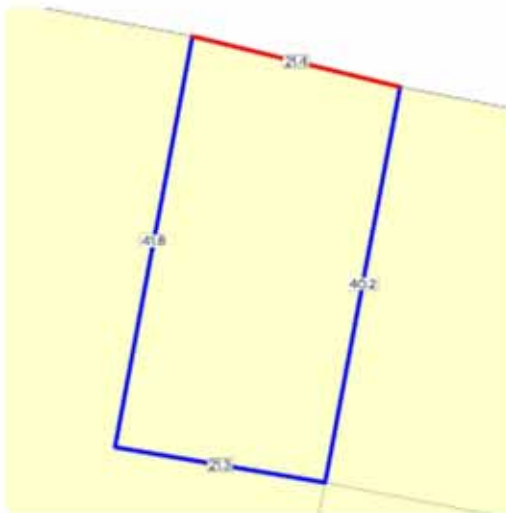
## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP376590**  
Address: **36 MAIN ROAD TYERS 3844**  
Standard Parcel Identifier (SPI): **1\TP376590**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **34487**  
Directory Reference: **Vicroods 97 J4**

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

## SITE DIMENSIONS

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



**Area:** 876 sq. m  
**Perimeter:** 125 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 of [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 parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links.

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

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

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PROPERTY REPORT



Area Map



 Selected Parcel

# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2024 12:06 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP376590**  
 Address: **36 MAIN ROAD TYERS 3844**  
 Standard Parcel Identifier (SPI): **1\TP376590**  
 Local Government Area (Council): **LATROBE** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
 Council Property Number: **34487**  
 Planning Scheme: **Latrobe** [Planning Scheme - Latrobe](#)  
 Directory Reference: **Vicroads 97 J4**

## 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**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)  
[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



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

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# PLANNING PROPERTY REPORT

## Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



**ESO - Environmental Significance Overlay**

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUFFER AREA OVERLAY (BAO)



**BAO - Buffer Area Overlay**

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

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## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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PLANNING PROPERTY REPORT: Lot 1 17276090

Page 2 of 4

# PLANNING PROPERTY REPORT

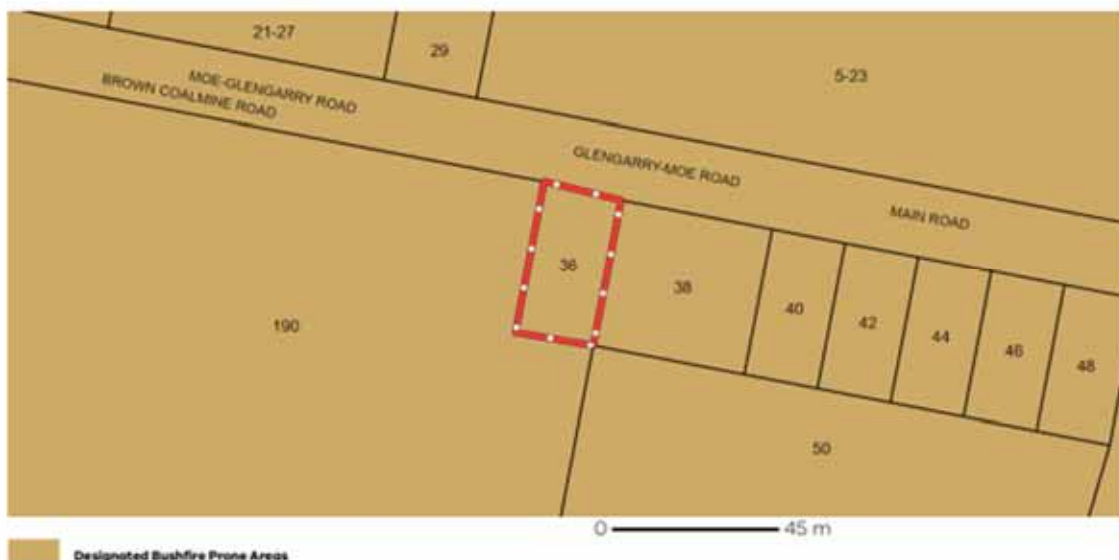


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**Gippsland  
Water**

PO Box 348  
55 Hazelwood Road  
Traralgon VIC 3844

General enquiries 1800 050 500  
Faults and emergencies 1800 057 057

[contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)

ABN 75 830 750 413