

# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

**Land**

5 Tarkarri Avenue , Clifton Springs 3222

**Vendor's name**

Bryan John Kirby

**Date**

10/9/21

**Vendor's  
signature**

*Bryan Kirby*

**Purchaser's  
name**

**Date**

/ /

**Purchaser's  
signature**

**Purchaser's  
name**

**Date**

/ /

**Purchaser's  
signature**

## 1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$4,000.00

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

To

Other particulars (including dates and times of payments):

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

### 2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐



### 3.4 Planning Scheme

The required specified information is as follows:

Name of planning scheme	Greater Geelong
Name of responsible authority	City Of Greater Geelong
Zoning of the land	General Residential
Name of planning overlay	Refer To Attached Vic.Gov.Au Planning And Property Reports

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

### 4.2 Agricultural Chemicals

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

Nil.

### 4.3 Compulsory Acquisition

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

Nil.

## 5. BUILDING PERMITS

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

Not Applicable.

## 6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

## 8. SERVICES

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

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

Attached are copies of the following documents:

### 9.1 (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable.

### 10.2 Staged Subdivision

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

Not Applicable.

### 10.3 Further Plan of Subdivision

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

Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

## 13. ATTACHMENTS

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

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

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

Due Diligence Checklist  
Register Search Statement Volume 8483 Folio 023  
Plan LP 58771  
Greater City of Geelong rate notice  
Barwon Water rate notice  
Barwon Water drainage and sewerage certificate  
Land Tax Clearance Certificate  
Vic Road Certificate  
Vic.Gov.Au Planning and Property reports.

# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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



## Land boundaries

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

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

## Planning controls

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

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

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

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

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

## Safety

### Is the building safe to live in?

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

## Building permits

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

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

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

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

## Utilities and essential services

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

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

## Buyers' rights

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

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

(04/10/2016)

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

Page 1 of 1

VOLUME 08483 FOLIO 023

Security no : 124092377258Q  
Produced 09/09/2021 04:25 PM

### LAND DESCRIPTION

Lot 2939 on Plan of Subdivision 058771.  
PARENT TITLE Volume 08178 Folio 065  
Created by instrument B501020 04/06/1964

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BRYAN JOHN KIRBY of 12 ELLIOTT AV HIGHTON 3216  
U371341V 23/08/1996

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ948534Y 04/10/2012  
COMMONWEALTH BANK OF AUSTRALIA

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 LP058771 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: 5 TARKARRI AVENUE CLIFTON SPRINGS VIC 3222

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 23/10/2016

DOCUMENT END

# Imaged Document Cover Sheet

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# PLAN OF SUBDIVISION PART OF CROWN PORTION 10 PARISH OF BELLARINE COUNTY OF GRANT

Measurements are in Feet & Inches

Conversion Factor  
FEET X 0.3048 = METRES  
V.8178 F.065

## LP 58771

EDITION 2  
APPROVED 20/2/64

7 SHEETS  
SHEET 1

COLOUR CODE

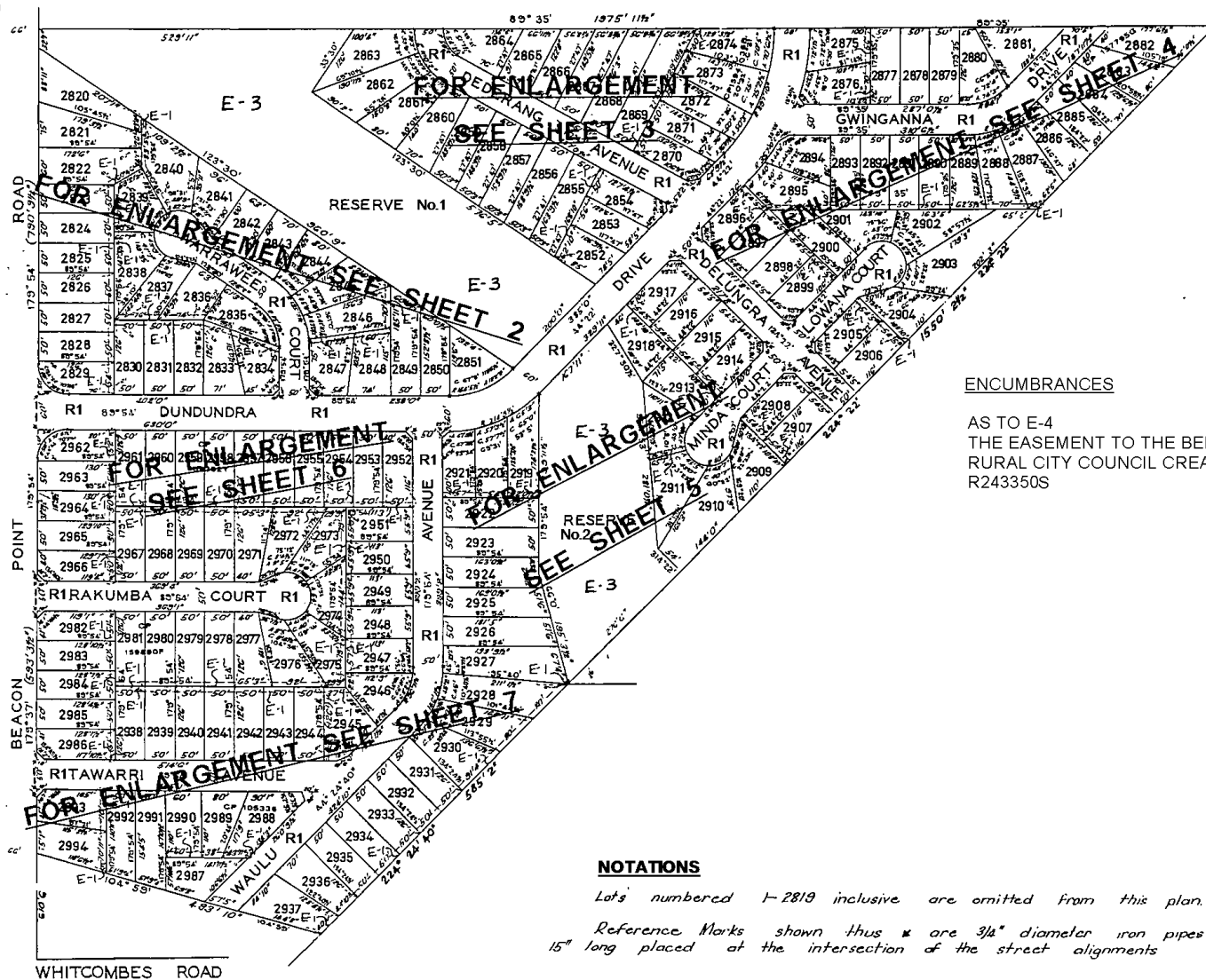
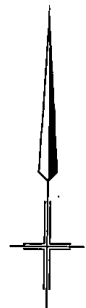
E-1 = BLUE  
R1 = BROWN  
E-3 = GREEN

### APPROPRIATIONS

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
WAY AND DRAINAGE

THE REGISTERED PROPRIETOR  
HAS SET ASIDE THE LAND  
COLOURED GREEN AS A  
RESERVE FOR PUBLIC PURPOSES



### ENCUMBRANCES

AS TO E-4  
THE EASEMENT TO THE BELLARINE  
RURAL CITY COUNCIL CREATED IN  
R243350S

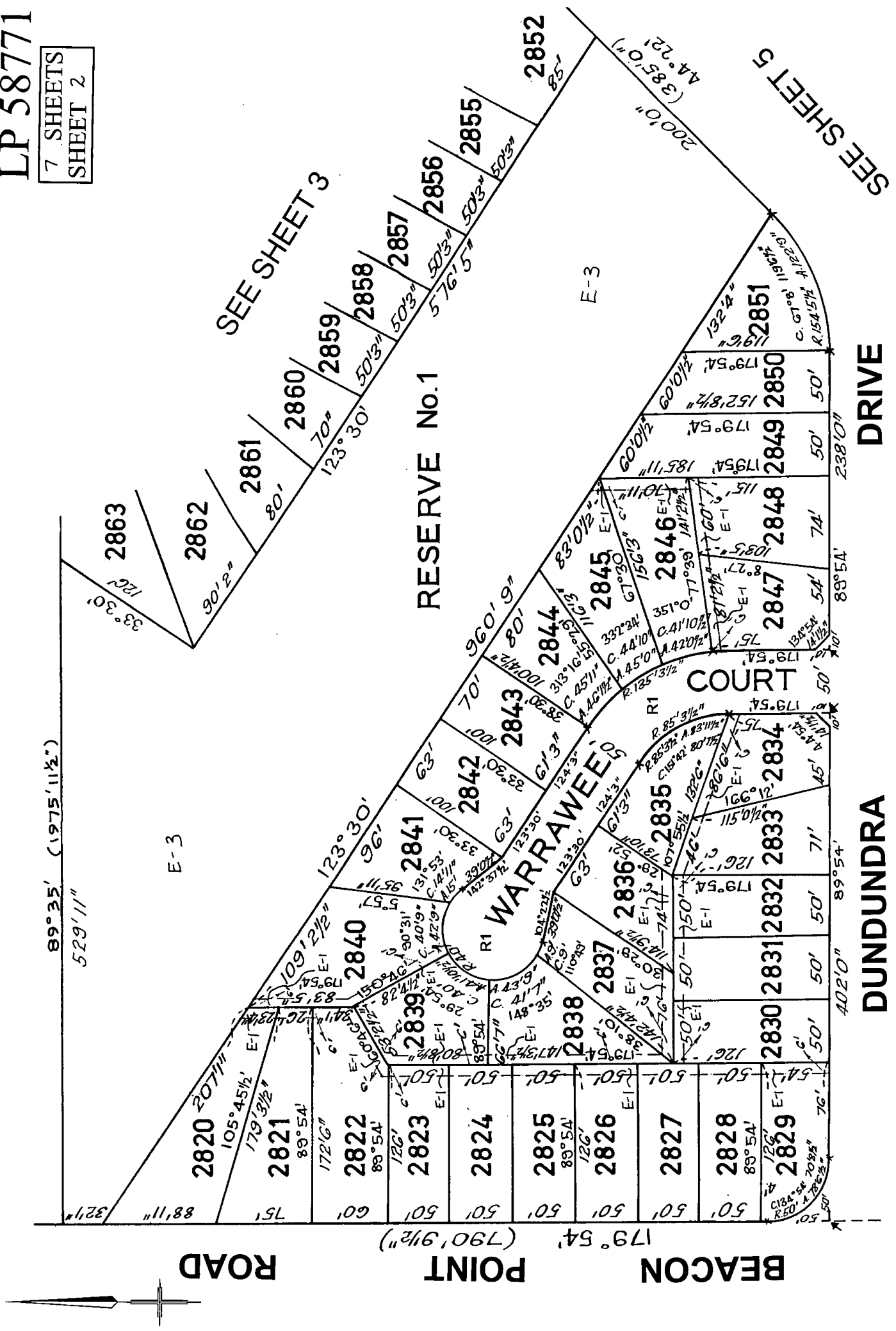
### NOTATIONS

Lots numbered 1-2819 inclusive are omitted from this plan.  
Reference Marks shown thus \* are 3/4" diameter iron pipes  
15" long placed at the intersection of the street alignments

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.

LP 58771

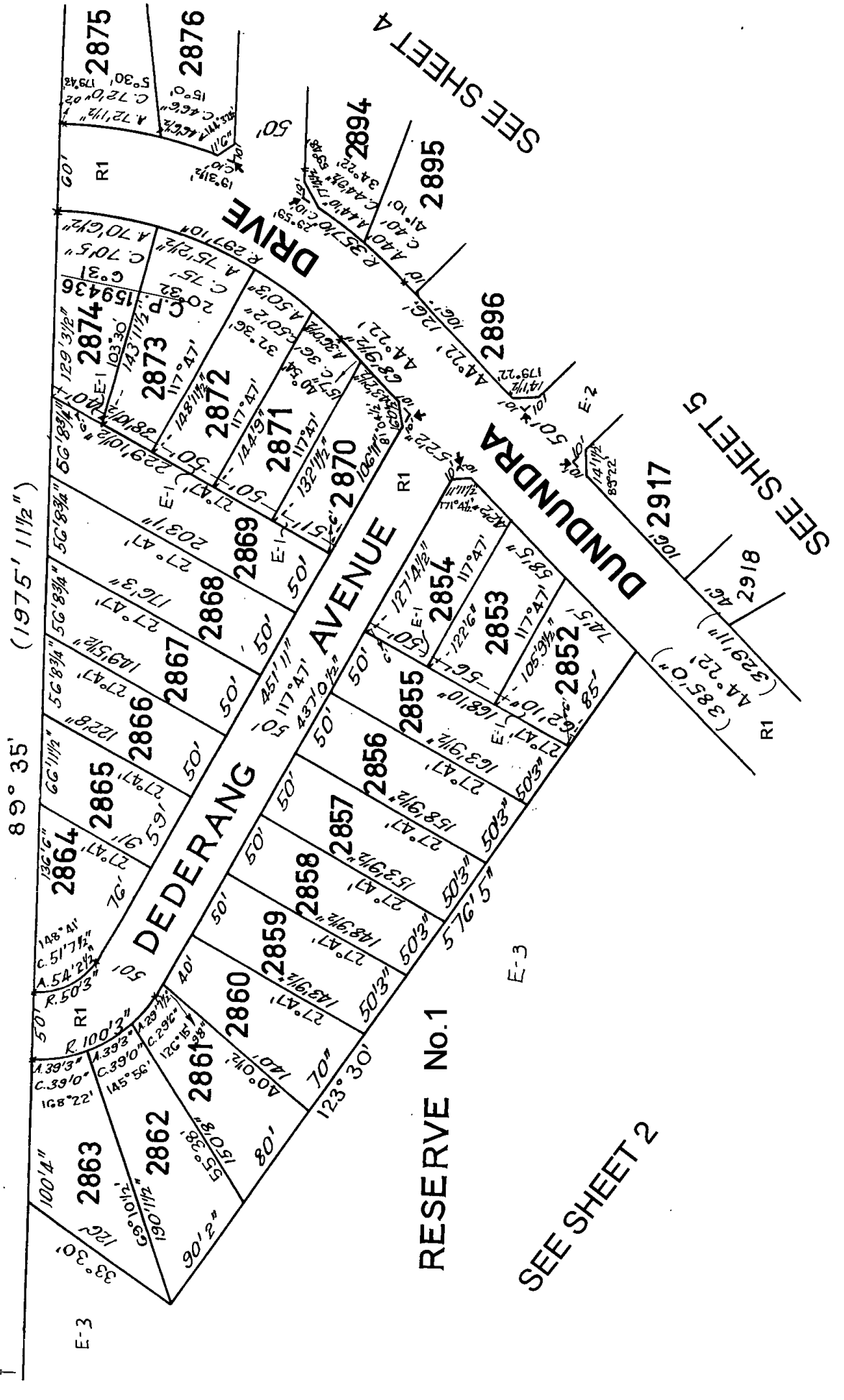
7 SHEETS  
SHEET 2

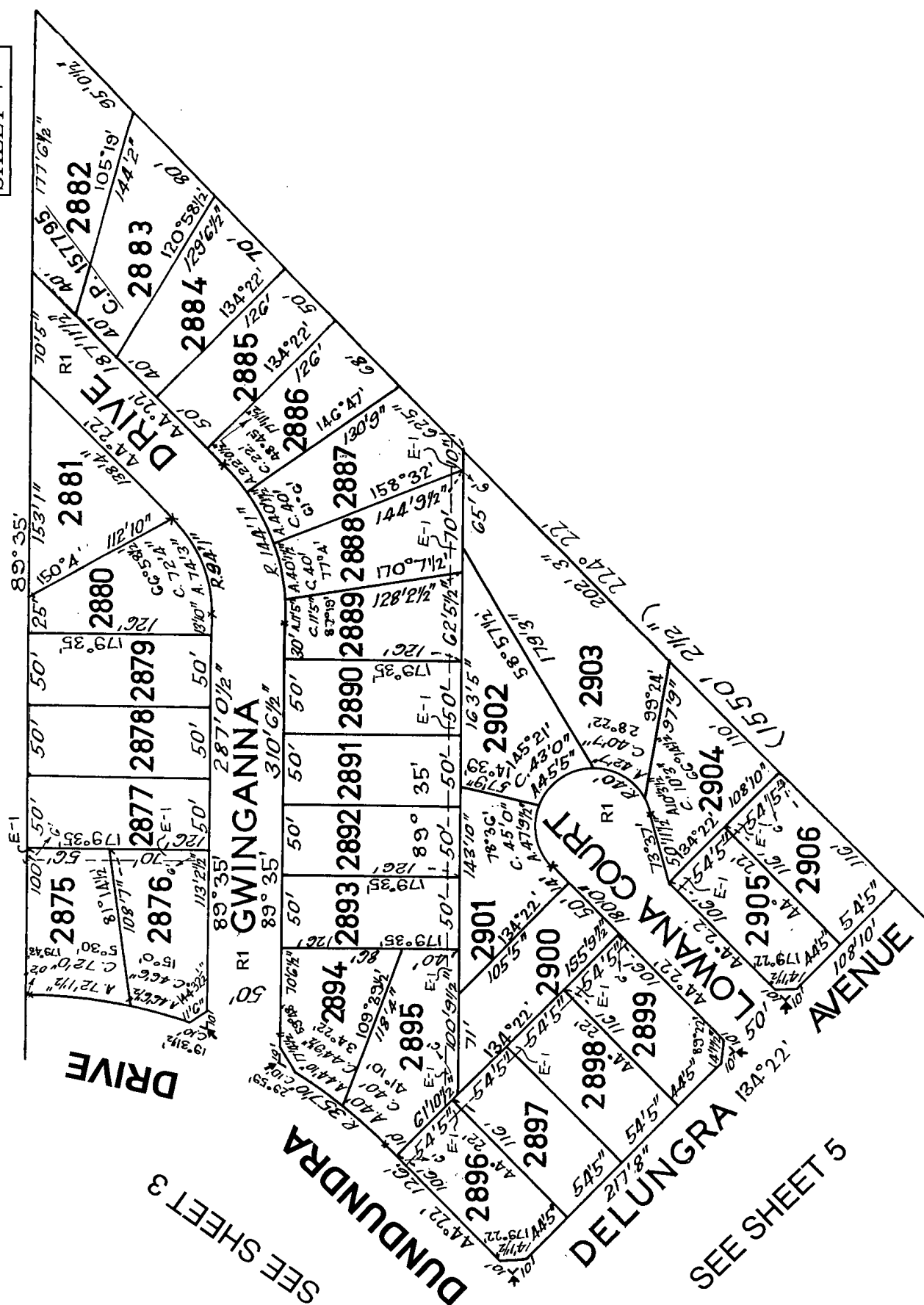


SEE SHEET 6

LP 58771

7 SHEETS  
SHEET 3





SEE SHEET 5



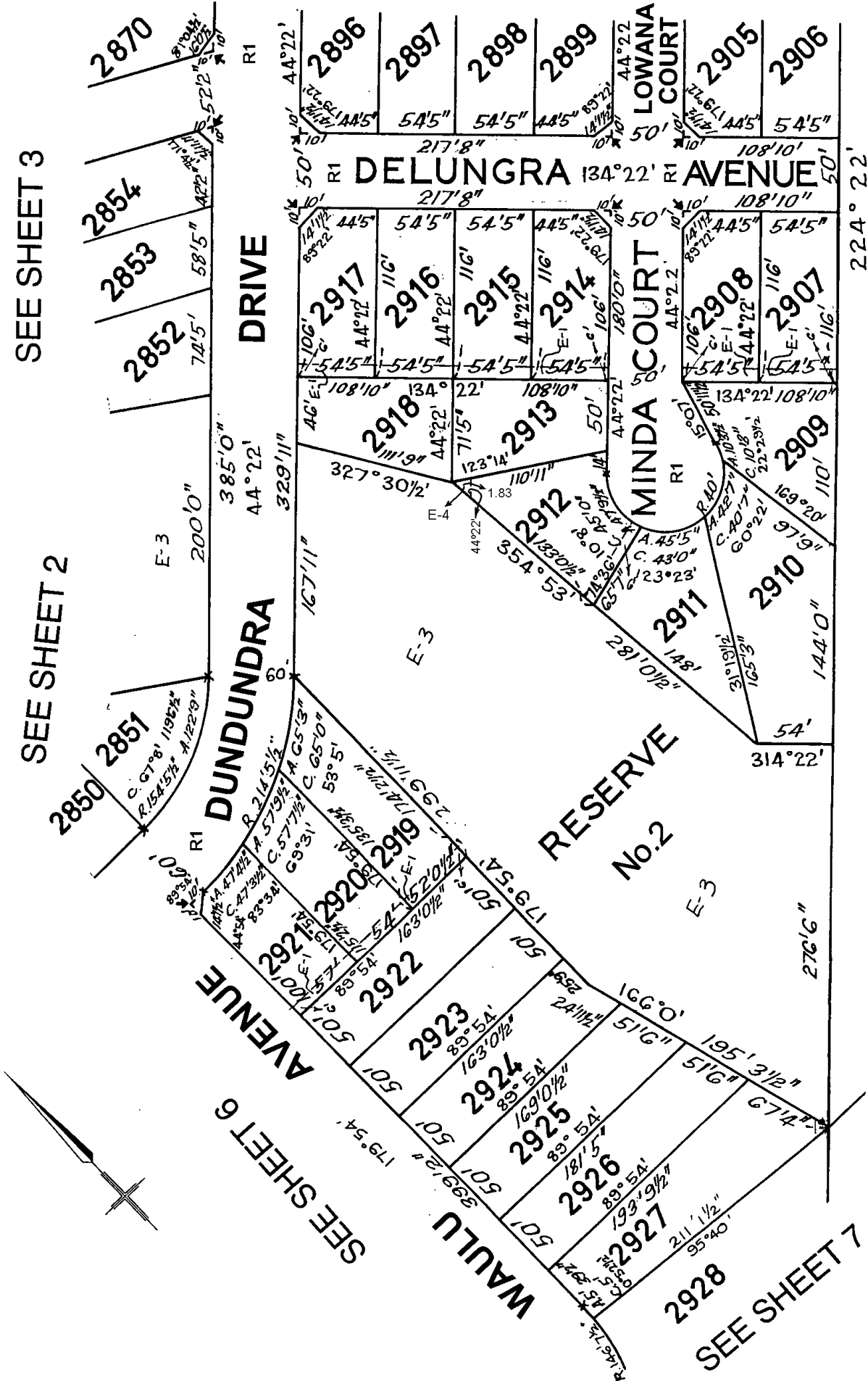
SEE SHEET 4

LP 58771

7 SHEETS  
SHEET 5

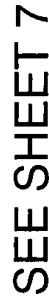
SEE SHEET 3

SEE SHEET 2



7 SHEETS  
SHEET 6

SEE SHEET 5



7 SHEETS  
SHEET 7

SEE SHEET 6

RAKUMBA 89°54' COURT

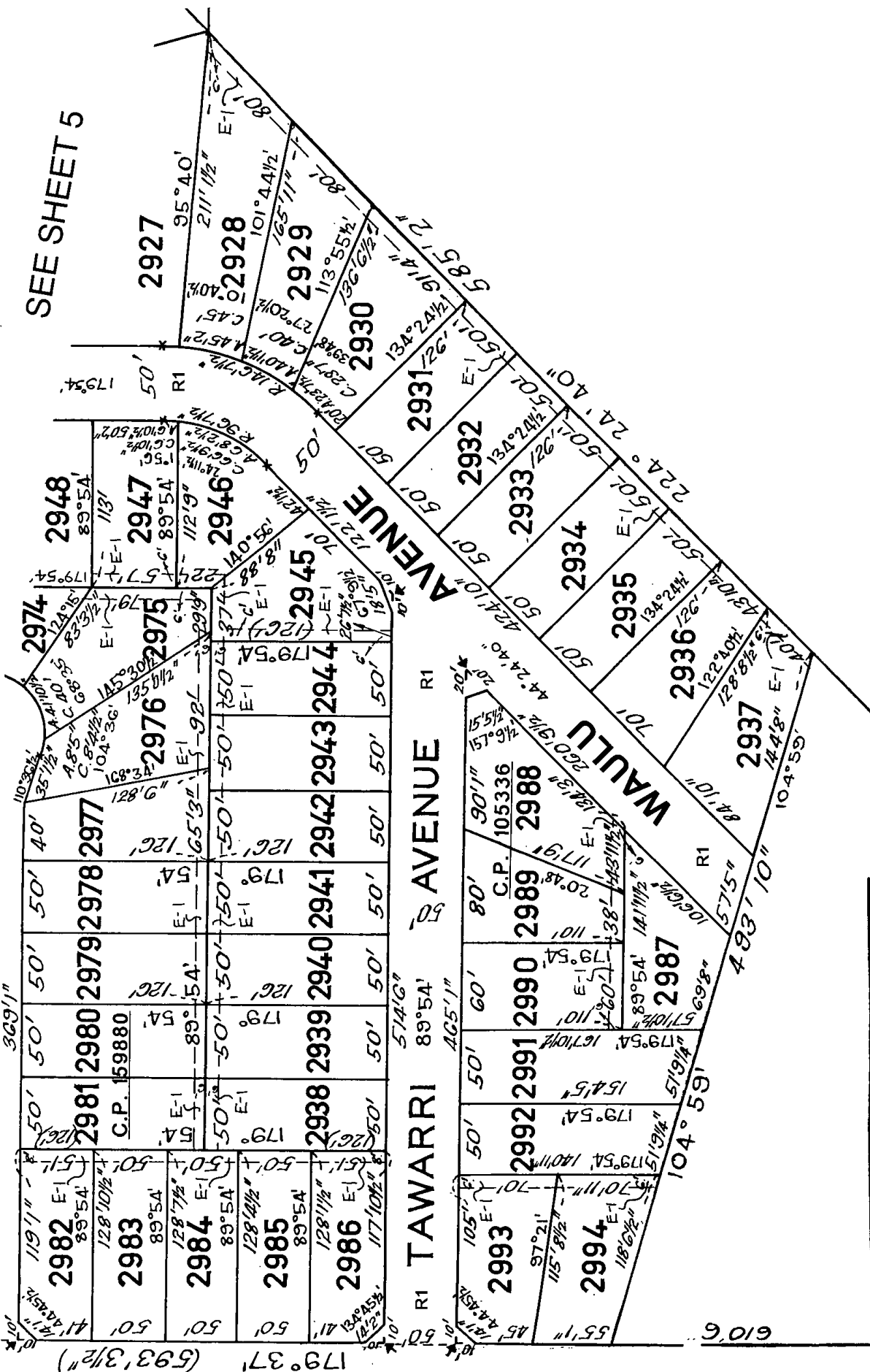
SEE SHEET 5

# ROAD

## POINT

# BEACON

# WHITCOMBES ROAD







**Tax Invoice/Statement**



397464-001 001573(4834) D023

BJ KIRBY

UNIT 2/7 Charles Lane

TORQUAY, VIC 3228

**1300 656 007**

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

Account number

**51889394 16670014**

Payment due

**07 July 2021**

Total amount due

**\$ 177.89**

7 Aug 2021

**Your account summary**

Service Address: 5 TARKARRI AVE CLIFTON SPRINGS 3222

Previous balance	\$177.89 DR
Payments/adjustments	\$177.89 CR
Your balance	\$0.00
New charges	\$177.89 DR
<b>Total</b>	<b>\$177.89 DR</b>

**We're here to help you  
with your water bill**

Having difficulty paying  
your bill?

We offer extra support  
and flexibility to suit your  
situation.

We have a number of  
customer support  
programs and can tailor  
an option to suit your  
individual needs.

For more information, call  
us on 1300 656 007 or visit  
[barwonwater.vic.gov.au/billhelp](http://barwonwater.vic.gov.au/billhelp)

If you have a Centrelink Pension or Health Care Card, or Department of Veterans Affairs Gold Card, you may be eligible for a discount. Contact us for details.

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All you need to do is register your mobile number and email address with us to go in the draw.

Visit [www.barwonwater.vic.gov.au/updatedetails](http://www.barwonwater.vic.gov.au/updatedetails) to find out more. There are 10 chances to win every quarter.

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



Property Clearance Certificate  
Taxation Administration Act 1997



INFOTRACK / LOU CASTELLANO

Your Reference:	170052
Certificate No:	48746244
Issue Date:	10 SEP 2021
Enquiries:	ESYSPROD

Land Address:	5 TARKARRI AVENUE CLIFTON SPRINGS VIC 3222
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Land Id	Lot	Plan	Volume	Folio	Tax Payable
4055994	2939	58771	8483	23	\$0.00

Vendor: BRYAN KIRBY  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR BRYAN JOHN KIRBY	2021	\$240,000	\$0.00	\$0.00	\$0.00

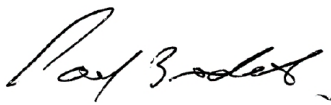
Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

  
Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$360,000
SITE VALUE:	\$240,000
AMOUNT PAYABLE:	\$0.00



# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

**Certificate No:** 48746244

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## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$240,000

Calculated as \$0 plus ( \$240,000 - \$0) multiplied by 0.000 cents.

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## Property Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 48746244

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

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

### CARD



Ref: 48746244

### Visa or Mastercard

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)



\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Lou Castellano C/- InfoTrack  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 357537

NO PROPOSALS. As at the 9th September 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

5 TARKARRI AVENUE, CLIFTON SPRINGS 3222  
CITY OF GREATER GEELONG

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 9th September 2021

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 53903429 - 53903429162503 '357537'**



# *Sewer Drainage Plan Request*

09-09-2021

Lou Castellano C/- InfoTrack C/- LANDATA  
2 Lonsdale Street  
Melbourne

5 TARKARRI AVE CLIFTON SPRINGS 3222

In accordance with your application dated 09/09/2021 please find attached our response to your Sewers and Drains Plan request.

The plan shows the location of sewers vested in Barwon Water, and the sewer drain connecting the premises to Barwon Water's sewers. This information has been obtained from plans kept by Barwon Water for its own purposes. The plans may show the position of such underground water and sewerage services and other structures and equipment relative to fences, buildings, levels, and the like as these existed at the time such plant was installed. The plans have not necessarily been amended to take account of any subsequent change in any matter. Barwon Water does not warrant or hold out that the plans show more than the presence or absence of the services and will accept no liability arising from use of the information shown on the plans.

It should be noted the erection of any building, wall, bridge, fence, or other structure over, under, or within one metre laterally of any sewer vested in Barwon Water is prohibited by the Water Act 1989, unless the written consent of Barwon Water is first obtained.

**Our Ref:** EC359435

**Your Ref:** 357537

**Agent Ref:** 53903429-027-4

Yours faithfully.

Manager Customer Centre

# GEELONG AND DISTRICT WATER BOARD

Detail Plan No. D32 Municipality Bellariae Drainage Plan No. D1428  
500 / 109-056

500 / 109-056

## PLAN OF DRAINAGE FOR

N.H. Richardson

B.T. Boundary Trap  
C.I.P. Cast Iron Pipe  
D.G. Disconnector Gully  
D.V. Drainage Vent  
F.G. Floorwaste Gully  
G.I.T. Grease Interceptor Trap

G.V. Ground Vent  
H.C.D. House Connection Drain  
I.C. Inspection Chamber  
I.O. Inspection Opening  
J.U. Jump Up  
O.R.G. Overflow Relief Gully

P.V.C. Poly Vinyl Chloride Pipe  
S.V.P. Stack Vent Pipe  
T.I.T. Triple Interceptor Trap  
V.C.P. Vitrified Clay Pipe  
Y.G. Yard Gully  
Y.D.G. Yard Disconnector Gully

(See By-Law No. 161 G. & D. W.B.  
and Victorian Water Supply and  
Sewerage Plumbing Regulations)

*Fixtures Fee* \$ 110-00

1. Closet
2. Bath
3. Sink
4. Trough
5. 6. Basin
7. 8. Shower
9. Washing Machine

To be connected to  
→ comply with By-Laws  
and Regulations.

Amendment.

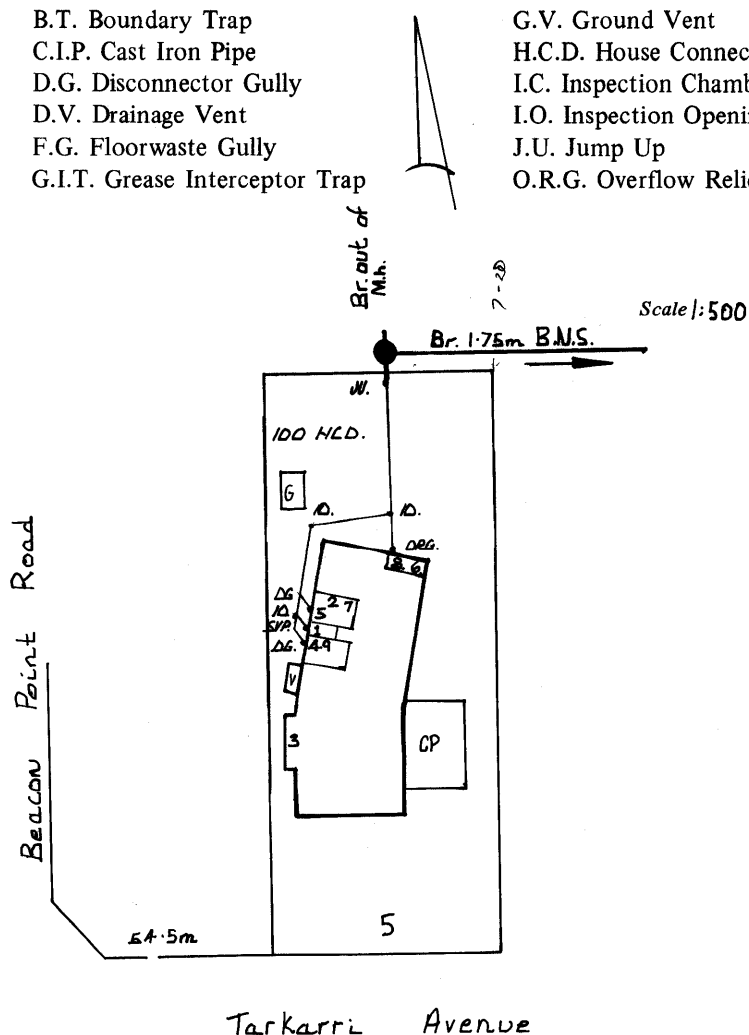
Fee \$ 35.00.

Drain to be laid to amended design.

*Amdt. KUM 9.5.08.*

Chkd ACC 9-5-88.

Engineer.



Examined, Shake

Date ..... 27/10/27 .....

Engineer

Received		Revised		Plotted		Traced		Sewer Details		Designed		Checked	
D.C.	4-9-87					H.W.	9-9-87	H.W.	9-9-87	D.W.	14-10-87	K.W.M.	14-10-87

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 02 September 2021 09:02 AM

## PROPERTY DETAILS

Address: **5 TARKARRI AVENUE CLIFTON SPRINGS 3222**  
Lot and Plan Number: **Lot 2939 LP58771**  
Standard Parcel Identifier (SPI): **2939\LP58771**  
Local Government Area (Council): **GREATER GEELONG**  
Council Property Number: **261064**  
Planning Scheme: **Greater Geelong**  
Directory Reference: **Melway 456 K6**

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

[planning-schemes.delwp.vic.gov.au/schemes/greatergeelong](http://planning-schemes.delwp.vic.gov.au/schemes/greatergeelong)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **Barwon Water**  
Melbourne Water: **outside drainage boundary**  
Power Distributor: **POWERCOR**

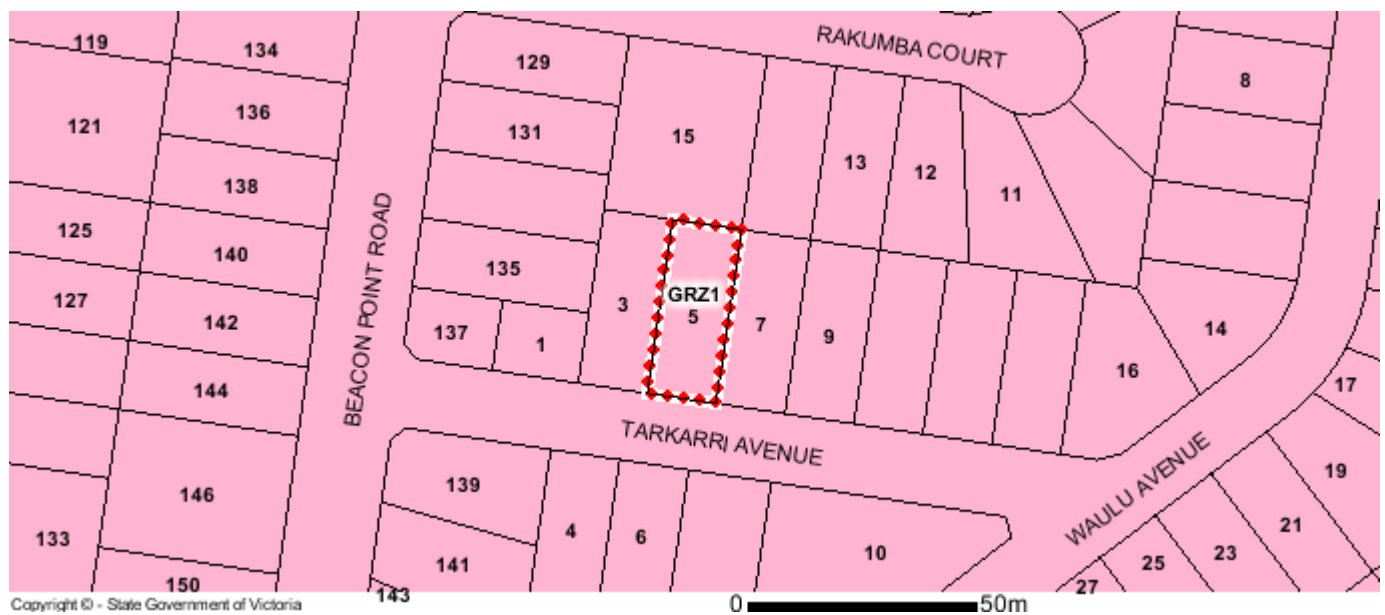
## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **BELLARINE**

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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GRZ - General Residential

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

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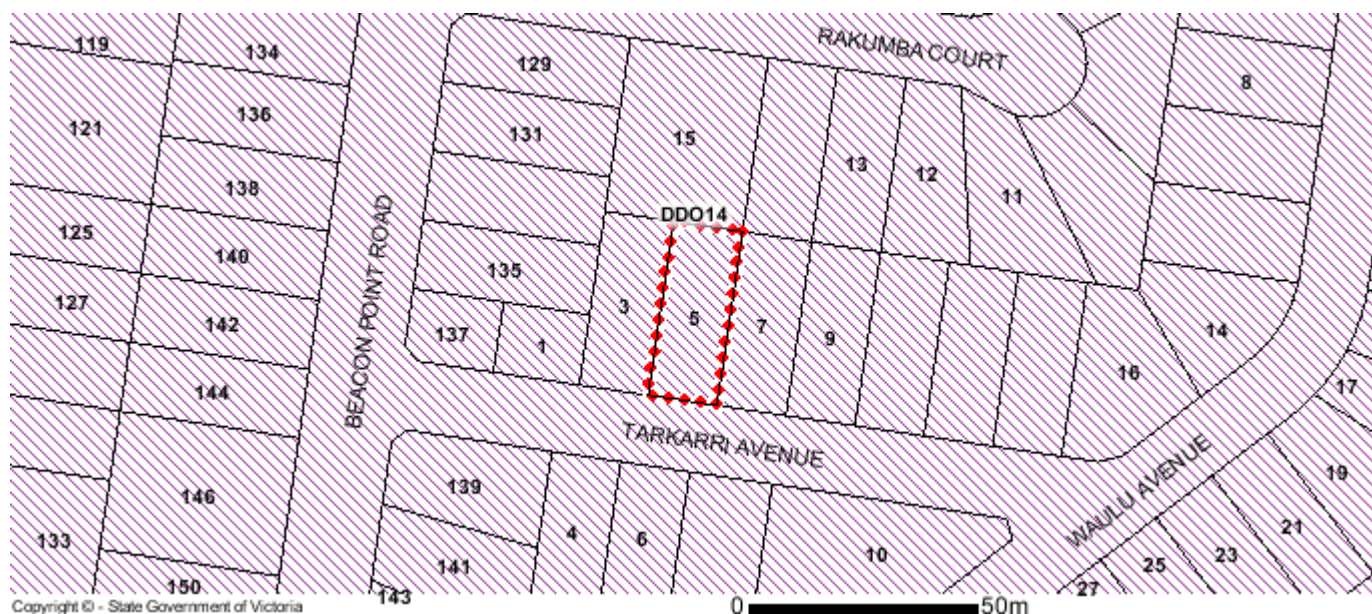
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlay

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

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 \(DDO14\)](#)



 DDO - Design and Development

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



## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

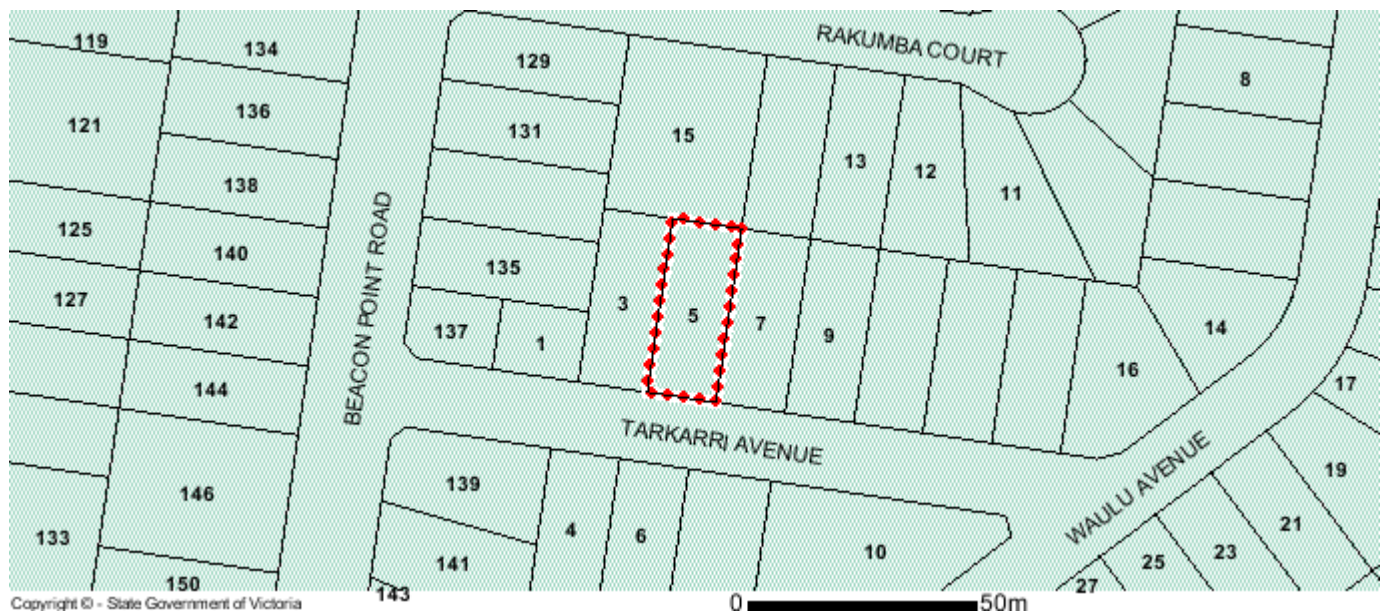
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

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



 Aboriginal Heritage

## Further Planning Information

Planning scheme data last updated on 31 August 2021.

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>

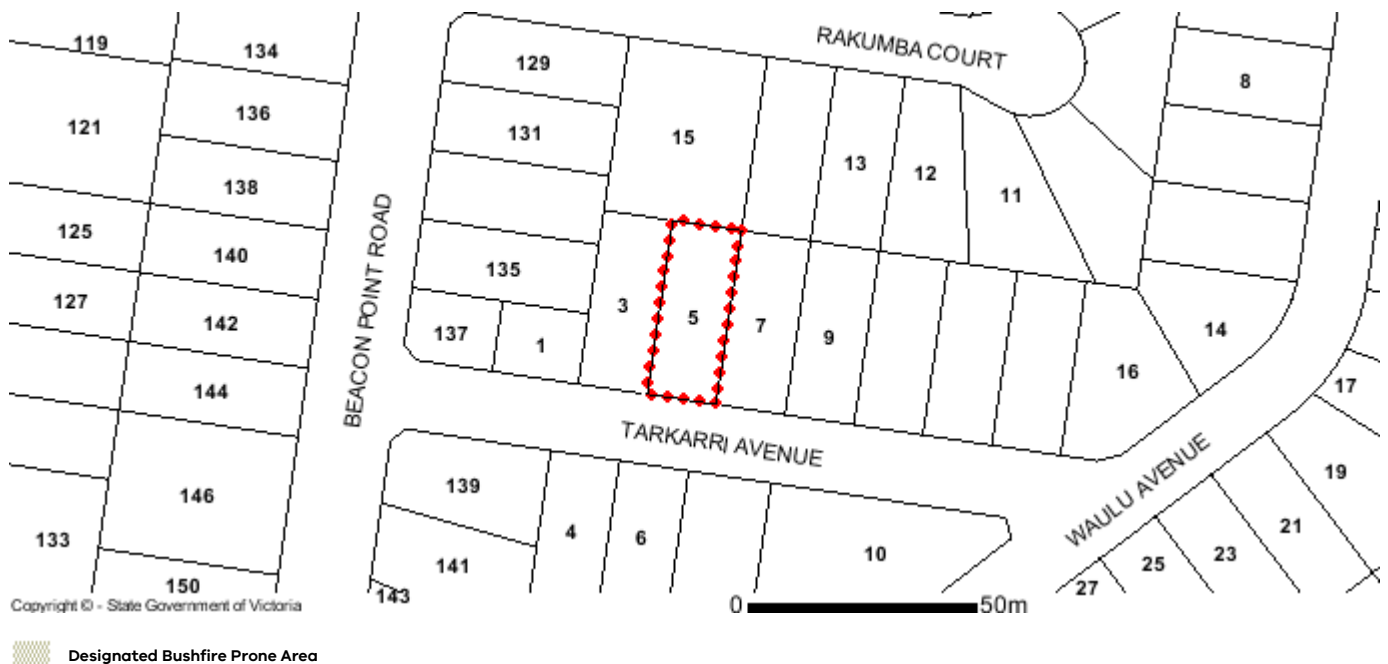
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

## Designated Bushfire Prone Area

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 02 September 2021 09:01 AM

**Address:** 5 TARKARRI AVENUE CLIFTON SPRINGS 3222

**Lot and Plan Number:** Lot 2939 LP58771

**Standard Parcel Identifier (SPI):** 2939\LP58771

**Local Government (Council):** GREATER GEELONG **Council Property Number:** 261064

**Directory Reference:** Melway 456 K6

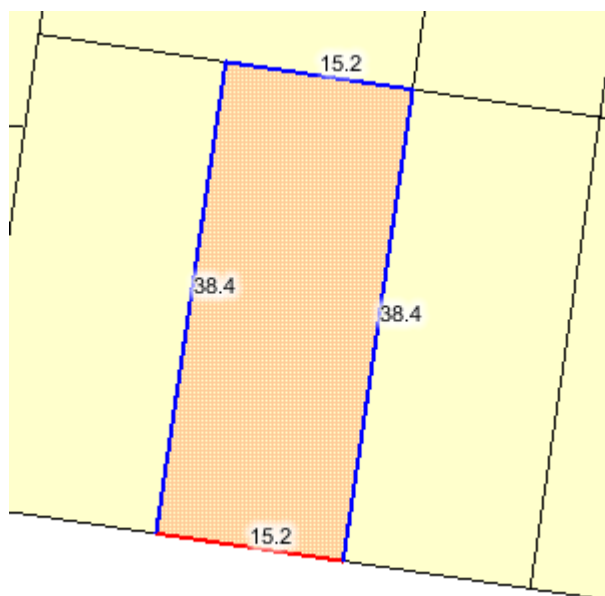
**This property is not in a designated bushfire prone area.**

**No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

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



**Area:** 585 sq. m

**Perimeter:** 107 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.

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

### State Electorates

**Legislative Council:** WESTERN VICTORIA

**Legislative Assembly:** BELLARINE

### Utilities

**Rural Water Corporation:** Southern Rural Water

**Urban Water Corporation:** Barwon Water

**Melbourne Water:** outside drainage boundary

**Power Distributor:** POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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## Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)  
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

**Planning Overlay:** DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 (DDO14)

### Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 31 August 2021.

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 [Planning Schemes Online](#). 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](#).

The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

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### Areas of Aboriginal Cultural Heritage Sensitivity

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

## Area Map

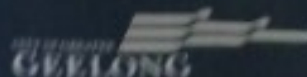


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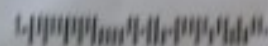
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# 2021-22 RATES, VALUATION AND CHARGES NOTICE



AMM 18 276 210 072  
All items are GST free



093 3228 (M0922)

B J Kirby  
2/7 Charles Lane  
TORQUAY VIC 3228

**RATE NO.** 69635  
**PROPERTY** 5 Tarkari Avenue, CLIFTON SPRINGS VIC 3222  
Lot 2939 LP 58771

**AVPCC** 110 - Detached Dwelling

**VALUATIONS**  
Site/land only \$280,000  
Capital improved: land + building + improvements \$410,000  
Net annual \$25,500

**RATES AND CHARGES**  
Residential Rates  $0.00228877 \times \$410,000$  \$938.35  
\*Waste Management \$396.35  
**Sub Total** \$1,334.70

**FIRE SERVICES** Classification: Residential  
Residential Variable  $0.000059 \times \$410,000$  \$24.15  
**PROPERTY LEVY** Residential Fixed \$114.00  
**Sub Total** \$138.15

**Total Due** \$1,472.85

**ONE PAYMENT IN FULL** **\$1,472.85**  
Due by 15 February 2022

or pay by instalment

To become an instalment payer you must pay your first instalment in full by 30 September 2021, otherwise your balance will be due on 15 February 2022.

**FIRST INSTALMENT** **\$368.40**  
Due by 30 September 2021

**SECOND INSTALMENT** **\$368.15**  
Due by 30 November 2021

**THIRD INSTALMENT** **\$368.15**  
Due by 28 February 2022

**FOURTH INSTALMENT** **\$368.15**  
Due by 31 May 2022

**Rating Period** 1 July 2021 to 30 June 2022  
**Declared** 1 July 2021  
**Valuation Level** 1 January 2021  
**Operative** 1 July 2021  
**Issue Date** 28 August 2021

## PAYMENT OPTIONS

### ONLINE OR BY PHONE

Online: [www.geelongaustralia.com.au/rates](http://www.geelongaustralia.com.au/rates)  
Phone: 1300 858 058 Ref: 69635

A payment processing fee of 0.46 per cent applies for payments by Visa and Mastercard.



### BPAY

Bill Code: 17475  
Ref: 1000 0069 6351

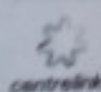
Payment via internet or phone banking, from your cheque or savings account, Visa and Mastercard.

### DIRECT DEBIT

Call 5272 5272 for an application form, or go to [www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)

### CENTREPAY

Call 5272 5272 to request a Centrepay deduction from your Centrelink payment



Please be aware transactions after 22 August 2021 may not be included in this notice.

\*The Waste Management Charge includes an Environmental Protection Agency (EPA) levy estimated at \$56.88

**Full payment** **\$1,472.85**



Post Billpay



\*877 696351

**Or First instalment \$368.40**



Post Billpay



\*877 696351

Council Use

