



# ANDERSON PARTNERS

YOUR LOCAL LAWYERS


## 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	25 Bellbird Street, Belgrave 3160
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Vendor's name	Bradley Shane Dyer	Date	8 / 4 / 22
Vendor's signature			

Vendor's name	Tanita Anne Jackson Dyer	Date	8 / 4 / 22
Vendor's signature			

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:

\$3,500.00

## 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):
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## 1.3 Terms Contract

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

Not Applicable.

## 1.4 Sale Subject to Mortgage

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

Not Applicable.

# 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 within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'

**3.4 Planning Scheme**

Attached is a certificate with the required specified information.

**4. NOTICES**

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

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

Not Applicable.

**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 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 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

Is attached.

## 13. ATTACHMENTS

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

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

Parts of the Yarra Ranges Shire Council have been investigated for potential slope instability (landslip), a full copy of the "Slope Instability Report" is available from the Yarra Ranges Shire Council Offices in Lilydale. Pursuant to the Landslip information, this property may be identified as being in a potential Low, Medium or High Risk Landslip area. Further information on Landslip is available from the Shire of Yarra Ranges.

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

Page 1 of 1

VOLUME 08209 FOLIO 065

Security no : 124096584766M  
Produced 04/04/2022 09:24 AM

### LAND DESCRIPTION

Lot 119 on Plan of Subdivision 008632.  
PARENT TITLE Volume 03745 Folio 000  
Created by instrument A281464 24/01/1957

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
BRADLEY SHANE DYER  
TANITA ANNE JACKSON DYER both of 25 BELLBIRD STREET BELGRAVE VIC 3160  
AG502270X 13/05/2009

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS276855T 20/06/2019  
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 TP718726L 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: 25 BELLBIRD STREET BELGRAVE VIC 3160

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 20/06/2019

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP008632</b>
Number of Pages (excluding this cover sheet)	<b>6</b>
Document Assembled	<b>04/04/2022 09:25</b>

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**LP 8632**  
EDITION 4  
PLAN MAY BE LODGED  
17/12/21

**COLOUR CODE**  
E-1&E-4 = BLUE  
R1 & E-2 = BROWN

**ENCUMBRANCES**  
AS TO THE LAND MARKED E-3  
EASEMENT TO S.E.C.  
CREATED BY INST. 1671292

**AS TO THE LAND MARKED E-4 & R1**  
ANY EASEMENTS AFFECTING THE SAME.

**APPURTENANCES**  
AS TO LOTS 21, 31, 33 & 37  
TOGETHER WITH A RIGHT OF  
CARRIAGEWAY OVER THE ROADS  
COLOURED BROWN ON THIS PLAN

ROADS COLOURED BROWN

**STREET NAME AMENDED**  
FROM: RESERVOIR ROAD  
TO: BELGRAVE NARREE WORRAN ROAD  
VIDE: CORR. 28/19643 & 29/25432

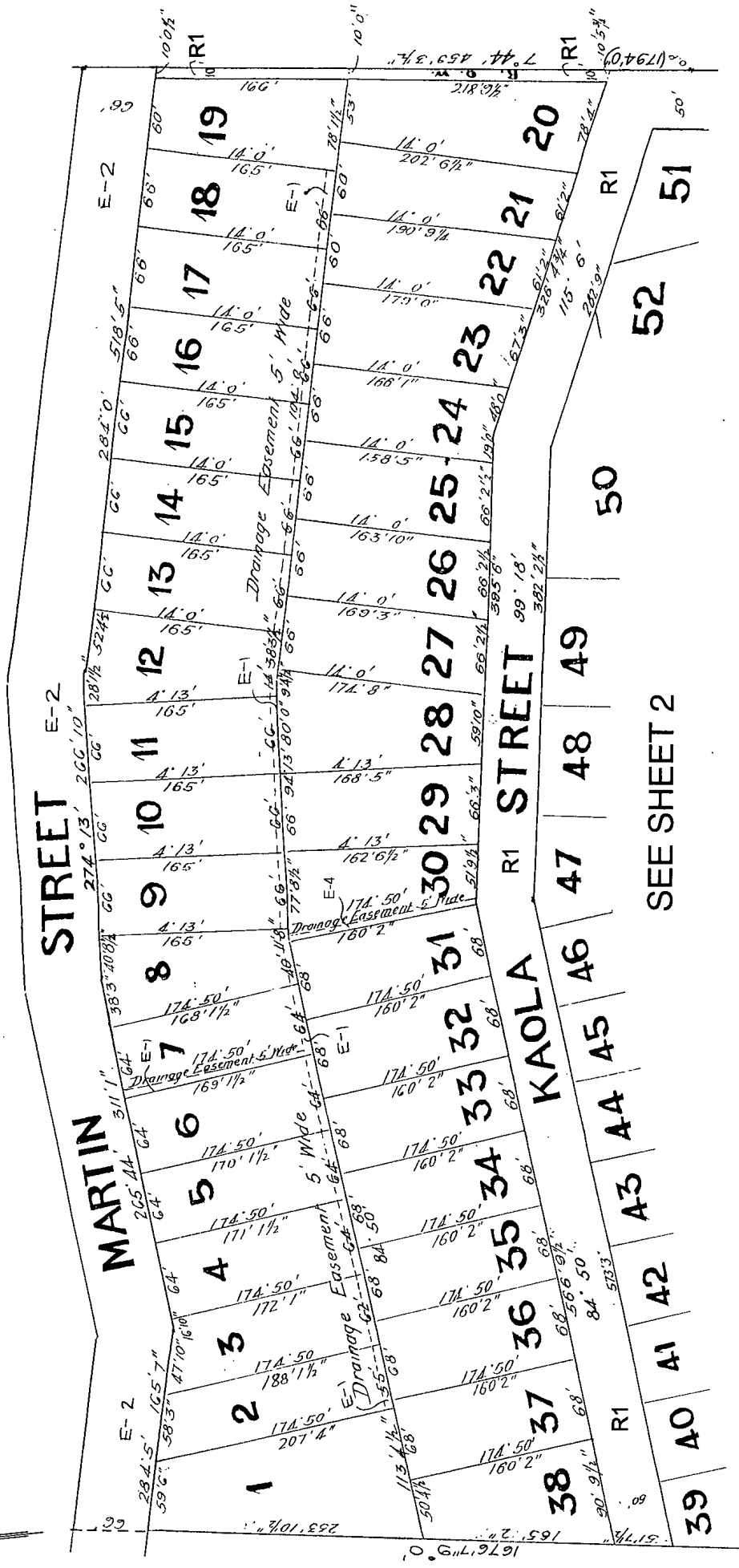
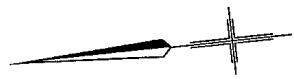
**STREET NAME AMENDED**  
FROM: RUNNYMEDE ROAD  
TO: BELLBIRD STREET  
VIDE: GOVT. GAZ 1968 P. 373

**PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOTMENT 70 J  
PARISH OF NARREE WORRAN**

COUNTY OF MORNINGTON

**VOL 3745 FOL 000**  
Measurements are in Feet & Inches  
Conversion Factor  
FEET X 0.3048 = METRES

5 SHEETS  
SHEET 1.

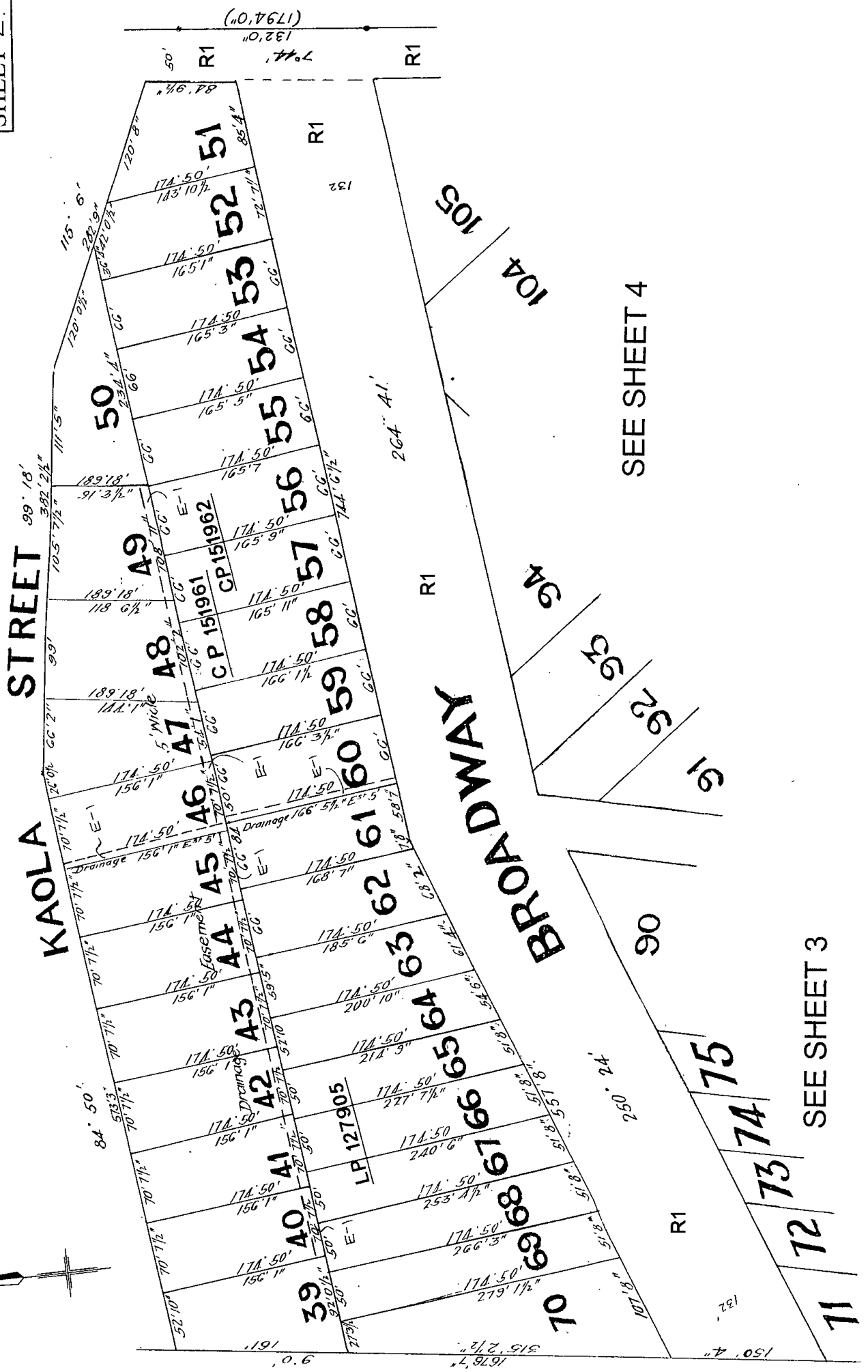
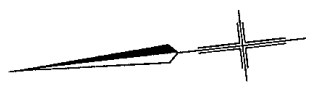


SEE SHEET 2

LP 8632

SEE SHEET 1

5 SHEETS  
SHEET 2.



SEE SHEET 4

SEE SHEET 3



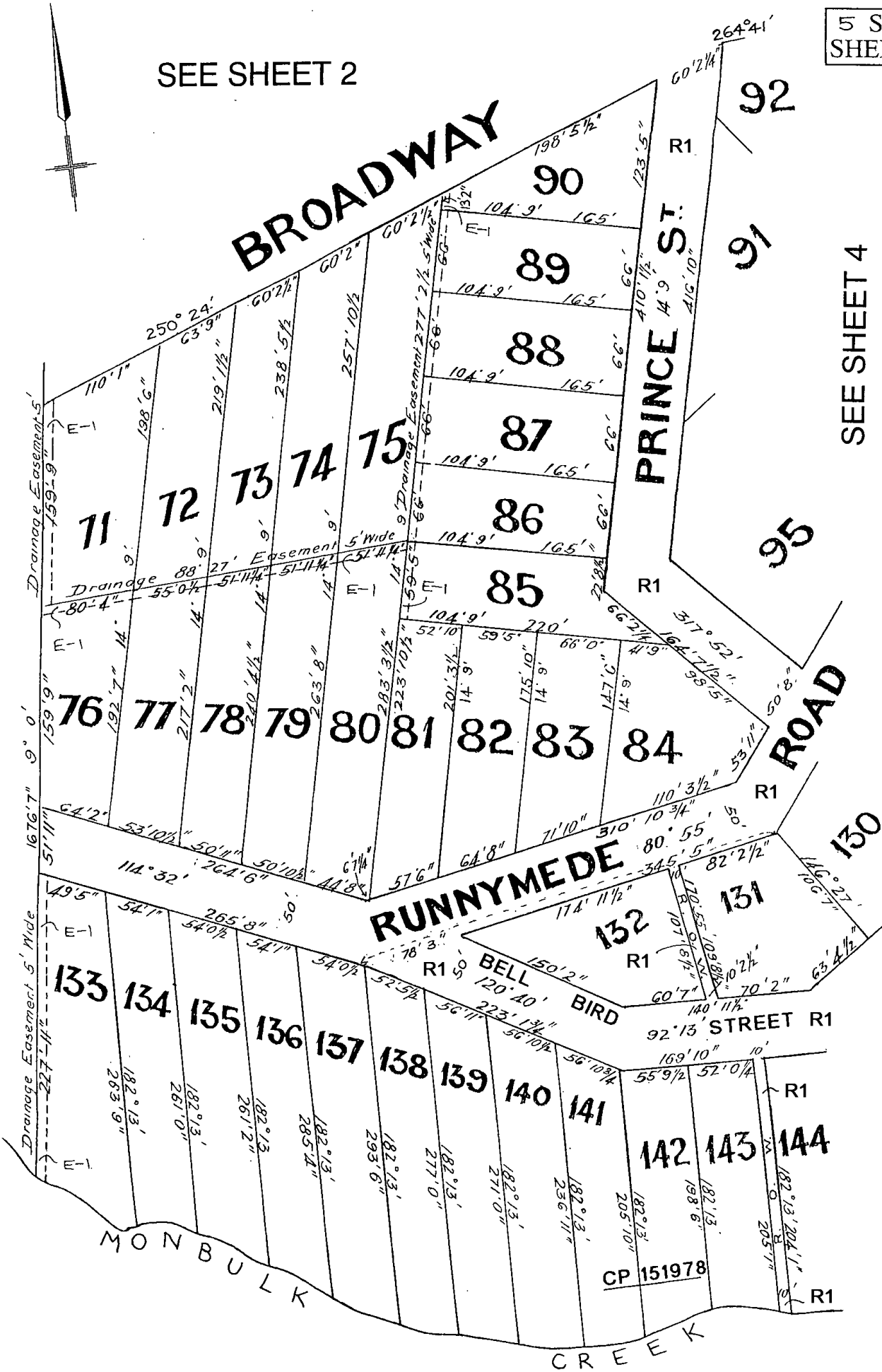
LP 8632

5 SHEETS  
SHEET 3.

SEE SHEET 2

SEE SHEET 4

SEE SHEET 5



CP 151978

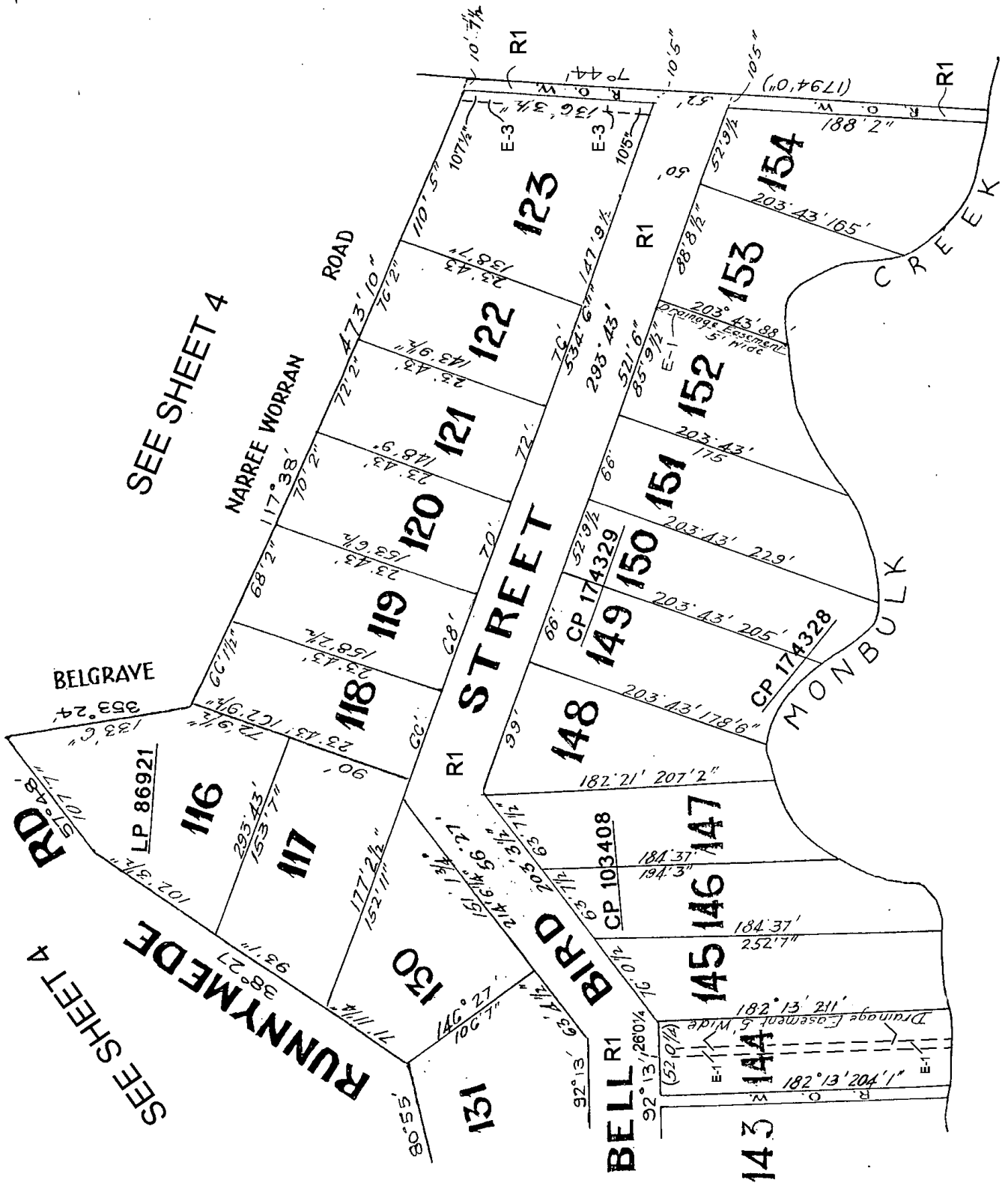


LP 8632

5 SHEETS  
SHEET 5.



SEE SHEET 3



SEE SHEET 4

BELGRAVE

SEE SHEET 4

BIRD

BELL R1

MONBULK

CREEK



# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987  
and the Planning and Environment Regulations 2005

## CERTIFICATE REFERENCE NUMBER

832178

## APPLICANT'S NAME & ADDRESS

ANDERSON PARTNERS C/- INFOTRACK C/- LANDATA  
MELBOURNE

## VENDOR

DYER, BRADLEY SHANE

## PURCHASER

.. .

## REFERENCE

62170

This certificate is issued for:

LOT 119 PLAN LP8632 ALSO KNOWN AS 25 BELLBIRD STREET BELGRAVE  
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22
- and a EROSION MANAGEMENT OVERLAY
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

A detailed definition of the applicable Planning Scheme is available at :  
<http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

04 April 2022

**Hon. Richard Wynne MP**  
**Minister for Planning**

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

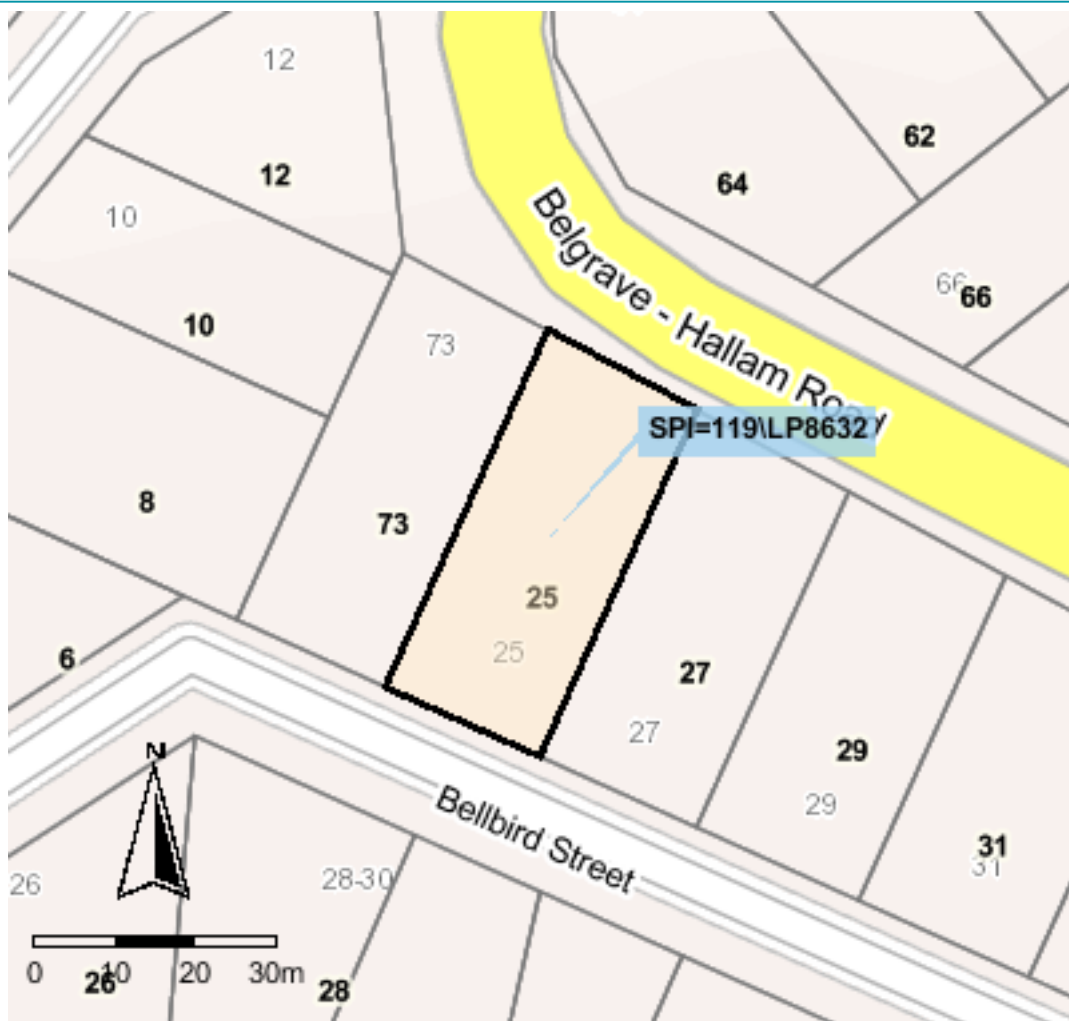
LANDATA@  
T: (03) 9102 0402  
E: [landata.enquiries@victorianlrs.com.au](mailto:landata.enquiries@victorianlrs.com.au)

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email [landata.enquiries@victorianlrs.com.au](mailto:landata.enquiries@victorianlrs.com.au)

**Please note: The map is for reference purposes only and does not form part of the certificate.**



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### Choose the authoritative Planning Certificate

#### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.  
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.  
Next business day delivery, if further information is required from you.

### Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

Anderson Partners C/- InfoTrack  
E-mail: certificates@landata.vic.gov.au

Statement for property:  
LOT 119 25 BELLBIRD STREET  
BELGRAVE 3160  
119 LP 8632

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59C//18889/8	LANDATA CER 63646544-024-4	05 APRIL 2022	41261585

## 1. Statement of Fees Imposed

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

### (a) By Other Authorities

<b>Parks Victoria - Parks Service Charge</b>	01/07/2021 to 30/06/2022	\$80.20
<b>Melbourne Water Corporation Total Service Charges</b>	01/04/2022 to 30/06/2022	\$26.39

### (b) By South East Water

<b>Water Service Charge</b>	01/04/2022 to 30/06/2022	\$23.28
<b>Sewerage Service Charge</b>	01/04/2022 to 30/06/2022	\$91.12
<b>Subtotal Service Charges</b>		<u>\$220.99</u>
<b>Payments</b>		\$220.99
<b>TOTAL UNPAID BALANCE</b>		\$0.00

- The meter at the property was last read on 28/02/2022. Fees accrued since that date may be estimated by reference to the following historical information about the property:

<b>Water Usage Charge</b>	<b>\$0.75 per day</b>
<b>Sewage Disposal Charge</b>	<b>\$0.18 per day</b>

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

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

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

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

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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

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

## 2. Encumbrance Summary

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

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au) Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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

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

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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



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

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

**Important Warnings**

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

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

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

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

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

**3. Disclaimer**

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

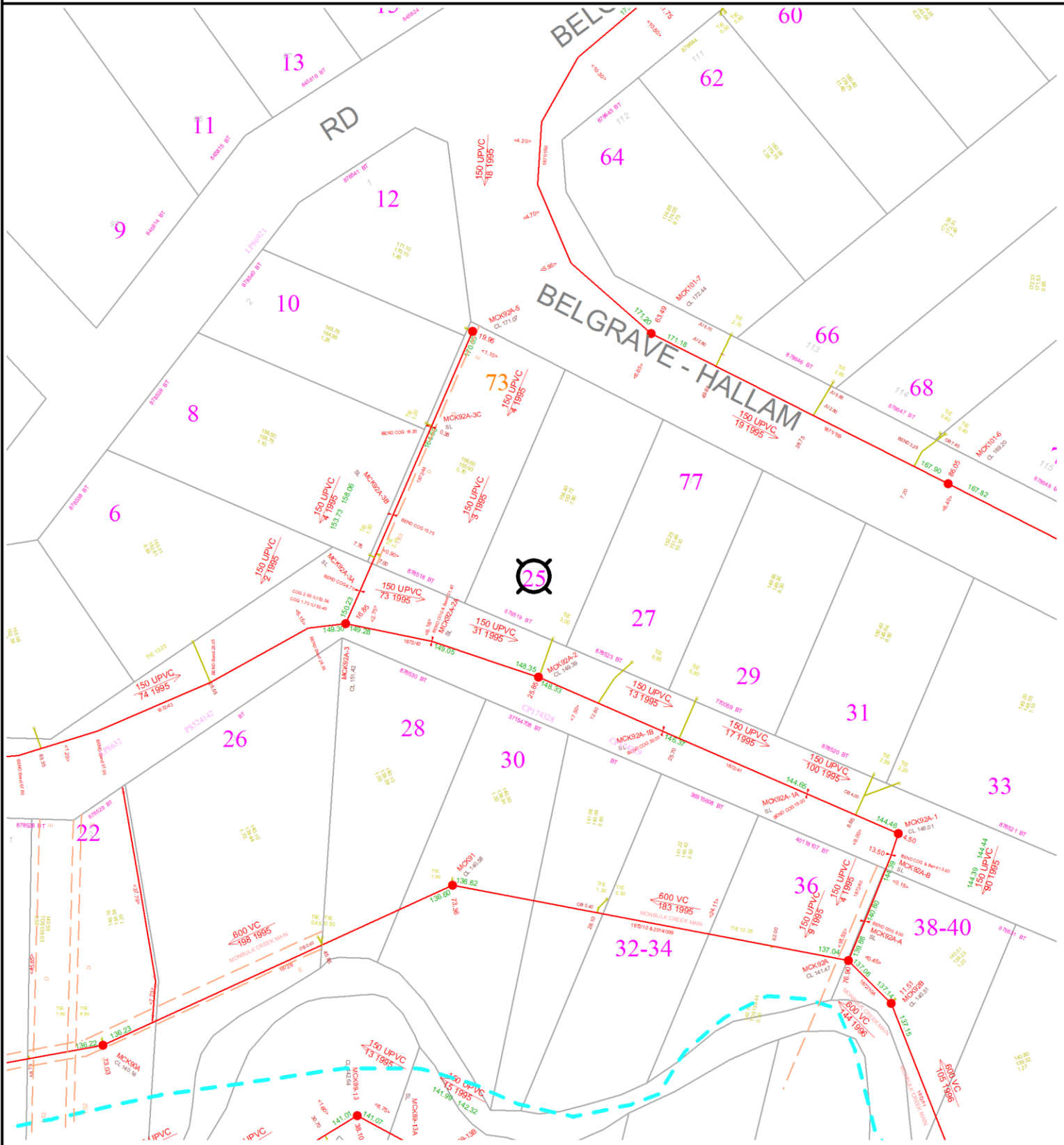
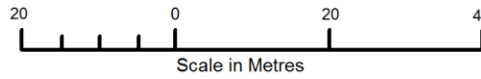
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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



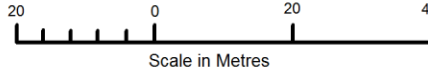
**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions.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

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

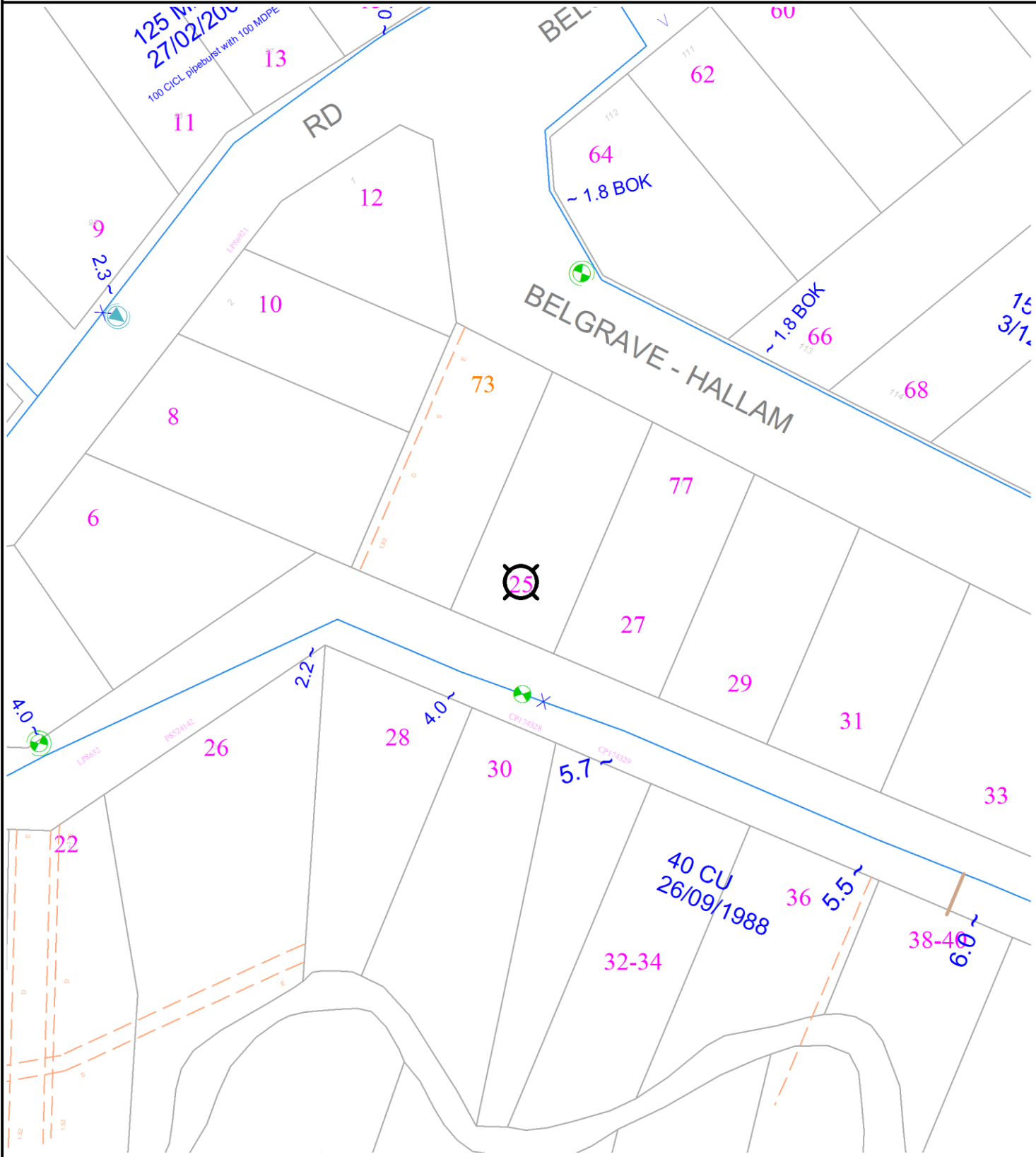


Property: Lot 119 25 BELLBIRD STREET BELGRAVE 3160

Case Number: 41261585

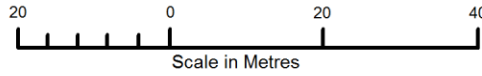


Date: 05APRIL2022



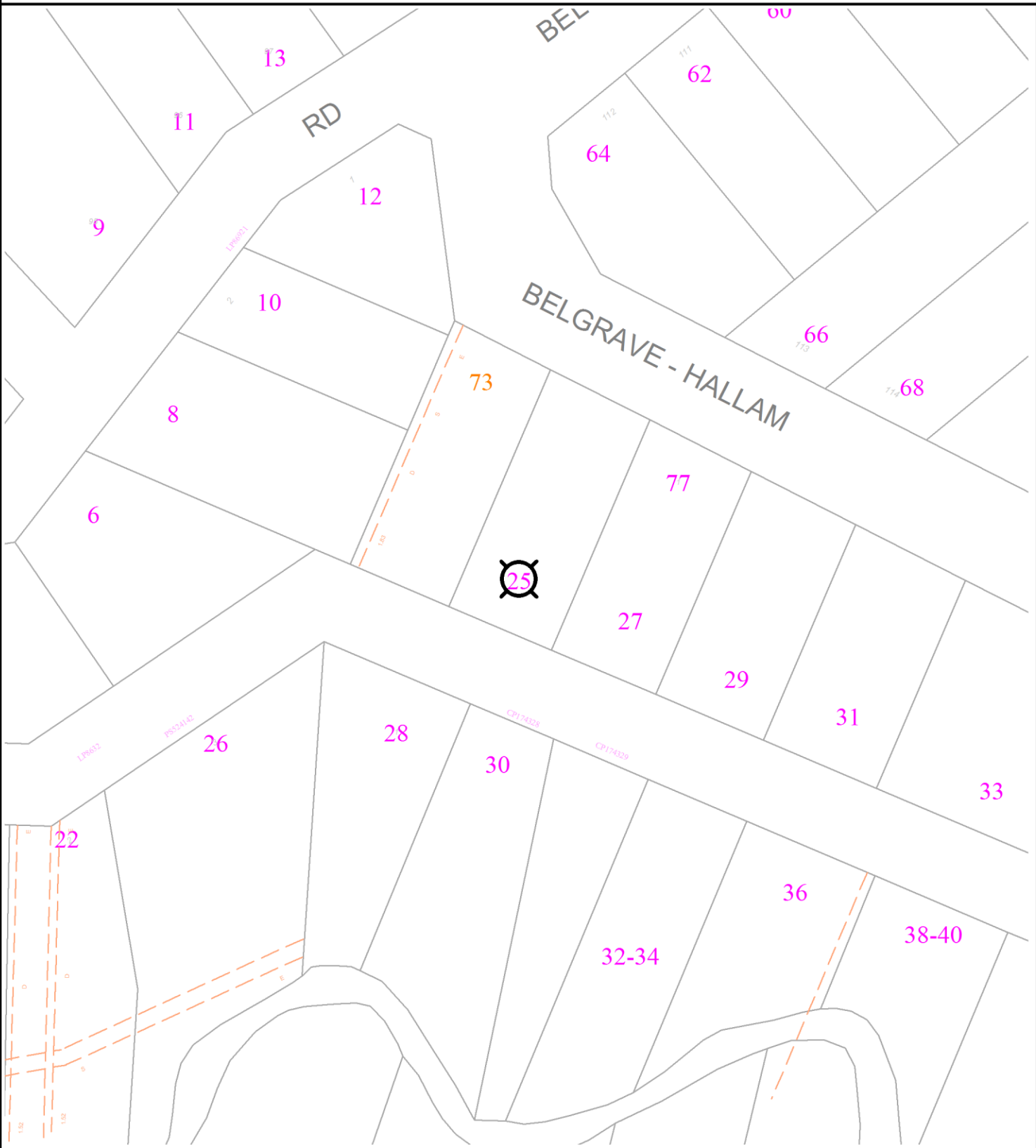
**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions.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

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



Case Number: 41261585

Date: 05APRIL2022



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

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

100 C/C/L  
26.9.1975

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 04 April 2022 09:27 AM

## PROPERTY DETAILS

Address: **25 BELLBIRD STREET BELGRAVE 3160**  
 Lot and Plan Number: **Lot 119 LP8632**  
 Standard Parcel Identifier (SPI): **119\LP8632**  
 Local Government Area (Council): **YARRA RANGES**  
 Council Property Number: **230614**  
 Planning Scheme: **Yarra Ranges**  
 Directory Reference: **Melway 84 E1**

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

[Planning Scheme - Yarra Ranges](#)

## UTILITIES

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

## STATE ELECTORATES

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

## OTHER

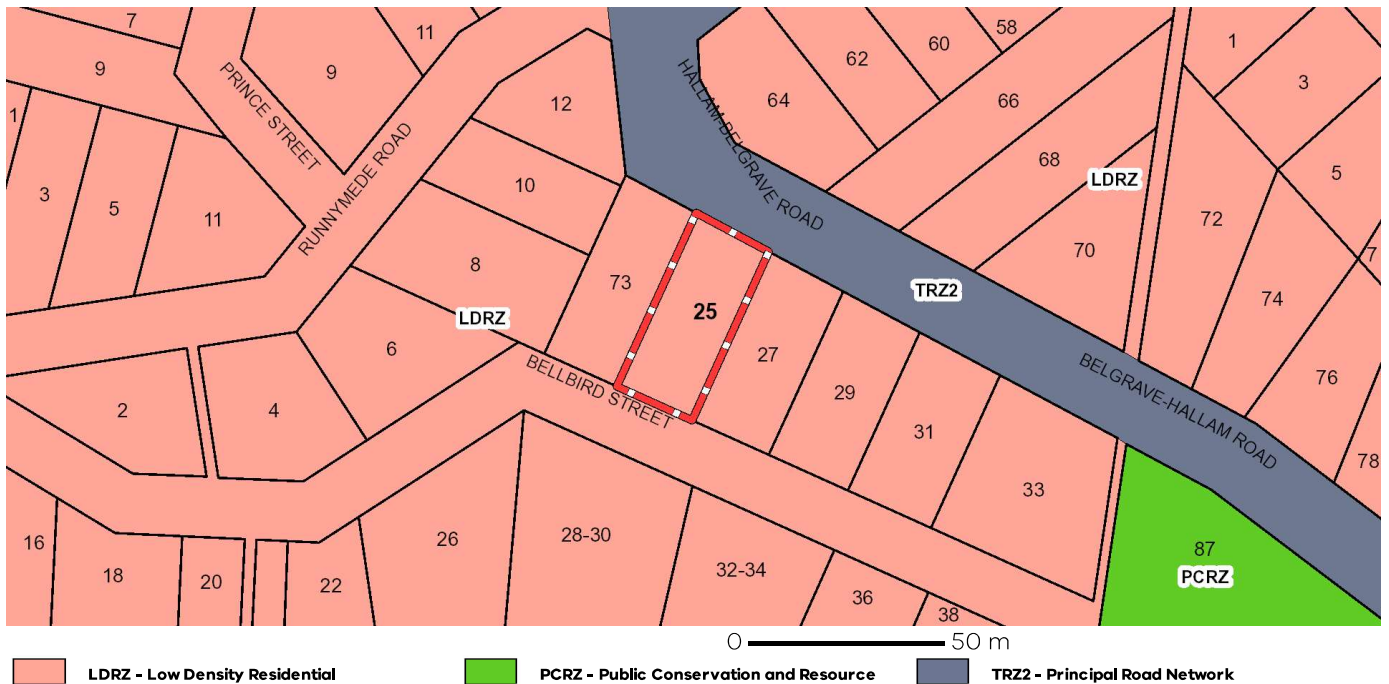
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



**LDRZ - Low Density Residential**



**PCRZ - Public Conservation and Resource**



**TRZ2 - Principal Road Network**

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



## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management

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

### EROSION MANAGEMENT OVERLAY (EMO)

#### EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



EMO - Erosion Management

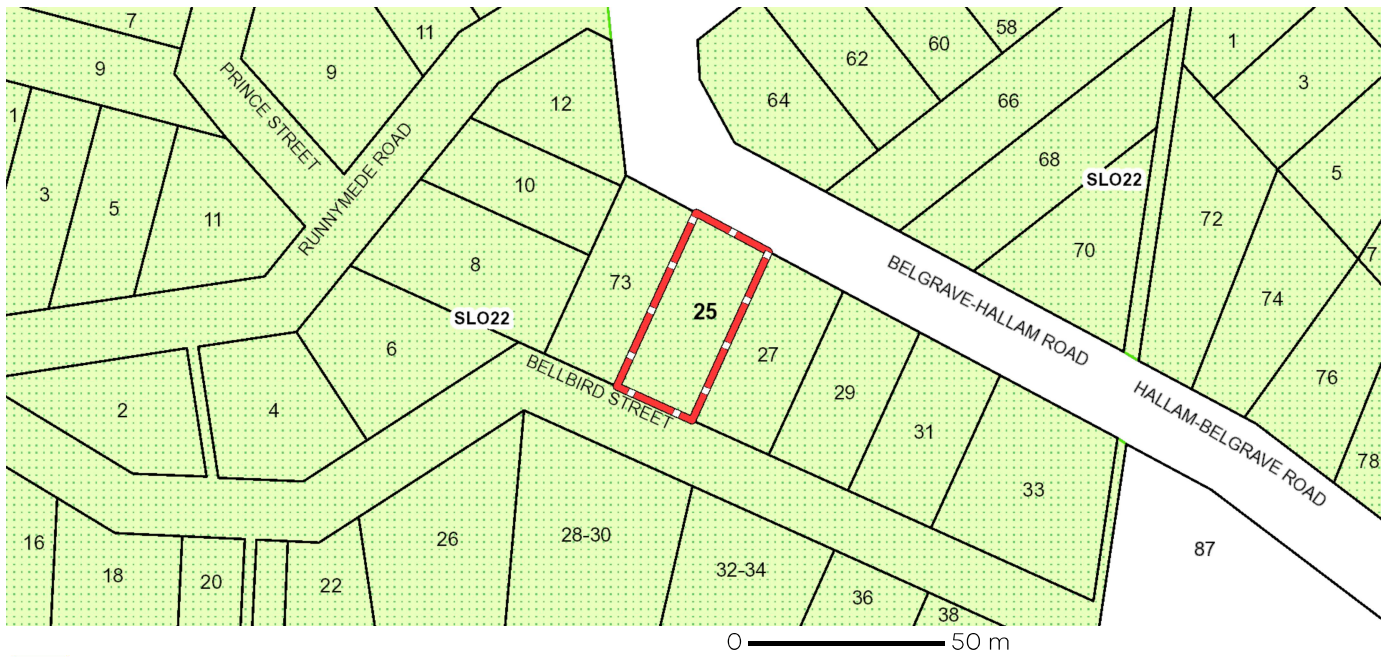
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



## Planning Overlays

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

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



SLO - Significant Landscape

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

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation

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://www2.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 (b) of the Sale of Land 1962 (Vic).

## 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.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Aboriginal Cultural Heritage



## Further Planning Information

Planning scheme data last updated on 30 March 2022.

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

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

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

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

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

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area.**  
**Special bushfire construction requirements apply. 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 <https://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 <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 his 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 \(environment.vic.gov.au\)](#)

## PROPERTY DETAILS

Address: **25 BELLBIRD STREET BELGRAVE 3160**  
Lot and Plan Number: **Lot 119 LP8632**  
Standard Parcel Identifier (SPI): **119\LP8632**  
Local Government Area (Council): **YARRA RANGES**  
Council Property Number: **230614**  
Directory Reference: **Melway 84 E1**

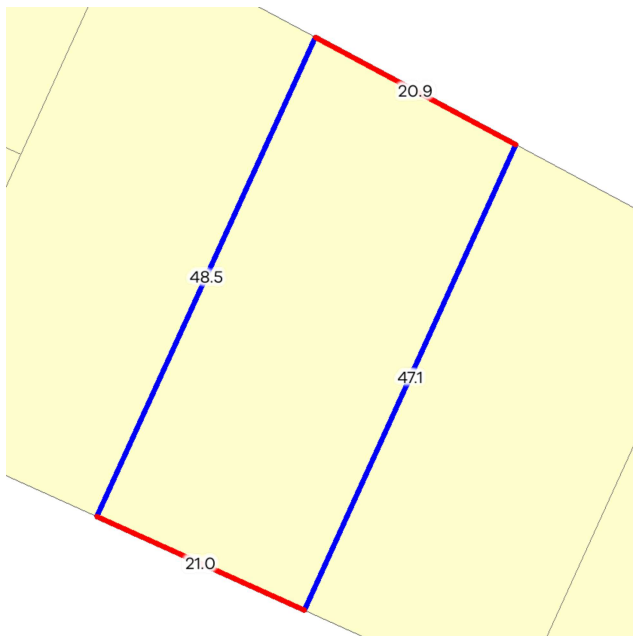
[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

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Special bushfire construction requirements apply. Planning provisions may apply.**

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## SITE DIMENSIONS

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



**Area:** 1001 sq. m

**Perimeter:** 138 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**  
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Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
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## PLANNING INFORMATION

**Planning Zone:** [LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)  
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**Planning Overlay:** [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)  
[EROSION MANAGEMENT OVERLAY \(EMO\)](#)  
[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 \(SLO22\)](#)

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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.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>

## Area Map



 Selected Property

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# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)

## Land boundaries

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

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

## Planning controls

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

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

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

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

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

## Safety

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

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

## Building permits

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

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

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

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

## Utilities and essential services

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

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

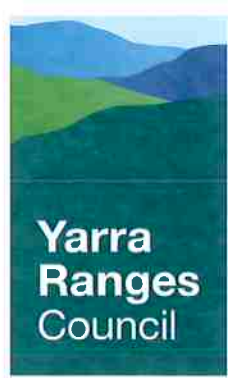
## Buyers' rights

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

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

(04/10/2016)





Project: Apsley Road, Bellbird Street  
and Sunnyhill Road, Belgrave  
Enquiries: Roads for the Community Initiative  
Telephone No: 1300 368 333

14 April 2022

Mr B S Dyer and Ms T A Jackson-Dyer  
25 Bellbird Street  
BELGRAVE VIC 3160

Dear Landowner

### **Proposed construction (sealing) of Apsley Road, Bellbird Street and Sunnyhill Road, Belgrave**

As part of its 2019 budgetary process, the Federal Government announced a nine-year, \$150 Million funding initiative for Yarra Ranges Council to seal roads within the Dandenong Ranges and surrounding areas. This funding program has been named the **Roads for the Community Initiative**.

With an unsealed road network of approximately 730km, it is not possible to include all unsealed roads in the Roads for the Community Initiative program. As a result, Council has prioritised roads that will be constructed through this program to ensure funding is used in a way that will provide maximum benefit to the greatest number of residents and visitors to our area. For information explaining how priority was assigned, please see the enclosed fact sheet.

Apsley Road, Bellbird Street and Sunnyhill Road, Belgrave are proposed for inclusion in the Roads for the Community Initiative program with the anticipated construction scheduled for the 2024/2025 financial year. Construction of the roads would be facilitated by means of a Special Charge Scheme, whereby landowners and Council form a partnership to fund construction costs. Please note that should this project proceed; payments are not likely to commence until financial year 2025/2026.

**We are writing to you and other landowners along your road to gauge your support for this proposal.**

This is a unique opportunity for landowners to have their road sealed at a significantly reduced cost compared to previous road construction schemes.

We invite you to complete the questionnaire, where you can indicate your support for having your road constructed.

### **Estimated project cost**

<b>Estimated Project Cost</b>	<b>\$688,600</b>
<b>Total Council Contribution (69%)</b>	<b>\$475,100</b>
<b>Abutting Landowner Contribution (31%)</b>	<b>\$213,500</b>

Council's contribution will be funded by the Federal Government Roads for the Community Initiative.



## Standard of works

---

The objective of the proposed road construction is to provide a sealed road that will improve vehicle access to properties, reduce dust and ongoing current maintenance requirements while also improving the management of stormwater runoff.

### To achieve this objective, it is proposed to construct:

- Asphalt pavement approximately 3.5 metres wide
- Concrete rollover kerb and channel or edge strip and associated underground drainage as required

Total road length to be constructed is approximately 626 metres, refer to aerial map on page 4.

### Property Crossovers

As part of the works, any existing property crossovers will be reinstated to the new road level using a similar material and as close to their current standard as possible.

If a landowner wishes to have their crossover upgraded from crushed rock to concrete or asphalt as part of the project, they may approach the contractor undertaking these works for a quotation, noting that this is a private agreement between the landowner and the contractor.

## Allocated charge for your property

---

The allocated charge for your property **25 Bellbird Street, Belgrave** based on **1.00** benefit unit/s would be **\$7,000**

Council have resolved to fix landowner charges for roads constructed under the Federal funding program at \$7,000 per Benefit Unit (previously landowners have contributed up to \$15,500 per benefit unit to have their road constructed). A Benefit Unit is defined as a parcel of (residential) land abutting or gaining primary access via the road to be constructed.

In allocating the charge to your property, consideration has been taken of its current use as well as its development potential, as assessed by Council's Planning Services Department. The number of separate dwellings on your property has also been considered.

Generally:

- Properties that gain primary access from the road to be constructed are required to contribute one benefit unit towards the project (i.e. \$7,000).
- Properties that have a side or rear abuttal to the works will generally contribute one half benefit unit (i.e. \$3,500).
- Properties that share a boundary with 2 or more roads that are constructed under the program will only be required to contribute one benefit unit in total (i.e. \$7,000).
- Residential properties that have the potential to be intensely developed may be allocated a multiple development unit charge (i.e. 2 Benefit Units = \$14,000).

# Fact sheet for Landowners

## Roads for the Community Initiative

### Special Charge Schemes



#### How has the funding come about?

In 2019 the Federal Government announced a nine year \$150 million funding plan for Yarra Ranges Council to seal roads within the Dandenong Ranges and surrounding areas.

In September 2019, Yarra Ranges Council resolved to prioritise this funding firstly for the construction of unsealed roads bordering schools, preschools and key community facilities.

Priority was then assigned to the construction of unsealed roads that would provide connectivity and/or complete the sealed road network in a local area.

Unsealed roads within the Urban Growth Boundary or in townships were also prioritised as they are typically roads with high property density and offer Best Value for number of properties to benefit per km of road constructed.

#### Landowner and Community benefits

The benefits of road sealing to landowners will include improved vehicle access to properties, reduced dust and maintenance requirements and improving the management of stormwater runoff.

This initiative will aim to seal approximately 180 km's of roads which would benefit over 7,000 families and residents in Yarra Ranges.

We're expecting that it will take about 10 years to seal all of the roads on our priority list.

Without this Federal Government funding, working through this list would take more than 50 years.

#### Example of works



Before construction



After construction

#### When will my road be sealed if I'm on the priority list?

Roads have been grouped as clusters and prioritised based on their abuttal to schools, preschools and key community facilities. Roads have then prioritised based upon the abutting property density for the overall length of unsealed road in the cluster.

It is proposed that the construction of roads will occur as clusters to ensure that efficiencies are achieved through delivery of the design, tender and construction process.

Approximately three years before construction is scheduled, affected landowners will be surveyed

to determine support for the project and it will only proceed if a majority of landowners indicate both their support and willingness to contribute towards constructing the road.

The survey, in the form of a landowner questionnaire, will include an estimated cost per property and the estimated Federal funding contribution to the Special Charge Scheme.

We'll let landowners know about the outcome of the questionnaire when the survey closes.

**What happens if we and our neighbors don't want the road sealed?**

Gauging landowner support is the first step we take in starting a Special Charge Scheme.

We will issue formal notices to all landowners at the start of the process with information about the proposal and how they can make a submission or lodge an objection. There will also be a chance to speak in support of your submission or objection to Council at a meeting.

After we've considered all feedback from landowners, Council will make a decision on whether to proceed with a special charge.

**What happens after Council has declared a Special Charge Scheme?**

Provided there has not been an application to VCAT, tenders for the works will be called, evaluated and a contractor appointed to undertake the works.

Landowners will then be informed of the successful contractor and a works commencement date.

**How do I pay my contributions?**

Landowners can pay their special charge contribution over a number of years (likely to be 10 years and specified at the time of the declaration of your special charge scheme). The special charge is repaid in the same way that you pay your annual rates.

Financing costs, similar to home loan interest rates, are added to your charge. This is because the contractor is paid when the works are done.

Council borrows the landowner's share of the cost of works to pay the contractor at that time. This financing cost is then passed on to landowners to repay over the period of the Special Charge Scheme. The financing cost is determined from Council's latest borrowing rate and is fixed for the period of the special charge.

Landowner Contribution (per Benefit Unit)	Financing Cost * (3% over 10 years)	Total Repayment * (incl Financing Cost)	Yearly Repayment * (incl Financing Cost)	Monthly Repayment * (incl Financing Cost)
\$7,000	\$1,050	\$8,050	\$805	\$67.10

\*All figures in this example are subject to change depending on financing cost changes.  
Table provided as a guide only and financing repayments are subject to resident discretion.

Alternatively, you can pay the special charge as a lump sum payment – in this case the total charge (which does not include financing costs) must be paid by a date set by Council when the special charge is declared.

**What if I sell my property before the contribution is paid back?**

As part of the property settlement with the purchaser, the remainder of the charge can be paid out in full or the purchaser can take over the yearly repayments.

**What happens if I can't afford my contribution?**

If you are unable to make your payments on time or at all, you may be eligible for consideration under Council's Rate Recovery and Financial Hardship Policy.

**For more information, please see Council's website:**

[yarranges.vic.gov.au/roadfunding2019](http://yarranges.vic.gov.au/roadfunding2019)