

# HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

Director / Licensed Conveyancer – Hilary Martin  
Licence number Licence number: 000184L

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Vendor's Statement to the Purchaser of Real Estate pursuant to  
Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

**VENDOR:** Paul John Bramhill

**PROPERTY:** 16 Heroes Avenue GEMBROOK VIC 3783

## 32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

| <b>Provider</b>        | <b>Amount (&amp; interest if any)</b> | <b>Period</b> |
|------------------------|---------------------------------------|---------------|
| Yarra Valley Water     | \$200.00 <i>approximate</i>           | Per annum     |
| Cardinia Shire Council | \$1,000.00 <i>approximate</i>         | Per annum     |

Any further amounts for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- **None to the vendors knowledge**

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b)The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-  
**Not Applicable**

## 32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - **Not Applicable**
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-  
**Not Applicable**

## 32C LAND USE

- (a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

Description:- **As set out in copy title documents annexed hereto.**

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

SECTION 32 STATEMENT  
16 HEROES AVENUE GEMBROOK VIC 3783

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Cardinia Shire Council Planning Scheme  
Responsible Authority: Cardinia Shire Council  
Zoning: NRZ Neighbourhood Residential Zone  
Planning Overlay/s: VPO - Vegetation Protection Overlay, SLO - Significant Landscape Overlay, DDO - Design and Development Overlay

**32D NOTICES**

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are:- **None to the Vendors** however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) **The Vendor is not aware** of any 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.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: **Not Applicable**

**32E BUILDING PERMITS**

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

**No such Building Permit has been granted to the Vendors knowledge.**

**32F OWNERS CORPORATION**

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

**32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
  - land on which works are to be carried out under the agreement (other than Crown land).
  - land in respect of which a GAIC is imposed

SECTION 32 STATEMENT  
16 HEROES AVENUE GEMBROOK VIC 3783

**32H SERVICES**

| <b>Service</b>     | <b>Status</b> |
|--------------------|---------------|
| Electricity supply | Not Connected |
| Gas supply         | Not Connected |
| Water supply       | Not Connected |
| Sewerage           | Not Connected |
| Telephone services | Not Connected |

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

**32I TITLE**

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

**DUE DILIGENCE CHECKLIST**

A copy of the Due Diligence Checklist is attached.

**DATE OF THIS STATEMENT**

13 / 02 /20 24

**Name of the Vendor**

Paul John Bramhill

**Signature/s of the Vendor**

\* P Bramhill

SECTION 32 STATEMENT  
16 HEROES AVENUE GEMBROOK VIC 3783

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

**DATE OF THIS ACKNOWLEDGMENT**

/  /20

**Name of the Purchaser**

**Signature/s of the Purchaser**

x

**IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS**

**Undischarged mortgages – S32A(a)**

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

**Terms contracts – S32A(d)**

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

# 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 [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist).

### Urban living

#### ***Moving to the inner city?***

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

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

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

### Growth areas

#### ***Are you moving to a growth area?***

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

### Flood and fire risk

#### ***Does this property experience flooding or bushfire?***

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

### Rural properties

#### ***Moving to the country?***

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

### Soil and groundwater contamination

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

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

## Land boundaries

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

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

## Planning controls

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

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

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

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

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

## Safety

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

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

## Building permits

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

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

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

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

## Utilities and essential services

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

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

## Buyers' rights

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

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

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Register Search Statement - Volume 12173 Folio 308

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

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

VOLUME 12173 FOLIO 308

Security no : 124112390716G  
Produced 05/02/2024 03:04 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 709268E.  
PARENT TITLE Volume 05705 Folio 853  
Created by instrument PS709268E 11/12/2019

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PAUL JOHN BRAMHILL of 18 MESSMATE ROAD FERNTREE GULLY VIC 3156  
AU639022G 30/07/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU639023E 30/07/2021  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS709268E 11/12/2019

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

DIAGRAM LOCATION

SEE PS709268E 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: 16 HEROES AVENUE GEMBROOK VIC 3783

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA



Effective from 30/07/2021

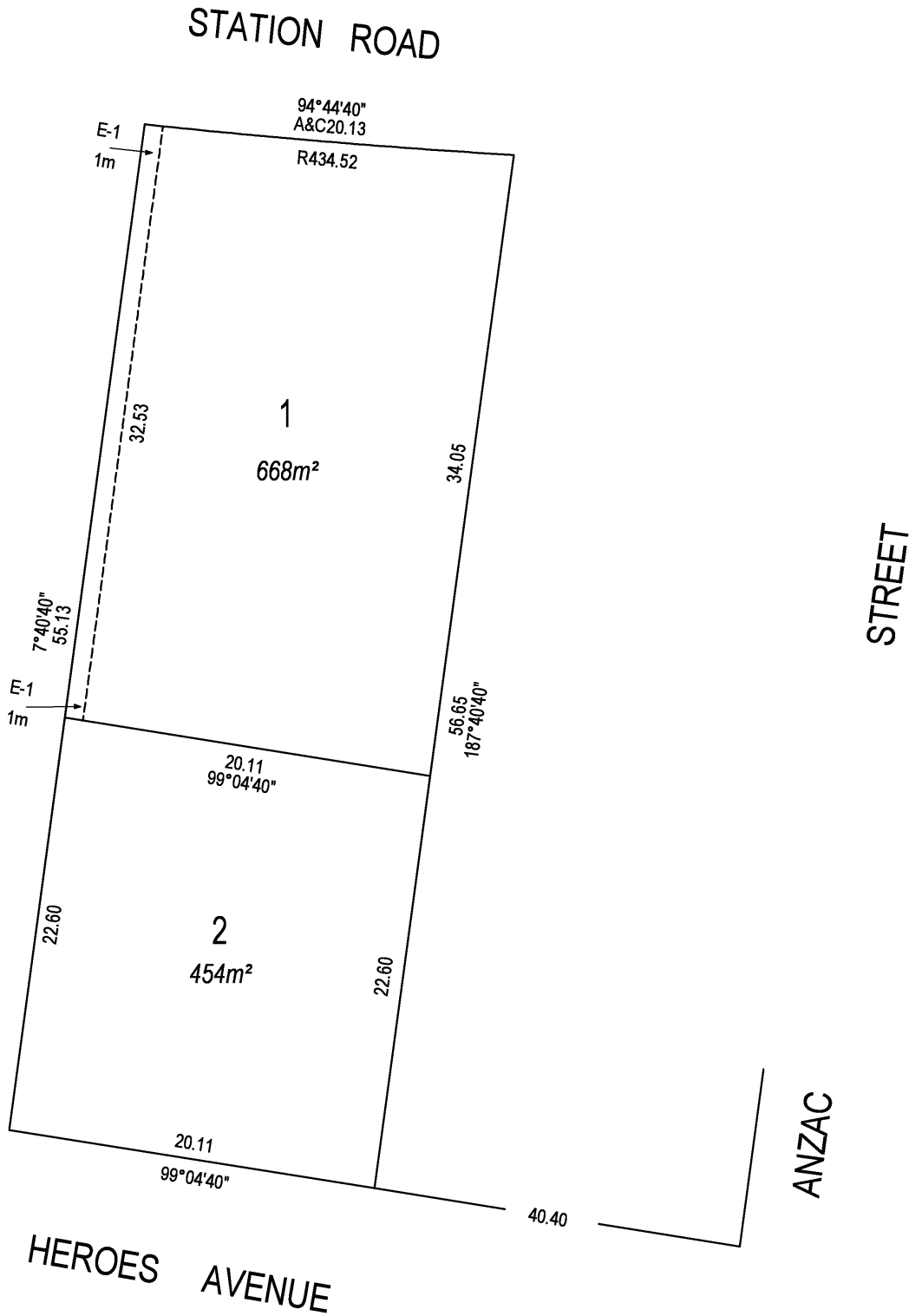
DOCUMENT END

**The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 05/02/2024, for Order Number 82778108. Your reference: 3788Bramhill.**

|   |                                |                |   |  |
|---|--------------------------------|----------------|---|--|
| <b>PLAN OF SUBDIVISION</b>  |                                |                | <b>EDITION 1</b>  | <b>PS 709268E</b>  |
| LOCATION OF LAND<br><br>PARISH: GEMBROOK<br><br>TOWNSHIP:<br><br>SECTION:<br><br>CROWN ALLOTMENT: A11<br><br>CROWN PORTION: -<br><br>TITLE REFERENCE: VOL.5705 FOL.853<br><br>LAST PLAN REFERENCE: LOT 6 ON LP 10928<br><br>POSTAL ADDRESS: 45 STATION ROAD<br>(at time of subdivision) GEMBROOK VIC 3783<br><br>MGA CO-ORDINATES: E: 372 130 ZONE: 55<br>(of approx centre of land N: 5 798 759 GDA 94<br>in plan) |                                |                | Council Name: Cardinia Shire Council<br><br>Council Reference Number: S19/071<br>Planning Permit Reference: T180495<br>SPEAR Reference Number: S138284J<br><br><b>Certification</b><br><br>This plan is certified under section 11 (7) of the Subdivision Act 1988<br>Date of original certification under section 6: 11/07/2019<br><br><b>Statement of Compliance</b><br><br>This is a statement of compliance issued under section 21 of the Subdivision Act 1988<br><br>Public Open Space<br><br>A requirement for public open space under section 18 of the Subdivision Act 1988<br>has not been made<br><br>Digitally signed by: Simone Norbury for Cardinia Shire Council on 28/11/2019 |  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>   |                                |                | <b>NOTATIONS</b>  |  |
| IDENTIFIER  | COUNCIL/BODY/PERSON            |                | <b>OTHER PURPOSE OF PLAN</b><br>Creation of Restriction - see Sheet 3   |  |
| NIL   | NIL                            |                |   |  |
| <b>NOTATIONS</b>  |                                |                |   |  |
| DEPTH LIMITATION: DOES NOT APPLY  |                                |                |   |  |
| SURVEY:<br>This plan is based on survey.<br><br>STAGING:<br>This is not a staged subdivision.<br><br>Planning Permit No.<br><br>This survey has been connected to permanent marks No(s). GEMBROOK PM 188 &<br>GEMBROOK PM 117 & GEMBROOK PM 153<br><br>In Proclaimed Survey Area No.  |                                |                |   |  |
| <b>EASEMENT INFORMATION</b>   |                                |                |   |  |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)   |                                |                |   |  |
| Easement Reference  | Purpose                        | Width (Metres) | Origin  | Land Benefited/In Favour Of  |
| E-1   | DRAINAGE AND SEWERAGE EASEMENT | 1.00           | THIS PLAN   | LOT 2 ON PS 709268E  |
|  <b>melbourne</b><br>LAND SURVEYORS<br><small>GEELONG MELBOURNE BALLARAT<br/>                 SUITE 39, 204-218 DRYBURGH STREET, NORTH MELBOURNE, VIC. 3051<br/>                 MOBILE 0412722261 FAX (03) 8812 4598<br/>                 WWW.MELBOURNELANDSURVEYORS.COM.AU</small>  |                                |                | Digitally signed by: Benjamin Charles Couch, Licensed Surveyor,<br>Surveyor's Plan Version (03),<br>27/11/2019, SPEAR Ref: S138284J   | ORIGINAL SHEET SIZE: A3<br>SURVEYORS REF: 2706<br>SHEET 1 OF 3<br><br><b>PLAN REGISTERED</b><br>TIME: 3:27 PM DATE: 11/12/2019<br>R.D'Rozario<br>Assistant Registrar of Titles |

PS 709268E

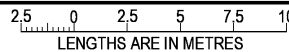
MGA94 ZONE 55



melbourne  
LAND SURVEYORS

GEE LONG MELBOURNE BALLARAT  
SUITE 39, 204-218 DRYBURGH STREET, NORTH MELBOURNE, VIC. 3051  
MOBILE 0417722261 FAX (03) 8612 4998  
WWW.MELBOURNELANDSURVEYORS.COM.AU

SCALE  
1:250



ORIGINAL SHEET  
SIZE: A3

SURVEYORS REF:  
2706

SHEET 2 OF 3

Digitally signed by: Benjamin Charles Couch, Licensed  
Surveyor,  
Surveyor's Plan Version (03),  
27/11/2019, SPEAR Ref: S138284J

Digitally signed by:  
Cardinia Shire Council,  
28/11/2019,  
SPEAR Ref: S138284J

PS 709268E

**CREATION OF A RESTRICTION**

ON REGISTRATION OF THIS PLAN THE FOLLOWING IS CREATED:

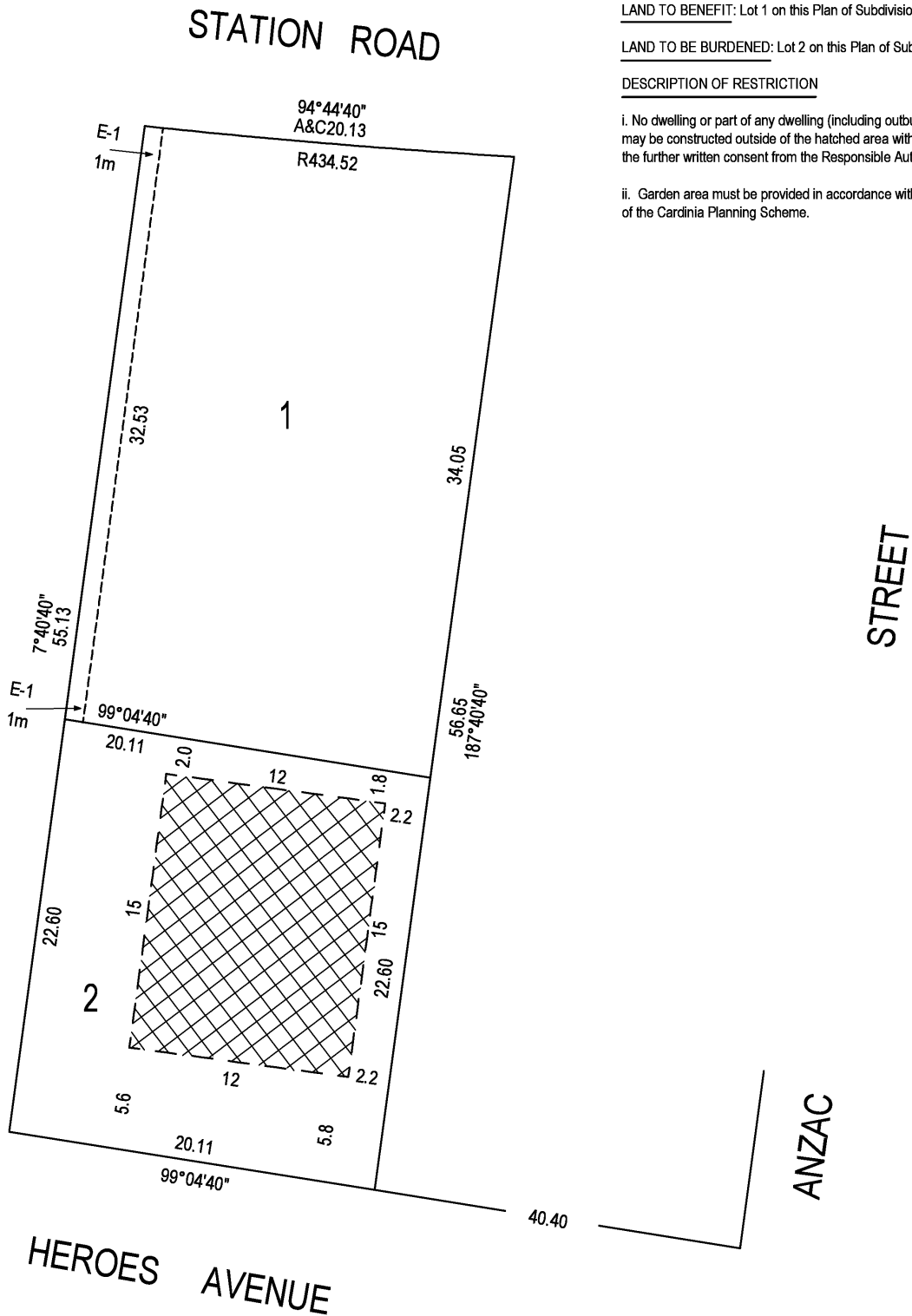
LAND TO BENEFIT: Lot 1 on this Plan of Subdivision

LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision

DESCRIPTION OF RESTRICTION

- i. No dwelling or part of any dwelling (including outbuildings) may be constructed outside of the hatched area without the further written consent from the Responsible Authority.
- ii. Garden area must be provided in accordance with Clause 32.09-4 of the Cardinia Planning Scheme.

MGA94 ZONE 55



**melbourne**  
LAND SURVEYORS

GEE LONG, MELBOURNE, BALLARAT  
SUITE 39, 204-218 DRYBURGH STREET, NORTH MELBOURNE, VIC. 3051  
MOBILE 0417722261 FAX (03) 8612 4888  
WWW.MELBOURNELANDSURVEYORS.COM.AU

SCALE 1:250  
2.5 0 2.5 5 7.5 10  
LENGTHS ARE IN METRES

Digitally signed by: Benjamin Charles Couch, Licensed Surveyor,  
Surveyor's Plan Version (03),  
27/11/2019, SPEAR Ref: S138284J

ORIGINAL SHEET SIZE: A3

SURVEYORS REF: 2706

SHEET 3 OF 3

Digitally signed by:  
Cardinia Shire Council,  
28/11/2019,  
SPEAR Ref: S138284J

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 05 February 2024 03:36 PM

## PROPERTY DETAILS

Address: **16 HEROES AVENUE GEMBROOK 3783**  
Lot and Plan Number: **Lot 2 PS709268**  
Standard Parcel Identifier (SPI): **2\PS709268**  
Local Government Area (Council): **CARDINIA**  
Council Property Number: **5000028485**  
Planning Scheme: **Cardinia**  
Directory Reference: **Melway 312 J9**

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

[Planning Scheme - Cardinia](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley 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

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

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)



**NRZ - Neighbourhood Residential**

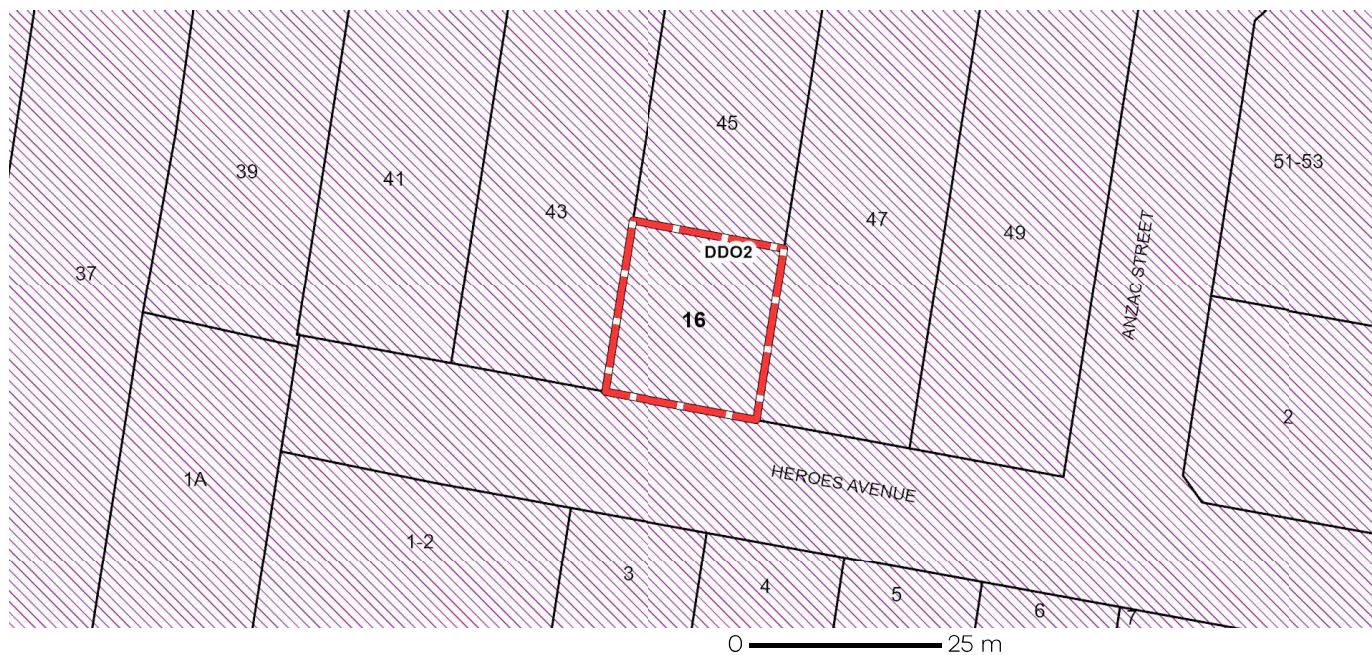
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.



## Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)



 **DDO - Design and Development Overlay**

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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



 **SLO - Significant Landscape Overlay**

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

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Read the full disclaimer at <https://www.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).



## Planning Overlays

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

[VEGETATION PROTECTION OVERLAY – SCHEDULE 2 \(VPO2\)](#)



 VPO - Vegetation Protection Overlay

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

## Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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>

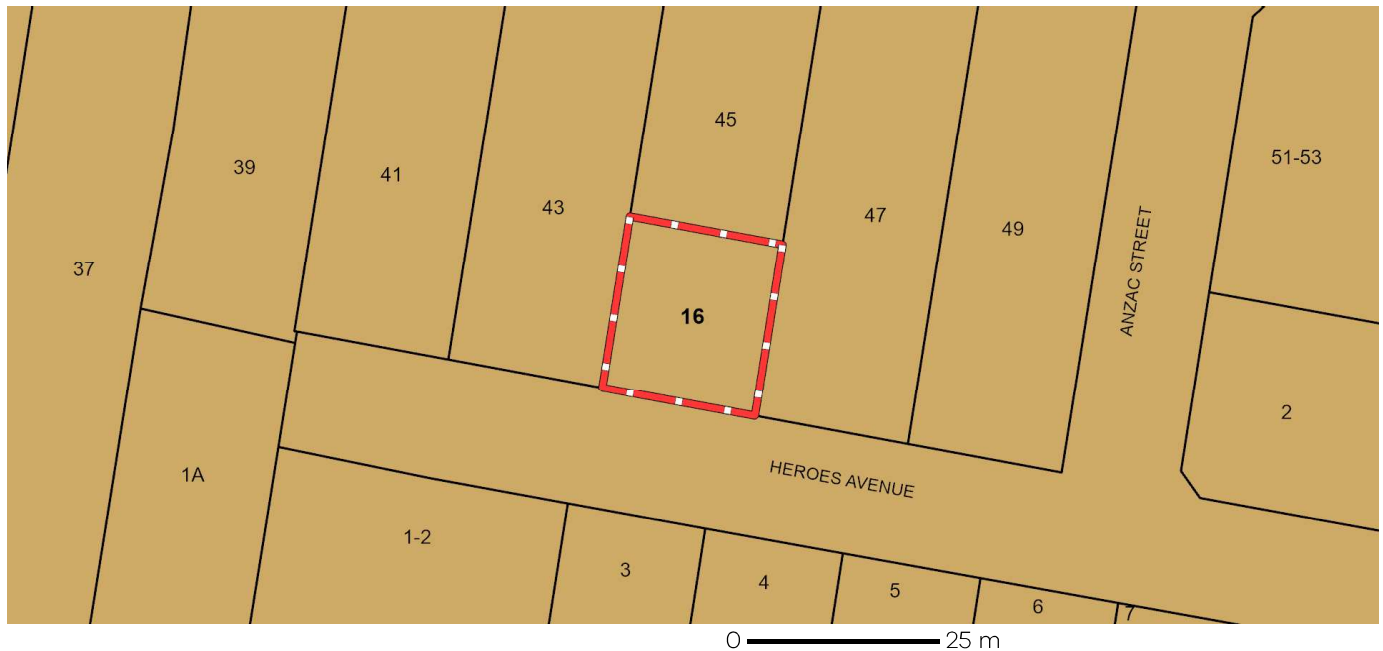
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



 Designated Bushfire Prone Areas

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

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

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

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

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

## Native Vegetation

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

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

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

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## Planning Certificate



### PROPERTY DETAILS

Property Address: 16 HEROES AVENUE GEMBROOK VIC 3783  
Title Particulars: Vol 12173 Fol 308  
Vendor: PAUL JOHN BRAMHILL  
Purchaser: N/A

Certificate No: 122663575

Date: 05/02/2024  
Matter Ref: 3788Bramhill  
Client: House & Land  
Conveyancing



### MUNICIPALITY

CARDINIA



### PLANNING SCHEME

CARDINIA PLANNING SCHEME



### RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

CARDINIA SHIRE COUNCIL



### ZONES

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1



### ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE



### APPLICABLE OVERLAYS

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

VEGETATION PROTECTION OVERLAY - SCHEDULE 2

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Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.



**PROPOSED PLANNING SCHEME AMENDMENTS**

NOT APPLICABLE

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**ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

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**PLANNING ZONES MAP**



**ZONING**

- GWZ2 - GREEN WEDGE ZONE - SCHEDULE 2
- NRZ1 - NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1
- PUZ1 - PUBLIC USE ZONE - SERVICE AND UTILITY
- PUZ2 - PUBLIC USE ZONE - EDUCATION
- PUZ7 - PUBLIC USE ZONE - OTHER PUBLIC USE

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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5th February 2024

House & Land Conveyancing via Dye & Durham Propert  
DYEDURHAM

Dear House &amp; Land Conveyancing via Dye &amp; Durham Propert,

**RE: Application for Water Information Statement**


|                                    |   |
|------------------------------------|---|
| <b>Property Address:</b>           | 16 HEROES AVENUE GEMBROOK 3783                                  |
| <b>Applicant</b>                   | House & Land Conveyancing via Dye & Durham Propert<br>DYEDURHAM |
| <b>Information Statement</b>       | 30825596  |
| <b>Conveyancing Account Number</b> | 2469580000  |
| <b>Your Reference</b>              | 3788Bramhill  |

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,



Chris Brace  
GENERAL MANAGER  
RETAIL SERVICES

## **Yarra Valley Water Property Information Statement**

|                  |                                |
|------------------|--------------------------------|
| Property Address | 16 HEROES AVENUE GEMBROOK 3783 |
|------------------|--------------------------------|

STATEMENT UNDER SECTION 158 WATER ACT 1989

### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Sewerage services have been provided to this property as part of Yarra Valley Water's Community Sewerage Program. To confirm whether the property is connected to sewerage services, please contact Yarra Valley Water on 1300 853 811. For properties not currently connected to sewerage services, please contact Yarra Valley Water on 1300 651 511 to apply to connect.

Existing sewer mains will be shown on the Asset Plan.

### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

Provision of a sewerage service to your property is scheduled to occur via Yarra Valley Water's Backlog Sewerage Program. For information on when this area will be sewered, call our Customer Contact Centre on 1300 304 688 or visit our website [www.yvw.com.au](http://www.yvw.com.au). Upon sewer becoming available for connection, the property owner will be subject to a \$500 contribution under section 268 and 269 of the Water Act 1989. Connection of the property to sewer is required within 12 months of the service becoming available unless the existing septic system meets the current EPA Onsite Wastewater Management requirements. Connection must be made at the owner's expense.

This property is located within a pressure sewer area. Yarra Valley Water will be responsible for providing a pressure sewer pump unit to the property including all associated plumbing and electrical works. The owner will be responsible for all internal plumbing works between the pressure sewer pumping unit and the house. Prior to connection, the owner must agree to terms and conditions contained within the document titled Using Your Pressure Sewer System - Owners Manual. Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at [www.yvw.com.au](http://www.yvw.com.au).

This Property is a part of a development that is serviced by private water and/or sewer infrastructure. This infrastructure (or pipeline) is known as a private extension and may extend some distance in length from your property before connecting to Yarra Valley Water infrastructure. Any maintenance or supply issues associated with the private extension are the responsibility of the property owners. Yarra Valley Water is responsible for maintaining the water service from the water main up to and including the development main meter or manifold, and the sewer service from the sewer main up to the sewer branch including the inspection opening.

Where the property is serviced through a private fire service the property owner is fully responsible for

the maintenance of this service including the isolating valve connected to our water main.

Yarra Valley Water does not guarantee the continuity of service or supply, water quality or water pressure within the private extension.

This property is connected to a pressure sewer system. As such, it is subject to special terms and conditions which are contained within the document titled "Your Pressure Sewer System - An Owners Guide". Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at [www.yvw.com.au/pressureguide](http://www.yvw.com.au/pressureguide)

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

## **Melbourne Water Property Information Statement**

|                  |                                |
|------------------|--------------------------------|
| Property Address | 16 HEROES AVENUE GEMBROOK 3783 |
|------------------|--------------------------------|

STATEMENT UNDER SECTION 158 WATER ACT 1989

### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

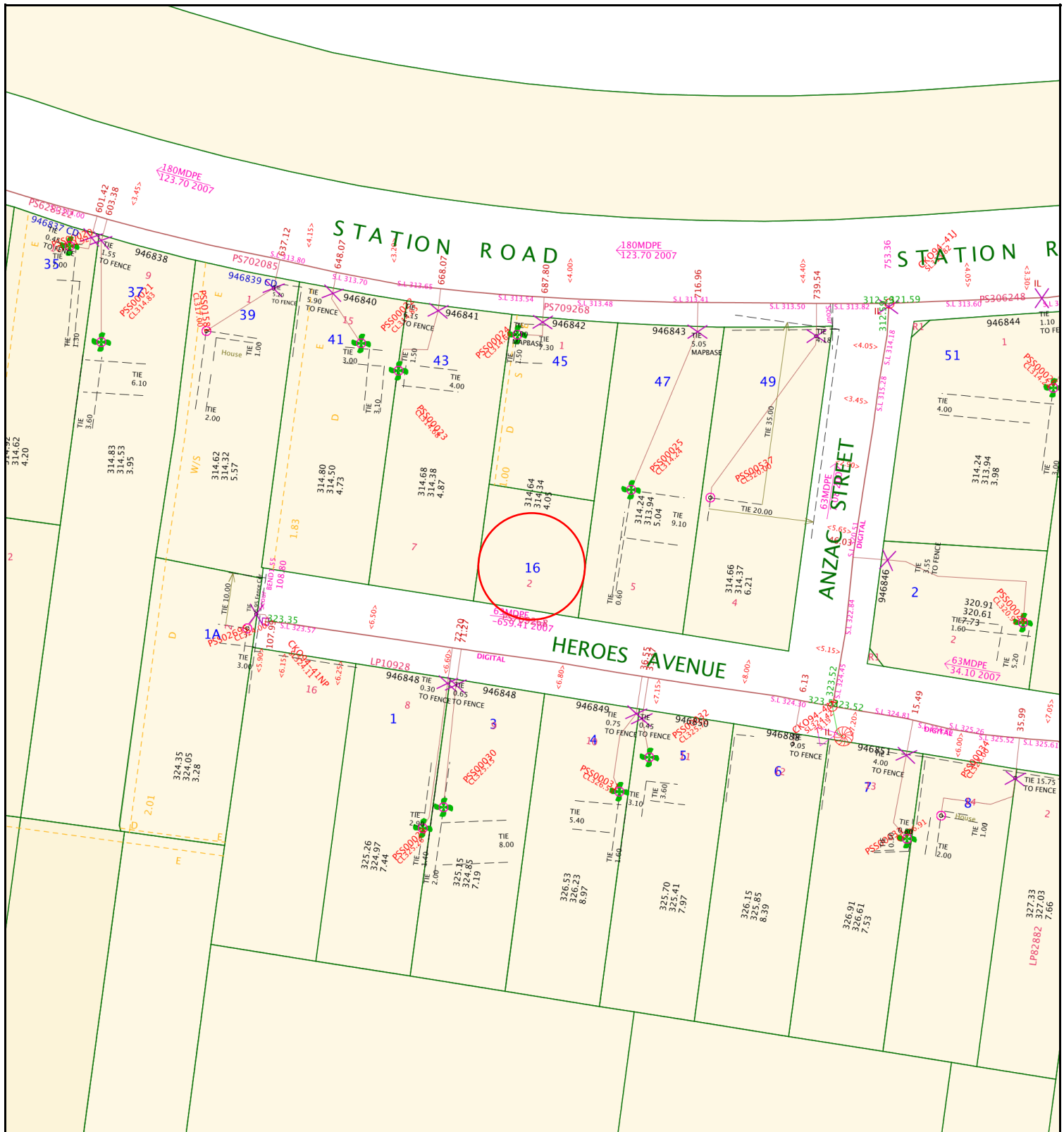
Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



















**Yarra Valley Water  
Information Statement  
Number: 30825596**

|                |                                |
|----------------|--------------------------------|
| <b>Address</b> | 16 HEROES AVENUE GEMBROOK 3783 |
| <b>Date</b>    | 05/02/2024                     |
| <b>Scale</b>   | 1:1000                         |



**Yarra Valley Water**  
ABN 93 066 902 501

|                 |   |                     |   |         |                                    |  |
|-----------------|---|---------------------|---|---------|------------------------------------|--|
| Existing Title  |  | Access Point Number |  | GLV2-42 | MW Drainage Channel Centreline     |  |
| Proposed Title  |  | Sewer Manhole       |  |         | MW Drainage Underground Centreline |  |
| Easement        |  | Sewer Pipe Flow     |  |         | MW Drainage Manhole                |  |
| Existing Sewer  |  | Sewer Offset        |  | <1.00>  | MW Drainage Natural Waterway       |  |
| Abandoned Sewer |  | Sewer Branch        |  |         |                                    |  |

**Disclaimer:** This information is supplied on the basis Yarra Valley Water Ltd:  
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;  
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;  
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;



House & Land Conveyancing via Dye & Durham Propert  
DYEDURHAM  
property.certificates@dyledurham.com

## RATES CERTIFICATE

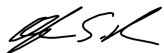
**Account No:** 2576226678  
**Rate Certificate No:** 30825596

**Date of Issue:** 05/02/2024  
**Your Ref:** 3788Bramhill

With reference to your request for details regarding:

| Property Address                 | Lot & Plan | Property Number | Property Type |
|----------------------------------|------------|-----------------|---------------|
| 16 HEROES AVE, GEMBROOK VIC 3783 | 2\PS709268 | 5209038         | Residential   |

| Agreement Type                                 | Period                              | Charges | Outstanding |
|--|-------------------------------------|---------|-------------|
| Drainage Fee                                   | 01-01-2024 to 31-03-2024            | \$29.38 | \$29.38     |
| <b>Other Charges:</b>                          |                                     |         |             |
| Interest                                       | No interest applicable at this time |         |             |
| No further charges applicable to this property |                                     |         |             |
| <b>Balance Brought Forward</b>                 |                                     |         | \$0.00      |
| <b>Total for This Property</b>                 |                                     |         | \$29.38     |



GENERAL MANAGER  
RETAIL SERVICES

### Note:

- From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.
- From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
- If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
- Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.
8. From 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.
9. From 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.
10. From 01/07/2023, Residential Recycled Water Usage is billed 188.71 cents per kilolitre.
11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.
12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a **Special Meter Reading**:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

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**Property No:** 5209038

**Address:** 16 HEROES AVE, GEMBROOK VIC 3783

**Water Information Statement Number:** 30825596

## HOW TO PAY



**Bill Code:** 314567  
**Ref:** 25762266789

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**