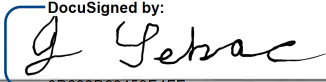
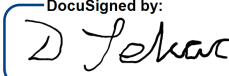


Vendor Statement

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	71 CHURCH STREET, COWES VIC 3922
------	----------------------------------

Vendor's name	John Sekac	Date	26 February 2021 4:23 PM AEDT
Vendor's signature	<div>DocuSigned by:  0D899D60453E4FE...</div>		
Vendor's name	Dawn Kathleen Sekac	Date	01 March 2021 4:49 PM AEDT
Vendor's signature	<div>DocuSigned by:  0D899D60453E4FE...</div>		

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) ☒ Are contained in the attached certificate/s.

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s and Westernport Water Information Statement.

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

Not Applicable

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☐

3.4 Planning Scheme

- ☒ Attached is a certificate with the required specified information.

The Council may designate properties in the Bass Coast Shire Council to be within an area in which buildings are likely to be subject to termite infestation.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---	--	---------------------------------------	-----------------------------------	--

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.~~

~~(a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.~~

~~(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:~~

~~— NIL~~

~~(c) The proposals relating to subsequent stages that are known to the vendor are as follows:~~

~~— NIL~~

~~(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:~~

~~— NIL~~

10.3 Further Plan of Subdivision

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

~~Not Applicable~~

11. DISCLOSURE OF ENERGY INFORMATION

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

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

~~(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and~~

~~(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);~~

~~Not Applicable~~

12. DUE DILIGENCE CHECKLIST

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

~~Is attached~~

13. ATTACHMENTS

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

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

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

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.



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

Page 1 of 1

VOLUME 07543 FOLIO 097

Security no : 124087721617U
Produced 24/01/2021 09:01 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 021598.
PARENT TITLE Volume 05834 Folio 728
Created by instrument 2343651 25/09/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN SEKAC
DAWN KATHLEEN SEKAC both of 91-93 SMEDLEY ROAD PARK ORCHARDS VIC 3114
AL264935Y 31/07/2014

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP021598 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: 71 CHURCH STREET COWES VIC 3922

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP021598
Number of Pages (excluding this cover sheet)	1
Document Assembled	24/01/2021 21:03

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 1 SECTION 14

LP 21598
EDITION 1

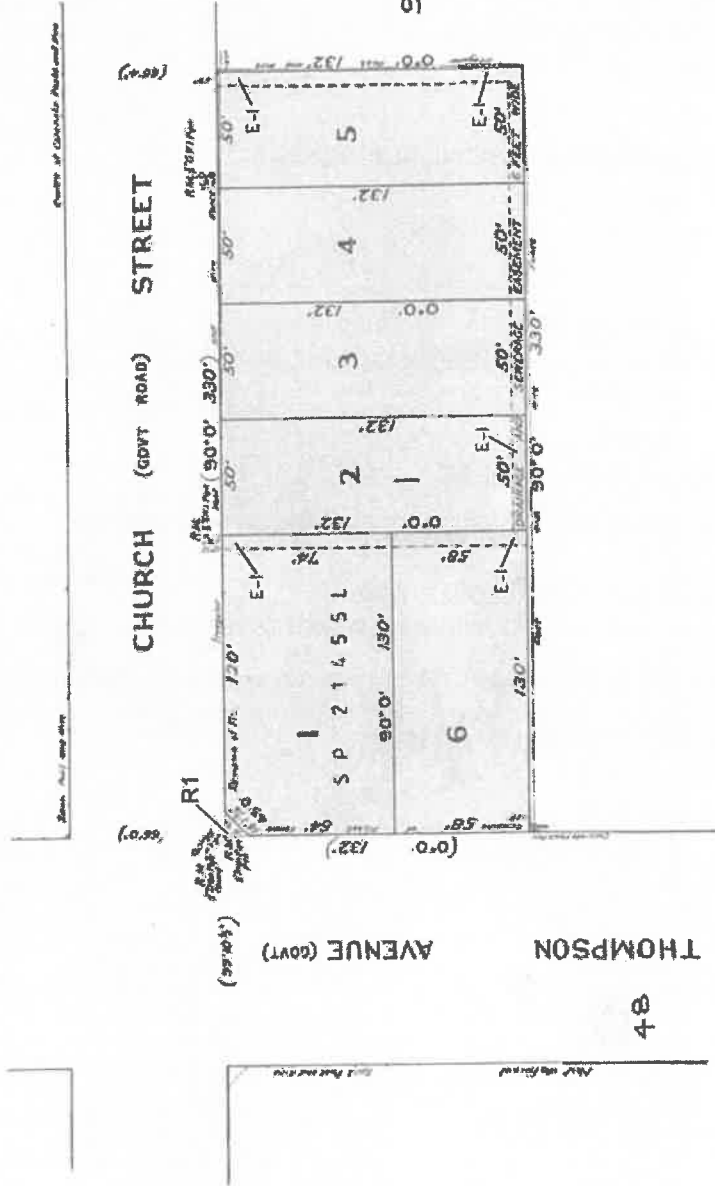
21598

PARISH OF PHILLIP ISLAND
COUNTY OF MORNINGTON

VOL. 5834 FOL. 728

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

PLAN MAY BE LODGED: 19/4/1951



COLOUR CODE

E-1= BLUE

R1 = BROWN

APPROPRIATIONS

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

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

21598

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

712033

APPLICANT'S NAME & ADDRESS

NEPEAN CONVEYANCING SERVICES C/- LANDATA
MELBOURNE

VENDOR

SEKAC, JOHN

PURCHASER

SECTION, THIRTY TWO

REFERENCE

sekac

This certificate is issued for:

LOT 4 PLAN LP21598 ALSO KNOWN AS 71 CHURCH STREET COWES
BASS COAST SHIRE

The land is covered by the:

BASS COAST PLANNING SCHEME

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

The land:

- is included in a COMMERCIAL 1 ZONE
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11

A Proposed Amending Planning Scheme C151 has been placed on public exhibition which shows this property :

- is within a AREA TO BE DELETED FROM A DESIGN AND DEVELOPMENT
OVERLAY - C151

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/basscoast>

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

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

24 January 2021

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.

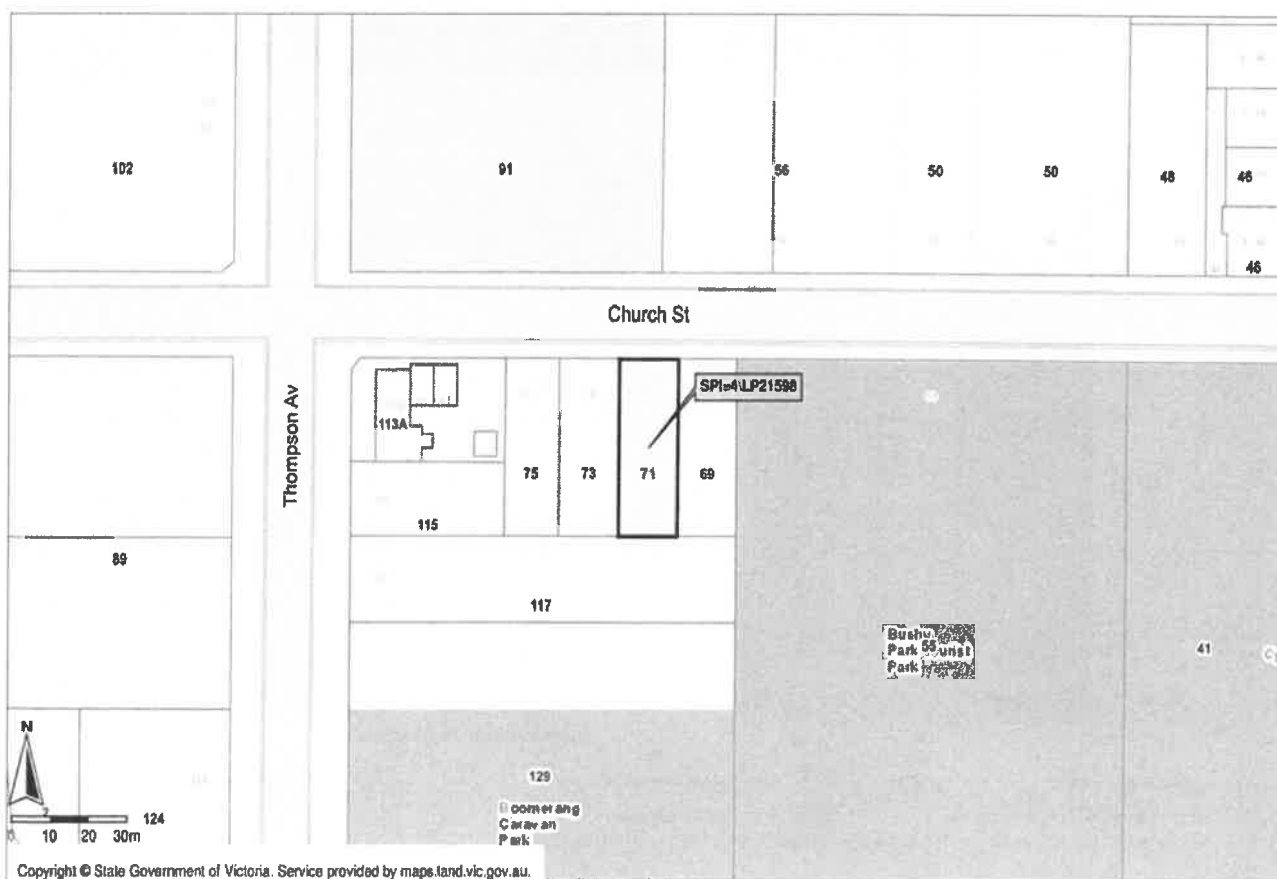
LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

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) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



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.



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 24 January 2021 09:20 PM

PROPERTY DETAILS

Address: **71 CHURCH STREET COWES 3922**
 Lot and Plan Number: **Lot 4 LP21598**
 Standard Parcel Identifier (SPI): **4\LP21598**
 Local Government Area (Council): **BASS COAST**
 Council Property Number: **9095**
 Planning Scheme: **Bass Coast**
 Directory Reference: **Melway 734 D2**

www.basscoast.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/basscoast

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Westernport Water**
 Melbourne Water: **inside drainage boundary**
 Power Distributor: **AUSNET**

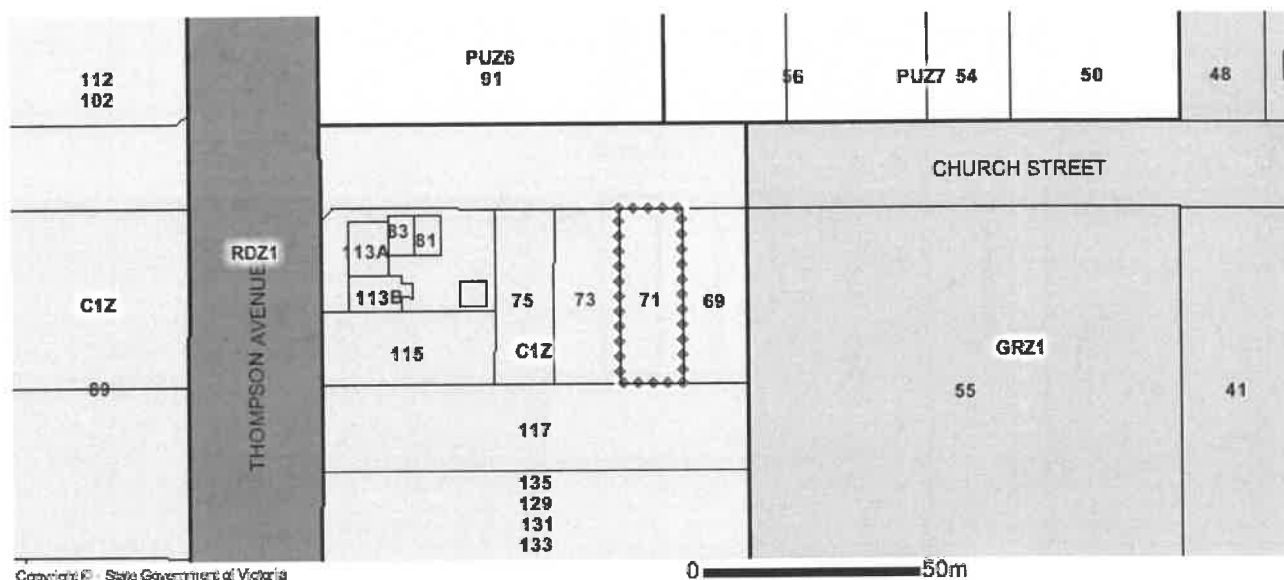
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **BASS**

Planning Zones

COMMERCIAL 1 ZONE (C1Z)

SCHEDULE TO THE COMMERCIAL 1 ZONE (C1Z)



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0 50m

- | | | |
|--------------------------------------|---------------------------|--------------------------------------|
| C1Z - Commercial 1 | GRZ - General Residential | PUZ6 - Public Use - Local Government |
| PUZ7 - Public Use - Other Public Use | RDZ1 - Road - Category 1 | |

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

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PLANNING PROPERTY REPORT: 71 CHURCH STREET COWES 3922

Page 1 of 4

PLANNING PROPERTY REPORT

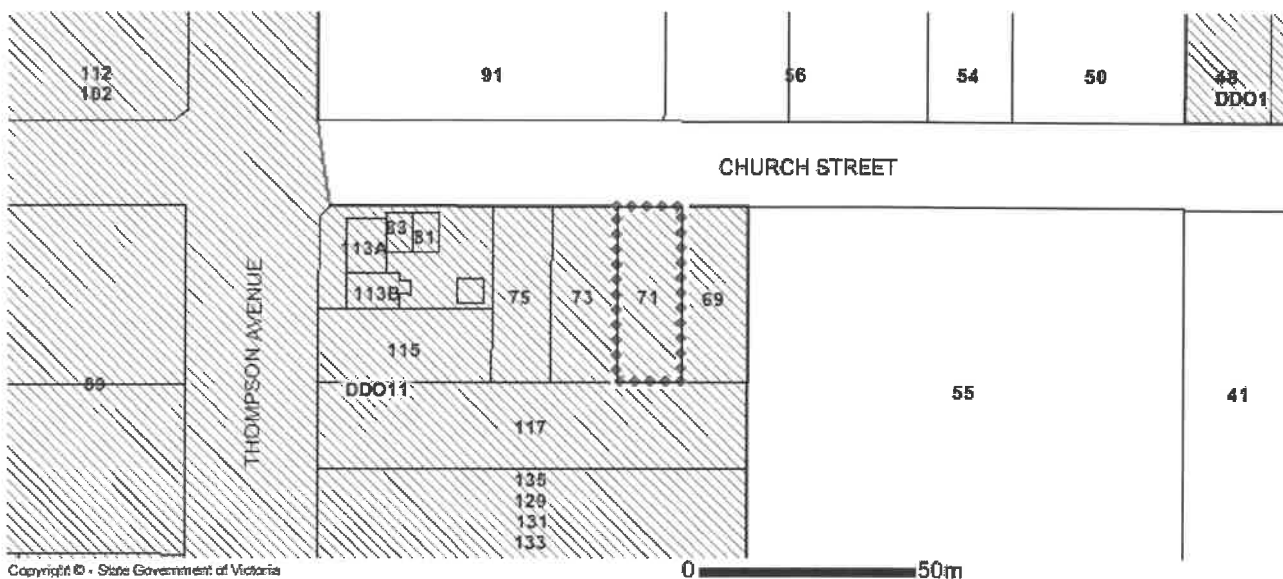


Environment,
Land, Water
and Planning

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 11 (DDO11)



DDO - Design and Development

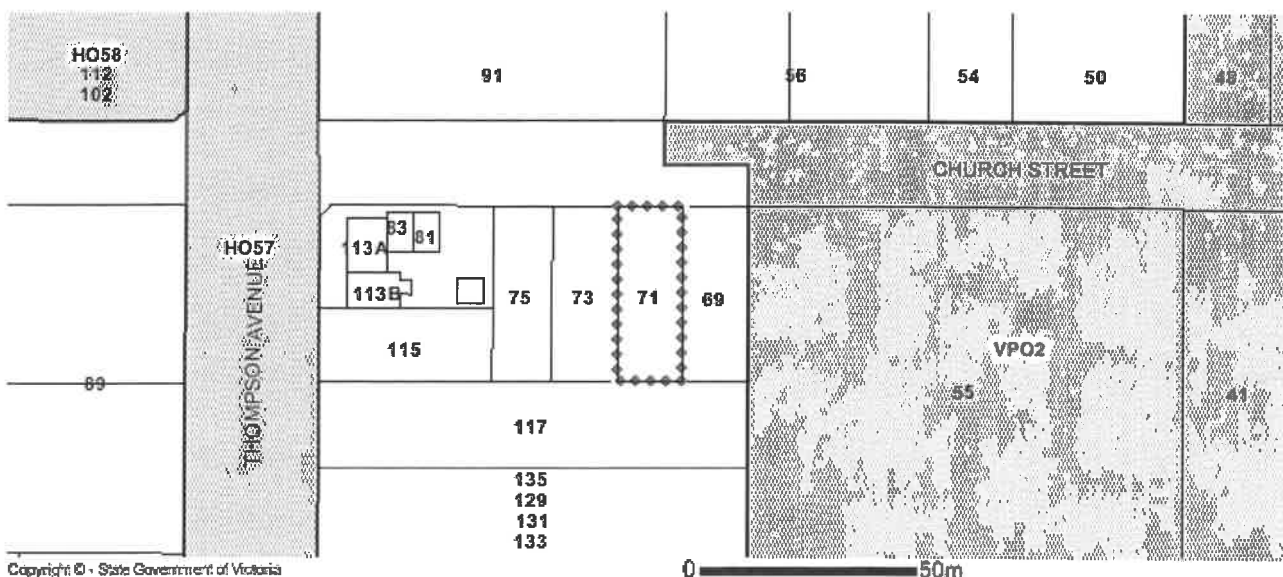
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)

VEGETATION PROTECTION OVERLAY (VPO)



HO - Heritage

VPO - Vegetation Protection

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

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PLANNING PROPERTY REPORT: 71 CHURCH STREET COWES 3922

Page 2 of 4

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 20 January 2021.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

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

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

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

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

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

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

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PLANNING PROPERTY REPORT: 71 CHURCH STREET COWES 3922

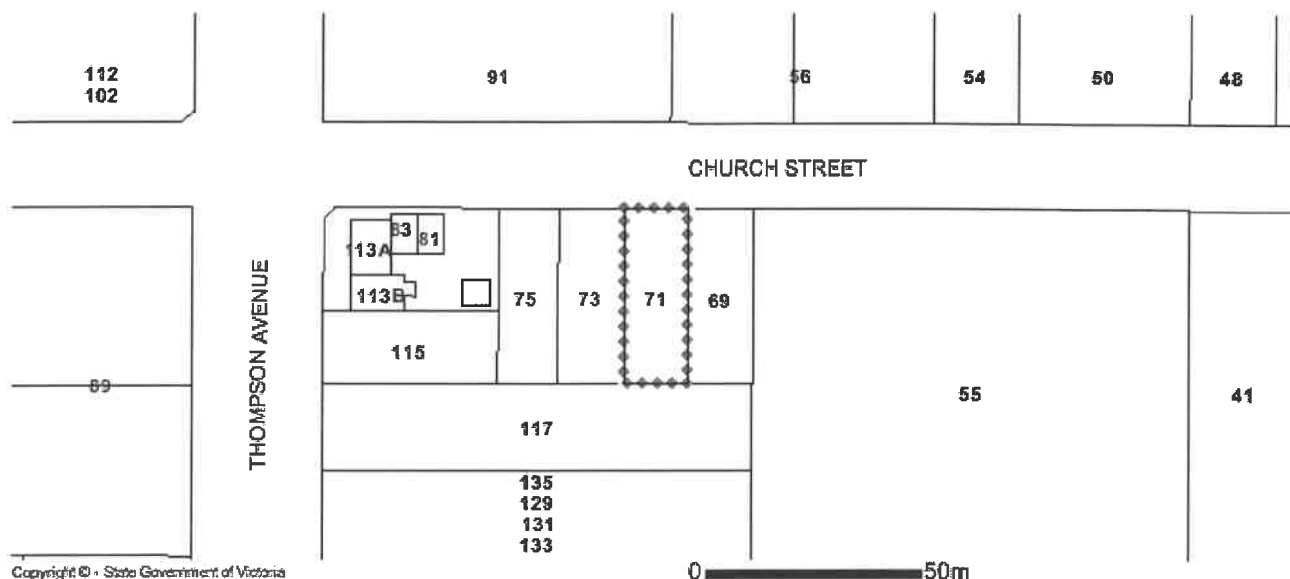
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Area

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



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Designated Bushfire Prone Area

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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

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PLANNING PROPERTY REPORT: 71 CHURCH STREET COWES 3922

Page 4 of 4



Property Report from www.land.vic.gov.au on 24 January 2021 09:19 PM

Address: 71 CHURCH STREET COWES 3922

Lot and Plan Number: Lot 4 LP21598

Standard Parcel Identifier (SPI): 4\LP21598

Local Government (Council): BASS COAST **Council Property Number:** 9095

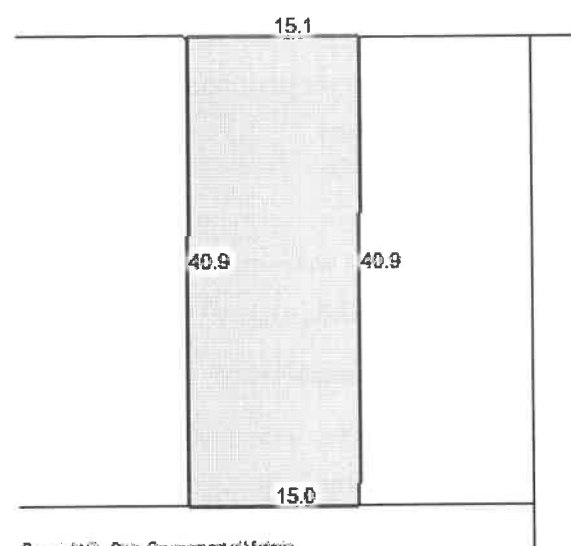
Directory Reference: Melway 734 D2

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

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

Site Dimensions

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



Area: 615 sq. m

Perimeter: 112 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

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

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State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: BASS

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Westernport Water

Melbourne Water: inside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

Planning Zone: COMMERCIAL 1 ZONE (C1Z)
SCHEDULE TO THE COMMERCIAL 1 ZONE (C1Z)

Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)

Planning scheme data last updated on 20 January 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

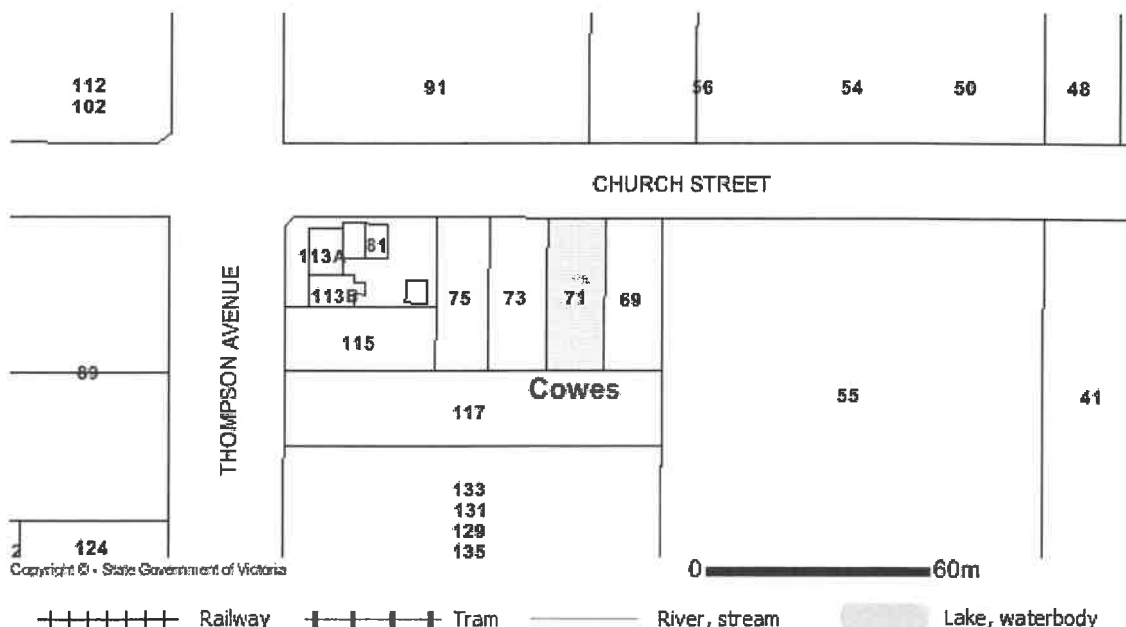
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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VICTORIA PLANNING PROVISIONS

34.0131/07/2018
VC148**COMMERCIAL 1 ZONE**Shown on the planning scheme map as **B1Z, B2Z, B5Z or C1Z.****Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Operation

A schedule may apply under this zone to a planning scheme outside of metropolitan Melbourne. That schedule may:

- specify the maximum leasable floor area for office
- specify the maximum leasable floor area for shop (other than restricted retail premises).

34.01-126/05/2020
VC175**Table of uses****Section 1 - Permit not required**

Use	Condition
Accommodation (other than Community care accommodation, Corrective institution and Rooming house)	Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).
Art and craft centre	
Child care centre	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
Cinema	
Cinema based entertainment facility	
Community care accommodation	Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.22-2.
Education centre (other than Child care centre)	
Exhibition centre	
Home based business	
Informal outdoor recreation	
Office	The leasable floor area for all offices must not exceed any amount specified in the schedule to this zone.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.
Railway	

VICTORIA PLANNING PROVISIONS

Use	Condition
Retail premises (other than Shop)	
Rooming house	Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex product shop)	The leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Animal production and Apiculture)	
Grazing animal production	
Industry	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Place of assembly (other than Carnival, Cinema, Cinema based entertainment facility, Circus, Exhibition centre and Place of worship)	
Utility installation (other than Minor utility installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10.
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Animal production (other than Grazing animal production)
Corrective institution
Major sports and recreation facility

VICTORIA PLANNING PROVISIONS

Use

Motor racing track

34.01-2

15/07/2013
VC100

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

34.01-3

31/07/2018
VC148

Subdivision

A permit is required to subdivide land.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application

Information
requirements and
decision guidelines

Subdivide land to realign the common boundary between 2 lots where:

Clause 59.01

- The area of either lot is reduced by less than 15 percent.
- The general direction of the common boundary does not change.

Subdivide land into lots each containing an existing building or car parking space where:

Clause 59.02

- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.
- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

Subdivide land into 2 lots if:

Clause 59.02

- The construction of a building or the construction or carrying out of works on the land:
 - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
 - Has started lawfully.
- The subdivision does not create a vacant lot.

34.01-4

31/07/2018
VC148

Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:

VICTORIA PLANNING PROVISIONS

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

An apartment development must meet the requirements of Clause 58.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 where the land is not: <ul style="list-style-type: none"> ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 53.10. ▪ Used for a Brothel or Adult sex product shop. 	Clause 59.04

Transitional provisions

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

34.01-5

16/01/2018
VC142

Neighbourhood and site description and design response

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or 55.01, as appropriate:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.

Clause 34.01-5 does not apply to an apartment development.

VICTORIA PLANNING PROVISIONS

Satisfactory neighbourhood and site description before notice and decision

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01 or 55.01 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

34.01-6

16/01/2018
VC142

Application requirements**Use**

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.

VICTORIA PLANNING PROVISIONS

- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

34.01-7

31/07/2018
VC148

Exemption from notice and review

An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

34.01-8

24/01/2020
VC160

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

Subdivision

- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

VICTORIA PLANNING PROVISIONS

- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.

Transitional provisions

The objectives, standards and decision guidelines of Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

34.01-9

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 1.

BASS COAST PLANNING SCHEME

11/07/2019
C156basc

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

1.0
11/07/2019
C156basc

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
None specified	None specified	None specified

43.02
31/07/2018
VC148

DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-1
19/01/2006
VC37

Design objectives

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2
31/07/2018
VC148

Buildings and works

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.

- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
Construct a building or construct or carry out works for:	Clause 59.05
<ul style="list-style-type: none">A carport, garage, pergola, verandah, deck, shed or similar structure.An outdoor swimming pool.	
The buildings and works must be associated with a dwelling.	

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$1,000,000 where the land is in an industrial zone.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone.	Clause 59.05

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-3

31/07/2018
VC148

Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> The area of either lot is reduced by less than 15 percent. The general direction of the common boundary does not change. 	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 59.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> The construction of a building or the construction or carrying out of works on the land: 	Clause 59.02

Class of application**Information
requirements and
decision guidelines**

- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
- Has started lawfully.
- The subdivision does not create a vacant lot.

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-4

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5

31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

43.02-6

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

BASS COAST PLANNING SCHEME04/07/2019
C151basc**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO11**.**COWES ACTIVITY CENTRE****1.0**04/07/2019
C151basc**Design objectives**

To create a coherent coastal village character through consistent built form within each precinct of the Activity Centre and to promote design excellence.

To facilitate development in commercial and mixed use areas which fosters street activation.

To ensure development fronting The Esplanade and in residential areas does not detract from the landscape significance of Cowes, as viewed from the water, foreshore, and beach.

To facilitate a greater diversity and density of housing and accommodation.

To encourage a transition in built form at the northern and southern edges of the Activity Centre.

2.004/07/2019
C151basc**Buildings and works****Permit not required**

A permit is not required to construct a building or construct or carry out works for:

- The installation of an automatic teller machine.
- An alteration of an existing building façade provided:
 - The alteration does not involve or include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at street level is maintained as an entry or window with clear glazing.
- Internal alterations within the building(s).
- Construction or works normal to a dwelling.
- The construction or extension of an out-building, provided the building is not visible from the street and the construction or extension does not exceed 10 square metres in area and 3 metres in height.

Permit requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development should be in accordance with the built form requirements specified in Table 1.
- Development must provide continuous awnings:
 - At its frontage to The Esplanade, between Warley Avenue and Bass Avenue.
 - At its frontage to Thompson Avenue, between The Esplanade and Settlement Road, with the exclusion of the church and community centre sites at the intersection of Thompson Avenue and Church Street.
- Development should feature quality architecture, be highly articulated and provide distinctive facades to create a visually interesting interface with the streetscape.

BASS COAST PLANNING SCHEME

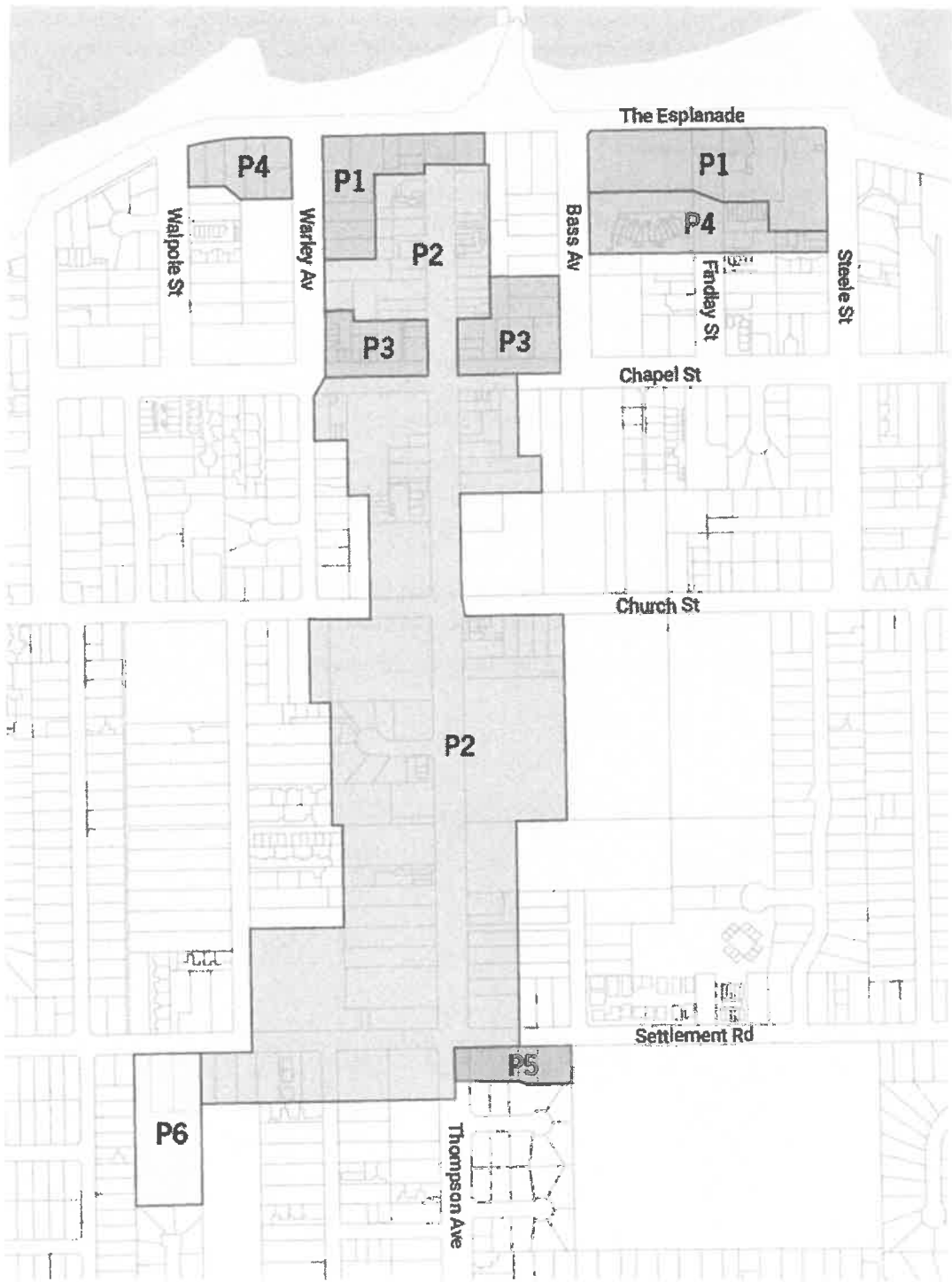
Table 1: Preferred Built Form

Preferred height	Preferred street wall height	Preferred street level setbacks	Preferred upper level setbacks (above preferred street wall)
Precinct 1 – Waterfront Mixed Use (The Esplanade, between Warley Avenue and Steele Street)			
17 metres (5 storeys)	8 metres (2 storeys)	0 metres	5 metres
Precinct 2 (Thompson Avenue and the Activity Centre generally)			
11 metres (3 storeys)	8 metres (2 storeys)	0 metres	5 metres
Precinct 3 – Waterfront Gateway (Gateway sites on Thompson Avenue and Chapel Street)			
14 metres (4 storeys)	8 metres (2 storeys)	0 metres	5 metres
Precinct 4 – Northern Activity Centre Edge (Transitional sites between the Activity Centre and residential areas)			
14 metres (4 storeys)	8 metres (2 storeys)	Maximum 4 metres	0 metres
Precinct 5 – Southern Activity Centre Edge (Mixed use sites on Settlement Road, east of Thompson Avenue)			
11 metres (3 storeys)	Not applicable	0 metres	5 metres
Precinct 6 – Southern Activity Centre Edge (Mixed use sites on Settlement Road, west of Thompson Avenue)			
11 metres (3 storeys)	Not applicable	Maximum 4 metres	5 metres

*Notes Preferred maximum height is the height in metres, measured from natural ground level.
Preferred maximum height excludes rooftop plant and lift overruns, provided these elements are well setback from the roof edge.*

BASS COAST PLANNING SCHEME

Map 1: Area Subject to DDO11



3.0
04/07/2019
C151basc
Subdivision
None specified.

4.0
04/07/2019
C151basc
Advertising signs
None specified.

BASS COAST PLANNING SCHEME**5.0**04/07/2019
C151basc**Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A planning permit application must be accompanied by a site analysis plan and a written urban context report.
- An application that does not meet the built form requirements in Table 1 of this schedule must document how the development will achieve the design objectives and outcomes of this schedule.

6.004/07/2019
C151basc**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- For developments in Precinct 4, the siting and design of proposed development in response to Council's adopted Design and Siting Guidelines for Coastal Areas and Rural Hinterland 1999, and Siting and Design Guidelines for Structures on the Victorian Coast, Victorian Coastal Council 1998.
- Whether the design of the development compliments the landscape character of Cowes, as viewed from the water, foreshore, and beach.
- The extent to which the facade of the development is articulated to break up building mass.



Our reference: CTLANDINFO-2021/1289

Your reference: 44757684-015-7

Issue Date: 27/1/2021

Certificate Expiry Date: 27/4/2021

Land Information Certificate

(Section 229 of the Local Government Act 1989)

Property Number: 9095
 Property Address: 71 Church St COWES
 Legal Description: LOT 4 LP 21598
 Applicant: Nepean Conveyancing Services c/o LANDATA
 Applicant's Email: landata.online@victorianlrs.com.au

Valuations:	Site Value:	\$345000
	Capital Improved Value:	\$465000
	Net Annual Value:	\$23250
Valuation Date:	1/1/2020	

Rates and Charges for the period 1/7/2020 to 30/6/2021.

Arrears as at 1/7/2020	\$0
General Rates	\$1420.02
Waste Services	\$496.49
Fire Services Property Levy	\$138.11
Rates & Charges Sub Total for 2020/21	\$2054.62
Arrears/Interest	\$0
Compulsory Works Charge	\$0
Fire Hazard	\$0
Legal Fees	\$0
Rebates	\$0
Receipts and Adjustments	\$-1026.62
Other Outstanding Charges/Property Debt	\$0
Special Rates and Charges	\$0
Total Balance Owning	\$1028.00
Total Balance Including Special Charges	\$1028.00

Property Themes



**BASS
COAST**

Land Information Certificate

All Notices of Acquisition lodged must have the Date of Birth and the correct future mailing address of the purchaser. If this information is not provided, the Notice of Acquisition may be returned to you for completion.

Notices, Orders, Outstanding or Potential Liability/Subdivisional Requirement

- There is no potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
- A flood level HAS NOT been determined by the Council pursuant to Regulation 44.6 of the Victorian Building Regulation.
- There is no potential liability for the land to become rateable under Section 173 or 174A of the Local Government Act 1989.
- There are no outstanding amounts required to be paid for recreational purposes or any transfer of land required to made to Council for recreational purposes under Section 18, Subdivision of Land Act 1988 or the Local Government Act 1968.
- There are no outstanding notices or orders on the land that have been served by the Council under the Local Government Act or Regulation, or under a Local Law of the Council, which have a continuing application as at the date of this certificate.
- There is no money owed in relation to the land under Section 94(5) of the Electricity Industry Act 2000.
- There is no money owed under Section 227 of the Act.
- There is no environmental upgrade charge in relation to the land which is owed under Section 181C of the Act.
- The amount stated includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the Fire Services Property Levy Act 2012.
- This Certificate provides information regarding Valuations, Rates, Charges, Other moneys owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a Local Law or By-Law of the Council.
- This Certificate is not required to include information regarding Planning, Building, Health, Land Fill, Land Slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant Authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a true and correct disclosure of the rates and other monies and interest payable to the Bass Coast Shire Council, together with any notices or orders referred to in this certificate.

Authorised Officer

For your convenience, why not pay via BPay?



Billir Code: 93799
Reference Number:
0000090951

Our reference: CTLANDINFO-2021/1289

Please quote our reference number (listed above) when contacting Council in relation to this matter.



4 February 2021

Nepean Conveyancing Services c/o
LANDATA
GPO Box 527
Melbourne, Victoria 3001

Form 51(I) Building Permit Information

Dear Sir/Madam

Address: 71 Church Street Cowes
Our Ref: 1027012907
Your Ref: 44757684-017-1

I refer to your recent request for Building Permit Information relating to the above property, and advise that our records contain information relating to Building Permits, Occupancy Permits or Certificate of Final Inspection issued during the past ten (10) years:

No Building Permits Recorded by Council.

No Final Certificates/No Occupancy Permit Recorded by Council.

Details of any current statements issued under Reg 64(1) or 231(2) of the building regulations 2006: NIL

Details of any current building notices or orders issued: NIL

For Planning permit information or a legal point of discharge, contact councils planning and infrastructure departments respectively. Forms may be found on our website at www.basscoast.vic.gov.au. Council does not have details on the presence of landslip within the municipality. Details regarding wind speeds should be directed to the design engineer for confirmation and compliance with the relevant Australian Standards.

Information supplied in accordance with Regulation 51 of the Building Regulations 2018 is provided based on the information contained in records held by Council. Should you require any further information please contact this office on 1300 BCOAST (226 278).

Yours faithfully

Shayee Logan
Administration Officer
Municipal Building Services & Enforcement



INFORMATION STATEMENT

Statement under Section 158, Water Act 1989

DATE OF ISSUE	ACCOUNT NO	RECEIPT NO	STATEMENT NO	YOUR REF
25/01/2021	10014132	2539 \$53.99	10915	44757684-028-7

Statement for property at:
71 Church Street COWES
LOT: 4 LP: 21598

METER ID:
14W104779

Applicant:
LANDATA

Owner
J Sekac & D K Sekac

Statement of charges

Brought Forward/Arrears		\$0.00
Waterways and Drainage Charge	01/07/2020 to 30/06/2021	\$57.28
Sewer Domestic Access	23/11/2020 to 22/02/2021	\$153.56
Domestic Water Access	23/11/2020 to 22/02/2021	\$99.30
Domestic Water Usage	08/07/2020 to 05/11/2020	\$93.41
Payments		-\$403.55
Total Outstanding		\$0.00

BALANCE AT DATE OF ISSUE \$0.00

Bill Code:	Ref Number:
93682	10014132

**amount may be subject to update of interest*

If property is metered, purchasers should ensure their solicitor/conveyancer have ordered a special meter reading to determine any additional consumption charges at settlement date

LAST METER READING DATE: 05/11/2020

Unbilled Usage
nil

It is the responsibility of the purchasers Solicitor/Conveyancer to ensure they contact WPW to obtain a balance update no greater than 3 days prior to settlement

It is a legal responsibility under the Water Act that a Notice of Disposition is provided to Westernport Water upon sale of a property.

Sewer Main DOES Traverse Land



I hereby certify that the above statement is correct

Marg Tucker

Acting Customer Services Manager

Additional information:

MELBOURNE WATERWAYS

The subject property may be affected by drainage and/or flooding issues. For further information please contact Melbourne Water's land development team on telephone 9679 7517.

Westernport Water
2 Boys Home Road
Newhaven, 3925.
Phone: 1300 720 711
Email: westport@westernportwater.com.au

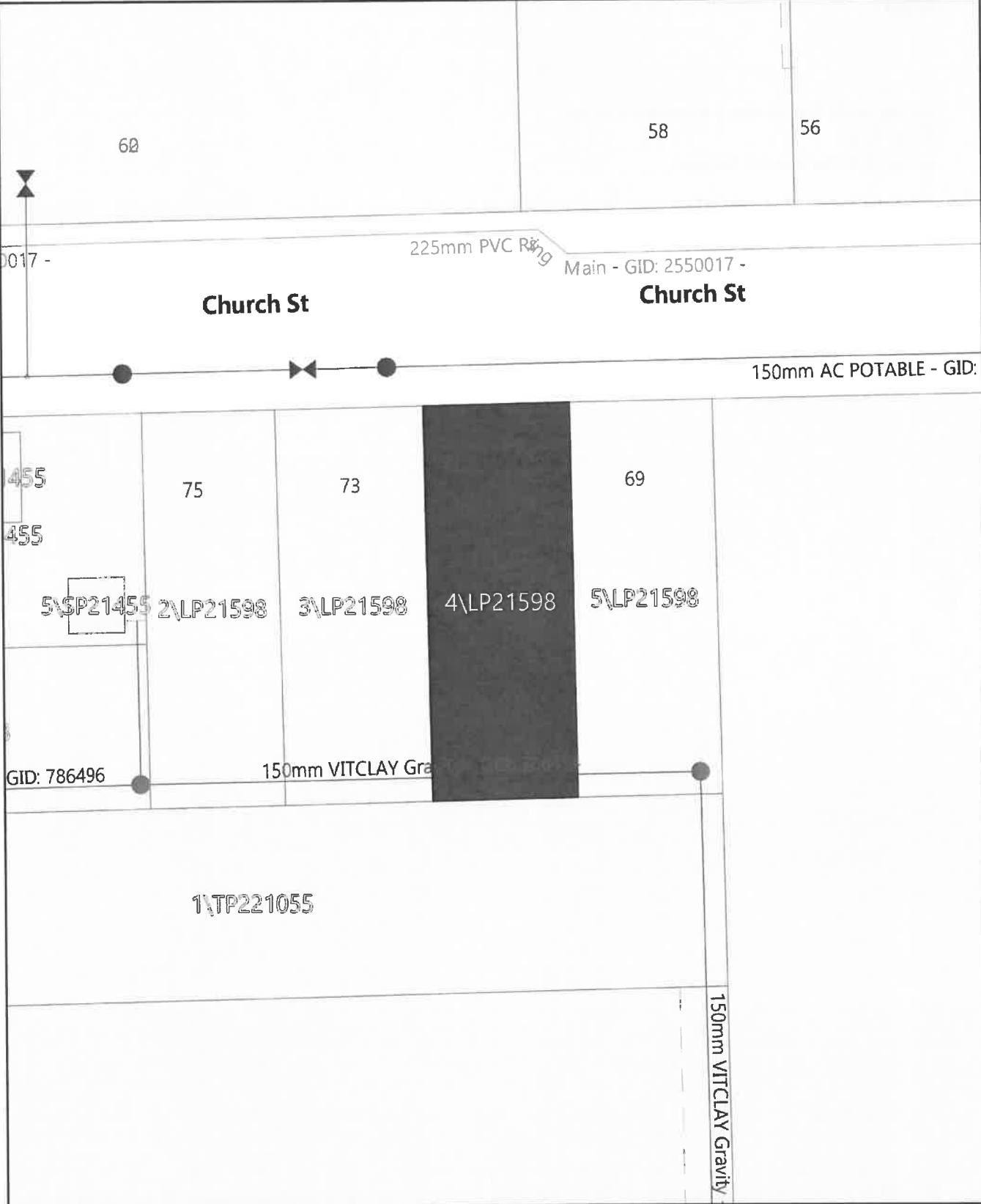


WESTERNPORT
WATER

Issue Date: 25/1/2021



Scale 1:539



71 Church Street COWES

DISCLAIMER

The details supplied are extracted from information provided to the corporation. Applicants are required to satisfy themselves as to the accuracy of the information. The information should be confirmed on site, and physically located if necessary. The contractor is responsible to locate services. There may be cross road services. The corporation accepts no liability whatsoever for any loss or alteration due to variation in location, offset depth or main size.

Property Clearance Certificate

Taxation Administration Act 1997



NEPEAN CONVEYANCING SERVICES

Your Reference: SEKAC
Certificate No: 41166906
Issue Date: 25 JAN 2021
Enquiries: ESYSPROD

Land Address: 71 CHURCH STREET COWES VIC 3922

Land Id	Lot	Plan	Volume	Folio	Tax Payable
7263368	4	21598	7543	97	\$465.00

Vendor: DAWN SEKAC & JOHN SEKAC**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JOHN SEKAC	2021	\$345,000	\$465.00	\$0.00	\$465.00

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

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

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

Paul Broderick
 Commissioner of State Revenue

CAPITAL IMP VALUE: \$465,000

SITE VALUE: \$345,000

AMOUNT PAYABLE: \$465.00

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

Certificate No: 41166906

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$465.00

Taxable Value = \$345,000

Calculated as \$275 plus (\$345,000 - \$250,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 41166906

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 41166906

Visa or Mastercard

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

sro.vic.gov.au/paylandtax



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Nepean Conveyancing Services
43 Plaza Crescent
DINGLEY 3172

Client Reference: sekac

NO PROPOSALS. As at the 24th January 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

71 CHURCH STREET, COWES 3922
BASS COAST SHIRE

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

Date of issue: 24th January 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 44757684 - 44757684210417 'sekac'



Extract of EPA Priority Site Register

Page 1 of 2

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

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 71 CHURCH STREET
SUBURB: COWES
MUNICIPALITY: BASS COAST
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 734 Reference D2
DATE OF SEARCH: 24th January 2021

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

- EPA has requirements for active management of land and groundwater contamination; or
- where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means.

Where EPA has requirements for active management of land and/or groundwater, appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

**[Extract of Priority Sites Register] # 44757684 - 44757684210417
'sekac'**



Extract of EPA Priority Site Register

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

Environment Protection Authority Victoria
GPO Box 4395 Melbourne Victoria 3001
Tel: 1300 372 842

[Extract of Priority Sites Register] # 44757684 - 44757684210417
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