



Vendor's Statement to the Purchaser

PROPERTY:

2A Inglis Avenue, Mirboo North, Victoria 3871

MILLS OAKLEY

Level 6, 530 Collins Street
MELBOURNE VIC 3000
Telephone: 61 3 9670 9111
Facsimile: 61 3 9605 0933
DX 558, MELBOURNE
www.millsoakley.com.au
Ref: TJCM:6406837

**VENDOR'S STATEMENT TO THE PURCHASER
OF REAL ESTATE UNDER SECTION 32
OF THE SALE OF LAND ACT 1962 (VIC) ("ACT")**

VENDOR: Cottage East Pty Ltd ACN 624 474 853 in its own right and as trustee for the Cottage East Trust ABN 23 757 846 847 (Receiver and Manager appointed)

PROPERTY: 2A Inglis Avenue, Mirboo North, Victoria 3871 being Lot 1 on Title Plan 602695R as described in Certificate of Title Volume 10040 Folio 484

IMPORTANT NOTICE TO PURCHASERS

The use to which you propose to put the Property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy.

The Property may be located in an area where commercial agricultural production activity may affect your enjoyment of the Property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

In this Statement words importing the singular mean and include the plural and vice versa.

1 Title Documents

Attached are copies of the following documents concerning title to the Property:

- (a) Register Search Statement for Certificate of Title Volume 10040 Folio 484
- (b) Title Plan 602695R
- (c) Caveat AZ176357H by Judo Bank Pty Ltd

2 Restrictions

Information concerning any easement, covenant or other similar restriction affecting the Property (whether registered or unregistered) is:

- (a) set out in the attached Title Documents and any other attachments to this Vendor's Statement;
- (b) easements that are implied under section 12(2) of the *Subdivision Act 1988*;
- (c) any public rights of way and any private easement arising by use of the land by persons other than the Vendor. These may be evident from an inspection or observation from the land;
- (d) any encumbrances by Gippsland Water;
- (e) any proposed planning scheme amendments and additional notes affecting the Property, as detailed in the attached Planning Certificate; and
- (f) any other easements, covenants or restrictions shown in the annexures to this Vendor's Statement.

The Vendor is not aware of any existing failure to comply with the terms of any easement, covenant or other similar restriction affecting the Property. However, although the Vendor is not aware of any of such occurrences, it is possible that sewers, drains, water pipes, electrical, telephone and telecommunication services servicing the Property and other properties in the locality may be laid outside any registered easements created for such purposes.

3 Planning and Road Access

- 3.1 The Property is affected by the planning instruments as set out in the attached Planning Certificate.
- (a) Name of planning scheme: South Gippsland Planning Scheme
 - (b) Name of responsible authority: South Gippsland Shire Council
 - (c) Zoning of land: General Residential Zone – Schedule 1
 - (d) Planning overlays affecting the Land:
Bushfire Management Overlay
- 3.2 There is access to the Property by road.

4 Outgoings

- 4.1 Information concerning any rates, taxes, charges or other similar outgoings affecting the Property and any interest payable on any part of them can generally be found in the attached copies of relevant certificates.
- 4.2 The Vendor is not aware of any other amounts for which the Purchaser may become liable as a consequence of having purchased the Property.
- 4.3 An appropriate adjustment will be required at settlement of any council and water rates, land tax, water consumption and any similar charges (not including any amounts to which section 10G of the Sale of Land Act 1962 applies).

5 Services

- 5.1 The following services are **not** connected as at the date of this Statement:
- (a) Gas
 - (b) Water
 - (c) Sewerage
 - (d) Telephone
 - (e) Electricity
- 5.2 Services may be available but not connected at time of or prior to settlement. The Purchaser should check with the appropriate authority as to the cost of connecting essential services not connected to the Property as such costs are the sole responsibility of the Purchaser. The Purchaser must make no objection or requisition and must not make any claim for compensation nor rescind or determine the contract of sale to which this Statement applies nor delay or postpone settlement as a result of any or all of the services being available but not connected to the Property.

6 Bushfire – Prone Area

- 6.1 The Property is in a bushfire-prone area within the meaning of the regulations made under the *Building Act 1993* (Vic).

7 Building Approvals and Owner–Builder Insurance

- 7.1 Particulars of any building permit issued in the past seven years under the *Building Act 1993* (Vic) are contained in the attached certificates, if any.
- 7.2 Particulars of any required insurance effected in the past six years under the *Building Act 1993* (Vic) are contained in the attached certificates, if any.

8 Notices

- 8.1 Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the Property of which the Vendor might reasonably be expected to have knowledge, including any:
- (a) notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the Property;
 - (b) notice, property management plans, reports or orders in respect of the Property 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) notice served under Section 6 of the *Land Acquisition and Compensation Act* 1986 (Vic), are, other than contained in the attached certificates and statements, none to the Vendor's knowledge.
- 8.2 The Vendor has no means of knowing the particulars of all decisions, notices, orders, declarations, reports, recommendations or approved proposals of public authorities and government departments affecting the Property unless they have been communicated to the Vendor at its current address and the Purchaser should make its own enquiries from the Municipal Council or any other public authority or government department considered appropriate by the Purchaser.

9 Charges

- 9.1 To the Vendor's knowledge, there are no registered charges over the Property imposed by or under an Act to secure an amount due under that Act other than as contained in the attached documents.

10 GAIC

- 10.1 A work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act* 1987 (Vic) does not apply to the Property.

11 Commercial and Industrial Property Tax

- 11.1 The Land is not tax reform scheme land within the meaning of the *Commercial and Industrial Property Tax Reform Act* 2024 (Vic).
- 11.2 The AVPCC allocated to the land is 100. The AVPCC allocated to the land is not a qualifying use.
- 11.1 See the Commercial and Industry Property Tax Clearance Certificate annexed to this document.

12 Sale by Receiver and Manager

- 12.1 The Property is being sold by David John Coyne of BRI Ferrier in his capacity as appointed receiver and manager of Cottage East Pty Ltd ACN 624 474 853 in its own right and as trustee for the Cottage East Trust ABN 23 757 846 847 pursuant to an appointment made on 23 May 2025.
- 12.2 As the Vendor is selling the Property in the capacity as appointed Receiver and Manager:
- (a) the receiver and manager of the Vendor has no actual knowledge of the Property, the state of the Property and any other information other than the statutory publicly available records and information as disclosed in the Vendor's Statement; and
 - (b) the Vendor is not sufficiently familiar with the Property to make any representations or warranties whatsoever in relation to the state of the Property.



Vendor's Statement to the Purchaser

13 SUMMARY OF ATTACHMENTS TO VENDOR'S STATEMENT

Attached to this Statement are copies of:

- 13.1 Register Search Statement for Certificate of Title Volume 10040 Folio 484
- 13.2 Title Plan 602695R
- 13.3 Caveat AZ176357H by Judo Bank Pty Ltd
- 13.4 Planning Certificate
- 13.5 Roads Certificate
- 13.6 Council Land Information Statement
- 13.7 Water Information Statement
- 13.8 Property Clearance Certificate
- 13.9 Building Information Statements
- 13.10 EPA Priority Sites Register Extract

DATED this day of 16/7/2025 | 9:38 ~~2025~~ AEST

DocuSigned by:

.....F85820F370EE476.....

Vendor or Vendor's representative

David Coyne

PURCHASER'S ACKNOWLEDGMENT

The Purchaser acknowledges being given a duplicate of this Statement signed by or on behalf of the Vendor before he signed any document committing him to purchase the Property.

DATED this day of 2025

.....
Purchaser

Register Search Statement - Volume 10040 Folio 484

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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 10040 FOLIO 484

Security no : 124126050079X
Produced 09/07/2025 10:47 AM

LAND DESCRIPTION

Lot 1 on Title Plan 602695R.
PARENT TITLE Volume 07262 Folio 274
Created by instrument R354548M 23/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
COTTAGE EAST PTY LTD of LEVEL 6 12-20 FLINDERS LANE MELBOURNE VIC 3000
AR795283C 21/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AZ176357H 22/05/2025

Caveator
JUDO BANK PTY LTD ACN: 615995581
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
24/05/2022
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
MILLS OAKLEY
Notices to
ARIEL BORLAND of LEVEL 6 530 COLLINS STREET MELBOURNE VIC 3000

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 TP602695R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ176357H (E)	CAVEAT	Registered	22/05/2025

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

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

Street Address: 2A INGLIS AVENUE MIRBOO NORTH VIC 3871

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 15/11/2024

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 09/07/2025, for Order Number 88423233. Your reference: 6406837 Mirboo North.

TITLE PLAN		EDITION 1		TP 602695R							
Location of Land			Notations								
Parish: MIRBOO											
Township: MIRBOO NORTH											
Section: 3											
Crown Allotment: 44 (PT)											
Crown Portion:											
Last Plan Reference:											
Derived From: VOL 10040 FOL 484			ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Depth Limitation: 15.24 m											
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT							
				COMPILED: 15/08/2000							
				VERIFIED: BH							
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 44 (PT)</td></tr></table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 44 (PT)	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = CA 44 (PT)											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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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.

Produced 09/07/2025 10:47:56 AM

Status	Registered	Dealing Number	AZ176357H
Date and Time Lodged	22/05/2025 04:20:38 PM		

Lodger Details

Lodger Code	21078Q
Name	MILLS OAKLEY
Address	
Lodger Box	
Phone	
Email	
Reference	JZLM:9390584 - Judo

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

10040/484

Caveator

Name	JUDO BANK PTY LTD
ACN	615995581

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

24/05/2022

Estate or Interest claimed

Interest as Chargee

Prohibition

Absolutely

Name and Address for Service of Notice

Ariel Borland



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	6
Street Number	530
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

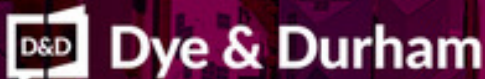
Executed on behalf of	JUDO BANK PTY LTD
Signer Name	MONIQUE JO-ANNE STELLA
Signer Organisation	MILLS OAKLEY
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	22 MAY 2025

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Planning Certificate



PROPERTY DETAILS

Property Address: 2A INGLIS AVENUE MIRBOO NORTH VIC 3871
 Title Particulars: Vol 10040 Fol 484
 Vendor: N/A
 Purchaser: N/A

Certificate No: 129860191

Date: 09/07/2025
 Matter Ref: 6406837 Mirboo North
 Client: Mills Oakley Lawyers



MUNICIPALITY

SOUTH GIPPSLAND



PLANNING SCHEME

SOUTH GIPPSLAND PLANNING SCHEME



RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

SOUTH GIPPSLAND SHIRE COUNCIL



ZONES

GENERAL RESIDENTIAL ZONE - SCHEDULE 1



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

NOT APPLICABLE



APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY

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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



ADDITIONAL INFORMATION

THE SUBJECT PROPERTY IS OUTSIDE THE URBAN GROWTH BOUNDARY

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

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**PLANNING ZONES MAP****ZONING**

- C1Z - COMMERCIAL 1 ZONE
- GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- IN1Z - INDUSTRIAL 1 ZONE
- IN3Z - INDUSTRIAL 3 ZONE
- PPRZ - PUBLIC PARK AND RECREATION ZONE
- PUZ1 - PUBLIC USE ZONE - SERVICE AND UTILITY
- RLZ1 - RURAL LIVING ZONE - SCHEDULE 1
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dye and Durham
GPO BOX 1612
BRISBANE 4001

Client Reference: 88423317 129860192

NO PROPOSALS. As at the 9th July 2025, 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®.

2A INGLIS AVENUE, MIRBOO NORTH 3871
SHIRE OF SOUTH GIPPSLAND

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

Date of issue: 9th July 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 77369803 - 77369803105940 '88423317
129860192'

Land Information Certificate



South Gippsland
Shire Council

Assessment No: 82532-6

Certificate No 32704
Date printed 10 July 2025
Enquiries 03 5662 9878

Applicants Ref 88423317:1298601
Receipt No
Fee \$30.60

Dye & Durham Property Pty Ltd
PO BOX 1884
Melbourne VIC 3001

Property Owner	Cottage East Pty Ltd
Property Address	2A Inglis Avenue Mirboo North VIC 3871
Property Description	L1 TP602695R Parish of Mirboo
Land Use	100 Vacant Residential Home Site/Surveyed Lot
Land Area	676M2

Valuation effective date 1 July 2025		
Site Value	Capital Improved Value	Net Annual Value
\$100,000	\$100,000	\$5,000

Rates & Charges for the period ending 30 June 2026

Arrears brought forward	
General Rates	1,617.55
Interest	0.00
Legal Fees	0.00
Current Charges	
General Rates	481.25
Emergency Services and Volunteers Fund	153.30
Pension/ESVF Concession/TFN Rebate	0.00
Total Current	634.55
Other Current Charges	
Current Interest	0.00
Legal Fees	0.00
Special Rates & Charges	0.00
Payments	0.00
Total Balance	\$2,252.10

Please contact us for an updated balance prior to Settlement.

Payment method:

Bpay – Biller Code **35097** Customer Reference No: **000000000825326**
ABN: 67 816 770 786 GST Exempt

Land Information Certificate

Details of all rates and charges are for the period ending 30/06/26. Rates (except instalments) are due and payable on or before 15/02/26. Interest is charged at 10% on all lump sum overdue rates and charges and overdue instalments, backdated to the date on which the instalment was due.

NOTE: In accordance with section 175(1), Local Government Act 2020 the purchaser must pay all rates and charges overdue at the time that person becomes the owner of the land.

NOTICES, ORDERS, OUTSTANDING OR POTENTIAL/SUBDIVISIONAL REQUIREMENT

- There is no potential liability for rates under the Cultural and Recreational Lands Act 1963.
- There is no potential liability for the land to become rateable under Section 173 or 174A of the local Government Act 1989.
- There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to council for recreational purposes under section 18, Subdivision of Land act 1988 or the Local Government Act 1958.
- There are no notices or orders on the land that have been served by council under the Local Government Act 1958, Local Government Act 2020, any other act or regulation, under a Local Law of the Council, which have a continuing application as at the date of this certificate.
- If a bin has been supplied, it MUST remain at the property. If the Vendor has removed the bin and the Purchaser requests a replacement bin, a fee may apply.
- A flood level has not been determined by council under the Victorian Building Regulations.
- This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service from the council or the relevant authority. A fee may be charged for such information.
- Properties not connected to town sewer will have an on-site wastewater system (septic tank or treatment plant). The property owner / occupier is required to service and maintain the wastewater system in accordance with the original permit conditions. Please contact Council's Environmental Health Unit on 5662 9262 for further details.
- This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1958, Local Government Act 2020,
- Potential purchasers need to ensure that the land is not a fire risk under the Emergency Services and Volunteers Fund Act 2012 or under a Local Law or by the law of the council.
- There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Act.
- All payments are subject to bank clearance.

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



Authorised by: Olivia Skillern
Rates & Valuations Officer

Date:10-Jul-2025



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

09 July 2025

Your Reference :
Our Reference:

77369803-030-6
00215224-02

Landata

Secure Electronic Registries Vic (SERV) Locked Bag
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 2A Inglis Ave Mirboo North Vic 3871
Information Statement No: 166497

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Section 158 Statement

(Water Act 1989)

Date of Issue:	09/07/2025	Your Reference :	77369803-030-6
Information Statement No:	166497	Our Reference:	00215224-02
Property Address:	2A Inglis Ave Mirboo North Vic 3871		
Property Details:	Vol 10040 Folio 484 Lot 1 Plan TP602695		
Settlement Date:	14/07/2025		

The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ A Water Service Availability Charge applies to a property in a water district where a water main passes through, fronts the property or is capable of providing a service to the property. An Availability Charge will be applied to this property upon connection or date of settlement. Refer to Gippsland Water's Tariff Summary at www.gippswater.com.au/residential/your-account/understanding-your-account/fees-and-charges. All costs associated to connect the property are at the owner's cost. Please contact Property Connections on 1800 050 500 for further information or please visit www.gippswater.com.au/developers/property-connections
- ⇒ A Wastewater Service Availability Charge applies to a property in a wastewater district where a wastewater main passes through or is adjacent to the property, or is capable of providing a service to the property. An Availability Charge will be applied to this property upon connection or date of settlement. Refer to Gippsland Water's Tariff Summary at www.gippswater.com.au/residential/your-account/understanding-your-account/fees-and-charges. All costs associated to connect the property are at the owner's cost. Please contact Property Connections on 1800 050 500 for further information or please visit www.gippswater.com.au/developers/property-connections



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act* 1989 PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Financial Statement

Date of Issue: 09/07/2025 **Your Reference :** 77369803-030-6
Information Statement No: 166497 **Our Reference:** 00215224-02

Property Address: 2A Inglis Ave Mirboo North Vic 3871
Property Details: Vol 10040 Folio 484 Lot 1 Plan TP602695
Settlement Date: 14/07/2025

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Jul to 31 Oct

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	0.00
Wastewater Service Charges	0.00
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

Total Outstanding	0.00
--------------------------	-------------

(Please note: CR denotes a credit)



Bill Code: 3475
REF: 3680 0000 2152 2402 9
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 9 July 2025



Solicitors
Updates Online
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Important Information

Gippsland Water bill period:

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

Gippsland Water tariffs:

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

Financial updates:

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

Notice of property transfer:

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:

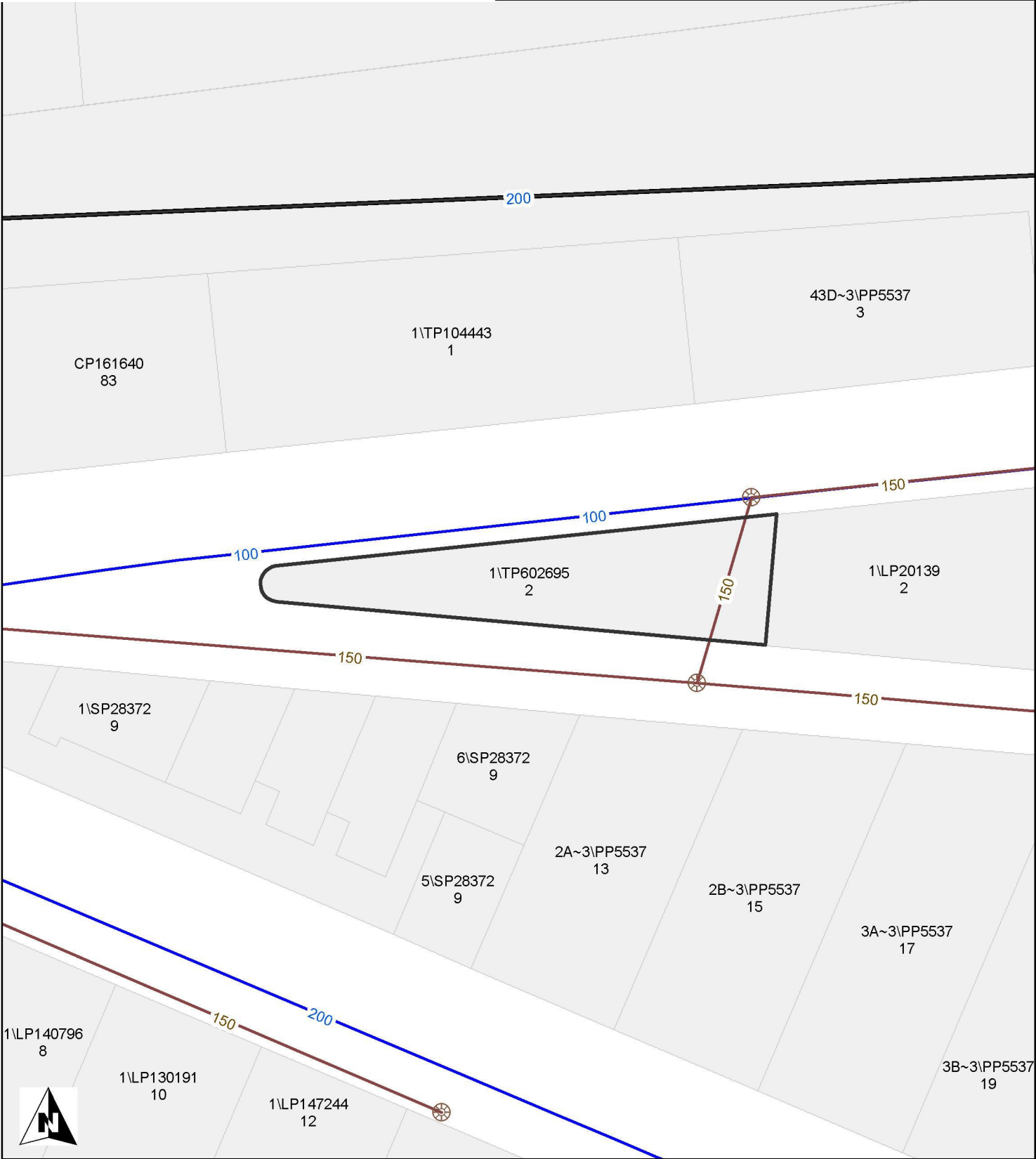
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

www.gippswater.com.au/legal/privacy-policy

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

2A Inglis Ave Mirboo North
Information Statement No: 166497
Date Issued: 9/07/2025



Water Pipes	Sewer Pipes	House Discharge Line	Maintenance Point	Collection Tank
Reticulation	Gravity	House Discharge Line	Manhole	Collection Tank
Distribution	Pressure		Pipe End	
Transfer	Rising Main			

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accomodate their works accordingly.

Property Clearance Certificate

Land Tax



MILLS OAKLEY LAWYERS VIA DYE & DURHAM PROPERTY
PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference:	88423317:129860194
Certificate No:	92172895
Issue Date:	09 JUL 2025
Enquiries:	TVD0

Land Address: 2A INGLIS AVENUE MIRBOO NORTH VIC 3871					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
33989227	1	602695	10040	484	\$900.00

Vendor: COTTAGE EAST PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
COTTAGE EAST PTY LTD	2025	\$100,000	\$428.57	\$0.00	\$428.57

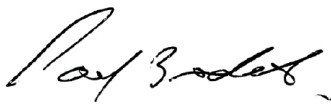
Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
COTTAGE EAST PTY LTD	2024	\$471.43	\$0.00	\$471.43

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 IMPROVED VALUE (CIV):	\$100,000
SITE VALUE (SV):	\$100,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$900.00



Notes to Certificate - Land Tax

Certificate No: 92172895

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. 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.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. 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.
8. 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 = \$975.00

Taxable Value = \$100,000

Calculated as \$975 plus (\$100,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$1,000.00

Taxable Value = \$100,000

Calculated as \$100,000 multiplied by 1.000%.


Land Tax - Payment Options

BPAY


Billers Code:5249
Ref: 92172895

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: 92172895

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



MILLS OAKLEY LAWYERS VIA DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference:	88423317:129860194
Certificate No:	92172895
Issue Date:	09 JUL 2025
Enquires:	TVD0

Land Address: 2A INGLIS AVENUE MIRBOO NORTH VIC 3871

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33989227	1	602695	10040	484	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
100	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$100,000
SITE VALUE:	\$100,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92172895

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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 commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. 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 unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. 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.

Property Clearance Certificate

Windfall Gains Tax



MILLS OAKLEY LAWYERS VIA DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference:	88423317:129860194
Certificate No:	92172895
Issue Date:	09 JUL 2025

Land Address:	2A INGLIS AVENUE MIRBOO NORTH VIC 3871		
Lot	Plan	Volume	Folio
1	602695	10040	484

Vendor: COTTAGE EAST PTY LTD
Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 92172895

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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 in respect of the land described in the Certificate:
- Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, 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 unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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


Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. 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.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<div><div>BPAY</div><div><div></div><div>Billers Code: 416073 Ref: 92172899</div></div></div> <div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div>	<div><div>CARD</div><div><div></div><div>Ref: 92172899</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61. A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div>	<div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div>
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Our Ref: 8650/2025
Your Ref: 88423317:1298601

09-Jul-2025

Dye & Durham Property Pty Ltd
PO BOX 1884
Melbourne VIC 3001



Dear Sir/Madam,

Building Information – Regulation 51(1) Response

**2A Inglis Avenue Mirboo North VIC 3871
CT-10040/484
L1 TP602695R Parish of Mirboo**

I refer to your recent request for information in accordance with Regulation 51(1) of the Building Regulations 2018 and provide the following details -

- **Building Permits, Occupancy Permits and Certificates of Final Inspection issued in preceding 10 years**

According to our records, there are no Building Permits, Occupancy Permits or Certificates of Final Inspection issued in the last 10 years.

- **Current statements issued under regulation 64 and 231**

According to our records, there are no current Statements issued under Regulation 64 or Regulation 231.

- **Current Building Notices, Building Orders and Emergency Orders**

According to our records NO Building Notices/Orders have been issued against this property.

Please note the above information does not guarantee that all buildings/structures at the property have the required building approvals. It is recommended that a registered building surveyor is engaged to inspect the buildings/structures on the property to compare with building permit records for the property. Should you require any further information, please do not hesitate to contact me on 5662 9200.

Yours sincerely,

BRETT WAGENAAR
Planning and Building Support Officer

Note: This property may have an onsite wastewater system with onsite maintenance and monitoring requirements. To clarify, please contact the Environmental Health Team on (03) 5662 9262

Our Ref: 8651/2025
Your Ref: 88423317:1298601

09-Jul-2025

Dye & Durham Property Pty Ltd
PO BOX 1884
Melbourne VIC 3001



Dear Sir/Madam,

Building Information – Regulation 51(2) Response
2A Inglis Avenue Mirboo North VIC 3871
CT-10040/484
L1 TP602695R Parish of Mirboo

I refer to your recent request for property information in accordance with Regulation 51(2) of the Building Regulations 2018 and provide the following details -

- | | |
|---|-------------------------------|
| • Is the land in a bushfire prone area | Yes |
| • Is the land in a bushfire management area (BMO) | Yes – no BAL specified |
| • Is the land liable to flooding | No |
| • Is the land a designated termite area | Yes |
| • Is the land subject to significant snowfall | No |
| • Is the land in an area with designated land/works | No |

Notes

1. The Report and Consent of Council must be obtained to an Application for a Building Permit that requires:
 - (a) the installation or alteration of a septic system; or
 - (b) the construction of a building over an existing septic system.
2. Designated bushfire prone areas can be identified at: www.land.vic.gov.au by selecting Property Reports on the right hand side of the screen and following the instructions on the website.

Should you require any further information, please do not hesitate to contact me on 5662 9200.

Yours sincerely,

BRETT WAGENAAR
Planning and Building Support Officer

Note: This property may have an onsite wastewater system with onsite maintenance and monitoring requirements. To clarify, please contact the Environmental Health Team on (03) 5662 9262

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 09 July 2025 11:06 AM

PROPERTY DETAILS

Address: 2A INGLIS AVENUE MIRBOO NORTH 3871

Lot and Plan Number: Lot 1 TP602695

Standard Parcel Identifier (SPI): 1\TP602695

Local Government Area (Council): SOUTH GIPPSLAND

Council Property Number: 194180

Planning Scheme: South Gippsland

Directory Reference: Vicroads 710 G4

www.southgippsland.vic.gov.au

[Planning Scheme - South Gippsland](#)

UTILITIES

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Melbourne Water: Outside drainage boundary

Power Distributor: AUSNET

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA

Legislative Assembly: GIPPSLAND SOUTH

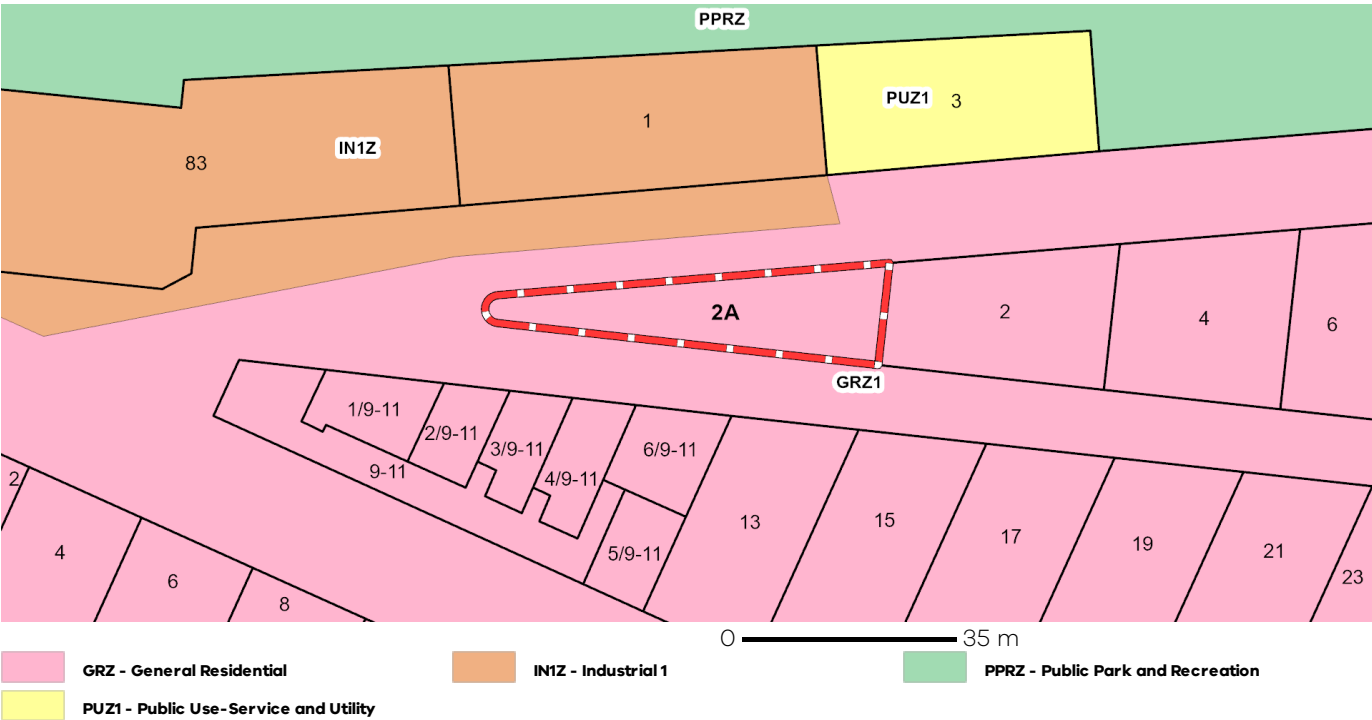
OTHER

Registered Aboriginal Party: Gunaikurnai Land and Waters
Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

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

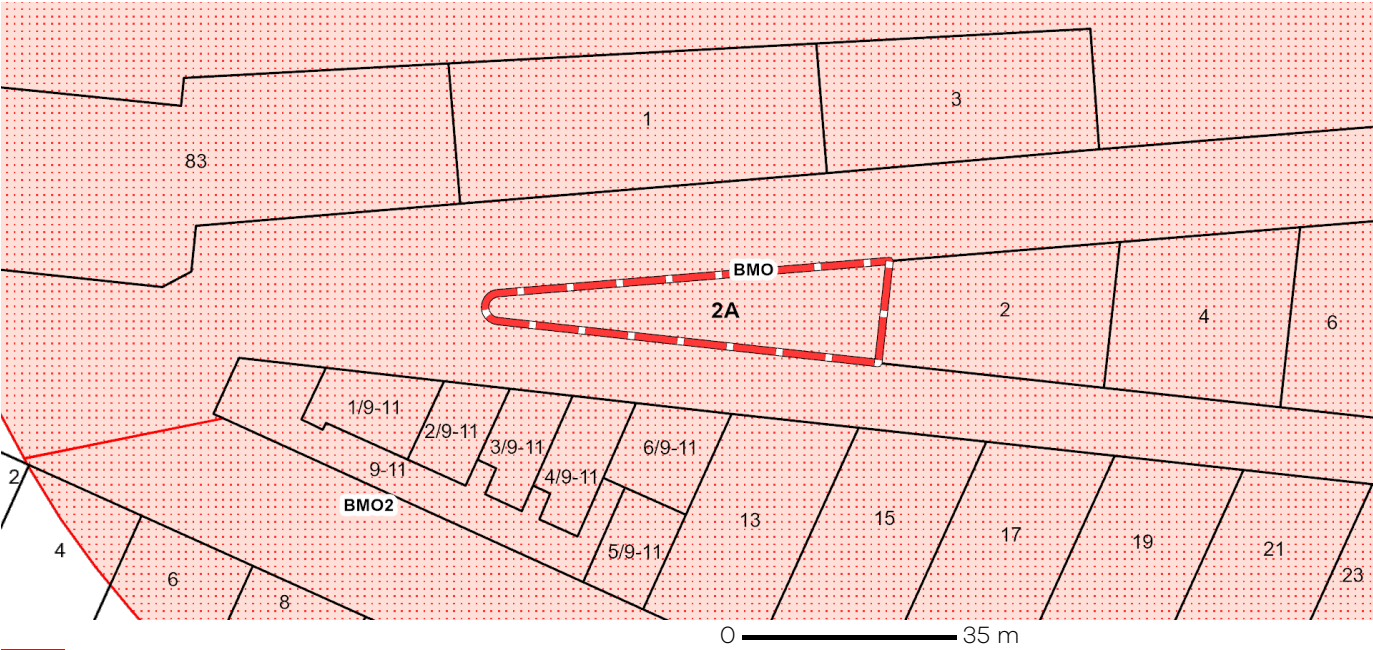


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



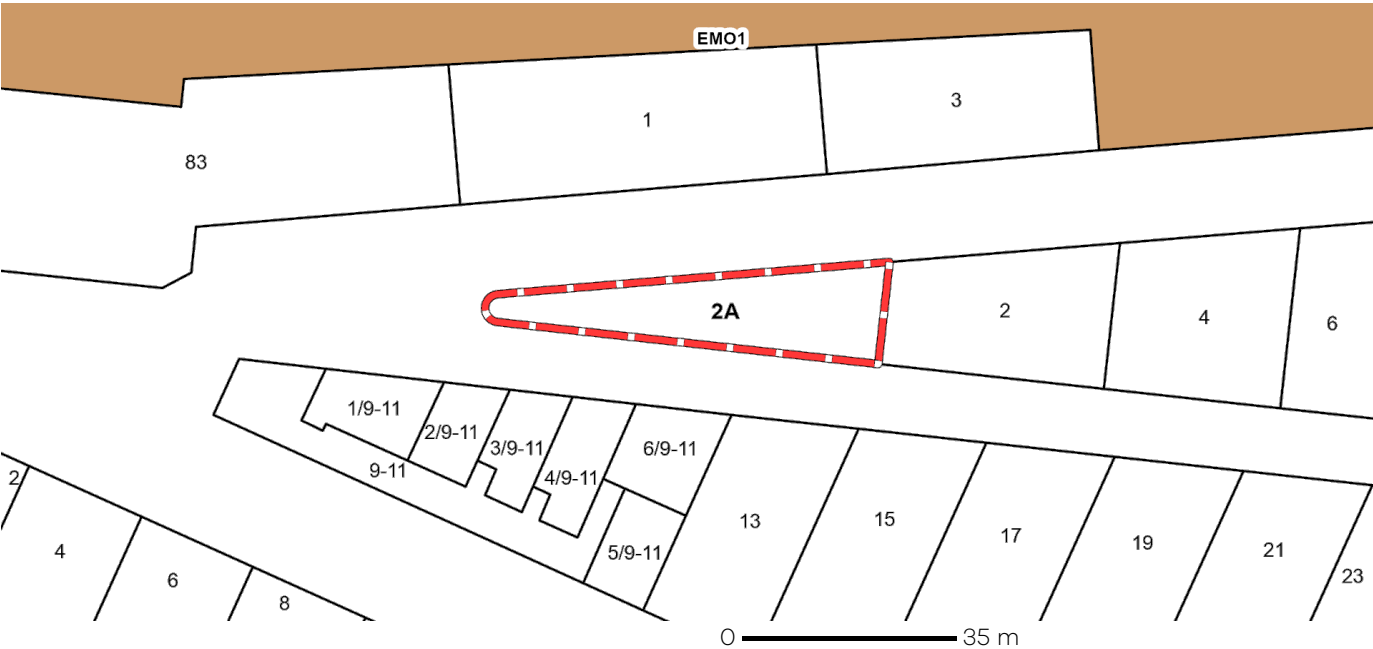
 BMO - Bushfire Management Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)



 EMO - Erosion Management Overlay

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 3 July 2025.

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

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

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

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

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

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Department
of Transport
and Planning

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 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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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

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 PROPERTY REPORT: 2A INGLIS AVENUE MIRBOO NORTH 3871

Page 4 of 4

EPA Priority Sites Register Extract



Client: Mills Oakley Lawyers
Unit 6 530 Collins Street
Melbourne 3000

Client Ref: 6406837 Mirboo North
Certificate No: 88423317:129860198

Property Inquiry Details:

Street Address: 2A INGLIS Avenue
Suburb: MIRBOO NORTH
Map Reference: VicRoads Edition 7, Map No:97, Grid Letter: D, Grid Number: 8

Date of Search: 09/07/2025

Priority Sites Register Report:

A search of the Priority Sites Register **for the above map reference**, 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 date last notified by the EPA.

Priority Sites Register

Information as at 31 July 2021

The Priority Sites Register is updated monthly and the information on it may not be accurate, current or complete and may be subject to change without notice.

Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

What are priority sites?

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017

On the occupier or controller of the site to require active management of these sites, 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. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list all sites that are 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. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

Disclaimer

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To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

Further Information

Additional information is available from:
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