



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit form.](#)

- Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.
- Questions marked with an asterisk (*) are mandatory and must be completed.
- If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land i ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 278-280	St. Name: Rex Road
Suburb/Locality: Campbellfield		Postcode: 3061

Formal Land Description * Complete either A or B.

This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

If this application relates to more than one address, please click this button and enter relevant details. Add Address

The Proposal i ② You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

② For what use, development or other matter do you require a permit? * i

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

Select the focus of this application and describe below:

Variation to restrictions on PS549327E

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required * i

Cost \$

i You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

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Existing Conditions i

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

5 Encumbrances on title *

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
 No
 Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'Instruments', eg. restrictive covenants.)

Applicant and Owner Details i

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Name:

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name:

Title: Ms

First Name: Sarah

Surname: North

Organisation (if applicable): Reeds Consulting Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO Box 2240

Suburb/Locality: Melbourne

State: VIC

Postcode: 3001

Contact information

Business Phone: 03 8660 3000

Email: planning@reedsconsulting.com.au

Mobile Phone: 03 8660 3000

Fax: 03 8660 3000

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Owner *

Campbellfield Properties Pty Ltd of Level 3, 2-6 Railway Parade, Camberwell VIC 3124

The person or organisation who owns the land

&

Where the owner is different from the applicant, provide the details of that person or organisation.

Fort Knox (Campbellfield) Pty Ltd of Level 3, 2-6 Railway Parade, Camberwell VIC 3124

Declaration

7 This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

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Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 **Has there been a pre-application meeting with a Council planning officer?**

No Yes

If 'yes', with whom?:


Date: _____ day / month / year

Checklist

9 **Have you:**

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

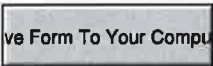
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

 Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

 Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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Ms Naz Sumer
Statutory Planning Department
Hume City Council
1079 Pascoe Vale Road
Broadmeadows VIC 3047

Our Ref: 23751P

11th November 2022

By email: email@hume.vic.gov.au
NazS@hume.vic.gov.au

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Dear Ms Sumer,

ADDRESS: 278-280 REX ROAD CAMPBELLFIELD VIC 3061
TITLE: LOT 2 ON PS704901L
SUBJECT: APPLICATION FOR A PLANNING PERMIT - VARIATION OF COVENANTS ON PS549327E

We write on behalf of our client, [REDACTED] in relation to the above-mentioned site and enclose the Application for Planning Permit for Council's consideration and approval.

In support of this application, we enclose the following:

- Completed Planning Permit Application Form;
- Certificate of Title (Lot 2 on PS704901L, Vol. 11400, Fol. 352);
- Letters from Feigl & Newell Pty Ltd, dated 4/11/2022;
- List of Beneficiaries for the covenant on PS549327E;
- Encumbrance Plan (Goodison Surveying, Job Ref: 16972, Date 20/10/2022);
- Planning Property Report (VicPlan, dated 17/05/2022).

Regarding the application fee, we kindly request that Council issue an invoice for our client to pay upon the registration of this application.

We refer to the enclosed **Encumbrance Plan** by Goodison Surveying and advise that the encumbrances all stem from the Mertolink Business Park which were intended to apply to the lots within that subdivision. As shown on the encumbrance plan only a small part of the current Lot 2 was ever part of the Metrolink Business Park. This small part was separated from Metrolink and consolidated to create Lots 1 and 2 on PS704901L. At the time of PS7001L being registered, it would have been appropriate that most, if not all of these encumbrances were removed at that time however unfortunately this did not occur. Our client does not wish for these inappropriate encumbrances to continue to pass through another subdivision and we submit that Council should allow them to be removed in entirety without any need to advertise to the current beneficiaries.

This application seeks to vary restrictive covenant PS549327E from the subject site to remove items 1, 3 and 4 in their entirety, which read as follows (see overleaf):

Restriction No 1

Land to benefit: All Lots on this Plan excepting Lot A

Land to be burdened: All Lots on this Plan excepting Lot A

Description of Restriction No.1

The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not:

- (a) use or permit to be use any lot or any part thereof for the purposes of a brothel, the manufacture or winning of bricks, tiles, concrete or pottery-ware (unless such manufacture or winning is carried out wholly within buildings erected on the lot and is for landscaping purposes), materials recycling, vehicle wreckers, junk yard, panel beaters, place of worship, place of assembly, an adult sex book-shop, agriculture, caretakers residence, circus, carnival, crop raising, animal husbandry or mining;
- (b) excavate, carry away or remove, or permit to be excavated, carried away or removed, from any lot any earth, stone, clay, gravel or sand except for the purposes of the construction of buildings or works;
- (c) permit access from land not located within this plan into, over, through or under a lot;
- (d) permit any lot to be unkempt or unsightly, or allow the accumulation of rubbish, building materials or other debris.

Restriction No 3

Land to benefit: All Lots on this Plan excepting Lot A

Land to be burdened: All Lots on this Plan excepting Lot A

Description of Restriction No.3

The registered proprietor or proprietors for the time being of any burdened Lot on this plan must not, for as long as Formica Pty Ltd is the registered proprietor of any lot on this plan, proceed with the construction of any building or works on a lot other than building or works that:

- (a) comply with the Metrolink Business Park Design Guidelines; and
- (b) have first been approved in writing by the Design Review Committee established under the Metrolink Business Park Design Guidelines for the purposes of assessing compliance by the registered proprietors of all lots on this plan with the Metrolink Business Park Design Guidelines.

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Restriction No. 4

Land to benefit: All Lots on this Plan PS 549327E excepting Lot A

Land to be burdened: Lots 1 and 2 (both inclusive)

Description of Restriction No. 4

The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not within the Tree Protection Zone within the burdened Lots shown hatched on Diagram 1 below:

- (a) allow trees to be removed, destroyed or lopped without the consent of the Responsible Authority;
- (b) allow buildings to be erected or works to be performed including scraping and revegetation without the consent of the Responsible Authority.

Proposal –

Restrictions 1, 3 and 4 are all proposed to be removed in their entirety due to no longer being applicable to the subject site (Lot 2 on PS704901L), as explained below.

Restriction No. 1 –

The City of Hume have issued four (4) planning permits and endorsed plans for the subject site recently, which are summarised as follows:

1. P44427 – 3 Lot Subdivision
2. P23876 – Industry and advertising signage
3. P23877 – Service Station, advertising signage, removal of native vegetation
4. P23878P – Store, advertising signage, removal of native vegetation.

None of the above planning permits breach Restriction No. 1 and at no point during the application process for any of the above planning permits did Council ask the applicant to demonstrate compliance with the requirements of this Restriction. Furthermore, we also make the following observations:

- Item 1(a) - the uses outlined are not proposed on the site as they do not align with the planning permits, hence this item is no longer applicable.
- Item 1(b) – the planning permits issued by Council do not allow for the removal of such items from the site, hence this item is now redundant.
- Item 1(c) – no access is proposed from other land outside the subject site as part of the issued planning permits.
- Item 1(d) – the planning permits contain conditions relating to site management hence an additional restriction is not required.

As demonstrated above, Restriction No. 1 is redundant, and we ask that Council support the removal of it in its entirety.

Restriction No. 3 –

This restriction provides that if Formica Pty Ltd as the then registered proprietor is still the owner of any lot on the Plan, then the registered proprietor will need to comply with the Metrolink Business Park Design Guidelines and obtain approval from the Design Review Committee before proceeding with construction of any building or works. We confirm that the owner of Lot 2 on PS704901L is [REDACTED]. Accordingly, the design guidelines are no longer applicable to the

subject site. and Restriction No. 3 is deemed redundant, and we ask that Council support the removal of it in its entirety.

Furthermore, only a small section in the north-east corner of the subject site was burdened by this Restriction (refer to enclosed Encumbrance Plan) and Council have issued planning permits and endorsed plans without the applicant being required to obtain approval from Formica Pty Ltd.

The Metrolink Business Park is fully built out and therefore this restriction is no longer viewed as being relevant. To streamline works and approvals under the planning permits that relate to this site, this application seeks to have this Restriction removed in its entirety.

Based on the above summary of the situation and recent council approvals Restriction No. 3 is no longer applicable to the subject site and the applicant therefore requests that it be removed in its entirety.

Restriction No. 4 –

The presence of this restriction on title creates uncertainty and raises concerns from future purchasers as to whether the obligations outlined in this restriction apply to the land. This restriction has been reviewed and we can confirm that it does not apply to the land as the vegetation being protected lies outside the subject site. The presence of this Restriction has been carried through as the land has been subdivided without any formal application being made to have it removed. Accordingly, the applicant is seeking to have this restriction removed in its entirety due to it being not applicable to the subject site.

The variation to the Restrictions contained within PS549327E are being sought under Clause 52.02 (Easements, Restrictions and Reserves) of the Hume Planning Scheme. The purpose of Clause 52.02 is:

To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

The applicant submits that the proposal is in accordance with Clause 52.02 of the Hume Planning Scheme, as a permit is being sought to vary the covenant and the removal of Items 1, 3 and 4 of the restriction will not adversely impact the surrounding properties nor the wider community, but rather will provide a benefit through potentially improved urban design outcomes by not unnecessarily restricting a property to build a solid fence in an area where this has not historically been enforced.

The enclosed letter from Feigl & Newell Pty Ltd outlines all beneficiaries to Covenant PS549327E.

As Certificates of Title are not an accurate record of registered proprietors mailing addresses, it is kindly requested that Council prepare the list of the landowners and mailing addresses based on current Council Rates Data. This information can then be utilized to advertise this application to the beneficiaries, should Council deem this to be necessary.

We trust that the enclosed submission is to Council's satisfaction, and we look forward the application being processed and determined as soon as practicable. If you have any queries or require any additional information, please contact the undersigned or Clarissa Macaso.

Yours faithfully,
for REEDS CONSULTING PTY LTD

SARAH NORTH
Planning Manager

enc
cc Campbellfield Properties Pty Ltd

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FEIGL & NEWELL PTY. LTD. A.B.N. 91 155 326 195

Professional Title Searchers

ESTABLISHED 1968

Consultant for:

SEMI & LOCAL GOVERNMENT
SURVEYORS
PLANNERS
VALUERS
SOLICITORS
ENVIROSCIENTISTS

Searchers of:

T.L.A. TITLES
GENERAL LAW
CROWN LANDS
SURVEY INFORMATION
CORPORATE AFFAIRS
COVENANT BENEFICIARIES

4/11/2022

TO WHOM IT MAY CONCERN

RE PROPERTY: 27-35 COOPER ST & 278-280 REX RD, CAMPBELLFIELD

My name is Peter O'Loughlin, I am a Partner of the firm Feigl & Newell Pty Ltd, Title Searchers.

Our firm is considered to be experts in the field of Covenant Beneficiaries and we are retained by Barristers to brief them in these matters.

After careful perusal of the Covenant in Plan of Subdivision No.PS549327E it would appear the beneficiaries are all the land within the borders highlighted yellow and pink on the attached digital map base. The land within the borders highlighted green has the burden of said Covenant. The subject land bordered in black.

I came to this conclusion as the Plan of Subdivision No.PS549327E states that the beneficiaries, regarding Restriction Nos 1 & 3, are All Lots on this Plan excepting Lot A.

Please advise if any further information is required.

Yours faithfully,



Peter O'Loughlin

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After careful perusal of the Covenant in Plan of Subdivision No.PS549327E it would appear the beneficiaries are all the land within the borders highlighted yellow on the attached digital map base. The land within the borders highlighted green and pink has the burden of said Covenant. The subject land bordered in black.

I came to this conclusion as the Plan of Subdivision No.PS549327E states that the beneficiaries, regarding Restriction No 4, are All Lots on this Plan excepting Lot A.

Please advise if any further information is required.

Yours faithfully,



Peter O'Loughlin

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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 11400 FOLIO 352

Security no : 124101181826H
Produced 14/10/2022 12:10 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 704901L.

PARENT TITLES :

Volume 09006 Folio 591 Volume 11015 Folio 957
Created by instrument PS704901L 24/01/2013

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part M011402E 26/11/1985

COVENANT as to part PS549327E 22/06/2007

CAVEAT as to part AU786703G 08/09/2021

Caveator

FORTKN SUB TC PTY LTD

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

FORT KNOX (CAMPBELLFIELD) PTY LTD

Date

08/06/2021

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

CORRS CHAMBERS WESTGARTH

Notices to

CORRS CHAMBERS WESTGARTH of LEVEL 22 567 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.

AGREEMENT as to part Section 173 Planning and Environment Act 1987

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AF118818Y 07/06/2007

AGREEMENT as to part Section 173 Planning and Environment Act 1987
AF121140T 08/06/2007

DIAGRAM LOCATION

SEE PS704901L 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 19498E CORNWALLS
Effective from 01/07/2021


DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

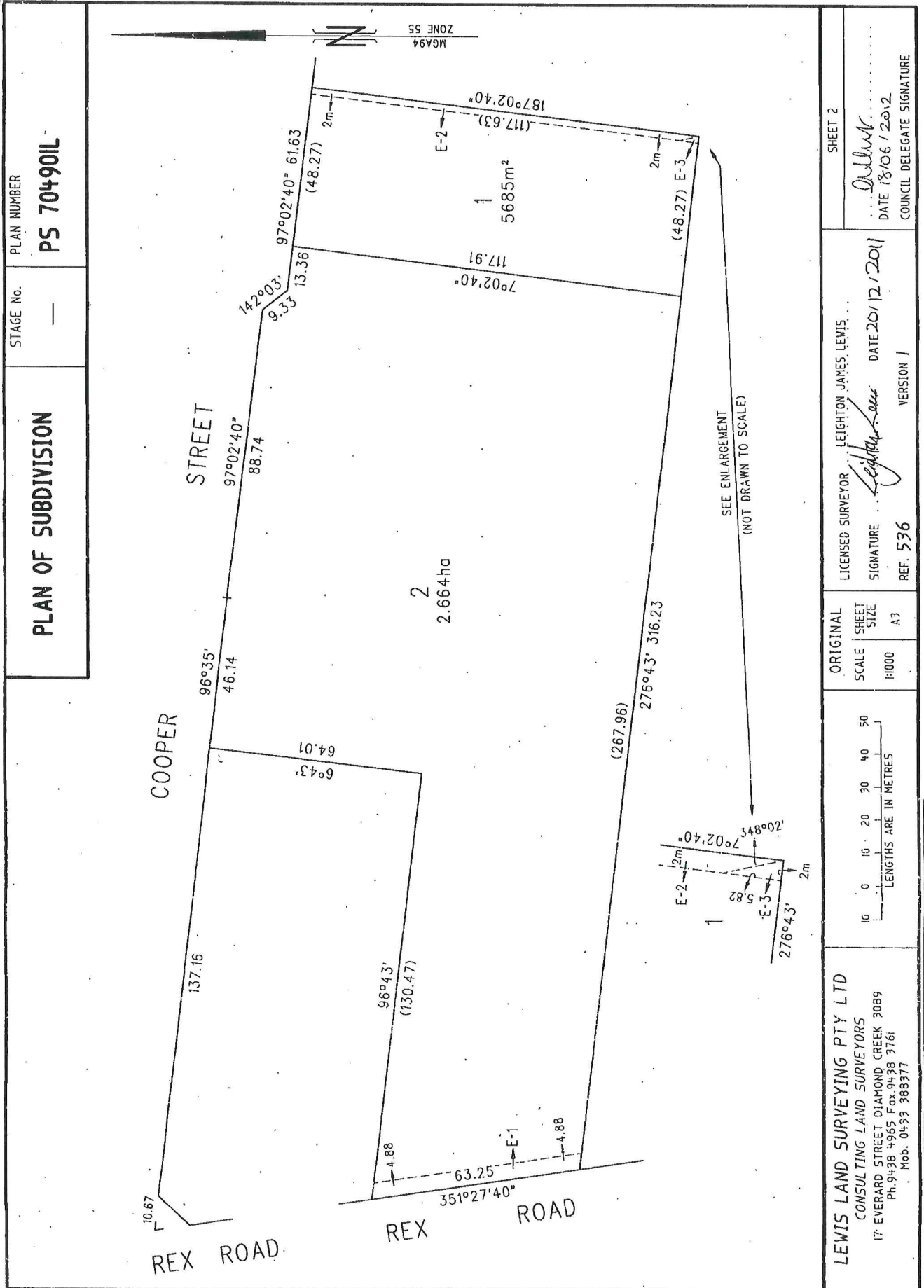
The information supplied by Feigl & Newell Pty. Ltd. has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

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PLAN OF SUBDIVISION		STAGE No. —	LRS USE ONLY EDITION 1	PS704901L 18/01/2013 17:31:30 PS 
LOCATION OF LAND PARISH: WOLLERT TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: _____ CROWN PORTION: 1 (PART) TITLE REFERENCES: C/T VOL.11015 FOL.957 & C/T VOL.9006 FOL.591 LAST PLAN REFERENCE/S: LOT 1, PS.549327E & LOT 277, LP.99927 POSTAL ADDRESS: 25 COOPER STREET & (At time of subdivision) 278-280 REX ROAD, CAMPBELLFIELD 3061 M.G.A. Co-ordinates (of approx. centre of land in plan) E 320 500 N 5 831 480 ZONE:55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME <u>Hume City Council</u> REF: S006491 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate <u>[Signature]</u> Council Seal Date <u>18/06/2012</u> Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council Seal _____ Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
NIL		NIL		
NOTATIONS				
STAGING This is not a staged subdivision. Planning permit No.				
DEPTH LIMITATION OF 15 METRES BELOW THE SURFACE APPLIES TO LAND FORMERLY CONTAINED IN TP.812409Y				
BEARINGS SHOWN ARE ON M.G.A.94 DATUM SUBTRACT 6°43' FOR LP.99927				
OTHER PURPOSE OF PLAN THE DRAINAGE AND SEWERAGE EASEMENT SHOWN AS E-2 ON LOT 277, LP.99927 IS TO BE REMOVED GROUNDS FOR REMOVAL BY DIRECTION IN HUME CITY COUNCIL PLANNING PERMIT No P16309 SURVEY. THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION			LRS USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
			RECEIVED <input checked="" type="checkbox"/>	
			18/1/13 DATE 18/1/13	
			LRS USE ONLY	
			PLAN REGISTERED	
			TIME 11:23am	
			DATE 24/1/13	
			M.V Assistant Registrar of Titles	
			SHEET 1 OF 2 SHEETS	
LEWIS LAND SURVEYING PTY LTD CONSULTING LAND SURVEYORS 17 EVERARD STREET DIAMOND CREEK 3089 Ph.9438 4965 Fax.9438 3761 Mob. 0433 388377		LICENSED SURVEYOR LEIGHTON JAMES LEWIS SIGNATURE <u>[Signature]</u> DATE 20/12/2011 REF. 536 VERSION 1		<u>[Signature]</u> DATE 18/06/2012 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

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SHEET 2

DATE 13/06/2012

COUNCIL DELEGATE SIGNATURE

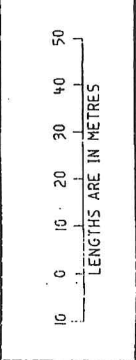
LICENSED SURVEYOR LEIGHTON JAMES LEWIS

SIGNATURE *Leighton James Lewis* DATE 20/12/2011

REF. 536 VERSION 1

ORIGINAL SCALE SHEET SIZE

1:1000 A3



LEWIS LAND SURVEYING PTY LTD


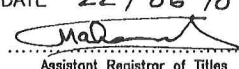
CONSULTING LAND SURVEYORS

17 EVERARD STREET DIAMOND CREEK 3089

Ph. 9438 4965 Fax. 9438 3761

Mob. 0433 388377

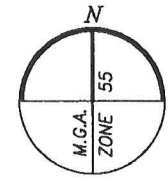
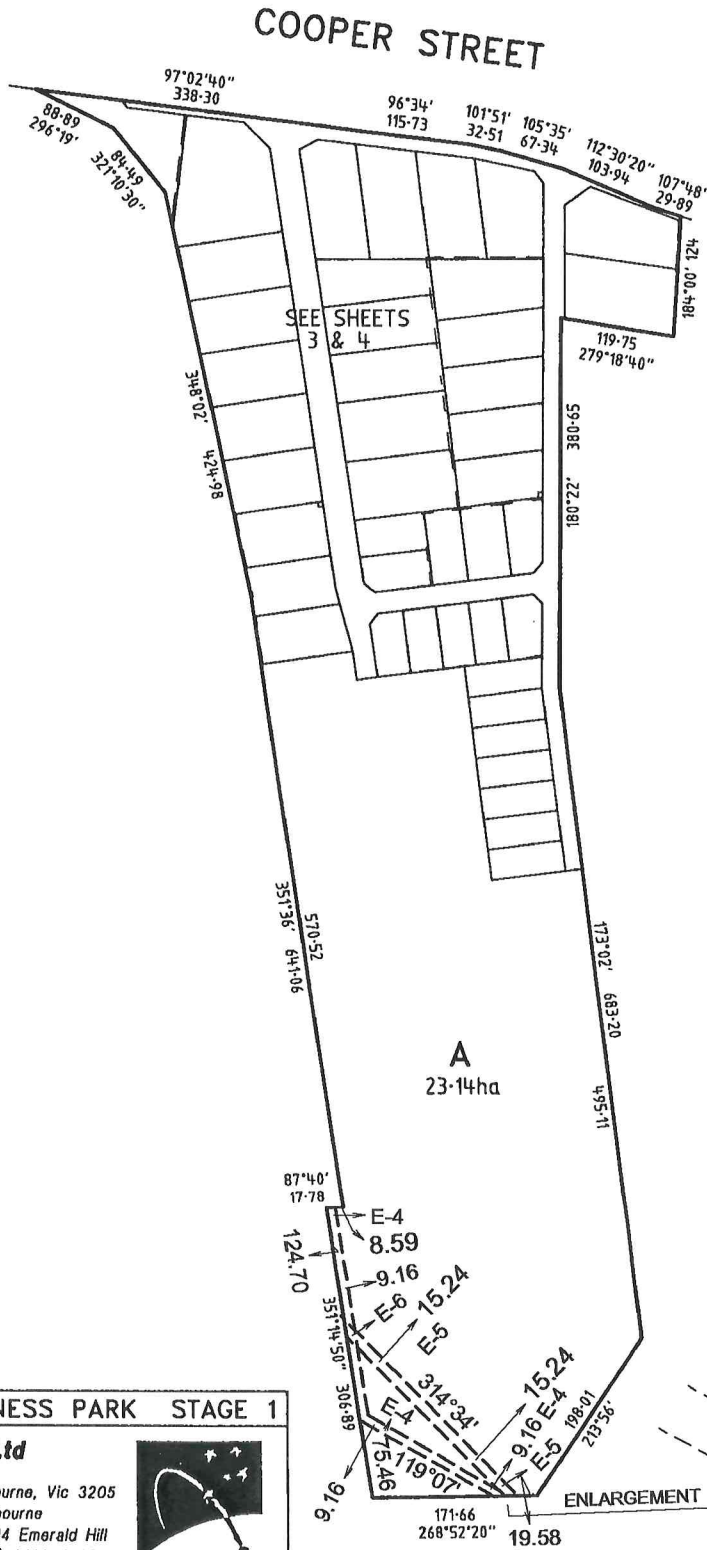
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PLAN OF SUBDIVISION		Stage No. <hr/>	LR use only EDITION 8	Plan Number PS 549327E
Location of Land Parish: WOLLERT Township: - Section: - Crown Allotment: - Crown Portion: 1 (PART) Title Reference: VOL 10902 FOL 171 VOL 10907 FOL 097 Last Plan Reference: PS 521883D LOT 2 LOT 2002 ON TP 812409Y Postal Address: COOPER STREET (at time of subdivision) CAMPBELLFIELD 3061 MGA Co-ordinates E 320 750 Zone: 55 (of approx. centre of land in plan) N 5 831 000		Council Certification and Endorsement Council Name: HUME CITY COUNCIL Ref: S. 4943 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 15 / 11 / 06 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has been not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage:..... Council Delegate Council Seal Date 14 / 3 / 07 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date 19 / 3 / 07		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
ROAD R1	HUME CITY COUNCIL			
ROAD R2	ROADS CORPORATION			
RESERVE No 1	AGL ELECTRICITY LTD			
RESERVE No 2	AGL ELECTRICITY LTD			
Notations				
Staging	This is/is not a staged subdivision Planning Permit No.			
Depth Limitation	DOES NOT APPLY TO LAND FORMERLY CONTAINED IN PS521883D DEPTH LIMITATION OF 15m APPLIES TO LAND FORMERLY CONTAINED IN TP812409Y LOT 25 HAS BEEN OMITTED FROM THIS PLAN			
TANGENT POINTS ARE SHOWN THUS: 				
An appurtenant easement for party wall purposes in favour of Lot 8 on this Plan has been created over land shown marked E-2 on PS633397N				
Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) - In Proclaimed Survey Area No. -				
Easement Information				
Legend:		E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement R - Encumbering Easement (Road)
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER LTD
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER LTD
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	DRAINAGE & SEWERAGE	SEE DIAG	CROWN GRANT VOL 10907 FOL 097	RELEVANT AUTHORITIES
E-5	POWERLINE	SEE DIAG	CROWN GRANT VOL 10907 FOL 097	RELEVANT AUTHORITIES
E-6	DRAINAGE & SEWERAGE POWERLINE	SEE DIAG	CROWN GRANT VOL 10907 FOL 097	RELEVANT AUTHORITIES
E-7	PARTY WALL	0.20	AG813023G	LOT 41 ON THIS PLAN
E-8	PARTY WALL	0.30	AH168750H	LOT 35 ON THIS PLAN
E-9	PARTY WALL	0.30	AH168751F	LOT 34 ON THIS PLAN
E-10	PARTY WALL	0.20	AR979013K	VOL.11015 FOL.991
LR use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 21 / 6 / 07				
LR use only PLAN REGISTERED TIME 12:50 PM DATE 22 / 06 / 07  Assistant Registrar of Titles				
Sheet 1 of 6 sheets				
METROLINK BUSINESS PARK STAGE 1 43 LOTS AND BALANCE LOT A		LICENSED SURVEYOR (PRINT) ROSS NICHOLSON SIGNATURE DATE 14 / 3 / 07 REF 4570003 DATE 15/02/07 VERSION K DWG 4570006K		
Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		DATE 19 / 3 / 07 COUNCIL DELEGATE SIGNATURE		

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PLAN OF SUBDIVISION	Stage No. /	Plan Number PS 549327E
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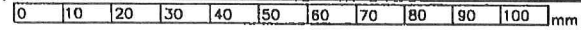
METROLINK BUSINESS PARK STAGE 1
Bosco Jonson Pty Ltd
 A.B.N 95 282 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 16 Eastern Road South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992



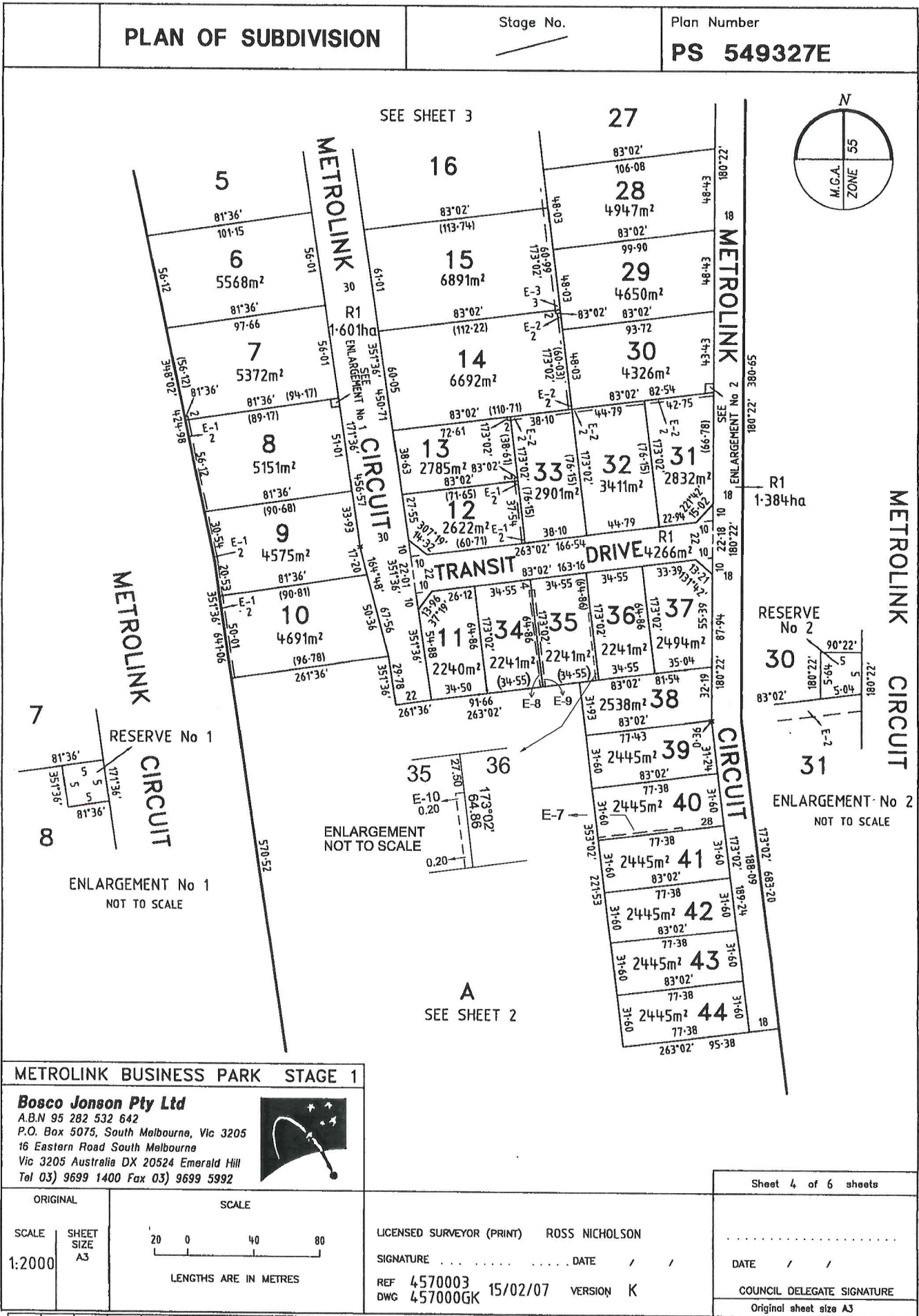
ORIGINAL	SCALE
SCALE 1:5000	SHEET SIZE A3
<p>LENGTHS ARE IN METRES</p>	

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE _____ DATE / /
 REF 4570003 15/02/07 VERSION K
 DWG 457000GK

Sheet 2 of 6 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



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PLAN OF SUBDIVISION	Stage No. /	Plan Number PS 549327E
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Creation of Restrictions

Upon registration of this Plan of Subdivision the following restrictions are created:

Restriction No 1

Land to benefit: All Lots on this Plan excepting Lot A

Land to be burdened: All Lots on this Plan excepting Lot A

Description of Restriction No.1

The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not:

- (a) use or permit to be use any lot or any part thereof for the purposes of a brothel, the manufacture or winning of bricks, tiles, concrete or pottery-ware (unless such manufacture or winning is carried out wholly within buildings erected on the lot and is for landscaping purposes), materials recycling, vehicle wreckers, junk yard, panel beaters, place of worship, place of assembly, an adult sex book-shop, agriculture, caretakers residence, circus, carnival, crop raising, animal husbandry or mining;
- (b) excavate, carry away or remove, or permit to be excavated, carried away or removed, from any lot any earth, stone, clay, gravel or sand except for the purposes of the construction of buildings or works;
- (c) permit access from land not located within this plan into, over, through or under a lot;
- (d) permit any lot to be unkempt or unsightly, or allow the accumulation of rubbish, building materials or other debris.

Restriction No 2

Land to benefit: All Lots on this Plan excepting Lot A

Land to be burdened: Lots 3 to 10, 12 to 18 and 26 to 44 (all inclusive)

Description of Restriction No.2

The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not use or permit to be used their lot or any part of thereof for the purposes of a food and drink premises.

Restriction No 3

Land to benefit: All Lots on this Plan excepting Lot A

Land to be burdened: All Lots on this Plan excepting Lot A

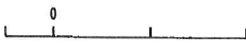
Description of Restriction No.3

The registered proprietor or proprietors for the time being of any burdened Lot on this plan must not, for as long as Formica Pty Ltd is the registered proprietor of any lot on this plan, proceed with the construction of any building or works on a lot other than building or works that:

- (a) comply with the Metrolink Business Park Design Guidelines; and
- (b) have first been approved in writing by the Design Review Committee established under the Metrolink Business Park Design Guidelines for the purposes of assessing compliance by the registered proprietors of all lots on this plan with the Metrolink Business Park Design Guidelines.

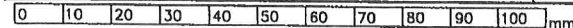
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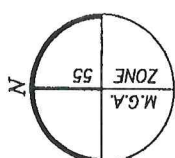
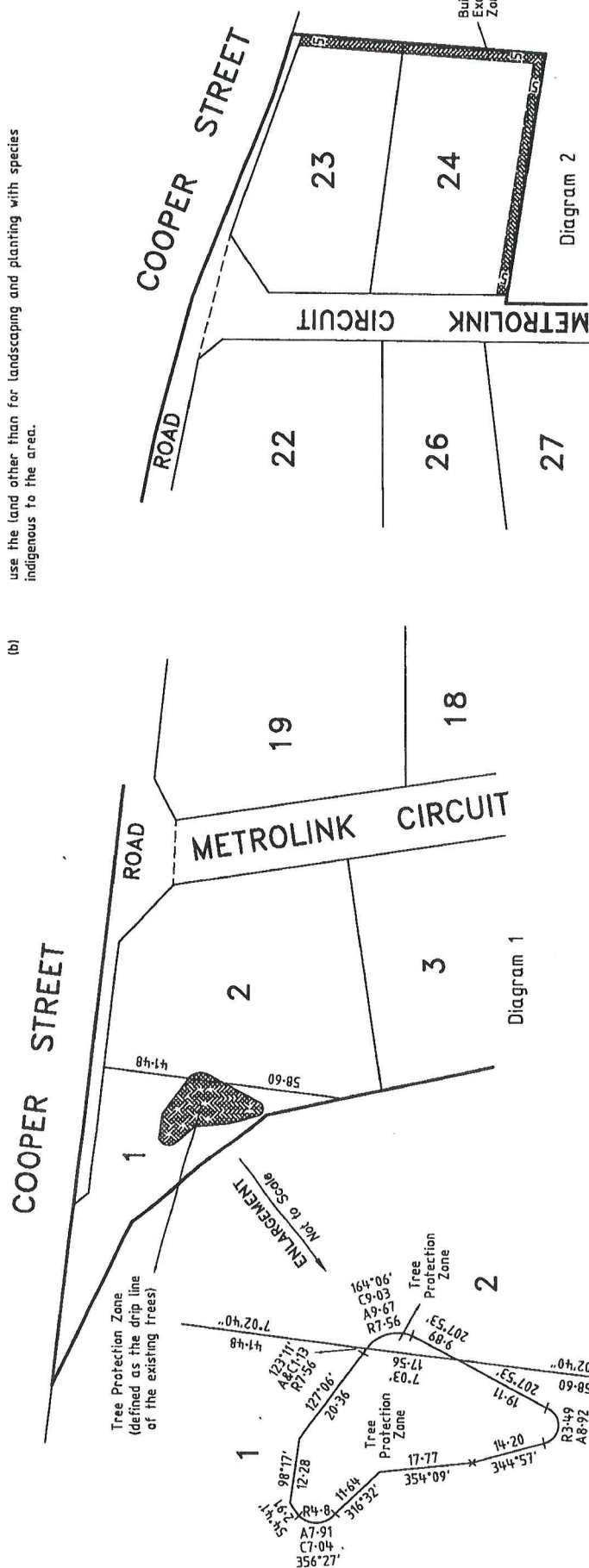
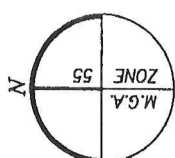
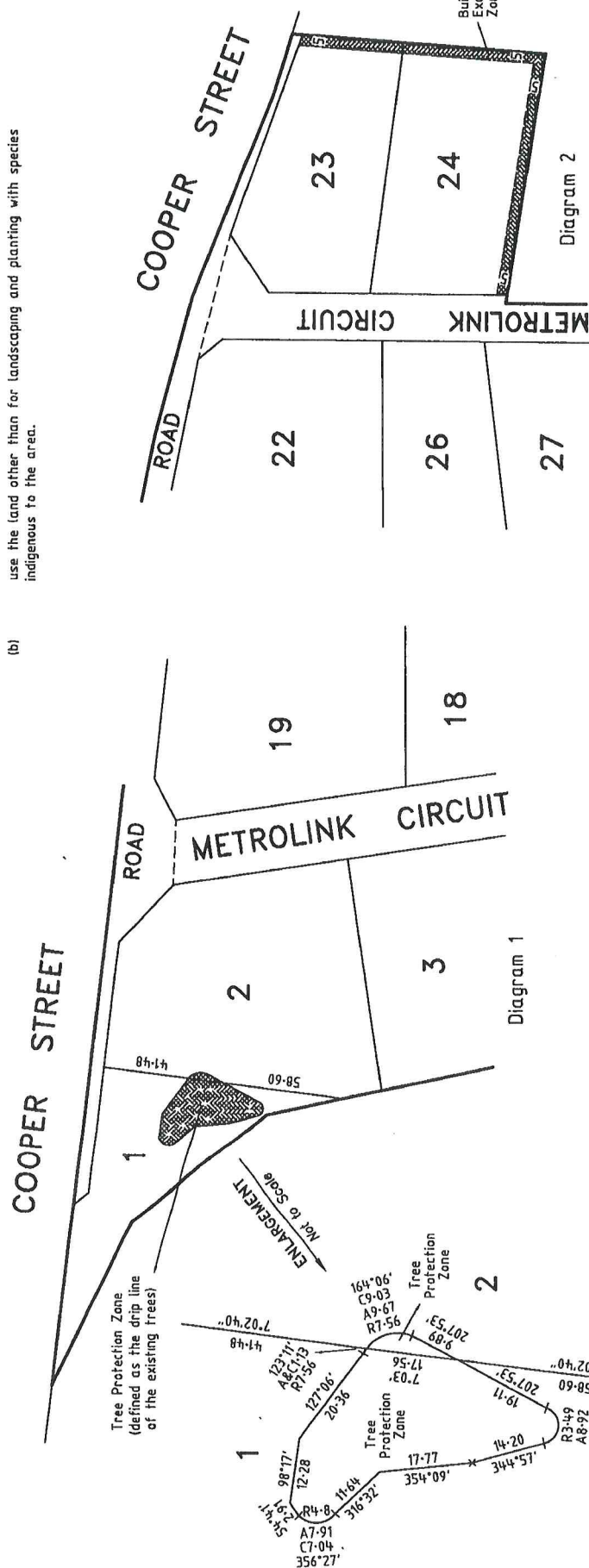
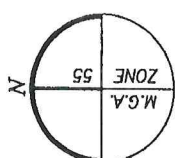
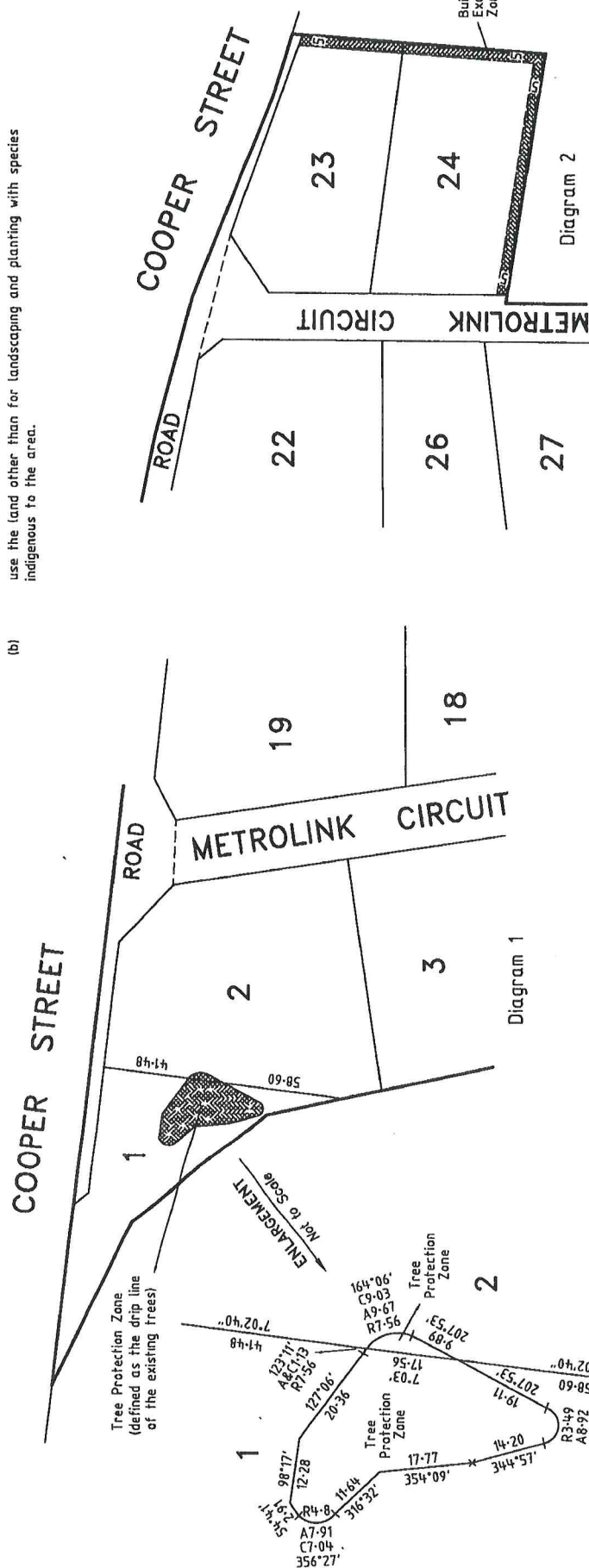
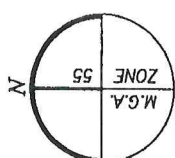
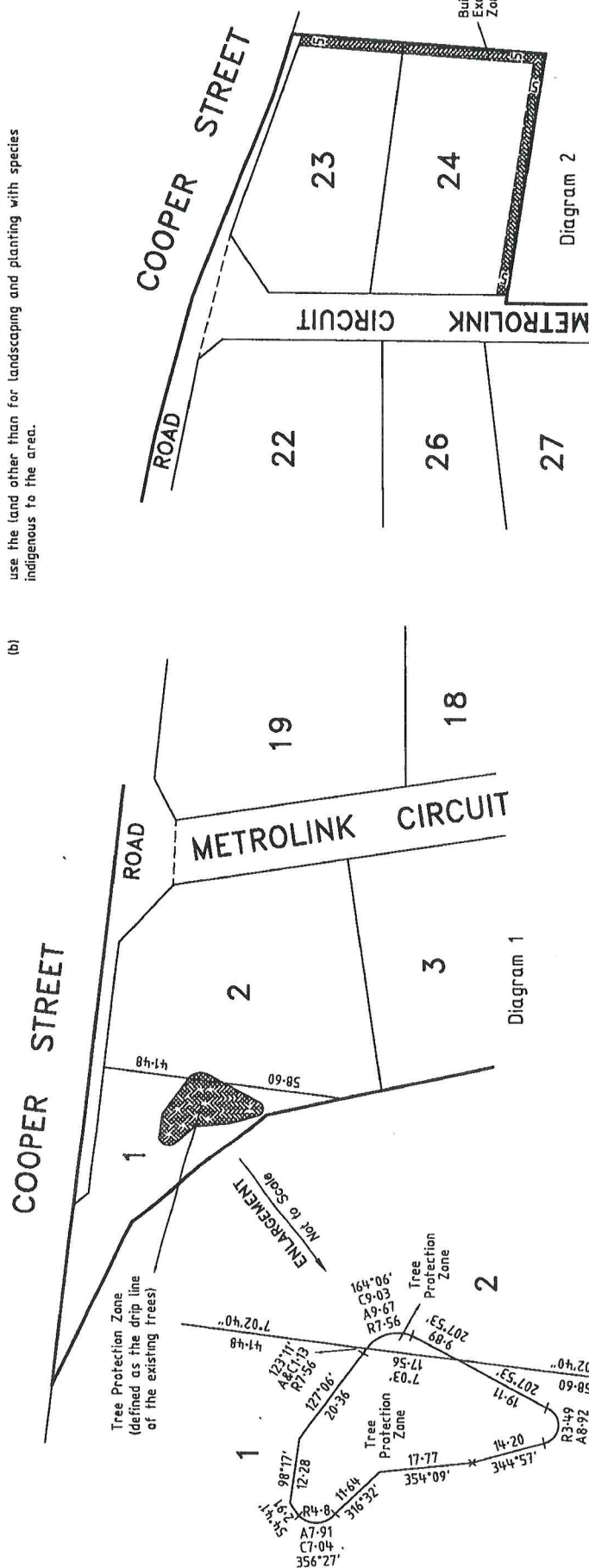
METROLINK BUSINESS PARK STAGE 1	
<p>Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	

ORIGINAL	SCALE
SCALE	 LENGTHS ARE IN METRES
SHEET SIZE A3	

LICENSED SURVEYOR (PRINT)	ROSS NICHOLSON
SIGNATURE	DATE / /
REF 4570003	15/02/07
DWG 457000GK	VERSION K

Sheet 5 of 6 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

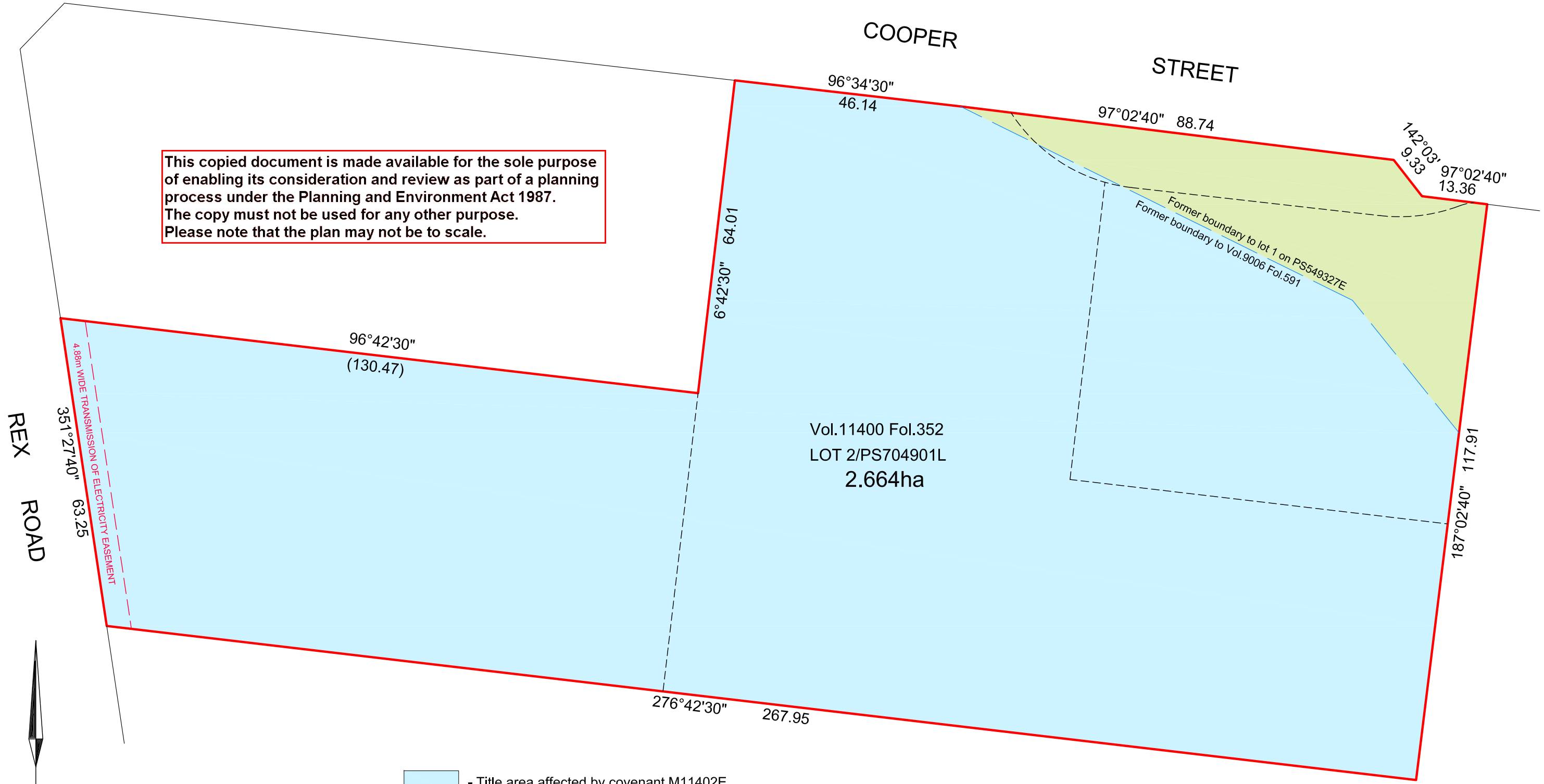


PLAN OF SUBDIVISION	Stage No. —	Plan Number PS 549327E	
<p>Restriction No. 4 Land to benefit: All Lots on this Plan PS 549327E excepting Lot A Land to be burdened: Lots 1 and 2 (both inclusive)</p> <p>Description of Restriction No. 4 The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not within the Tree Protection Zone within the burdened Lots shown hatched on Diagram 1 below:</p> <p>(a) allow trees to be removed, destroyed or lopped without the consent of the Responsible Authority;</p> <p>(b) allow buildings to be erected or works to be performed including scraping and revegetation without the consent of the Responsible Authority.</p>	<p>Restriction No. 5 Land to benefit: All Lots on this Plan PS 549327E excepting Lot A Land to be burdened: Lots 23 and 24 (both inclusive)</p> <p>Description of Restriction No. 5 The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not within the Building Exclusion Zone within the burdened Lots shown hatched on Diagram 2 below:</p> <p>(a) allow any buildings to be erected;</p> <p>(b) use the land other than for landscaping and planting with species indigenous to the area.</p>	<p style="text-align: center;">N M.G.A. 55 ZONE</p> 	
<p>Restriction No. 4 Land to benefit: All Lots on this Plan PS 549327E excepting Lot A Land to be burdened: Lots 1 and 2 (both inclusive)</p> <p>Description of Restriction No. 4 The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not within the Tree Protection Zone within the burdened Lots shown hatched on Diagram 1 below:</p> <p>(a) allow trees to be removed, destroyed or lopped without the consent of the Responsible Authority;</p> <p>(b) allow buildings to be erected or works to be performed including scraping and revegetation without the consent of the Responsible Authority.</p>	<p>Restriction No. 5 Land to benefit: All Lots on this Plan PS 549327E excepting Lot A Land to be burdened: Lots 23 and 24 (both inclusive)</p> <p>Description of Restriction No. 5 The registered proprietor or proprietors for the time being of the burdened Lots on this Plan must not within the Building Exclusion Zone within the burdened Lots shown hatched on Diagram 2 below:</p> <p>(a) allow any buildings to be erected;</p> <p>(b) use the land other than for landscaping and planting with species indigenous to the area.</p>	<p style="text-align: center;">N M.G.A. 55 ZONE</p> 	
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<p>METROLINK BUSINESS PARK STAGE 1</p> <p>Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road, South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992</p>	<p>SCALE 1:2000</p> <p>SHEET SIZE A3</p>	<p>SCALE 20 0 40 80</p> <p>LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR (PRINT) ROSS NICHOLSON</p> <p>SIGNATURE DATE / /</p> <p>REF 4570003 15/02/07 VERSION K</p> <p>DWG 457000GK</p>
<p>ORIGINAL</p>			<p>Sheet 6 of 6 sheets</p> <p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>

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- Title area affected by covenant M11402E
- Title area affected by covenant in PS549327E and 173 agreements

MGA 2020 Zone 55

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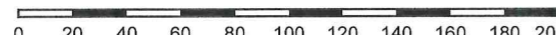


<p>Co-ordinates of Plot Corners NW 320249,5831580 SW 320262,5830968 MGA Zone 55</p>	<p>Data Source: Vicmap Property</p>  <p>Scale of Metres (1:2,500)</p>	<p>MGA Zone 55 Melways- 180 J11 (ed.42) Vicroads- 427 B11 (ed.8) Created 12:04 PM on Nov 3, 2022</p>	<p>Co-ordinates of Plot Corners NE 321218,5831601 SE 321232,5830989 MGA Zone 55</p>
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WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

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Co-ordinates of Plot Corners NW 320270,5831165 SW 320283,5830553 MGA Zone 55	Data Source: Vicmap Property  Scale of Metres (1:2,500) MGA Zone 55 Melways- 180 J12 (ed.42) Vicroads- 427 B12 (ed.8) Created 12:04 PM on Nov 3, 2022	Co-ordinates of Plot Corners NE 321239,5831186 SE 321252,5830574 MGA Zone 55
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WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

Beneficiary Addresses of Covenant in PS549327E (Restrictions No's 1 & 3)

UNIT	Street No.	Address
1-14	4	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	6	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	6A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	8	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	10	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	12	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	14	METROLINK CIRCUIT, CAMPBELLFIELD 3061
1-2	16	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	18	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	18A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
1-2	20	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	134	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	136	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	7	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	9	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	11	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	11A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	13	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	15	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	17	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	21	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	23	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	103	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	105	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	107	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	109	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	109A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	111	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	113	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	115	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	117	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	119	METROLINK CIRCUIT, CAMPBELLFIELD 3061

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	121	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	123	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	125	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	127	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	129	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	131	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	133	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	135	METROLINK CIRCUIT, CAMPBELLFIELD 3061
1-5	23	COOPER STREET, CAMPBELLFIELD 3061
1-5	21	COOPER STREET, CAMPBELLFIELD 3061
	19	COOPER STREET, CAMPBELLFIELD 3061
	17A	COOPER STREET, CAMPBELLFIELD 3061
	17	COOPER STREET, CAMPBELLFIELD 3061
1-3	15	COOPER STREET, CAMPBELLFIELD 3061
1-7	11	COOPER STREET, CAMPBELLFIELD 3061
	1	TRANSIT DRIVE, CAMPBELLFIELD 3061
	1A	TRANSIT DRIVE, CAMPBELLFIELD 3061
	3	TRANSIT DRIVE, CAMPBELLFIELD 3061
	3A	TRANSIT DRIVE, CAMPBELLFIELD 3061
	5	TRANSIT DRIVE, CAMPBELLFIELD 3061
	7	TRANSIT DRIVE, CAMPBELLFIELD 3061
	9	TRANSIT DRIVE, CAMPBELLFIELD 3061
	2	TRANSIT DRIVE, CAMPBELLFIELD 3061
	4	TRANSIT DRIVE, CAMPBELLFIELD 3061
	6	TRANSIT DRIVE, CAMPBELLFIELD 3061
	6A	TRANSIT DRIVE, CAMPBELLFIELD 3061
	8	TRANSIT DRIVE, CAMPBELLFIELD 3061

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Beneficiary Addresses of Covenant in PS549327E (Restriction No 4)		
UNIT	Street No.	Address
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	6A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	8	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	10	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	12	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	14	METROLINK CIRCUIT, CAMPBELLFIELD 3061
1-2	16	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	18	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	18A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
1-2	20	METROLINK CIRCUIT, CAMPBELLFIELD 3061
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	7	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	9	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	11	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	11A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	13	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	15	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	17	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	21	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	23	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	103	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	105	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	107	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	109	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	109A	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	111	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	113	METROLINK CIRCUIT, CAMPBELLFIELD 3061

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	117	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	119	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	121	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	123	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	125	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	127	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	129	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	131	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	133	METROLINK CIRCUIT, CAMPBELLFIELD 3061
	135	METROLINK CIRCUIT, CAMPBELLFIELD 3061
1-5	21	COOPER STREET, CAMPBELLFIELD 3061
	19	COOPER STREET, CAMPBELLFIELD 3061
	17A	COOPER STREET, CAMPBELLFIELD 3061
	17	COOPER STREET, CAMPBELLFIELD 3061
1-3	15	COOPER STREET, CAMPBELLFIELD 3061
1-7	11	COOPER STREET, CAMPBELLFIELD 3061
	1	TRANSIT DRIVE, CAMPBELLFIELD 3061
	1A	TRANSIT DRIVE, CAMPBELLFIELD 3061
	3	TRANSIT DRIVE, CAMPBELLFIELD 3061
	3A	TRANSIT DRIVE, CAMPBELLFIELD 3061
	5	TRANSIT DRIVE, CAMPBELLFIELD 3061
	7	TRANSIT DRIVE, CAMPBELLFIELD 3061
	9	TRANSIT DRIVE, CAMPBELLFIELD 3061
	2	TRANSIT DRIVE, CAMPBELLFIELD 3061
	4	TRANSIT DRIVE, CAMPBELLFIELD 3061
	6	TRANSIT DRIVE, CAMPBELLFIELD 3061
	6A	TRANSIT DRIVE, CAMPBELLFIELD 3061
	8	TRANSIT DRIVE, CAMPBELLFIELD 3061

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From www.planning.vic.gov.au at 18 August 2022 12:35 PM

PROPERTY DETAILS

Address: **278-280 REX ROAD CAMPBELLFIELD 3061**
 Lot and Plan Number: **Lot 2 PS704901**
 Standard Parcel Identifier (SPI): **2\PS704901**
 Local Government Area (Council): **HUME**
 Council Property Number: **517186**
 Planning Scheme: **Hume**
 Directory Reference: **Melway 180 H10**

www.hume.vic.gov.au

[Planning Scheme - Hume](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **BROADMEADOWS**

OTHER

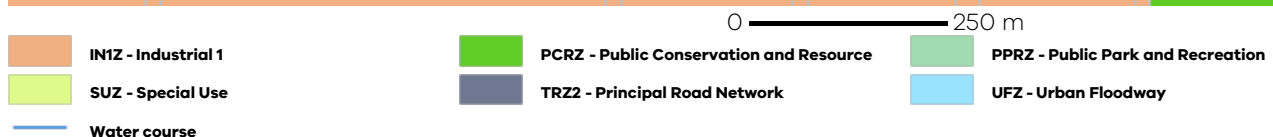
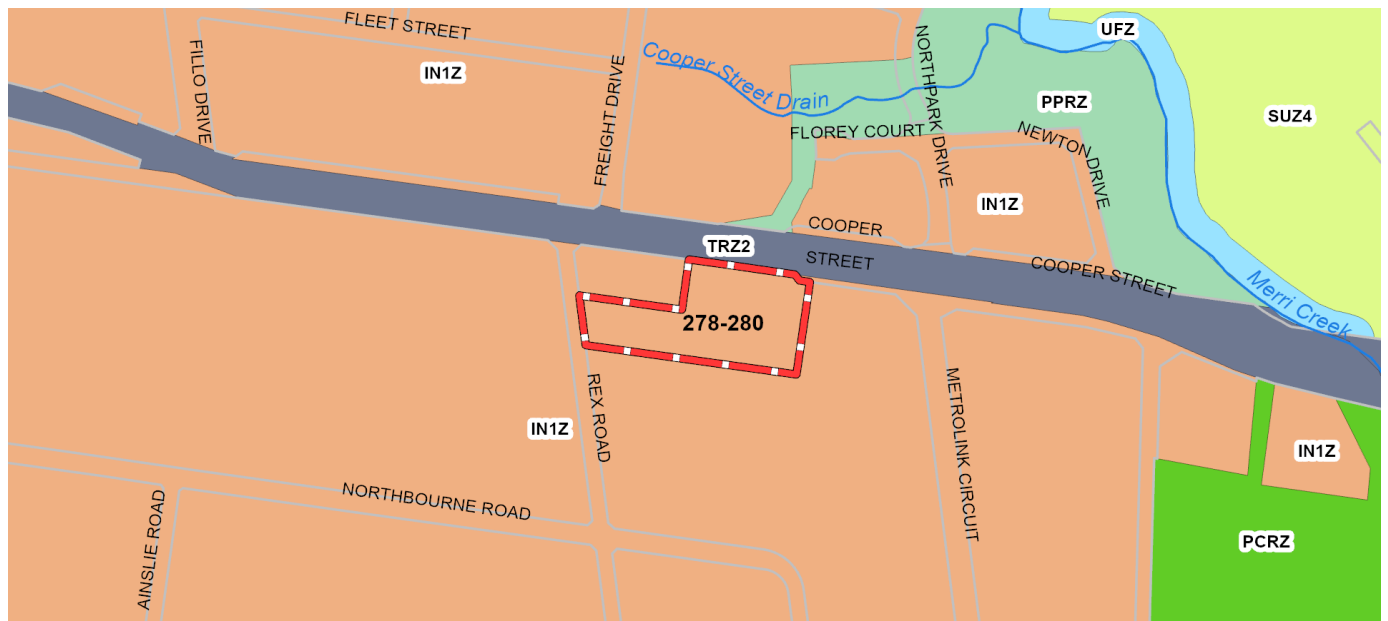
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\) \(HUME\)](#)

[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\) \(HUME\)](#)



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

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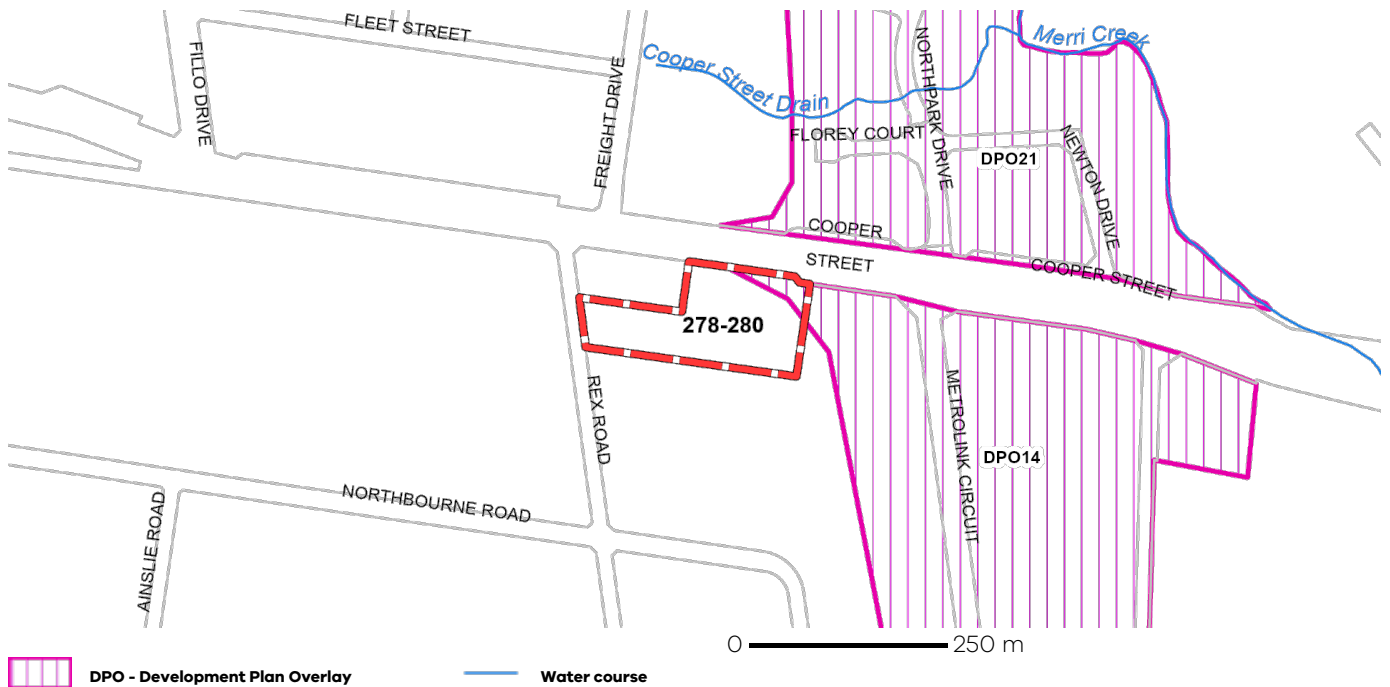
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Planning Overlays

[DEVELOPMENT PLAN OVERLAY \(DPO\) \(HUME\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 14 \(DPO14\) \(HUME\)](#)



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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\) \(HUME\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\) \(WHITTLESEA\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\) \(HUME\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(HUME\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(WHITTLESEA\)](#)

[RURAL FLOODWAY OVERLAY \(RFO\) \(WHITTLESEA\)](#)



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

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Areas of Aboriginal Cultural Heritage Sensitivity

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

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

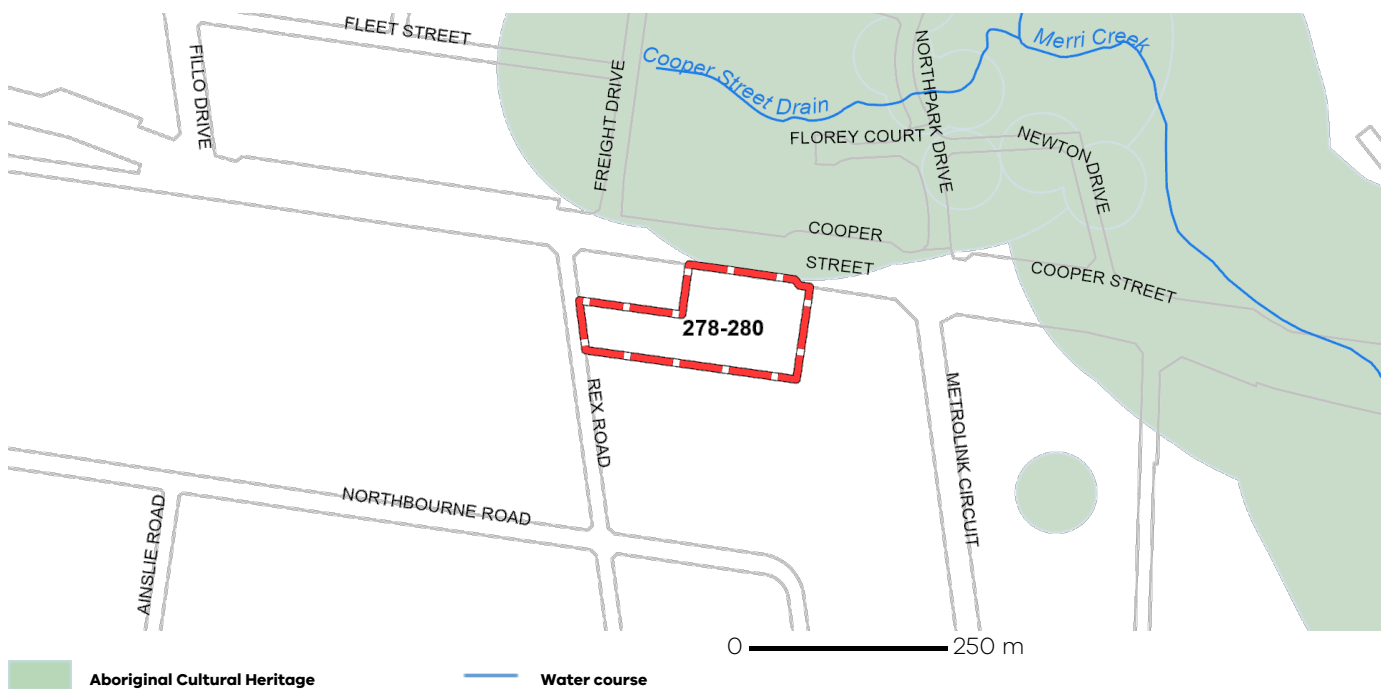
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

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



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Further Planning Information

Planning scheme data last updated on 10 August 2022.

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

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

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

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

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

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Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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