



## Information Memorandum - Lot 2/75 Willowbank Road, Gisborne

### **PRIME GRZ1 INFILL DEVELOPMENT SITE**

Land size 3.11Ha approx.

**Location:**

Gisborne is located 45 mins drive from Melbourne CBD on Melbourne's western corridor and is nestled at the foothills of the Macedon Ranges.

The airport is a very handy 25minutes away.

- Thriving Gisborne community.
- Close to town centre.
- Site access via five points.
- Opportunity to capitalize on strong buyer demand in this location.
- Partial border to beautiful park/reserve.
- Clear land holding – ready to commence development immediately.
- 45 Minutes to Melbourne CBD. 30 minutes to Melbourne Airport.

# Raine & Horne®





# Expressions of Interest Form

## Lot 2, 75 Willowbank Road, Gisborne

Parties interested in the purchase of the above property are invited to complete this form and return it to Raine & Horne Gisborne no later than close of business 15<sup>th</sup> March 2021.

**Hand Delivery:**

Att: David Oliver  
Raine & Horne  
42 Brantome Street  
Gisborne VIC 3437

**By Email:**

David Oliver  
David.oliver@gisborne.rh.com.au

**Contract of Sale and Section 32 are attached to this "Expressions of Interest Form".**

**Registration Details**

Purchaser's name .....  
Street Address .....  
Telephone: .....  
Email: .....

**Registrants Solicitor**

Company: .....  
Street Address: .....  
Telephone .....  
Email: .....

**Proposed Purchase Terms:**

Purchase Price: .....  
Deposit: .....

**Settlement Period**

.....

**Special Conditions if any:**

.....  
.....

.....

.....

**Signed for and on behalf of the Registrant**

**Date**

Note: The Vendor has the right and sole discretion to vary the sales process to postpone or cancel the sale of the property and to modify or add any terms and conditions to any Contract of sale or Vendor's statement which may be made available to a potential purchaser

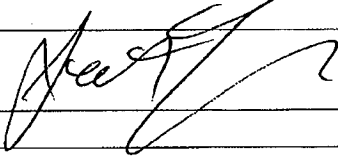
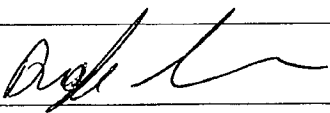
# Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	Proposed Lot 2/75 Willowbank Road, Gisborne 3437	
Vendor's name	Salvatore Giudice	Date 4/2/21
Vendor's signature		
Vendor's name	Angela Giudice	Date 4/2/21
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

GISBORNE LEGAL  
PO BOX 620  
GISBORNE 3437  
stephen@gisbornelegal.com.au

## FINANCIAL MATTERS

### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

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

	To	
--	----	--

Other particulars (including dates and times of payments):

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

### 3.2 Road Access

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

### 3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

As Attached. Planning Permit PLN/2019/511

#### **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

#### **10.2 Further Plan of Subdivision**

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

Not Applicable.

### **11. DISCLOSURE OF ENERGY INFORMATION**

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

### **12. DUE DILIGENCE CHECKLIST**

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

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

### **13. ATTACHMENTS**

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

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

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

Register Search Statement Vol 9019 Fol 578
Instrument LP098445
Macedon Ranges Land Information Statement
Western Water Information Statement
State Revenue Property Clearance Certificate
VicRoads Property Certificate
Macedon Ranges Planning Certificate
Catchment and Land Protection (S90) Certificate
Planning Permit PLN/2019/511
Planning Property report
Due Diligence Checklist



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

Page 1 of 1

VOLUME 09019 FOLIO 578

Security no : 124087790898P  
Produced 28/01/2021 09:38 AM

**LAND DESCRIPTION**

Lot 4 on Plan of Subdivision 098445.  
PARENT TITLES :  
Volume 01226 Folio 024      Volume 07246 Folio 129  
Created by instrument F062505 26/10/1973

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
SALVATORE GIUDICE of 123 KINGS ROAD ST ALBANS  
ANGELA GIUDICE of 107 ANAKIE ROAD NORTH GEELONG  
J956743 04/06/1982

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE R754768H 30/01/1992  
COMMONWEALTH BANK OF AUSTRALIA

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

**DIAGRAM LOCATION**

SEE LP098445 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 75 WILLOWBANK ROAD GISBORNE VIC 3437

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 22/10/2016

DOCUMENT END





## Imaged Document Cover Sheet

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


Document Type	<b>Plan</b>
Document Identification	<b>LP098445</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/01/2021 09:42</b>

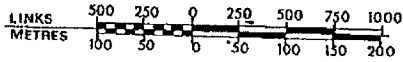
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The document is invalid if this cover sheet is removed or altered.

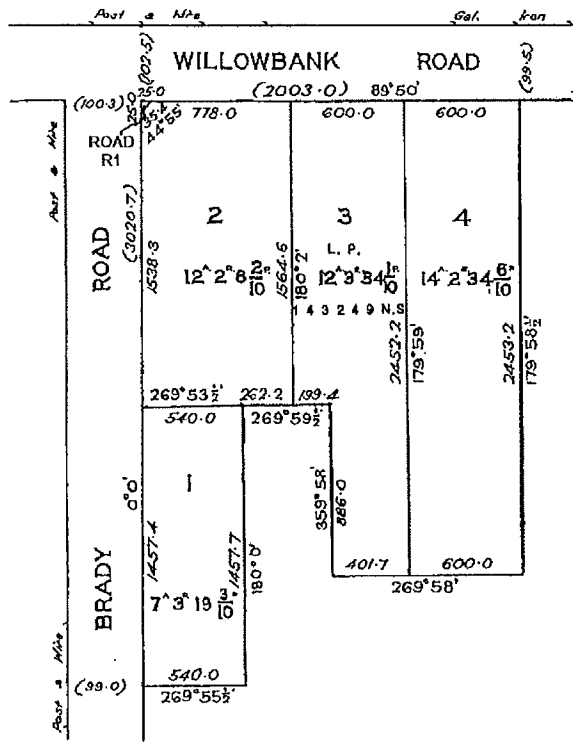
**LP98445**  
**EDITION 1**  
 APPROVED 2246173

<b>PLAN OF SUBDIVISION</b> CROWN ALLOTMENT 2 & PART OF CROWN ALLOTMENTS 1,23 & 24 SECTION 0 PARISH OF GISBORNE COUNTY OF BOURKE SCALE OF CHAINS 	APPROPRIATIONS <i>Way &amp; Drainage</i> ----- Brown	ENCUMBRANCES & OTHER NOTATIONS <i>Road Widths shown are not to scale.</i> <i>For Reference Marks refer to Fieldnotes</i>



VOL. 1226 FOL. 024  
 VOL. 7246 FOL. 128

**COLOUR CONVERSION**  
 R1 = BROWN





ABN 42 686 389 537

PO BOX 151 KYNETON VIC 3444

EMAIL for updates to certificates: [rates@mrsc.vic.gov.au](mailto:rates@mrsc.vic.gov.au)

LAND INFORMATION CERTIFICATE  
SECTION 229 LOCAL GOVERNMENT ACT 1989  
LOCAL GOVERNMENT REGULATIONS 2015

Info Track  
C/- Landata,  
GPO BOX 527,  
MELBOURNE VIC 3001

**Cert No:** 18659  
**Assessment Number:** 15572-1  
**Property Key:** 1173658  
**Your Ref:** 44880868-013-8  
**Date:** 29 January 2021

**Property Details:**

75 Willowbank Road GISBORNE VIC 3437

<b>Site Value</b>	\$ 3,850,000
<b>Capital Improved Value</b>	\$ 3,850,000
<b>Net Annual Value</b>	\$ 192,500
<b>Valuation Year</b>	2020
<b>Rating Year</b>	2020/2021

**Property Land Use Classification:**

Land Use: 118 - Residential Land (with buildings that add no value) Current

**Title Details:**

LOT 4 LP 98445 P/Gisborne COT-9019/578

The valuations, which appear on this certificate, have been prepared for rating and taxing purposes only and are not intended for any other purpose. PLEASE NOTE: The valuation of this property may be subject to review via a general revaluation or a supplementary valuation in accordance with Section 13DF of the Valuation of Land Act 1960.

**PROPERTY RATES & CHARGES**

Rates, charges and other monies due and payable for the year ending 30 June 2021, due and payable on 1 July 2020. Please note rates and charges are payable by instalments on the dates indicated: 30 September, 30 November, 28 February & 31 May.

<b><u>Rates &amp; Charges</u></b>	<b><u>Levied</u></b>	<b><u>Balance</u></b>
General Rates (differential rate)	\$ 9,168.39	\$ 4,584.07
Garbage / Recycling	\$ 420.00	\$ 209.98
Municipal Charges	\$ 212.00	\$ 106.00
EPA Victorian Landfill Levy	\$ 29.00	\$ 14.50
State Government Levies	\$ 320.90	\$ 160.45
Interest (\$0.00)		
Legal Charges - Arrears		\$ 0.00
Legal Charges - Current		\$ 0.00
<b>SUB TOTAL RATES &amp; CHARGES DUE</b>	<b>\$ 10,150.29</b>	<b>\$ 5,075.00</b>
Debtor		\$ 0.00
Schemes Special Rates & Charges		\$ 0.00
<b>SUB TOTAL DEBTOR AND SPECIAL CHARGES</b>		<b>\$ 0.00</b>
<b>TOTAL RATES &amp; CHARGES DUE</b>		<b>\$ 5,075.00</b>

Please Note if making a settlement payment via PEXA please use biller code: 16295 and Ref: 155721

The Council uses CIV to determine the value of the property for rating purposes.

**LAND INFORMATION CERTIFICATE  
SECTION 229 LOCAL GOVERNMENT ACT 1989  
LOCAL GOVERNMENT REGULATIONS 2015**

This Certificate PROVIDES information regarding valuations, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council.

This Certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other flooding or service easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.

- \*\* There are no monies owed under Sec 227, Local Government Act 1989.
- \*\* There is NO potential liability for rates under the Cultural & Recreational Lands Act 1963.
- \*\* There is NO potential liability for the land to become rateable under Sections 173, or 174A of the Local Government Act 1989.
- \*\* There are NO outstanding amounts required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the Subdivision Act 1988, or the Local Government Act 1958.
- \*\* There are NO Notices or Orders on the land which have a continuing application under the Local Government Act 1958, Local Government Act 1989 or under a Local Law or by-law of Council.

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

After the issue of this certificate, Council may be prepared to provide an update to information to the applicant about matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of this information given, and no employee of the Council is authorised to bind the Council by the giving of such information. Certificates will only be updated to the applicant and confirmation will be provided to non-applicants. EMAIL for updates to certificates: [rates@mrsc.vic.gov.au](mailto:rates@mrsc.vic.gov.au)

No updating of Certificate details will be given if the date of issue of the Certificate exceeds three months (90 days). New certificates must be applied for.

**ADDITIONAL INFORMATION**

Purchaser: N/A

Remarks:

Property Conditions:

I acknowledge having received the sum of \$27.00 being the fee for this certificate.

Authorised Officer:



Date of Issue: 29 January 2021

Cert No: 18659

CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN TO THE APPLICANT AND UP TO 90 DAYS AFTER ISSUE DATE. PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK. THIS CERTIFICATE WILL EXPIRE ON 29 April 2021.



ABN 67 433 835 375  
36 MACEDON ST, SUNBURY  
PO BOX 2371, SUNBURY DC 3429

1300 650 422  
www.westernwater.com.au  
mail@westernwater.com.au



022

Gisborne Legal C/- InfoTrack  
Landata C/- VLRS Pty Ltd  
Level 1 2 Lonsdale St  
MELBOURNE VIC 3000

Your Ref: 44880868-020-6  
Statement No: 118025  
Service Req ID: 1185119  
Property No: 14-3154-1000  
Account No: 14-3154-1000-01-6  
Date: 01-February-2021

## Information Statement

Water Act 1989, Section 158

*This Statement details all Tariffs, Charges and Penalties due and payable to Western Water, as at the date of this Statement, and also includes Tariffs and Charges, (other than for water yet to be consumed), which are due and payable to the 30-June-2021 as well as any relevant Orders, Notices and Encumbrances applicable to the property, described hereunder.*

**Property Address: 75 WILLOWBANK RD, GISBORNE VIC 3437**

**Title(s):** Lot 4, Lodged Plan 98445, Volume 9019, Folio 578, Parish of Gisborne

**Owner(s):**

Giudice, Salvatore  
Ortisi, Angela

**Comments:**

There are no Comments applicable to this property

**Account Calculation:**

Charges Previously Billed:	\$0.00
Current Charges (see over for details):	\$88.59
<b>Total Amount Owing to 30-June-2021</b>	<b>\$88.59</b>

To calculate charges to settlement date, calculations should be based on daily access fees and volumetric charges from the period of the last account until settlement date.

**Please email the Notice of Acquisition/Disposition to Western Water within 14 days of settlement.**

Property No: 14-3154-1000  
Property Address: 75 Willowbank Rd, Gisborne VIC 3437

**Current Charges for services provided and their tariffs:**

---

METERED SERVICE: 60138 (20mm) Meter Number: 14T1546

Water Service Fee: From 01/03/21 To 30/06/21 = 122 days @ 56.93¢ per day = \$69.45

Water Volume: Read \_\_\_\_\_ - Prev. Read 1296 (03/12/20) = \_\_\_\_\_ kL

Water Volume Charged: \_\_\_\_\_ kL = \_\_\_\_\_ kL

Water Volume Charge(Step 1, 2020-21): \_\_\_\_\_ kL @ 189.87¢ per kL = \$\_\_\_\_\_

Water Volume Charge(Step 2, 2020-21): \_\_\_\_\_ kL @ 251.92¢ per kL = \$\_\_\_\_\_

Water Volume Charge(Step 3, 2020-21): \_\_\_\_\_ kL @ 393.66¢ per kL = \$\_\_\_\_\_

Waterways Charge: From 01/03/21 To 30/06/21 = 122 days @ 15.69¢ per day = \$19.14

Sub Total = \$88.59

This property incurs the following charges, which for 1 July 2020 to 30 June 2021 are:

These charges should be adjusted at settlement.

Water Service Availability Charge of \$207.81 (Daily Rate: \$0.5693)

Melbourne Water - Waterways Charge of \$57.28 (Daily Rate: \$0.1569)

**Encumbrances and other information:**

---

Western Water recommend that you contact us prior to settlement to obtain details of any payments or charges which may have been applied to the account after this statement was issued.

The subject property may be affected by a drainage and/or flooding issue. For further information please contact Melbourne Water on 131 722.

A water meter is connected at this property. Please note: (a) If there is a tenant at the property and they are being billed for water usage, then water usage is not a charge on the property. If the tenant is vacating or has already vacated please contact Western Water for a final meter reading. (b) If there is no tenant at the property, water usage is charged against the property and should be adjusted at the time of settlement. The purchasers representative should contact Western Water to arrange a special meter read. (c) A fee applies for special meter reads. Special meter reads are only conducted on Monday, Wednesday & Friday (excluding public holidays).

Permanent Water Saving Rules are now in place. Permanent Water Saving Rules apply to the use of drinking water supplied by Western Water. They do not apply to the use of spring or bore water, recycled water, grey water, or rainwater collected in a storage tank that is not supplemented by Western Water supply. Visit [www.westernwater.com.au/PWSR](http://www.westernwater.com.au/PWSR) for more information.

**Disclaimer:**

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Western Water hereby certify that the information detailed in this statement is true and correct according to records held and that the prescribed fee has been received. However, Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy on this plan. The cadastral data included on this map originates from VICMAP Data and is licenced for re-use under Creative Commons License. Please refer to <https://www.propertyandlandtitles.vic.gov.au/> for any queries arising from information provided herein or contact Western Water 1300 650 422. This statement is valid for a period of 120 days from date of issue.



Graham Holt 01-Feb-2021  
General Manager, Customer & Community Relations

# Western Water

PO Box 2371  
Sunbury DC VIC 3429

**Electronic Payment Option:**  
Please make this payment via  
internet or phone banking.



Bill Code: 757955  
Ref: 1431 5410 0001 6

Property No: 14-3154-1000  
Property Address: 75 Willowbank Rd, Gisborne VIC 3437

## Information Statement Remittance Page

<u>Account No</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
14-3154-1000-01	Water Account	\$88.59	

Total: \$88.59

\*\*\*\* Please return this page with your payment \*\*\*\*

# INFORMATION STATEMENT - PLAN OF ASSETS TRaversING LAND



Prop No. : 14-3154-1000  
 Address : 75 Willowbank Road Gisborne VIC 3437  
 Scale : 3189  
 Printed on: 01-02-2021

Water Main DOES NOT traverse property  
 Sewer Main DOES NOT traverse property



Western Water  
 36 Macedon Street  
 PO Box 2371  
 Sunbury DC  
 VIC 3429  
 Ph: 03 9218 5422  
 Fax: 03 9218 5444

Water Legend		
Water main	—	Air Valve
Junction	○	Hydrant
End of Line	]	Fire Plug
Swab Point	◆ <sup>SP</sup>	Pres Reducing Valve
Non Return Valve	⊘	Reducer Valve
Other		
Recycled water main	—	
Easement	.....	

Sewer Legend	
Sewer main	—
Sewer rising main	-----
Standard manhole	●
Inspection shaft	⊞
Air valve	⊙
Stop Valve	⊗
End of Line	]
Selected Parcels	▒
Registered Parcels	░
Proposed Parcels	⋯

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy on this plan. The cadastral data included on this map originates from VICMAP Data and is licensed for re-use under Creative Commons License. Please refer to <https://www.propertyandlandtitles.vic.gov.au/> for any queries arising from information provided herein or contact Western Water 1300 650 422.



# Property Clearance Certificate

## Taxation Administration Act 1997



INFOTRACK / GISBORNE LEGAL

Your Reference: 211109  
 Certificate No: 41204843  
 Issue Date: 28 JAN 2021  
 Enquiries: ESYSPROD

Land Address: 75 WILLOWBANK ROAD GISBORNE VIC 3437

Land Id	Lot	Plan	Volume	Folio	Tax Payable
2177229	4	98445	9019	578	\$0.00

Vendor: ANGELA GIUDICE & SALVATORE GIUDICE  
 Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR SALVATORE GIUDICE	2021	\$3,850,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
 Commissioner of State Revenue

CAPITAL IMP VALUE:	\$3,850,000
SITE VALUE:	\$3,850,000
AMOUNT PAYABLE:	\$0.00



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

Certificate No: 41204843

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Land tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## General Information

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

## For Information Only


LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP


Land Tax = \$44,100.00

Taxable Value = \$3,850,000

Calculated as \$24,975 plus ( \$3,850,000 - \$3,000,000)  
multiplied by 2.250 cents.

## Property Clearance Certificate - Payment Options

<b>BPAY</b> 	Billier Code: 5249 Ref: 41204843
<b>Telephone &amp; Internet Banking - BPAY<sup>®</sup></b> Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. <a href="http://www.bpay.com.au">www.bpay.com.au</a>	

<b>CARD</b> 	Ref: 41204843
<b>Visa or Mastercard</b> Pay via our website or phone 13 21 61. A card payment fee applies.  <a href="http://sro.vic.gov.au/paylandtax">sro.vic.gov.au/paylandtax</a>	



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Gisborne Legal C/- InfoTrack  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 359364

NO PROPOSALS. As at the 28th January 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

75 WILLOWBANK ROAD, GISBORNE 3437  
SHIRE OF MACEDON RANGES

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: 28th January 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 44880868 - 44880868093810 '359364'



**Macedon Ranges**  
Shire Council

29 January 2021

Gisborne Legal C/- InfoTrack  
Landata  
GPO BOX 527  
MELBOURNE VIC 3001

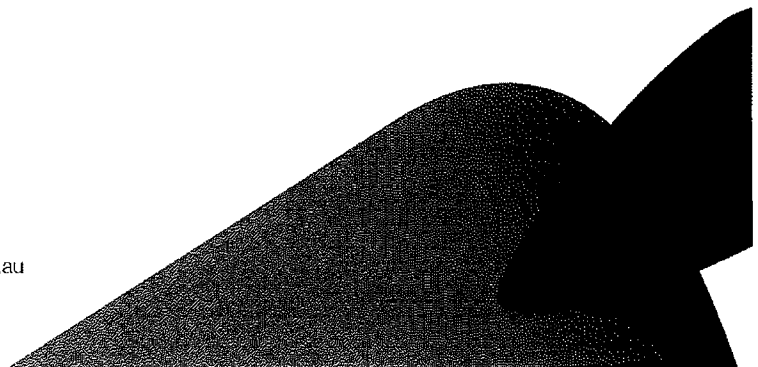
**PLANNING AND ENVIRONMENT ACT 1987 - FORM 17**  
**PLANNING CERTIFICATE**

Certificate No: 4921  
Receipt No:  
Property No: 1173658  
Applicant's Reference: 44880868-018-3

Subject Land:	LOT 4 LP 98445 P/Gisborne, 75 Willowbank Road GISBORNE VIC 3437.
Planning Scheme:	Macedon Ranges Planning Scheme
Responsible Authority:	Macedon Ranges Shire Council
Zone:	GRZ1 – General Residential Zone – (Schedule 1)
Overlay:	DCPO2 – Development Contributions Plan Overlay – (Schedule 2) DPO4 – Development Plan Overlay – (Schedule 4)
Other (Land Abuts):	Nil
Planning Scheme Amendment which may affect the land:	<i>NOTE: Page 2 of this Certificate contains further information regarding Planning Scheme Amendments affecting Macedon Ranges Shire.</i>

*Lisa Allen*

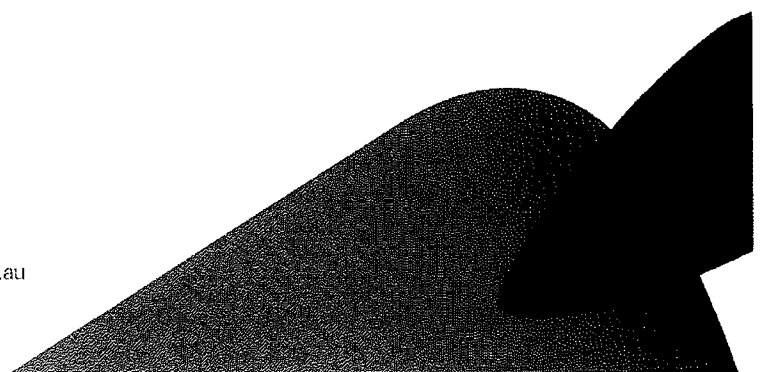
\_\_\_\_\_  
Authorised Officer  
Macedon Ranges Shire Council





**SUMMARY OF AMENDMENTS**

AMENDMENT NUMBER	SUMMARY
C126	<i>Corrects errors and anomalies and makes minor changes to mapping and ordinance of the Macedon Ranges Planning Scheme. C126 applies to a number of properties which can be found described in the following document:</i> <a href="https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/61805145-50aa-e811-a867-000d3ad11bfb_d1ac5c69-1aef-46b0-a02a-8f2877a45eed_Macedon_Ranges_C126macr_Exploratory_Report_Exhibition_Approval.pdf">https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/61805145-50aa-e811-a867-000d3ad11bfb_d1ac5c69-1aef-46b0-a02a-8f2877a45eed_Macedon Ranges C126macr Explanatory Report Exhibition Approval.pdf</a>
C138	<i>The amendment proposes to rezone land at Lot 1 on TP879826E, Walshes Road, Woodend from Public Use Zone - Service and Utility (PUZ1) to Rural Conservation Zone, Schedule 1.</i>





## Catchment and Land Protection (Section 90)

Gisborne Legal C/- InfoTrack  
135 King St  
SYDNEY 2000

### CERTIFICATE

Pursuant to Section 90 of the *Catchment and Land Protection Act 1994*

YOUR REF: 359364

CERTIFICATE NO: 44880868

This Certificate is issued for the following property:

PROPERTY ADDRESS:

75 Willowbank Road, Gisborne

PROPERTY DESCRIPTION:

Lot/Plan:

Lot 4 LP98445

Crown Description:

9019/578

Volume/Folio:

Directory Reference:

678 F7, 678 E7, 678 F8, 678 E8

- |  |     |
|--|-----|
| 1. A regional catchment strategy applies to the land.            | YES |
| 2. The land is in a special area.                                | No  |
| 3. A special area plan applies to the land.                      | No  |
| 4. A land use condition applies to the land.                     | No  |
| 5. A land management notice is in force in relation to the land. | No  |
| 6. A copy of the land management notice is attached.             | No  |

By Authority  
Secretary to the Department of Environment, Land, Water & Planning

DATED: 28/01/2021



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# PLANNING PERMIT

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<b>PERMIT NUMBER:</b>	PLN/2019/511
<b>PLANNING SCHEME:</b>	Macedon Ranges Planning Scheme
<b>RESPONSIBLE AUTHORITY:</b>	Macedon Ranges Shire Council
<b>ADDRESS OF THE LAND:</b>	LOT 4 LP 98445 P/Gisborne, 75 Willowbank Road GISBORNE
<b>THE PERMIT ALLOWS:</b>	Two Lot Subdivision (in accordance with approved Development Plan)

---

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The subdivision allowed by this permit and shown on the plans endorsed to accompany the permit shall not be amended for any reason unless with the prior written consent of the Responsible Authority.
2. Before the Statement of Compliance for the Plan of Subdivision, the owner of the lot must enter into an agreement with the Responsible Authority accordance with Section 173 of the Planning and Environment Act 1987. The agreement must provide for:
  - a. That should either or both of Lot 1 and Lot 2 be approved for further subdivision, prior to the issuing of a Statement of Compliance for the further subdivision, the Owner must provide a minimum of 5% of the site as Public Open Space in accordance with the approved Development Plan.
  - b. That the contribution, being an area of land, shall be calculated against all the land in the original subdivision.

Prior to a Statement of Compliance being issued:

- a. Application must be made to the Registrar of Titles to register the Section 173 Agreement on the title to the land under Section 181 of the same Act.
  - b. The owner must pay all costs (including Council's costs) associated with the preparation, execution, registration and (if later sought) cancellation of the Section 173 Agreement.
3. Prior to the issue of the Statement of Compliance for subdivision, the owner must pay to Council a development contribution in accordance with the Development Contributions Plan Overlay (DCPO) incorporated in the Macedon Ranges Planning Scheme. The amount payable is calculated from the Total Charge figure for specified Area 14 within the Development Contributions Plan Overlay Schedule 2 per additional lot and is adjusted on 1 July each year in accordance with Clause 45.06 of the Macedon Ranges Planning Scheme.

4. The owner of the land must enter into an agreement with:
  - A telecommunications network or service provider for the provision of telecommunications services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
  - A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
5. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
  - A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
  - A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
7. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
8. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of the Act.
9. Measures must be undertaken to minimise any loss of amenity to the neighbourhood from the subdivision works caused by dust, noise, the transport of materials to and from the land and the deposit of mud and debris on public roads, to the satisfaction of the Responsible Authority.

#### **Engineering Unit Conditions**

10. Prior to the commencement of works, an "Asset Protection Permit" must be obtained from Council for any of the following circumstances:
  - a. Entering a building site by means of a motor vehicle having gross weight exceeding two tonnes.
  - b. Occupying a road for works.

Page 2 of 4

Date issued: 11 September 2020 Signature of the Responsible Authority:





- c. Connecting any land to a stormwater drain.
  - d. Opening, altering or repairing a road.
  - e. Opening, altering or repairing a drain.
  - f. Accessing a building site from a point other than a crossover.
  - g. Construct/repair/widen/remove any crossover.
11. Prior to the commencement of works, Engineering Plans must be submitted to and approved by the Responsible Authority including payment of plan checking and supervision fees. The plans must include:
- a. All necessary computations and supporting design documentation for any structure, civil and drainage infrastructure and geotechnical investigation report.
  - b. Details of any cut and fill earthworks including retaining walls.
  - c. Provision and detail for all services and conduits (underground) including alignments and offsets.
  - d. New sealed access for lot 2. Crossover is to be a minimum of 10 metres from any intersection, 1 metre from any power pole, sign or service pit and a minimum of 3 metres from any street tree.
  - e. Details of a stormwater detention system to ensure 10 year ARI post-development flows are restricted to pre-development level.
  - f. Details of the stormwater quality treatment system that meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Alternatively, payment of the stormwater quality offset contribution to the Responsible Authority.
12. Prior to the issue of Statement of Compliance, all works shown on the approved Engineering Plans must be constructed or carried out all to the satisfaction of the Responsible Authority.
13. Prior to the issue of Statement of Compliance, the subdivision is to be provided with a drainage system to a design approved by the Responsible Authority and such that:
- a. The subdivision as a whole is provided with a legal point of discharge approved by the Responsible Authority and any other statutory authority from which approval must be received for the discharge of drainage.
  - b. All drainage courses or outfall drainage lines required to the legal point of discharge and which pass through lands other than those within the boundaries of the subdivision are constructed at no cost to the Responsible Authority.

- c. All drainage courses located within allotments must be contained within expressed drainage easements.
  - d. Objectives of the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) are satisfied.
14. The subdivision is to be constructed in accordance with Macedon Ranges Shire Council's Policy Engineering Requirements for Infrastructure Construction (June 2010).
15. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into drains or watercourses. Soil erosion control measures must be employed throughout the works in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) to the satisfaction of the Responsible Authority.

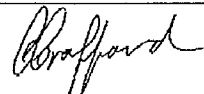
**Expiry Conditions**

16. This permit will expire if one of the following circumstances applies:
- a. The plan of subdivision is not certified within two years of the date of this permit.
  - b. The plan of subdivision is not registered at Land Registry within five years of the certification of the subdivision.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

**Permit Notes:**

- Future owners of the land must be made aware of the existence of this permit.



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### WHAT HAS BEEN DECIDED?

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The Responsible Authority has issued a permit.

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### WHEN DOES A PERMIT BEGIN?

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A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the tribunal, or
  - (ii) the date on which it was issued, in any other case.

---

### WHEN DOES A PERMIT EXPIRE?

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1. A permit for the development of land expires if:
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if:
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development, or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

---

### WHAT ABOUT APPEALS?

---

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the prescribed fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority.
- Details about appeals and fees payable can be obtained from the Victorian Civil and Administrative Tribunal. The address of the Victorian Civil and Administrative Tribunal is 55 King Street, Melbourne, 3000. The telephone number is (03) 9628 9777. Internet [www.vcat.vic.gov.au](http://www.vcat.vic.gov.au).

MACEDON RANGES PLANNING SCHEME

PERMIT NO: PLN/2019/511

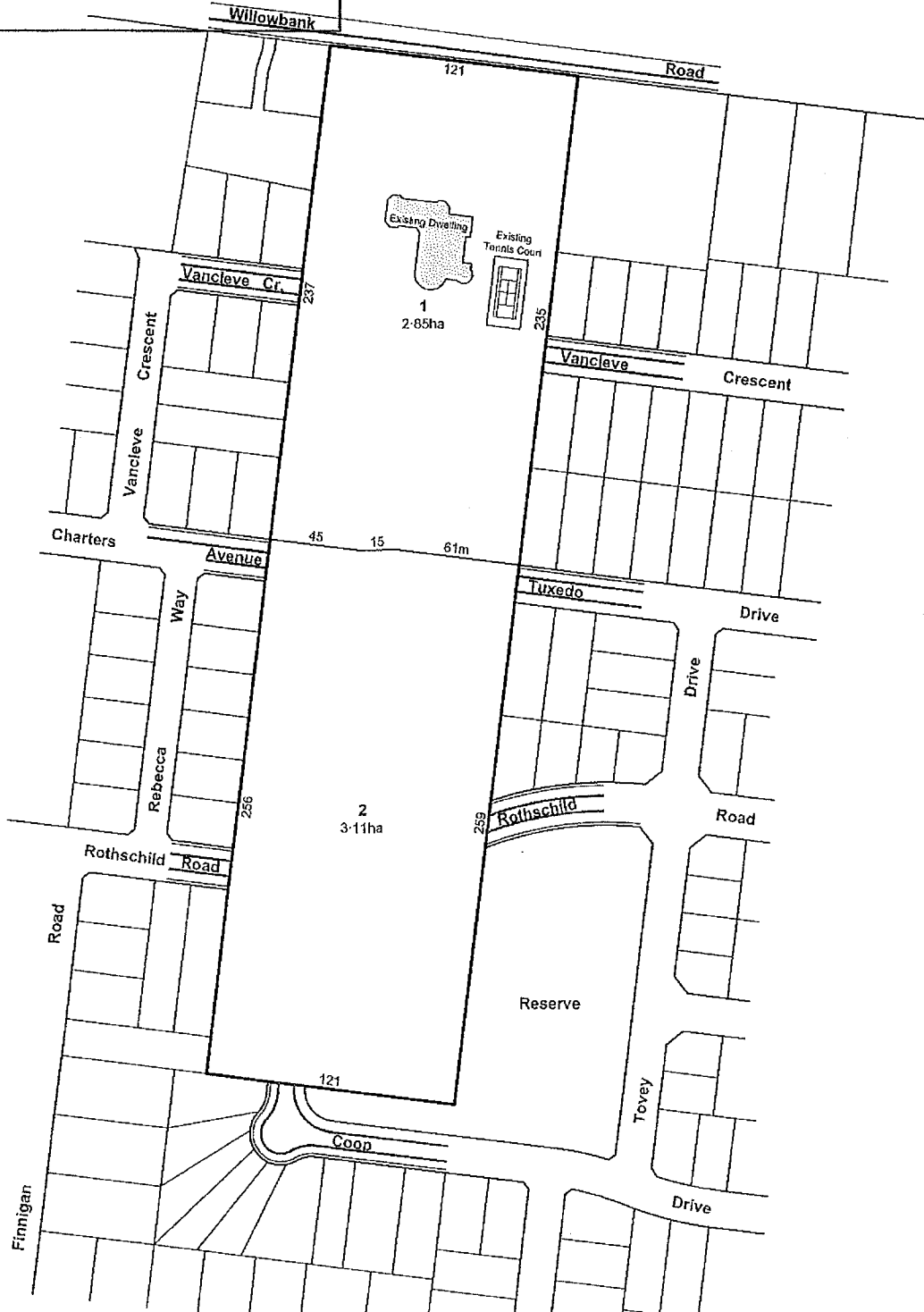
This is the plan referred to in the attached planning permit

Date: 11/09/2020

Authorised Officer: Christo Crafford



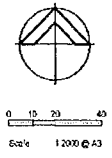
Page: 1 of 1



Notes:

(1) Measurements and areas are approximate only and are subject to survey and may be amended on the plan of subdivision submitted for certification.

REVISION	DATE	ZONE



**Chris Smith**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 14/18 RIVERS STREET, DEERHATTON VIC 3003  
 PH: (03) 5275 7700 FAX: (03) 5275 4678  
 www.chris-smith.com.au  
 Designed: Col Rogers 11th July 2019  
 Drawn: Col Rogers 24th October 2019  
 Checked: Gary Stangerbach  
 Approved:

S & A Giudice  
 Two Lot Subdivision  
 75 Willowbank Road  
 Gisborne  
 Plan of Proposed Subdivision  
 Drawing No. 10198/01  
 Sheet No. 1 of 1  
 Rev. 0  
 19/10/2019

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 04 February 2021 01:53 PM

## PROPERTY DETAILS

Address: **75 WILLOWBANK ROAD GISBORNE 3437**

Lot and Plan Number: **Lot 4 LP98445**

Standard Parcel Identifier (SPI): **4\LP98445**

Local Government Area (Council): **MACEDON RANGES** [www.mrsc.vic.gov.au](http://www.mrsc.vic.gov.au)

Council Property Number: **1173658**

Planning Scheme: **Macedon Ranges** [Planning Scheme - Macedon Ranges](#)

Directory Reference: **Melway 678 F7**

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Western Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **POWERCOR**

[View location in VicPlan](#)

## STATE ELECTORATES

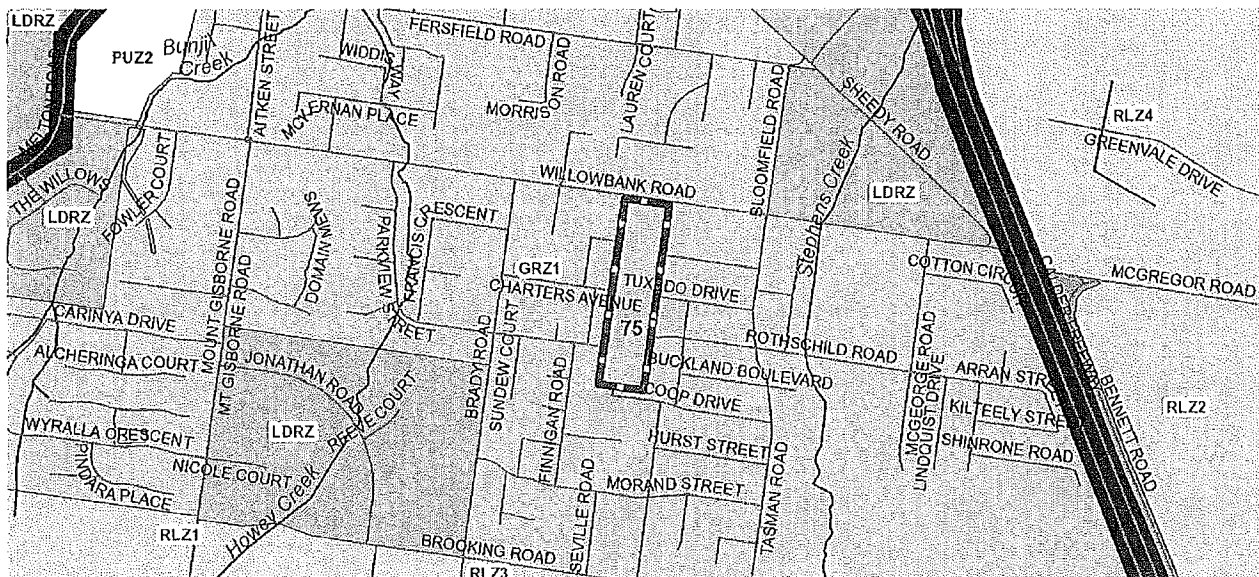
Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **MACEDON**

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



- |  |                             |  |                                |  |                                   |
|--|-----------------------------|--|--------------------------------|--|-----------------------------------|
|  | GRZ - General Residential   |  | LDRZ - Low Density Residential |  | PPRZ - Public Park and Recreation |
|  | PUZ2 - Public Use-Education |  | RDZ1 - Road-Category 1         |  | RDZ2 - Road-Category 2            |
|  | RLZ - Rural Living          |  | Water area                     |  | Water course                      |

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

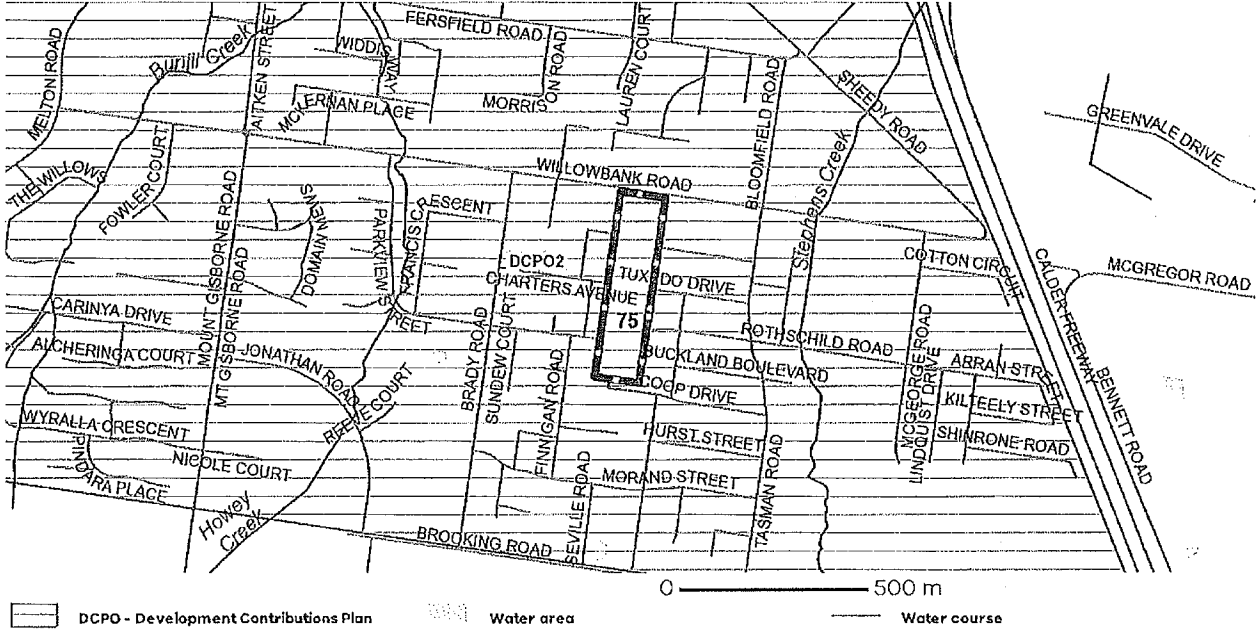
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1992 (Vic)

## Planning Overlays

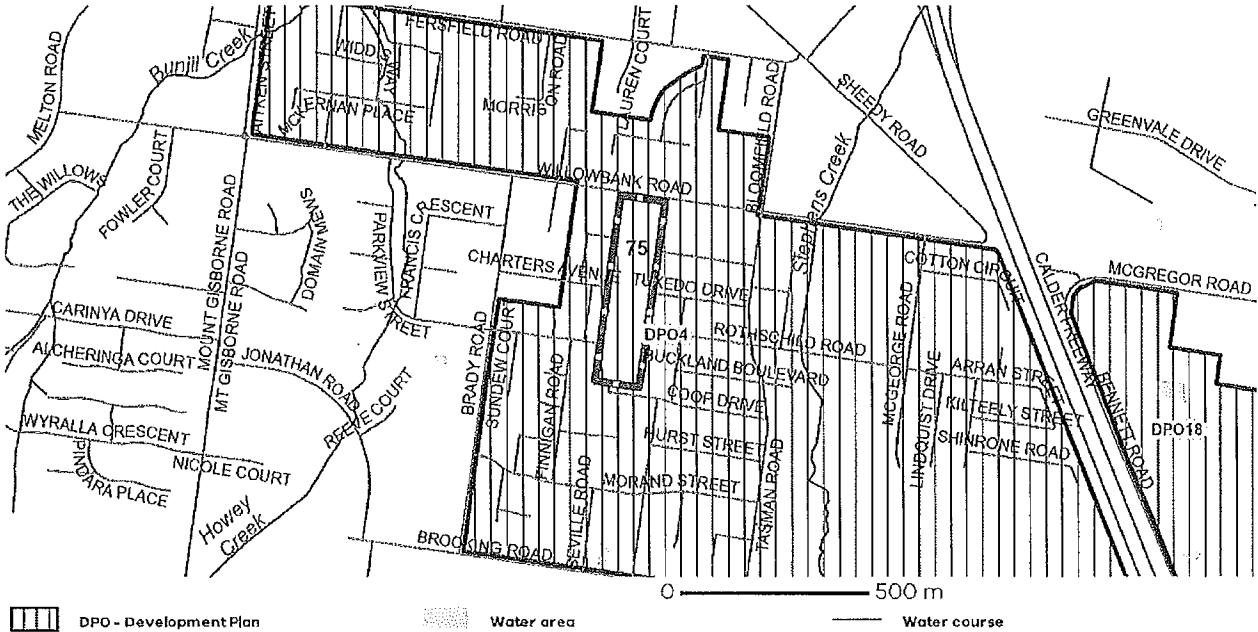
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



DCPO - Development Contributions Plan      Water area      Water course

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

DEVELOPMENT PLAN OVERLAY (DPO)  
 DEVELOPMENT PLAN OVERLAY - SCHEDULE 4 (DPO4)



DPO - Development Plan      Water area      Water course

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 Overlays

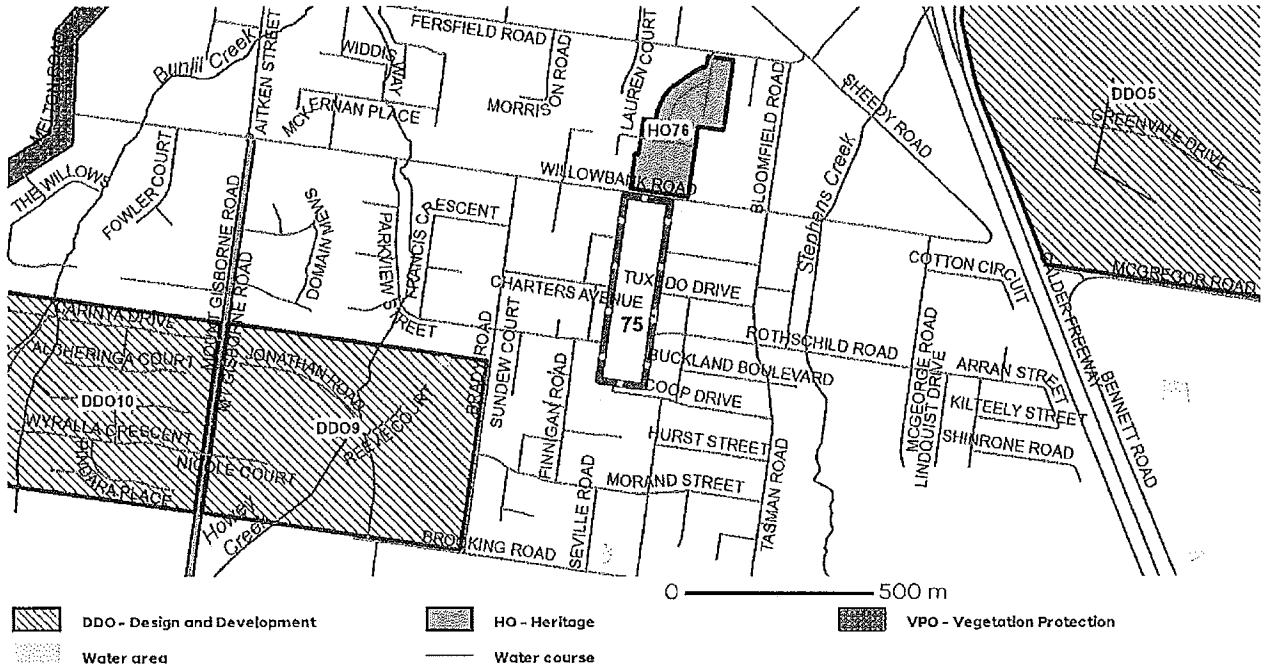
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)

VEGETATION PROTECTION OVERLAY (VPO)



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

## Further Planning Information

Planning scheme data last updated on 3 February 2021.

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

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

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

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

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

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

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

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

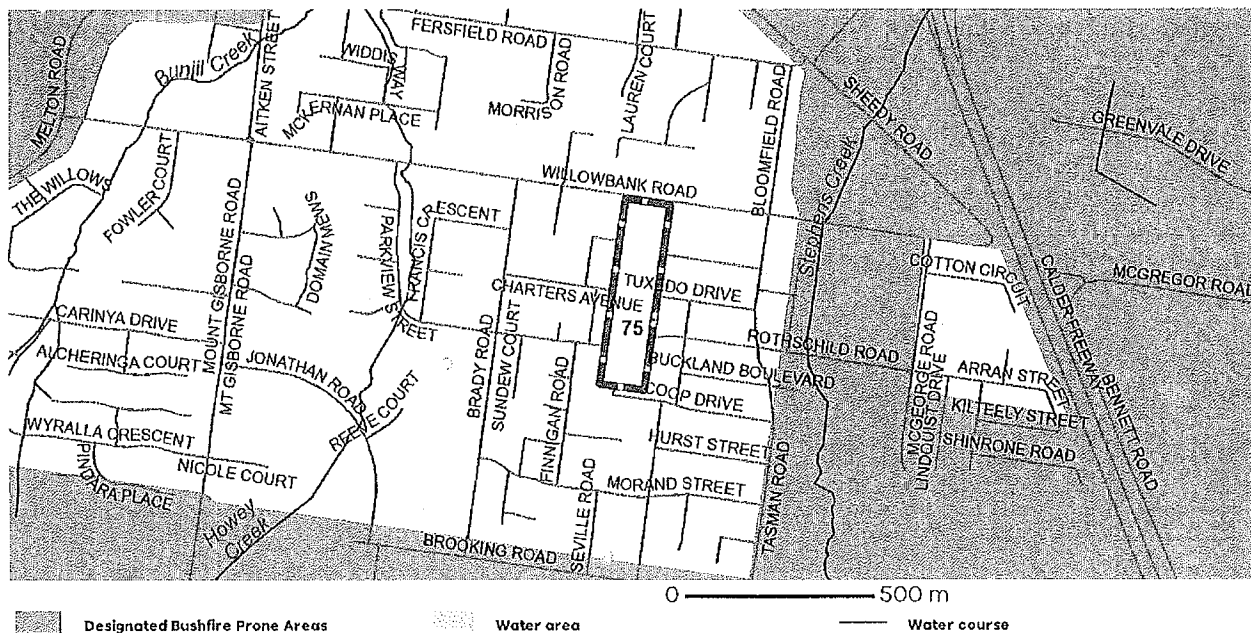
To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

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

## Designated Bushfire Prone Areas

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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



# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

## Land boundaries

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

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

## Planning controls

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

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

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

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

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

## Safety

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

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

## Building permits

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

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

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

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

## Utilities and essential services

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

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

## Buyers' rights

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

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

(04/10/2016)

# Suburb Profile Report

## Gisborne VIC 3437

Prepared on 29 January 2021

Prepared by David Oliver | david.oliver@gisborne.rh.com.au | 0403023706



**CoreLogic**<sup>®</sup>





**48km**  
Distance from GPO

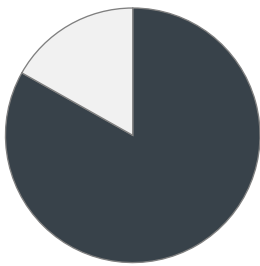


**9.0k**  
Population  
**↑ 23.2%**  
5 year population change



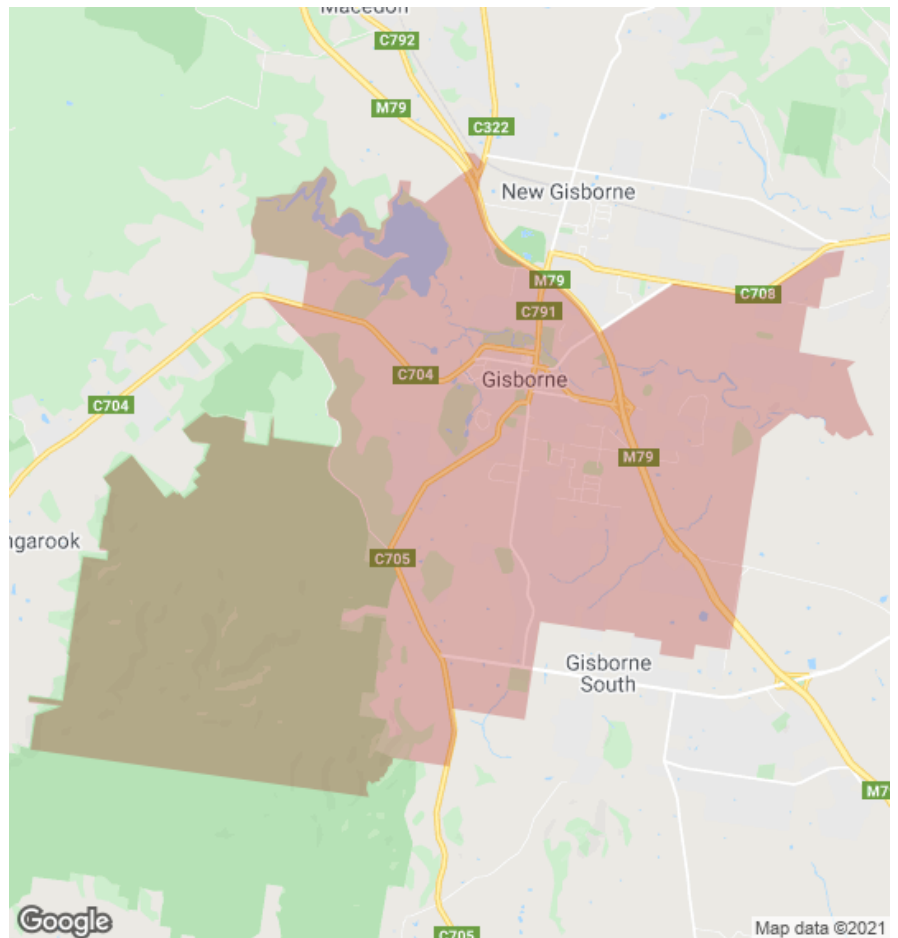
**11 years**  
Average length of ownership

17%



83%

■ Owner Occupiers □ Renters



The size of Gisborne is approximately 96.4 square kilometres. It has 7 parks covering nearly 33.8% of total area. The population of Gisborne in 2011 was 7,289 people. By 2016 the population was 8,982 showing a population growth of 23.2% in the area during that time. The predominant age group in Gisborne is 0-9 years. Households in Gisborne are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Gisborne work in a professional occupation. In 2011, 79.7% of the homes in Gisborne were owner-occupied compared with 80.2% in 2016. Currently the median sales price of houses in the area is \$820,000.

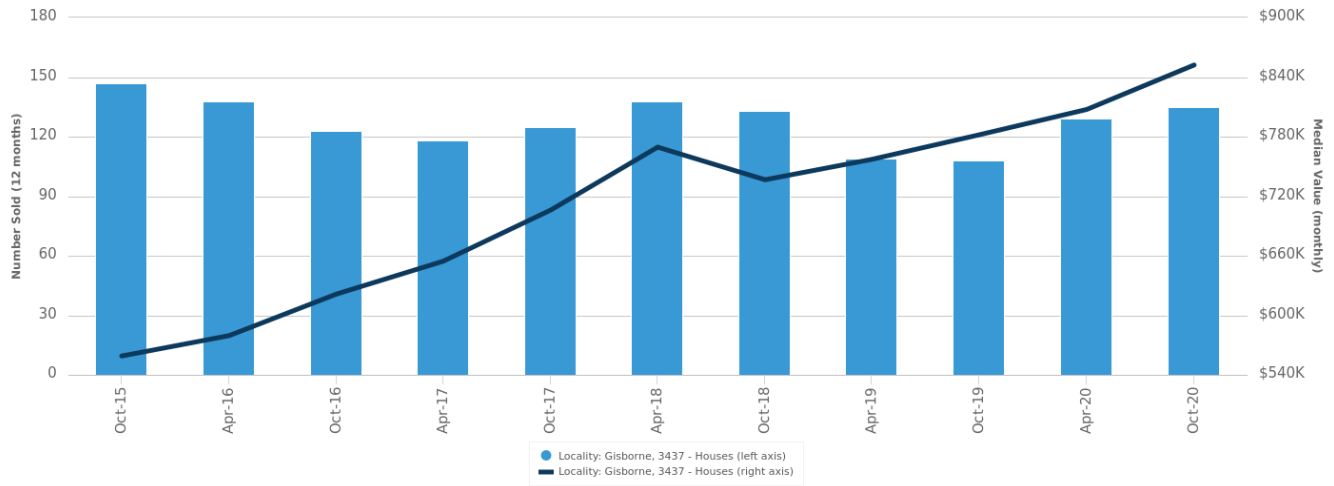
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,539	145	\$823,692	40
	386	19	\$556,031	14

\*Total number of unique properties listed for sale over the past 12 months.

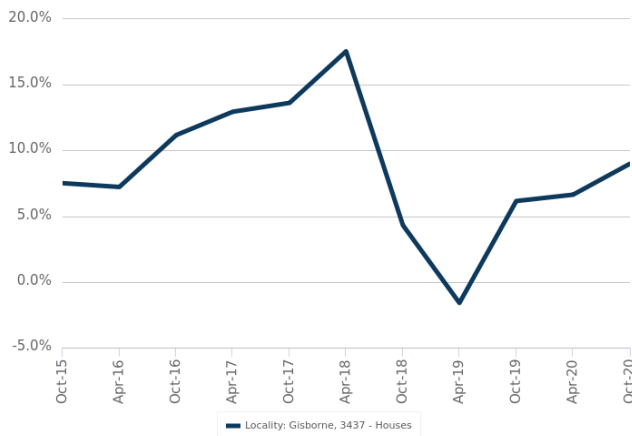


## Houses: For Sale

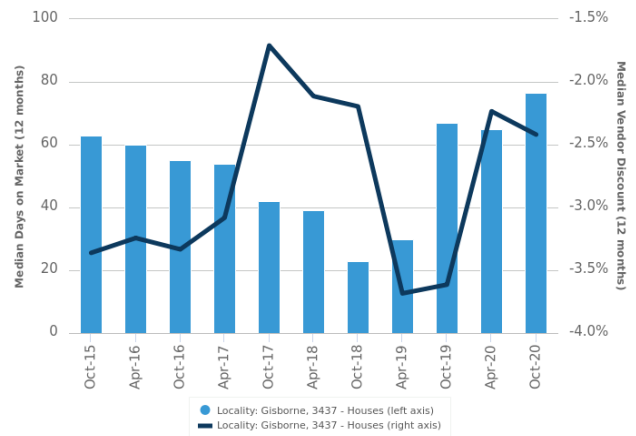
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$964,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$820,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$8,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$650,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

0

2  
BEDROOMS

## Recently Sold

0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

8

3  
BEDROOMS

21



**32 Stephen Street Gisborne VIC 3437**

Listed on 27 Jan 2021  
\$660,000

2  
 2  
 1,063m<sup>2</sup>



**94 Fersfield Road Gisborne VIC 3437**

Sold on 28 Dec 2020  
Not Disclosed

2  
 2  
 395m<sup>2</sup>



**114 Emmeline Drive Gisborne VIC 3437**

Listed on 22 Jan 2021  
\$1,350,000

1  
 2  
 2.51Ha



**52 Frith Road Gisborne VIC 3437**

Sold on 09 Dec 2020  
Not Disclosed

2  
 2  
 1,123m<sup>2</sup>

25

4  
BEDROOMS

49



**19 Vancleve Crescent Gisborne VIC 3437**

Listed on 23 Jan 2021  
\$875,000 - \$935,000

2  
 2  
 826m<sup>2</sup>



**1 Skyline Drive Gisborne VIC 3437**

Sold on 27 Jan 2021  
\$900,000\*

2  
 2  
 3,191m<sup>2</sup>



**3 Vista Close Gisborne VIC 3437**

Listed on 23 Jan 2021  
Opportunity Knocks

2  
 2  
 681m<sup>2</sup>



**14 Alcheringa Court Gisborne VIC 3437**

Sold on 27 Jan 2021  
\$1,300,000\*

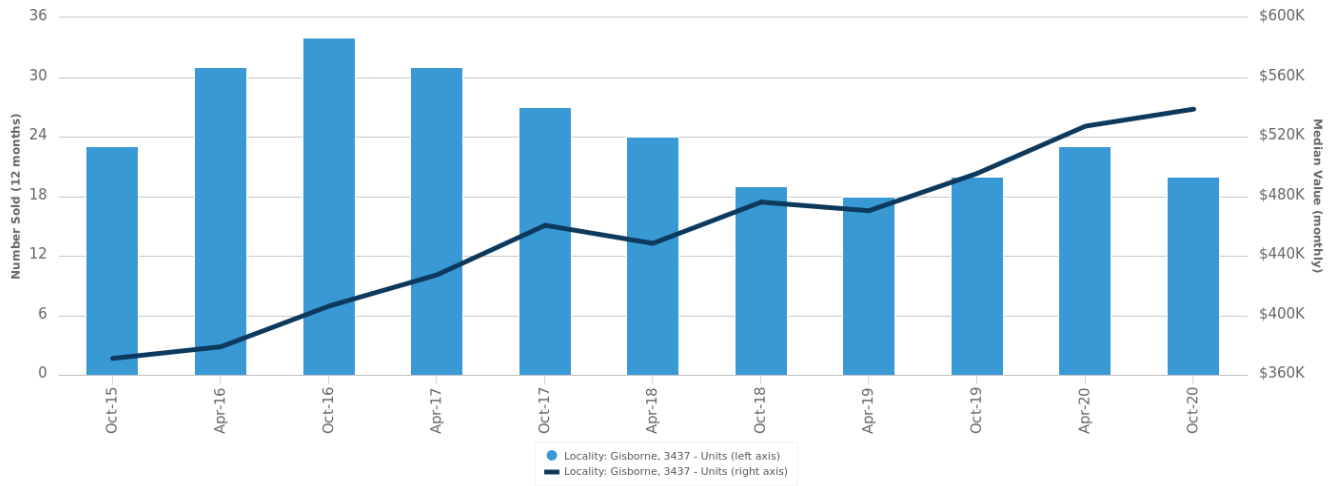
2  
 2  
 1,061m<sup>2</sup>

= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised

## Units: For Sale

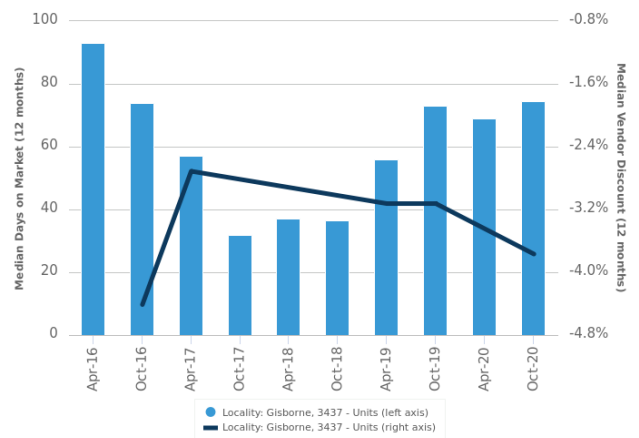
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$616,250

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$550,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$479,375

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Units: Market Activity Snapshot

## On The Market

## Recently Sold

1

1  
BEDROOMS

1



**4/3 Hamilton Street**  
Gisborne VIC 3437

Listed on 22 Jan 2021  
\$300,000 - \$330,000



**2/56 Aitken Street**  
Gisborne VIC 3437

Sold on 06 Nov 2020  
\$460,000



4

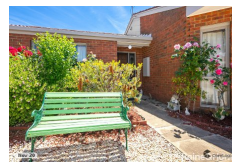
2  
BEDROOMS

1



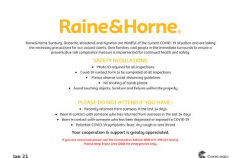
**4/75 Hamilton Street**  
Gisborne VIC 3437

Listed on 22 Jan 2021  
\$650,000



**5/92 Hamilton Street**  
Gisborne VIC 3437

Sold on 26 Nov 2020  
\$425,000



**6/54-56 Fersfield Road**  
Gisborne VIC 3437

Listed on 15 Jan 2021  
ESR \$350,000 - \$385,000



9

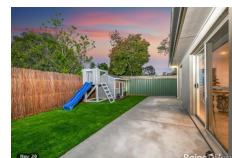
3  
BEDROOMS

4



**1/27 Calthorpe Street**  
Gisborne VIC 3437

Listed on 25 Jan 2021  
From \$649,000



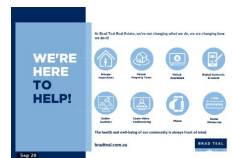
**2/11 Worcester Road**  
Gisborne VIC 3437

Sold on 10 Nov 2020  
\$700,000



**8/27 Calthorpe Street**  
Gisborne VIC 3437

Listed on 22 Jan 2021  
From \$649,000



**8/96 Station Road**  
Gisborne VIC 3437

Sold on 28 Oct 2020  
\$615,000

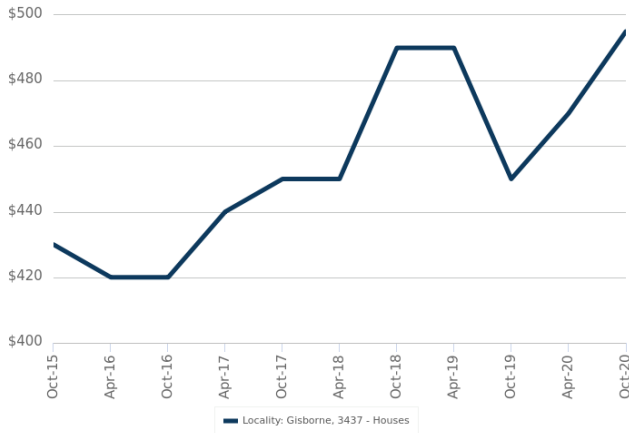


= number of units currently On the Market or Sold within the last 6 months



## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

For Rent

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

5

3  
BEDROOMS



**3/27 Calthorpe Street**  
Gisborne VIC 3437

Listed on 27 Jan 2021  
\$550/W

2

2

247m<sup>2</sup>



**151 Aitken Street** Gisborne  
VIC 3437

Listed on 25 Jan 2021  
\$420/W

1

1

1,262m<sup>2</sup>

7

4  
BEDROOMS



**16 Buckland Boulevard**  
Gisborne VIC 3437

Listed on 21 Jan 2021  
\$600/W

2

2

691m<sup>2</sup>



**33 Jacksons Creek Way**  
Gisborne VIC 3437

Listed on 19 Jan 2021  
\$650/W

2

2

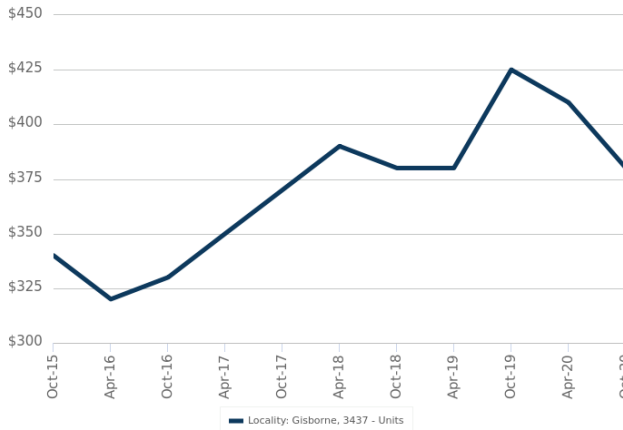
1,382m<sup>2</sup>



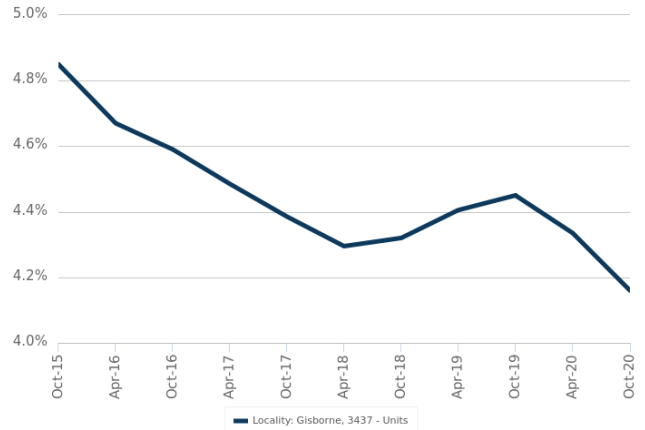
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

1

1  
BEDROOMS



**11/3 Hamilton Street  
Gisborne VIC 3437**

Listed on 08 Jan 2021  
- /W

1

1

71m<sup>2</sup>

1

2  
BEDROOMS



**4/25 Worcester Road  
Gisborne VIC 3437**

Listed on 11 Jan 2021  
\$330/W

2

1

318m<sup>2</sup>

5

3  
BEDROOMS



**6/104 Station Road  
Gisborne VIC 3437**

Listed on 22 Jan 2021  
\$440/W

1

2

306m<sup>2</sup>



**7/36 Stephen Street  
Gisborne VIC 3437**

Listed on 13 Jan 2021  
\$380/W

1

1

294m<sup>2</sup>



= number of units observed as On the Market for Rent within the last month

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# Contract of sale of land

**Property:** Proposed Lot 2/75 Willowbank Road, Gisborne 3437



# Contract of sale of land

© Copyright August 2019

## IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

### Cooling-off period (Section 31 of the *Sale of Land Act 1962*)

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

### EXCEPTIONS: the 3-day cooling-off period does not apply if:

- you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- you bought the land within 3 clear business days after a publicly advertised auction was held; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

## NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

### Off-the-plan sales (Section 9AA(1A) of the *Sale of Land Act 1962*)

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor

## Approval

This contract is approved as a standard form of contract under section 53A of the *Estate Agents Act 1980* by the Law Institute of Victoria Limited. The Law Institute of Victoria Limited is authorised to approve this form under the *Legal Profession Uniform Law Application Act 2014*.

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DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES  
UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER**

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# Contract of sale of land

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the –

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form: see general condition 6.1)

in that order of priority.

## SIGNING OF THIS CONTRACT

**WARNING: THIS IS A LEGALLY BINDING CONTRACT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.**

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, “section 32 statement” means the statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962*.

The authority of a person signing –

- under power of attorney; or
  - as director of a corporation; or
  - as agent authorised in writing by one of the parties –
- must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

**SIGNED BY THE PURCHASER:** .....

..... on ...../2021

**Print name(s) of person(s) signing:**

.....

State nature of authority, if applicable: .....

This offer will lapse unless accepted within [            ] clear business days (3 clear business days if none specified) In this contract, “business day” has the same meaning as in section 30 of the *Sale of Land Act 1962*

**SIGNED BY THE VENDOR:** .....

..... on ...../2021

**Print name(s) of person(s) signing: SALVATORE GIUDICE AND ANGELA GIUDICE**

.....

State nature of authority, if applicable: .....

The **DAY OF SALE** is the date by which both parties have signed this contract.

# Table of contents

Particulars of sale

Special conditions

General conditions

1. ELECTRONIC SIGNATURE
2. LIABILITY OF SIGNATORY
3. GUARANTEE
4. NOMINEE
5. ENCUMBRANCES
6. VENDOR WARRANTIES
7. IDENTITY OF THE LAND
8. SERVICES
9. CONSENTS
10. TRANSFER AND DUTY
11. RELEASE OF SECURITY INTEREST
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13. GENERAL LAW LAND
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20. LOAN
21. BUILDING REPORT
22. PEST REPORT
23. ADJUSTMENTS
24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING
25. GST WITHHOLDING
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27. SERVICE
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29. INSPECTION
30. TERMS CONTRACT
31. LOSS OR DAMAGE BEFORE SETTLEMENT
32. BREACH
33. INTEREST
34. DEFAULT NOTICE
35. DEFAULT NOT REMEDIED

# Particulars of sale

## Vendor's estate agent

Name:.....  
Address:.....  
Email:.....  
Tel: ..... Mob: ..... Fax: ..... Ref: .....

## Vendor

Name: **SALVATORE GIUDICE AND ANGELA GIUDICE**  
Address: 75 Willowbank Road, Gisborne, VIC 3437 and 75 Willowbank Road, Gisborne, VIC 3437  
ABN/ACN: .....  
Email: samejudge75@bigpond.com

## Vendor's legal practitioner or conveyancer

Name: Gisborne Legal  
Address: 45 Hamilton Street, Gisborne VIC 3437  
Email: stephen@gisbornelegal.com.au  
Tel: : 0412 465 730 Mob: Fax: Ref: SA:211109

## Purchaser's estate agent

Name: .....  
Address: .....  
Email: .....  
Tel: ..... Mob: ..... Fax: ..... Ref: .....

## Purchaser

Name:.....  
Address:.....  
ABN/ACN:.....  
Email:.....

## Purchaser's legal practitioner or conveyancer

Name:.....  
Address:.....  
Email:.....  
Tel: ..... Fax: ..... DX:..... Ref: .....

## Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference - Part	being lot	on proposed plan
Volume 9019 Folio 578	2	
Volume Folio		

If no title or plan references in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures.



**Property address**

The address of the land is: **Proposed Lot 2/75 Willowbank Road, Gisborne 3437**

**Goods sold with the land** (general condition 6.3(f)) *(list or attach schedule)*

**Payment**

Price	\$			
Deposit	\$	_____	by _____	(of which \$ _____ has been paid)
Balance	\$	_____	payable at settlement	

**Deposit bond**

General condition 15 applies only if the box is checked

**Bank guarantee**

General condition 16 applies only if the box is checked

**GST** (general condition 19)

Subject to general condition 19.2, the price includes GST (if any), unless the next box is checked

- GST (if any) must be paid in addition to the price if the box is checked
  - This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked
  - This sale is a sale of a going concern' if the box is checked
  - The margin scheme will be used to calculate GST if the box is checked

**Settlement** (general conditions 17 & 26.2)

**is due on**

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; and
- the 14th day after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

**Lease** (general condition 5.1)

At settlement the purchaser is entitled to vacant possession of the property unless the box is checked, in which case the property is sold subject to\*:

*(\*only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document)*

- a lease for a term ending on \_\_\_\_\_ with \_\_\_\_\_ options to renew, each of \_\_\_\_\_ years
- OR
- a residential tenancy for a fixed term ending on \_\_\_\_\_
- OR
- a periodic tenancy determinable by notice

**Terms contract** (general condition 30)

This contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* if the box is checked. *(Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions)*

**Loan** (general condition 20)

This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender:  
(or another lender chosen by the purchaser)

Loan amount: no more than \_\_\_\_\_

Approval date: \_\_\_\_\_

**Building report**

General condition 21 applies only if the box is checked

## Pest report

General condition 22 applies only if the box is checked

## Special conditions

**Instructions:** *It is recommended that when adding special conditions:*

- *each special condition is numbered;*
- *the parties initial each page containing special conditions;*
- *a line is drawn through any blank space remaining on the last page; and*
- *attach additional pages if there is not enough space.*

### SALE SUBJECT TO SUBDIVISION PRESCRIBED CONTRACT OF SALE UNDER THE SALE OF LAND ACT 1962

#### 1. Sale subject to subdivision

- (a) The vendor shall proceed with all due dispatch to obtain consent of the relevant public authorities to a plan of subdivision substantially in the form attached and thereafter complete the necessary subdivision works and lodge the plan with Land Use Victoria for registration.
- (b) If the land is a lot on an unregistered plan of subdivision and the lot is proposed to be used for residential purposes then if the plan has not been registered or an occupancy permit has not been issued by the sunset date specified in the particulars of sale:
- (i) The purchaser may at any time thereafter, but prior to the plan being registered or an occupancy permit being issued, rescind this contract by notice in writing;
  - (ii) The vendor may, prior to the plan being registered or an occupancy permit being issued, rescind this contract after obtaining the written consent of each purchaser to the rescission after giving each purchaser at least 28 days written notice before the proposed rescission, pursuant to section 10B(3) of the Sale of Land Act 1962.
  - (iii) Pursuant to section 10F(1) of the Sale of Land Act 1962, the vendor gives the purchaser notice that:
    - A. the vendor is required to give notice of a proposed rescission of the contract under the sunset clause; and
    - B. the purchaser has the right to consent to the proposed rescission of the contract but is not obliged to consent; and
    - C. the vendor has the right to apply to the Supreme Court for an order permitting the vendor to rescind the contract; and
    - D. the Supreme Court may make an order permitting the rescission of the contract if satisfied that making the order is just and equitable in all the circumstances.
- (c) If the land is a lot on an unregistered plan of subdivision and the lot is not proposed to be used for residential purposes then if the plan has not been registered by the sunset date specified in the particulars of sale either party may at any time thereafter, but prior to the plan being registered, rescind this contract by notice in writing.

## **2. Alterations to plan**

---

The vendor reserves the right to make any alterations to the plan as may be required to obtain approval by the responsible authorities and registration at the titles office.

The vendor shall notify the purchaser in writing of any such alterations and the purchaser shall be entitled to rescind this agreement for alterations that materially affect the subject lot, by notice in writing to the vendor within fourteen days of such notice, and in this respect time shall be of the essence. In the event that rescission is not notified within such fourteen days then the right of rescission shall be lost and the contract shall become unconditional.

## **3. Completion of contract**

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Completion of this contract shall take place within fourteen days after the vendor or their solicitors shall have notified the purchaser or their solicitors in writing that the plan has been registered. If for any reason other than default on the part of the vendor completion of this contract does not take place on the due date then without prejudice to any other remedy the vendor shall at any time thereafter be at liberty to serve on the purchaser a notice of default in writing requiring the purchaser to complete the contract on or before the expiration of 14 days from the date of service of the notice and making time of the essence of the contract. Notwithstanding any of the foregoing provisions if completion does not take place on the due date and the delay is not caused by the vendor's fault then in addition to all other monies payable by the purchaser hereunder the purchaser shall thereafter until completion be liable to pay to the vendor interest on the purchase price calculated on a daily basis at the rate of 10% per annum and such interest shall be taken into account on completion of this contract.

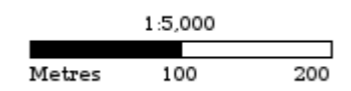
# Aboriginal Victoria 75 Willowbank Road, Gisborne



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|--------------------------|--|-------------------------------|-------------------------------|
| <b>Aboriginal Places</b> |  | <b>Historical References</b>  |                               |
|                          | Cultural Place                         |                               | Pastoral/Farming              |
|                          | Historical Place                       |                               | Settlements/Towns             |
|                          | Human Remains (Burial)                 |                               | Forests                       |
|                          | Human Remains (Reinterment)            |                               | Travel/Meeting Place          |
|                          | Artefact Scatter                       |                               | Govt. Administration          |
|                          | Fish Trap                              |                               | Church                        |
|                          | Grinding Grooves                       |                               | Reserved Land                 |
|                          | Hearth                                 |                               | Conflict                      |
|                          | Low Density Artefact Distribution      |                               | Death/Burial                  |
|                          | Mound                                  |                               | Significant Individuals       |
|                          | Object Collection                      |                               | Significant Incidents         |
|                          | Quarry                                 |                               | Pre-contact Associations      |
|                          | Ring                                   |                               | Self Determination            |
|                          | Rock Art                               |                               | Mixed Site                    |
|                          | Rock Well                              | <b>Preliminary Reports</b>    |                               |
|                          | Scarred Tree                           |                               | Current                       |
|                          | Shell Midden                           |                               | Completed-non site            |
|                          | Soil Deposit                           |                               | Completed-unable to assess    |
|                          | Soil Feature                           |                               | Completed-site(s) recorded    |
|                          | Stone Arrangement                      |                               | Completed                     |
|                          | Stone Structure                        | <b>Archaeological Reports</b> |                               |
|                          | Aboriginal Place Extents               |                               | In Preparation                |
|                          | Non Sites                              |                               | Plan App'd & Lodged with AAV  |
|                          | Retired Sites                          |                               | Plan Discontinued             |
|                          | Areas of Cultural Heritage Sensitivity |                               | Plan Not Approved             |
|                          | Archaeological Surveys                 |                               | Plan Submitted for Evaluation |
|                          |  |                               | Reports                       |



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OPhillips



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