

# Property Report

 from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 15 February 2017 05:15 PM

**Lot and Plan Number:** Lot 1 TP138136

**Address:** 15A LEURA CRESCENT ROSEBUD 3939

**Standard Parcel Identifier (SPI):** 1\TP138136

**Local Government (Council):** MORNINGTON PENINSULA **Council Property Number:** 98480

**Directory Reference:** Melway 170 G4

**This parcel is in a designated bushfire prone area.**

**Special bushfire construction requirements apply. Planning provisions may apply.**

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

## State Electorates

**Legislative Council:** EASTERN VICTORIA

**Legislative Assembly:** NEPEAN

## Utilities

**Rural Water Business:** Southern Rural Water

**Metro Water Business:** South East Water Limited

**Melbourne Water:** inside drainage boundary

**Power Distributor:** UNITED ENERGY (Information about [choosing an electricity retailer](#))

## Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)  
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE - SCHEDULE 1

**Planning Overlays:** DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 17 (ESO17)  
VEGETATION PROTECTION OVERLAY (VPO)  
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

## Areas of Aboriginal Cultural Heritage Sensitivity:

This parcel is within, or affected by, one or more areas of cultural heritage sensitivity

Planning information continued on next page

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Planning scheme data last updated on 9 February 2017.

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, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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

The Planning Property Report includes separate maps of zones and overlays

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

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

For other information about planning in Victoria visit [www.delwp.vic.gov.au/planning](http://www.delwp.vic.gov.au/planning)

### Areas of Aboriginal Cultural Heritage Sensitivity

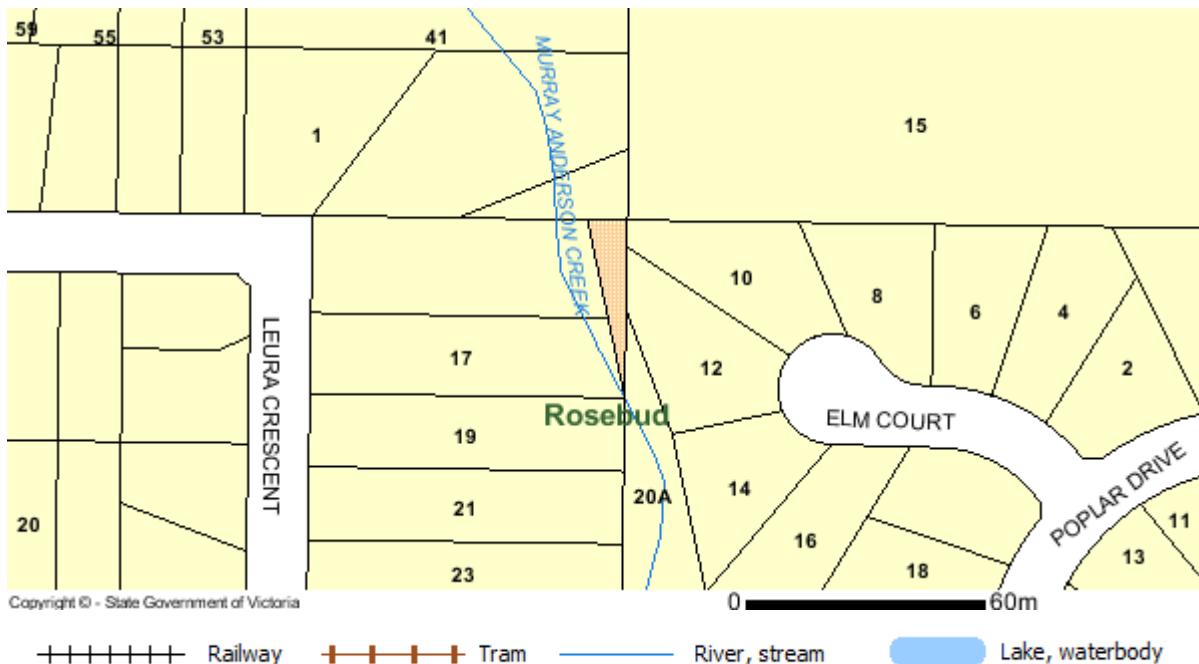
The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to [Aboriginal Heritage Planning Tool](#)

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the [Victorian Aboriginal Heritage Register](#)

### Area Map



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

VOLUME 09781 FOLIO 928

Security no : 124064537769E

Produced 14/02/2017 11:49 am

LAND DESCRIPTION

Lot 1 on Title Plan 138136R (formerly known as part of Land in Plan of Consolidation 160022X).

PARENT TITLE Volume 09623 Folio 327

Created by instrument N079332P 09/10/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF FLINDERS  
N079332P 09/10/1987

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP138136R 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: 15A LEURA CRESCENT ROSEBUD VIC 3939

DOCUMENT END

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 138136R</b>						
<b>Location of Land</b> Parish: WANNAEUE Township: Section: Crown Allotment: 31C (PT) Crown Portion:  Last Plan Reference: CP 160022X Derived From: VOL 9781 FOL 928 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
<b>ENCUMBRANCES</b>  AS TO THE LAND SHOWN MARKED "E-1"  THE DRAINAGE AND SEWERAGE EASEMENTS EXISTING OVER THE SAME BY VIRTUE OF SECTION 98 OF THE TRANSFER OF LAND ACT SEE PLAN OF SUBDIVISION NO. 44943		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 09/09/1999 VERIFIED: PB						
Description of Land / Easement Information								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="text-align: center;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="text-align: center;">PARCEL 1 = LAND IN CP 160022X (PT)</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LAND IN CP 160022X (PT)	
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PARCEL 1 = LAND IN CP 160022X (PT)								
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						