

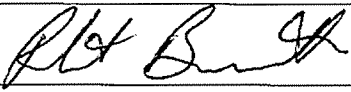
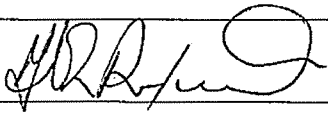
Vendor Statement

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	21 Paternoster Road, Emerald 3782	
Vendor's name	Robert William Bennett	Date 21/01/21
Vendor's signature		
Vendor's name	Alexandra Papadopoulos	Date 21/01/21
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

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

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

Not Applicable.

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title 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:

Are contained in the attached certificates and/or statements.

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:

Are contained in the attached notice.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Are contained in the attached certificate.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an 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 type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
Property is serviced by an Exalytic Worm Farm waste system				

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (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)

1. Title Search Statement
2. Plan of Subdivision
3. Planning Certificate
4. Planning Permits
5. Soil Letter
6. Building Certificate
7. Land Information Certificate
8. Water Information Statement
9. Land Tax Clearance Certificate
10. VicRoads Property Certificate

11. EPA Priority Site Register Report

12. Due Diligence Checklist

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

VOLUME 09526 FOLIO 954

Security no : 124087520213M

Produced 13/01/2021 01:07 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 141312.

PARENT TITLES :

Volume 09016 Folio 217 Volume 09176 Folio 241

Created by instrument K479852 28/07/1983

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ROBERT WILLIAM BENNETT

ALEXANDRA PAPADOPOULOS both of 8 TENTH STREET HONGLOKYUEN HONG KONG

AB216821Y 15/04/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP141312 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: 21 PATERNOSTER ROAD EMERALD VIC 3782

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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LP141312

EDITION 1

APPROVED 3/2/83

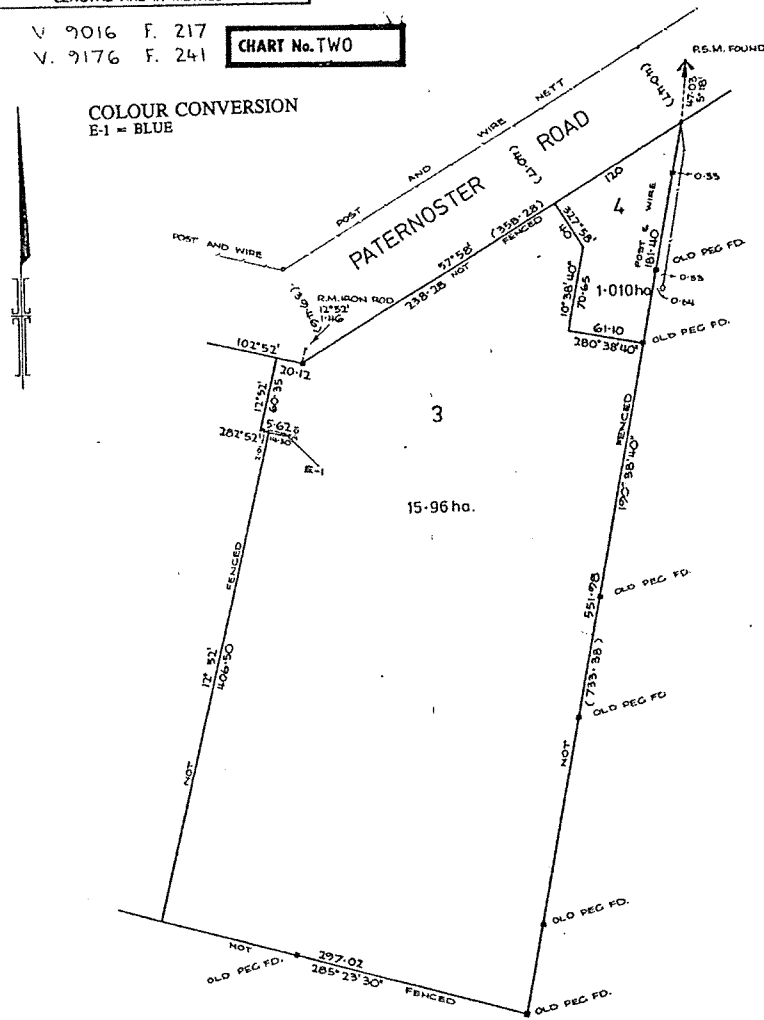
<p>PLAN OF SUBDIVISION OF:</p> <p>PART OF CROWN ALLOTMENT 1</p> <p>PARISH: GEMBROOK</p> <p>COUNTY: MORNINGTON</p> <p>0 25 50 100 150 200 250</p> <p>LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>BLUE - DRAINAGE VIDE L.P. 134346 AND L.P. 9599</p> <p>ROAD WIDTHS SHOWN ARE NOT TO SCALE</p>
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APPROVED
3 FEB 1983

V. 9016 F. 217
V. 9176 F. 241

CHART No. TWO

COLOUR CONVERSION
E-1 = BLUE



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

709000

APPLICANT'S NAME & ADDRESS

RKL LAWYERS & CONSULTANTS C/- INFOTRACK C/-
LANDATA

MELBOURNE

VENDOR

BENNETT, ROBERT WILLIAM

PURCHASER

REFERENCE

359993

This certificate is issued for:

LOT 3 PLAN LP141312 ALSO KNOWN AS 21 PATERNOSTER ROAD EMERALD
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a RURAL CONSERVATION ZONE - SCHEDULE 2
- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY
- and abuts a ROAD ZONE CATEGORY 2
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

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

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

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

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

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

13 January 2021

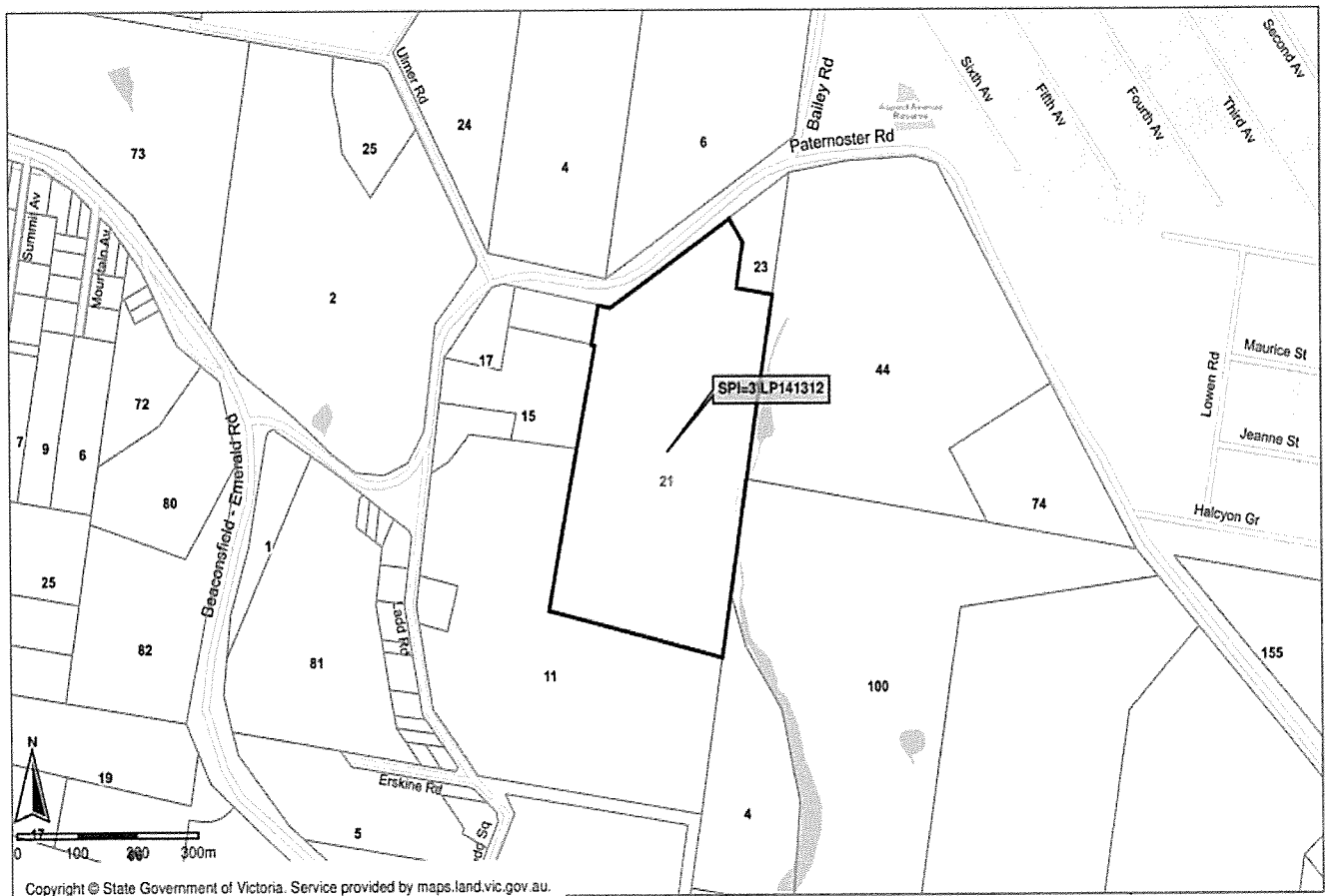
Hon. Richard Wynne MP
Minister for Planning

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

22 November 2017



R Bennett & A Papadopoulos C/- Peter English & Associates Pty Ltd
Suite 1, 83 Station Street
FAIRFIELD VIC 3078

info@peterenglish.com.au

Dear Sir/Madam,

Application No.: T130737 - 1
Property No.: 2672351000
Address: L3 LP141312, 21 Paternoster Road, Emerald Victoria 3782
Proposal: Development of the land for a habitable outbuilding and associated earthworks generally in accordance with the approved plans

I wish to advise that your application to amend the planning permit has been approved.

Please find enclosed your copy of the amended permit and endorsed plans. This permit now supersedes the previously issued permit.

Your attention is drawn to the conditions of the permit. Please read these conditions carefully and check as to whether there are any steps which you need to take prior to commencing the use or the development, including submission of additional plans.

Please be aware that it is your responsibility to ensure that all of the conditions on the permit are complied with and that the permit remains valid. Council does not advise you when the permit will expire.

This permit should be kept in a safe place for future reference.

If you have any further queries regarding this matter, please contact Council's Development Services department on **1300 787 624** or mail@cardinia.vic.gov.au

Yours faithfully,

Samantha Zimble
Coordinator – Statutory Planning

Cardinia Shire Council
ABN: 32 210 906 807
20 Siding Ave, Officer

PO Box 7
Pakenham 3810
(DX 81006)

Phone: 1300 787 624
Email: mail@cardinia.vic.gov.au
Web: cardinia.vic.gov.au



**INVESTORS
IN PEOPLE** | Gold

AMENDED PERMIT

Planning Scheme:
Responsible Authority:

Cardinia Planning Scheme
Cardinia Shire Council

PLANNING PERMIT NUMBER: T130737 - 1

ADDRESS OF THE LAND: L3 LP141312, 21 Paternoster Road, Emerald Victoria 3782

THIS PERMIT ALLOWS: Development of the land for a habitable outbuilding and associated earthworks generally in accordance with the approved plans

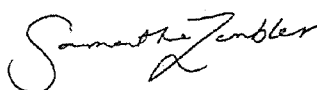
THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

Date amended:	What has been amended?	Responsible Authority
22 November 2017	Change to the preamble to alter the use of the building from being associated with agriculture to a habitable outbuilding and inclusion of conditions relevant to the Bushfire Management Overlay.	Cardinia Shire Council

- The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
- Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unstabilised must be minimised to the satisfaction of the Responsible Authority.
- The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.
- The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of all of the buildings, including the roof, must be of a non-reflective nature.
- All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority so that it will have no detrimental effect on the environment or adjoining property owners.
- Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
- All earthworks must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion to the satisfaction of the responsible authority.
- Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
- The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Date Issued: 6 March 2014
Date Amended: 22 November 2017

Signature for the Responsible Authority:
Page 1 of 3



Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

AMENDED PERMIT

Form 4

Planning Scheme:
Responsible Authority:

Cardinia Planning Scheme
Cardinia Shire Council

PLANNING PERMIT NUMBER: T130737 - 1

ADDRESS OF THE LAND: L3 LP141312, 21 Paternoster Road, Emerald Victoria 3782
THIS PERMIT ALLOWS: Development of the land for a habitable outbuilding and associated earthworks generally in accordance with the approved plans

THE FOLLOWING CONDITIONS WILL APPLY TO THE PERMIT:

Country Fire Authority

11. *Attachment 4: Bushfire Management Plan* (included in the Bushfire Management Statement, prepared by Abzeco, dated May 2017, Version 1.0) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Expiry of permit:

In accordance with Section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies

- a) The development is not started **two (2) years** from the date of this permit.
- b) The development is not completed **four (4) years** from the date of this permit..

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the *Planning and Environment Act 1987*.

(Note: The starting of the subdivision is regarded by Section 68(3A) of the *Planning and Environment Act 1987* as the certification of a plan, and completion is regarded as the registration of the plan.)

Footnotes:

If any proposed buildings or works encroach over any part of the existing septic tank system, including buffer zones, the system must be relocated to the satisfaction of Council. If the septic tank system must be relocated, prior to any alteration works commencing a Permit to Alter must be obtained from Council. An application for a permit must include a report from a licensed plumber which details:

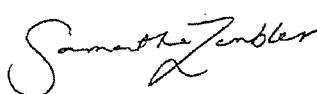
- the position, type and condition of the present septic tank system including wastewater dispersal details;
- whether the existing septic tank system has been desludged within the last three years; and
- that the septic tank system, once altered, is capable of containing all wastewater from the proposed, and existing buildings, on site in accordance with the EPA Septic Tank Code of Practice and Council requirements.

Please note that additional drainage, or other works, may still be required to ensure that all wastewater is treated and contained on-site.

Please note the timeframes detailed in the 'Expiry of Permit' relate to the Date Issued, not the Date Amended.

Date Issued: 6 March 2014
Date Amended: 22 November 2017

Signature for the Responsible Authority:
Page 2 of 3



Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
- b) 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?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

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 apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review 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 application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

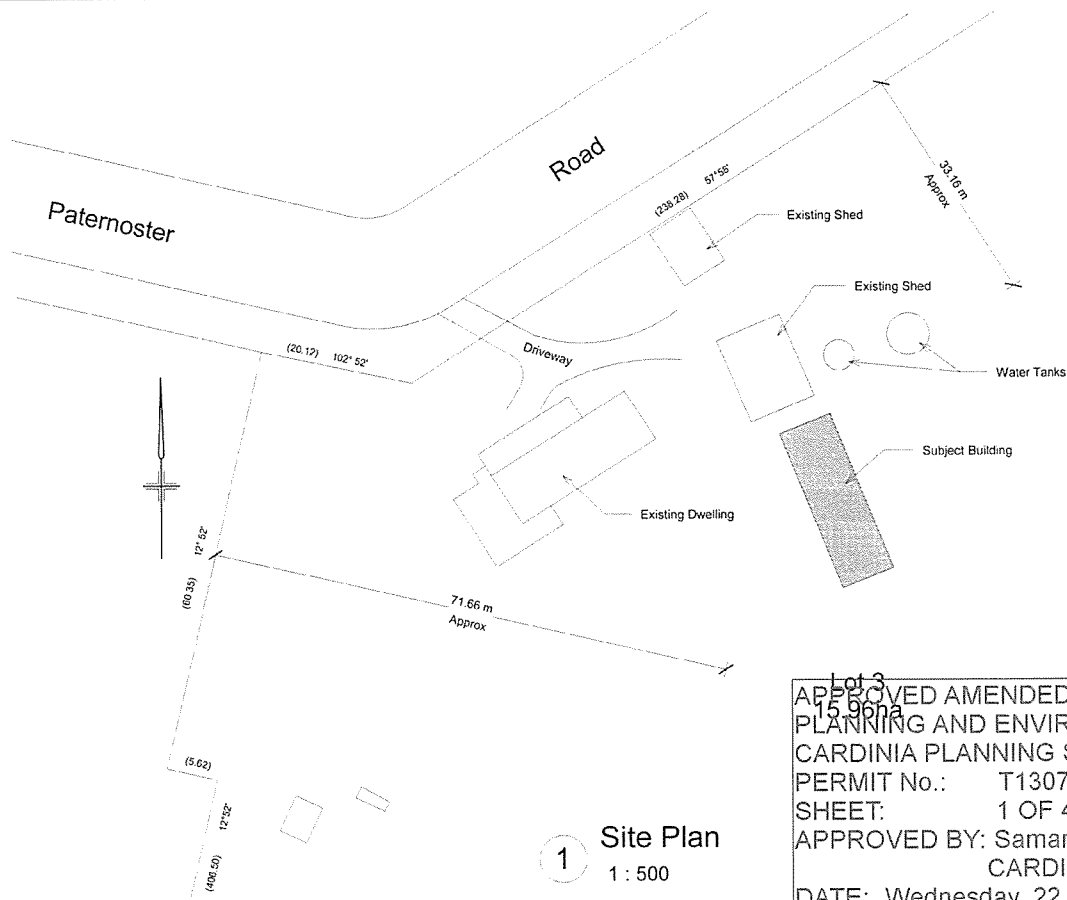
An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789



1 Site Plan
1 : 500

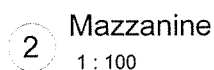
Lot 3
15.90ha
APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T130737-1
SHEET: 1 OF 4
APPROVED BY: Samantha Zimbler
CARDINIA SHIRE COUNCIL
DATE: Wednesday, 22 November 2017

Mitech
BUILDING & DRAFTING SERVICES

9 Dallas Crt
Warragul 3820
PH 56235478
MOB 041 6201980
Email: m.jhanley@dodo.com.au

PROPOSED CHANGE OF USE FOR,
A. PAPADOPOULOS, 21 PATERNOSTER ROAD, EMERALD, 3782.

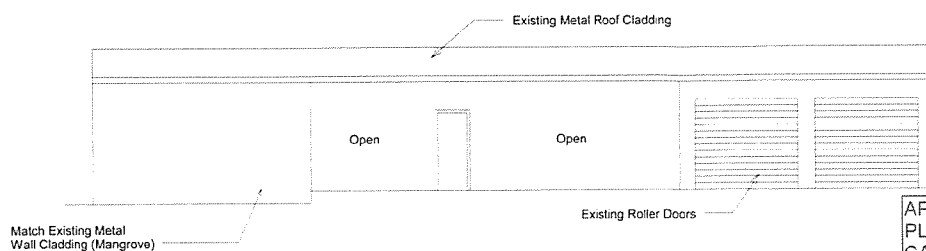
DRAWN: M HANLEY BUILDING PRACTITIONER SP-AD 14619	COPYRIGHT 2017 UNAUTHORISED REPRODUCTION WILL BREACH COPYRIGHT	ISSUED FEB 2017	DWG No 17021316	DRAWING TITLE
			SHEET 1 OF 3	PLANNING



AREA ANALISYS	
TOTAL BUILDING	172.50 SQR MTRS
RETREAT	44.25 SQR MTRS
MAZZANINE	13.90 SQR MTRS

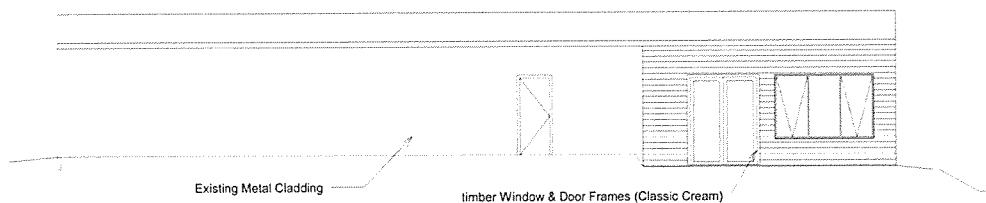
APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T130737-1
SHEET: 2 OF 4
APPROVED BY: Samantha Zimble
CARDINIA SHIRE COUNCIL
DATE: Wednesday, 22 November 2017



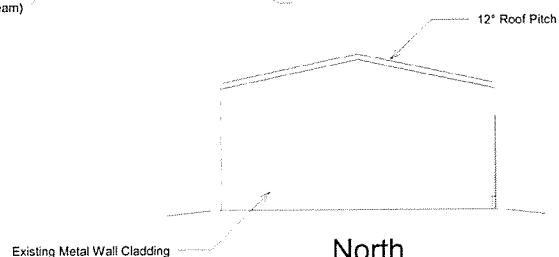


1 East Elevation
1:100

APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T130737-1
SHEET: 3 OF 4
APPROVED BY: Samantha Zimbler
CARDINIA SHIRE COUNCIL
DATE: Wednesday, 22 November 2017



2 West Elevation
1:100



3 North Elevation
1:100

Mitech 
BUILDING & DRAFTING SERVICES

9 Dallas Crt
Warragul 3820
PH 56735478
MOB 041 6201980
Email: mjhanley@dodo.com.au

PROPOSED CHANGE OF USE FOR,
A. PAPADOPOULOS, 21 PATERNOSTER ROAD, EMERALD, 3782.

DRAWN: M. HANLEY
BUILDING PRACTITIONER
DP-AD 14619

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UNAUTHORISED REPRODUCTION
WILL BREACH COPYRIGHT

ISSUED FEB 2017

DWG No 17021316

DRAWING TITLE

SHEET 3 OF 3

PLANNING

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 PERMIT No. 1130737-1
 SHEET 4 OF 4
 APPROVED BY: Samantha Zimble
 CARDINIA SHIRE COUNCIL
 DATE: Wednesday, 22 November 2017

Attachment 4. Bush Fire Management Plan for Residential Building at 21 Paternoster Rd, Emerald

Defendable Space

Implement defendable space to 26m from dwelling facade where vegetation (and other flammable materials) must be modified and managed in accordance with the following requirements:

1. Grass must be short cropped and maintained during the declared fire danger period
2. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period
3. Within 10m of a building, flammable objects must not be located close to vulnerable parts of the building
4. Plants greater than 10cm in height must not be placed within 3m of a window or glass feature of the building
5. Shrubs should not be located under canopy of trees
6. Individuals and clumps of shrubs must not exceed 5sq m in area and must be separated by at least 5 metres
7. Trees must not overhang or touch elements of the building
8. The canopy of trees must be separated by at least 5m
9. Tree branches within 2m of ground level must be removed

Construction Requirements

This Bushfire Management Plan is based on the provision that the building is designed and constructed to meet a minimum Bushfire Attack Level of BAL - 29

Water Supply

Water Supply is to:

1. Be stored in an above ground water tank with a capacity of 10 000 litres and constructed of concrete or metal
2. All fixed above-ground water pipes and fitting required for fire fighting purposes must be made of corrosion resistant metal
3. Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting)
4. The outlets of the water tank must be within 4m of the accessway and be unobstructed.
5. Be readily identifiable from the building or appropriate identification signage to be satisfaction of CFA must be provided
6. Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Access

The 90m driveway will be a combination of the existing driveway and the extension to the new dwelling. The following design and construction requirements apply

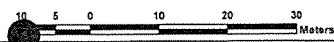
1. Curves must have a minimum inner radius of 10m
2. A load limit of at least 15 tonnes
3. Provide a minimal trafficable width of 3.5m of all-weather construction
4. Be clear of encroachment for at least 0.5m on each side and at least 4m vertically
5. The average grade must be no more than 1 in 7 (14.4%) with a maximum grade of no more than 1 in 5 (20%) for no more than 50m
6. Dips must have no more than a 1 in 8 (12.5%) (7.1 degrees) entry and exit angle



Legend

Property	Access	Defendable Space	Road
New Shed	Driveway	Classified 'Woodland' Vegetation	Cadastral
Existing dwelling	Water tank		
Existing shed			

Note: Location of property boundaries, watercourse and topography indicative only



Scale 1: 500 (A3)
 1994 MGA Zone 55



Date Created: 29 May 2017
 Created by: Kathy Hulsebeck
 File: J:\Users\2017117030
 21 Paternoster Rd Emerald
 \ABZECO\Attach_4_BMS_May2017

ABZECO Pty. Ltd.
 Suite 1, 4 Brisbane Street
 Epping, Victoria 3085
 Ph 03 5431 5444
 www.abzeco.com.au





Department of Primary Industries

ANIMAL HEALTH OPERATIONS

PIC: 3CACJ280

1301 Hazeldean Rd
Ellinbank 3821
Australia
Telephone: 5624 2222
Fax: 5626 1230

Mr Robert Bennett
C/- John Anastasios
635 Macclesfield Road
MACCLESFIELD

3782

DX 219549

18 July 2007

Dear Mr Bennett,

On 13 June 2007, I visited your property as part of the National Organochlorine Residue Management Program. This program is an industry initiative to assist producers to responsibly manage livestock on land previously contaminated with organochlorine chemicals such as dieldrin and DDT.

SOIL TESTING

During the visit soil samples were collected for organochlorine analysis. Soil test results are summarised below,

DATE SAMPLED	PADDOCK DETAILS		TEST RESULTS in ppm		
	Paddock Name	Area (Ha)	Dieldrin	DDT	Other
13.6.2007	1		0.73	<0.02*	<0.02*
	2		1.20	0.12	<0.02*
	3		1.10	0.15	<0.02*
	4		0.85	<0.02*	<0.02*

* <0.02 means less than limit of detection

The main contaminant detected was dieldrin on all tested paddocks.

As a rule of thumb, paddocks with more than 0.06 ppm dieldrin and more than 1 ppm DDT in the soil are regarded as a serious chemical residue risk for grazing livestock. However, paddocks which have tested below 0.06 ppm for dieldrin and 1 ppm for DDT can still be a risk to grazing livestock, particularly cattle. This is because OC chemicals are typically unevenly distributed within a contaminated area. As it is not possible to sample every part of a paddock or farm, even a nil or very low test result may not reflect the true OC status of the area tested.

Based on these test results, livestock grazing these paddocks may accumulate **dieldrin** to levels exceeding current Maximum Residue Limits (MRLs). The MRL for a chemical is the maximum amount of the chemical legally permitted in food. Livestock with levels of dieldrin or DDT in fat in excess of the current MRLs of 0.2 ppm and 5 ppm respectively, are contaminated and are unsuitable for human consumption. Dairy cows with these levels of contamination are likely to

Regional Services delivering to all Victorians for the
Department of Sustainability and Environment and the Department of Primary Industries

For further information about the Department contact the Customer Service Centre on 136 186



produce milk with a dieldrin (or DDT) concentration exceeding the MRL of 0.15 ppm with chemical residues. Bobby calves born to these cows may also have residues above MRL.

Please note that these MRLs may change in the future affecting your ability to successfully produce cattle and other livestock on your contaminated land.

A copy of recently enacted Orders under the Agriculture and Veterinary Chemicals (Control of Use) Act 1992 relating to sale of contaminated stock is attached for your reference. Producers who sell contaminated stock in breach of these Orders face prosecution under the Act and risk having restrictions placed on the future movement and marketing of their livestock.

This document qualifies as a Notice under Section 32(2) (e) of the Sale of Land Act 1962 and therefore should be disclosed on the Vendor Statement should you decide to sell all or part of the contaminated land.

If there are any issues you wish to discuss please do not hesitate to contact either or myself at the Department's Ellinbank office on 5624 2222.

Yours sincerely

Piotr Fabijański
NORM Program Coordinator

CONTAMINATED STOCK ORDER

4th June 1996

The Governor in Council under section 48 of the **Agricultural and Veterinary Chemicals (Control of Use) Act 1992** makes the following Order-

1. Contaminated stock must not be-
 - I. offered for sale or sold unless the purchaser is advised by the seller in writing of the contaminated status of the stock and the purchaser has signed and dated a written acknowledgment that he has received advice from the seller in writing of the contaminated status of the stock and that the purchaser accepts the contaminated stock;
 - II. dispatched by the owner or person responsible for the husbandry of the stock other than for decontamination purposes or slaughter for other than human consumption.
2. Nothing short of the production of the written acknowledgment, or a copy thereof, which has been signed and dated in accordance with paragraph (i) of clause I of this Order, will constitute evidence that the requirement in paragraph (i) of clause I of this Order has been satisfied.
3. Contaminated stock may be slaughtered only when the carcase is not for human consumption.

19 January 2021

Property number: 2672351000
Your reference: 44412157-014-9



RKL Lawyers & Consultants c/- LANDATA

PROPERTY INFORMATION REQUEST REGULATION (51(1)) – FORM 10

Land (property) located at: Lot 3 (21) Paternoster Road, Emerald, Vic, 3782

In reply to your recent enquiry, I wish to advise that a search of our building records for the preceding ten (10) years reveals the following: -

Details of Building Permits and Certificate of Occupancy or Final Inspection:

Building Permit No.	Issue Date	Building Works	Final/OP Date
BS-U39290/20131058/0	21/10/2013	Dwelling alterations & additions	30/07/2014
BS-U21569/20140024/0	23/01/2014	Swimming pool and barrier	27/08/2014
BS-1270/B10410	05/05/2014	Shed	30/10/2014

Please note that Council is unaware of any current statement(s) issued under regulation 64 or 231 of the Building Regulations 2018.

Outstanding building related orders or Notices pertaining to the Building Act 1993: -

Type	Issue Date	Details
Building Notice	29/04/2016	Illegal occupation of a farm shed used for habitable purposes

The property: Is the building or land in an area:

- | | |
|--|-------------|
| - That is liable to flooding (Reg. 153)? | YES* |
| - That is a likely to be subject to termite attack (Reg. 150)? | YES |
| - For which BAL level has been specified in a planning scheme? | NO** |
| - That is subject to significant snowfalls (Reg. 152)? | NO |
| - Of designated land or works (Reg. 154)? | NO |

***NOTE:** Flooding information is predominantly based on 'Planning Scheme Flood Overlays' and 'Melbourne Water Data' available, any building work proposed within 50 metres of a water course (not requiring a planning permit) should be designed to ensure that amenity and structural integrity is not impacted (further opinion may be obtained from Councils Municipal Building Surveyor).

**** NOTE:** BAL='Bushfire Attack Level', BAL's may also be provided as restrictions on title/subdivision and shall be complied with. Refer to 'Land Channel' website for information relating to regulation 155 (designated state bushfire prone areas) DELWP VicPlan Maps

Note:

This summary is an extract of Council's records only made at the date the information is provided. The information provided does not guarantee the current status of the building. An inspection has not been specifically conducted as a result of your enquiry. The reply provided has been prepared as accurately as possible as at the date of the reply, from information currently available to Council. Council accepts no liability for any omissions or errors contained in the information supplied. Where any doubt or concern is raised professional advice should be sought.

Any existing swimming pool/spa with a depth of over 300mm is required to be provided with suitable barriers to restrict young children from gaining access.

Please contact Councils building department without delay should an appropriate pool barrier not be in place, or should smoke alarms not be installed within a residential property.

Yours sincerely,

Donna Auhl
Development and Compliance Services

15 January 2021

Property number: 2672351000
Your reference: 44412157-015-6



Landata c/ RKL Lawyers & Consultants

PROPERTY INFORMATION REQUEST REGULATION (51(2))

Land (property) located at: Lot 3 (21) Paternoster Rd, Emerald 3782
Proposed development: UNKNOWN

BUILDING UNIT Is the building or land in an area:

- | | |
|--|-------------|
| - That is liable to flooding (Reg. 153)? | YES* |
| - That is a likely to be subject to termite attack (Reg. 150)? | YES |
| - For which BAL level has been specified in a planning scheme? | NO ** |
| - That is subject to significant snowfalls (Reg. 152)? | NO |
| - Of designated land or works (Reg. 154)? | NO |

***NOTE:** Flooding information is predominantly based on 'Planning Scheme Flood Overlays' and 'Melbourne Water Data' available, any building work proposed within 50 metres of a water course (not requiring a planning permit) should be designed to ensure that amenity and structural integrity is not impacted (further opinion may be obtained from Councils Municipal Building Surveyor).

**** NOTE:** BAL='Bushfire Attack Level', BAL's may also be provided as restrictions on title/subdivision and shall be complied with. Refer to 'Land Channel' website for information relating to regulation 155 (designated state bushfire prone areas) DELWP VicPlan Maps

PLANNING UNIT

For planning information please complete the planning information request located on our website [Planning information or advice](#) and pay the associated fee.

COMMUNITY INFRASTRUCTURE LEVY

*'Community infrastructure' levies are financial contributions made by landowners towards locally provided infrastructure that is required to meet the future needs of the community. **Community Infrastructure Levy is applicable to new dwellings constructed in Pakenham, Officer and some areas of Beaconsfield.***

Is the property subject to the Community Infrastructure Levy (payable by owner)? **NO***

ASSET PROTECTION UNIT

The asset protection permit application fee and bond must both be paid and your permit issued **before works start**. Please refer to our website for further details: [Apply for an asset protection permit](#)

Yours sincerely

Ashlea Feldman
Administration Officer
Development and Compliance Services

LAND INFORMATION CERTIFICATE
SECTION 229 LOCAL GOVERNMENT ACT 1989
LAND INFORMATION CERTIFICATE
REGULATIONS 1992



RKL Lawyers & Consultants c/Landata
DX 250639
Melbourne

CERTIFICATE NO: 62612
APPLICANT REFERENCE: 44412157-013-2
DATE: 14/01/2021

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

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

ASSESSMENT NO:	2672351000	VALUATIONS	
PROPERTY LOCATION:	21 Paternoster Rd	SITE VALUE:	970000
	Emerald	CAPITAL IMPROVED VALUE:	1470000
	3782	NET ANNUAL VALUE:	73500
TITLE DETAILS:	L3 LP141312 V9526 F954	LEVEL OF VALUE DATE:	01/01/20
		OPERATIVE DATE:	01/07/20

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2021

RATES & CHARGES	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$4,133.64	\$2,067.10
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$192.38	\$96.18
GARBAGE	\$379.30	\$189.64
GREEN WASTE LEVY	\$123.20	\$61.60

SPECIAL RATES /SPECIAL CHARGES

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

TOTAL OUTSTANDING **\$2,414.52**



Bill code: 858944
Reference: 26723510009

LAND INFORMATION CERTIFICATE
SECTION 229 LOCAL GOVERNMENT ACT 1989
LAND INFORMATION CERTIFICATE
REGULATIONS 1992

21 Paternoster Rd
Emerald
L3 LP141312 V9526 F954

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

FLOOD LEVEL

A flood level has not been designated under the Building Regulations 1994.
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

Other:

ADDITIONAL INFORMATION

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

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

Delegated Officer: 

CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER ISSUE DATE.
PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.

13th January 2021

RKL Lawyers & Consultants C/- InfoTrack C/- LANDAT
LANDATA

Dear RKL Lawyers & Consultants C/- InfoTrack C/- LANDAT,

RE: Application for Water Information Statement

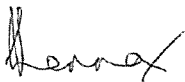
Property Address:	21 PATERNOSTER ROAD EMERALD 3782
Applicant	RKL Lawyers & Consultants C/- InfoTrack C/- LANDAT LANDATA
Information Statement	30573387
Conveyancing Account Number	7959580000
Your Reference	359993

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,



Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	21 PATERNOSTER ROAD EMERALD 3782
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER
ABN 93 068 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Melbourne Water Encumbrance

Property Address	21 PATERNOSTER ROAD EMERALD 3782
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

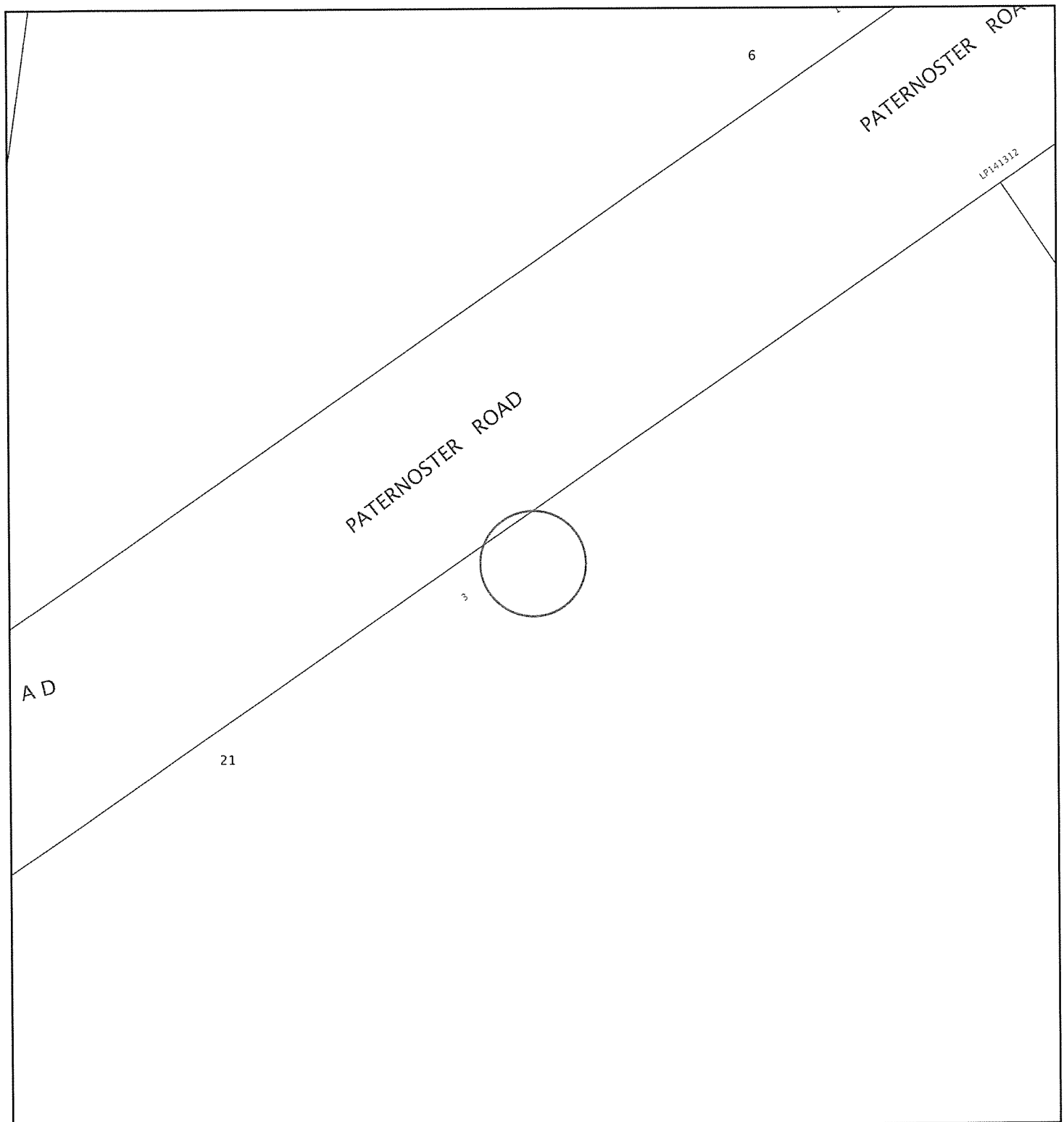
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



**Yarra Valley Water
Information Statement
Number: 30573387**

Address	21 PATERNOSTER ROAD EMERALD 3782
Date	13/01/2021
Scale	1:1000



Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline		<p>Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:</p> <ul style="list-style-type: none"> - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline		
Easement		Sewer Pipe Flow		MW Drainage Manhole		
Existing Sewer		Sewer Offset		MW Drainage Natural Waterway		
Abandoned Sewer		Sewer Branch				



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

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DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

RKL Lawyers & Consultants C/- InfoTrack C/- LANDAT
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 0715170000
Rate Certificate No: 30573387

Date of Issue: 13/01/2021
Your Ref: 359993

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
21 PATERNOSTER RD, EMERALD VIC 3782	3\LP141312	1414856	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2021 to 31-03-2021	\$19.26	\$19.26
Residential Water Usage Charge Step 1 – 40.920000kL x \$2.64460000 = \$108.22 Step 2 – 40.920000kL x \$3.17870000 = \$130.07 Step 3 – 256.160000kL x \$4.72770000 = \$1211.05 Estimated Average Daily Usage \$15.58	07-09-2020 to 09-12-2020	\$1449.34	\$0.00
Drainage Fee	01-01-2021 to 31-03-2021	\$14.12	\$14.12
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
Balance Brought Forward			\$0.00
Total for This Property			\$33.38
Total Due			\$33.38

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection

activities - pursuant to section 275 of the Water Act 1989.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



YARRA VALLEY WATER
ABN 93 066 502 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1414856

Address: 21 PATERNOSTER RD, EMERALD VIC 3782

Water Information Statement Number: 30573387

HOW TO PAY



Bill Code: 314567
Ref: 07151700006



Mail a Cheque with the Remittance Advice
below to:

Yarra Valley Water
GPO Box 2860 Melbourne VIC 3001

Amount
Paid

Date
Paid

Receipt
Number

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1414856

Address: 21 PATERNOSTER RD, EMERALD VIC 3782

Water Information Statement Number: 30573387

Cheque Amount: \$

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / RKL LAWYERS & CONSULTANTS

Your Reference: 2010217
Certificate No: 41021928
Issue Date: 13 JAN 2021
Enquiries: ESYSPROD

Land Address: 21 PATERNOSTER ROAD EMERALD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18392081	3	141312	9526	954	\$745.00

Vendor: ALEXANDRA PAPADOPOULOS & ROBERT WILLIAM BENNETT
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ROBERT WILLIAM BENNETT	2021	\$970,000	\$745.00	\$0.00	\$745.00

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse. 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
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$1,470,000
SITE VALUE:	\$970,000
AMOUNT PAYABLE:	\$745.00

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

Certificate No: 41021928

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 = \$2,825.00

Taxable Value = \$970,000

Calculated as \$975 plus (\$970,000 - \$600,000) multiplied by 0.500 cents.

Property Clearance Certificate - Payment Options

BPAY	
	Billers Code: 5249 Ref: 41021928
Telephone & Internet Banking - BPAY®	
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	
www.bpay.com.au	

CARD	
	Ref: 41021928
Visa or Mastercard	
Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

RKL Lawyers & Consultants C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 359993

NO PROPOSALS. As at the 13th 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®.

21 PATERNOSTER ROAD, EMERALD 3782
SHIRE OF CARDINIA

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: 13th January 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 44412157 - 44412157130810 '359993'

Extract of EPA Priority Site Register

Page 1 of 2

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PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 21 PATERNOSTER ROAD

SUBURB: EMERALD

MUNICIPALITY: CARDINIA

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 311 Reference B9
Melways 40th Edition, Street Directory, Map 311 Reference C9
Melways 40th Edition, Street Directory, Map 311 Reference B8
Melways 40th Edition, Street Directory, Map 311 Reference C8

DATE OF SEARCH: 13th January 2021

PRIORITY SITES REGISTER REPORT:

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

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

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

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

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

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

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

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

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of

[Extract of Priority Sites Register] # 44412157 - 44412157130810
'359993'



Extract of EPA Priority Site Register

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relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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