

SECTION 32

STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Lance Alexander Donald and Ingrid Serpa Kennedy
Property:	20 Toorak Avenue THE BASIN VIC 3154

VENDORS REPRESENTATIVE
GLN Conveyancing Services Pty Ltd

PO Box 242
MOOROOLBARK VIC 3138

Tel: 03 9726 5666
Fax: 03 9727 1981
Email: gln@gln.com.au

Ref: 20/04567

SECTION 32 STATEMENT
20 TOORAK AVENUE THE BASIN VIC 3154

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Their total does not exceed \$3500.00

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

32C LAND USE

(a) **RESTRICTIONS**

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Planning Permit P/2019/7025 from Knox City Council.
- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restrictions are:- To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) **BUSHFIRE**

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) **ROAD ACCESS**

There is access to the Property by Road.

(d) **PLANNING**

Planning Scheme:	Knox Planning Scheme
Responsible Authority:	Knox City Council
Zoning:	LDRZ - Low Density Residential Zone
Planning Overlay/s:	SLO - Significant Landscape Overlay, DDO - Design and Development Overlay, BMO or WMO - Bushfire Management Overlay, ESO - Environmental Significance Overlay

SECTION 32 STATEMENT
20 TOORAK AVENUE THE BASIN VIC 3154

32D NOTICES

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):

- No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land in accordance with a work in kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- Land that is to be transferred under the agreement.
 - Land on which works are to be carried out under the agreement (other than Crown land).
 - Land in respect of which a GAIC is imposed.

32H SERVICES

SERVICE	STATUS
Electricity Supply	Not Connected
Gas Supply	Connected
Water Supply	Connected
Sewerage Supply	Not Connected
Telephone Services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the Purchaser may need to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:-

- A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land its location.

SECTION 32 STATEMENT
20 TOORAK AVENUE THE BASIN VIC 3154

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement.
- Due Diligence Checklist.


DATE OF THIS STATEMENT

14 / 12 /20 20

Name of the Vendor

Lance Alexander Donald and Ingrid Serpa Kennedy

Signature/s of the Vendor

x 

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

Register Search Statement - Volume 9208 Folio 035

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

VOLUME 09208 FOLIO 035

Security no : 124086862617Q
Produced 30/11/2020 03:35 PM

LAND DESCRIPTION

Lot 1 on Title Plan 171406A.
PARENT TITLE Volume 04789 Folio 644
Created by instrument G588387 15/04/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LANCE ALEXANDER DONALD
INGRID SERPA KENNEDY both of 22 TOORAK AVENUE THE BASIN VIC 3154
AN913379V 08/06/2017

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 TP171406A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

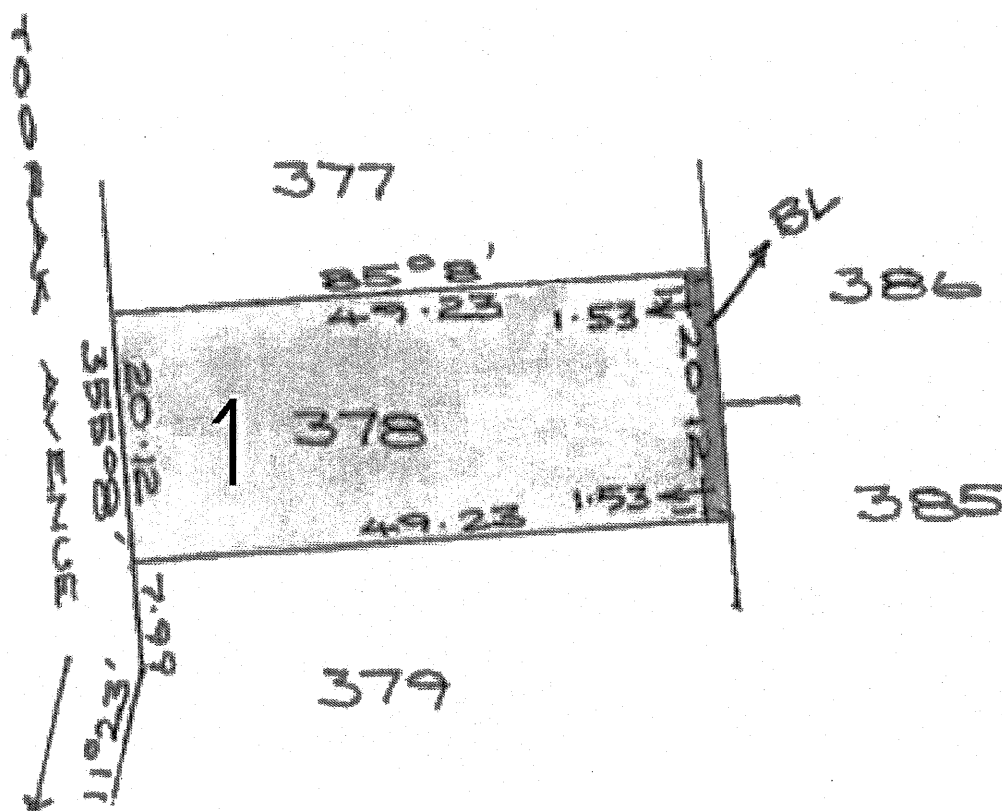
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 20 TOORAK AVENUE THE BASIN VIC 3154

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information
via LANDATA® System. Delivered at 30/11/2020, for Order Number 65419982. Your reference: 20/04567.

TITLE PLAN		EDITION 1		TP 171406A							
Location of Land Parish: SCORESBY Township: Section: Crown Allotment: 91 (PT) Crown Portion: Last Plan Reference: LP 6712 Derived From: VOL 9208 FOL 035 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information ENCUMBRANCES REFERRED TO As to the land coloured blue - - - - <u>ANY EASEMENTS</u> affecting the same - -			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 30-09-1999 VERIFIED: A.D.								
<p style="text-align: center;">COLOUR CODE BL = BLUE</p> 											
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 378 ON LP 6712</td></tr></tbody></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 = LOT 378 ON LP 6712	
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 = LOT 378 ON LP 6712											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

20 November 2020

**Belgraphik Building Design
1680 Burwood Hwy
BELGRAVE VIC 3160**

knox
your city



Dear Sir/Madam,

Application No: P/2019/7025
Description: The construction of buildings and works in the Bushfire Management Overlay associated with accommodation (dwelling). The construction of buildings and works in the Significant Landscape Overlay (SLO2 Dandenong Foothills: Foothills Backdrop and Ridgeline Area)
Location: 20 Toorak Avenue, THE BASIN VIC 3154

In accordance with the Victorian Civil and Administrative Appeals Tribunal Determination, the above application is approved subject to the conditions set out in the enclosed Planning Permit No.P/2019/7025.

However, your attention is drawn to the Conditions of the Permit, which sets out certain requirements to be complied with before the development hereby permitted is commenced. Please note, if there are requirements under Condition 2 of the permit **you will not receive endorsed plans until all Condition 2 requirements have been met, this includes the submission and approval of satisfactory drainage and landscape plans as required.**

Should you have any further enquiries regarding the above matter, please contact our office on 9298 8125 to leave a message for me and I will return your call within 24 hrs to discuss this matter.

Yours sincerely,

**Merette Shenouda
Senior Planner**



PLANNING PERMIT

Application No: P/2019/7025
 Planning Scheme: Knox
 Responsible Authority: Knox City Council

ADDRESS OF THE LAND:

20 Toorak Avenue, THE BASIN VIC 3154

THE PERMIT ALLOWS:

The construction of buildings and works in the Bushfire Management Overlay associated with accommodation (dwelling). The construction of buildings and works in the Significant Landscape Overlay (SLO2 Dandenong Foothills: Foothills Backdrop and Ridgeline Area)

in accordance with the endorsed Plan(s)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Development Plans

- 1 Prior to the commencement of the development approved under this Permit, amended development plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The development plans must be approved prior to other plans required by this permit. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) Tree Protection Fencing and Tree Protection Zones for the retained vegetation to be drawn on the endorsed Development, Drainage and Landscape Plans.
 - (b) All levels to be to AHD (Australian Height Datum).
To the satisfaction of the Responsible Authority.

Amended Bushfire Management Plan

- 2 Before the development starts, an amended Bushfire Management Plan must be submitted to and endorsed by the Responsible Authority. The plan must be generally in accordance with the submitted Bushfire Management Plan prepared by Belgraphik Building Design, Reference No. B18-1040, n.d, but updated to show:

Construction Standards

- (a) Nominate a minimum Bushfire Attack Level of 29 (BAL -29) that the building will be designed and constructed to.

Water Supply

- (b) Show 5,000 litres of effective water supply for the firefighting purposes which meets the following requirements:
 - i Is stored in an above ground water tank constructed of concrete or metal.
 - ii All fixed above ground water pipes and fitting required for firefighting purposes must be made of corrosive resistant metal.
 - iii Include a separate outlet for occupant use.

Date Issued: 18 November 2020

Signature for the
Responsible Authority



PLANNING PERMIT

Application No: P/2019/7025
 Planning Scheme: Knox
 Responsible Authority: Knox City Council

Mandatory condition pursuant to Clause 44.06-5 Bushfire Management Overlay

- 3 The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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

Landscaping

- 4 Prior to the commencement of the development approved under this Permit, a landscape plan prepared by a suitably qualified Landscape architect or a suitably qualified landscape designer to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The plans must be prepared in accordance with the approved Bushfire Management Plan and Council's 'Landscape Plan Guidelines'. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:
- (a) A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.
 - (b) The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Council's 'Landscape Plan Guidelines').
 - (c) Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary including all trees that have their Tree Protection Zone extending into the subject site.
 - (d) Details of the surface finishes of pathways and driveways.
 - (e) Details and location of all existing and proposed services including above and below ground lines, cables and pipes.
 - (f) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - (g) Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).
 - (h) The plan must also show the provision of additional trees and additional medium/large shrubs chosen from plant list 1 or 2 of Council's 'Landscape Plan Guidelines'. These canopy trees must be a minimum of 1.5 – 2.0 metres tall when planted.
 - (i) Planting of this site to comprise 60% of the vegetation species to be indigenous (across all plant forms) from plant list 1 of the 'Landscape Plan Guidelines' and 30% additional native species (across all plant forms) from plant list 2 of the 'Landscape Plan Guidelines'. Remaining plant species (10%) can be indigenous, native or exotic (across all plant forms) provided they are not listed as weeds.

To the satisfaction of the Responsible Authority.

- 5 Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

Date Issued: 18 November 2020

Signature for the
Responsible Authority



PLANNING PERMIT

Application No: P/2019/7025
 Planning Scheme: Knox
 Responsible Authority: Knox City Council

- 6 The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

General

- 7 All development must be in accordance with the endorsed plans.
- 8 The layout of buildings and works as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 9 Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
- 10 Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.

Tree Protection

- 11 All works, including excavation, within the critical root zone areas of the tree/s to be retained must be undertaken under the supervision of a qualified Arborist to ensure that there is no unreasonable damage to the root system of trees to be retained and/or protected, to the satisfaction of the Responsible Authority. Before the development starts, the owner must submit to the Responsible Authority details of the name of the Arborist who will supervise the works and the tasks to be undertaken by the Arborist, to the satisfaction of the Responsible Authority.
- 12 Prior to any works commencing on the site (including demolition and tree removal), all trees and vegetation to be retained including other critical root zones must be fenced off to create a protection zone. The protection zone must extend around the trees canopy drip-line unless an alternative tree protection zone has been approved by the responsible authority.
- 13 The fence is to be chain link or wire mesh, comprise either wooden or steel posts set into the ground or on concrete pads, and be a minimum height of 1.8 metres. Signage is to be affixed to the fence advising that the area is a tree protection zone and a no-go development area.
- 14 The fence and signage is to be maintained throughout the construction period and removed at the completion of all works.
- 15 No temporary removal of the fence, or encroachment into the protection zone is permitted without the written consent of the responsible authority.
- 16 Prior to erecting the fence around the tree protection zone, all unwanted vegetation and weed species must be removed from within the zone, and the ground within the protection zone must be covered with a layer of well composted organic mulch (maximum 100mm depth). The area is to be watered at least fortnightly throughout the construction period.
- 17 The following activities are prohibited from the tree protection area, without the written consent of the responsible authority:
- (a) Construction activities.
 - (b) Dumping and/or storage of materials, goods and/or soil.
 - (c) Trenching or excavation.

Date Issued: 18 November 2020

Signature for the
Responsible Authority



PLANNING PERMIT

Application No: P/2019/7025
Planning Scheme: Knox
Responsible Authority: Knox City Council

(d) Lopping branches, nailing or affixing signs, service lines, lights etc to the trees.

- 18 Prior to any works commencing on site, the Responsible Authority must be contacted to inspect the Tree Protection fencing.

Car Parking & Accessways

- 19 Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.
- 20 Before the development is occupied vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

Fencing

- 21 All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.
- 22 Prior to the occupancy of the development all fencing must be in a good condition to the satisfaction of the Responsible Authority.

Amenity During Construction

- 23 Upon commencement and until conclusion of the development, the developer must ensure that the development does not adversely affect the amenity of the area in any way, including:
- (a) the appearance of building, works or materials on the land
 - (b) parking of motor vehicles
 - (c) transporting of materials or goods to or from the site
 - (d) hours of operation
 - (e) stockpiling of top soil or fill materials
 - (f) air borne dust emanating from the site
 - (g) noise
 - (h) rubbish and litter
 - (i) sediment runoff
 - (j) vibration

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

Stormwater

- 24 Stormwater runoff from all buildings and hardstanding surfaces must be properly collected and discharged in a complete and effective system of drains within the property and must not cause or create a nuisance to abutting properties.

Date Issued: 18 November 2020

Signature for the
Responsible Authority



PLANNING PERMIT

Application No: P/2019/7025
 Planning Scheme: Knox
 Responsible Authority: Knox City Council

External Materials

- 25 The external materials of the development hereby permitted (including the roof) must be non-reflective and finished in subdued tones and/or colours to the satisfaction of the Responsible Authority.

Permit Expiry

- 26 This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

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

Pursuant to Section 69 of the Planning & Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

NOTES

Other Notes:

- Pursuant to Clause 43.02 'Design and Development Overlay – Schedule 1' (DDO1) which applies to the site, a planning permit is required for all buildings and works. The DDO1 requires that the site area covered by buildings must not exceed 40%, and the site area covered by buildings and impervious surfaces must not exceed 60%. Planning permission cannot be granted to construct or carry out further buildings or works which are not in accordance with the requirements of the DDO1.
- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- To arrange an inspection of the Tree Protection fencing please contact Council Landscape Team on 9298 8125.
- Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.
- Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.

Date Issued: 18 November 2020

Signature for the
Responsible Authority

PLANNING PERMIT

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

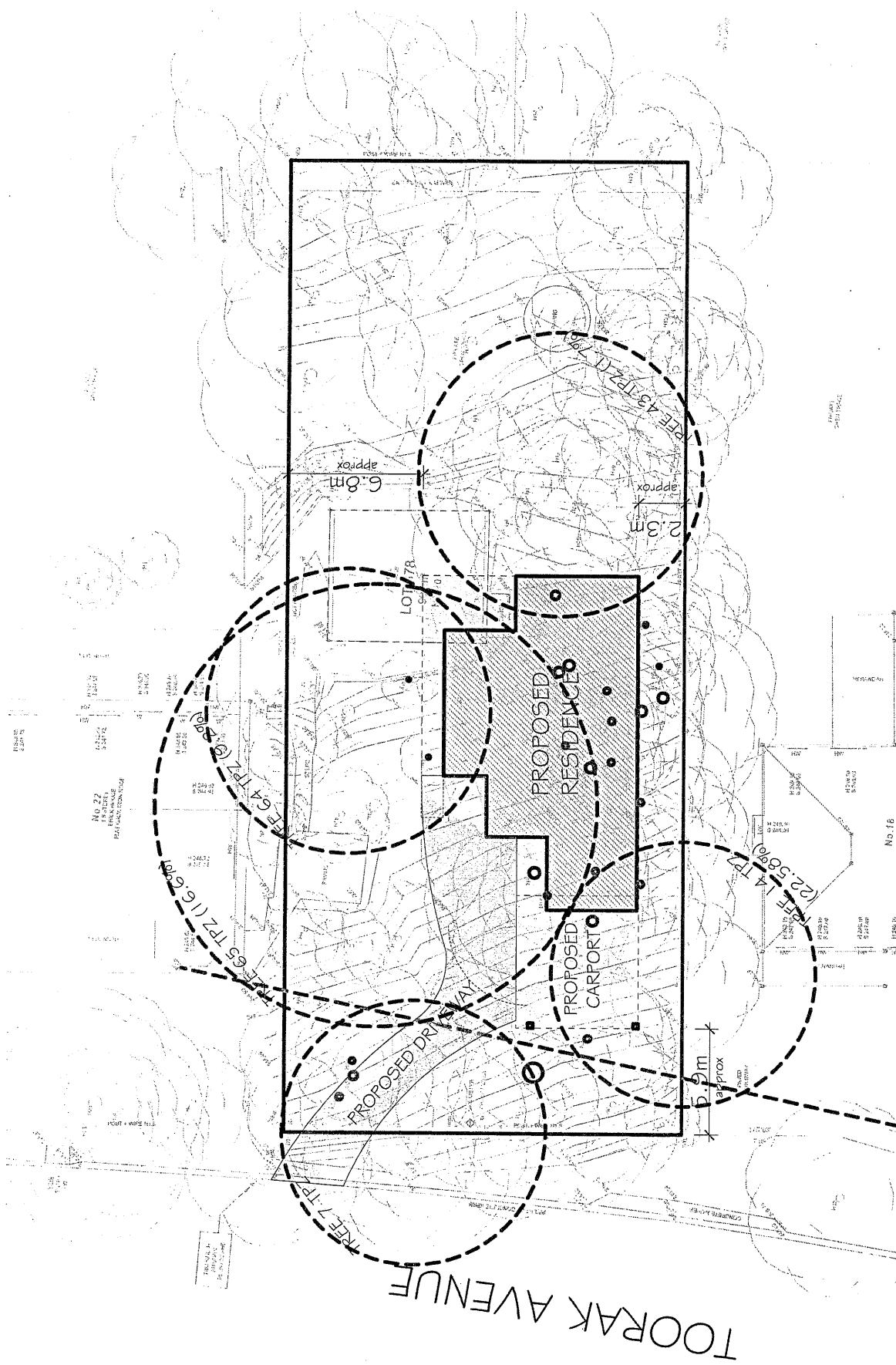
- from the date specified in the permit; or
- if no date is specified, from—
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

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 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 five 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.



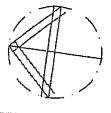
WHAT ABOUT REVIEWS?

- 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.
- A copy of 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.

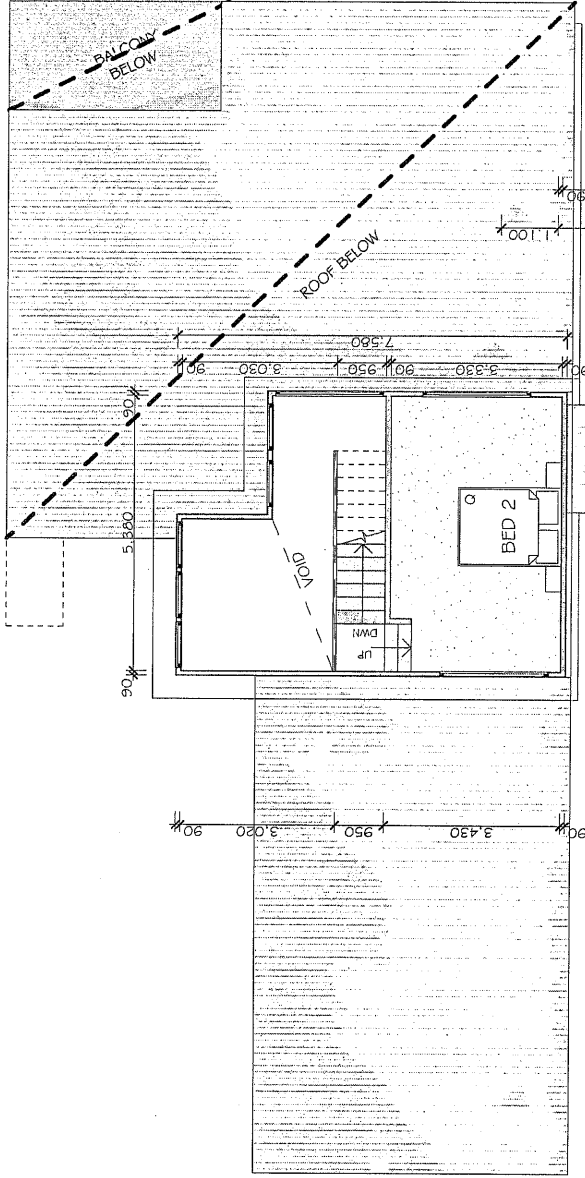


SITE PLAN
1:200

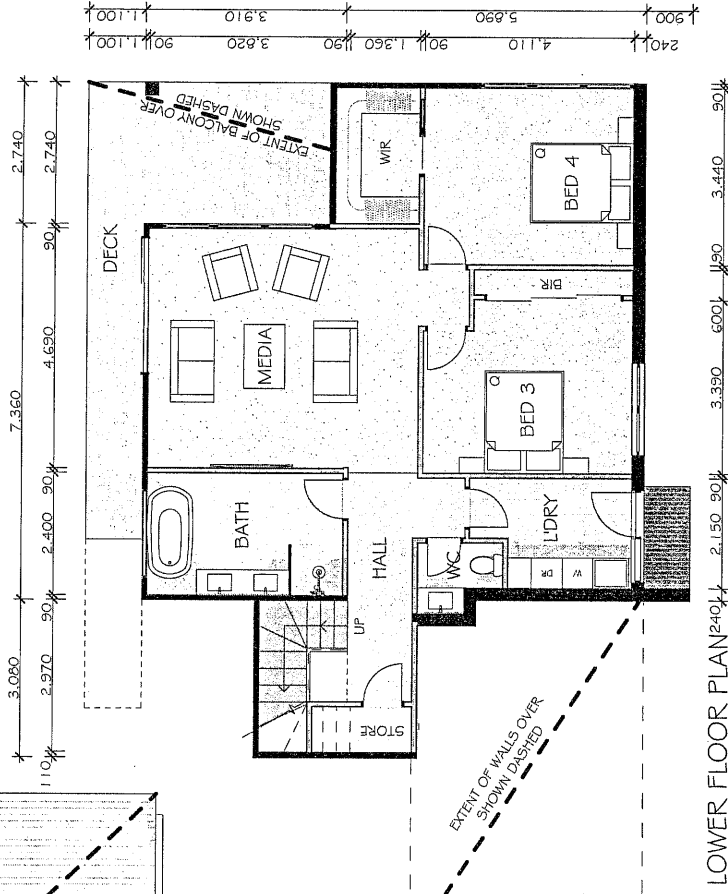
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 1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933		 bda Building Designers Association Victoria	Registered Building Practitioner	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	No. Revisions B	Date 3.9.18	 NORTH	PROJECT PROPOSED RESIDENCE SITE ADDRESS 20-22 TOORAK AVE THE BASIN 3154 CLIENT LANCE DONALD & INGRID KENNEDY	Title SITE PLAN		
									Scale 1:100 UNO	Date JULY 2018	
Original paper size A3									Ream B	Drawn GAVIN	Reproduction of plans in whole or part prohibited
Drawn GAVIN									Drawn No. PRE1	Page No. B18-040	

DRAFT



UPPER FLOOR PLAN
1:100

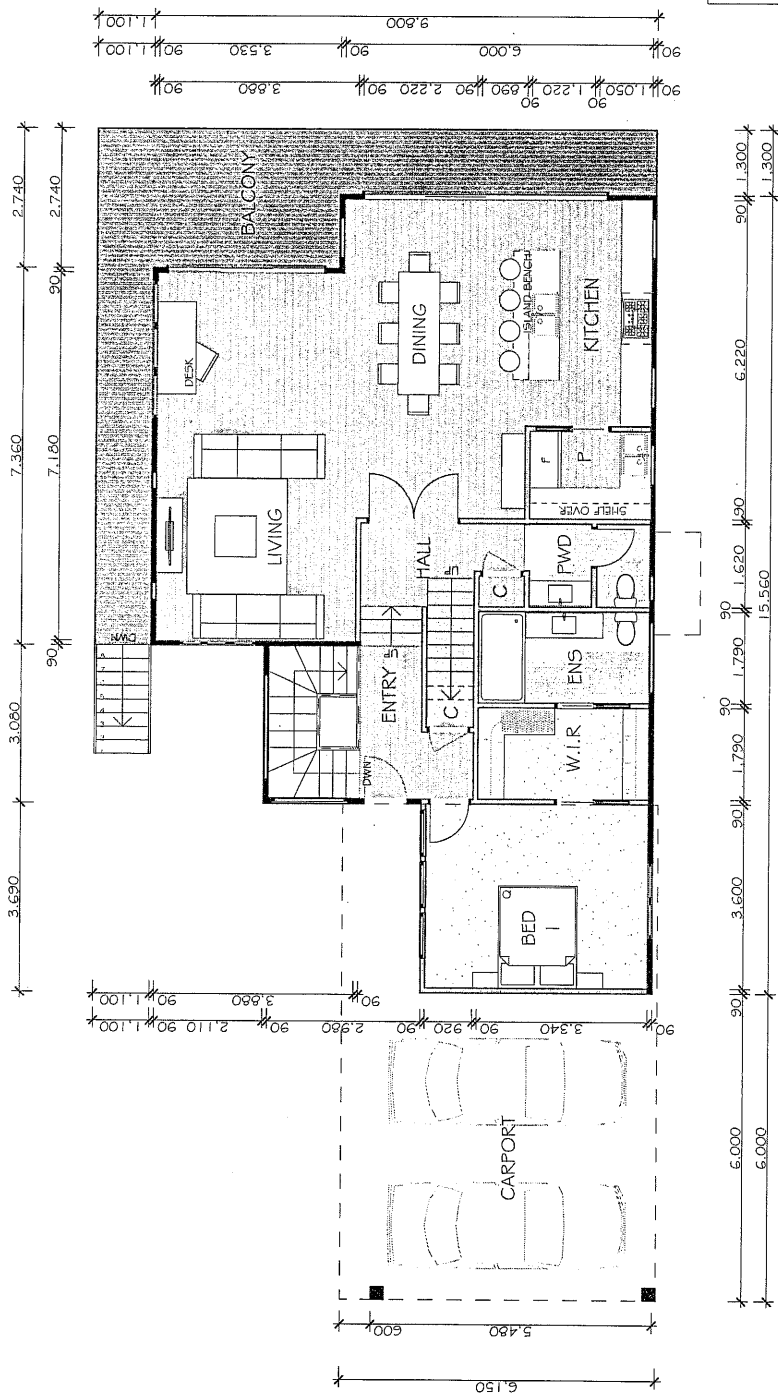


LOWER FLOOR PLAN
1:100

AREA SUMMARY	
GROUND FLOOR	
DWELLING: 121.19m ² (approx)	
BALCONY: 29.91m ² (approx)	
CARPORT: 36m ² (approx)	
UPPER FLOOR	
STUDY: 19.16m ² (approx)	
LOWER FLOOR	
DWELLING: 95.49m ² (approx)	
DECK: 19.72m ² (approx)	
TOTAL DWELLING: 235.84m ² (approx)	
TOTAL (INCL CARPORT, BALCONY): 321.47m ² (approx)	

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						PROJECT PROPOSED RESIDENCE SITE ADDRESS 20-22 TOORAK AVE THE BASIN 3154 CLIENT LANCE DONALD & INGRID KENNEDY		Title UPPER FLOOR PLAN	
1680 Burwood Highway, Burwood 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pagasus Australia Pty Ltd ACN 117 603 933		REGISTERED Building Practitioner		Contractor or owner: builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.		No. / Revisions		Date	
						B PRELIM CHANGES C PRELIM CHANGES (LOWER FLOOR)		3.9.18 11.9.18	
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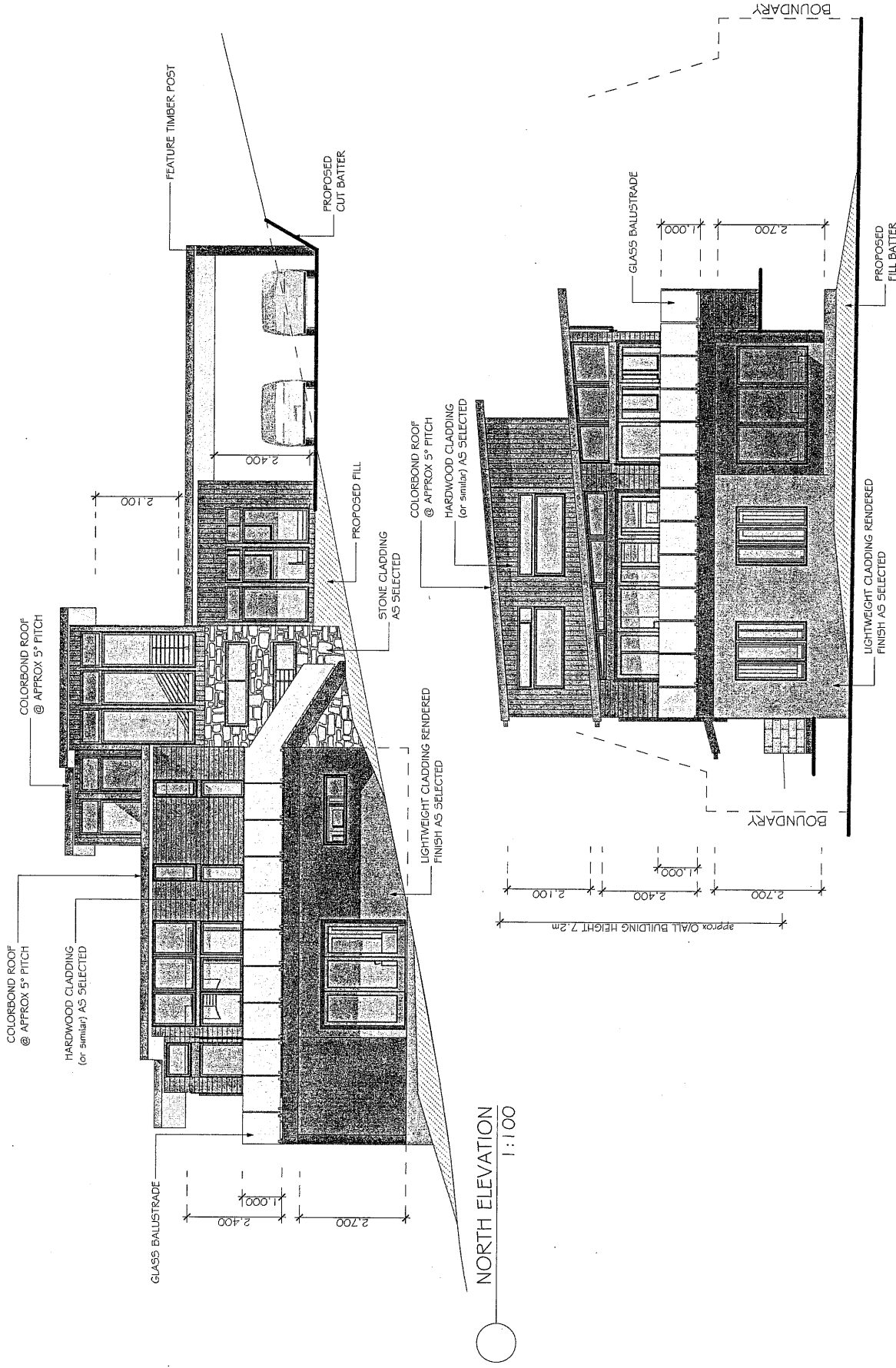


AREA SUMMARY

GROUND FLOOR	
DWELLING: 121.19m ² (approx)	
BALCONY: 29.91m ² (approx)	
CARPORT: 36.6m ² (approx)	
UPPER FLOOR	
STUDY: 19.16m ² (approx)	
LOWER FLOOR	
DWELLING: 95.49m ² (approx)	
DECK: 19.72m ² (approx)	
TOTAL DWELLING: 235.84m² (approx)	
TOTAL (INCL. CARPORT, BALCONY): 321.47m² (approx)	

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		Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	No. Revisions		Date					
			B	PRELIM CHANGES		3.3.18				
<div style="display: flex; justify-content: space-between;"> <div> <p>PROJECT</p> <p>PROPOSED RESIDENCE</p> <p>SITE ADDRESS</p> <p>20-22 TOORAK AVE</p> <p>THE BASIN 3154</p> <p>CLIENT</p> <p>LANCE DONALD & INGRID KENNEDY</p> </div> <div>  <p>NORTH</p> </div> </div>										
						Title		Scale		Date
						GROUND FLOOR PLAN		1:100 UNO	JULY 2018	
						Original paper size,		A3	Revn	B
Drawn		GAVIN	Dwg No.	PRE2	Reproduction of plans in whole or part prohibited.					
© Copyright.		Reg No. B18-040								



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Belgraphik
BUILDING DESIGN

1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7083
 Trading as Pegastus Australia Pty Ltd ACN 117 603 933

bdov
Building Designers
Association Victoria

REGISTERED
Building Practitioner

No.	Revisions	Date
B	PRELIM CHANGES	3.9.18

PROJECT
 PROPOSED RESIDENCE

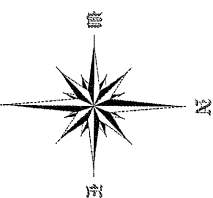
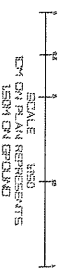
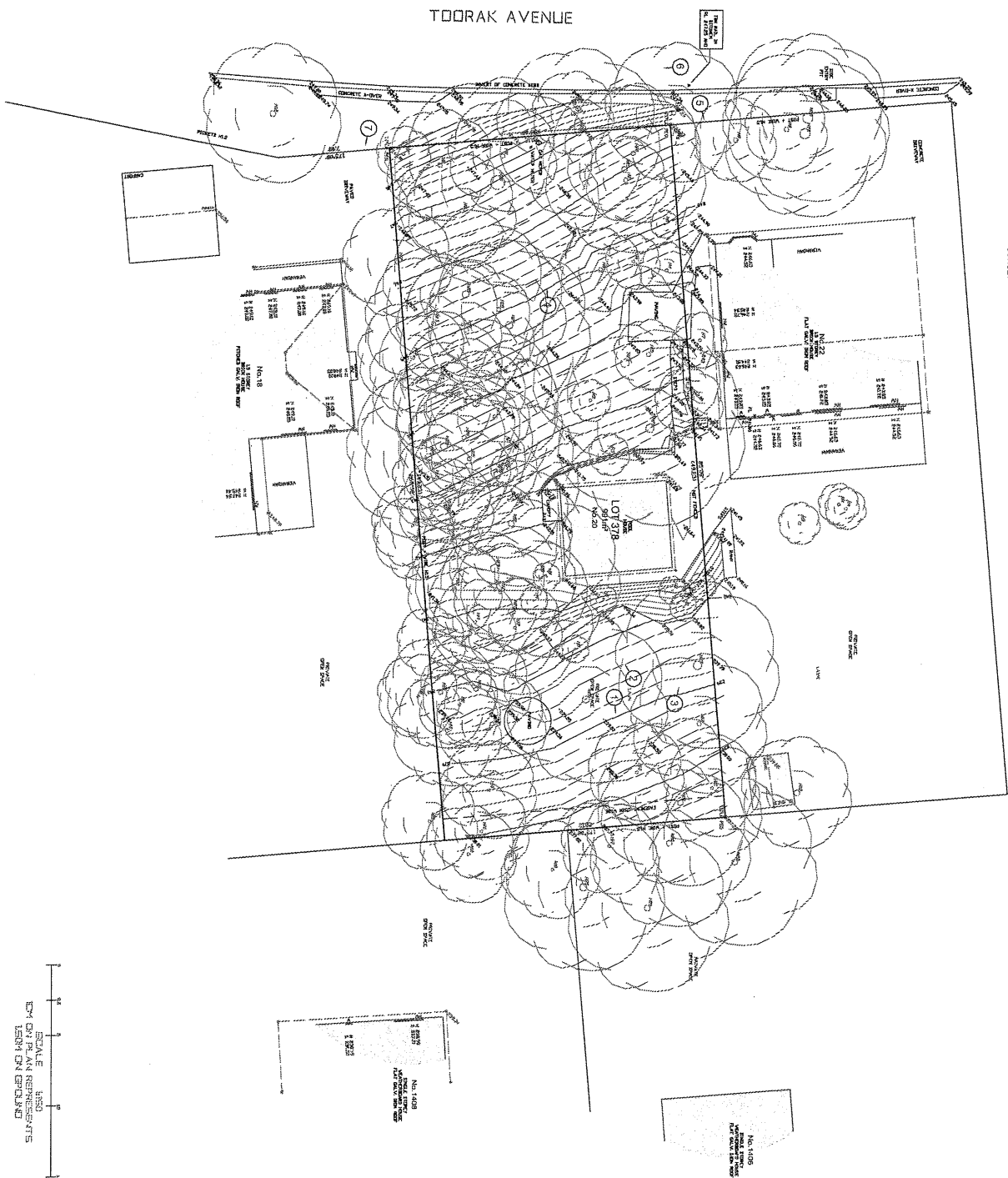
SITE ADDRESS
 20-22 TOORAK AVE
 THE BASIN 3154

CLIENT
 LANCE DONALD & INGRID KENNEDY

Title	ELEVATIONS
Scale	1:100 UNO
Original paper size	A3
Drawn	GAVIN
Check No.	PRE4
Drawn	PRE4
Check No.	B18-040
Drawn	B18-040



A diagram showing the Sun's path across the sky. A curved line starts at a sun icon labeled 'SUNRISE' on the left, goes up and over a central sun icon labeled 'MIDDAY', and then goes down to a sun icon labeled 'SUNSET' on the right. Arrows on the line indicate the direction of the path.



5
SURVEY ROTATION TO
TITLE NORTH



UNDERSIDE OF GUTTER WITH HEIGHT

ALL DATA SHOWN ON THIS PLAN IS AN ACCURATE REPRESENTATION OF THE SUBJECT SITE AT THE TIME OF SURVEY. THIS DATA CANNOT BE SUBJECT TO OPENING OR MANIPULATION WITHOUT THE CONSENT OF SNOOPY SURVEYING.

WE HAVE MADE EVERY EFFORT TO LOCATE ALL VISIBLE FEATURES, HOWEVER WE ARE NOT RESPONSIBLE FOR ANY HIDDEN OR SAID FEATURES THAT WERE NOT LOCATED.

THREE DIMENSIONS ARE AN APPROXIMATION ONLY AND ONLY SIGNIFICANT FEATURES WITH HEIGHT 3M OR ABOVE ARE SHOWN.

surveyors drillman checked levels controls	a.sibcoy a.sibcoy a.sibcoy AHD 0.2m	21/04/17 21/04/17 21/04/17 ± 20mm tm index
--	---	--

PLEASE NOTE:
THIS PLAN IS NOT A RE-ESTABLISHMENT OF TITLE. IT IS A PLAN OF THE EXISTING FENCING, BEFORE BUILDING, PLANNING OR REMOVAL OF STRUCTURES NEAR THE FENCES. IT IS RECOMMENDED THAT A TITLE RE-ESTABLISHMENT SURVEY BE CARRIED OUT TO DETERMINE THE EXACT LOCATION OF TITLE IN RELATION TO THE EXISTING FENCING.

PLAN	FEATURE & LEVEL SURVEY
PROJECT	20 TOORAK AVENUE THE BASIN VIC
TITLE REF	LOT 378 ON LPS9712
CLIENT	LANCE DONALD
DATE	11th APRIL 2017
SCALE	1:150
REFERENCE	2995/01
SHEET	A1 / OF 1



CONTACT: ASH STADEY | DIRECTOR
0400531188 STADEY@SURVIVE.NGO.ORG
INFO@STADEY.SURVIVE.NGO.ORG
ASH@STADEY.SURVIVE.NGO.ORG

Property Report from www.land.vic.gov.au on 30 November 2020 03:20 PM

Address: 20 TOORAK AVENUE THE BASIN 3154

Lot and Plan Number: Lot 1 TP171406

Standard Parcel Identifier (SPI): 1\TP171406

Local Government (Council): KNOX **Council Property Number:** 180975

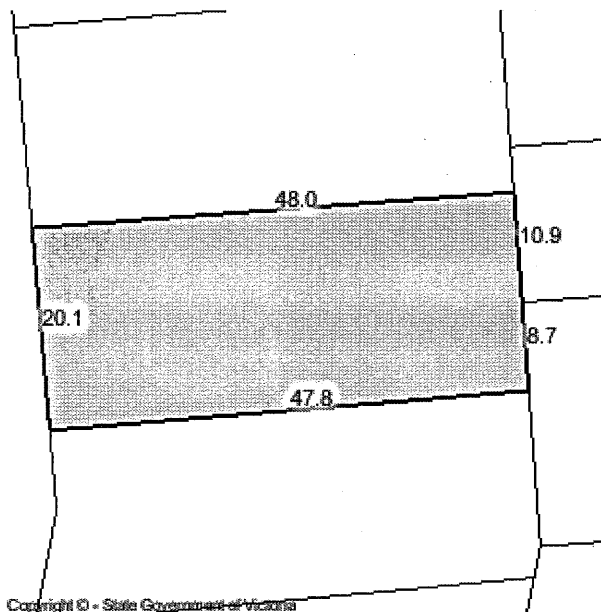
Directory Reference: Melway 65 H9

**This property 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

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 951 sq. m

Perimeter: 136 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at
Title and Property Certificates

State Electorates

Legislative Council: EASTERN METROPOLITAN

Legislative Assembly: BAYSWATER

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: inside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)

Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2 (SLO2)

Planning scheme data last updated on 26 November 2020.

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 [Planning Schemes Online](#)

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](#)

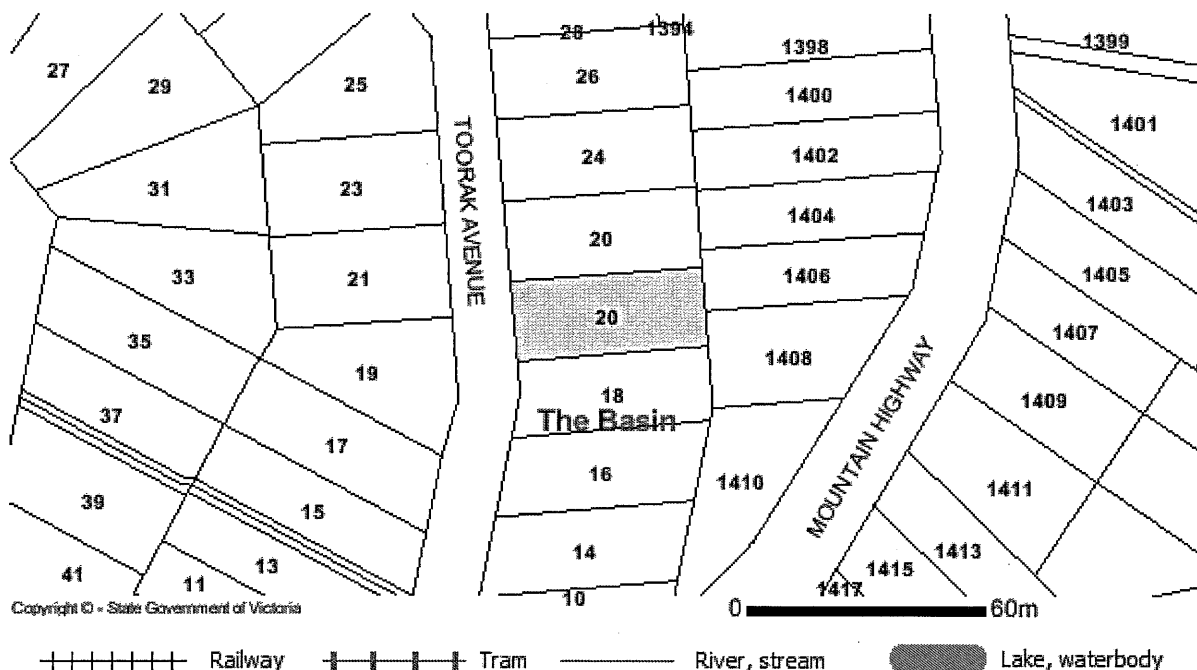
The Planning Property Report includes separate maps of zones and overlays

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.planning.vic.gov.au

Area Map



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From www.planning.vic.gov.au at 30 November 2020 03:20 PM

PROPERTY DETAILS

Address: **20 TOORAK AVENUE THE BASIN 3154**
 Lot and Plan Number: **Lot 1 TP171406**
 Standard Parcel Identifier (SPI): **1\TP171406**
 Local Government Area (Council): **KNOX**
 Council Property Number: **180975**
 Planning Scheme: **Knox**
 Directory Reference: **Melway 65 H9**

www.knox.vic.gov.au

[Planning Scheme - Knox](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**
[View location in VicPlan](#)

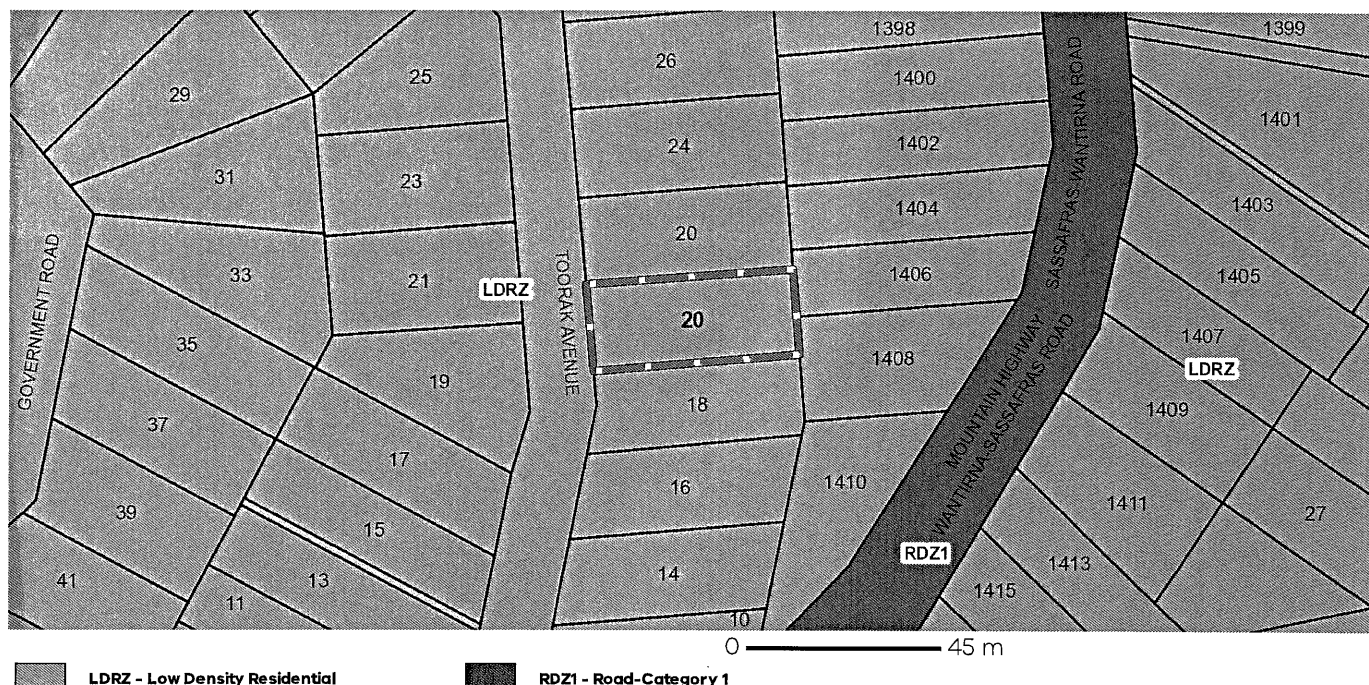
STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
 Legislative Assembly: **BAYSWATER**

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

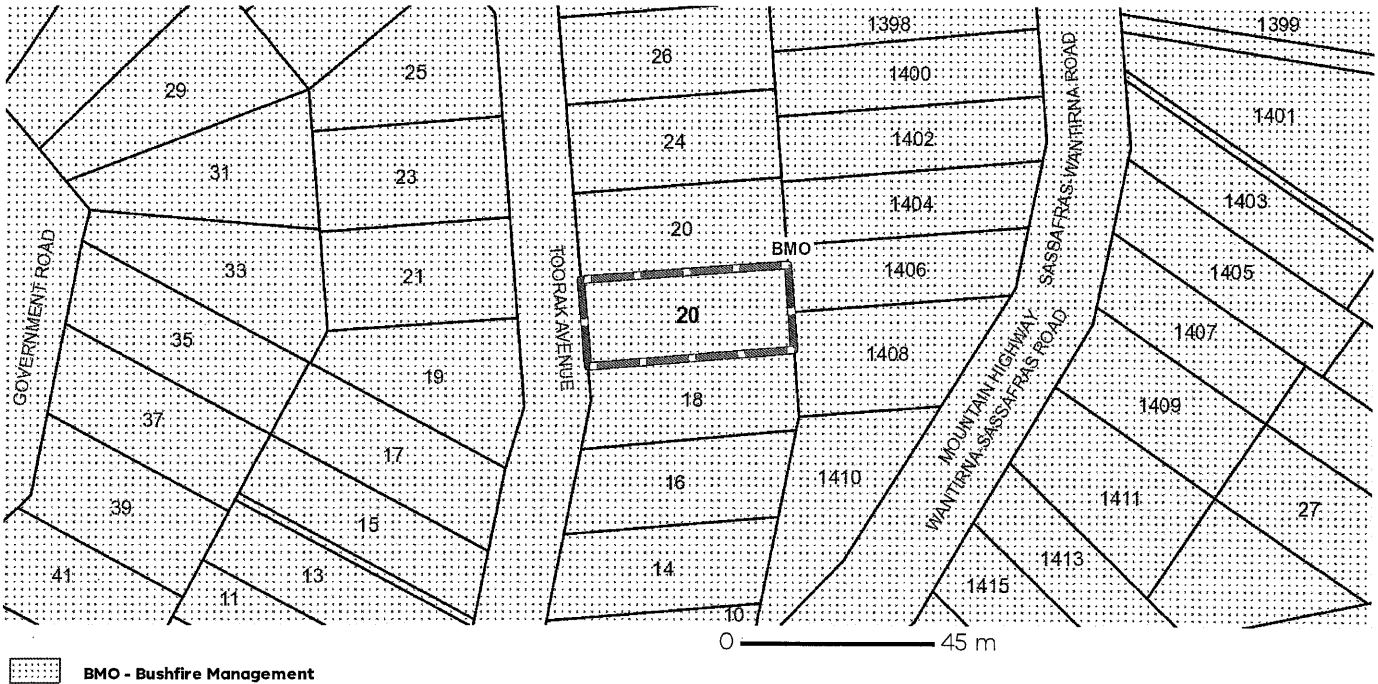
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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

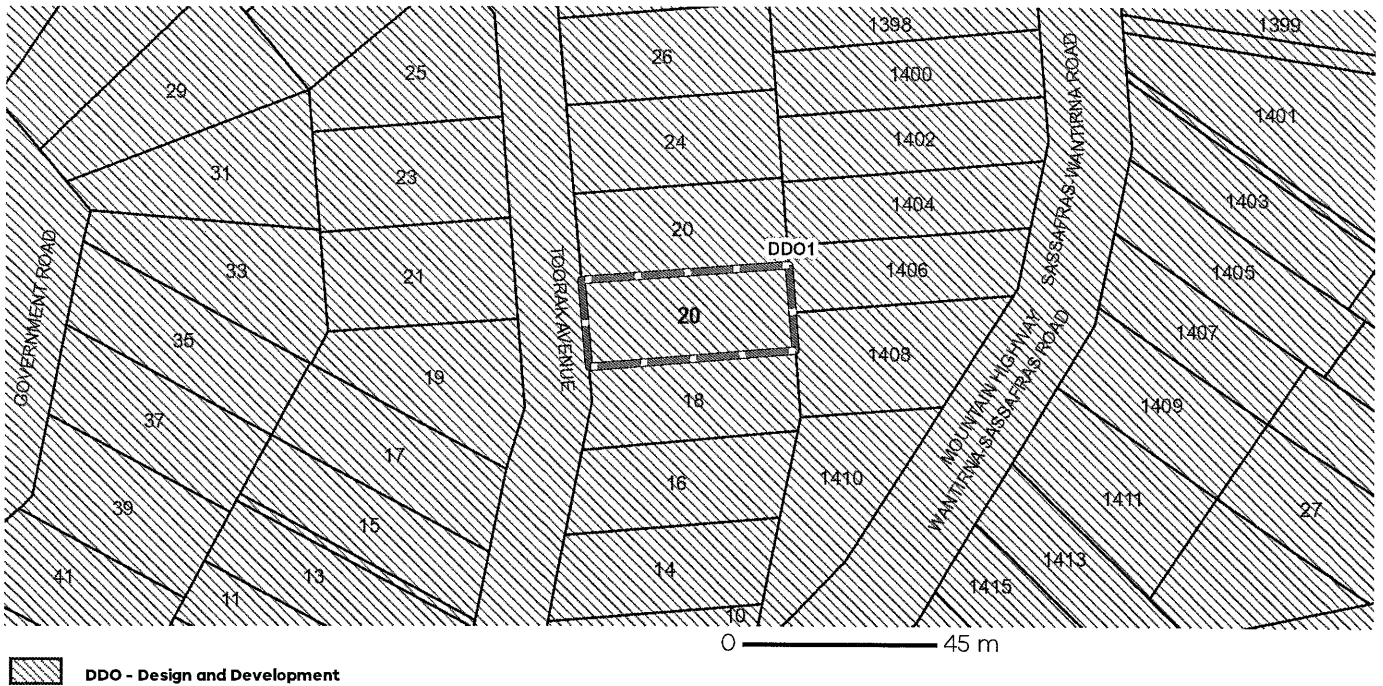
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



DESIGN AND DEVELOPMENT OVERLAY (DDO)

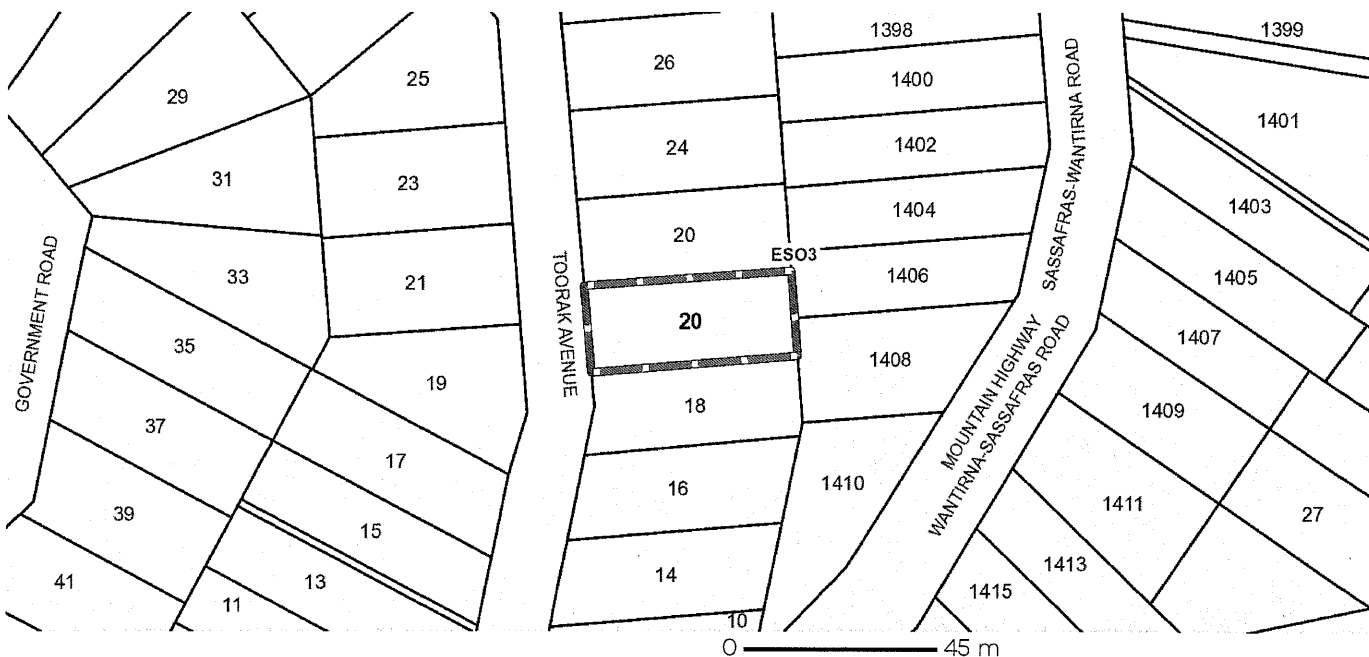
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)

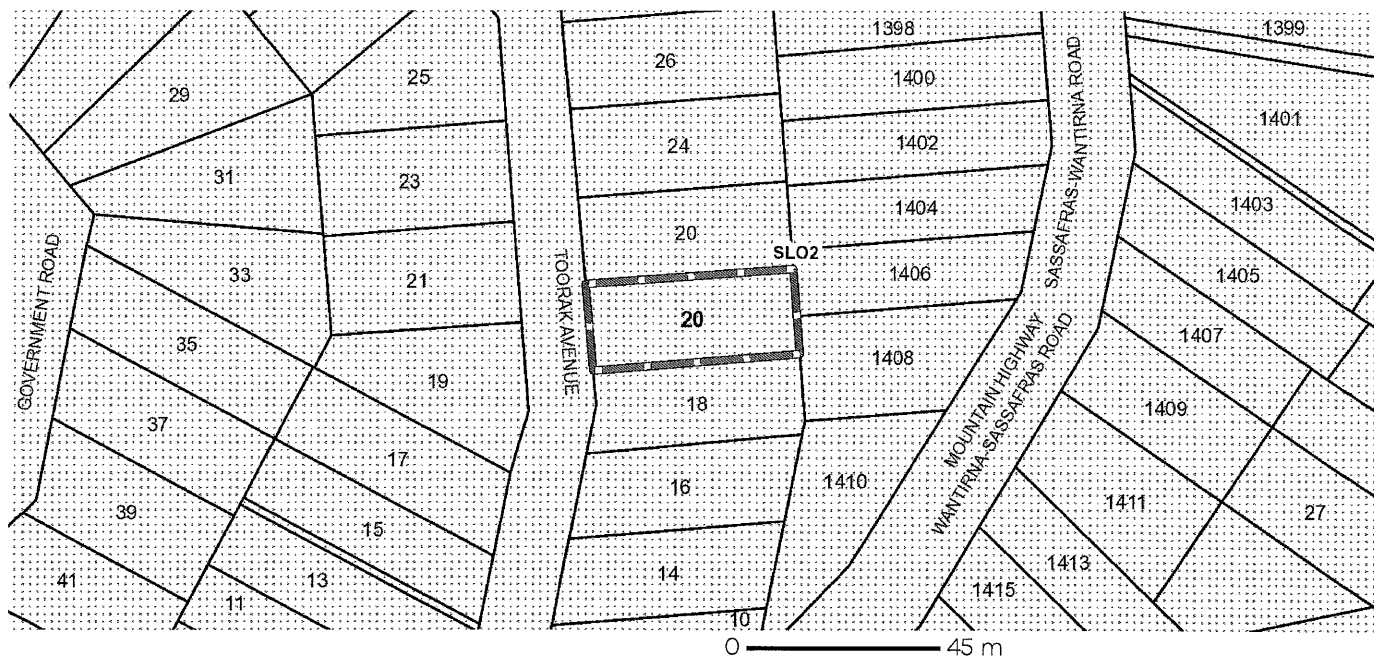


 **ESO - Environmental Significance**

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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2 (SLO2)



 **SLO - Significant Landscape**

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 26 November 2020.

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.

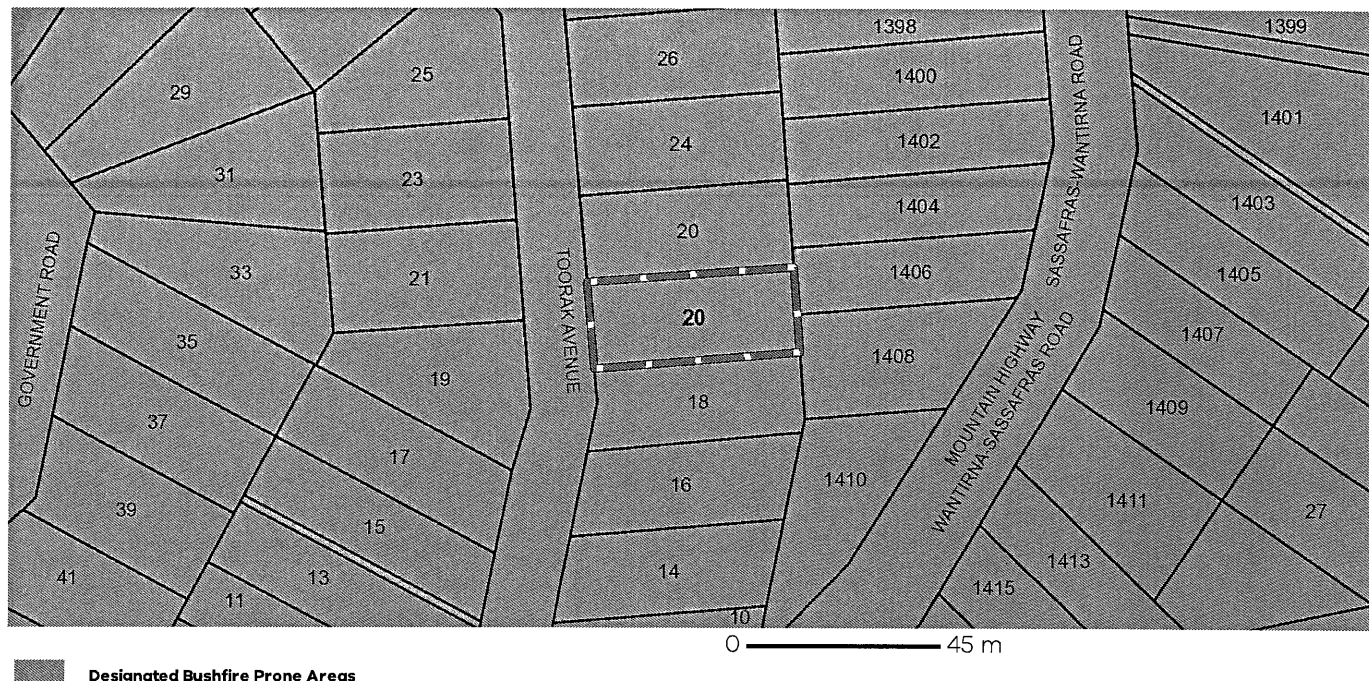
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.

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>

GLN Conveyancing Services Pty Ltd
E-mail: rachel@gln.com.au

Statement for property:
LOT 378 20 TOORAK AVENUE THE
BASIN 3154
378 LP 6712

REFERENCE NO	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56H//17238/10	20/04567 Donald Kennedy	30 NOVEMBER 2020	37689559

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2020 to 30/06/2021	\$79.02
Melbourne Water Corporation Total Service Charges	01/10/2020 to 31/12/2020	\$26.08

(b) By South East Water

Water Service Charge	01/10/2020 to 31/12/2020	\$25.53
Sewerage Service Charge	01/10/2020 to 31/12/2020	\$93.02
Subtotal Service Charges		\$223.65

Payments \$223.65

TOTAL UNPAID BALANCE \$0.00

- The meter at the property was last read on 10/10/2020. Fees accrued since that date may be estimated by reference to the following historical information about the property:

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from South East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

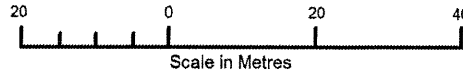
AUTHORISED OFFICER:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

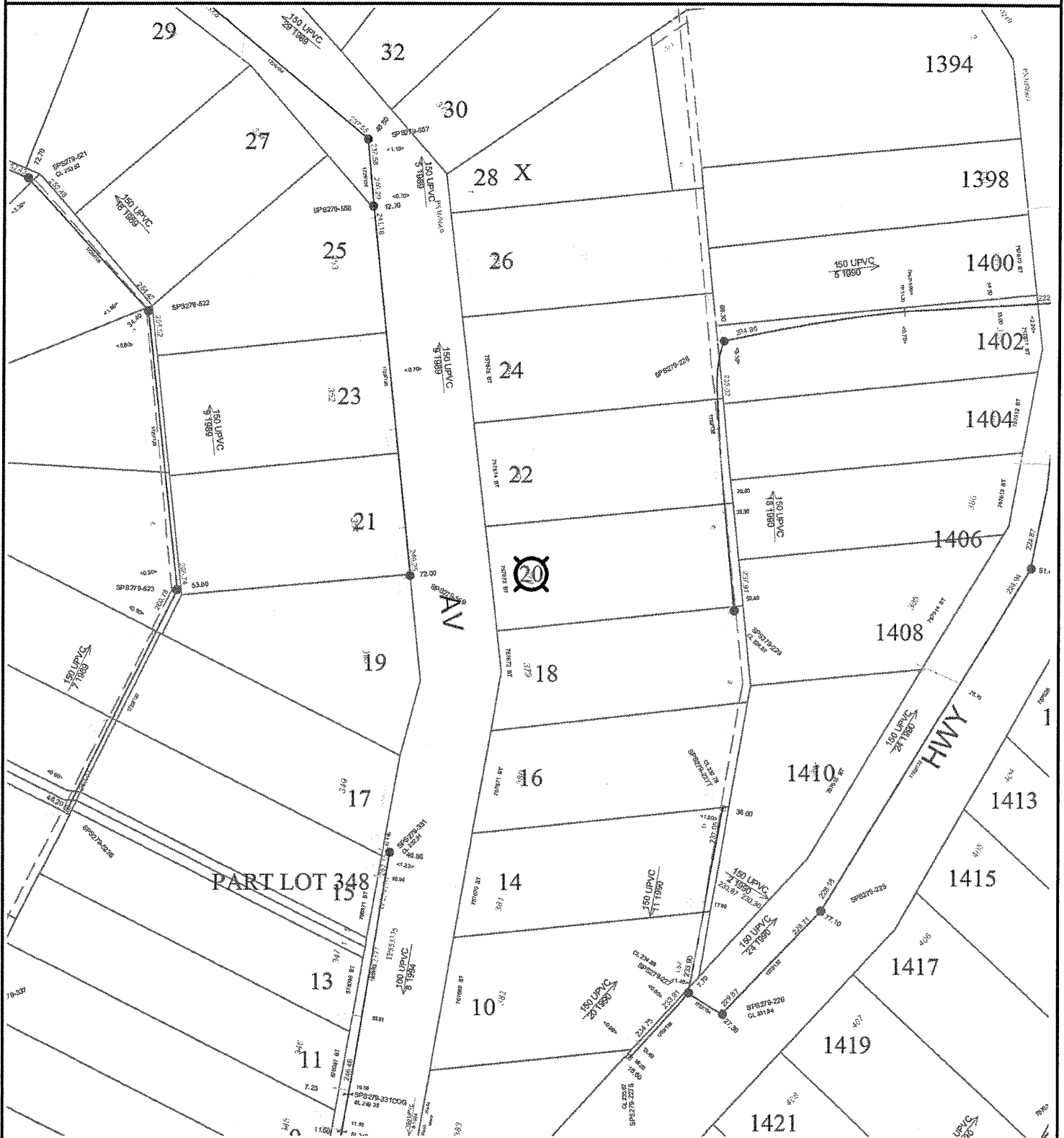
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 37689559

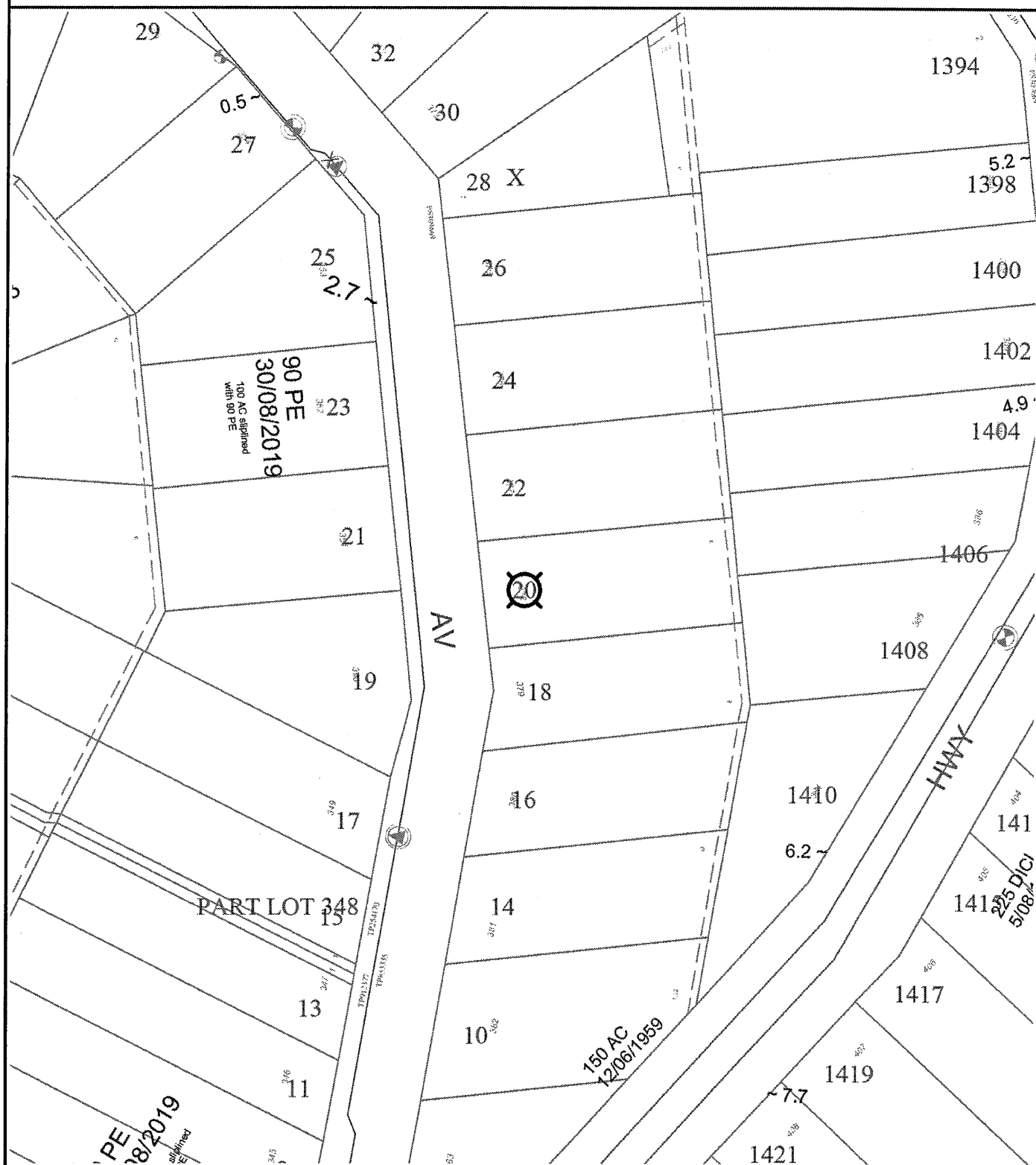


Date: 30NOVEMBER2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.







WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

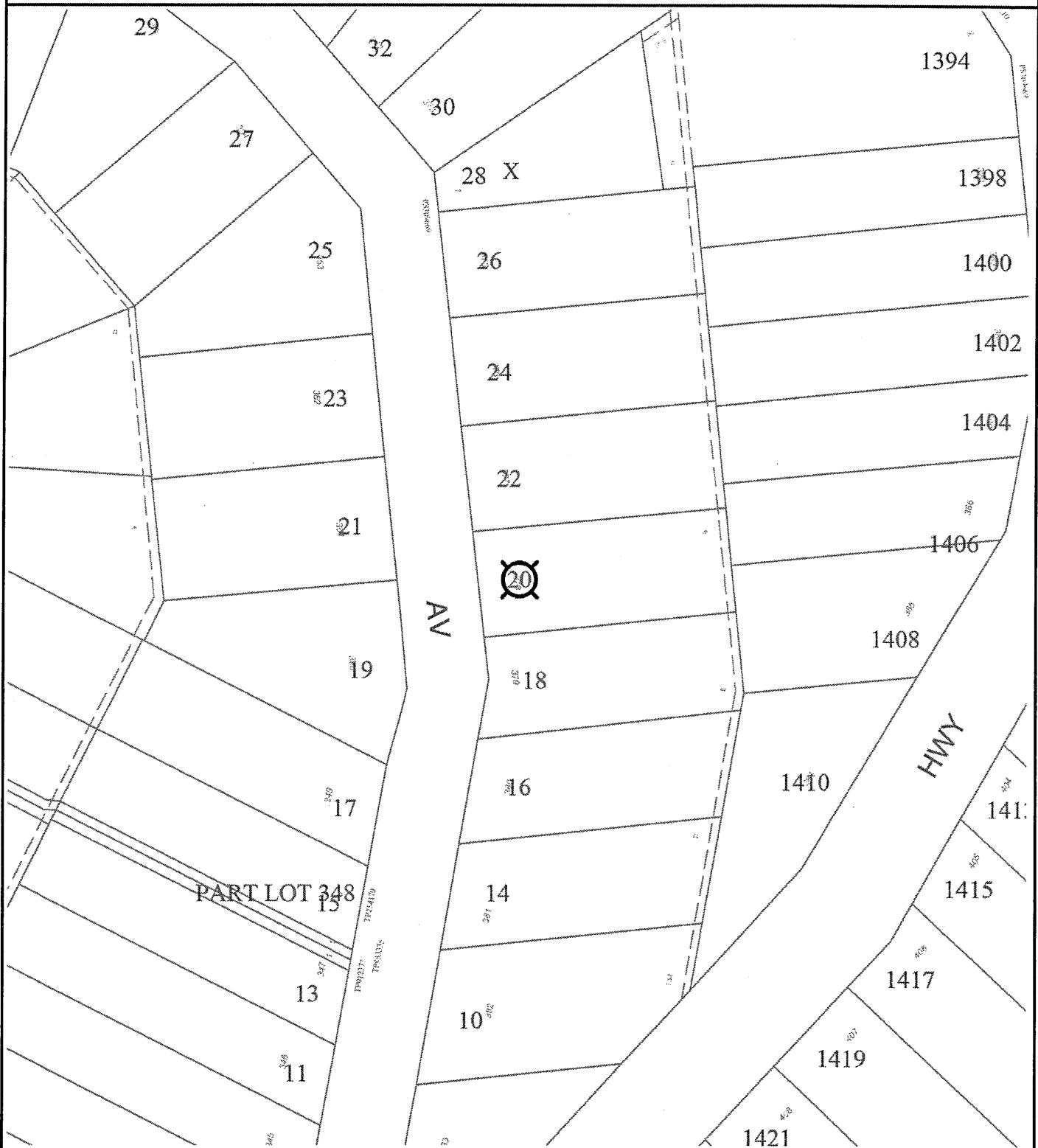
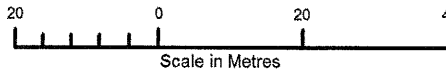
LEGEND

- Title/Road Boundary
Proposed Title/Road
Easement



- Subject Property
Water Main Valve
Water Main & Services

-   Hydrant
  Fireplug/Washout
 ~ 1.0 Offset from Boundary



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement		Recycled Water Main & Services		Offset from Boundary

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

GLN Conveyancing Services Pty Ltd
11/91 Brice Ave
MOOROOLBARK VIC 3138

APPLICANT REFERENCE: 20/04567 DONALD:28487
DATE: 03-Dec-2020
CERTIFICATE NO. 84402



BILLER CODE: 18077
REF. NO. 1813402

KNOX
your city



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, 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: 1813402

PROPERTY LOCATION: 20-22 Toorak Avenue
THE BASIN VIC 3154

VALUATIONS

SITE VALUE: \$835,000
CAPITAL IMPROVED VALUE: \$970,000
NET ANNUAL VALUE: \$48,500
RELEVANT DATE: 01/01/20
OPERATIVE DATE: 01/07/20

TITLE DETAILS: Lot 377 LP 6712, Lot 378 LP 6712

CONFIRMATION OF RATES & CHARGES SHOWN ON THIS CERTIFICATE WILL BE GIVEN FOR **90 DAYS** AFTER ISSUE DATE.

CERTIFICATE SHOULD BE UPDATED IMMEDIATELY PRIOR TO SETTLEMENT. INCORRECT SETTLEMENT CHEQUES MAY BE RETURNED.

PROPERTY RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30/6/2021

<u>RATES & CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
	\$	\$
ARREARS (RATES, SANITARY, INTEREST, FHZ, BBY) B/F 30/6/2020 DUE AND PAYABLE IMMEDIATELY		\$ 0.00
INTEREST	0.00	
LEGAL COSTS	0.00	
GENERAL RATES	1,632.60	
RESIDENTIAL GARBAGE CHARGE	232.00	
OPTIONAL GREEN WASTE	218.00	
STATE GOVT FIRE SERVICES PROPERTY LEVY	165.35	
SUB TOTAL RATES AND CHARGES DUE	\$2,247.95	\$2,247.95
PENSION REBATE	0.00	
RECEIPTS	\$- 753.95	
TOTAL RATES AND CHARGES DUE		\$1,494.00

SPECIAL RATES /SPECIAL CHARGES

		\$0.00
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OPEN SPACE CONTRIBUTION

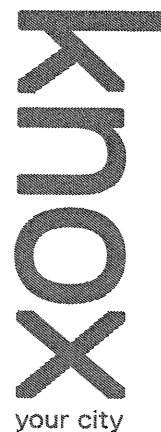
TOTAL OUTSTANDING		\$ 1,494.00
--------------------------	--	--------------------

RATES NOT BEING PAID BY INSTALMENTS ARE DUE AND PAYABLE IN FULL BY 15 FEBRUARY 2021 AND INTEREST AT THE RATE OF 10% WILL CONTINUE TO ACCRUE ON ANY OVERDUE RATES AND CHARGES UNTIL PAID IN FULL

Knox City Council, ABN 24 477 480 661, 511 Burwood Highway, Wantirna South Victoria 3152,
Telephone 03 9298 8000, Fax 03 9800 3096, Email knoxcc@knox.vic.gov.au, DX 18210 KNOX, knox.vic.gov.au

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

CERTIFICATE NO: 84402



The Local Government Act 1989, Section 175, requires all arrears amounts to be paid in full immediately upon settlement.

PROPERTY LOCATION Lot 377 LP 6712, Lot 378 LP 6712

NOTICES AND ORDERS

There are no conditions associated with this property.

FLOOD LEVEL

THIS COUNCIL DOES NOT SPECIFY FLOOD LEVELS
Information in regard to any designated Flood Level may be obtained from Land Development Team Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

NOTE: Directions to clear FIRE HAZARDS will be issued to all owners of vacant land during the high fire danger period. Although there may be no charge shown on this Certificate it is possible that a charge will exist by the settlement date.

ADDITIONAL INFORMATION

Direct Debit - There is an active direct debit payment plan on this property. It is the responsibility of the owner to cancel any direct debit arrangement with Council.

Please refer link to online cancellation.

<https://eservices.knox.vic.gov.au/epathway/production/web/customerservice/externalrequestbroker.aspx?Module=ECRREQT&Class=&Type=EPWDDC>

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

Jan A. Gullett

Delegated Officer:

Authorised By: Dianne Harrod

Knox City Council, ABN 24 477 480 661, 511 Burwood Highway, Wantirna South Victoria 3152,
Telephone 03 9298 8000, Fax 03 9800 3096, Email knoxcc@knox.vic.gov.au, DX 18210 KNOX, knox.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](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.

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.