



taylors  
quarter



## Vendor's Statement

Section 32 of the *Sale of Land Act 1962*

Lot  on proposed plan of subdivision  
PS834235V, being part of the land known as  
16A and 18-24 Robertsons Road, Taylors Lakes  
Vic 3038

Stage 2

Development Victoria ABN 61 868 774 623 (**Vendor**)

**Vendor**            **Development Victoria ABN 61 868 774 623**

**Property**        **Lot [REDACTED] on proposed Plan of Subdivision PS834235V being part of the land known as 16A and 18-24 Robertsons Road, Taylors Lakes Vic 3038**

**The Vendor makes this statement in respect of the Property in accordance with section 32 of the *Sale of Land Act 1962* (Vic)**

**1        Restrictions**

Information concerning any easement, covenant or other similar restriction affecting the Property (registered or unregistered) –

1.1        Description –

As set out in the attached copies of title documents.

1.2        Particulars of any existing failure to comply with their terms are as follows – Nil so far as the Vendor is aware.

**2        Planning, road access & bushfire-prone property**

Information concerning any planning scheme –

Is contained in the attached certificate.

There is access to the Property by road.

The Property is not in a designated bushfire-prone area within the meaning of regulations made under the *Building Act 1993*.

**3        Outgoings & Statutory Charges**

Information concerning any rates, taxes, charges or other similar outgoings **and** any interest payable on any part of them –

3.1        Is contained in the attached certificates.

3.2        Any amounts for which the Purchaser may become liable in consequence of the purchase of the Property, are as follows –

(a)        goods and services tax for which liability is accepted by the Purchaser under Special Condition 19 of the Contract; and

(b)        the Purchaser's liability for unpaid outgoings to be adjusted at settlement.

3.3        The amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation is – Nil.

3.4        The Land is presently not rateable in the hands of the Vendor. It will be rateable, and may be taxable, in the hands of the Purchaser following settlement. The Purchaser should make, and be satisfied with, independent inquiries of relevant rating and taxing authorities concerning the level of rates, taxes, charges and other outgoings which will attach to the Land following settlement.

3.5        Despite paragraph 3.4, the Vendor undertakes to pay (if applicable):

(a)        the current year's land tax assessment and any arrears;

(b)        all water supplied by measure charges to the date of settlement; and

(c)        the Fire Services Levy to the date of settlement.

**4 Services**

Information concerning the supply of the following services –

Electricity, gas, mains water and sewerage will be available to the Land at settlement but they are presently not connected. All connection costs will be the responsibility of the Purchaser.

	<b>Service</b>	<b>Connected</b>
4.1	Electricity	No
4.2	Gas	No
4.3	Water	No
4.4	Sewerage	No
4.5	Telephone	No

**5 Residential Property**

Particulars relating to any residence on the Property – not applicable as the Property does not include a residence:

- 5.1 Particulars of any building permit under the *Building Act 1993* granted during the preceding seven years in relation to a building on the Property – are contained in the attached certificate.
- 5.2 In the case of a residence to which section 137B of the *Building Act 1993* applies which was constructed within the last 6 years, any required insurance under that Act applying to the residence – not applicable.

**6 Insurance**

Where the Contract does not provide for the Property to remain at the risk of the Vendor until the Purchaser becomes entitled to possession or receipt of rents and profits, particulars of any policy of insurance maintained by the Vendor in respect of any damage to or destruction of the Property – not applicable.

**7 Notices, orders, etc**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the Property of which the Vendor might reasonably be expected to have knowledge, including any –

- 7.1 Notice pursuant to section 6 of the *Land Acquisition and Compensation Act 1986* – Nil.
- 7.2 Notices, property management plans, reports or orders in respect of the Property issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the Property for agricultural purposes – Nil.

Nil, so far as the Vendor is aware. The Purchaser should make its own enquiries from the Municipal Council or any other public authority or government department considered appropriate by the Purchaser.

**8 Owners Corporation**

The Property is not affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

**9 Growth Areas Infrastructure Contribution**

- 9.1 If there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*) in respect of the Property, copies of relevant certificates issued or notices given under that Part are attached.
- 9.2 The Property is not subject to a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

**10 Title**

Attached are copies of the following documents concerning the title –

- 10.1 The Register Search Statement and the document, or part, referred to as the diagram location in the Register Search Statement that identifies the Property and its location.

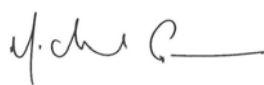
**11 Subdivision**

Attached are copies of the following documents concerning subdivision of the Property –

- 11.1 If the land is subject to a subdivision which is not registered, the latest version of the plan of subdivision (if the plan of subdivision has not been certified).
- 11.2 If the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*, if the land is in the second or subsequent stage, a copy of the plan for the first stage, details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with, details of any proposals relating to subsequent stages that are known to the Vendor, and a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision – not applicable.
- 11.3 If the land is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed, if the later plan has not been registered, the latest version of the plan of subdivision (if the plan of subdivision has not been certified) – not applicable.

**Date of this Statement** 28 / 08 /2019

Signed for and on behalf of the  
Vendor



---

**By its current Australian Legal Practitioners, Allens**

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

**Date of this Acknowledgement** / /2019

Signature/s of the Purchaser(s)

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**Please note that where the Property is to be sold on terms pursuant to section 32A(d) of the *Sale of Land Act 1962* and/or sold subject to a mortgage that is not to be discharged by the date of possession (or receipt of the rents and profits) of the Property – then the Vendor must provide an additional statement containing the particulars specified in Schedules 1 and 2 of the said Act.**



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

VOLUME 11877 FOLIO 926

Security no : 124078639658P

Produced 01/08/2019 02:04 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 811765T.  
PARENT TITLE Volume 10271 Folio 163  
Created by instrument PS811765T 12/05/2017

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DEVELOPMENT VICTORIA of LEVEL 9 8 EXHIBITION STREET MELBOURNE VIC 3000  
AQ092050F 28/07/2017

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 PS811765T 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: 16A ROBERTSONS ROAD TAYLORS LAKES VIC 3038

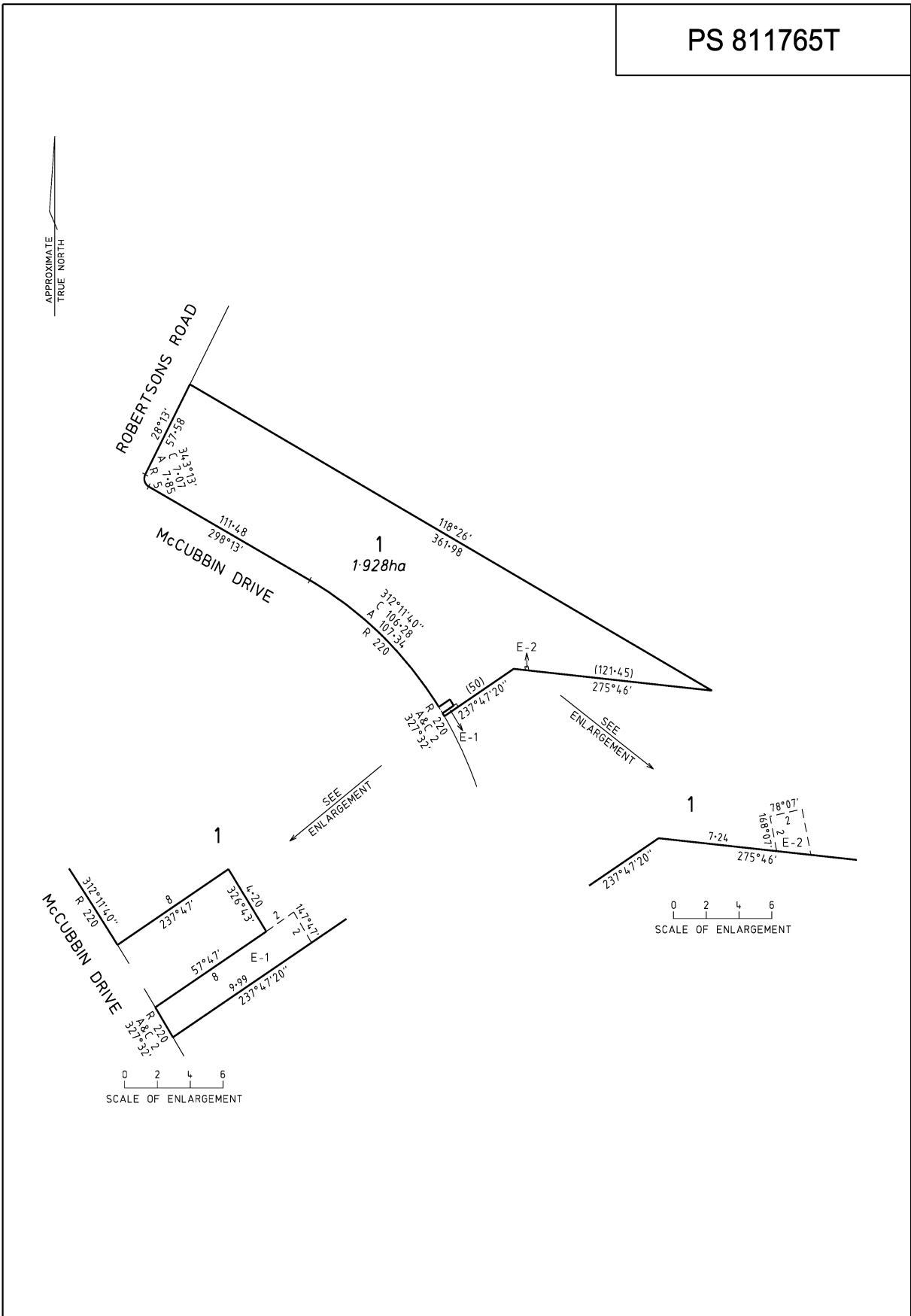
DOCUMENT END

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<b>PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988</b>		EDITION 1	<b>PS 811765T</b>	
<b>LOCATION OF LAND</b>  <b>PARISH: MARIBYRNONG</b>  <b>SECTION: 27</b>  <b>CROWN ALLOTMENT: A (PART)</b>  <b>TITLE REFERENCE: VOL. 10271 FOL. 163</b>   <b>LAST PLAN REFERENCE: PS 342427D, RESERVE No. 1</b>  <b>POSTAL ADDRESS: 16-28 McCUBBIN DRIVE</b> (at time of subdivision) <b>TAYLORS LAKES 3038</b>   <b>MGA94 CO-ORDINATES:</b> E: 303 770                      ZONE: 55 (of approx centre of land                      N: 5 825 940                      GDA 94 in plan)		Council Name: Brimbank City Council  Council Reference Number: S54/2017 Planning Permit Reference: planning permit not required SPEAR Reference Number: S101845A  Certification  This plan is certified under section 6 of the Subdivision Act 1988  Statement of Compliance  This is a statement of compliance issued under section 21 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification  Digitally signed by: Kristen Gilbert for Brimbank City Council on 03/05/2017		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> This plan is not based on survey.  <b>PURPOSE OF PLAN:</b> Removal of the reservation from the whole of RESERVE No. 1 FOR USE OF MINISTER OF SCHOOL EDUCATION on PS 342427D shown as Lot 1 on this plan.  <b>GROUND FOR REMOVAL:</b> Amendment GC51 to the Brimbank Planning Scheme.				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	PS 342427D	LAND IN PS 342427D LAND IN PS 342427D CITY WEST WATER LTD (ACN 066 902 467)
E-2	SEWERAGE	2	PS 342427D	
E-2	SEWERAGE	2	PS 342427D	
OFFICE OF SURVEYOR-GENERAL VICTORIA  DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SURVEYORS FILE REF: MEL-67809		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Edward Stefan Cichocki (Land Victoria - OSGV Surveyors), Surveyor's Plan Version (1), 05/04/2017		SHEET 1 OF 2  PLAN REGISTERED TIME: 8:48 DATE: 12/5/17 Randall McDonald Assistant Registrar of Titles

PS 811765T



<p>OFFICE OF SURVEYOR-GENERAL VICTORIA</p> <p>DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</p>	<p>SCALE 1:2000</p>	<p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Edward Stefan Cichocki (Land Victoria - OSGV Surveyors), Surveyor's Plan Version (1), 05/04/2017</p>	<p>Digitally signed by: Brimbank City Council, 03/05/2017, SPEAR Ref: S101845A</p>		

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

VOLUME 11877 FOLIO 924

Security no : 124078632439L

Produced 01/08/2019 10:37 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 811764V.  
PARENT TITLE Volume 10133 Folio 468  
Created by instrument PS811764V 12/05/2017

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DEVELOPMENT VICTORIA of LEVEL 9 8 EXHIBITION STREET MELBOURNE VIC 3000  
AQ092050F 28/07/2017

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 PS811764V 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: 18-24 ROBERTSONS ROAD TAYLORS LAKES VIC 3038

DOCUMENT END

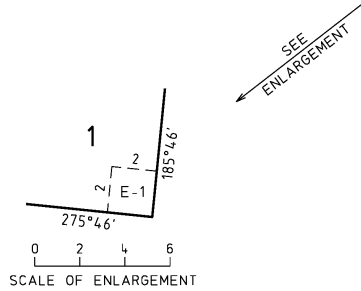
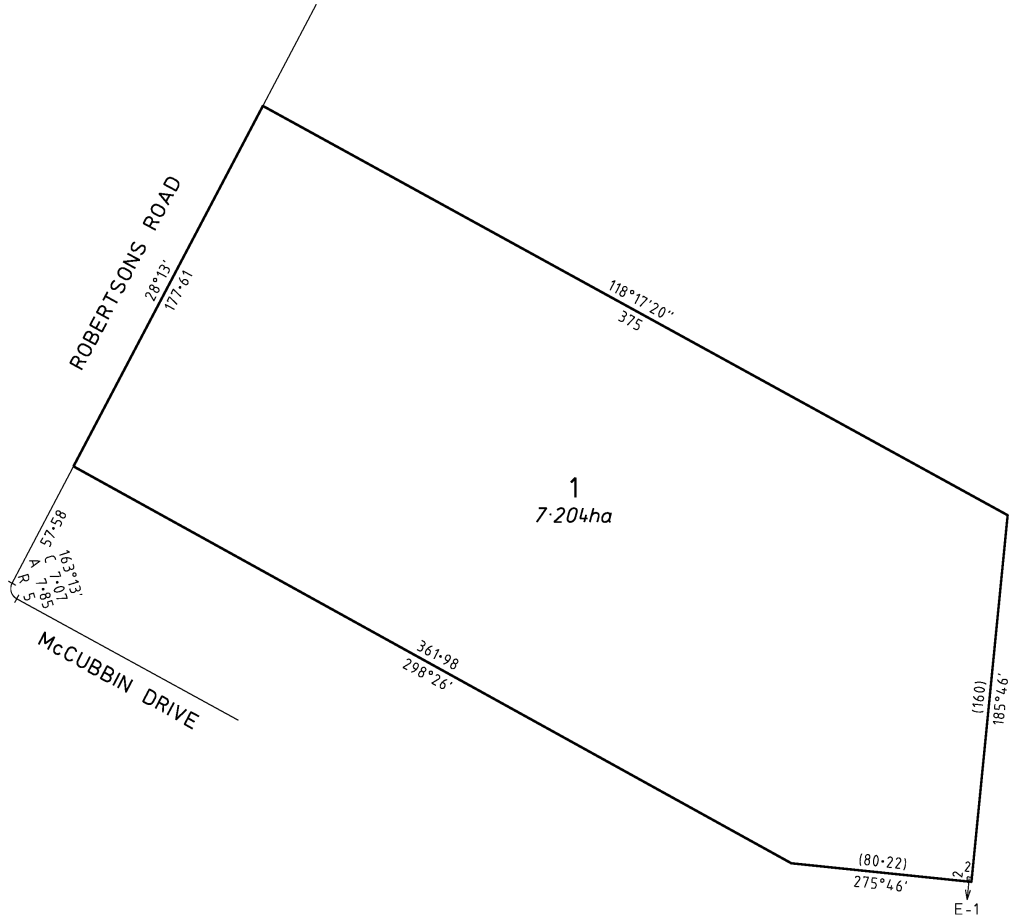
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<b>PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988</b>		<b>EDITION 1</b>	<b>PS 811764V</b>	
<b>LOCATION OF LAND</b>  <b>PARISH: MARIBYRNONG</b>  <b>SECTION: 27</b>  <b>CROWN ALLOTMENT: A (PART)</b>  <b>TITLE REFERENCE: VOL. 10133 FOL. 468</b>   <b>LAST PLAN REFERENCE: PS 316588A, RESERVE No. 1</b>  <b>POSTAL ADDRESS: 18-24 ROBERTSONS ROAD</b> (at time of subdivision) <b>TAYLORS LAKES 3038</b>   <b>MGA94 CO-ORDINATES:</b> E: 303 810                      ZONE: 55 (of approx centre of land    N: 5 826 080                      GDA 94 in plan)		Council Name: Brimbank City Council  Council Reference Number: S53/2017 Planning Permit Reference: planning permit not required SPEAR Reference Number: S101841S  Certification  This plan is certified under section 6 of the Subdivision Act 1988  Statement of Compliance  This is a statement of compliance issued under section 21 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification  Digitally signed by: Kristen Gilbert for Brimbank City Council on 03/05/2017		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> This plan is not based on survey.  <b>PURPOSE OF PLAN:</b> Removal of the reservation from the whole of RESERVE No. 1 FOR USE OF MINISTER OF SCHOOL EDUCATION on PS 316588A shown as Lot 1 on this plan.  <b>GROUND FOR REMOVAL:</b> Amendment GC51 to the Brimbank Planning Scheme.				
<b>EASEMENT INFORMATION</b>				
LEGEND:    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-1	DRAINAGE SEWERAGE	2 2	PS 316588A PS 316588A	CITY OF KEILOR MELBOURNE WATER
OFFICE OF SURVEYOR-GENERAL VICTORIA  DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SURVEYORS FILE REF: MEL-67809  Digitally signed by: Edward Stefan Cichocki (Land Victoria - OSGV Surveyors), Surveyor's Plan Version (1), 05/04/2017		ORIGINAL SHEET SIZE: A3                      SHEET 1 OF 2  PLAN REGISTERED TIME: 8:32    DATE: 12/5/17 Randall McDonald Assistant Registrar of Titles

PS 811764V

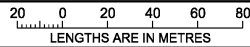
APPROXIMATE  
TRUE NORTH



SEE  
ENLARGEMENT

OFFICE OF  
SURVEYOR-GENERAL VICTORIA  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

SCALE  
1:2000



Digitally signed by: Edward Stefan Cichocki (Land Victoria - OSGV Surveyors),  
Surveyor's Plan Version (1),  
05/04/2017

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by:  
Brimbank City Council,  
03/05/2017,  
SPEAR Ref: S101841S

<b>PLAN OF SUBDIVISION</b>	EDITION 1	PS 834235V
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<b>LOCATION OF LAND</b> PARISH: MARIBYRNONG TOWNSHIP: - SECTION: 27 CROWN ALLOTMENT: A (PART) CROWN PORTION: - TITLE REFERENCE: VOL.          FOL.  LAST PLAN REFERENCE: PS829173V (LOT A) POSTAL ADDRESS: 16B ROBERTSONS ROAD (at time of subdivision) TAYLORS LAKES, 3038  MGA CO-ORDINATES:    E: 303 840          ZONE: 55 (of approx centre of land    N: 5 825 969          GDA 94 in plan)	
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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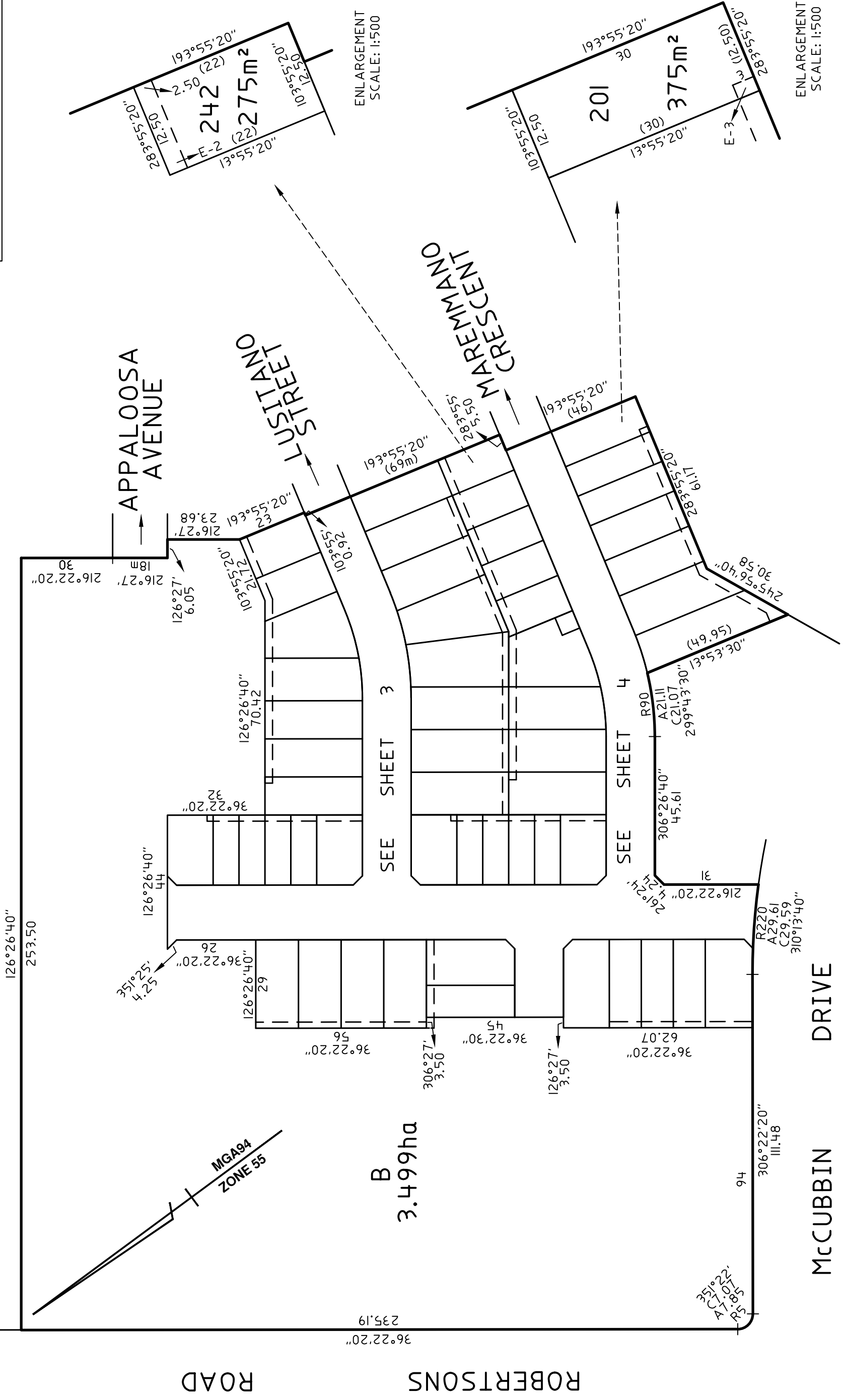
IDENTIFIER	COUNCIL/BODY/PERSON	The land being subdivided is enclosed within thick continuous lines.  <u>CREATION OF RESTRICTION</u> See sheet 5 for restriction details.  <u>Other Purpose of Plan</u> The removal of part of easement E-2 created in PS829173V in so far as they effect Maremmano Crescent.  <u>Grounds For Removal</u> By agreement of all interested parties upon registration of this plan pursuant to Section 6(1)(k)(iv) of Subdivision Act 1988.
R-1 RESERVE No. 1	BRIMBANK CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD.	
<b>NOTATIONS</b>		
DEPTH LIMITATION Does not apply		
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No. P737/2018  This survey has been connected to permanent marks No(s).  In Proclaimed Survey Area No.		

<b>EASEMENT INFORMATION</b>
-----------------------------

LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	BRIMBANK CITY COUNCIL CITY WEST WATER CORPORATION
E-2 & E-3	SEWERAGE	SEE PLAN	THIS PLAN	

PS 834235V



ENLARGEMENT  
SCALE: 1:500

ENLARGEMENT  
SCALE: 1:500

SCALE 1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	SHEET SIZE: A3	REF: 16059	V01	SHEET 2
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MATTHEW McGRATH / VERSION No.1

**ST. QUENTIN**  
 Surveyors • Town Planners • Engineers  
 51 LITTLE FYANS STREET,  
 P.O. BOX 919, GEELONG 3220  
 TELEPHONE (03) 5201 1811 FAX (03) 5229 2909



PS 834235V

B



SCALE 1:500

LENGTHS ARE IN METRES

5 10 15 20

SHEET SIZE: A3

REF: 16059

V01

SHEET 3

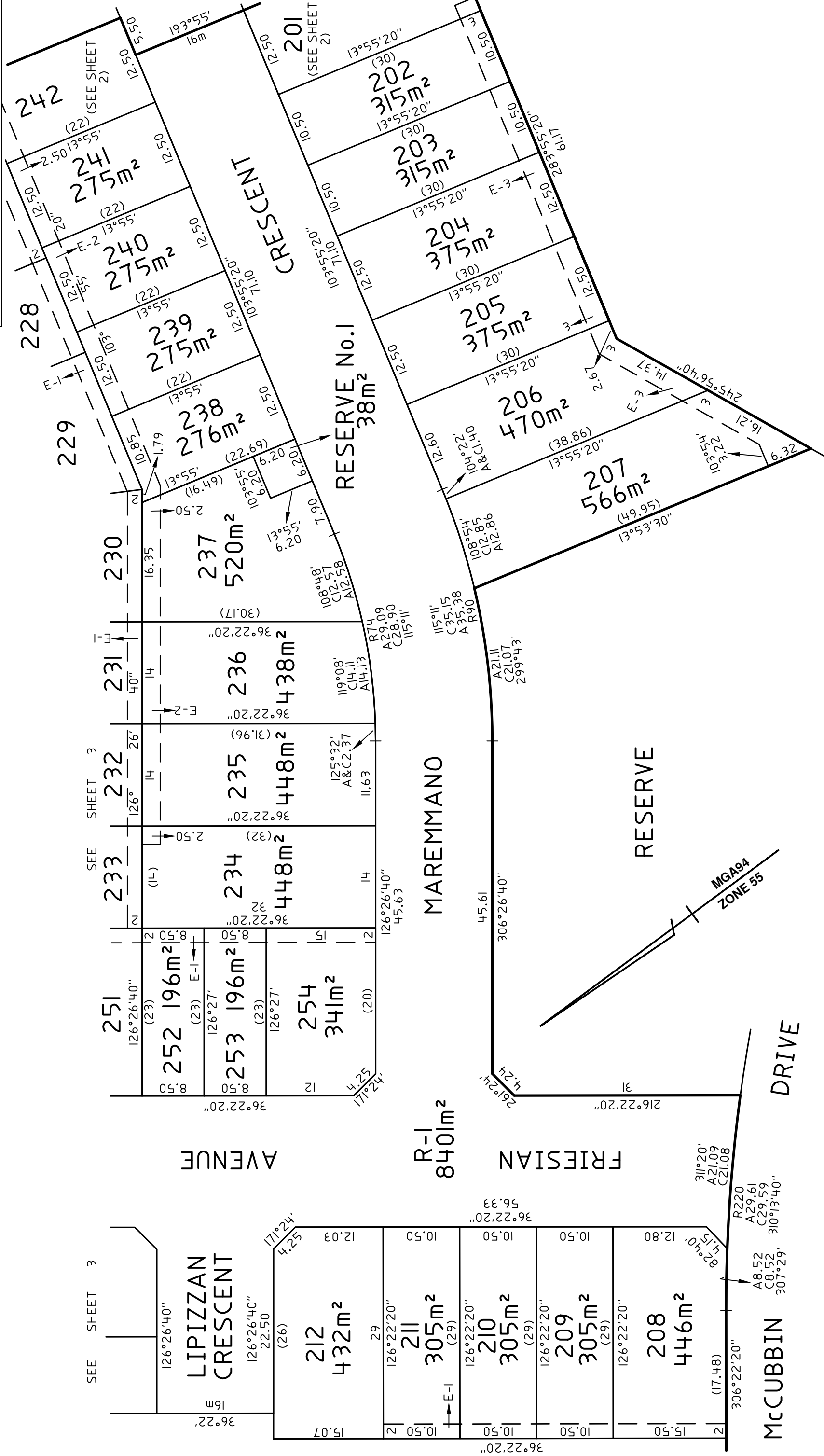
SEE SHEET

**ST. QUENTIN**  
 Surveyors • Town Planners • Engineers

51 LITTLE FYANS STREET,  
 P.O. BOX 919, GEELONG 3220  
 TELEPHONE (03) 5201 1811 FAX (03) 5229 2909

MATTHEW McGRATH / VERSION No.1

PS 834235V

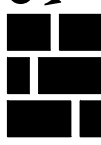


SEE SHEET 3

SEE SHEET 3

SEE SHEET 2

SEE SHEET 2

 <p><b>ST. QUENTIN</b>          Surveyors • Town Planners • Engineers          51 LITTLE FYANS STREET,          P.O. BOX 919, GEELONG 3220          TELEPHONE (03) 5201 1811 FAX (03) 5229 2909</p>	SCALE 1:500	LENGTHS ARE IN METRES 0 5 10 15 20	SHEET SIZE: A3	REF: 16059	V01	SHEET 4
	MATTHEW McGRATH / VERSION No.1					

CREATION OF RESTRICTION "A"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened land: Lots 201-254

Benefited land: Lots 201-254

Restriction: Not more than a single dwelling shall be built on each lot described under the burdened land.

CREATION OF RESTRICTION "B"

The registered proprietor or proprietors for the time being of any burdened lot on this plan to which this restriction applies shall not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with endorsed memorandum of common provisions registered in dealing no \_\_\_\_\_ which memorandum of common provisions is incorporated into this plan.

Burdened land: Lots 201-254

Benefited land: Lots 201-254

This restriction shall cease to have affect 7 years after the date of registration of this plan.

**Memorandum of common provisions**  
**Section 91A Transfer of Land Act 1958**

**Privacy Collection Statement**

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	
Phone:	
Address:	
Reference:	
Customer code:	

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

**RECITALS**

- A. This MCP has been prepared by Development Victoria in order to regulate the siting, form and design of the residential development in accordance with the Approved Building Envelope Plan (Annexure A) and requirement to ensure a high level of amenity for owners and residents of the allotments within the Plan of Subdivision.
- B. The provisions of this MCP are incorporated into one or more restrictions created by the Plan of Subdivision being PS834235V known as 2Stage 2 of the Taylors Quarter Estate, Taylors Lakes.
- C. This MCP provides details of Approved Building Envelopes for particular lots.
- D. This MCP provides information necessary to interpret the Approved Building Envelopes.
- E. The MCP imposes restrictions on the design and siting of buildings which in some cases may be different to those in the Building Regulations. In some cases the restrictions in this MCP may be stricter than the Building Regulations, and in other cases, the siting restrictions may be contrary to the Building Regulations.
- F. Where the siting restrictions in this MCP are contrary to regulations 74, 76, 77, 79, 80, 81 and 85 of the Building Regulations 2018, no consent and report of the relevant council is required, as this MCP has been prepared with regard to regulation 71 of the Building Regulations.
- G. For the purposes of Regulation 71, the restriction created by the Plan of Subdivision creating the MCP constitutes an approved building envelope.
- H. Some matters addressed in this MCP are not covered by the Building Regulations.

35271702A

V3

- 1. The provisions are to be numbered consecutively from number 1.
- 2. Further pages may be added but each page should be consecutively numbered.
- 3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 7

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: see [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

# Memorandum of common provisions

## Section 91A Transfer of Land Act 1958

### 1 DEFINITIONS

- 1.1 **'Approved Building Envelope'** means the plan that is attached as Annexure A to this MCP, which forms part of this MCP, and which specifies the Building Setbacks that apply to each specific lot to which this MCP applies (being lots 201 to 254 inclusive). This may also specify other siting related matters for a particular lot. In respect of a Building that does not require a Planning Permit, this MCP and the Approved Building Envelope Plan comprise an approved Building Envelope in terms of Regulations 5 and 71 of the Building Regulations.
- 1.2 **'Building'** has the same meaning as in the Building Act.
- 1.3 **'Building Act'** means the Building Act 1993 (Vic) as amended from time to time.
- 1.4 **'Approved Building Envelope Plan'** means the plan that forms part of this MCP and which shows the Approved Building Envelopes, setbacks and other related matters for the lots within the Plan of Subdivision.
- 1.5 **'Building Code of Australia'** means the Building Code of Australia, in the National Construction Code series.
- 1.6 **'Building Permit'** means a building permit in terms of the Building Act.
- 1.7 **'Building Regulations'** means the Building Regulations 2018 or any subsequent regulations made pursuant to the Building Act which regulate the siting of a Building.
- 1.8 **'Double Garage'** means a Garage that can store two motor vehicles side by side, trailers, caravans, campervans, boats and the like.
- 1.9 **'Development Victoria'** means Development Victoria created pursuant to the Development Victoria Act 2003 (Vic).
- 1.10 **'Dwelling'** means a building and any associated outbuildings (including garages and carports) used for the purposes of a single domestic residence.
- 1.11 **'Finished Surface Level'** means the finished surface level of the ground at the time of registration of the Plan of Subdivision.
- 1.12 **'Front Boundary'** means a lots' boundary that abuts the Front Street.
- 1.13 **'Front Street'** means the street or road which forms the frontage to the lot concerned. Where there is more than one road which adjoins a lot or where it may otherwise be unclear, the Front Street will be the one with the greatest Setback dimension from the lot boundary as shown on the Approved Building Envelope Plan.
- 1.14 **'Garage'** means a domestic garage or a domestic carport constructed primarily for the purpose of storage of motor vehicles, trailers, caravans, campervans, boats and the like.
- 1.15 **'Garden Area'** is any area on a lot with a minimum dimension of 1 metre that does not include:
- (a) a house or residential building, except for:
    - (i) an eave, fascia or gutter that does not exceed a total width of 0.6m;
    - (ii) a pergola;

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- (iii) unroofed terraces, patios, decks, steps or landings less than 0.8m in height;
  - (iv) a basement that does not project above ground level;
  - (v) any outbuilding that does not exceed a gross floor area of 10 square metres; and
  - (vi) domestic services normal to a house or residential building;
- (b) a driveway; or
  - (c) an area set aside for car parking.

**1.16** 'Habitable Room' has the same meaning as in the Building Code of Australia.

**1.17** 'MCP' means this Memorandum of Common Provisions.

**1.18** 'Plan of Subdivision' means the relevant plan of subdivision for a particular allotment which incorporates this MCP.

**1.19** 'Private Open Space' – an unroofed area of land; or a deck, terrace, patio, balcony, pergola, veranda, gazebo or swimming pool with a total area of 40 square metres, with one part of the private open space to consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 4 metres. Secluded private open space must be located at the rear of a dwelling or residential building and should have convenient access from a living room.

**1.20** 'Rear Boundary' means a lot's boundary that is opposite the Front Boundary.

**1.21** 'Setback' means the shortest horizontal distance from a particular boundary or building to another boundary or building (excepting matters specifically referred to in this MCP).

**1.22** 'Side Boundary' means a lot's boundary which is not a Front Boundary or Rear Boundary.

**1.23** 'Side Street' means a street or road which abuts an allotment other than a Front Street.

**1.24** 'Single Garage' means a Garage that can store only one motor vehicle, trailer, caravan, campervan, boat and the like.

**1.25** 'Small Lot' means a lot which has a land area of 300 square metres or less.

**1.26** 'Tandem Garage' means a Garage that can store two or more motor vehicles in front of each other, trailers, caravans, campervans, boats and the like.

**1.27** 'Taylors Quarter Design Standards' means the Taylors Quarter Design Standards document (and associated referenced documents) prepared by Development Victoria, as amended from time to time.

## 2 SITING AND DESIGN

### 2.1 Exemption from the need for the Consent and Report of the relevant Council.

The restriction in the Plan of Subdivision which incorporates this MCP exempts a design from requiring the consent and report of the relevant council for a building design that does not comply with the following Building Regulations:

- (a) Minimum Street Setback (regulation 74);

# Memorandum of common provisions

## Section 91A Transfer of Land Act 1958

- (b) Site Coverage (regulation 76);
- (c) Permeability (regulation 77);
- (d) Side and rear Setback (regulation 79);
- (e) Walls on boundaries (regulation 80);
- (f) Daylight to existing Habitable Room windows (regulation 81);
- (g) Daylight to Habitable Room windows (regulation 85).

### 2.2 Approved Building Envelopes

A Building (other than a boundary fence or other specific tolerable encroachments pursuant to this MCP) must be sited within the Approved Building Envelope. The siting of a building within the Approved Building Envelope is subject to any further restriction or modification imposed by this MCP or any other applicable control.

### 2.3 Minimum *Street Setbacks (Regulation 74)*

**2.3.1** No Building shall be sited on a lot so that it has a Setback from the Front Street which is less than the minimum Setback indicated on the Approved Building Envelope Plan.

**2.3.2** On lots with more than one street frontage, the Building must have a Setback of at least 2 metres from any street frontage other than the Front Boundary.

**2.3.3** Double Garages must have a Setback of at least 5.0 metres from the Front Boundary.

**2.3.4** Single Garages must have a Setback of at least 5.5 metres from the Front Boundary.

**2.3.5** The following may extend beyond the Approved Building Envelope and encroach in to a Front Boundary by not more than 1.50 metres or 0.5 metre for a Side Boundary:

- (a) an eave (including fascias & gutter);
- (b) a porch;
- (c) a veranda;
- (d) a portico;
- (e) a pergola;
- (f) a masonry chimney;
- (g) a sunblind;
- (h) a flue or pipe; and
- (i) decks, steps or landings less than 800 millimetres in height.

None of the above structures may be greater than 9.0 metres above the Finished Surface Level.

### 2.4 Side and Rear Setbacks (Regulation 79)

**2.4.1** Unless clause 2.7 of this MCP applies, a Building must not have a Setback from a Side Boundary or a Rear boundary of less than 1.0 metre unless it is shown in the Approved

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## Section 91A Transfer of Land Act 1958

Building Envelope Plan as an area with a '0m Setback', in which case, the Building must be constructed on or within 200 millimetres of the boundary.

**2.4.2** Notwithstanding the Approved Building Envelope, the following items may encroach into a Side Boundary or Rear Boundary Setback but not more than 500 millimetres:

- (a) a porch or veranda;
- (b) a masonry chimney;
- (c) a sunblind;
- (d) a screen which prevents direct overlooking;
- (e) a flue or pipe;
- (f) a domestic fuel tank;
- (g) heating and cooling equipment or other services; and
- (h) an eave (including fascias and gutter).

**2.4.3** Notwithstanding the Approved Building Envelope, the following items may encroach into a Side Boundary or Rear Boundary Setback:

- (a) a landing with an area of not more than 2.0 metres squared and which is less than 800 millimetres in height above the Finished Surface Level;
- (b) an unroofed stairway or ramp;
- (c) a pergola;
- (d) shade sails; and
- (e) a domestic water tank.

### **2.5 Site Coverage (Regulation 76)**

**2.5.1** A Building on a Small Lot and lots numbered 224, 225, 243, 248, 249 and 254 must not occupy more than 80% of the area of that lot

**2.5.2** A Building on lots that are larger than 300 square metres, must not occupy more than 60% of the area of that lot.

### **2.6 Permeability (Regulation 77)**

For Small Lots, not more than 85% of the area of the lot on which a Building is to be built may be covered by impermeable surfaces.

### **2.7 Walls on boundaries (Regulation 80)**

**2.7.1** A Building (including eaves, fascias and gutter) may only be constructed on or within 200 millimetres of the boundary if the Approved Building Envelope identifies the Setback from a boundary as a '0m Setback'. Windows must not be constructed on a wall on or within 200 millimetres of the boundary.

**2.7.2** For Small Lots and lots numbered 243, 248, 249 and 254, the maximum height of a building on and within 1.0m of a Side Boundary must not exceed 3.6m unless:



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- (a) it abuts an existing Building; or
- (b) will abut a simultaneously approved Building on that boundary; and
- (c) does not adversely impact the adjoining property.
- (d) If clauses 2.7.2(a), (b) and (c) apply, the maximum height of a building on and within 1.0m of a Side Boundary must not exceed 10m.

**2.7.3** For remaining lots that are larger than 300 square metres, where the Approved Building Envelope allows construction of a Building on the boundary of the lot, a wall or Garage on the boundary must not exceed the greater of the following lengths:

- (a) 50% of the length of the boundary; or
- (b) 15 metres per boundary (subject to the Building providing an adequate Garage Setback as required by clause 2.3).
- (c) The height of a wall or carport must not exceed a maximum height of 3.6 metres.

### **2.8 Daylight to Habitable Room windows (Regulation 85)**

A Habitable Room window of a Building on an allotment must face an outdoor space or light court with a minimum area of 3.0 square metres and a minimum dimension of 1.0 metre clear to the sky (not encroached by eaves, fascias and gutters). The 1.0 metre clear to the sky distance can be achieved by including land on the adjoining lot.

### **2.9 Daylight to existing Habitable Room windows (Regulation 81)**

A Building must be set back from a Habitable Room window in an existing dwelling on an adjoining lot to provide for a light court to the window that has a minimum area of 3.0 square metres and a minimum dimension of 1.0 metre clear to the sky (not encroached by eaves, fascias and gutters). The 1.0 metre clear to the sky distance can be achieved by including land on the adjoining lot.

### **2.10 Location of Crossovers**

The locations of the crossovers are fixed and must not be altered unless explicit consent is granted by Development Victoria or proxy.

## **3 APPROVAL OF HOUSE DESIGN**

The explicit approval of the design and siting of a Dwelling to be built on any lot on the Plan of Subdivision PS834235V must be granted by Development Victoria (or proxy) prior to making a formal application for a Building Permit for any lot or planning permit for Small Lots. The design and siting of a Dwelling must be in accordance with and meet the requirements of the approved "Taylors Quarter Design Standards" and Approved Building Envelope unless agreed otherwise in writing.

## **4 COMPLIANCE AND DISCRETION**

Development Victoria may in its absolute discretion authorize in writing the siting of a Building which does not comply with the restriction created by the Plan of Subdivision which incorporates this MCP, provided that such siting complies with the requirements of the Building Regulations and / or is subject to the report and consent of the relevant reporting authority in terms of the Building Regulations. Approval by Development Victoria pursuant to this clause shall only be provided in

# Memorandum of common provisions

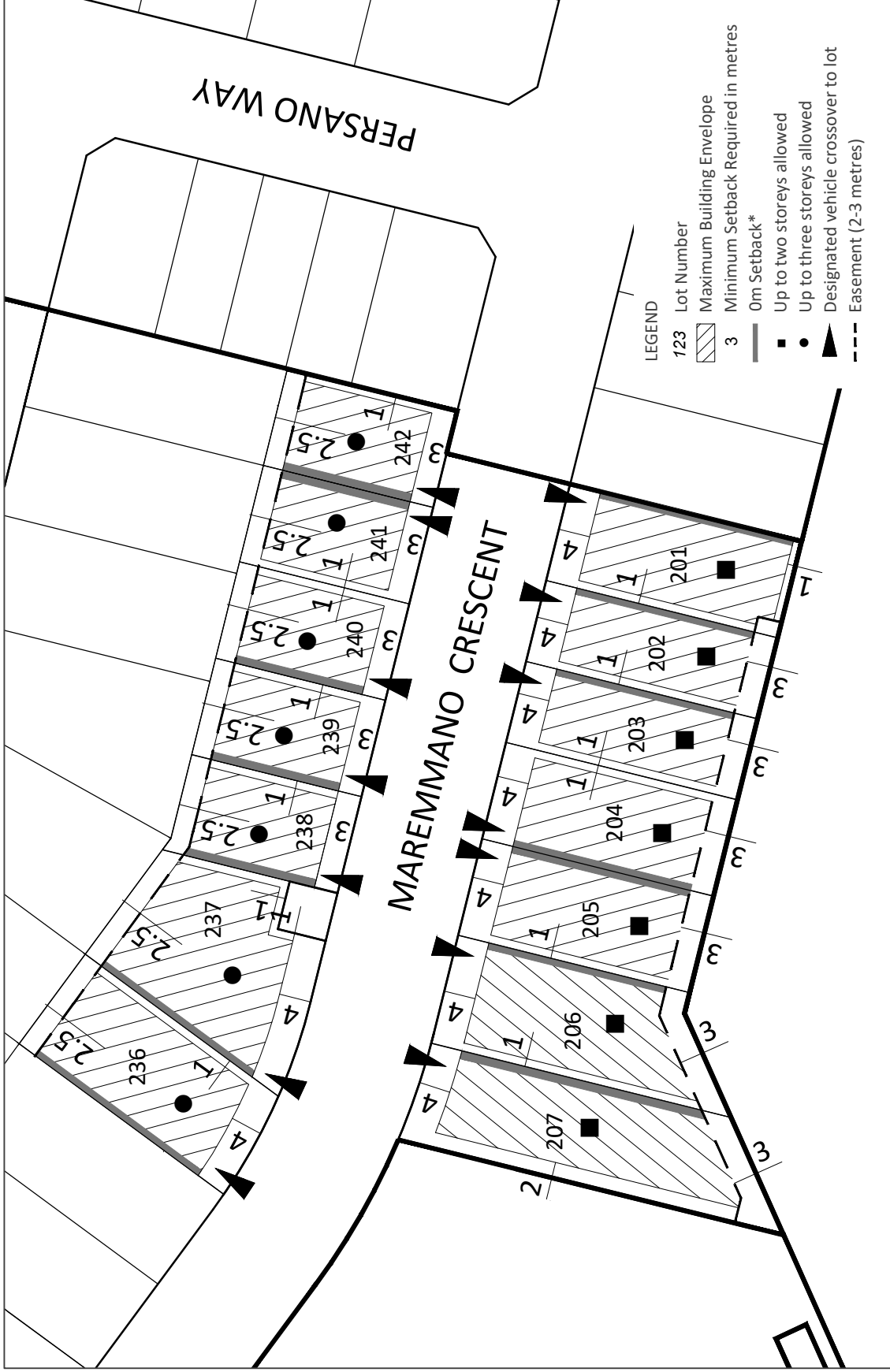
## Section 91A Transfer of Land Act 1958

circumstances where Development Victoria in its absolute discretion considers that the siting is desirable in terms of achieving a better planning outcome in terms of the Taylors Quarter Design Standards than may otherwise be achieved and will not result in any significant detriment to abutting owners or occupiers.

### 5 INTERPRETATION

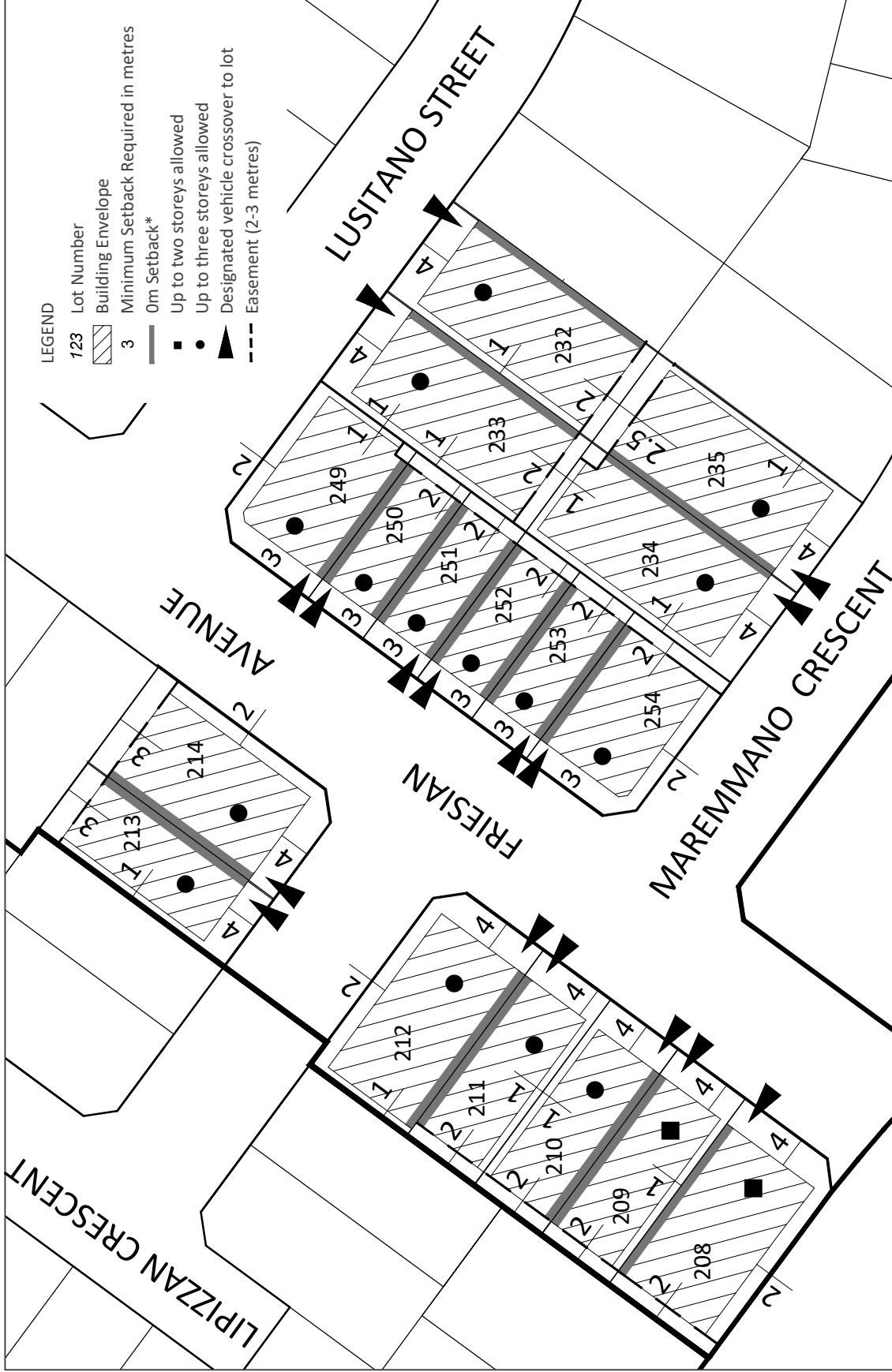
In this MCP, unless the contrary intention appears:



- 5.1 The singular includes the plural and vice versa;
- 5.2 A reference to an individual or person includes a partnership, body corporate, government authority or agency and vice versa;
- 5.3 Words importing one gender include other genders;
- 5.4 Other grammatical forms of defined words or expressions have corresponding meanings;
- 5.5 A reference to a statute, code or other law includes regulations and other instruments made under it and includes consolidations, amendments, re-enactments or replacements of any of them;
- 5.6 A reference to the Taylors Quarter Design Standards is reference to that document or subsequent or amended documents (whether they are named as such) that are prepared to guide and control the development of land within the Plan of Subdivision;
- 5.7 A reference to an authority, institution, association or body ('original entity') that has ceased to exist or been reconstituted, renamed or replaced or whose powers or functions have been transferred to another entity, is reference to the entity that most closely serves the purposes or objects of the original entity;
- 5.8 Headings and the provision of a table of contents are for convenience only and do not affect the interpretation of this MCP.

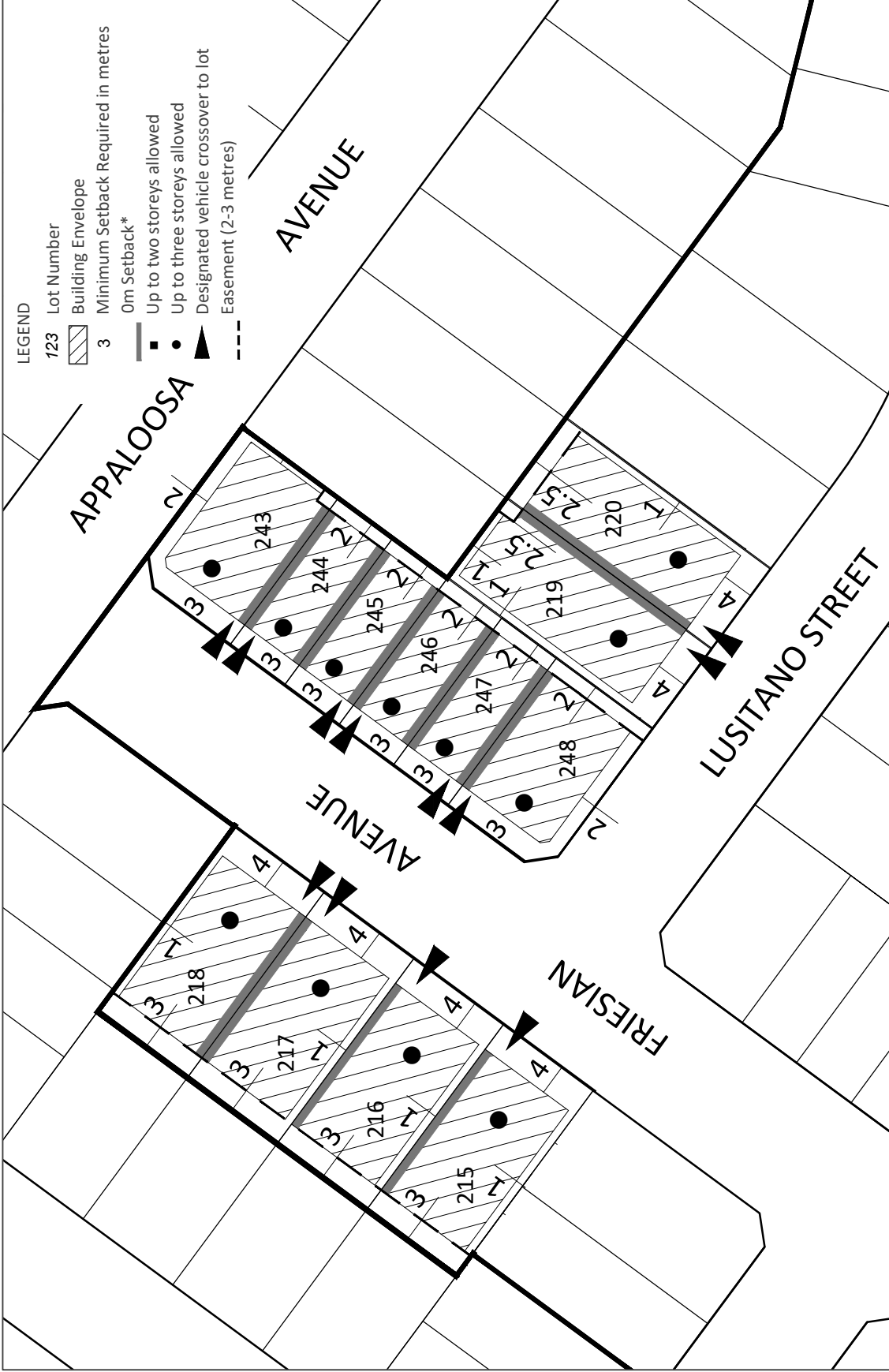


BUILDING ENVELOPE PLAN		REVISIONS		NOTES	
TAYLORS QUARTER		REV.	ISSUED	This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular lot.	
STAGE 2		A	18/07/19	Siting requirements for each lot must be determined by reference to this plan, the "Taylors Quarter Design Standards" document and the text of this MCP.	
SHEET 1/4				This MCP requires that a dwelling must be designed in accordance with the "Taylors Quarter Design Standards" document included in the contract of sale documentation for a lot in this stage.	
				This MCP also provides exemptions from the need for the report and consent of the relevant council for variations from the Building Regulations in relation to the particular siting matters dealt with in the MCP, in certain circumstances. In other cases the standard Building Regulations siting requirements will apply.	
				Garage setbacks must be set back a minimum of 5 metres from the allotment boundary for double garages and a minimum of 5.5 metres from the allotment boundary for single or tandem garages.	
				Irrespective of the rear setback dimensions shown for each lot, the house setback from a rear boundary must also respect the minimum secluded private open space requirement from Brimbank City Council. More information can be found in the "Taylors Quarter Design Standards" document.	
				*provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".	

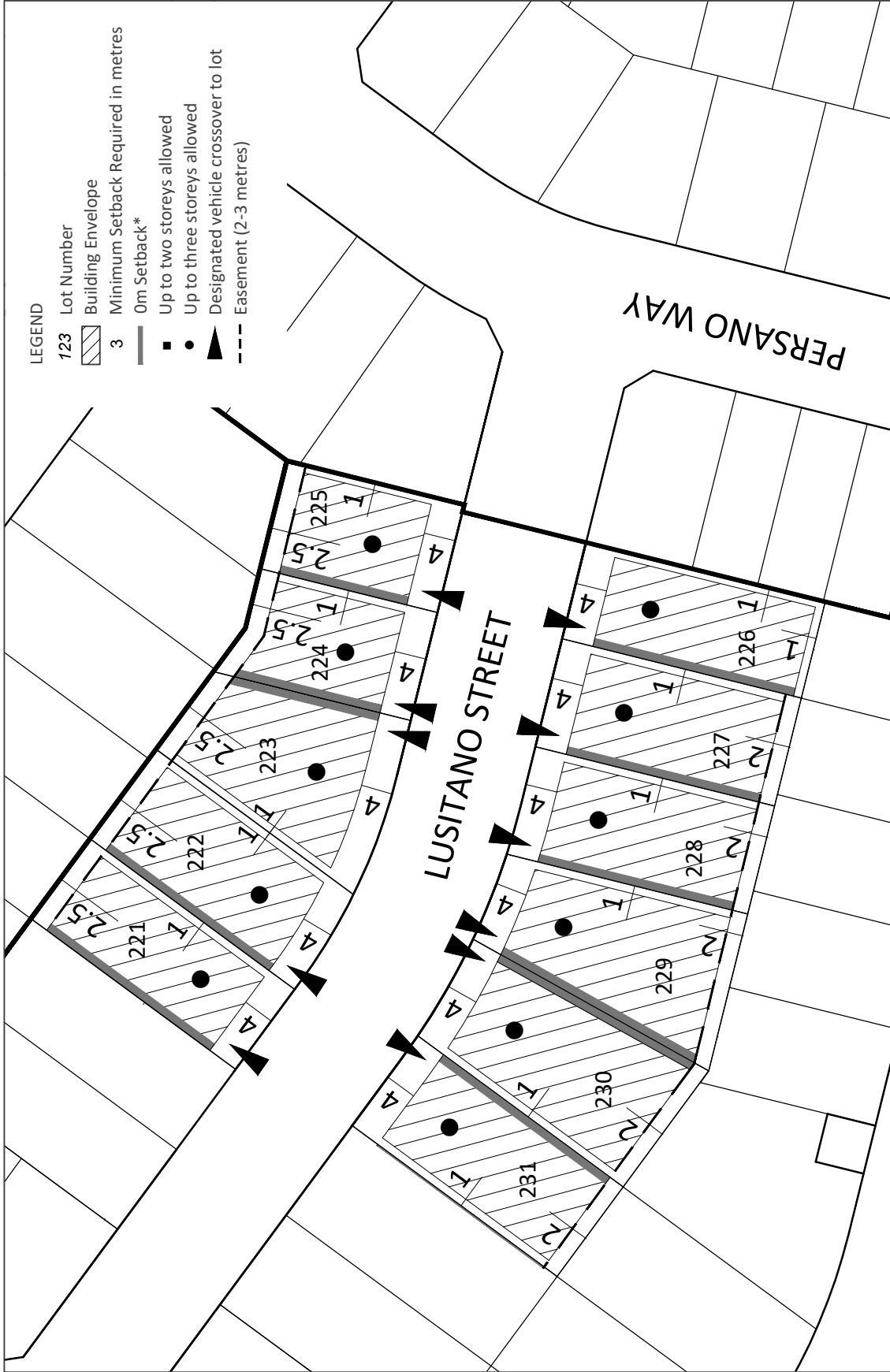




<b>BUILDING ENVELOPE PLAN</b>		 Member of the SMC Group	<b>REVISIONS</b>		<b>NOTES</b>
<b>TAYLORS QUARTER</b>			REV.	ISSUED	
STAGE 2	SHEET 2/4	A	18/07/19		
 1:750 @A4					



<b>BUILDING ENVELOPE PLAN</b>		 <b>SMC</b> <small>Member of the SMC Group</small>	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>REV.</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18/07/19</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	ISSUED	A	18/07/19									<b>NOTES</b> <p>This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular lot.</p> <p>Siting requirements for each lot must be determined by reference to this plan, the "Taylors Quarter Design Standards" document and the text of this MCP.</p> <p>This MCP requires that a dwelling must be designed in accordance with the "Taylors Quarter Design Standards" document included in the contract of sale documentation for a lot in this stage.</p> <p>This MCP also provides exemptions from the need for the report and consent of the relevant council for variations from the Building Regulations in relation to the particular siting matters dealt with in the MCP, in certain circumstances. In other cases the standard Building Regulations siting requirements will apply.</p> <p>Garage setbacks must be set back a minimum of 5 metres from the allotment boundary for double garages and a minimum of 5.5 metres from the allotment boundary for single or tandem garages.</p> <p>Irrespective of the rear setback dimensions shown for each lot, the house setback from a rear boundary must also respect the minimum secluded private open space requirement from Brimbank City Council. More information can be found in the "Taylors Quarter Design Standards" document.</p> <p>* provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".</p>
REV.	ISSUED															
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<b>TAYLORS QUARTER</b>																
STAGE 2	SHEET 3/4	 1:750 @A4														



**LEGEND**

- 123 Lot Number
- Building Envelope
- 3 Minimum Setback Required in metres
- 0m Setback\*
- Up to two storeys allowed
- Up to three storeys allowed
- ▲ Designated vehicle crossover to lot
- - - Easement (2-3 metres)

<b>BUILDING ENVELOPE PLAN</b>		<b>SMC</b> <small>Member of the SMC Group</small>	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>REV.</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18/07/19</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	ISSUED	A	18/07/19									<b>NOTES</b> <p>This plan is the Building Envelope Plan in terms of this MCP and shows the maximum building envelope for each particular lot.          Siting requirements for each lot must be determined by reference to this plan, the "Taylors Quarter Design Standards" document and the text of this MCP.          This MCP requires that a dwelling must be designed in accordance with the "Taylors Quarter Design Standards" document included in the contract of sale documentation for a lot in this stage.          This MCP also provides exemptions from the need for the report and consent of the relevant council for variations from the Building Regulations in relation to the particular siting matters dealt with in the MCP, in certain circumstances. In other cases the standard Building Regulations siting requirements will apply.          Garage setbacks must be set back a minimum of 5 metres from the allotment boundary for double garages and a minimum of 5.5 metres from the allotment boundary for single or tandem garages.          Irrespective of the rear setback dimensions shown for each lot, the house setback from a rear boundary must also respect the minimum secluded private open space requirement from Brimbank City Council. More information can be found in the "Taylors Quarter Design Standards" document.          *provided that the building height and length meet the requirements from "Taylors Quarter Design Standards".</p>
REV.	ISSUED															
A	18/07/19															
<b>TAYLORS QUARTER</b>		<b>DEVELOPMENT VICTORIA</b>														
STAGE 2	SHEET 4/4															



COPY TO: APPLICANT  
RECORDS MANAGER

# **BRIMBANK CITY COUNCIL**



# **PLANNING PERMIT**

Permit No.

**P737/2018**

Planning Scheme

**Brimbank Planning Scheme**

Responsible  
Authority

**Brimbank City Council**

## **ADDRESS OF THE LAND:**

LOT 1 on PS: 811764 & LOT 1 on PS811765 16A & 18-24 ROBERTSONS RD TAYLORS LAKES,

## **THE PERMIT ALLOWS:**

STAGED RESIDENTIAL SUBDIVISION & CREATION OF EASEMENT IN ACCORDANCE WITH THE ENDORSED PLANS

## **THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

### **Amended Plans**

- (1) Before the plan of subdivision is certified under the *Subdivision Act 1988*, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and one digital copy must be provided. The plans must be generally in accordance with the plans submitted 27<sup>th</sup> March 2019 but modified to show:
  - (a) A Functional Layout Plan in accordance with Council's standard requirements
  - (b) Any changes to the layout of the subdivision as identified by the Functional Layout Plan.
  - (c) A detailed landscape masterplan generally in accordance with the landscape masterplan dated October 2018 (received by Council on 24/10/2019) and in accordance with Condition 8.

### **Endorsed Plans**

- (2) The subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

### **Subdivision**

- (3) The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authorities in accordance with Section 8 of that Act.
- (4) All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
- (5) The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

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- (6) Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, The owner of the land must enter into an agreement with:
- a. A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
  - b. A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

### Staged Subdivision

- (7) The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the Responsible Authority.

### Landscape Plan Required

- (8) A Landscape Master Plan for the development and subdivision is required to be provided to detailing landscaping within the road reserves as well as landscaping and street furniture to all reserves to the satisfaction of the Responsible Authority.
- (9) Detailed plans and specifications are to be provided in accordance with Council's "Guidelines for Design and Construction of Landscaping Works – Subdivisions and Land Developments". The plans are to include:
- (a) Details of surface finishes of pathways and driveways, including maintenance vehicle access, crossing points;
  - (b) Details of all structures, hard/soft landscaping, lighting and perimeter fencing;
  - (c) Structural certification of the design of any structures;
  - (d) Irrigation / storm / water harvesting plan;
  - (e) Plan showing areas of responsibility of management / ownership;
  - (f) A planting schedule of all proposed trees, shrubs and groundcovers with species profiles, relative landscape tolerances and function selection criteria;
  - (g) Digital copy of approved plans (PDF format);
- (10) Prior to Practical Completion of streetscape and landscape for any stage of the subdivision the developer is to provide the following for Council's approval:
- (a) A six (6) month audit schedule;
  - (b) Updated schedule of quantities;
  - (c) Structural certification of the construction of any structures; and
  - (d) "As constructed drawings" in accordance with Council's requirements.
- (11) Prior to the issue of a Statement of Compliance for any stage of the subdivision, unless otherwise agreed to in writing by the Responsible Authority all works as detailed on the landscape plan and all works to the reserves are to be completed to the satisfaction of the Responsible Authority.

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- (12) All landscaping associated with the subdivision is to be maintained by the developer for two (2) years from the date of Practical Completion of the landscape works, including that any dead, diseased or damaged plants are to be replaced, as defined by Council's Landscape Architect.

### Memorandum of Common Provisions

- (13) Prior to the issue of Statement of Compliance for any Stage of the proposed subdivision a copy of the proposed Memorandum of Common Provisions must be submitted and approved by the Responsible Authority. The Memorandum of Common Provisions must be registered on title of the land prior to the issuing of the Statement of Compliance.

### Detailed Engineering Plans

- (14) Before any *road/drainage* works associated with each stage of the subdivision start, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:
- (a) Fully sealed pavement with kerb and channel , with the road widths to be to Councils satisfaction
  - (b) Concrete footpaths
  - (c) Underground Drains;
  - (d) The location of driveways to each allotment
  - (e) Fire fighting facilities to the satisfaction of Council and the fire authority
  - (f) Details of any water sensitive urban design measures proposed
  - (g) A Stormwater Management Plan which is to include consideration of the control of minor (1 in 5 years) and major (1 in 100 years) flows and water quality;
  - (h) Any other item specified by Council's Engineers.

All works constructed or carried out must be in accordance with those plans.

### Construction Management Plan

- (15) Before the commencement of any works for any Stage of the proposed subdivision, a Construction Management Plan must be prepared to the satisfaction of the Responsible Authority. The plan must be submitted to the Responsible Authority for approval. When approved the Construction Management Plan will be endorsed and will form part of the permit. The Construction Management Plan must include but not limited to the following-
- (a) Address occupational health and safety, traffic management, environmental controls and cultural protection measures to the satisfaction of the Responsible Authority.
  - (b) Include the proposed route for construction vehicle access to the site including a program for the upgrade and maintenance works required along this route while works are in progress. Include measures to reduce the impact of noise, dust and other emissions created during the construction process.
  - (c) Demonstrate all environmental and cultural protection measures identified on a drawing(s) drawn to scale and prepared in accordance with Melbourne Water standards for such drawings.
  - (d) Measures to ensure that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
  - (e) Include means by which foreign material will be restricted from being deposited on public roads by vehicles associated with the building and works on the land to the satisfaction of the Responsible Authority.

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- (16) Prior to Statement of Compliance of any stage of the subdivision, the developer is to pay plan checking and supervision fees (equivalent to 3.25% of the works) for all civil works and landscaping works (including the provision of soft and hard landscaping, earthworks, irrigation systems (if applicable) and underground stormwater drainage).

### Street names

- (17) Street names must reflect the status of the road in accordance with Australian Standards *AS1742.5-1997: Manual of uniform traffic control devices – Street name and community facility name signs*. That is, dead end roads should be named Court, Place, or Close and through roads should be named Street, Road, or Avenue.

### Development Contributions

- (18) Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must pay to the Responsible Authority the Development Contribution as detailed in Clause 45.06 Schedule 2 of the Brimbank Planning Scheme.

### Public Open Space Contribution

- (19) Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must pay to the Responsible Authority a sum equivalent to 5 per cent of the site value.

The Public Open Space Contribution is required through the contribution of:

- (a) Unencumbered land within the reserve (referred to as Central Park within the Landscape Master Plan) immediately north of McCubbin Drive and
- (b) As a monetary contribution.

### Street Lighting

- (20) Street lighting must be designed in accordance with Australian Standard *AS1158.1.1-1997, Road lighting - Vehicular traffic (Category V) lighting - performance and installation design requirements*. The lighting of public areas should be designed in accordance with *Australian Standard AS1158.3.1-1999, Road lighting - Pedestrian Area (Category P) lighting - performance and installation design requirements*. Minor road public lighting is to include T5 (2x14W) lantern in place of 80W mercury lantern.
- (21) Public lighting installations must be stock standard issue, as supplied by the authorised power authority. Poles and lanterns must not be painted. Non standard lighting requires a written agreement from the power authority of their agreement to take on the on going care and maintenance of the pole (including painting), lantern and all fittings.

### Road Safety Audit

- (22) A road safety audit must be undertaken after construction and a copy of these audits must be submitted to the satisfaction of Brimbank City Council.

### D-SPEC

- (23) Prior to the issue of a Statement of Compliance for each stage of the subdivision, the following as built drawings and information are required to be submitted to Council by the developer/consultant:

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- (a) Copies of the “as constructed” engineering roads and drainage drawings in the following format: one (1x) A1 tracings, one (1x) DXF file with AMG zone 55 Grid Co-ordinates and one (1x) AutoCad DWG file (recent version) stored in compact disk(s).
- (b) Survey enhanced “as constructed” digital data for the drainage information component of the subdivision, in accordance with the current version of D-SPEC. The preferred format is MapInfo Native Format (Refer to D-SPEC for further information).

### General

- (24) (24) During the construction phase of the development, the following conditions shall be met:
- (a) Only clean rainwater shall be discharged to the stormwater drainage system;
  - (b) Stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises, enters the stormwater drainage system;
  - (c) Vehicle borne materials shall not accumulate on the roads abutting the site;
  - (d) All machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
  - (e) All litter (including items such as cement bags, food packaging and plastic stripping) must be disposed of responsibly;
  - (f) All site operations shall comply with the *Environment Protection (Residential Noise) Regulations 2008*.

### Melbourne Water

- (25) Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water’s drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- (26) All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council’s satisfaction.
- (27) Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
- (28) Prior to the issue of Statement of Compliance, a separate application, direct to Melbourne Water, must be made for any stormwater connection to a Melbourne Water asset.
- (29) Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.

### City West Water

- (30) It is essential the owner of the land enters into an agreement with City West Water for the provision of water supply.
- (31) It is essential the owner of the land enters into an agreement with City West Water for the provision of sewerage
- (32) Prior to certification, the Plan of Subdivision must be referred to City West Water in accordance with Section 8 of the Subdivision Act 1988.

DATE ISSUED: 23/04/2019

SIGNATURE OF THE  
RESPONSIBLE AUTHORITY:



PLANNING PERMIT NO. P737/2018

**Jemena**

- (33) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Jemena Electricity Networks (Vic) Ltd in accordance with Section 8 of that Act.
- (34) The applicant shall:
- (a) Enter into an agreement for the extension, upgrading or re-arrangement of the electricity supply to lots on the plan of subdivision as required by Jemena Electricity Networks (Vic) Ltd. (A payment to cover the cost of such work will be required and easements internal and external to the subdivision and provision of sites for substations may also be required).
  - (b) Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Supply and Installation Rules issued by the Local Government Electricity Supply Association (Vic) and Distribution Authorities to the extent determined by Jemena Electricity Networks (Vic) Ltd.

**Downer**

- (35) The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with Section 8 of the Subdivision Act 1988.

**Transport for Victoria**

- (36) Prior to the Certification of a Plan of Subdivision for Stage 3 detailed construction plans to the satisfaction of the Head, Transport for Victoria must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
- (a) the bus stop and all associated infrastructure on the east side of Robinsons Road abutting the site relocated along the frontage of the site (no more than 20 metres) Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002 compliant.
  - (b) the bus stop zone shown indented and line marked on Robinsons Road
  - (c) details of pedestrian access (DDA compliant) to the bus stop.
- to the satisfaction of the Head, Transport for Victoria
- (37) The bus stop must continue to operate during construction, however if a temporary stop in an alternative location is required, the temporary bus stop must be provided in consultation with, and to the satisfaction of Public Transport Victoria.
- (38) Prior to the issue of a Statement of Compliance for stage 3 the relocated bus stop, as shown on the endorsed plans, must be constructed at a cost borne by the permit holder to the satisfaction of the Public Transport Victoria and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.
- The permit holder must provide GPS co-ordinates and high resolution photos (300dpi) capturing the arrival and departure side of the stop and include the pole, flag, timetable case and braille ID case to the satisfaction of Public Transport Victoria.
- (39) The permit holder must take all reasonable steps to ensure that disruption to bus operation along Robertsons Road is kept to a minimum during the construction of the subdivision. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria 8 weeks prior.

**DATE ISSUED:** 23/04/2019

**SIGNATURE OF THE  
RESPONSIBLE AUTHORITY:**

**PLANNING PERMIT NO.** P737/2018



**Permit to Expire**

(40) This permit will expire if:

- (a) At least stage one of the subdivision is not certified within 2 years of the date of this permit;  
or
- (b) The registration of all stages of the subdivision is not completed within ten (10) years of certification of stage one.

The Responsible Authority may extend the time associated with (a) above if a request is made in writing before the permit expires or within six months afterwards. The timeframe associated with (b) above cannot be extended under the *Subdivision Act 1988*.

**Notes:**

- (1) Please refer to Council's website at: <https://www.brimbank.vic.gov.au/building-and-planning/development-contributions-plan> to calculate the indicative Development Contribution Plan (DCP) levy and to request a DCP invoice.
- (2) The permit holder must notify PTV a minimum of 8 weeks prior to any bus stop relocation and/or temporary relocation works approved under this permit. The permit holder must notify PTV by either calling 1800 800 007 or email [customerservice@ptv.vic.gov.au](mailto:customerservice@ptv.vic.gov.au)

**DATE ISSUED:** 23/04/2019

**SIGNATURE OF THE  
RESPONSIBLE AUTHORITY:**

**PLANNING PERMIT NO.** P737/2018



## IMPORTANT INFORMATION ABOUT THIS PERMIT

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

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

### WHAT ABOUT APPEALS?

- The person who applied for the permit may 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 appeal 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 an Application for Review 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 application for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

COPY TO: APPLICANT  
RECORDS MANAGER

# BRIMBANK CITY COUNCIL



# PLANNING PERMIT

Permit No.

**P249/2018**

Planning Scheme

**Brimbank Planning Scheme**

Responsible  
Authority

**Brimbank City Council**

## ADDRESS OF THE LAND:

LOTS: 1, PLNS: 811764 & 811765, 16A & 18-24 ROBERTSONS RD TAYLORS LAKES

## THE PERMIT ALLOWS:

REMOVAL OF NATIVE VEGETATION IN ACCORDANCE WITH THE ENDORSED PLANS

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (1) The removal of native vegetation as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- (2) The applicant must provide a native vegetation offset in accordance with the "*Guidelines for the removal, destruction or lopping of native vegetation*", the requirements of "*Permitted clearing of native vegetation – Biodiversity assessment Guidelines*" and the, "*Native vegetation gain scoring manual*". The general offset must:
  - (a) Contribute a gain of 0.187 general habitat units
  - (b) Be located within Port Phillip and Westernport CMA or Brimbank City Council
  - (c) Have a minimum strategic biodiversity value score of 0.383
- (3) Before the removal of any native vegetation or other works commences on site written evidence that an offset in accordance with the requirements of this permit, has been secured must be submitted to and approved in writing by the Responsible Authority. This evidence must include:
  - (a) A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, and/or;
  - (b) An allocated credit extract from the Native Vegetation Credit Register.
- (4) Before the removal of any native vegetation or other works commences on site, a Fauna Conservation Management Plan must be submitted to and approved in writing by the Responsible Authority. When approved this plan will form part of this permit. The plan must detail measures;
  - To protect ground dwelling fauna, particularly native reptiles and amphibians likely to be present within habitat supporting embedded rock or native grass during staged construction
  - For the salvage and relocation of particularly native reptiles/amphibians present within the habitat supporting embedded rock or native grass prior to commencement of works
  - For the salvage and relocation of particularly native reptiles/amphibians found during works
  - For management of chosen relocation site during and post any salvage and relocation.
  - All relocation of ground dwelling fauna undertaken must be to the satisfaction of the Responsible Authority.

**DATE ISSUED:** 22/11/2018

**SIGNATURE OF THE  
RESPONSIBLE AUTHORITY:**

**PLANNING PERMIT NO.** P249/2018

Any protection measures must be developed and implemented to the satisfaction of the Responsible Authority and all works must be undertaken by a qualified and experienced zoologist with appropriate permits

- (5) Before the removal of any native vegetation or other works commences on site a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the Responsible Authority. When approved this Construction Environmental Management Plan will form part of this permit. This plan must incorporate, but is not limited to, the following information:
- Measures to ensure that no polluted water and/or sediment laden runoff is discharged directly or indirectly into stormwater drains during construction.
  - Control of site emissions and noise during construction.
  - Disposal of weed and vegetation material removed from the site.
  - Location of legal sites for the placement of fill/excess material – a legal disposal site with relevant approvals is required for all excess material. Notification to the Responsible Authority must occur if disposal sites change.
  - Management of fauna during the removal of trees within the site.

All contractors and subcontractors are to be inducted into the requirements of this Plan.

- (6) All removal of vegetation, building and works must be required on site must be in accordance with the Fauna Conservation Management Plan & Construction Environmental Management Plan (CEMP) hereby approved to the satisfaction of the Responsible Authority.
- (7) All relocation of ground dwelling fauna undertaken must be carried out to the satisfaction of the Responsible Authority.

#### DELWP

- (8) The native vegetation removal be offset in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).

#### Time Limit – Development

- (9) This permit will expire if one of the following circumstances applies:

(a) The native vegetation has not been removed within two years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or:

- (a) Within six months afterwards for commencement, or  
 (b) Within twelve months afterwards for completion.

#### Notes:

- (1) *Before works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit*
- (2) *A copy of this permit and the endorsed plans must be provided to all builders and contractors who are to work on the site so that they are aware of the conditions to which this approval is subject*

**DATE ISSUED:** 22/11/2018

**PLANNING PERMIT NO.** P249/2018

**SIGNATURE OF THE  
RESPONSIBLE AUTHORITY:**





## IMPORTANT INFORMATION ABOUT THIS PERMIT

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(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:
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  - (ii) the date on which it was issued, in any other case.

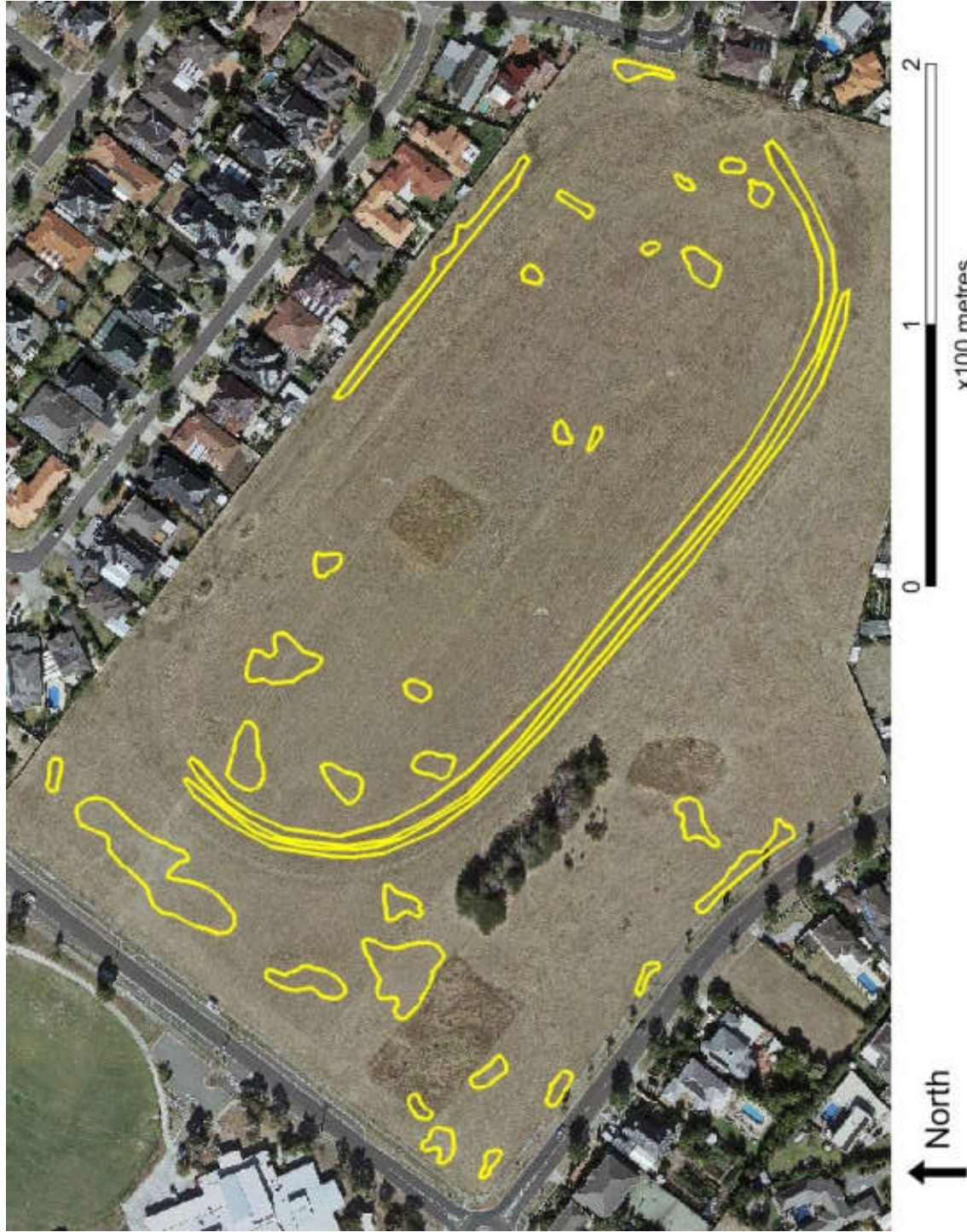
### WHEN DOES A PERMIT EXPIRE?

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  - 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 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision:-
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Proposed Native Vegetation Removal Map



ENDORSED PLAN  
PLANNING and ENVIRONMENT ACT 1987  
BRIMBANK PLANNING SCHEME  
Plans referred to in Planning Permit  
Application Number: P0249/2018  
Page: 1 of 1  
Bruscella, James | Delegate | City Planning  
Date: 22/11/2018

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

599253

## APPLICANT'S NAME & ADDRESS

ALLENS C/- INFOTRACK C/- LANDATA  
MELBOURNE

## VENDOR

DEVELOPMENT VICTORIA

## PURCHASER

## REFERENCE

359203

This certificate is issued for:

LOT 1 PLAN PS811765 ALSO KNOWN AS 16A ROBERTSONS ROAD TAYLORS LAKES  
BRIMBANK CITY

The land is covered by the:

BRIMBANK PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2
- and a DEVELOPMENT PLAN OVERLAY - SCHEDULE 17

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/brimbank>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:  
(<http://vhd.heritage.vic.gov.au/>)

01 August 2019

**Hon. Richard Wynne MP**  
**Minister for Planning**

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



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](mailto:landata.enquiries@delwp.vic.gov.au).

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



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### 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.

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

599139

## APPLICANT'S NAME & ADDRESS

ALLENS C/- INFOTRACK C/- LANDATA  
MELBOURNE

## VENDOR

DEVELOPMENT VICTORIA

## PURCHASER

## REFERENCE

359203

This certificate is issued for:

LOT 1 PLAN PS811764 ALSO KNOWN AS 18 - 24 ROBERTSONS ROAD TAYLORS LAKES  
BRIMBANK CITY

The land is covered by the:

BRIMBANK PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DEVELOPMENT PLAN OVERLAY - SCHEDULE 17
- and a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/brimbank>)

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 01 August 2019 03:08 PM

## PROPERTY DETAILS

Address: **16A ROBERTSONS ROAD TAYLORS LAKES 3038**  
 Lot and Plan Number: **Lot 1 PS811765**  
 Standard Parcel Identifier (SPI): **1\PS811765**  
 Local Government Area (Council): **BRIMBANK**  
 Council Property Number: **864884**  
 Planning Scheme: **Brimbank**  
 Directory Reference: **Melway 3 E11**

[www.brimbank.vic.gov.au](http://www.brimbank.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/brimbank](http://planning-schemes.delwp.vic.gov.au/schemes/brimbank)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **City West Water**  
 Melbourne Water: **inside drainage boundary**  
 Power Distributor: **JEMENA**

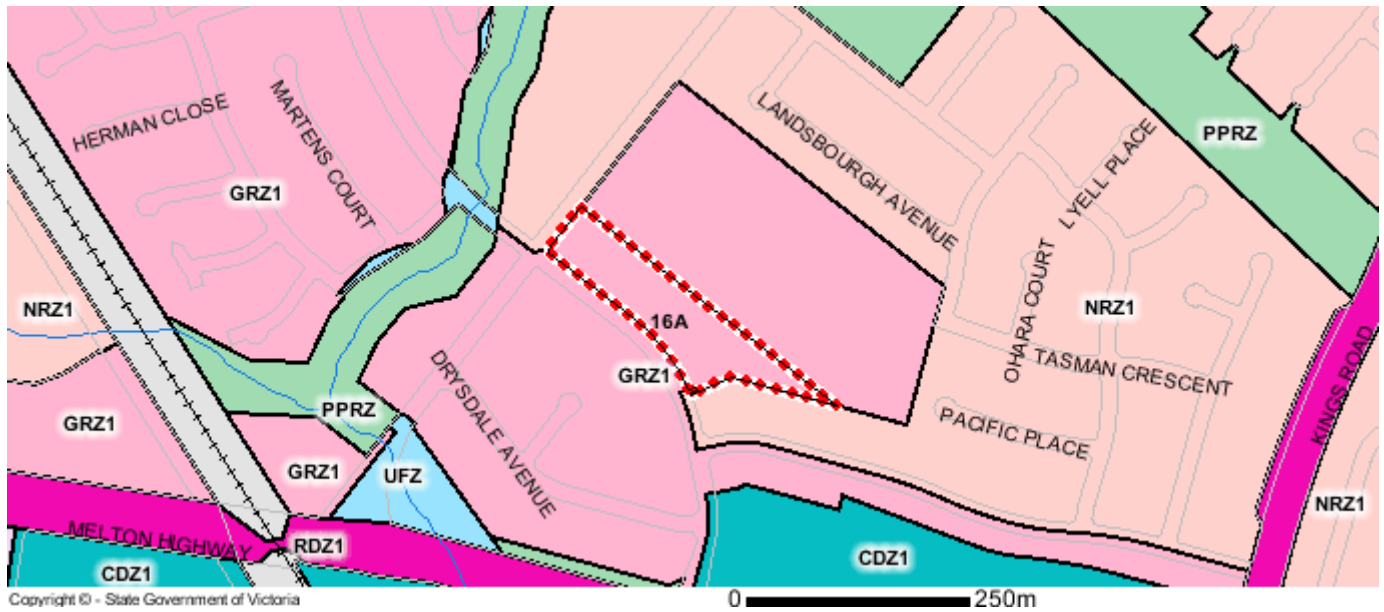
## STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**  
 Legislative Assembly: **SYDENHAM**

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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- |                                 |                                 |                               |
|---------------------------------|---------------------------------|-------------------------------|
| C1Z - Commercial 1              | CDZ - Comprehensive Development | GRZ - General Residential     |
| NRZ - Neighbourhood Residential | PPRZ - Public Park & Recreation | PUZ4 - Public Use - Transport |
| RDZ1 - Road - Category 1        | UFZ - Urban Floodway            |                               |

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

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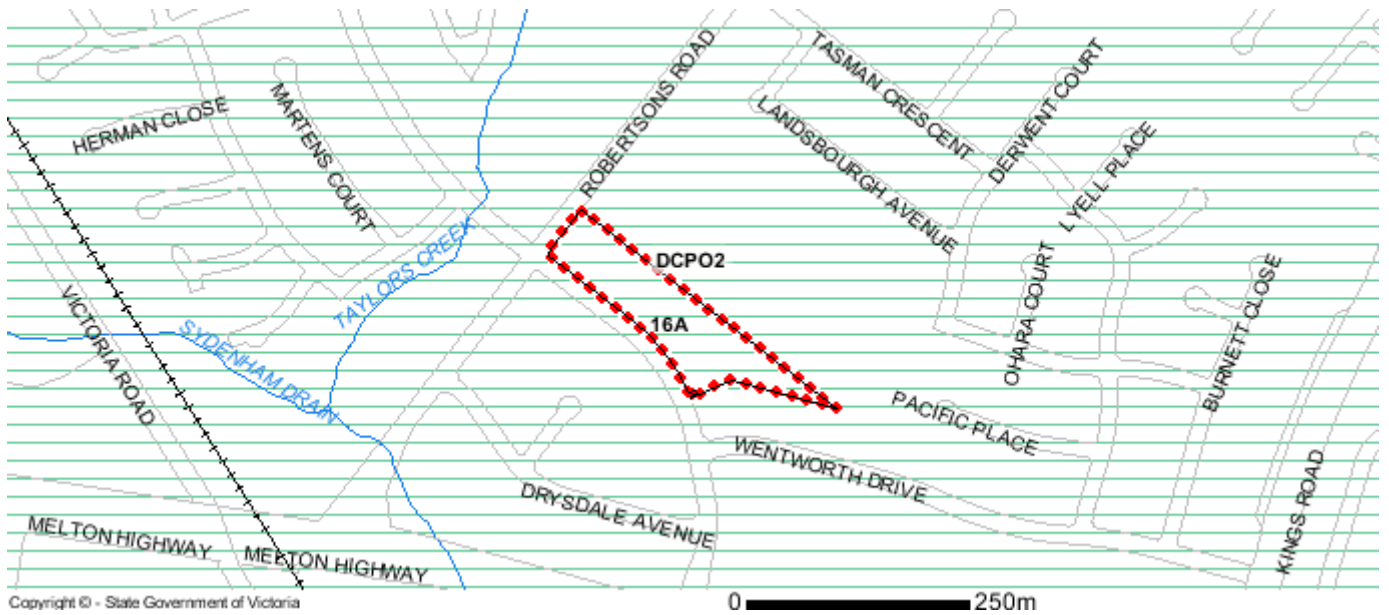
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

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

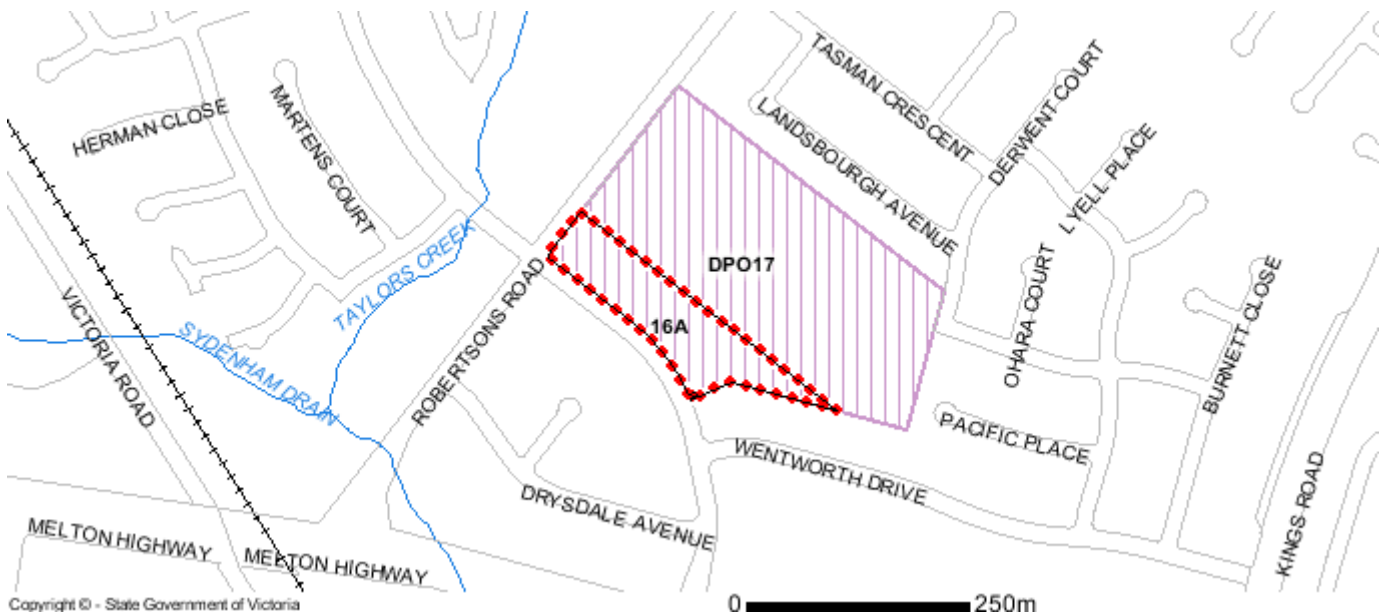


DCPO - Development Contributions Plan

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

### DEVELOPMENT PLAN OVERLAY (DPO)

### DEVELOPMENT PLAN OVERLAY - SCHEDULE 17 (DPO17)



DPO - Development Plan

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

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## Planning Overlays

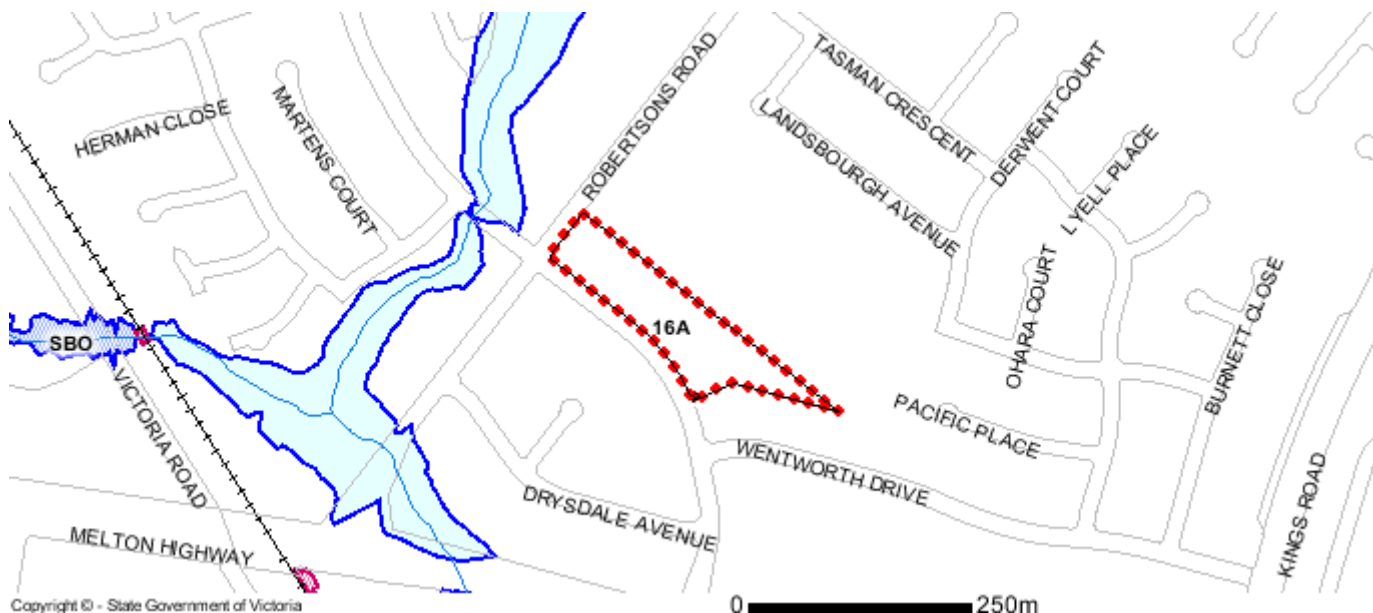
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\)](#)

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

[SPECIAL BUILDING OVERLAY \(SBO\)](#)



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- HO - Heritage
- LSIO - Land Subject to Inundation
- SBO - Special Building

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

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

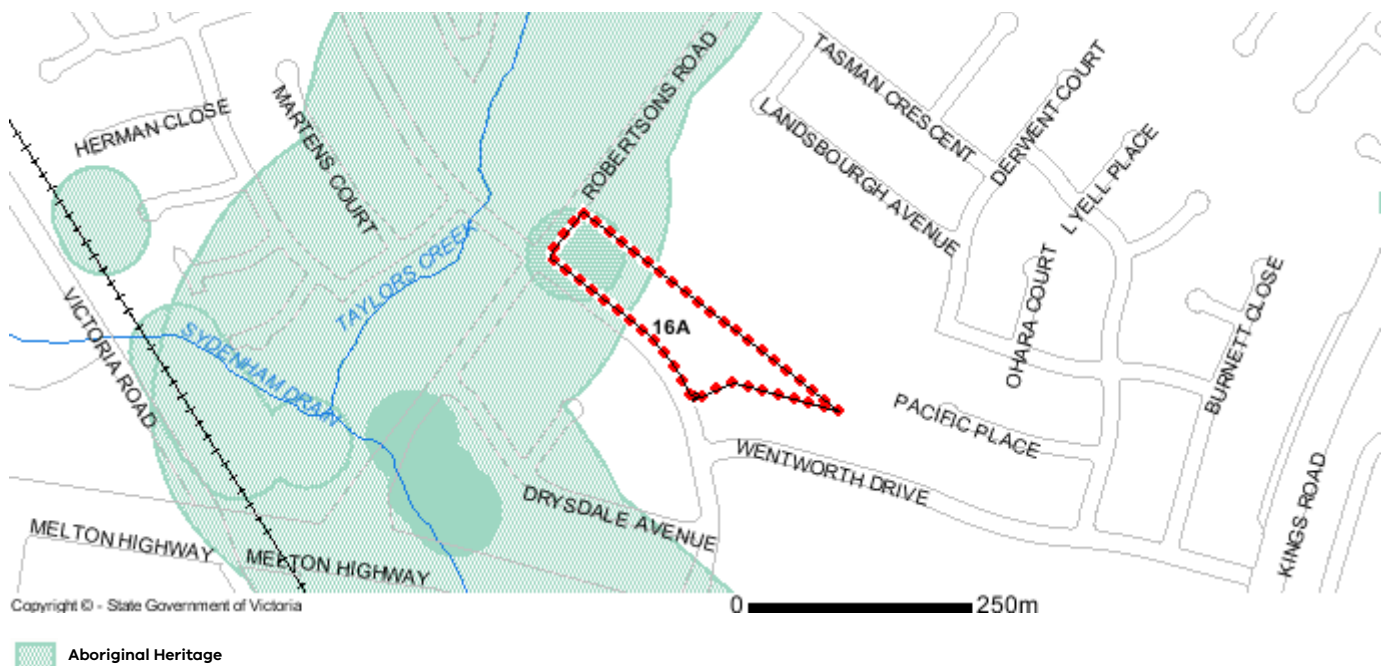
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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## Further Planning Information

Planning scheme data last updated on 29 July 2019.

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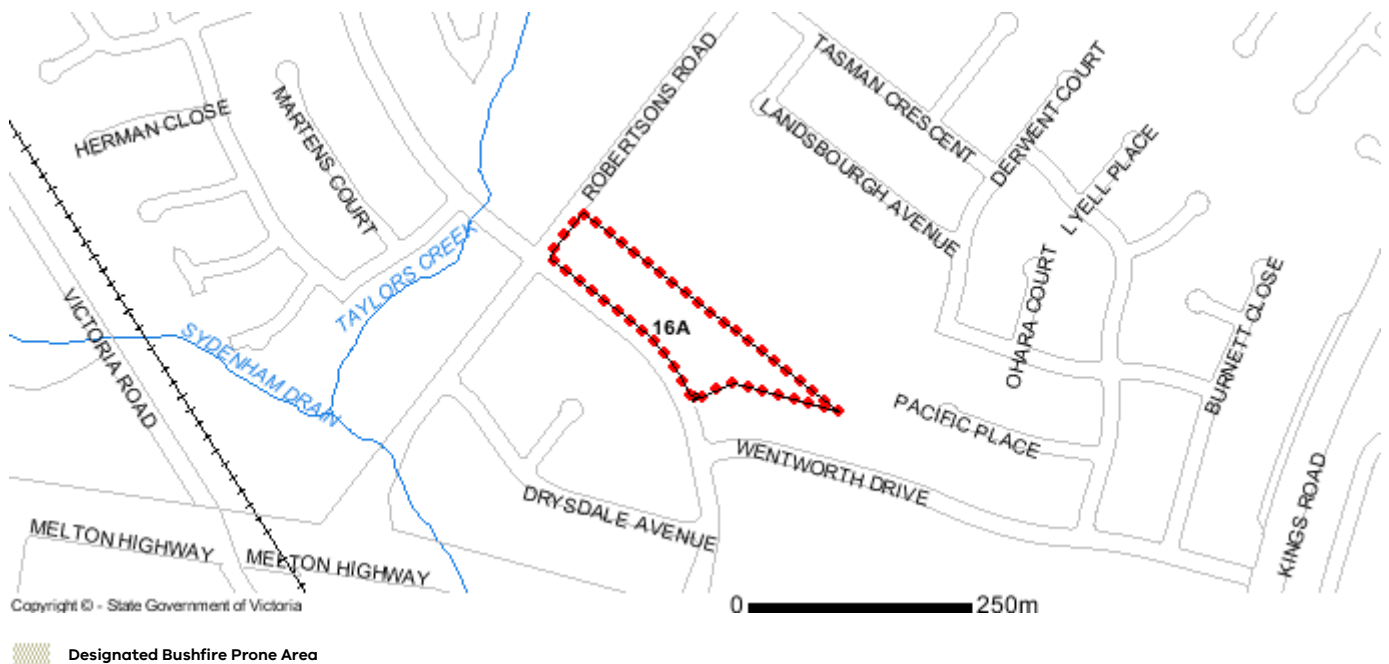
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For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 01 August 2019 11:04 AM

## PROPERTY DETAILS

Address: **18-24 ROBERTSONS ROAD TAYLORS LAKES 3038**  
 Lot and Plan Number: **Lot 1 PS811764**  
 Standard Parcel Identifier (SPI): **1\PS811764**  
 Local Government Area (Council): **BRIMBANK**  
 Council Property Number: **431379**  
 Planning Scheme: **Brimbank**  
 Directory Reference: **Melway 3 E11**

[www.brimbank.vic.gov.au](http://www.brimbank.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/brimbank](http://planning-schemes.delwp.vic.gov.au/schemes/brimbank)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **City West Water**  
 Melbourne Water: **inside drainage boundary**  
 Power Distributor: **JEMENA**

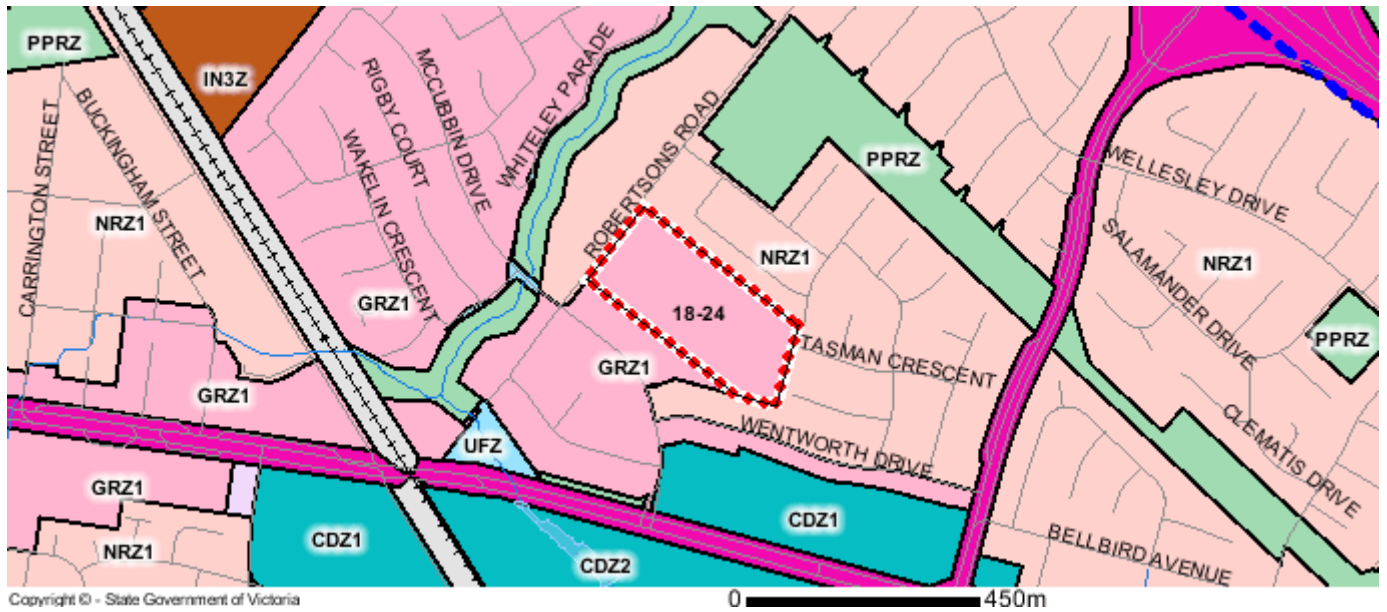
## STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**  
 Legislative Assembly: **SYDENHAM**

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)




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

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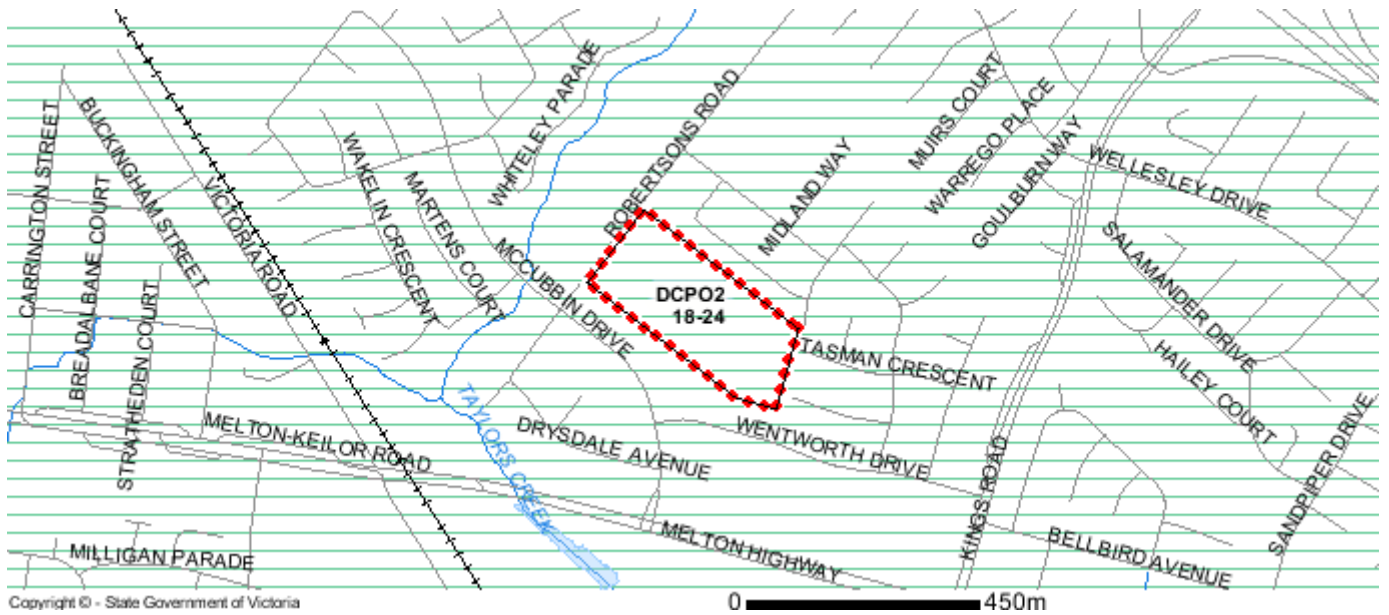
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## Planning Overlays

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

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

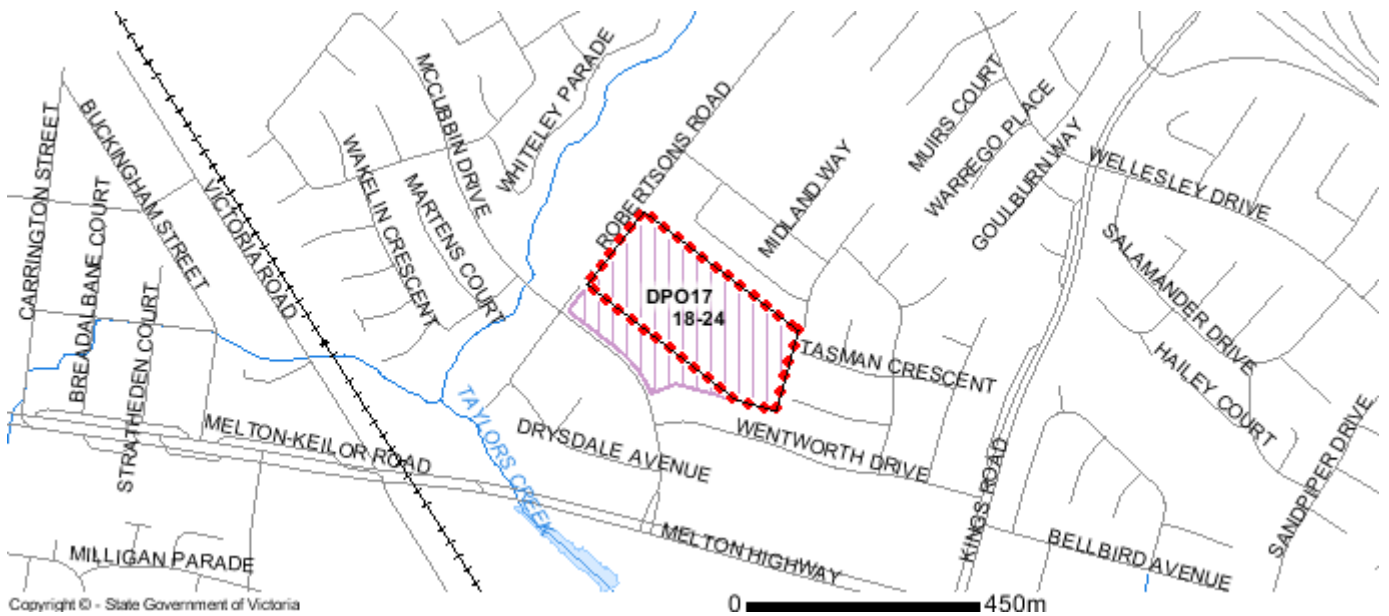


DCPO - Development Contributions Plan

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

### DEVELOPMENT PLAN OVERLAY (DPO)

### DEVELOPMENT PLAN OVERLAY - SCHEDULE 17 (DPO17)



DPO - Development Plan

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

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## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

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

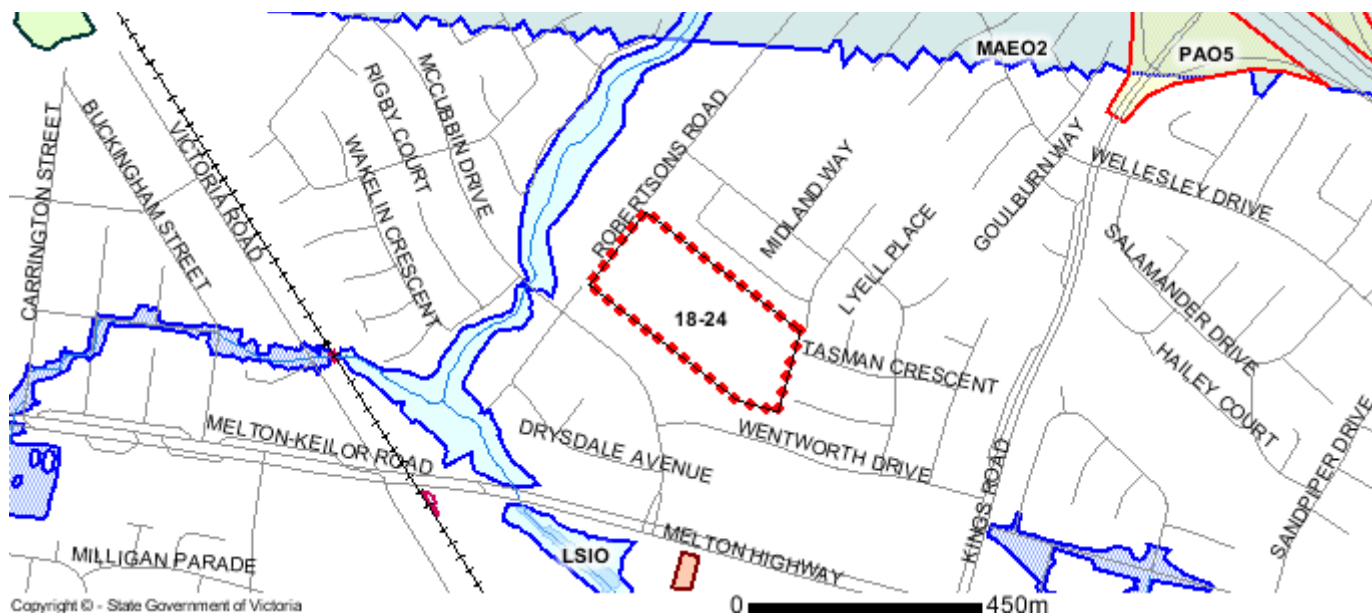
[HERITAGE OVERLAY \(HO\)](#)

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

[MELBOURNE AIRPORT ENVIRONS OVERLAY \(MAEO\)](#)

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

[SPECIAL BUILDING OVERLAY \(SBO\)](#)



- |                                   |                                  |                          |
|-----------------------------------|----------------------------------|--------------------------|
| EAO - Environmental Audit         | ESO - Environmental Significance | HO - Heritage            |
| LSIO - Land Subject to Inundation | MAEO - unknown                   | PAO - Public Acquisition |
| SBO - Special Building            |                                  |                          |

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

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

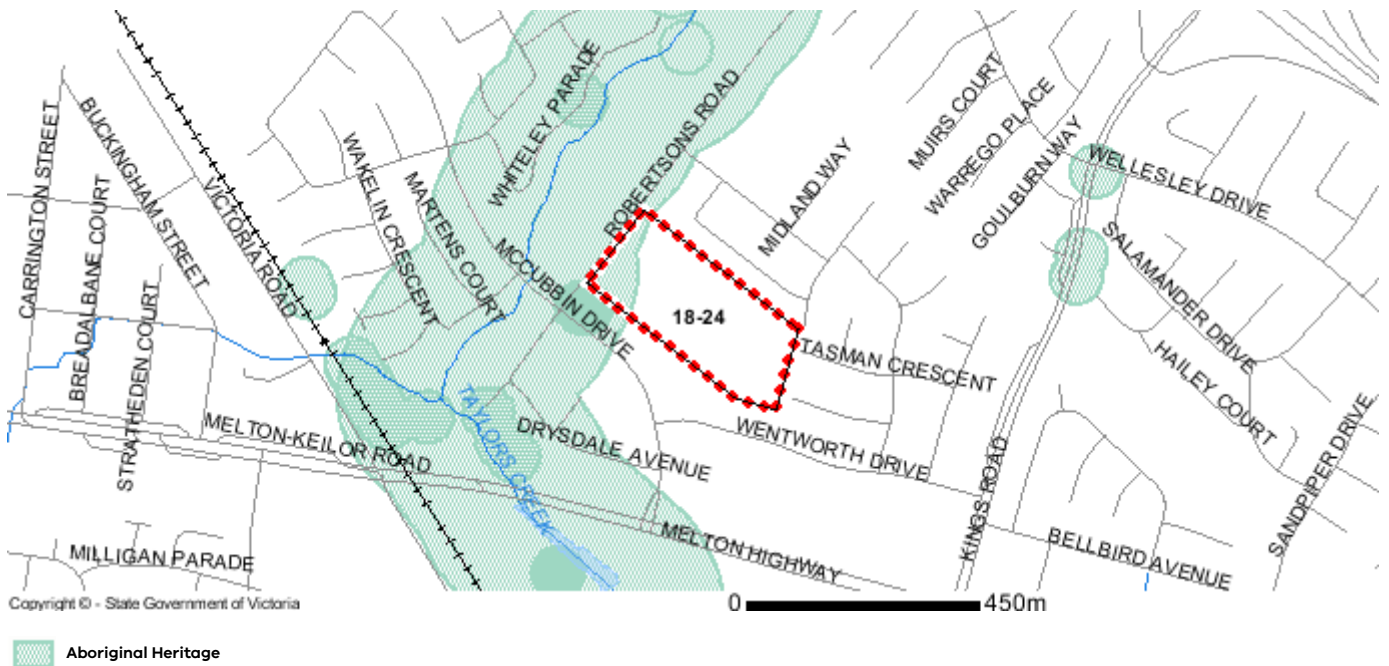
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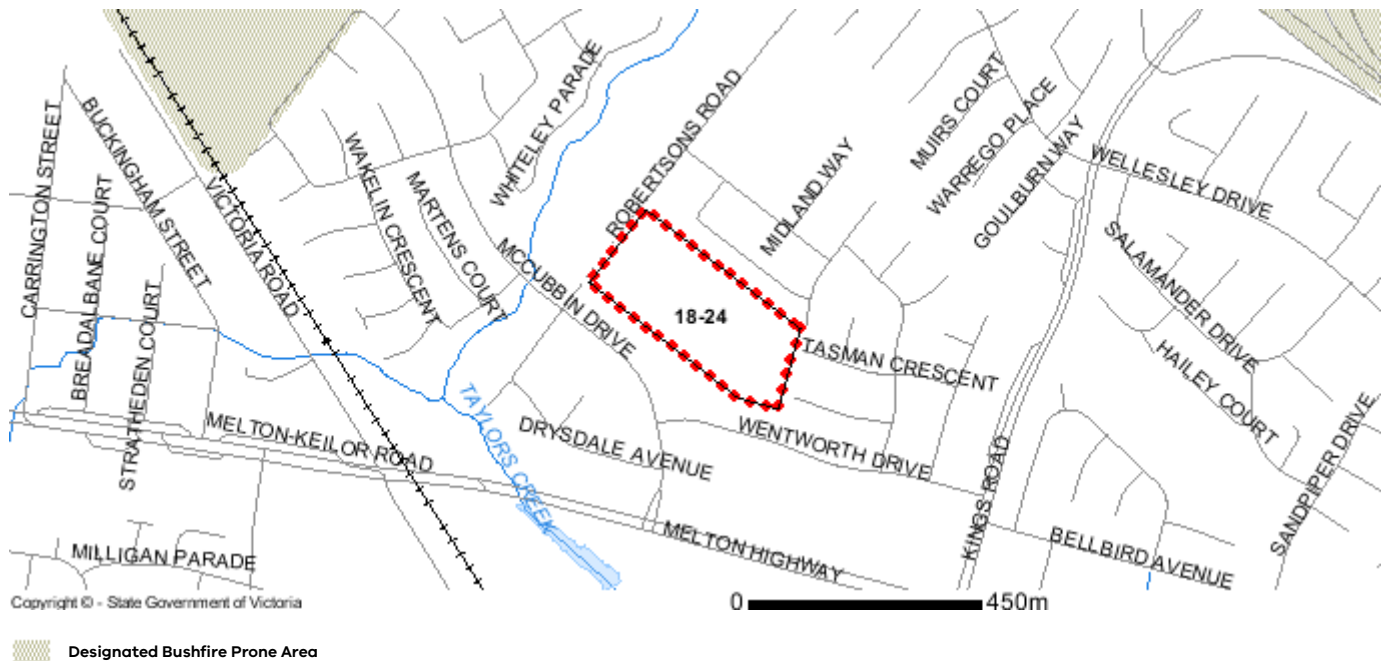
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**LAND INFORMATION CERTIFICATE**

Section 229 Local Government Act, 1989.

T 9249 4000  
W brimbank.vic.gov.au

PO BOX 70  
Sunshine, Victoria 3020

**Rates and Charges for period 1 July 2019 to 30 June 2020.**

Your Reference: 32279055-010-8  
Assessment Number: 864884

Certificate Number: 89842  
Issue date: 02/08/2019

**APPLICANT:**

LANDATA  
GPO Box 527  
MELBOURNE VIC 3001

**PROPERTY LOCATION: 16A ROBERTSONS RD TAYLORS LAKES 3038**

Title: LOT: 1 PLN: 811765  
Volume No:  
Folio No.  
Ward: Taylors

Capital Improved Value: \$4,175,000  
Net Annual Value: \$208,750  
Site Value: \$4,175,000  
Effective Date: 1/7/2019  
Base Date: 01/01/2019

**RATES CHARGES AND OTHER MONIES:**

nil	
Rate Arrears to 30/06/2019:	\$0.00
Interest to :	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00
Less Other Adjustments:	\$0.00
<b>Total Rates &amp; Charges Due:</b>	<b>\$0.00</b>
<b>Additional Monies Owed:</b>	
Debtor Balance Owing	
<b>Special Charge:</b>	nil
nil	
<b>TOTAL DUE: \$ 0.00</b>	

In accordance with section 175(1) & (2) Local Government Act 1989, a person who becomes the owner of rateable land must pay any rate or charge on the land which is current and any arrears of rates or charges (including any interest on those rates or charges) on the land which are due and payable. OVERDUE AMOUNTS ACCRUE INTEREST ON A DAILY BASIS AT 10.00% P.A.

**PLEASE NOTE : PROPERTY MAY BE SUBJECT TO LAND CLEARANCE FEES**

**PROPERTY NON RATABLE UNLESS SOLD**

Assessment Number: 864884  
Certificate Number: 89842



**Bill Code: 93948**  
**Reference No: 0000864884**  
**Amount: \$ 0.00**

Contact your bank or financial institution to make this payment directly from your cheque, savings or credit account.  
**More info: [bpay.com.au](http://bpay.com.au)**

**IMPORTANT INFORMATION:**


This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a Local Law 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 the Council or the relevant authority. A fee may be charged for such information.

After the issue of this Certificate, Council may be prepared to provide up to date verbal information to the Applicant about matters disclosed in this Certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information.

Verbal confirmation of any variation to the amount will only be given for a period of 120 days after the issue date. For settlement purposes after 120 days, a new Certificate must be applied for.

For further information contact:  
Revenue Department  
Tel: (03) 9249 4000.

  
-----  
AUTHORISED OFFICER



T 9249 4000  
W [brimbank.vic.gov.au](http://brimbank.vic.gov.au)

PO BOX 70  
Sunshine, Victoria 3020

Welcome to Brimbank City Council.

I wish to take this opportunity to advise you of Council's *General Local Law 2008, Clause 12, Condition of Land*, which requires all owners of vacant land to keep it in a neat and tidy condition all year round. This means that you as:

*12.1 An owner or occupier of land must keep that land, and anything on that land –*

- a) in a manner that is not unsightly*
- b) in a manner from which trees, plants or other things overhang any road at a height of less than 3 metres*
- c) in a manner that is not a haven for snakes, vermin, noxious weeds or insects*
- d) free of rubbish, disused excavation, waste material, machinery or derelict vehicles; and*
- e) in a manner which is not dangerous or likely to cause danger to life*

*12.2 An owner of vacant land must keep grass, weeds and undergrowth on that land at a height below 150mm*

Please remember it is your responsibility to ensure your property is maintained in the required manner all year round. Routine inspections of the block should be made to inspect for rubbish, litter, long grass, weeds or noxious weeds and then removal arranged, if required. It is suggested that at least 6 cuts per year would be required at 6-8 weekly intervals to keep the grass within the height requirements.

If, at any time during the year, an Authorised Officer of Council does identify your allotment to be in breach of the above conditions, Council's contractor may be instructed to clear the property, the cost of which would be borne by you.

Your cooperation in keeping Brimbank an attractive place to live is appreciated.

If you have any questions regarding your obligations please contact Council's Customer Service Centres on 9249 4000.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Petrero', with a large, stylized flourish at the end.

John Petrero  
**Acting Manager City Compliance**



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Section 229 Local Government Act, 1989.

T 9249 4000  
W brimbank.vic.gov.au

PO BOX 70  
Sunshine, Victoria 3020

**Rates and Charges for period 1 July 2019 to 30 June 2020.**

Your Reference: 32274662-010-7  
Assessment Number: 431379

Certificate Number: 89830  
Issue date: 01/08/2019

**APPLICANT:**

LANDATA  
GPO Box 527  
MELBOURNE VIC 3001

**PROPERTY LOCATION: 18-24 ROBERTSONS RD TAYLORS LAKES 3038**

Title: LOT: 1 PLN: 811764  
Volume No:  
Folio No.  
Ward: Taylors

Capital Improved Value: \$6,850,000  
Net Annual Value: \$342,500  
Site Value: \$6,850,000  
Effective Date: 1/7/2019  
Base Date: 01/01/2019

**RATES CHARGES AND OTHER MONIES:**

nil	
Rate Arrears to 30/06/2019:	\$0.00
Interest to :	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
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**PLEASE NOTE : PROPERTY MAY BE SUBJECT TO LAND CLEARANCE FEES**

**PROPERTY NON RATABLE UNLESS SOLD**

Assessment Number: 431379  
Certificate Number: 89830



**Biller Code: 93948**  
**Reference No: 00000431379**  
**Amount: \$ 0.00**

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**Acting Manager City Compliance**





City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1253 6632 1115

DATE OF ISSUE - 7/08/2019

APPLICATION NO.

846026

ALLENS OPERATIONS

RIVERSIDE CENTRE  
123 EAGLE STREET  
BRISBANE QLD 4000

YOUR REF.  
120841489-006VBMM

SOURCE NO.  
99907454010

**PROPERTY:** 16A ROBERTSONS ROAD TAYLORS LAKES VIC 3038

## Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of four hundred and forty eight dollars and eighty eight cents is payable in respect of the property listed above to the end of the financial year.

If applicable, additional volumetric charges may be raised for periods after the date of the last meter read.

Service Charge Type	Annual charge 1/07/2019 - 30/06/2020	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
WATER NETWORK CHARGE RESIDENTIAL	231.44	Quarterly	30/09/2019	57.86	0.00
SEWERAGE NETWORK CHARGE RESIDENTIAL	254.32	Quarterly	30/09/2019	63.58	26.09
<b>TOTAL</b>	485.76			121.44	26.09

Service charges owing to 30/06/2019	0.00
Service charges owing for this financial year	26.09
Volumetric charges owing to 26/07/2019.	58.47
Adjustments	0.00
<b>Current amount outstanding</b>	<b>84.56</b>
Plus remainder service charges to be billed	364.32
<b>BALANCE including unbilled service charges</b>	<b>448.88</b>

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code:	8789
Reference:	1253 6632 1115



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1253 6632 1115

DATE OF ISSUE - 7/08/2019

APPLICATION NO.

846026

This property is currently not liable for Parks and/or Waterway and Drainage charges however may be liable for these charges from date of sale.

Please note the water meter on this property was last read on 26/07/2019.

The information supplied below could be used to calculate the estimated volumetric charges from last meter read date 26/07/2019 to the settlement date.

Based on the water consumption from the last bill for this property, the average daily cost of volumetric charges is as follows:

Drinking Water Usage	\$0.52 per day
Sewerage Disposal Charge	\$0.14 per day

If a final meter reading is required for settlement purposes please contact City West Water on 131691 at least 7 business days prior to the settlement date. Please note that results of the final meter reading will not be available for at least two business days after the meter is read. An account for charges from the last meter read date 26/07/2019 to the final meter read date will be forwarded to the vendor of the property.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

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ENQUIRIES  
131691

REFERENCE NO.

1253 6632 1115

DATE OF ISSUE - 7/08/2019

APPLICATION NO.

846026

## Information given pursuant to section 158 of the Water Act 1989

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.

Sewer & or Water Assets if available are shown on the attached Plan. Should this plan not display all of the requested property please contact City West Water on 131691.

AUTHORISED OFFICER:

FRAN DUIKER  
GENERAL MANAGER  
CUSTOMERS AND COMMUNITY  
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.

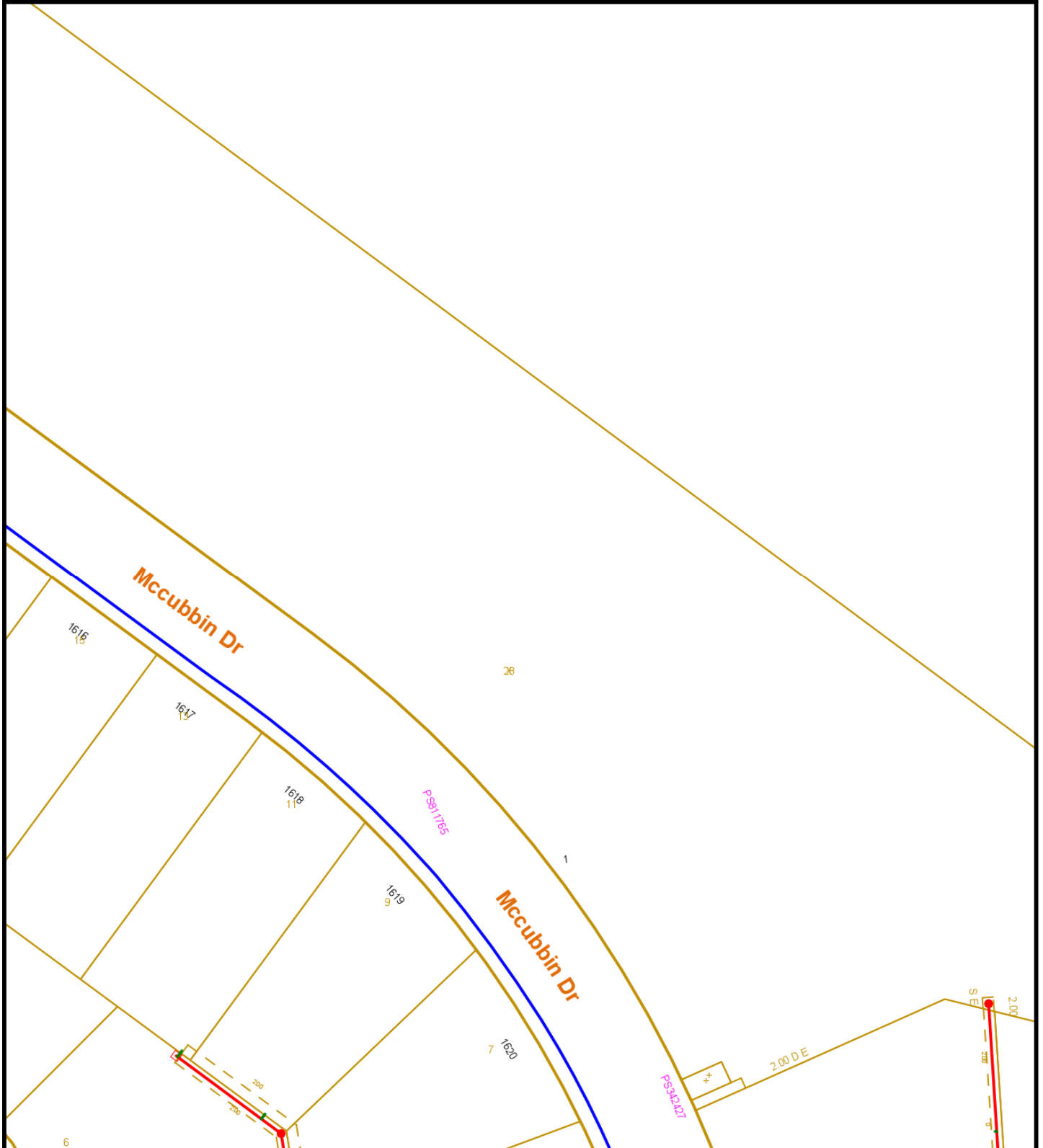


City West  
Water™

# Encumbrance Plan

## 16 ROBERTSONS ROAD TAYLORS LAKES 3038

### Application No. 846026



### LEGEND

	Circular Manhole		Recycled Water Main		MW Sewer Main		Date: 07/08/2019
	Inspection Shaft		MW Channel		MW Abandoned Sewer Main		
	Sewer Main		MW Abandoned Channel		MW Water Main		
	Abandoned Sewer Main		MW Natural Waterway		MW Abandoned Water Main		
	Water Main		MW Underground Drain		MW Manhole		
	Abandoned Water Main		MW Abandoned Underground Drain		MW Abandoned Manhole		

Disclaimer : The location of assets must be proved in the field prior to the commencement of work. A separate plan showing asset labels should be obtained for any proposed works. These plans do not indicate private services. City West Water Corporation does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This corporation accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1253 6621 4117

DATE OF ISSUE - 6/08/2019

APPLICATION NO.

845890

ALLENS OPERATIONS

RIVERSIDE CENTRE  
123 EAGLE STREET  
BRISBANE QLD 4000

YOUR REF.  
120841489-006VBMM

SOURCE NO.  
99907454010

**PROPERTY:** 18-24 ROBERTSONS ROAD TAYLORS LAKES VIC 3038

## Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of Zero dollars is payable in respect of the property listed above to the end of the financial year.

Service Charge Type	Annual charge	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
<b>TOTAL</b>	0.00			0.00	0.00
	Service charges owing to 30/06/2019				0.00
	Service charges owing for this financial year				0.00
	Adjustments				0.00
	<b>Current amount outstanding</b>				0.00
	Plus remainder service charges to be billed				0.00
	<b>BALANCE including unbilled service charges</b>				0.00

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code:	8789
Reference:	1253 6621 4117



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1253 6621 4117

DATE OF ISSUE - 6/08/2019

APPLICATION NO.

845890

This property is currently not liable for Parks and/or Waterway and Drainage charges however may be liable for these charges from date of sale.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.

This installation is not supplied with water through a City West Water meter.



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1253 6621 4117

DATE OF ISSUE - 6/08/2019

APPLICATION NO.

845890

## Information given pursuant to section 158 of the Water Act 1989

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.

Sewer & or Water Assets if available are shown on the attached Plan. Should this plan not display all of the requested property please contact City West Water on 131691.

AUTHORISED OFFICER:

FRAN DUIKER  
GENERAL MANAGER  
CUSTOMERS AND COMMUNITY  
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

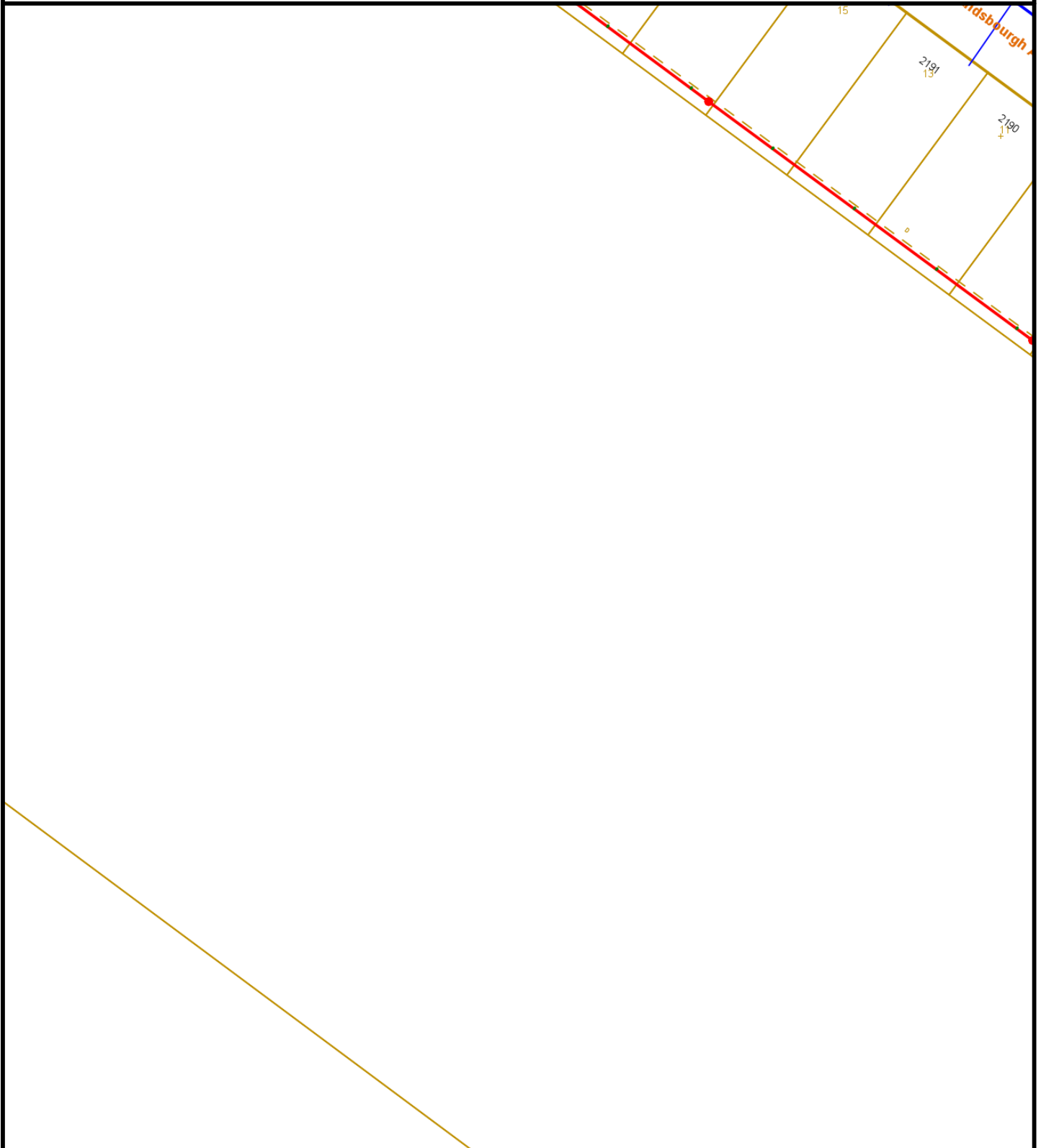
Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.



City West Water™

# Encumbrance Plan

18 ROBERTSONS ROAD TAYLORS LAKES 3038  
Application No. 845890



## LEGEND

	Circular Manhole		Recycled Water Main		MW Sewer Main	
	Inspection Shaft		MW Channel		MW Abandoned Sewer Main	
	Sewer Main		MW Abandoned Channel		MW Water Main	
	Abandoned Sewer Main		MW Natural Waterway		MW Abandoned Water Main	
	Water Main		MW Underground Drain		MW Manhole	
	Abandoned Water Main		MW Abandoned Underground Drain		MW Abandoned Manhole	

Date: 06/08/2019

Disclaimer : The location of assets must be proved in the field prior to the commencement of work. A separate plan showing asset labels should be obtained for any proposed works. These plans do not indicate private services. City West Water Corporation does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This corporation accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.



# Land Tax Clearance Certificate

Land Tax Act 2005



ALLENS

Your Reference: 12 084 1489-006 VBMM

Certificate No: 31507427

Issue Date: 08 AUG 2019

Enquiries: TVD0

Land Address: 16A ROBERTSONS ROAD TAYLORS LAKES VIC 3038

Land Id	Lot	Plan	Volume	Folio	Tax Payable
43981124	1	811765	11877	926	\$0.00

Vendor: DEVELOPMENT VICTORIA

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
DEVELOPMENT VICTORIA	2019	\$0	\$0.00	\$0.00	\$0.00

Comments:

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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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: \$0

SITE VALUE: \$0

AMOUNT PAYABLE: \$0.00

# Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 31507427

- Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
- If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
- If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
  - vendor, or
  - purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
- You can request a free update of a Land Tax Clearance Certificate via our website if:
  - there is no change to the parties involved in the transaction, and
  - the request is within 90 days of the original certificate being issued.

## For Information Only

### LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$0

Calculated as \$0 plus ( \$0 - \$0) multiplied by 0.000 cents.

## Land Tax Clearance Certificate - Payment Options

**BPAY**




Billers Code: 5249  
Ref: 31507427

**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](http://www.bpay.com.au)

**CARD**



Ref: 31507427

**Visa or Mastercard.**

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Land Tax Clearance Certificate

## Land Tax Act 2005



ALLENS

**Your Reference:** 12 084 1489-006 VBMM

**Certificate No:** 31506439

**Issue Date:** 08 AUG 2019

**Enquiries:** TVD0

**Land Address:** 18 -24 ROBERTSONS ROAD TAYLORS LAKES VIC 3038

Land Id	Lot	Plan	Volume	Folio	Tax Payable
43981530	1	811764	11877	924	\$0.00

**Vendor:** DEVELOPMENT VICTORIA

**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
DEVELOPMENT VICTORIA	2019	\$0	\$0.00	\$0.00	\$0.00

**Comments:**

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMP VALUE: \$0

SITE VALUE: \$0

**AMOUNT PAYABLE: \$0.00**

# Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 31506439

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- Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
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- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
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- If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
  - vendor, or
  - purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
- You can request a free update of a Land Tax Clearance Certificate via our website if:
  - there is no change to the parties involved in the transaction, and
  - the request is within 90 days of the original certificate being issued.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00


Taxable Value = \$0

Calculated as \$0 plus ( \$0 - \$0) multiplied by 0.000 cents.

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## Land Tax Clearance Certificate - Payment Options

<b>BPAY</b> 	Biller Code: 5249 Ref: 31506439
<b>Telephone &amp; Internet Banking - BPAY®</b>	
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	
<a href="http://www.bpay.com.au">www.bpay.com.au</a>	

<b>CARD</b> 	Ref: 31506439
<b>Visa or Mastercard.</b>	
Pay via our website or phone 13 21 61. A card payment fee applies.	
<a href="http://sro.vic.gov.au/paylandtax">sro.vic.gov.au/paylandtax</a>	

# Building Information Certificate 51(1)

Building Act 1993  
Building Regulations 2018  
Regulation 51(1)



Your Reference:  
Our Reference: 16523  
Contact: Deanne Andrew  
Telephone no: 9249 4603

T 9249 4000  
W [brimbank.vic.gov.au](http://brimbank.vic.gov.au)  
E [info@brimbank.vic.gov.au](mailto:info@brimbank.vic.gov.au)

PO BOX 70  
Sunshine Victoria 3020

301 Hampshire Road  
Sunshine

ALLENS  
GPO Box 1776  
MELBOURNE VIC 3001

<b>Property Address:</b>	<b>16A ROBERTSONS RD TAYLORS LAKES 3038</b>
<b>Title Information:</b>	<b>LOT: 1 PLN: 811765</b>

**(a) Details of any permit or certificate of final inspection issued in the preceding 10 years;**

Building Permit/ Approval No.	Date Issued	Description of Work	Occupancy Permit/Certificate of Final Inspection	
			Date	No.
Nil				

**(b) Details of any current determination made under regulation 64(1) or exemption granted under regulation 231(2);**

Statement Details	Date Issued	RBS Name
Nil		

**(c) Details of any current notice or order issued by the relevant building surveyor under the Act;**

Building Enforcement Type	Date Issued	RBS Name
Nil		

**PLEASE NOTE:**

- Permit, certificate, notice, order and report dates are accurate to the extent of Council's computer database information. If you wish to confirm actual issue dates you will be required to make application for copies of documents.
- In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals. Independent enquiries should be made if in any doubt or if any problem is anticipated or encountered.
- All residential properties with existing swimming pools or spas must have compliant safety pool fencing.
- All dwellings must have approved self-contained smoke alarms installed in appropriate locations.

A handwritten signature in blue ink, appearing to read 'Ashley Hansen'.

**ASHLEY HANSEN**  
**MUNICIPAL BUILDING SURVEYOR**  
**BRIMBANK CITY COUNCIL**

**DATE: 6 May 2019**



Date: 7 August 2019

Council Reference: 811877  
Contact: Erica Szentpaly  
Phone: 03 9249 4984

Company Name: ALLENS  
Att: Miss Megan TAYLOR  
Your Reference:  
Email: [megan.taylor@allens.com.au](mailto:megan.taylor@allens.com.au)

**RE: Property Information Certificate | Building Regulations 2018, Regulation 51(2)**

<b>PROPERTY ADDRESS:</b>	LOT: 1 ( 16A ) Robertsons Road Taylors Lakes Vic 3038
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PROPERTY INFORMATION	YES/NO
Is the property designated under Regulation 150 as an area in which buildings are likely to be subjected to attack by <b>termites</b> (However, property owners should obtain a report from a suitably qualified person to determine if termites are present within the property concerned)	NO
Is this property under Regulation 152 likely to be subject to <b>significant snowfalls</b>	NO
For which a <b>bushfire attack level</b> has been specified in a planning scheme pursuant to regulation 155 (Please note that a final determination of a BAL requirement will be determined by the relevant Building Surveyor in consultation with mapping of designated bushfire prone areas and AS3959. Refer to: <a href="http://services.land.vic.gov.au/maps/bushfire.jsp">http://services.land.vic.gov.au/maps/bushfire.jsp</a> for further information.)	NO
Is this property <b>liable to flooding within the meaning of Regulation 51(2), designated land or designated works</b>	Separate response will be supplied to you by <b>Brimbank Engineering Services</b> within approx.5 working days. Please call <b>9249 4430</b> should you wish to follow up on this application.
Is a <b>Community Infrastructure Levy</b> Section 24(5) of the Building Act 1993 and under Part 3B of the Planning and Environment Act 1987 applicable	Contact Council's DCP Officer on 9249 4000

Please contact Council's Engineering Services Department on 9249 4430 prior to building works commencing to ensure that all aspects of Asset Protection and the General Local Law 2018 have been complied with.

For information regarding Town Planning requirements, please contact Councils Town Planning Department on 9249 4606.

Property Information regarding sewage services should be directed to City West Water on 9313 8422.

ASHLEY HANSEN  
MUNICIPAL BUILDING SURVEYOR  
BRIMBANK CITY COUNCIL

# Building Information Certificate 51(1)

Building Act 1993  
Building Regulations 2018  
Regulation 51(1)



Your Reference:  
Our Reference: 16743  
Contact: Deanne Andrew  
Telephone no: 9249 4603

T 9249 4000  
W [brimbank.vic.gov.au](http://brimbank.vic.gov.au)  
E [info@brimbank.vic.gov.au](mailto:info@brimbank.vic.gov.au)

PO BOX 70  
Sunshine Victoria 3020

301 Hampshire Road  
Sunshine

ALLENS  
GPO Box 1776  
MELBOURNE VIC 3001

<b>Property Address:</b>	<b>18-24 ROBERTSONS RD TAYLORS LAKES 3038</b>
<b>Title Information:</b>	<b>LOT: 1 PLN: 811764</b>

**(a) Details of any permit or certificate of final inspection issued in the preceding 10 years;**

Building Permit/ Approval No.	Date Issued	Description of Work	Occupancy Permit/Certificate of Final Inspection	
			Date	No.
Nil				

**(b) Details of any current determination made under regulation 64(1) or exemption granted under regulation 231(2);**

Statement Details	Date Issued	RBS Name
Nil		

**(c) Details of any current notice or order issued by the relevant building surveyor under the Act;**

Building Enforcement Type	Date Issued	RBS Name
Nil		

**PLEASE NOTE:**

- Permit, certificate, notice, order and report dates are accurate to the extent of Council's computer database information. If you wish to confirm actual issue dates you will be required to make application for copies of documents.
- In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals. Independent enquiries should be made if in any doubt or if any problem is anticipated or encountered.
- All residential properties with existing swimming pools or spas must have compliant safety pool fencing.
- All dwellings must have approved self-contained smoke alarms installed in appropriate locations.

A handwritten signature in blue ink, appearing to read 'Ashley Hansen'.

**ASHLEY HANSEN  
MUNICIPAL BUILDING SURVEYOR  
BRIMBANK CITY COUNCIL**

**DATE: 8 August 2019**



Date: 5 August 2019

Council Reference: 811007  
Contact: Erica Szentpaly  
Phone: 03 9249 4984

Company Name: ALLENS  
Att: Ms Megan TAYLOR  
Your Reference:  
Email: [megan.taylor@allens.com.au](mailto:megan.taylor@allens.com.au)

**RE: Property Information Certificate | Building Regulations 2018, Regulation 51(2)**

<b>PROPERTY ADDRESS:</b>	LOT: 1 ( 18 - 24 ) Robertsons Road Taylors LAKES Taylors Lakes Vic 3038
--------------------------	--

PROPERTY INFORMATION	YES/NO
Is the property designated under Regulation 150 as an area in which buildings are likely to be subjected to attack by <b>termites</b> <small>(However, property owners should obtain a report from a suitably qualified person to determine if termites are present within the property concerned)</small>	NO
Is this property under Regulation 152 likely to be subject to <b>significant snowfalls</b>	NO
For which a <b>bushfire attack level</b> has been specified in a planning scheme pursuant to regulation 155 <small>(Please note that a final determination of a BAL requirement will be determined by the relevant Building Surveyor in consultation with mapping of designated bushfire prone areas and AS3959. Refer to: <a href="http://services.land.vic.gov.au/maps/bushfire.jsp">http://services.land.vic.gov.au/maps/bushfire.jsp</a> for further information.)</small>	NO
Is this property <b>liable to flooding within the meaning of Regulation 51(2), designated land or designated works</b>	Separate response will be supplied to you by <b>Brimbank Engineering Services</b> within approx.5 working days. Please call <b>9249 4430</b> should you wish to follow up on this application.
Is a <b>Community Infrastructure Levy</b> Section 24(5) of the Building Act 1993 and under Part 3B of the Planning and Environment Act 1987 applicable	Contact Council's DCP Officer on 9249 4000

Please contact Council's Engineering Services Department on 9249 4430 prior to building works commencing to ensure that all aspects of Asset Protection and the General Local Law 2018 have been complied with.

For information regarding Town Planning requirements, please contact Councils Town Planning Department on 9249 4606.

Property Information regarding sewage services should be directed to City West Water on 9313 8422.

ASHLEY HANSEN  
MUNCIPAL BUILDING SURVEYOR  
BRIMBANK CITY COUNCIL





# Property Information

## (Land Liable to Flooding (LLF) Advice)

Applicant: **Megan Taylor Allens**

### Property Details

Street Address: **16A Robertsons Road Taylors Lakes VIC 3038**

I refer to your application for information as follows:

- Is the property in an area liable to flooding pursuant to regulation 153 of the Building Regulations 2018?
- Is the area of land or works as designated land or works pursuant to regulation 154 of the Building Regulation 2018?

### I wish to advise as follows:

- A**  The property **is not in** an area liable to flooding or in an area of designated land or works.
- B**  The property **is in** an area liable to flooding as indicated in a planning scheme overlay. Therefore, you **will require** a Town Planning Permit to build or construct works. You must contact Council's **Town Planning Department** who will advise you further of their requirements.
- C**  The property **is in** an area liable to flooding as indicated in Melbourne Water flooding model. Therefore, you are required to obtain consent from Council in accordance with sub-regulation 153(2) of the Building Regulations 2018 to build on this land. Council's fee for this service is **\$283.40**. Council requires that you gain details regarding flood levels by following means (fees may be applicable):
- City West Water:** by obtaining a "Property Information Statement" directly from them by telephoning 9313 8390.
- Melbourne Water:** by using their "Application for Planning and/or Building Advice"
- Note:** If you receive information from either City West Water or Melbourne Water that suggests the land is subject to flooding, then Council also requires that you engage a licenced surveyor to determine the exact effect of the applicable flood level on the property and forward your application to Council's **Engineering Services Department** for **consent to build on a flood prone area** along with:
- Applicable application fee, as mentioned above, and properly filled application form
  - Information supplied by City West water or Melbourne Water
  - Land surveyor's plan with levels to Australian Height Datum (AHD)
  - Details of proposed development with proposed level to Australian Height Datum (AHD)
- D**  The property **is not believed to be** in an area liable to flooding or designated land. **However**, information documented on plan of subdivision Plan No recommends that the floor level for any construction will be a minimum of Height **meters** to Australian Height Datum (AHD)
- Note:** Responsibility for the enforcement of this notice of restriction under the Subdivision Act 1988 and/or the Transfer of Land Act 1958 lies with the benefited lands and not with the Brimbank City Council.

Date: 9/08/2019

Issued By: **Don Dileepa Dissanayake** Confirm No: **812020**



# Property Information

## (Land Liable to Flooding (LLF) Advice)

Applicant: **Megan Taylor Allens**

### Property Details

Street Address: **18 - 24 Robertsons Road Taylors Lakes VIC 3038**

I refer to your application for information as follows:

- Is the property in an area liable to flooding pursuant to regulation 153 of the Building Regulations 2018?
- Is the area of land or works as designated land or works pursuant to regulation 154 of the Building Regulation 2018?

### I wish to advise as follows:

- A**  The property **is not in** an area liable to flooding or in an area of designated land or works.
- B**  The property **is in** an area liable to flooding as indicated in a planning scheme overlay. Therefore, you **will require** a Town Planning Permit to build or construct works. You must contact Council's **Town Planning Department** who will advise you further of their requirements.
- C**  The property **is in** an area liable to flooding as indicated in Melbourne Water flooding model. Therefore, you are required to obtain consent from Council in accordance with sub-regulation 153(2) of the Building Regulations 2018 to build on this land. Council's fee for this service is **\$283.40**. Council requires that you gain details regarding flood levels by following means (fees may be applicable):
- City West Water:** by obtaining a "Property Information Statement" directly from them by telephoning 9313 8390.
- Melbourne Water:** by using their "Application for Planning and/or Building Advice"
- Note:** If you receive information from either City West Water or Melbourne Water that suggests the land is subject to flooding, then Council also requires that you engage a licenced surveyor to determine the exact effect of the applicable flood level on the property and forward your application to Council's **Engineering Services Department** for **consent to build on a flood prone area** along with:
- Applicable application fee, as mentioned above, and properly filled application form
  - Information supplied by City West water or Melbourne Water
  - Land surveyor's plan with levels to Australian Height Datum (AHD)
  - Details of proposed development with proposed level to Australian Height Datum (AHD)
- D**  The property **is not believed to be** in an area liable to flooding or designated land. **However**, information documented on plan of subdivision Plan No recommends that the floor level for any construction will be a minimum of Height **meters** to Australian Height Datum (AHD)
- Note:** Responsibility for the enforcement of this notice of restriction under the Subdivision Act 1988 and/or the Transfer of Land Act 1958 lies with the benefited lands and not with the Brimbank City Council.

Date: 6/08/2019

Issued By: **Don Dileepa Dissanayake** Confirm No: **811126**

# Extract of EPA Priority Site Register

Page 1 of 1



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

## PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 16A ROBERTSONS ROAD  
SUBURB: TAYLORS LAKES  
MUNICIPALITY: BRIMBANK  
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 3 Reference E11  
DATE OF SEARCH: 1st August 2019

## 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. 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 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 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

# Extract of EPA Priority Site Register

Page 1 of 1



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## PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 18-24 ROBERTSONS ROAD

SUBURB: TAYLORS LAKES

MUNICIPALITY: BRIMBANK

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 3 Reference E10

Melways 40th Edition, Street Directory, Map 3 Reference F11

Melways 40th Edition, Street Directory, Map 3 Reference E11

DATE OF SEARCH: 1st August 2019

## PRIORITY SITES REGISTER REPORT:

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Environment Protection Authority Victoria

GPO Box 4395 Melbourne Victoria 3001

Tel: 1300 372 842

[Extract of Priority Sites Register] # 32274662 - 32274662115100  
'359203'



6 May 2019

Ms Megan Taylor  
Allens  
101 Collins Street  
MELBOURNE VIC 2014

6 Parliament Place  
East Melbourne  
VIC 3002

Email: [conservation@nattrust.com.au](mailto:conservation@nattrust.com.au)  
Web: [www.nationaltrust.org.au](http://www.nationaltrust.org.au)

T 03 9656 9818

Re: Vol 11877 Folio 926, 16A ROBERTSONS ROAD, TAYLORS LAKES, VIC  
3038  
Reference: 12 084 1489 VBMM

Dear Sir/Madam,

With reference to your recent enquiry, I write to advise that as of this date the above property is **not classified** by the National Trust.

Please note that the property may have been identified on the following statutory registers:

- Victorian Heritage Register—Heritage Victoria, Department of Environment, Land, Water and Planning  
<https://www.heritage.vic.gov.au/> or 03 9938 6894
- Victorian Aboriginal Heritage Register—Department of Premier and Cabinet  
[vahr@dpc.vic.gov.au](mailto:vahr@dpc.vic.gov.au) or 1800 762 003
- Municipal planning controls—contact the Statutory Planning department of the **City of Brimbank**
- World, National and Commonwealth Heritage Lists—Department of the Environment  
<http://www.environment.gov.au/topics/heritage/heritage-places>

For further information about classification on the National Trust Register visit:

<https://www.nationaltrust.org.au/services/heritage-register-vic/>

For enquiries please contact the National Trust Conservation & Advocacy Team on 03 9656 9818.

Yours faithfully,

Felicity Watson  
Advocacy Manager  
National Trust of Australia (Victoria)



1 August 2019

Ms Megan Taylor  
Allens  
101 Collins Street  
MELBOURNE VIC 2014

6 Parliament Place  
East Melbourne  
VIC 3002

Email: [conservation@nattrust.com.au](mailto:conservation@nattrust.com.au)

Web: [www.nationaltrust.org.au](http://www.nationaltrust.org.au)

T 03 9656 9818

Re: Vol 11877 Folio 924, 18-24 Robertsons Road, Taylors Lakes VIC 3038  
Reference: 12 084 1489-006 VBMM

Dear Sir/Madam,

With reference to your recent enquiry, I write to advise that as of this date the above property is **not classified** by the National Trust.

Please note that the property may have been identified on the following statutory registers:

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<https://www.heritage.vic.gov.au/> or 03 9938 6894
- Victorian Aboriginal Heritage Register—Department of Premier and Cabinet  
[vahr@dpc.vic.gov.au](mailto:vahr@dpc.vic.gov.au) or 1800 762 003
- Municipal planning controls—contact the Statutory Planning department of the **City of Brimbank**
- World, National and Commonwealth Heritage Lists—Department of the Environment  
<http://www.environment.gov.au/topics/heritage/heritage-places>

For further information about classification on the National Trust Register visit:

<https://www.nationaltrust.org.au/services/heritage-register-vic/>

For enquiries please contact the National Trust Conservation & Advocacy Team on 03 9656 9818.

Yours faithfully,

Felicity Watson  
Advocacy Manager  
National Trust of Australia (Victoria)

## CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

**Allens**

CERTIFICATE NO:  
**32279055**

PROPERTY ADDRESS:  
**16A ROBERTSONS ROAD TAYLORS LAKES**

PARCEL DESCRIPTION:  
**Lot 1 PS811765T**

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. The place or object is not being considered for inclusion in the Heritage Register.
6. The site is not included in the Heritage Inventory.
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
9. There is not a Governor in Council declaration made under section 227 in force against the owner of the place or object.
10. There is not a court order made under section 229 in force against a person in respect of the place or object.
11. There are no current proceedings for a contravention of this Act in respect of the place or object.
12. There has not been a rectification order issued in respect of the place or object.



**Ainsley Thompson**  
**Heritage Officer (Registry)**

(as delegate for Steven Avery, Executive Director, Heritage Victoria, pursuant to the instrument of delegation dated 05 July 2019)

**DATED: 1 August 2019**

*Note: This Certificate is valid at the date of issue.*

## CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

**Allens**

CERTIFICATE NO:  
**32274662**

PROPERTY ADDRESS:  
**18-24 ROBERTSONS ROAD TAYLORS LAKES**

PARCEL DESCRIPTION:  
**Lot 1 PS811764V**

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. The place or object is not being considered for inclusion in the Heritage Register.
6. The site is not included in the Heritage Inventory.
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
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12. There has not been a rectification order issued in respect of the place or object.



**Ainsley Thompson**  
**Heritage Officer (Registry)**

(as delegate for Steven Avery, Executive Director, Heritage Victoria, pursuant to the instrument of delegation dated 05 July 2019)

**DATED: 1 August 2019**

*Note: This Certificate is valid at the date of issue.*



## Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land.

Reference Number:

24128

### SECTION 1 – Applicant Information

Name of applicant:

Ms Megan Taylor

Organisation:

Allens

Postal address:

GPO Box 1776

Melbourne

VIC 3001

Telephone number:

03 9613 8696

Email address:

megan.taylor@allens.com.au

Customer Reference No.

12 084 1489-006 VBMM

### SECTION 2 – Land Description (as provided by the applicant)

Subdivisional References (Lot / Plan):

1/PS811765T

Crown References:

Title References (Volume / Folio) :

11877/926

Street Address:

16A Robertsons Road, Taylors Lakes Vic 3038

Other description:

Directory Reference:

3 E11

Directory:

Melways

### SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

*Please see attached Aboriginal Place*

Yes

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

Yes

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

No

Does a stop order exist in relation to any part of the nominated area of land?

No

Does an interim or ongoing protection declaration exist in relation to any part of the nominated area of land?

No

Does a cultural heritage agreement or Aboriginal cultural heritage land management agreement exist in relation to any part of the nominated area of land?

No

Signed:



Date: 05/Aug/2019

Oona Phillips  
Heritage Registrar  
Aboriginal Affairs Victoria

**SECTION 4 – Terms & Conditions****Terminology**

In these terms and conditions, the expressions "we", "us" and "our" are a reference to the Government of the State of Victoria, acting through Aboriginal Victoria, an agency of the Department of Premier and Cabinet.

**Advice provided from the Register**

Access to the information requested from the Register in the "Application for advice as to the existence of records in relation to a nominated area of land" form (the "Form") is subject to the discretion of the Secretary and the requirements of the Act.

The absence of records on the Register for a nominated area of land does not necessarily mean that the area is devoid of Aboriginal cultural heritage values. Applicants should be aware of the provisions of s.17 and s.24 of the *Aboriginal Heritage Act 2006*, which require the reporting of Aboriginal remains, Aboriginal places and objects discovered in Victoria. Applicants should also be aware that it is an offence under the *Aboriginal Heritage Act 2006* to harm Aboriginal cultural heritage, for which significant penalties apply. This advice does not abrogate any requirement to prepare a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

**Specific conditions of advice provided from the Register for an application under s.147**

The Secretary, Department of Premier and Cabinet may refuse to provide any information to the Applicant if the provision of the information would be likely to endanger Aboriginal cultural heritage (refer to s.147 (4) of the Act).

**Use of information**

Information provided to the Applicant from the Register as a result of this application and for the land described in Section 2 ("Information") may only be used for the purposes nominated by the Applicant in the Form (and for no other purposes). The Information may not be on-sold or rebadged without our written permission.

**Documents to be lodged with Registrar**

Two copies (one of which must be in digital format) of any article, publication, report or thesis which relies on any Information provided to the Applicant must be lodged with the Registrar as soon as practicable after their completion.

**Acknowledgment of source of Information**

We must be acknowledged in any article, publication, report or thesis (including a newspaper article or display) which incorporates or refers to material supplied from the Register.

**Copyright**

We retain copyright in all materials for which legal title of the relevant organisation is clear. Apart from fair dealing for the purposes of private study, research, criticism or review, as permitted under the copyright legislation, and apart from uses specifically authorised by these terms and conditions, no part may be reproduced or reused for any commercial purposes whatsoever.

Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

**Disclaimer**

The Information is provided for information purposes only. Except as expressly stated to the contrary, no claim is made as to the accuracy or authenticity of its content. The Information is provided on the basis that any persons having access to it undertake responsibility for assessing the relevance and accuracy of its content. We do not accept responsibility for any loss or damage, however caused (including through negligence) which you may directly or indirectly suffer in connection with your use of the Information, nor do we accept any responsibility for any such loss arising out of your use or reliance (or any other person's use or reliance) on the Information.

The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

**Indemnity**

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

**Governing Law**

These terms and conditions are governed by the laws in force in the State of Victoria, Australia.

**Third Party Disclosure**

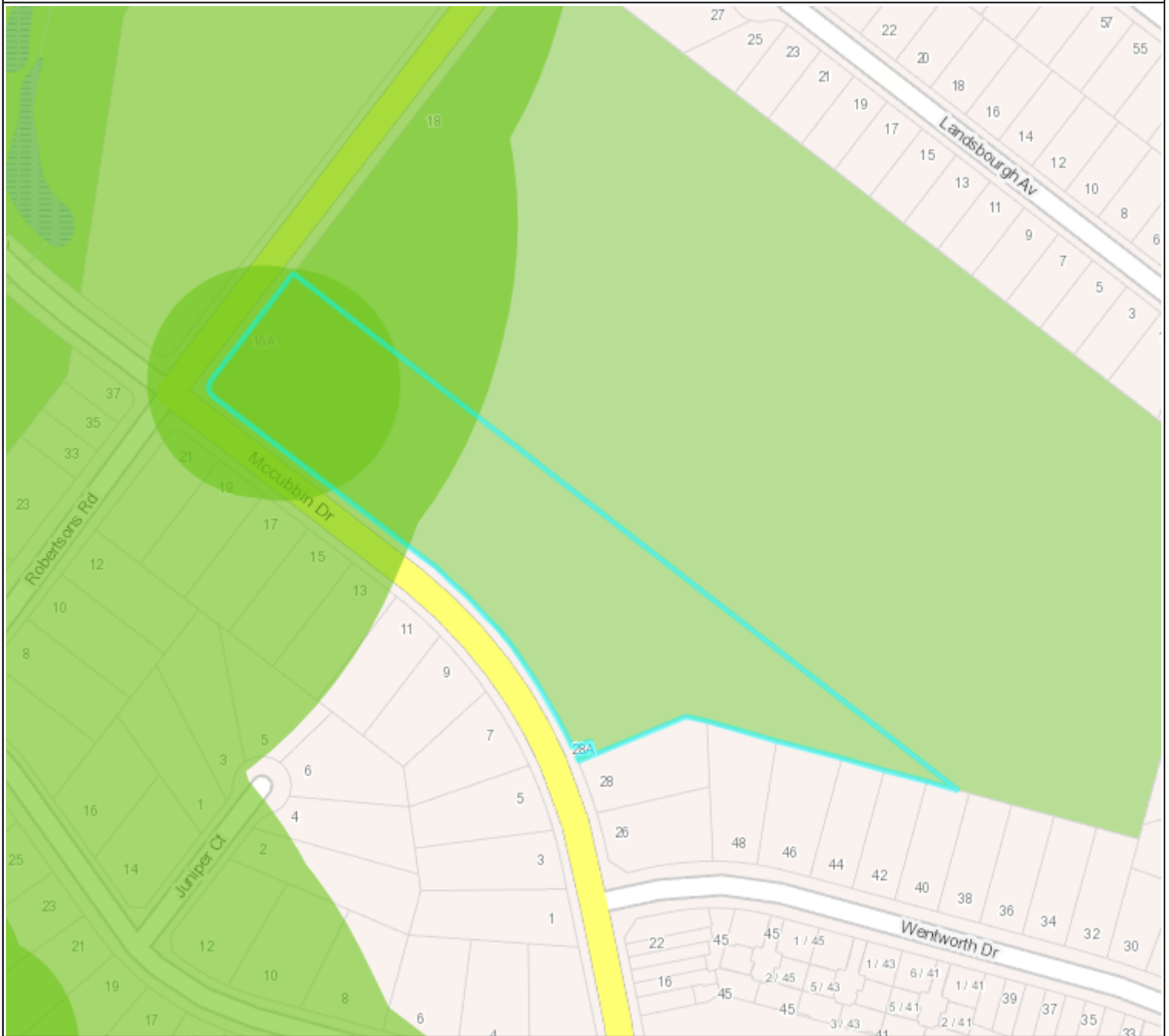
Where the information obtained from the Register is provided to a third party, details of the above Terms and Conditions must also be provided.

**Areas of Cultural Heritage Sensitivity**

You can find out more about 'areas of Aboriginal Cultural Heritage Sensitivity' including maps showing these areas, at

<https://w.www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/planning-and-development-of-land.html>

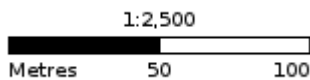
# Aboriginal Victoria Map Report



 Areas of Cultural Heritage Sensitivity



Produced by  
Aboriginal Victoria  
for  
username



Date: 8 August 2019

This document contains culturally sensitive information concerning the heritage of Victoria's Aboriginal communities, and cannot be included in any reports resulting from research associated with this document. This information is accurate at the date of production. However, the State of Victoria and its employees do not guarantee that the information in this document is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on this information.

## Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land.

Reference Number:

24123

### SECTION 1 – Applicant Information

Name of applicant:

Ms Megan Taylor

Organisation:

Allens

Postal address:

GPO Box 1776

Melbourne

VIC 3001

Telephone number:

03 9613 8696

Email address:

megan.taylor@allens.com.au

Customer Reference No.

12 084 1489-006 VBMM

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Subdivisional References (Lot / Plan):

1/PS811764

Crown References:

Title References (Volume / Folio) :

11877/924

Street Address:

18-24 Robertsons Road, Taylors Lakes Vic 3038

Other description:

Directory Reference:

3 E11

Directory:

Melways

### SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

No

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

Yes

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

No

Does a stop order exist in relation to any part of the nominated area of land?

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Signed:



Date: 05/Aug/2019

Oona Phillips  
Heritage Registrar  
Aboriginal Affairs Victoria

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Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

### Disclaimer

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The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

### Indemnity

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

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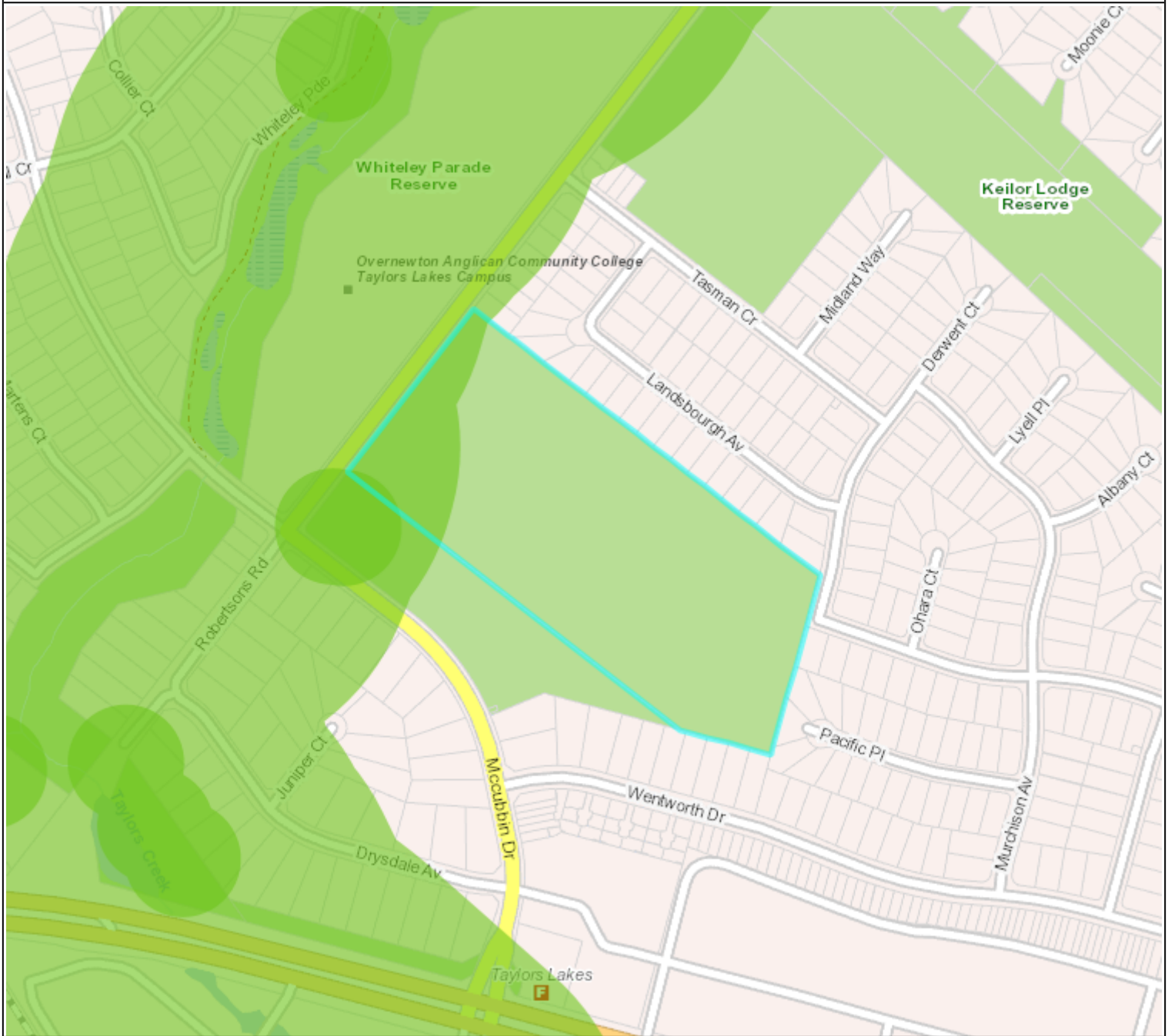
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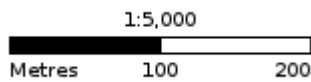
# Aboriginal Victoria Map Report



 Areas of Cultural Heritage Sensitivity



Produced by  
Aboriginal Victoria  
for  
username



Date: 8 August 2019



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Allens C/- InfoTrack  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 359203

NO PROPOSALS. As at the 1st August 2019, 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®.

16A ROBERTSONS ROAD, TAYLORS LAKES 3038  
CITY OF BRIMBANK

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: 1st August 2019

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 32279055 - 32279055155536 '359203'**



## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Allens C/- InfoTrack  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 359203

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18-24 ROBERTSONS ROAD, TAYLORS LAKES 3038  
CITY OF BRIMBANK

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: 1st August 2019

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 32274662 - 32274662115100 '359203'**



# 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.