



taylors
quarter



Vendor's Statement

Section 32 of the *Sale of Land Act 1962*

Lot on proposed plan of subdivision
PS829173V, being part of the land known as
16A and 18-24 Robertsons Road, Taylors Lakes
Vic 3038

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

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

Property **Lot [REDACTED] on proposed Plan of Subdivision PS289173V 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.

	Service	Connected
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 21 / 06 /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 / /20

Signature/s of the Purchaser(s)

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 : 124077277106Y

Produced 02/05/2019 05:32 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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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11877 FOLIO 924

Security no : 124077277098H

Produced 02/05/2019 05:31 PM

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

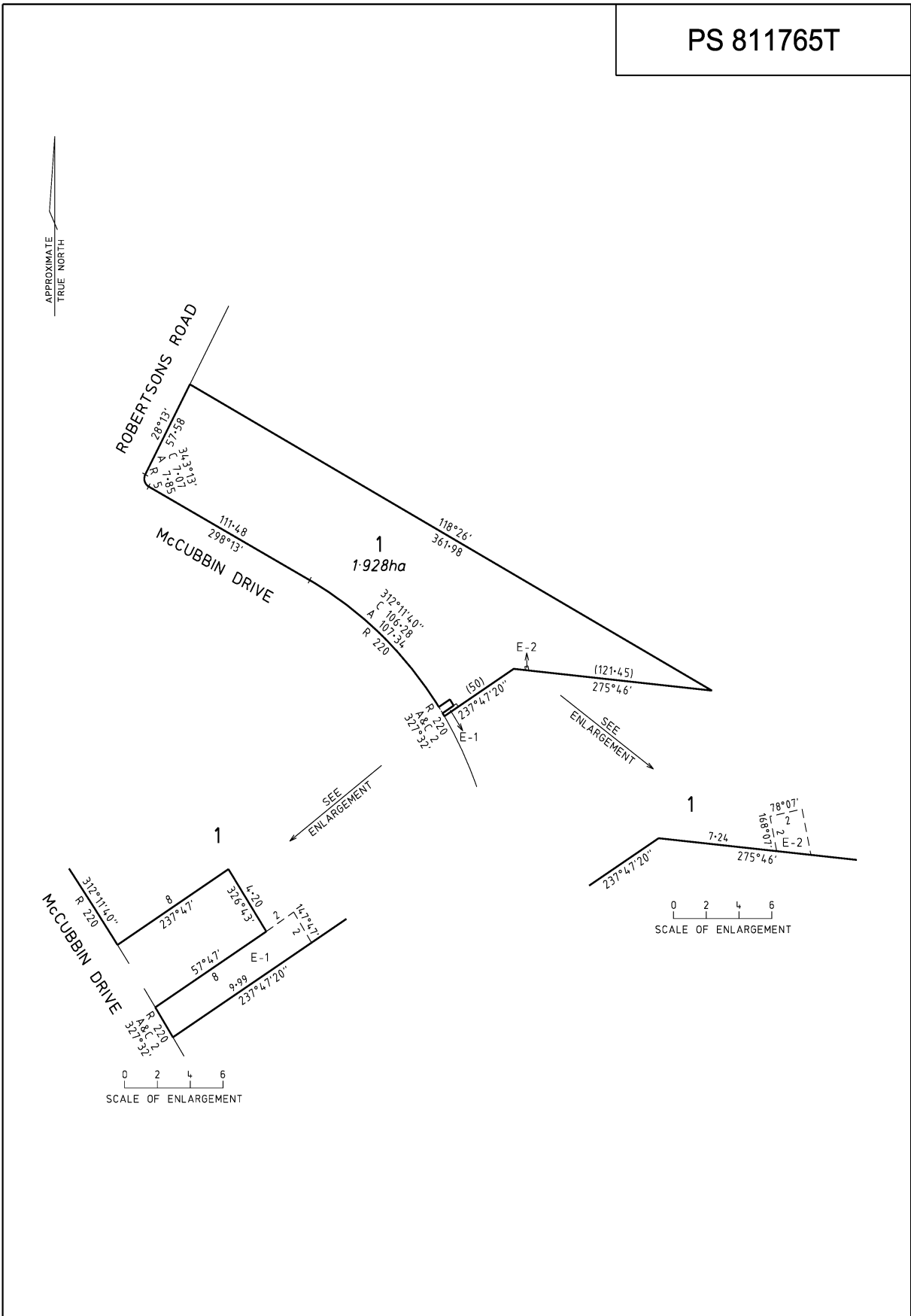
DOCUMENT END

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PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988		EDITION 1	PS 811765T	
LOCATION OF LAND PARISH: MARIBYRNONG SECTION: 27 CROWN ALLOTMENT: A (PART) TITLE REFERENCE: VOL. 10271 FOL. 163 LAST PLAN REFERENCE: PS 342427D, RESERVE No. 1 POSTAL ADDRESS: 16-28 McCUBBIN DRIVE (at time of subdivision) TAYLORS LAKES 3038 MGA94 CO-ORDINATES: 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		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is not based on survey. PURPOSE OF PLAN: 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. GROUND FOR REMOVAL: Amendment GC51 to the Brimbank Planning Scheme.				
EASEMENT INFORMATION				
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

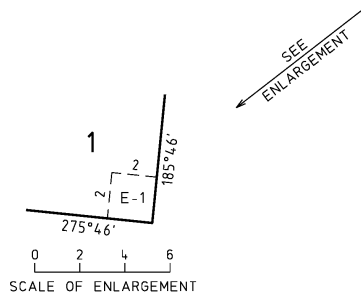
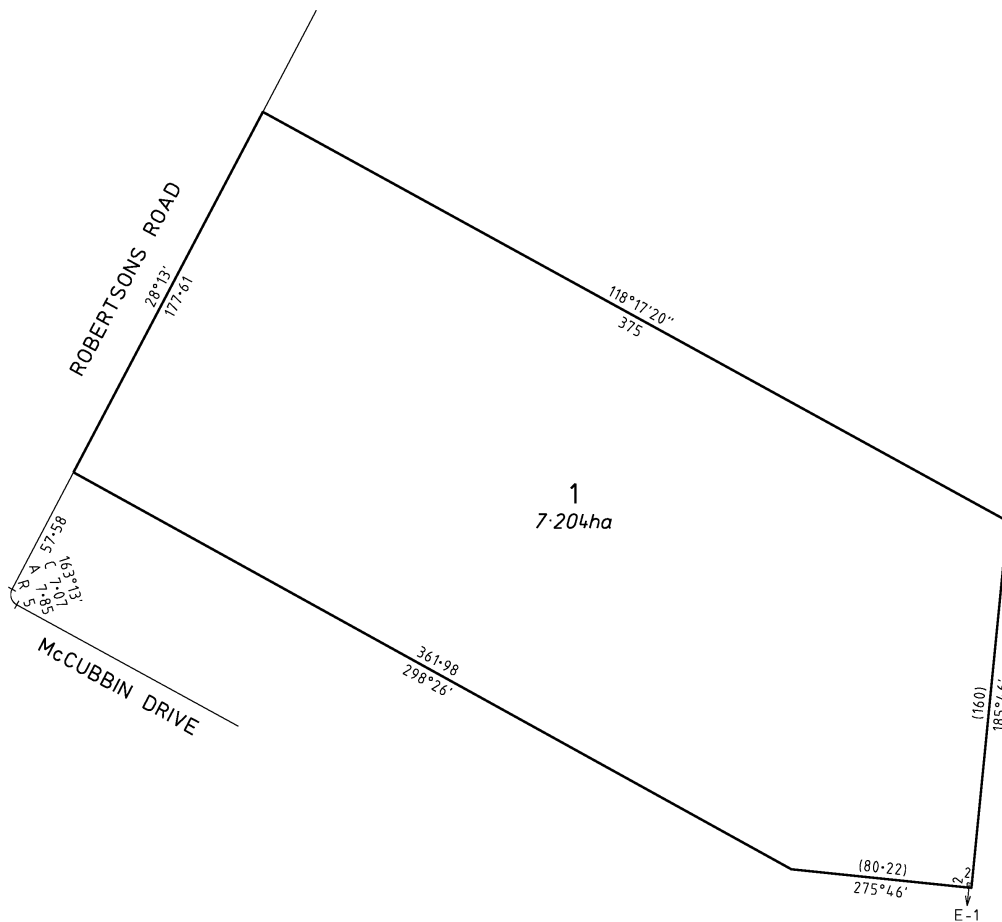


<p>OFFICE OF SURVEYOR-GENERAL VICTORIA</p> <p>DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</p>	<p>SCALE 1:2000</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Edward Stefan Cichocki (Land Victoria - OSGV Surveyors), Surveyor's Plan Version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

PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988		EDITION 1	PS 811764V	
LOCATION OF LAND PARISH: MARIBYRNONG SECTION: 27 CROWN ALLOTMENT: A (PART) TITLE REFERENCE: VOL. 10133 FOL. 468 LAST PLAN REFERENCE: PS 316588A, RESERVE No. 1 POSTAL ADDRESS: 18-24 ROBERTSONS ROAD (at time of subdivision) TAYLORS LAKES 3038 MGA94 CO-ORDINATES: 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		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is not based on survey. PURPOSE OF PLAN: 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. GROUND FOR REMOVAL: Amendment GC51 to the Brimbank Planning Scheme.				
EASEMENT INFORMATION				
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		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2
		Digitally signed by: Edward Stefan Cichocki (Land Victoria - OSGV Surveyors), Surveyor's Plan Version (1), 05/04/2017		PLAN REGISTERED TIME: 8:32 DATE: 12/5/17 Randall McDonald Assistant Registrar of Titles

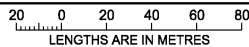
PS 811764V

APPROXIMATE
TRUE NORTH



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

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 27th 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.

DATE ISSUED: 23/04/2019

**SIGNATURE OF THE
RESPONSIBLE AUTHORITY:**

PLANNING PERMIT NO. P737/2018

- (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.

DATE ISSUED: 23/04/2019

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RESPONSIBLE AUTHORITY:



PLANNING PERMIT NO. P737/2018

- (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.

DATE ISSUED: 23/04/2019

SIGNATURE OF THE
RESPONSIBLE AUTHORITY:



PLANNING PERMIT NO. P737/2018

- (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:

DATE ISSUED: 23/04/2019

SIGNATURE OF THE
RESPONSIBLE AUTHORITY:

PLANNING PERMIT NO. P737/2018



- (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

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.

PLAN OF SUBDIVISION

EDITION 1

PS 829173V

LOCATION OF LAND

PARISH: MARIBYRNONG

TOWNSHIP: -

SECTION: 27

CROWN ALLOTMENT: A (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. 11877 FOL. 924
VOL. 11877 FOL. 926

LAST PLAN REFERENCE: PS811764V (LOT 1)
& PS811765T (LOT 1)

POSTAL ADDRESS: 16A & 18-24 ROBERTSONS ROAD
(at time of subdivision) TAYLORS LAKES, 3038

MGA CO-ORDINATES: E: 303 825 ZONE: 55
(of approx centre of land N: 5 826 022 GDA 94
in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R-1 RESERVE No. 1 RESERVE No. 2	BRIMBANK CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD. BRIMBANK CITY COUNCIL

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 101-149
Benefited land: Lots 101-149

NOTATIONS

DEPTH LIMITATION Does not apply

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No.

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 101-149
Benefited land: Lots 101-149

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

EASEMENT INFORMATION

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	PS316588A	CITY OF KEILOR
E-1	SEWERAGE	2	PS316588A	MELBOURNE WATER
E-1, E-2 & E-4	DRAINAGE	SEE PLAN	THIS PLAN	BRIMBANK CITY COUNCIL
E-3 & E-4	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	2	PS342427D	LAND IN PS342427D
E-6	SEWERAGE	2	PS342427D	LAND IN PS342427D
E-6	SEWERAGE	2	PS342427D	CITY WEST WATER LTD.



Surveyors • Town Planners • Engineers

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

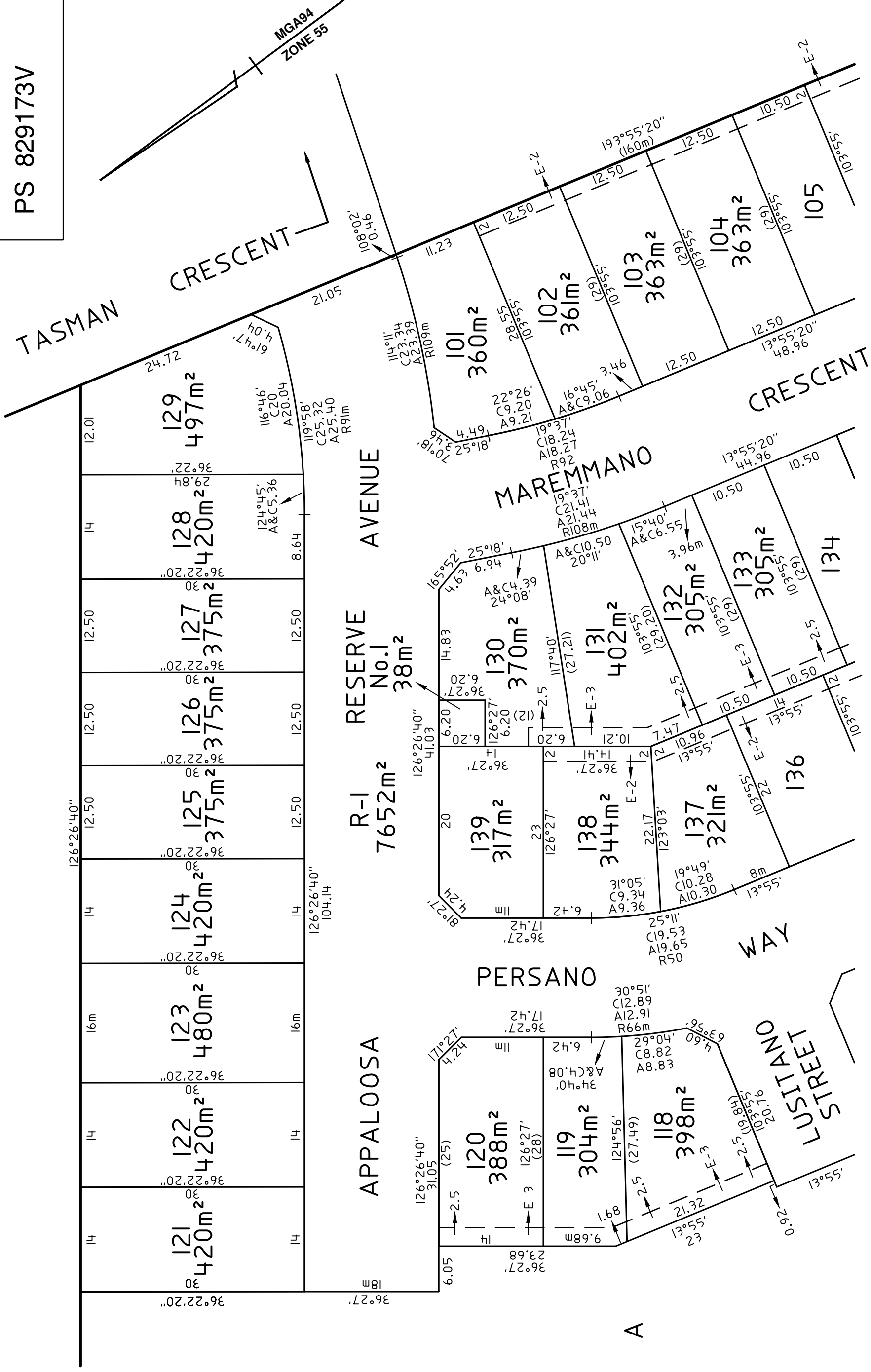
SURVEYORS FILE REF: 15213

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

MATTHEW McGRATH / VERSION No.5

PS 829173V



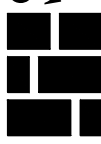

129 497m²
 128 420m²
 127 375m²
 126 375m²
 125 375m²
 124 420m²
 123 480m²
 122 420m²
 121 420m²
 101 360m²
 102 361m²
 103 363m²
 104 363m²
 105
 139 317m²
 138 344m²
 137 321m²
 136
 130 370m²
 131 402m²
 132 305m²
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 120 388m²
 119 304m²
 118 398m²
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 102
 101

RESERVE No.1
 7652m²

TASMAN CRESCENT
 AVENUE
 MAREMMANO CRESCENT
 APPALOOSA
 PERSANO
 LUSTIGAI STREET
 WAY

MGA94
 ZONE 55

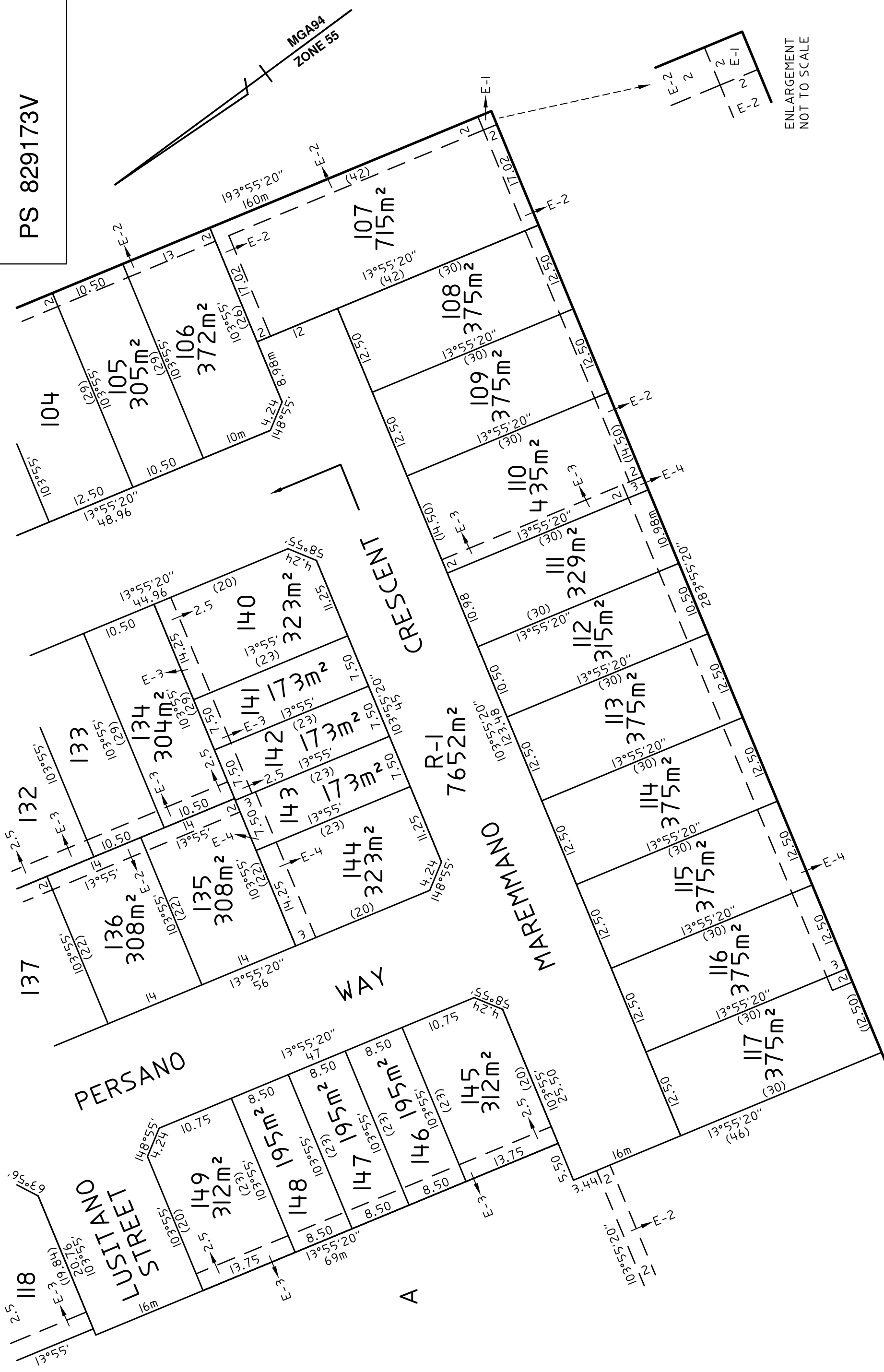
SCALE 1:500
 LENGTHS ARE IN METRES

 <p>ST. QUENTIN 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	 <p>LENGTHS ARE IN METRES</p>	SHEET SIZE: A3	REF: 15213	V05	SHEET 3
	<p>MATTHEW McGRATH / VERSION No. 5</p>					

PS 829173V

MGA94
ZONE 55

ENLARGEMENT
NOT TO SCALE



SHEET
SIZE: A3

SCALE
1:500

LENGTHS ARE IN METRES

REF: 15213

V05

SHEET 4

ST. QUENTIN
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P.O. BOX 919, GEELONG 3220
TELEPHONE (03) 5201 1811 FAX (03) 5229 2909

MATTHEW McGRATH / VERSION No. 5

MEMORANDUM OF COMMON PROVISIONS

Section 91A Transfer of Land Act 1958

Lodged by:



Name:

FINAL DRAFT

This memorandum (containing page/s) contains provisions which are intended for inclusion in instruments 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 PS829173V known as Stage 1 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.
-

Approval No. xxxxxxxx

MCP

Page 1



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- 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.

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 101 to 149 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.

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MCP

Page 2



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MEMORANDUM OF COMMON PROVISIONS

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- 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;
 - (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

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Page 3



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(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.

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Page 4



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1.27 ‘**Taylor’s Quarter Design Standards**’ means the Taylor’s 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);
- (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)

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Page 5



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MEMORANDUM OF COMMON PROVISIONS

Section 91A Transfer of Land Act 1958

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- 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
-

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Page 6



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Approved 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)

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MCP

Page 7

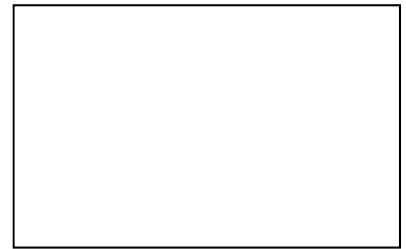


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2.5.1 A Building on a Small Lot and lots numbered 140,144,145 and 149, must not occupy more than 80% of the area of that lot

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 140,144,145 and 149, the maximum height of a building on and within 1.0m of a Side Boundary must not exceed 3.6m unless:

- (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

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MCP

Page 8



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Lodged by:



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- (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

Approval No. xxxxxxxx

MCP

Page 9



1. The provisions are to be numbered consecutively from number 1.
2. The back of this form is not to be used.
3. Further pages may be added but each page should be consecutively numbered.

MEMORANDUM OF COMMON PROVISIONS

Section 91A Transfer of Land Act 1958

Lodged by:



Name:

FINAL DRAFT

This memorandum (containing page/s) contains provisions which are intended for inclusion in instruments to be subsequently lodged for registration.

The explicit approval of the design and siting of a Dwelling to be built on any lot on the Plan of Subdivision PS829173V 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 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;

Approval No. xxxxxxxx

MCP

Page 10



- 1. The provisions are to be numbered consecutively from number 1.
- 2. The back of this form is not to be used.
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MEMORANDUM OF COMMON PROVISIONS

Section 91A Transfer of Land Act 1958

Lodged by:



Name:

FINAL DRAFT

This memorandum (containing page/s) contains provisions which are intended for inclusion in instruments to be subsequently lodged for registration.

- 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.

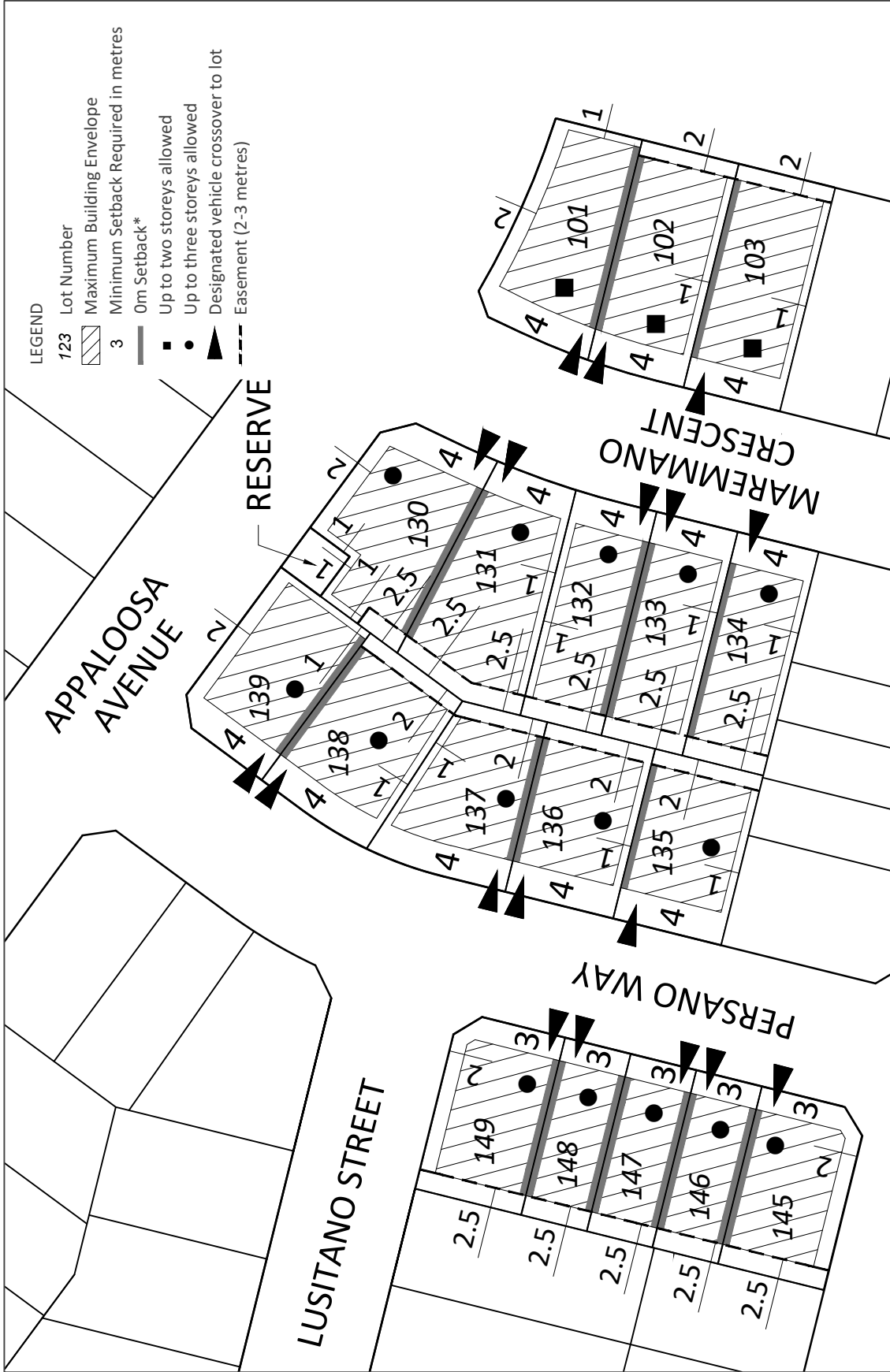
Approval No. xxxxxxxx

MCP



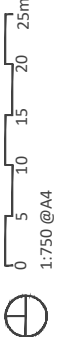
Page 11

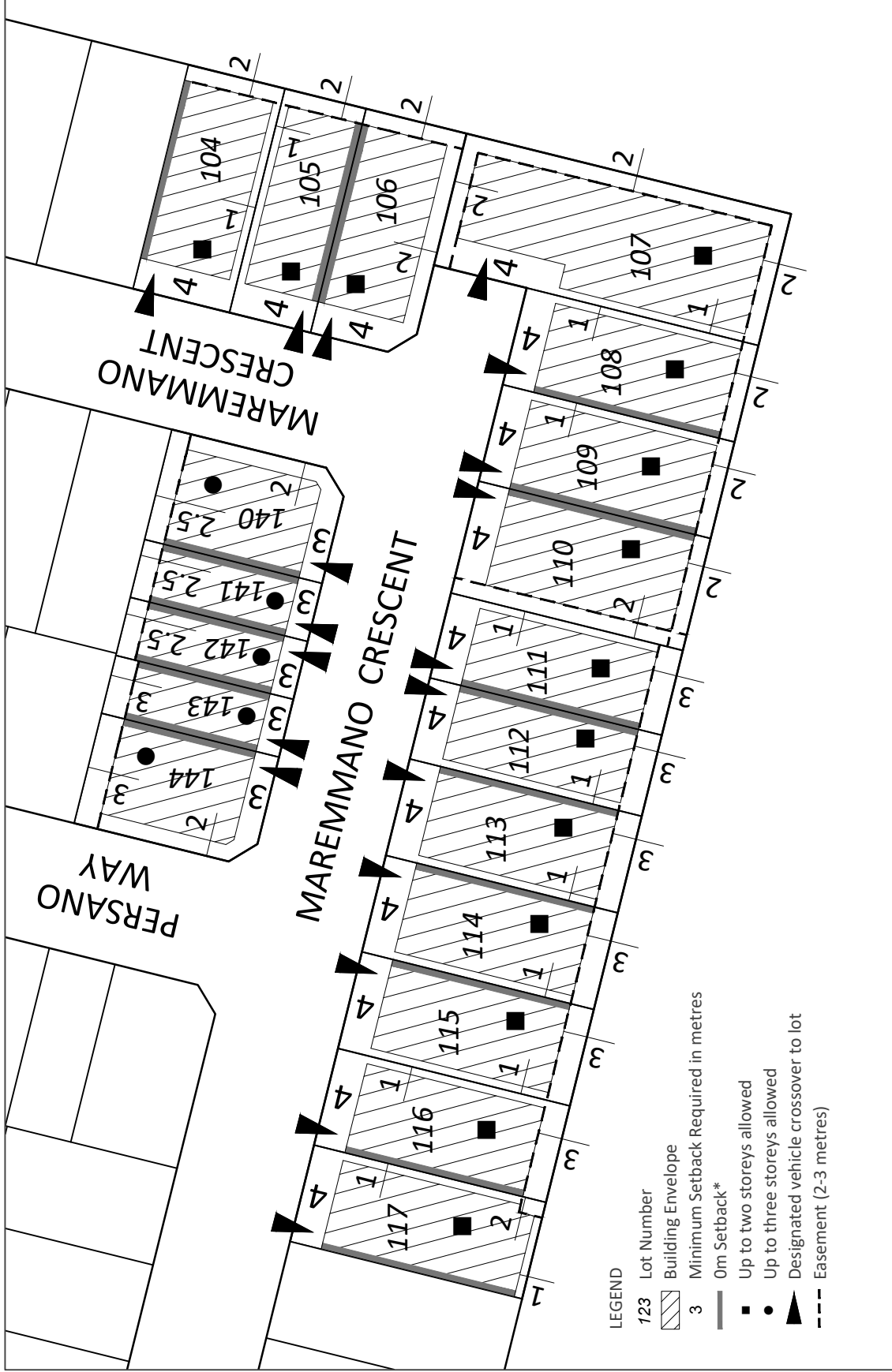


1. The provisions are to be numbered consecutively from number 1.
2. The back of this form is not to be used.
3. Further pages may be added but each page should be consecutively numbered.



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

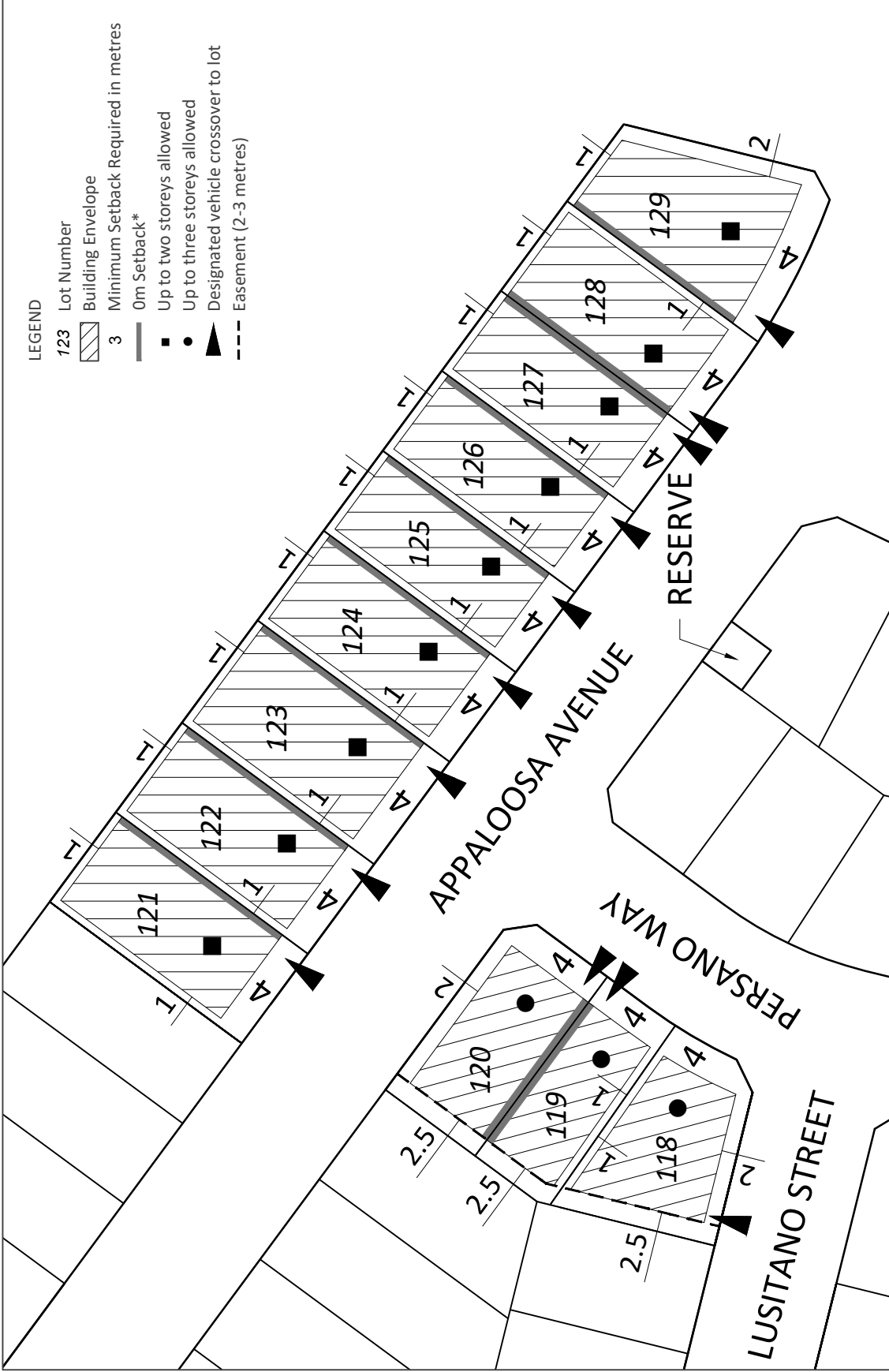
BUILDING ENVELOPE PLAN		 Member of the Sellen Group	REVISIONS <table border="1"> <thead> <tr> <th>REV.</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>03/05/19</td> </tr> <tr> <td>B</td> <td>09/05/19</td> </tr> <tr> <td>C</td> <td>28/05/19</td> </tr> </tbody> </table>	REV.	ISSUED	A	03/05/19	B	09/05/19	C	28/05/19	NOTES 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 sealed 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".
REV.	ISSUED											
A	03/05/19											
B	09/05/19											
C	28/05/19											
TAYLORS QUARTER												
STAGE 1	SHEET 1/3											



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.	
	A	03/05/19	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.	
	B	09/05/19	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.	
STAGE 1	SHEET 2/3	C	28/05/19	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".	

PREPARED BY

Member of the Sellen Group



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)

BUILDING ENVELOPE PLAN		PREPARED BY SMEC Member of the Sargent & Lundy Group	REVISIONS		NOTES
TAYLORS QUARTER			REV.	ISSUED	
STAGE 1	SHEET 3/3	A	03/05/19		
		B	09/05/19		
		C	28/05/19		



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

582685

APPLICANT'S NAME & ADDRESS

ALLENS C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

VICTORIA, DEVELOPMENT

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 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>)

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

03 May 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.

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

582750

APPLICANT'S NAME & ADDRESS

ALLENS C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

VICTORIA, DEVELOPMENT

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 CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2
- and a DEVELOPMENT PLAN OVERLAY - SCHEDULE 17

A detailed definition of the applicable Planning Scheme is available at :
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From www.planning.vic.gov.au on 03 May 2019 10:09 AM

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

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**

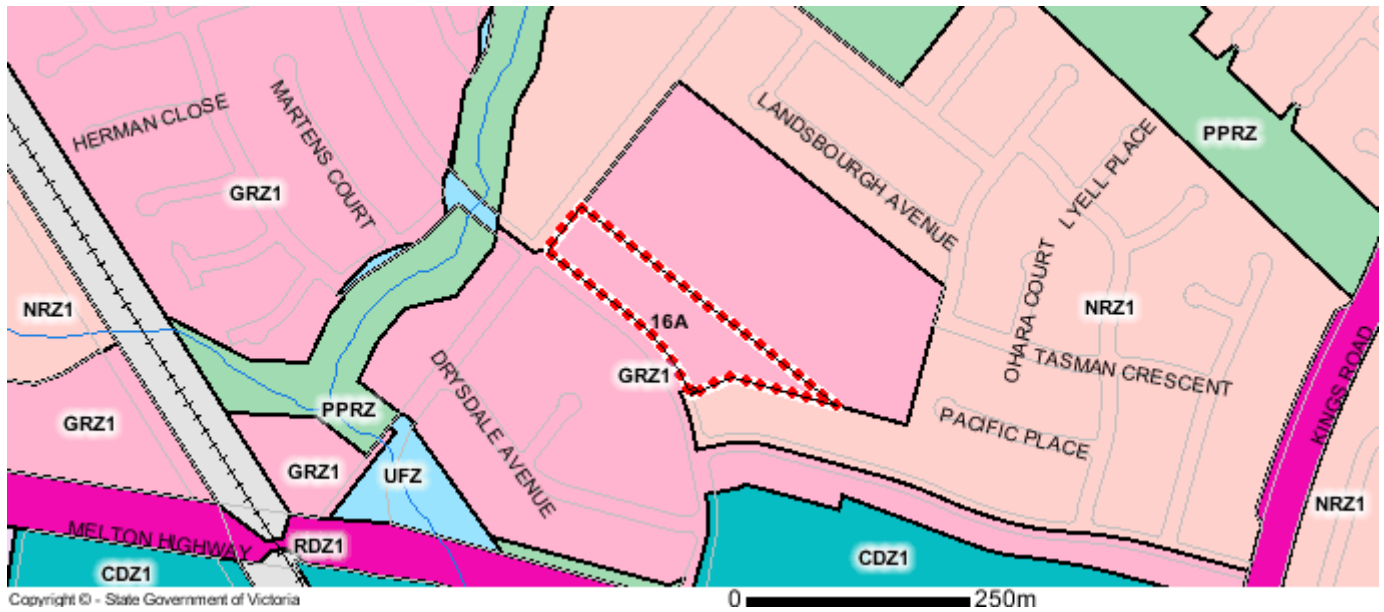
STATE ELECTORATES

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

Planning Zones

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

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



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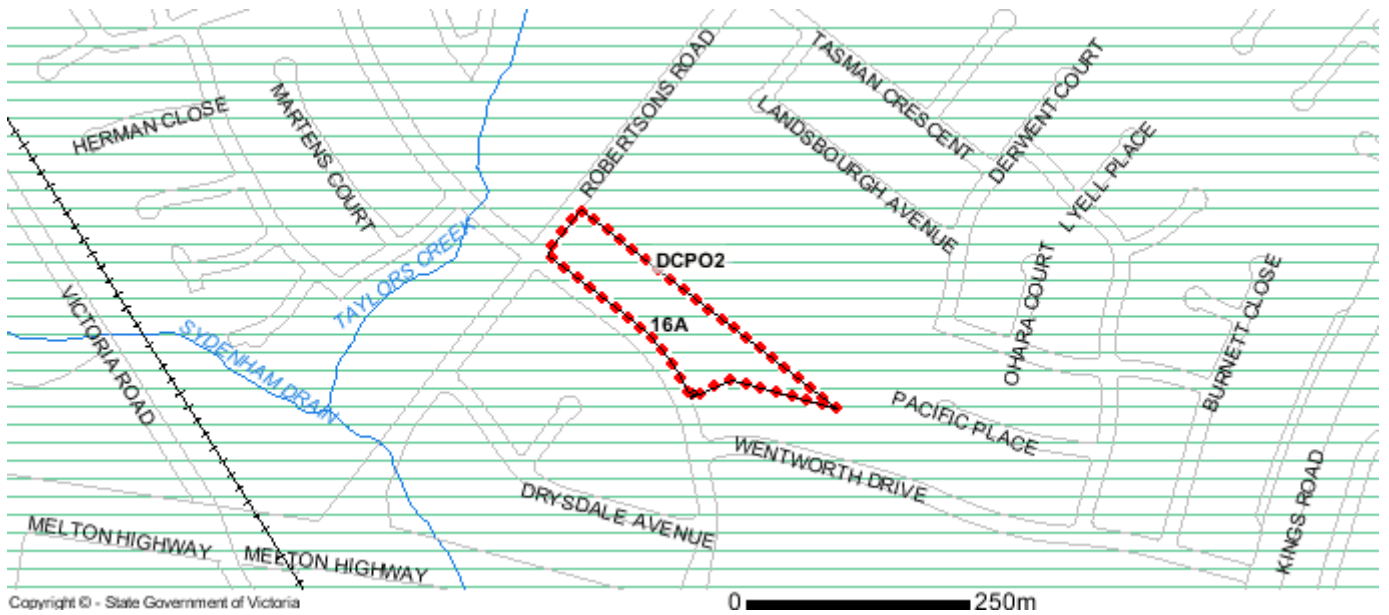
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

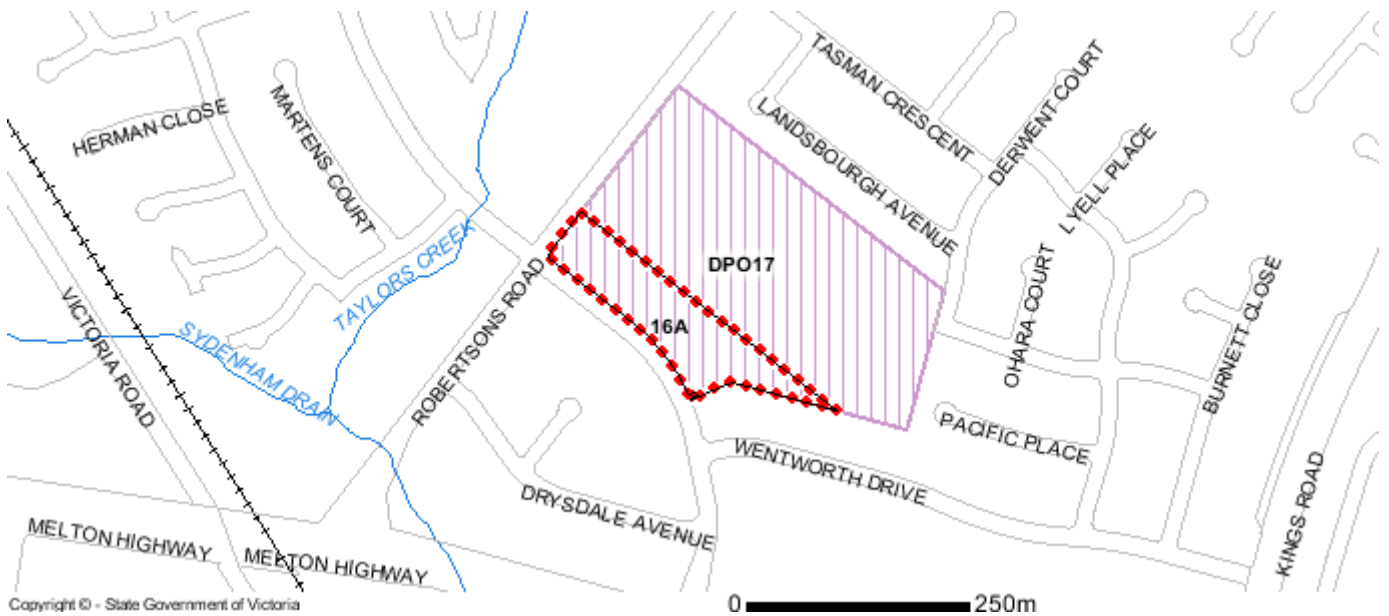


DCPO - Development Contributions Plan

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

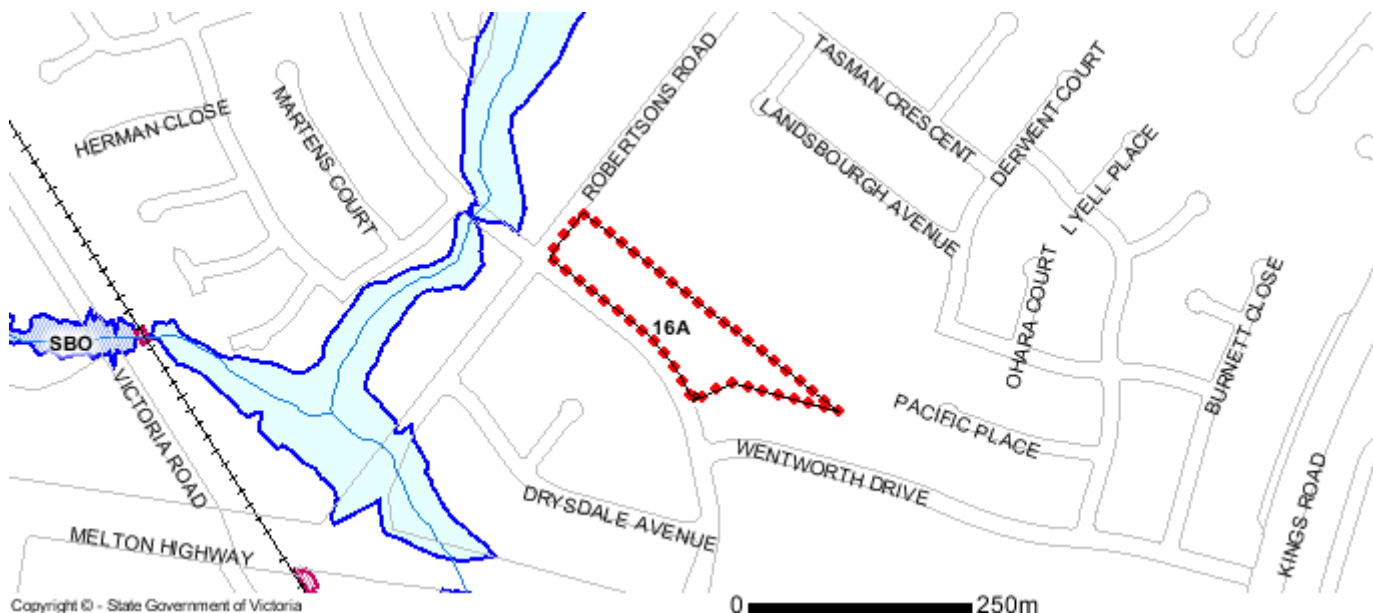
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

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

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



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.

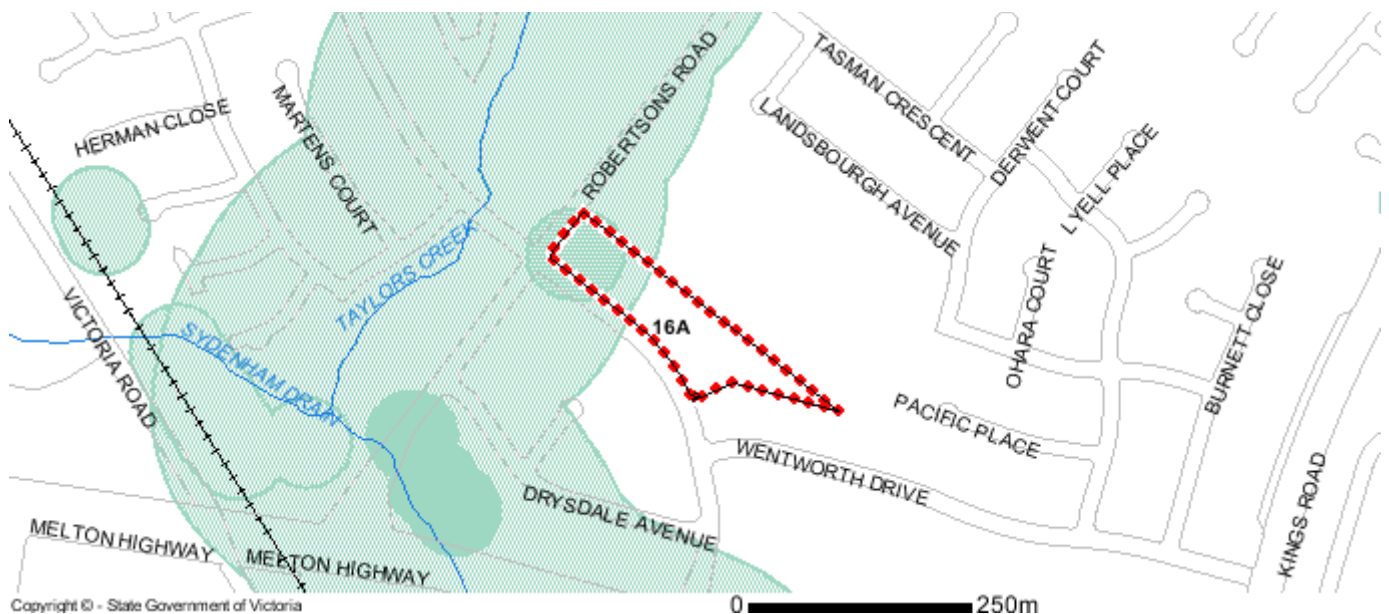
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



Aboriginal Heritage

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Further Planning Information

Planning scheme data last updated on 30 April 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

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

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

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

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

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

From www.planning.vic.gov.au on 03 May 2019 12:35 PM

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

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**

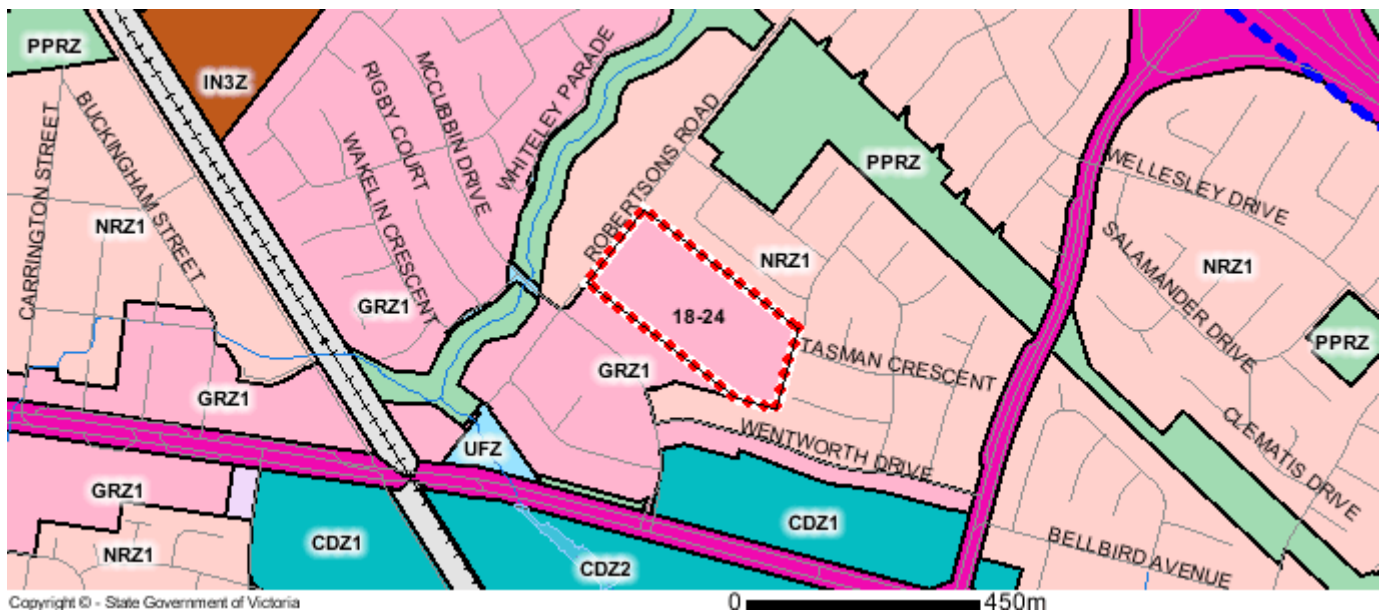
STATE ELECTORATES

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

Planning Zones

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

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



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0 450m

- | | | |
|---------------------------------|---------------------------------------|---------------------------------------|
| C1Z - Commercial 1 | CDZ - Comprehensive Development | GRZ - General Residential |
| IN3Z - Industrial 3 | NRZ - Neighbourhood Residential | PCRZ - Public Conservation & Resource |
| PPRZ - Public Park & Recreation | PUZ1 - Public Use - Service & Utility | 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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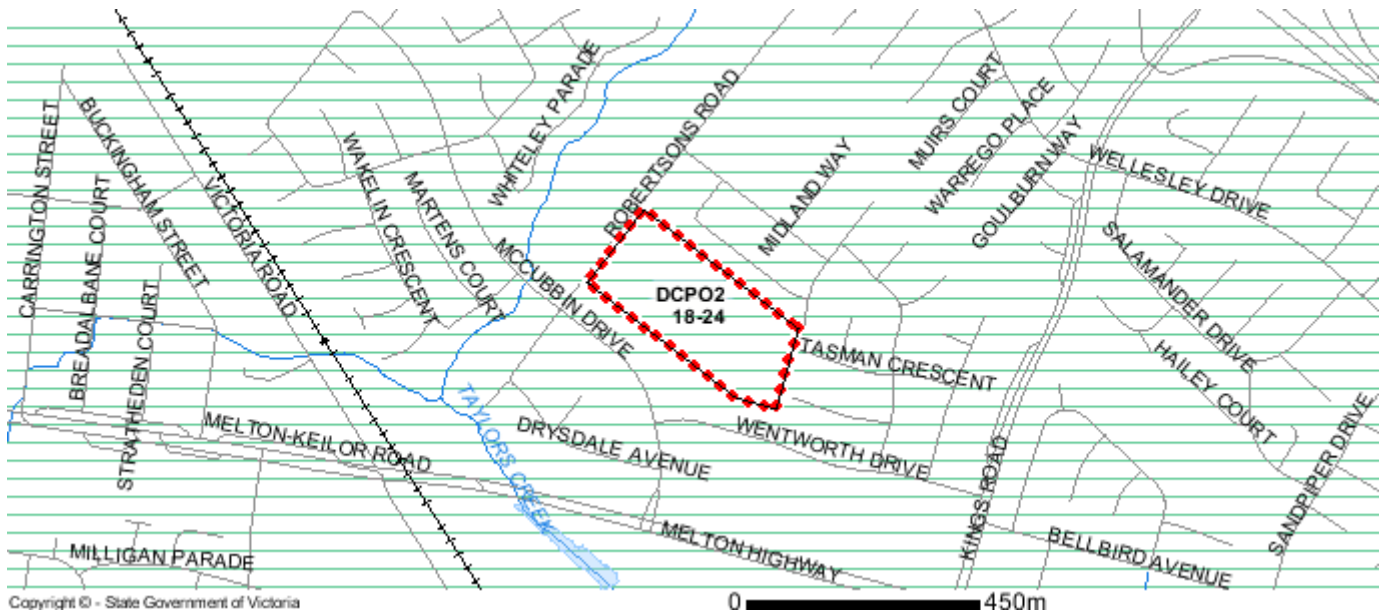
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Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

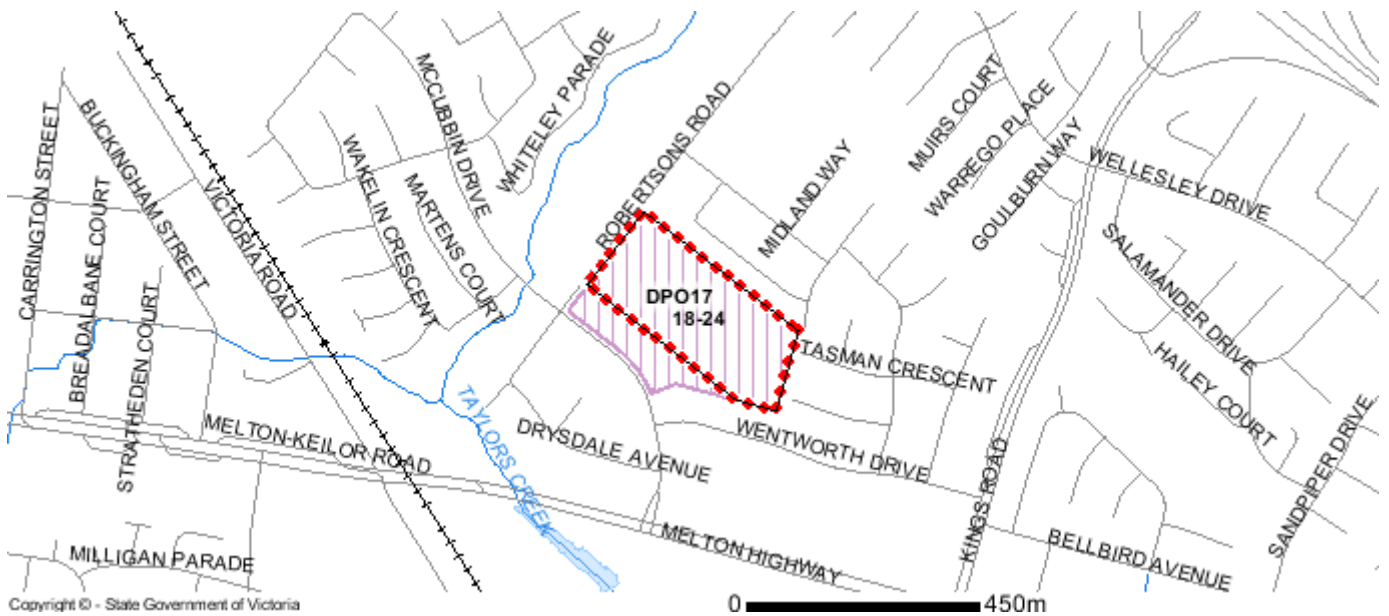


DCPO - Development Contributions Plan

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 \(ESO\)](#)

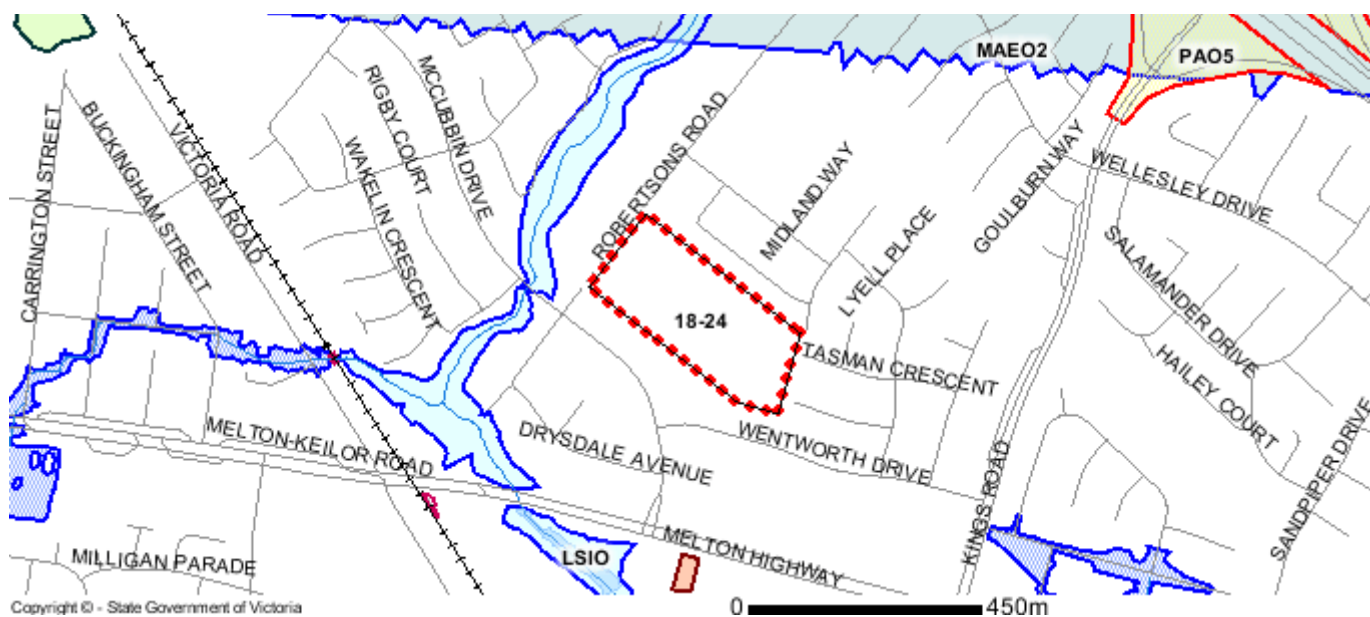
[HERITAGE OVERLAY \(HO\)](#)

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

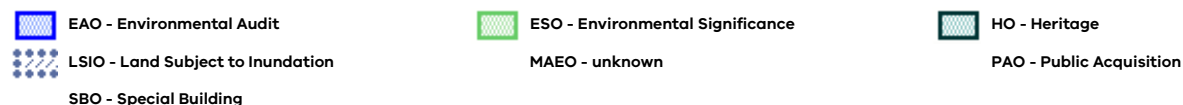
[MELBOURNE AIRPORT ENVIRONS OVERLAY \(MAEO\)](#)

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

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



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'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.

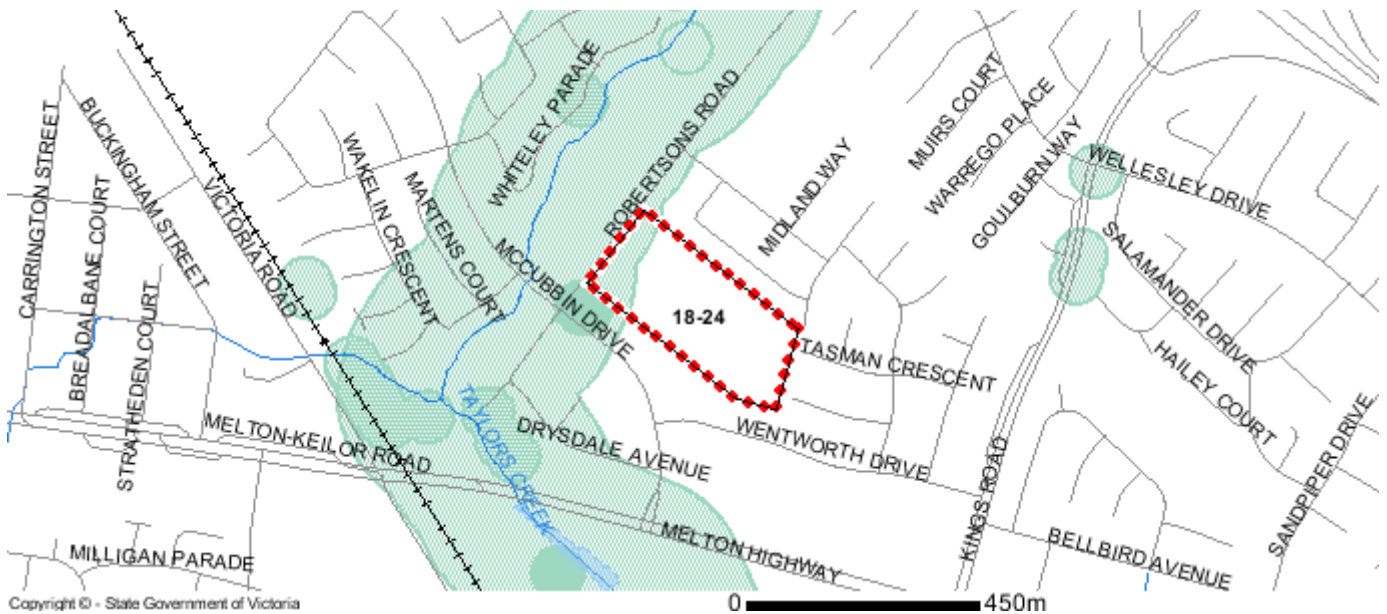
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



Aboriginal Heritage

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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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).

Further Planning Information

Planning scheme data last updated on 30 April 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

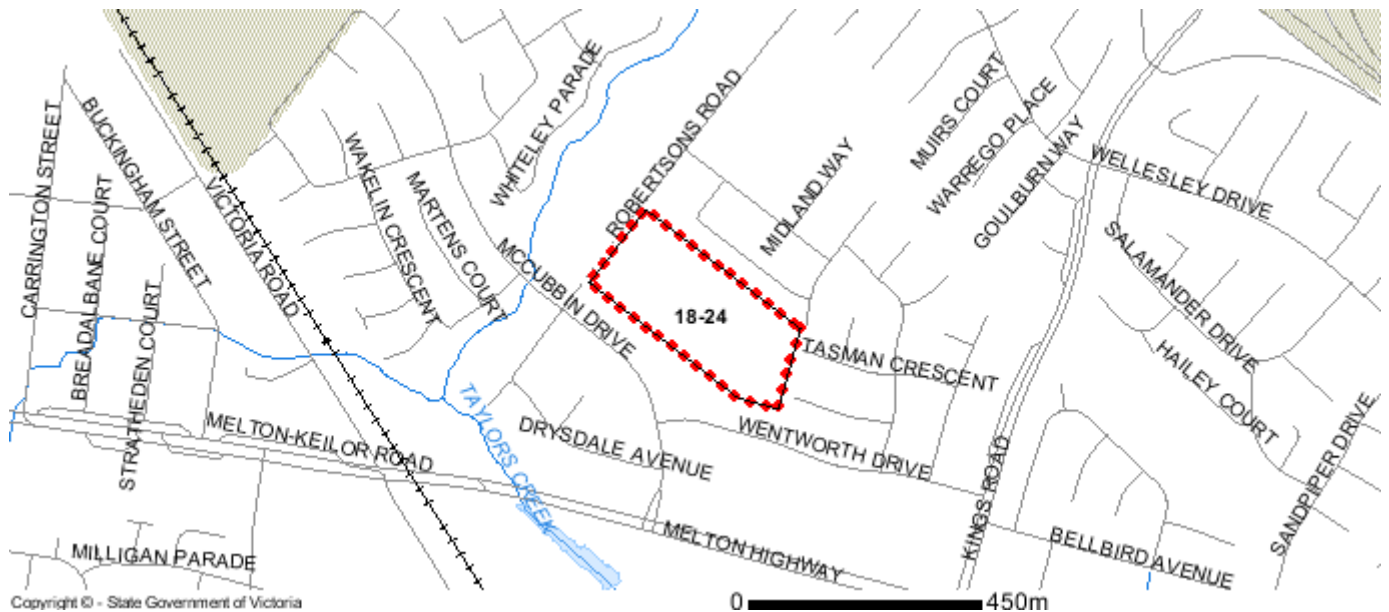
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

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

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

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

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

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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



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 2018 to 30 June 2019.

Your Reference: 31514007-010-4
Assessment Number: 864884

Certificate Number: 88976
Issue date: 03/05/2019

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: \$3,661,000
Net Annual Value: \$183,050
Site Value: \$3,227,000
Effective Date: 1/7/2016
Base Date: 01/01/2018

RATES CHARGES AND OTHER MONIES:

nil	
Rate Arrears to 30/06/2018:	\$0.00
Interest to :	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00
Less Other Adjustments:	\$0.00
Total Rates & Charges Due:	\$0.00
Additional Monies Owed:	
Debtor Balance Owing	
TOTAL DUE:	\$0.00

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: 88976

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

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 stylized flourish at the end.

John Petrero
Acting Manager City Compliance



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 2018 to 30 June 2019.

Your Reference: 31516388-010-0
Assessment Number: 431379

Certificate Number: 88978
Issue date: 03/05/2019

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: \$9,793,000
Net Annual Value: \$489,650
Site Value: \$5,610,000
Effective Date: 1/7/2016
Base Date: 01/01/2018

RATES CHARGES AND OTHER MONIES:

nil	
Rate Arrears to 30/06/2018:	\$0.00
Interest to :	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00
Less Other Adjustments:	\$0.00
Total Rates & Charges Due:	\$0.00
Additional Monies Owed:	
Debtor Balance Owing	
TOTAL DUE:	\$0.00

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: 431379
Certificate Number: 88978

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



AUTHORISED OFFICER



T 9249 4000
W brimbank.vic.gov.au

PO BOX 70
Sunshine, Victoria 3020

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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 long horizontal flourish extending to the right.

John Petrero
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 - 10/05/2019

APPLICATION NO.

836633

ALLENS OPERATIONS

RIVERSIDE CENTRE
123 EAGLE STREET
BRISBANE QLD 4000

YOUR REF.
120841489VBMM

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 one hundred and twenty one dollars and ninety two 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 1/07/2018 - 30/06/2019	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
WATER NETWORK CHARGE RESIDENTIAL	148.99	Quarterly	30/06/2019	148.99	57.79
SEWERAGE NETWORK CHARGE RESIDENTIAL	165.33	Quarterly	30/06/2019	165.33	64.13
TOTAL	314.32			314.32	121.92

Service charges owing to 30/06/2018	0.00
Service charges owing for this financial year	121.92
Volumetric charges owing to 29/01/2019.	0.00
Adjustments	0.00
Current amount outstanding	121.92
Plus remainder service charges to be billed	0.00
BALANCE including unbilled service charges	121.92

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 - 10/05/2019

APPLICATION NO.

836633

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 29/01/2019.

The information supplied below could be used to calculate the estimated volumetric charges from last meter read date 29/01/2019 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	\$2.31 per day
Sewerage Disposal Charge	\$0.45 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 29/01/2019 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

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1253 6632 1115

DATE OF ISSUE - 10/05/2019

APPLICATION NO.

836633

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.

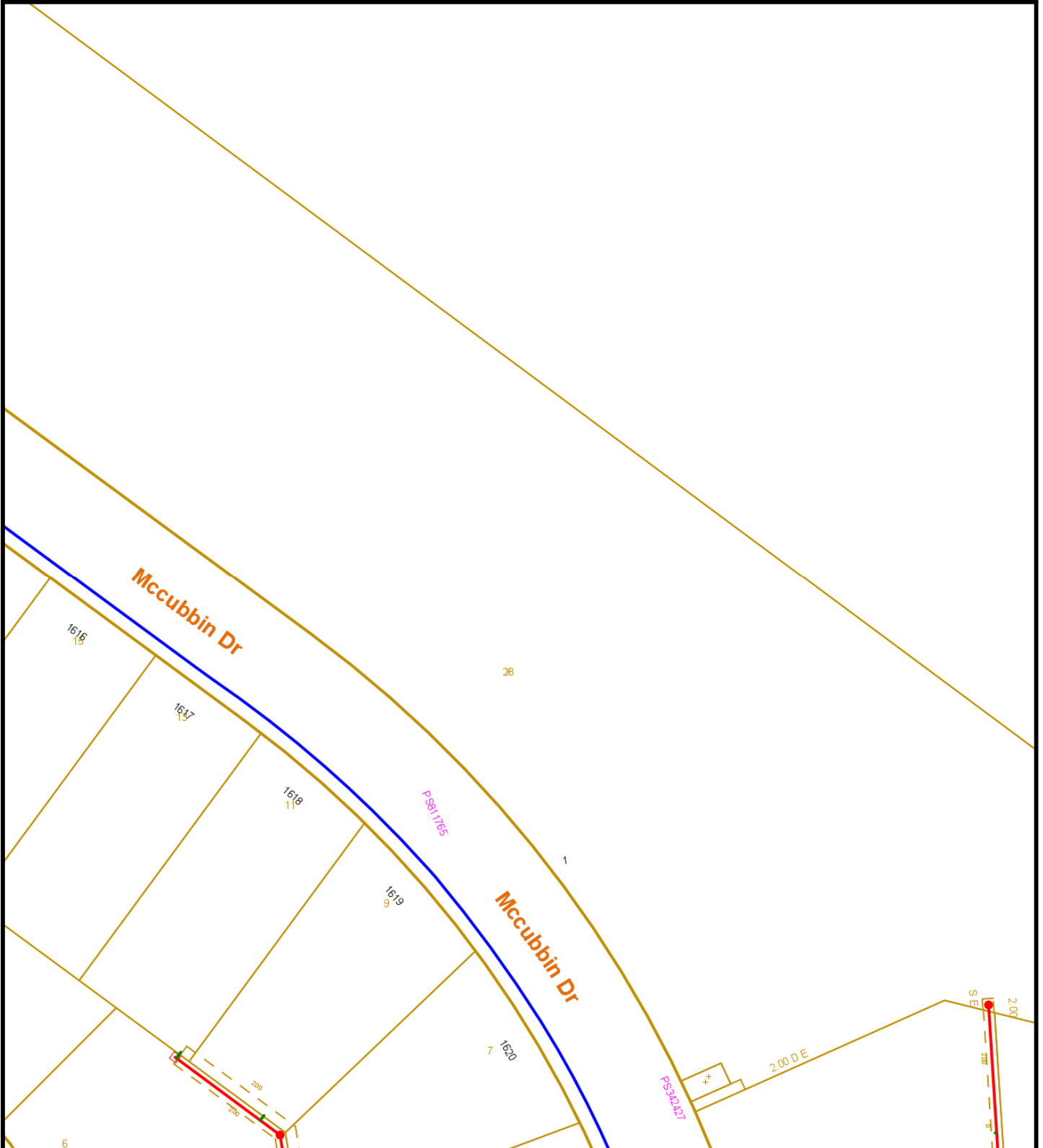
City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

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.


Encumbrance Plan

16 ROBERTSONS ROAD TAYLORS LAKES 3038

Application No. 836633



LEGEND

<ul style="list-style-type: none"> ● Circular Manhole Inspection Shaft Sewer Main Abandoned Sewer Main Water Main Abandoned Water Main 	<ul style="list-style-type: none"> Recycled Water Main MW-DR-CH MW Channel MW-DR-AQH MW Abandoned Channel MW-DR-NW MW Natural Waterway MW-DR-UG MW Underground Drain MW-DR-AUG MW Abandoned Underground Drain 	<ul style="list-style-type: none"> -MW-SW- MW Sewer Main -MW-ASW- MW Abandoned Sewer Main -MW-WS- MW Water Main -MW-AWS- MW Abandoned Water Main MW Manhole MW Abandoned Manhole 	 <p style="font-size: small;">Date: 10/05/2019</p>
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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 - 10/05/2019

APPLICATION NO.

836660

ALLENS OPERATIONS

RIVERSIDE CENTRE
123 EAGLE STREET
BRISBANE QLD 4000

YOUR REF.
120841489VBMM

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
TOTAL	0.00			0.00	0.00
	Service charges owing to 30/06/2018				0.00
	Service charges owing for this financial year				0.00
	Adjustments				0.00
	Current amount outstanding				0.00
	Plus remainder service charges to be billed				0.00
	BALANCE including unbilled service charges				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 - 10/05/2019

APPLICATION NO.

836660

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 - 10/05/2019

APPLICATION NO.

836660

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.

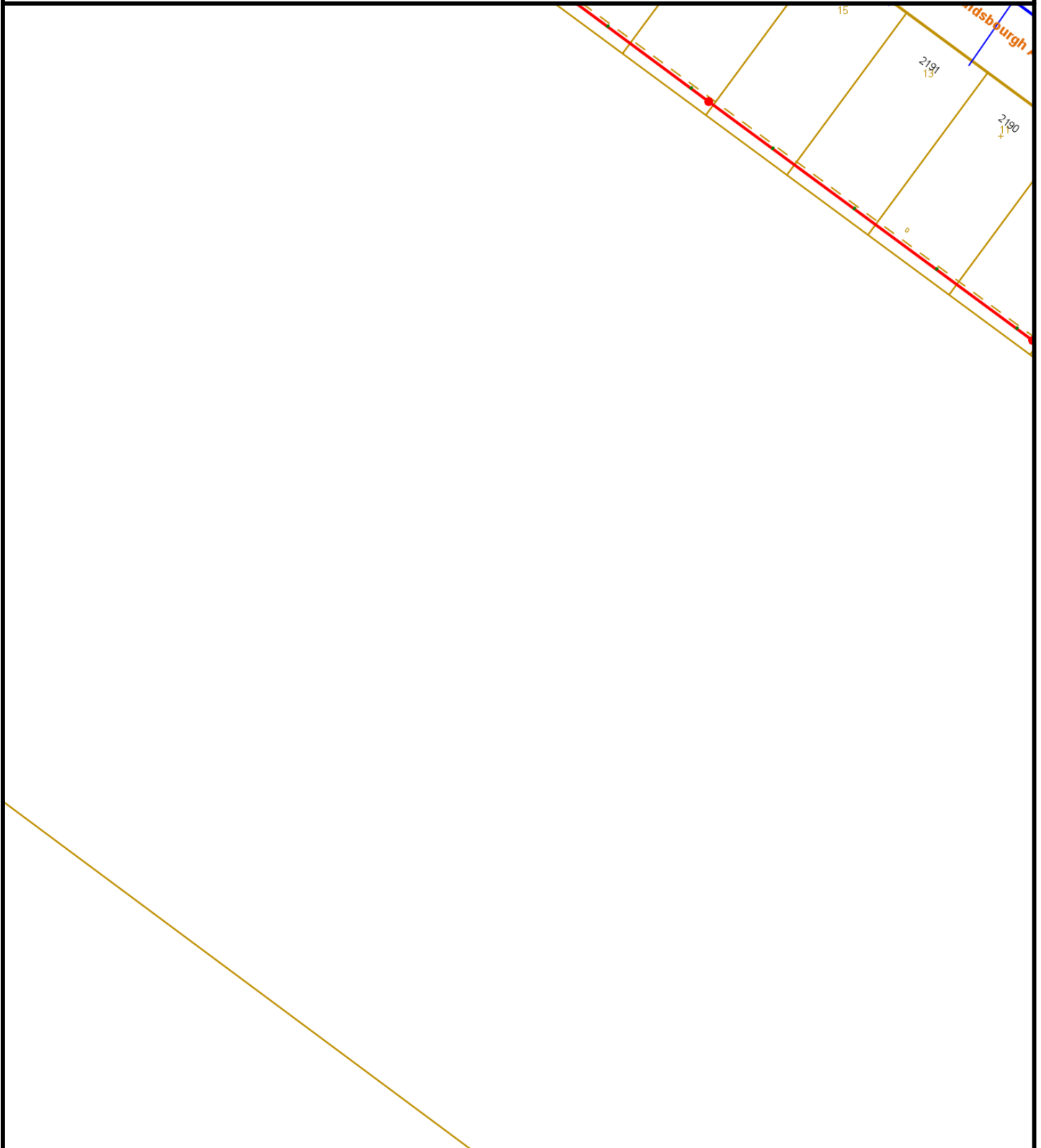
Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.



City West Water™

Encumbrance Plan

18 ROBERTSONS ROAD TAYLORS LAKES 3038
Application No. 836660



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: 10/05/2019

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 VBMM

Certificate No: 30677465

Issue Date: 08 MAY 2019

Enquiries: SXA6

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: 30677465

- 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 	Biller Code: 5249 Ref: 30677465
Telephone & Internet Banking - BPAY®	
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	
www.bpay.com.au	

CARD 	Ref: 30677465
Visa or Mastercard.	
Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	

Land Tax Clearance Certificate

Land Tax Act 2005



ALLENS

Your Reference: 12 084 1489 VBMM

Certificate No: 30751617

Issue Date: 15 MAY 2019

Enquiries: SXA6

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: 30751617

- 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 	Biller Code: 5249 Ref: 30751617
Telephone & Internet Banking - BPAY®	
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	
www.bpay.com.au	

CARD 	Ref: 30751617
Visa or Mastercard.	
Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	

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
E info@brimbank.vic.gov.au

PO BOX 70
Sunshine Victoria 3020

301 Hampshire Road
Sunshine

ALLENS
GPO Box 1776
MELBOURNE VIC 3001

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

(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

Building Information Certificate 51(1)

Building Act 1993
Building Regulations 2018
Regulation 51(1)



Your Reference:
Our Reference: 16529
Contact: Deanne Andrew
Telephone no: 9249 4603

T 9249 4000
W brimbank.vic.gov.au
E info@brimbank.vic.gov.au

PO BOX 70
Sunshine Victoria 3020

301 Hampshire Road
Sunshine

ALLENS
GPO Box 1776
MELBOURNE VIC 3001

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

(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 May 2019

Council Reference: 791657
Contact: Erica Szentpaly
Phone: 03 9249 4984

Company Name: ALLENS
Att: Ms Megan Taylor
Your Reference:
Email: megan.taylor@allens.com.au

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

PROPERTY ADDRESS:	LOT: 1 (16A) Robertsons Road 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 termites (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 significant snowfalls	NO
For which a bushfire attack level 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: http://services.land.vic.gov.au/maps/bushfire.jsp for further information.)	NO
Is this property liable to flooding within the meaning of Regulation 51(2), designated land or designated works	Separate response will be supplied to you by Brimbank Engineering Services within approx.5 working days. Please call 9249 4430 should you wish to follow up on this application.
Is a Community Infrastructure Levy 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 Council's 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

Date: 7 May 2019

Council Reference: 791659
Contact: Erica Szentpaly
Phone: 03 9249 4984

Company Name: ALLENS
Att: Ms Megan Taylor
Your Reference:
Email: megan.taylor@allens.com.au

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

PROPERTY ADDRESS:	LOT: 1 (18 – 24) Robertsons Road 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 termites (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 significant snowfalls	NO
For which a bushfire attack level 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: http://services.land.vic.gov.au/maps/bushfire.jsp for further information.)	NO
Is this property liable to flooding within the meaning of Regulation 51(2), designated land or designated works	Separate response will be supplied to you by Brimbank Engineering Services within approx.5 working days. Please call 9249 4430 should you wish to follow up on this application.
Is a Community Infrastructure Levy 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 Council's 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



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: 13/05/2019 Issued By: **Don Dileepa Dissanayake** Confirm No: **791974**



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.
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- Applicable application fee, as mentioned above, and properly filled application form
 - Information supplied by City West water or Melbourne Water
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 - 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: 13/05/2019 Issued By: **Don Dileepa Dissanayake** Confirm No: **791967**

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: 3rd May 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 Priority Sites Register] # 31514007 - 31514007113521
'359203'

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: 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: 3rd May 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] # 31516388 - 31516388134933
'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
Web: 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 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)



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
Web: 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 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 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>

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<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:
31514007

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
Business Support Officer (Certificates)

(as delegate for the Executive Director, Heritage Victoria, pursuant to the instrument of delegation dated 17 January 2019)

DATED: 3 May 2019

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

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

Allens

CERTIFICATE NO:
31516388

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.
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
Business Support Officer (Certificates)

(as delegate for the Executive Director, Heritage Victoria, pursuant to the instrument of delegation dated 17 January 2019)

DATED: 3 May 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:

23324

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 VBMM

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

Subdivisional References (Lot / Plan):

1/PS811765

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: 17/May/2019



Heather Bannerman
 Manager, Heritage Information
 Aboriginal 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

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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.

Governing Law

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

Third Party Disclosure

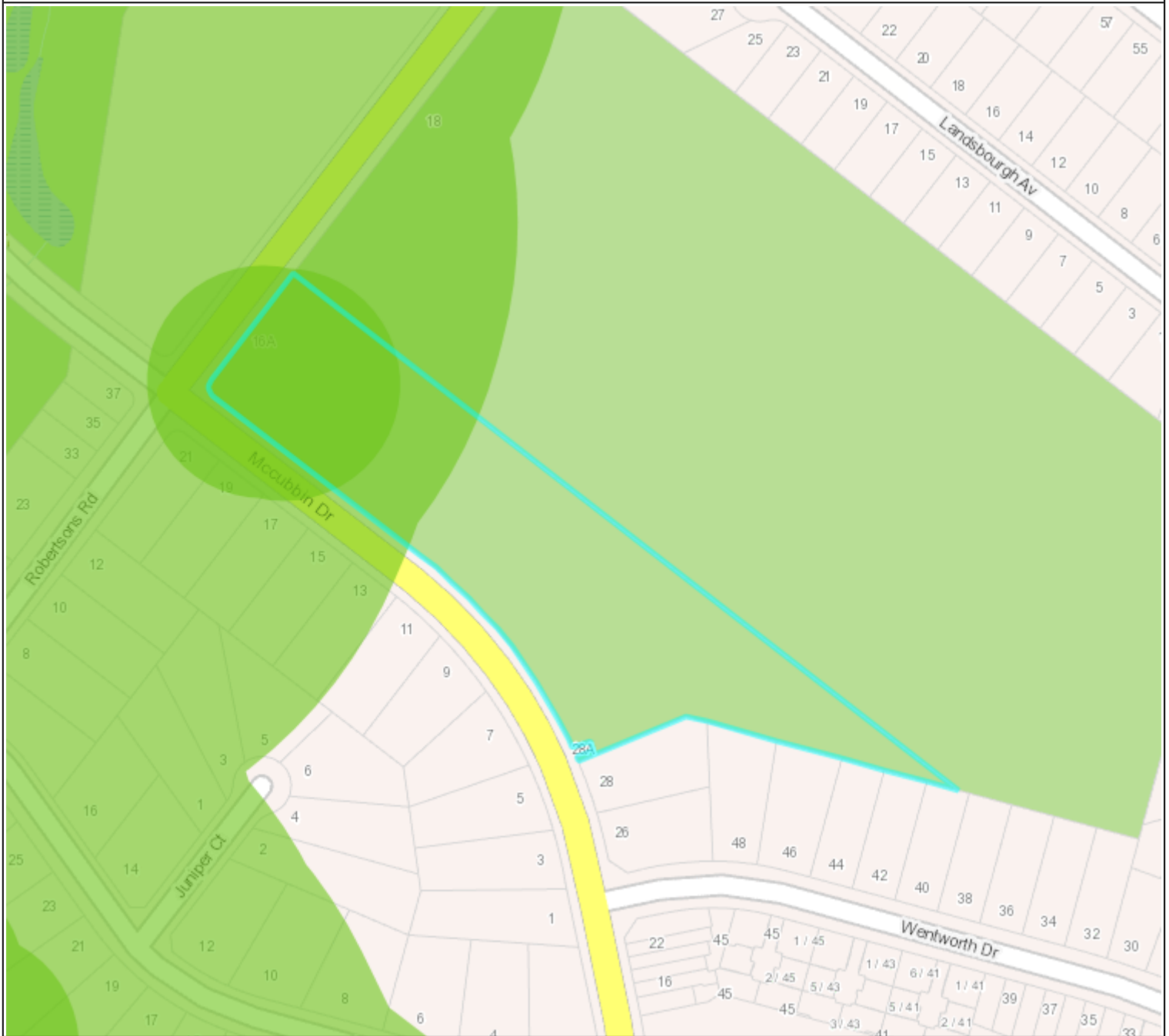
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Areas of Cultural Heritage Sensitivity

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

<http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/heritage-tools/areas-of-cultural-heritage-sensitivity>>

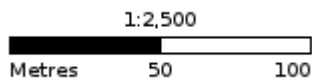
Aboriginal Victoria Map Report



 Areas of Cultural Heritage Sensitivity



Produced by
Aboriginal Victoria
for
username



Date: 12 June 2019

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

Reference Number:

23327

SECTION 1 – Applicant Information

Name of applicant:

Ms Megan Taylor

Organisation:

Allens

Postal address:

GPO Box 1776

Melbourne

VIC 3000

Telephone number:

03 9613 8696

Email address:

megan.taylor@allens.com.au

Customer Reference No.

12 084 1489 VBMM

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

Subdivisional References (Lot / Plan):

1/PS811764V

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?

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: 17/May/2019



Heather Bannerman
 Manager, Heritage Information
 Aboriginal 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.

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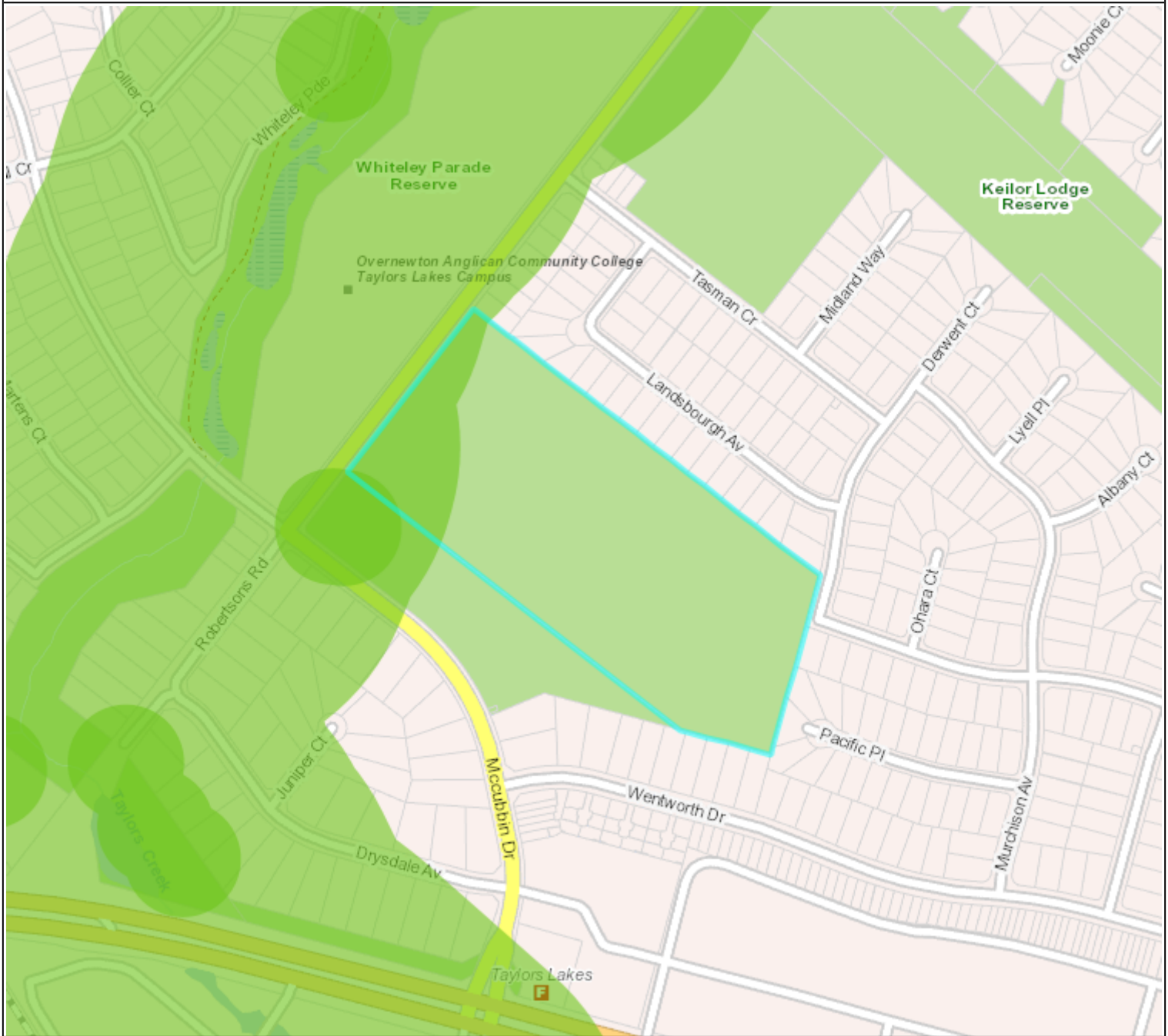
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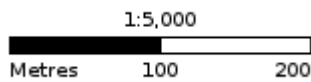
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ROADS PROPERTY CERTIFICATE

The search results are as follows:

Allens C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 359203

NO PROPOSALS. As at the 3rd May 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: 3rd May 2019

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 31514007 - 31514007113521 '359203'

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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.