



Vendor Statement

John Stanley Clarke and Paula Frances Clarke

Lot 1, on Proposed Plan of Subdivision No. 846695R being part
of 60 Croft Road, Nar Nar Goon North

REF DM:EK:2212411

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Electronic/Digital execution

- DocuSign means the secure electronic technology system operated by DocuSign Inc.
- The parties acknowledge and agree that prior to the signing of this Vendor Statement all parties consented to the document being electronically signed using DocuSign.
- The parties further acknowledge that this Vendor Statement may be electronically signed either wholly or in part by the parties.
- The parties agree that they will be bound by, have complied with and will comply with the *Electronic Transactions (Victoria) Act 2000*, in relation to the execution of this Vendor Statement.

Land

Lot 1 on Proposed Plan of Subdivision No. 846695R being part of 60 Croft Road, Nar Nar Goon North 3812

Vendor's name

John Stanley Clarke

Date
13/6/2022

Vendor's
signature

DocuSigned by:
John Stanley Clarke
93A743482D1045C...

Vendor's name

Paula Frances Clarke

Date
13/6/2022

Vendor's
signature

DocuSigned by:
Paula Frances Clarke
BD45F61657E14E6...

Purchaser's name

Date

Purchaser's
signature

Purchaser's name

Date

Purchaser's
signature

1. FINANCIAL MATTERS

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

- (a) Their total does not exceed:
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge.
- None to the Vendors knowledge, save and except for the usual rate adjustments at settlement.**

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

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X' ☐

3.4 Planning Scheme

The required specified information is as follows:

Name of planning scheme	Cardinia Planning Scheme
Name of responsible authority	Cardinia Shire Council
Zoning of the land	Green Wedge Zone - Schedule 1
Name of planning overlay	Environmental Significance Overlay – Schedule 1 Area Outside The Urban Growth Boundary

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Are as follows:

The Vendor is not aware of nor has it received any notices.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
--	--	--	--	--

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

(a) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

13.1 Due Diligence Checklist

13.2 Register Search Statement Volume 10939 Folio 599

13.3 Register Search Statement Volume 10825 Folio 242

13.4 Copy of Plan – PS547971L

13.5 Copy of Plan – PC365048W

13.6 Instrument Search AD203833W

13.7 Proposed Plan of Subdivision – PS 846695R

13.8 Planning Permit

13.9 Planning Certificate

13.10 Cardinia Council Land Information Certificate

13.11 South East Water Information statement

13.12 State Revenue Office Land Tax Clearance Certificate

13.13 VicRoads Certificate

13.14 Property Report

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10939 FOLIO 599

Security no : 124096308415T
Produced 22/03/2022 01:48 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 547971L.
PARENT TITLE Volume 08978 Folio 882
Created by instrument PS547971L 03/05/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN STANLEY CLARKE
PAULA FRANCES CLARKE both of 5 HAWK AVENUE PAKENHAM VIC 3810
AG029798P 15/08/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU273241F 26/04/2021
WESTPAC BANKING CORPORATION

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 PS547971L 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: 60 CROFT ROAD NAR NAR GOON NORTH VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 26/04/2021

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10825 FOLIO 242

Security no : 124096308403G
Produced 22/03/2022 01:48 PM

LAND DESCRIPTION

Land in Plan of Consolidation 365048W.
PARENT TITLES :
Volume 05518 Folio 549 Volume 08226 Folio 482
Created by instrument PC365048W 31/08/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN STANLEY CLARKE
PAULA FRANCES CLARKE both of 5 HAWK AVENUE PAKENHAM VIC 3810
AE890979U 12/02/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU273316A 26/04/2021
WESTPAC BANKING CORPORATION

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AD203833W 27/10/2004

DIAGRAM LOCATION

SEE PC365048W 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: 60 CROFT ROAD NAR NAR GOON NORTH VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK

Effective from 26/04/2021



DOCUMENT END

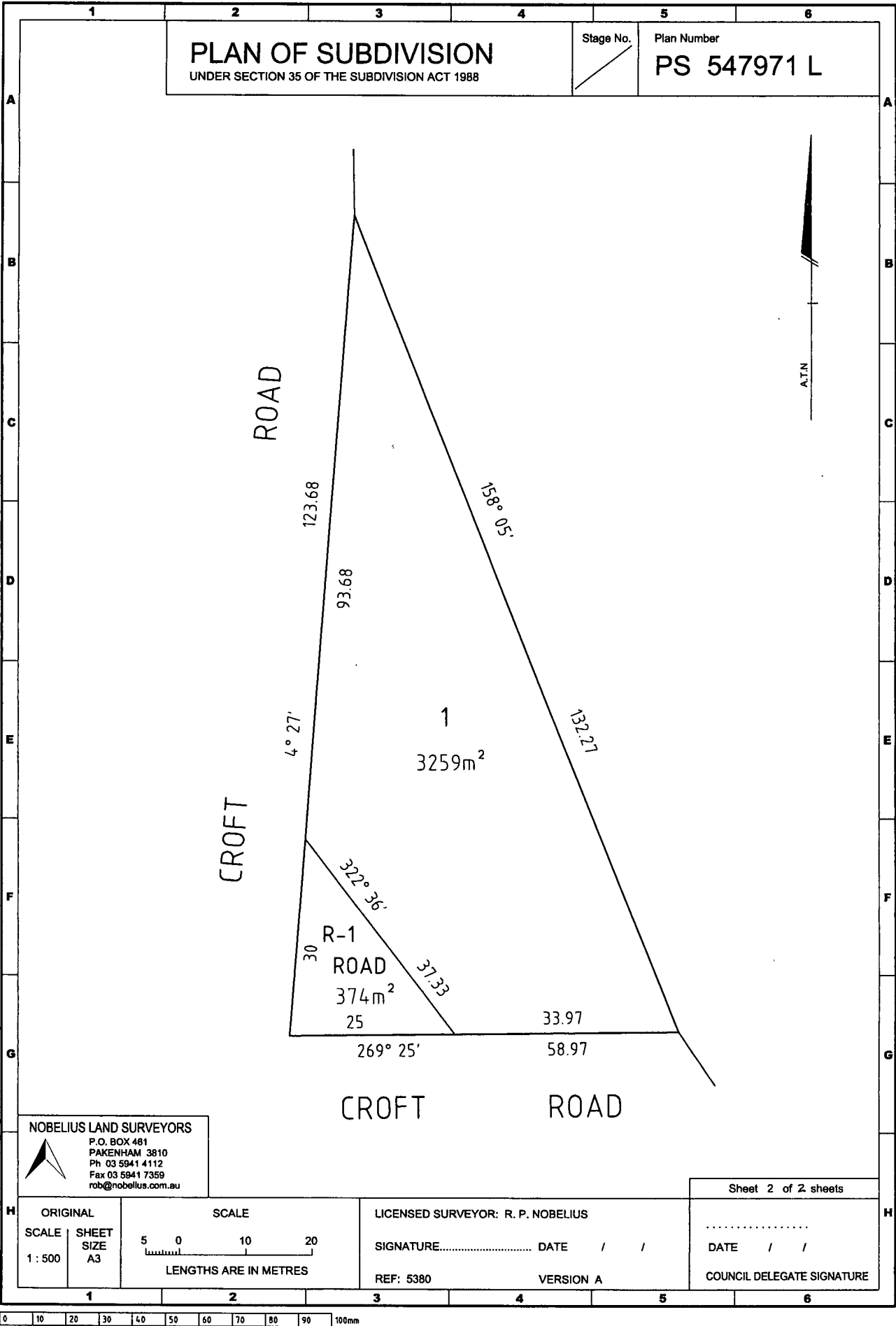
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Delivered by LANDATA®, timestamp 22/03/2022 13:50 Page 1 of 2

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION UNDER SECTION ³⁵⁽⁹⁾ A OF THE SUBDIVISION ACT 1988				LTO use only EDITION	Stage No. <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>	Plan Number PS 547971 L
LOCATION OF LAND Parish: Nar Nar Goon Township: — Section: — Crown Allotment: 134A1 (PT) Crown Portion: — LTO Base Record: DCMB Title Reference: V. 8978 F. 882 Last Plan Reference: LOT 1 TP 441982 H Postal Address: Croft Road <small>(at time of subdivision)</small> Nar Nar Goon North 3812 MGA Co-ordinates E 374 260 <small>(of approx. centre of land in plan)</small> N 5 789 260 Zone: 55				COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME : REF: 506 / 028 A This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B This plan is exempt from Part 3 of the Subdivision Act 1988. G This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot(s). D It is certified under section 6 of the Subdivision Act 1988. E It is certified under section 11 (7) of the Subdivision Act 1988. F Date of original certification under section 6. G This is a Statement of Compliance under section 21 of the Subdivision Act 1988. <small>(Council delegate)</small> (Council seal) <small>(Date of Certification)</small> 2.2.06		
Vesting of Roads and/or Reserves				NOTATIONS		
Identifier	Council / Body / Person			Staging This is not a staged subdivision Planning Permit No.		
R - 1	Cardinia Shire Council			Depth Limitation: DOES NOT APPLY		
Survey This plan is based on Survey To be completed where applicable This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.						
Easement Information Easements marked (+) are created upon registration of this plan. Easements marked (0) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered. Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						LTO use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> DATE / /
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
NOBELIUS LAND SURVEYORS  P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 rob@nobelius.com.au						LICENSED SURVEYOR: R. P. NOBELIUS SIGNATURE..... DATE 04 / 01 / 06 REF: 5380 VERSION A
Sheet 1 of 2 sheets						LTO use only PLAN REGISTERED TIME 2 pm DATE 31/05/06  Assistant Registrar of Titles DATE 09 / 02 / 06 COUNCIL DELEGATE SIGNATURE Original sheet size A3



© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF CONSOLIDATION		LTO use only EDITION 1	Plan Number PC 365048W																
LOCATION OF LAND Parish: Nar Nar Goon Township: — Section: — Crown Allotment: 134A (Part) Crown Portion: — LTO Base Record: DCMB Title Reference/s: Vol. 5518 Fol. 549 (A+) Vol. 8226 Fol. 482 (A) Last Plan Reference: LP 6186 Postal Address: Croft Road (at time of consolidation) Nar Nar Goon North AMG Co-ordinates: E 374 200 (of approx. centre of land in plan) N 5789160 Zone: 55		Council Certification and Endorsement Council Name: CARDINIA SHIRE COUNCIL Ref: 504/050 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6: — 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date 13 / 4 / 2004 Re-certified under section 11(7) of the Subdivision Act 1988 — Council Delegate Council Seal Date: — / — / —																	
Easement Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Legend</th> <th>A - Appurtenant Easement</th> <th>E - Encumbering Easement</th> <th>R - Encumbering Easement (Road)</th> </tr> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		Legend	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)	Easement Reference	Purpose	Width (Metres)	Origin									LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 5 / 8 / 2004 LTO use only PLAN REGISTERED TIME 12.15 DATE 31 / 8 / 2004 <i>Hayes</i> Assistant Registrar of Titles Notations Depth Limitation: Nil. Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) in Proclaimed Survey Area No	
Legend	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)																
Easement Reference	Purpose	Width (Metres)	Origin																
NOBELIUS LAND SURVEYOR'S P/L P.O. Box 461 PAKENHAM 3810 PHONE 59414112 FAX 59414330		Sheet 1 of 1 sheets DATE 13 / 4 / 2004 COUNCIL DELEGATE SIGNATURE Original sheet size A3																	
SCALE LENGTHS ARE IN METRES		ORIGINAL SCALE 1:1500 SHEET SIZE A3																	
LICENSED SURVEYOR (PRINT) R. P. NOBELIUS SIGNATURE DATE 23 / 3 / 04 REF 03335 VERSION		Original sheet size A3																	



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	AD203833W
Number of Pages (excluding this cover sheet)	16
Document Assembled	06/06/2022 10:40

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

[Handwritten scribble]

1 X agreement



AD203833W

27/10/2004 \$110 173

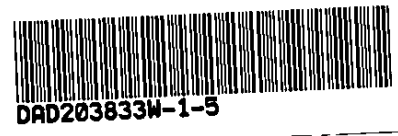


Application by a responsible authority for the making of a recording of an agreement
Section 181 Planning and Environment Act 1987

Form 13

Lodged at the Land Titles Office by:

Name: MADDOCKS
 Phone: 9288 0555
 Address: Level 7, 140 William Street, Melbourne, Victoria, 3000
 Ref: GOC:JSH:8022086
 Customer Code: 1167E



DAD203833W-1-5

The Authority having made an agreement referred to in section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register for the land.

Land: certificates of title volume 4305 folio 855, volume 6201 folio 047, volume 8758 folio 632, volume 10820 folio 808, volume 10821 folio 094, volume 10825 folio 242 and volume 10825 folio 243

Authority: Cardinia Shire Council of Municipal Offices, Henty Way, Pakenham 3810

Section and Act under which agreement made: Section 173 of the *Planning and Environment Act 1987*.

A copy of the agreement is attached to this application

Signature for the Authority:

Name of officer:

Office held:

Date:

[Handwritten signature]
 DON WELSH
 CHIEF EXECUTIVE OFFICER
 14 OCTOBER 2004

*SAE 4/11/04
 PV 27/10/04*

AD203833W

27/10/2004 \$110

173



Deed

**MELBOURNE WATER
CORPORATION**

**CARDINIA SHIRE
COUNCIL**



DAD203833W-2-3

SECTION 173 AGREEMENT (ENVIRONMENT)

Date: 14 Oct

Parties: MELBOURNE WATER CORPORATION of 100 Wellington Parade East Melbourne ("MWC")

CARDINIA SHIRE COUNCIL of Municipal Offices Henty Way Pakenham 3810 ("Responsible Authority")

Recitals:

- A. The Responsible Authority is the responsible authority pursuant to the *Planning and Environment Act 1987 (Act)* for the Planning Scheme.
- B. MWC is registered or entitled to be registered as the proprietor of the Subject Land.
- C. The Responsible Authority, in its capacity as the planning authority for the Scheme, has prepared Amendment C33 to the Scheme (**Scheme Amendment**) in relation to the Subject Land. Upon its commencement, the Scheme Amendment would have the effect of rezoning the Subject Land from Public Use Zone to Rural Zone, Environmental Rural Zone, Rural Living Zone, Public Park and Recreation Zone, Public Conservation and Resource Zone, as applicable or such replacement zones as apply under the Scheme from time to time.
- D. MWC is required to enter into this Deed upon adoption of the Scheme Amendment by the Responsible Authority and the Responsible Authority will not refer the Scheme Amendment to the Minister for Planning until after evidence is provided that confirms that the Deed has been registered pursuant to section 181(3) of the Act.
- E. The parties enter into this Deed:
 - (a) to give effect to the requirements of the Scheme Amendment; and
 - (b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.



Operative provisions:

1 Definitions and Interpretation

Definitions

- 1.1 The following words have these meanings in this deed unless the contrary intention appears:

Deed means this deed and any agreement executed by the parties expressed to be supplemental to this deed.



Native Vegetation has the same meaning as defined in the Scheme.

Owner means the person or persons (other than MWC) registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession;

Rezone means the removal of the Public Use Zone from the land and inserting the applicable underlying zone and Rezoning has a corresponding meaning.

Scheme means the Cardinia Planning Scheme.

Separate Parcel or Parcels means the land contained in each of the folios of the register to the Land

Weeds means all weeds included in the Port Phillip and Westernport Weed Action Plan.

Subject Land means the land described in the folios of the register listed in the Appendix A and any reference to the Subject Land in this Deed includes any lot created by the subdivision of the Subject land or any part of it.

Interpretation

1.2

In this Deed unless the contrary intention appears:

- (a) a reference in this deed to another instrument includes any variation or replacement of any of them; and
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments re-enactments or replacements of any of them occurring at any time before or after the date of this deed; and
- (c) the singular includes the plural and vice versa; and
- (d) **person** includes a firm, a body corporate, an unincorporated association or an Authority; and
- (e) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation, persons taking by novation) and assigns; and
- (f) an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally; and
- (g) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally; and
- (h) a reference to any thing (including, without limitation, any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them



DAD203833W-4-0

AD203833W

27/10/2004 \$110

173



collectively, to any two or more of them collectively and to each of them individually; and

- (i) a reference to a *clause* or *schedule* is to a *clause* in or schedule to this deed.
- (j) a reference to an *item* is to an *item* in the *appendix* to this deed; and
- (k) if a period of time is specified to:
 - (i) start from a given day or the day of an act or event, is to be calculated inclusive of that day; or
 - (ii) be after a given day or the day or the day of an act or event is to be calculated exclusive of that day; or
 - (iii) be to or until a given day or the day of an act or event, it ends on the day before that day; and
- (l) Headings are inserted for convenience and do not affect the interpretation of this deed.



2 Acknowledgment and Agreement

- 2.1 MWC and the Responsible Authority acknowledge and agree that this Deed commences and comes into operation at the time the Scheme Amendment comes into operation.

The Owner acknowledges and agrees as follows:

Vegetation Removal

- 2.2 The Owner must ensure that no Native Vegetation on the Subject Land is lopped, destroyed, ringbarked or removed, and must not plant or allow to be planted on the Subject Land any trees other than Native Vegetation, without the prior written consent of the Responsible Authority

Weed Control

- 2.3 After sale of the Subject Land by MWC to a subsequent Owner, the Owner must exercise all reasonable endeavours to control Weeds on the Subject Land. This includes a requirement for the Owner to prepare and submit a weed management plan to the Responsible Authority for approval within six months after sale of the Subject Land, and for implementation of the weed management plan to occur within twelve months of approval from the Responsible Authority.

Grazing

- 2.4 The Owner must ensure that stock animals, including but not limited to horses, are not permitted or enabled to graze on any Native Vegetation on the Subject Land, and must ensure that any stock animals on the Subject Land are adequately fenced off from any Native Vegetation on the Subject Land, to the satisfaction of the Responsible Authority.

AD203833W

27/10/2004 \$110 173



Building Envelope

- 2.5 The building construction area for each Separate Parcel shall be generally within the hatched area shown on the plan of that Separate Parcel attached to this Deed in Appendix B, or in an alternative location to the satisfaction of the Responsible Authority.
- 2.6 All buildings and works associated with a dwelling on each Separate Parcel including those associated with effluent treatment and disposal, but excluding service provisions such as electricity and gas supply, telecommunications and drainage and sewerage must be contained within the hatched area shown on the plan of that Separate Parcel attached to this Deed in Appendix B unless the prior written consent of the Responsible Authority is obtained.

3 Planning and Environment Act 1987

Section 173

- 3.1 This Deed is made under section 173 of the Act. MWC and the Responsible Authority acknowledge and agree that:
 - (a) the obligations imposed on MWC under this Deed are to take effect as covenants which are annexed to and run at law and in equity with the Land and each Separate Parcel;
 - (b) this Deed binds MWC's successors in title, assigns, legal personal representatives and transferees, the registered proprietors for the time being of the Subject Land and each Separate Parcel; and
 - (c) MWC shall be released of the obligations under this Deed upon registration of a transfer of land under the Transfer of Land Act 1958 of any part or parts of the Subject Land.
 - (d) In the event that the Subject Land is subdivided, this Deed must be read and applied so that each subsequent Owner of a lot is only responsible for those covenants and obligations which relate to that Owner's lot.



DAD203833W-6-6

Section 181

- 3.2 MWC further covenants and agrees that:
 - (a) MWC will do all things necessary to give effect to this Deed;
 - (b) To register this Deed in accordance with Section 181 of the Act on each Separate Parcel or Parcels at the Titles Office as soon as practical after the execution of this Deed and provide evidence to the Council of the registration of the Deed.
 - (c) To do all things necessary to enable the Registrar of Titles to enter a memorandum of this Deed on the Certificate of Title to each Separate Parcel.

AD203833W

27/10/2004 \$110 173



Notice and Registration

- 3.3 MWC further covenants and agrees that MWC will bring this Deed to the attention of all prospective purchasers, lessees, mortgagees, charges, transferees and assigns.

Costs

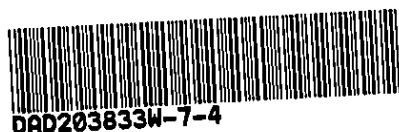
- 3.4 MWC and the Responsible Authority shall be responsible for their own costs (including, but not limited to legal costs) incurred in respect of this deed.

Non Compliance

- 3.5 If the Owner has not complied with this Agreement within 21 days after service of a notice by the Responsible Authority specifying any non-compliance, do the following:
- (a) allow the Responsible Authority, its officers, employees, contractors or agents to enter the Subject Land and rectify the non-compliance;
 - (b) pay to the Responsible Authority on demand, the Responsible Authority's reasonable costs and expenses incurred as a result of the non-compliance;
 - (c) pay interest at the rate prescribed under the Penalty Interest Rates Act 1983 on all moneys outstanding under this Agreement until they are paid in full;

and the Owner agrees:

- (d) to accept a certificate signed by the Quantity Surveyor (if appropriate) or otherwise the Chief Executive Officer of the Responsible Authority (or the nominee of the Chief Executive Officer) as prima facie evidence of the costs and expenses incurred by the Council in rectifying the Owner's non-compliance with this Agreement; and
- (e) that any payments made for the purposes of this Agreement are appropriated first in payment of any interest and any unpaid costs and expenses of the Responsible Authority and then applied in repayment of the principal sum.

**Other**

- 3.5 Without limiting the operation or effect which this Deed has, MWC warrants that apart from MWC and any other person who has consented in writing to this Deed, no other persons has any interest, either legal or equitable, in the Subject Land which may be affected by this Deed.

3.6

Any time or other indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Deed or any judgement or order obtained by the Responsible Authority against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Responsible Authority in relation to the terms of this Deed.



- 3.7 If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Deed is unenforceable, illegal or void then it must be severed and the other provisions of the Deed will remain operative.
- 3.8 It is acknowledged and agreed that this Deed does not fetter or restrict the power or discretion of the Responsible Authority to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

EXECUTED as a deed

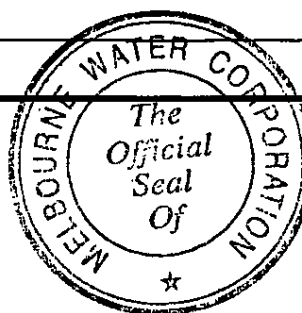


DAD203833W-8-2



Execution page

**THE OFFICIAL SEAL of MELBOURNE
WATER CORPORATION** was affixed
hereto in the presence of:



Signature: [Signature]

Name (printed): Brian Bagby

Office held: Managing Director

Signature: [Signature]

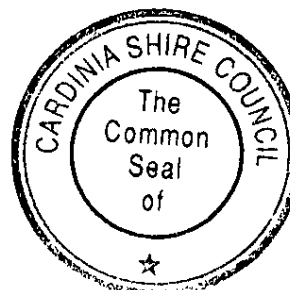
Name (printed): MAURICE HANES

Office held: CORPORATE SECRETARY

**THE COMMON SEAL of CARDINIA
SHIRE COUNCIL** is affixed in the
presence of:

Mayor: [Signature]

Chief Executive Officer: [Signature]



DAD203833W-9-1

AD203833W

27/10/2004 \$110

173



Appendix A

List of folios of the register

Volume	Folio		
4305	855 ✓		
6201	047 ✓		
8758	632 ✓		
10820	808 ✓		
10821	094 ✓		
10825	242 ✓		
10825	243 ✓		



DAD203833W-10-8



Appendix B


Building construction areas



DAD203833W-11-1



AD203833W
27/10/2004 \$110 173

	1	2	3	4	5	6	7	8
A	<div>OFFICE USE ONLY</div> <div>NOTATIONS</div> <div>The area shown thus  denotes the area set aside for a building and waste envelope. The area of the envelope is 3000m²</div>							
B	CERTIFICATION BY SURVEYOR							
C	<div>TO BE COMPLETED WHERE APPLICABLE</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. xxx</div> <div>IN PROCLAIMED SURVEY AREA NO. _____</div> <div>THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES</div> <div>LAST PLAN REF. PS 520647 V LDT 1</div>							
D	<div>PLAN</div> <div>COUNTY OF MORNINGTON</div> <div>PARISH OF PAKENHAM</div> <div>CROWN ALLOTMENT 198 (PART)</div>							
E	<div>NUMBER OF SHEETS IN PLAN 1 1</div> <div>NUMBER OF THIS SHEET 1 1</div> <div>ORIGINAL</div> <div>SCALE 1:1500</div> <div>SHEET SIZE A3</div>							
F	<div>OFFICE USE ONLY</div> <div>VICTORIA</div>							

APPROXIMATE TRUE NORTH

DAD203833W-12-5

AD203833W

27/10/2004 \$110 173

BATHE ROAD

THEWLIS ROAD

2.577ha

10° 52' 219.72

180° 52' 78

10° 52' 50

180° 52' (14.363)

10° 52' 10

179° 09' 100.01

70.64

281° 24'

131.22

241° 28'

NOBELLIUS LAND SURVEYORS

P.O. BOX 461

PAKENHAM 3800

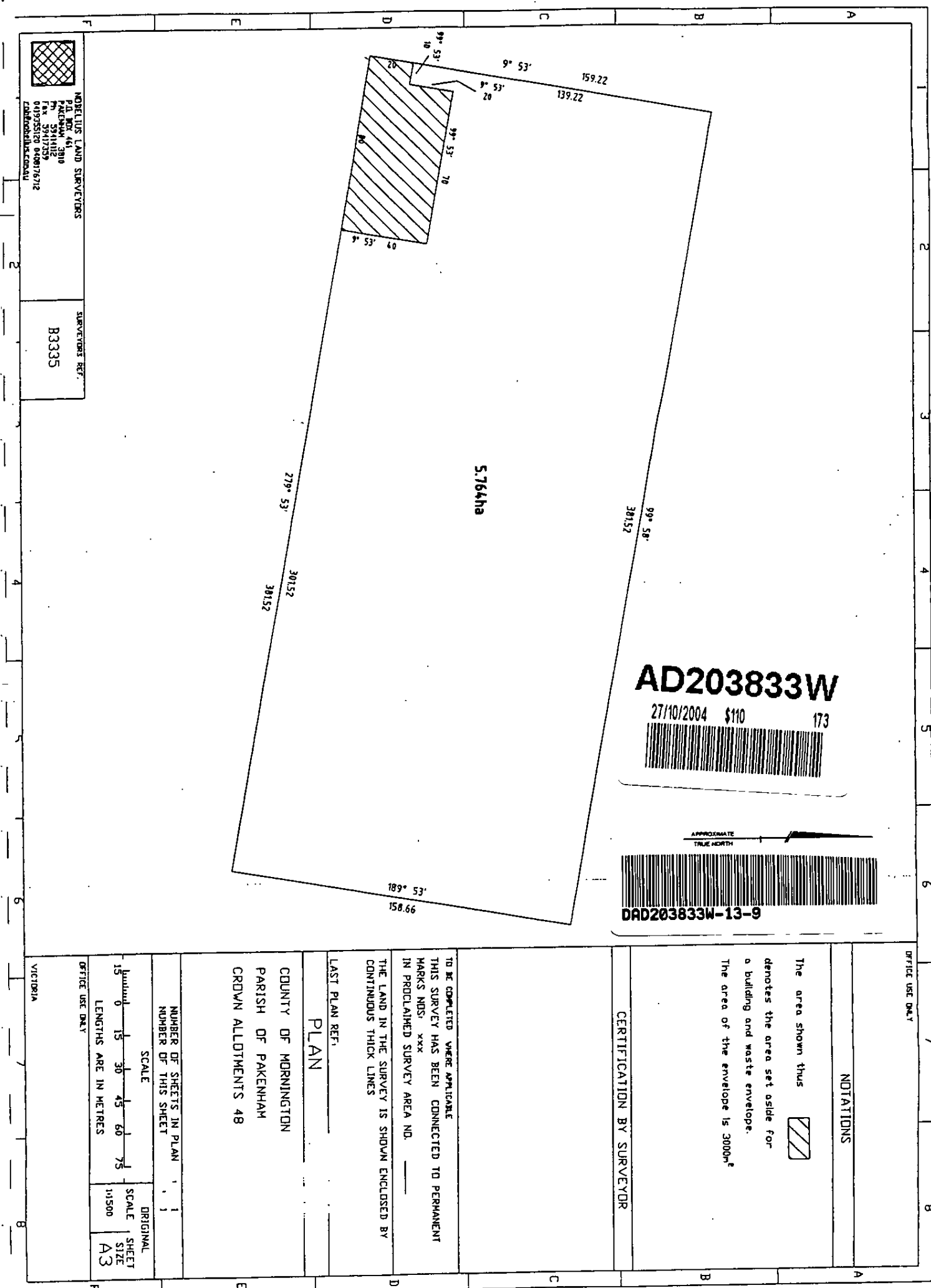
TEL 5241112

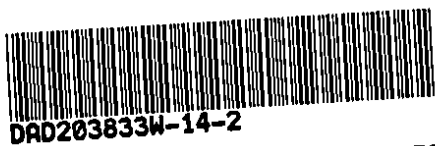
FAX 5241123

041935380 040816712

www.nobellius.com.au

SURVEYORS REF. B3335





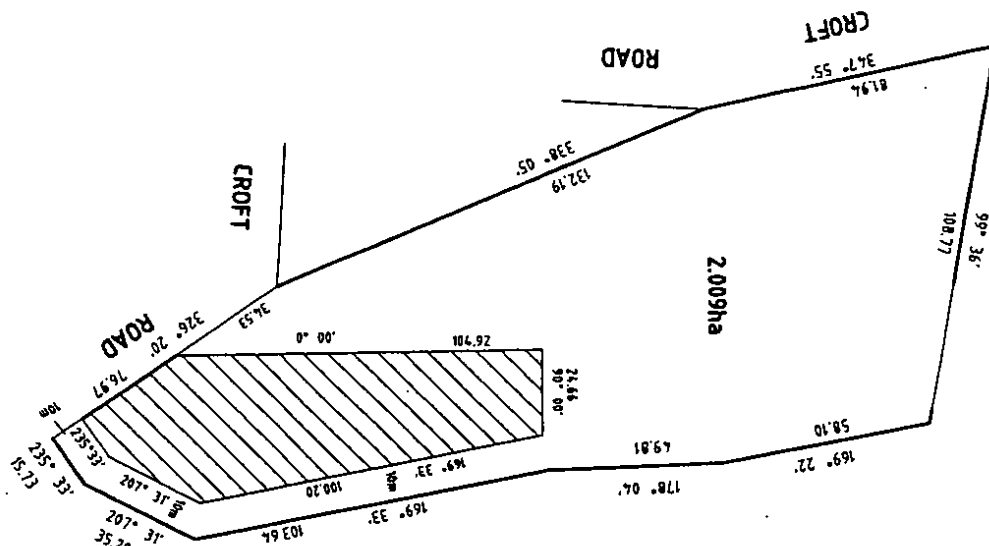
DRD203833W-14-2



MODELIIUS LAND SURVEYORS
P.O. BOX 481
MORRISONVILLE
VIC 3541
TEL 59417359
0419335180 0408176712
coll@modelius.com.au

SURVEYORS REF.

B3335



AD203833W

27/10/2004 \$110


173



APPROXIMATE
TRUE NORTH

OFFICE USE ONLY

NOTATIONS

The area shown thus 

denotes the area set aside for
a building and waste envelope.

The area of the envelope is 4119m²

CERTIFICATION BY SURVEYOR

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
MARKS NOS: xxx
IN PROCLAIMED SURVEY AREA NO. _____
THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY
CONTINUOUS THICK LINES

LAST PLAN REF.

PLAN 1

COUNTY OF MORRINGTON
PARISH OF NAR NAR GOON
CROWN ALLOTMENTS 134 A1

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1

SCALE

1:1
15 0 15 30 45 60 75

LENGTHS ARE IN METRES

OFFICE USE ONLY

ORIGINAL

SCALE 1:1
SHEET SIZE A3

VICTORIA

DAD203833W-15-6

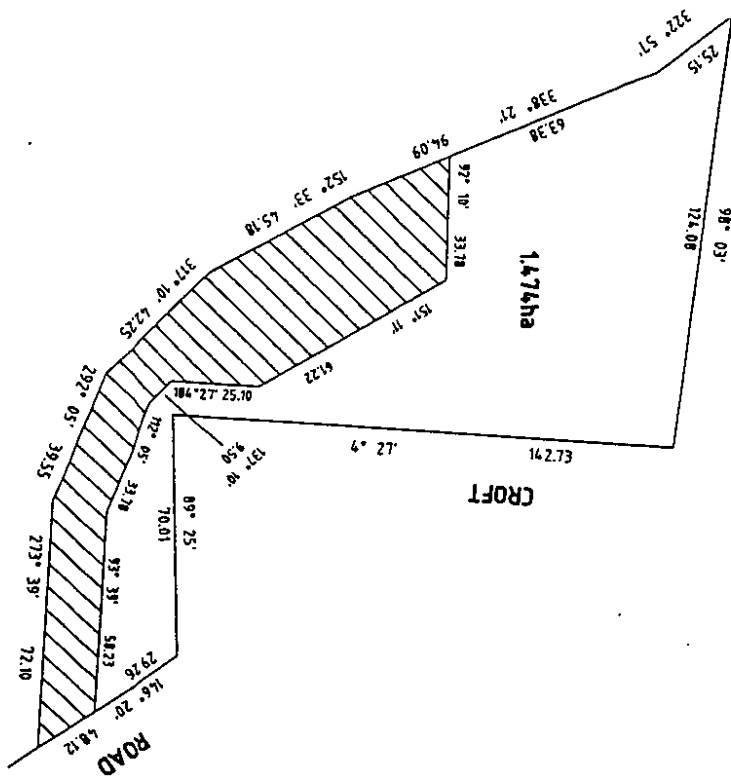


NOBELIUS LAND SURVEYORS

P.O. BOX 161
PARKMAN 3810
PO BOX 112
PO BOX 112
44720320 00876712
noobelius.com.au

SURVEYORS REF.

B3335



APPROXIMATE
TRUE NORTH

AD203833W

27/10/2004 \$110

173



OFFICE USE ONLY

NOTATIONS



The area shown thus
denotes the area set aside for
a building and waste envelope.
The area of the envelope is 4695m²

CERTIFICATION BY SURVEYOR

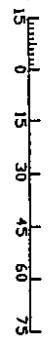
TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
MARKS NOS. XXXX
IN PROCLAIMED SURVEY AREA NO. _____
THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY
CONTINUOUS THICK LINES

PLAN

COUNTY OF MORNINGTON
PARISH OF NAR NAR GOON
CROWN ALLOTMENTS 134 A1

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1

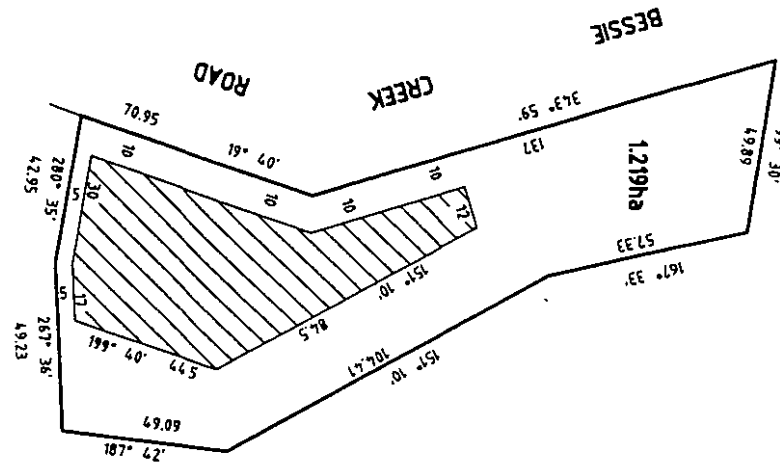




SCALE



ORIGINAL
SCALE 1:1500
SHEET SIZE A3

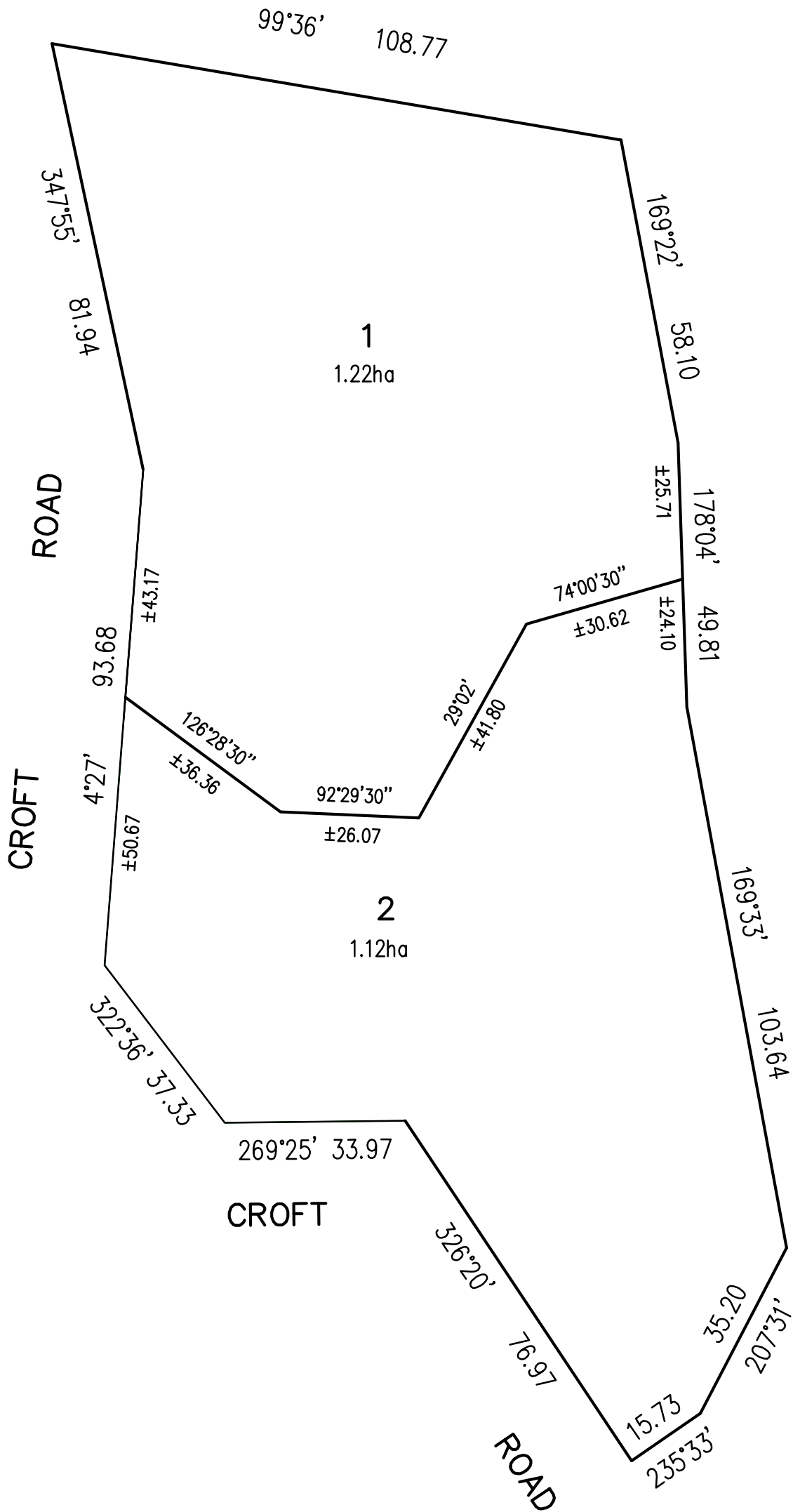
OFFICE USE ONLY

VICTORIA

<p>MOBILUS LAND SURVEYORS 151 DRY CREEK RD PARKVIEW 3818 Ph: 59441112 Fax: 59417359 641935100 648876712 64888262626262626262</p>	<p>SURVEYORS REF. B3335</p>		<p>AD203833W 27/10/2004 \$110 173</p> 
<p>DAD203833W-16-0</p> 		<p>APPROXIMATE TRUE NORTH</p> 	
<p>NOTATIONS</p> <p>The area shown thus  denotes the area set aside for a building and waste envelope. The area of the envelope is 3863m²</p>			
<p>CERTIFICATION BY SURVEYOR</p>			
<p>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. xxx IN PROCLAIMED SURVEY AREA NO. _____</p>			
<p>THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES</p>			
<p>LAST PLAN REF. PS 504639 H LOT 1</p>			
<p>PLAN</p> <p>COUNTY OF MORNINGTON PARISH OF NAR NAR GOON CROWN ALLOTMENTS 134^B</p>			
<p>NUMBER OF SHEETS IN PLAN 1 1 NUMBER OF THIS SHEET 1 1</p>			
<p>15 0 15 30 45 60 75 SCALE LENGTHS ARE IN METRES</p>			
<p>ORIGINAL SCALE 1:1500 SHEET SIZE A3</p>			
<p>OFFICE USE ONLY VICTORIA</p>			

PLAN OF SUBDIVISION				EDITION		PS 846695R	
<div>LOCATION OF LAND</div> <div>PARISH: NAR NAR GOON</div> <div>TOWNSHIP:</div> <div>SECTION:</div> <div>CROWN ALLOTMENT: 134A1 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCES: VOL 10825 FOL 242 VOL 10939 FOL 599</div> <div>LAST PLAN REFERENCE/S: LOT 1 ON PC 365048W LOT 1 ON PS 547971L</div> <div>POSTAL ADDRESS: 60 CROFT ROAD (At time of subdivision) NAR NAR GOON NORTH 3812</div> <div>MGA94 CO-ORDINATES E 374 310 (of approx centre of land N 5 789 299 in plan) ZONE: 55</div>							
VESTING OF ROADS AND/OR RESERVES							
NOTATIONS							
IDENTIFIER		COUNCIL/BODY/PERSON		DEPTH LIMITATION: Does not apply			
NIL		NIL					
NOTATIONS				<div>WARNING</div> <div>TOWN PLANNING PLAN ONLY</div> <div>NOT FOR DETAILED DESIGN</div> <div>SEE IMPORTANT NOTICES</div>			
<div>SURVEY:</div> <div>This plan is/is not based on survey.</div> <div>STAGING:</div> <div>This is/is not a staged subdivision</div> <div>Planning Permit No. -</div> <div>This survey has been connected to permanent marks No (s). -</div> <div>In Proclaimed Survey Area No. -</div>							
EASEMENT INFORMATION							
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)							
Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
			<div>IMPORTANT NOTICE</div> <div>This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</div> <div>IMPORTANT NOTICE</div> <div>This plan has been prepared for town planning purposes only and must not be used for any other purpose.</div>	<div>WARNING</div> <div>PRELIMINARY PLAN ONLY</div> <div>THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</div>			
<div>M. J. Reddie Surveys Pty Ltd</div> <div>ABN 49 005 965 257</div> <div>1 Horner Street, Beaconsfield. 3807</div> <div>P.O. Box 268, Berwick. 3806</div> <div>Phone (03) 9707 4117 Fax (03) 9707 4428</div>		REF: 21-02-307		FILE: KMH475		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
				LUKE M. REDDIE / VERSION 4			

PS 846695R



IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.

**WARNING
PRELIMINARY PLAN ONLY**

THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

IMPORTANT NOTICE

This plan has been prepared for town planning purposes only and must not be used for any other purpose.

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:1000

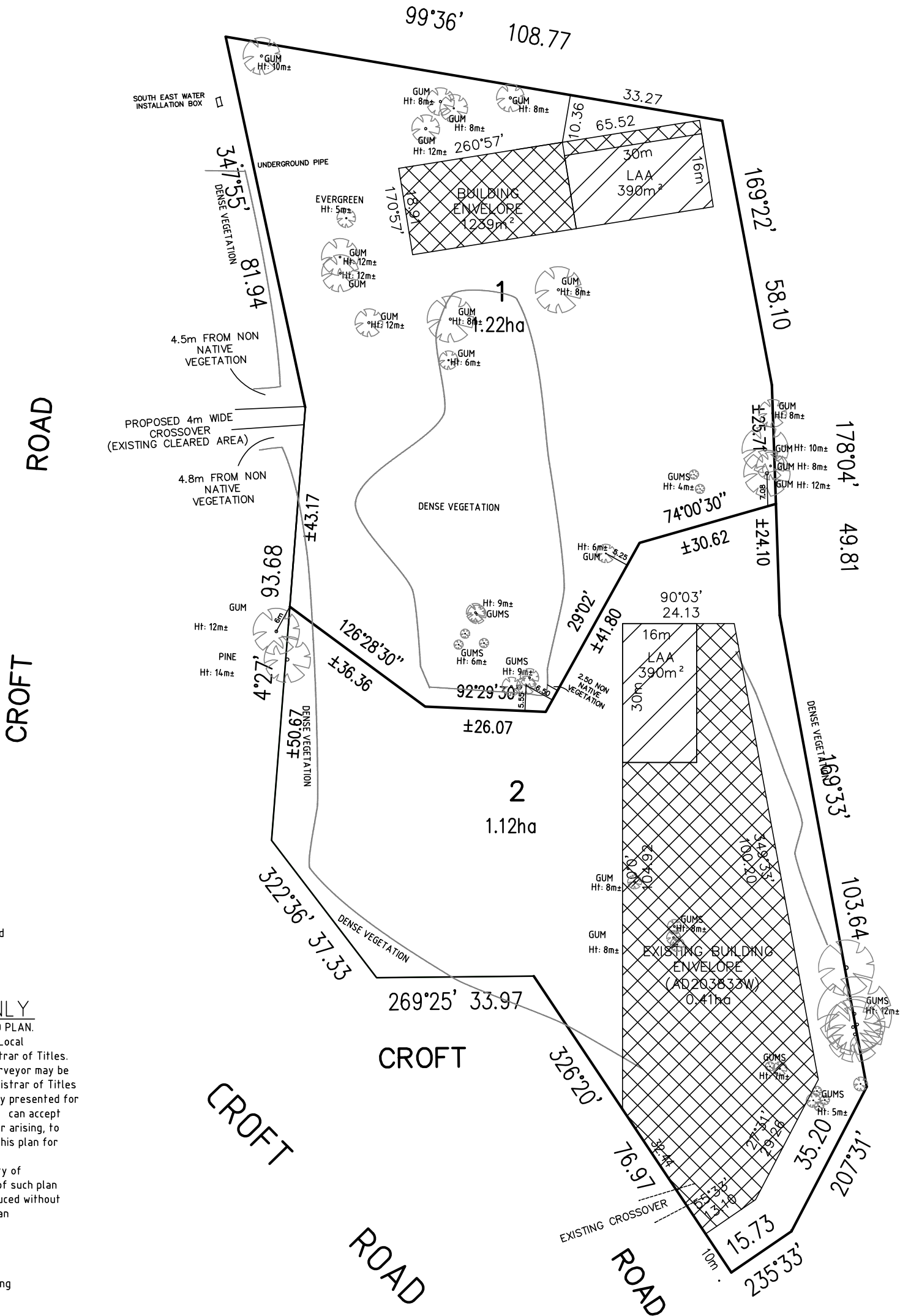


ORIGINAL SHEET
SIZE : A3

SHEET 2

LUKE M. REDDIE / VERSION 4

PS 846695R



IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.

**WARNING
PRELIMINARY PLAN ONLY**

THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

IMPORTANT NOTICE

This plan has been prepared for town planning purposes only and must not be used for any other purpose.

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:1000



ORIGINAL SHEET
SIZE : A3

SHEET 3

LUKE M. REDDIE / VERSION 4



26 April 2022

Mr Luke Reddie
M J Reddie Surveys Pty Ltd
a/2 Horner Street
Beaconsfield VIC 3807

mjr@reddiesurveys.com.au

Dear Sir/Madam,

Application No.: T210214
Property No.: 1206150050
Address: PC365048 & L1 PS547971, 60 Croft Road, Nar Nar Goon North VIC 3812
Proposal: Re-subdivision of land into two (2) lots (boundary realignment)

I refer to the above planning permit application and wish to advise that a permit has been granted. Please find enclosed your copy of the permit and endorsed plans.

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

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

Please note if the permit relates to a subdivision, a change in street number allocation may occur.

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

If you have any further queries regarding this matter, please contact Council's Planning and Design Team on 1300 787 624 or mail@cardinia.vic.gov.au.

Yours faithfully,

Jennifer Lim
Senior Growth Area Planner

PLANNING PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T210214

ADDRESS OF THE LAND: PC365048 & L1 PS547971, 60 Croft Road, Nar Nar Goon North VIC 3812

THIS PERMIT ALLOWS: Re-subdivision of land into two (2) lots (boundary realignment), generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Prior to Certification

1. Before the plan of subdivision is certified, the owner must amend Section 173 Agreement AD203833W pursuant to Section 178 of the *Planning and Environment Act 1987*, and make the application to the Registrar of Titles to have the amended agreement registered on the title to the land, which provides that on each lot to be created:
 - a. Buildings must be constructed within the building envelopes as shown on the endorsed plans unless with the prior written consent of the Responsible Authority; and
 - b. Effluent disposal must be confined to the effluent disposal envelopes as shown on the endorsed plans unless with the prior written consent of the Responsible Authority. No other buildings and works may be constructed or carried out within the effluent disposal envelope, unless with the prior written consent of the Responsible Authority.

The owner must pay the reasonable costs of the preparation, execution and registration of the amended section 173 agreement.

Prior to Statement of Compliance

2. Before a Statement of Compliance is issued, all services, including drainage and/or sewerage, servicing any existing dwelling or building on the lots, must be relocated (if required) to the satisfaction of the Responsible Authority, to ensure that they do not cross the boundaries between the proposed lots.
3. Prior to the issue of a Statement of Compliance the following works must be completed in accordance with plans and specifications submitted to and approved by the Responsible Authority:
 - a. Appropriate vehicle crossings and drainage connection points must be provided to all lots to the satisfaction of the Responsible Authority.
 - b. Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.

General

4. The layout of the subdivision, as shown on the approved plan/s, must not be altered or modified without the consent in writing of the responsible authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
6. 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.
7. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

Date Issued: 22 April 2022

Signature for the Responsible Authority: 

PLANNING PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T210214

ADDRESS OF THE LAND: PC365048 & L1 PS547971, 60 Croft Road, Nar Nar Goon North VIC 3812

THIS PERMIT ALLOWS: Re-subdivision of land into two (2) lots (boundary realignment), generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Expiry

8. This permit for subdivision will expire if-

- a. the subdivision is not commenced within **two (2) years** of the date of this permit; or
- b. the subdivision is not completed within **five (5) years** of the date of commencement.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

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

Notes:

- This Planning Permit does not represent the approval of other departments of Cardinia Shire Council or other authorities.
- If the location of any existing sewerage disposal system needs to be varied, then approval must be obtained from Council's Health Department.
- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.

Date Issued: 22 April 2022

Signature for the Responsible Authority: 

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

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

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

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

WHEN DOES A PERMIT EXPIRE?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

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

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

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

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:

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

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

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

An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.

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

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

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

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

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

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

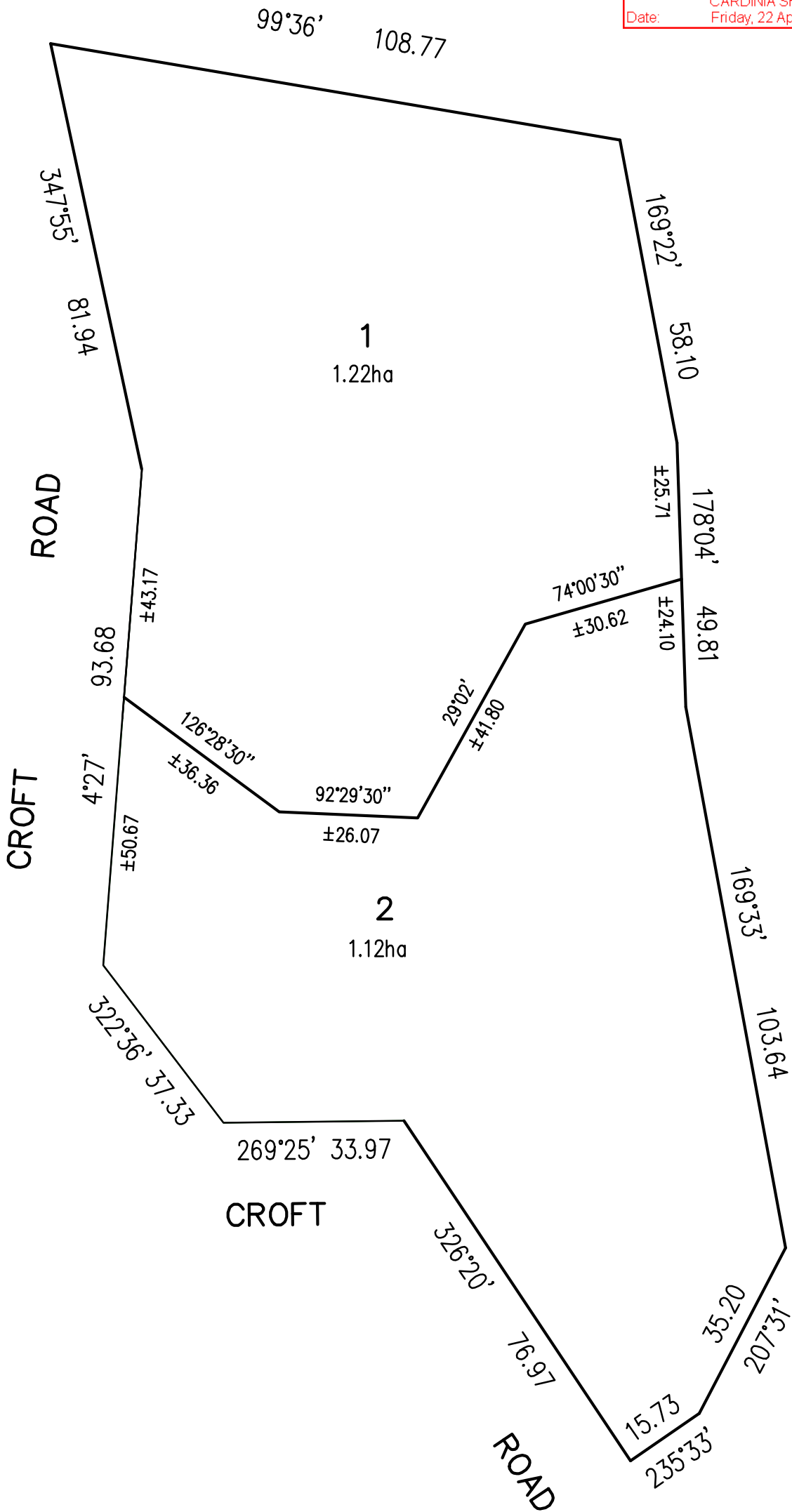
PLAN OF SUBDIVISION				EDITION		PS 846695R	
<div>LOCATION OF LAND</div> <div>PARISH: NAR NAR GOON</div> <div>TOWNSHIP:</div> <div>SECTION:</div> <div>CROWN ALLOTMENT: 134A1 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCES: VOL 10825 FOL 242 VOL 10939 FOL 599</div> <div>LAST PLAN REFERENCE/S: LOT 1 ON PC 365048W LOT 1 ON PS 547971L</div> <div>POSTAL ADDRESS: 60 CROFT ROAD (At time of subdivision) NAR NAR GOON NORTH 3812</div> <div>MGA94 CO-ORDINATES E 374 310 (of approx centre of land N 5 789 299 in plan) ZONE: 55</div>				<div>APPROVED PLAN PLANNING AND ENVIRONMENT ACT 1987 CARDINIA PLANNING SCHEME</div> <div>Permit No.: T210214 Sheet: 1 of 3 Approved by: Jennifer Lim CARDINIA SHIRE COUNCIL Date: Friday, 22 April 2022</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		DEPTH LIMITATION: Do			
NIL		NIL					
NOTATIONS				<div>WARNING TOWN PLANNING PLAN ONLY NOT FOR DETAILED DESIGN SEE IMPORTANT NOTICES</div>			
<div>SURVEY: This plan is/is not based on survey.</div> <div>STAGING: This is/is not a staged subdivision</div> <div>Planning Permit No. -</div> <div>This survey has been connected to permanent marks No (s). -</div> <div>In Proclaimed Survey Area No. -</div>							
EASEMENT INFORMATION							
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)							
Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
			<div>IMPORTANT NOTICE This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</div> <div>IMPORTANT NOTICE This plan has been prepared for town planning purposes only and must not be used for any other purpose.</div>	<div>WARNING PRELIMINARY PLAN ONLY THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</div>			
<div>M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428</div>		REF: 21-02-307		FILE: KMH475		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
				LUKE M. REDDIE / VERSION 3			

PS 846695R



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T210214
Sheet: 2 of 3
Approved by: Jennifer Lim
CARDINIA SHIRE COUNCIL
Date: Friday, 22 April 2022



IMPORTANT NOTICE
This plan must be used only for the purpose for which it was intended.
Any uncertainty in this plan must be clarified with the author.

WARNING
PRELIMINARY PLAN ONLY
THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN.
This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose.
The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

IMPORTANT NOTICE
This plan has been prepared for town planning purposes only and must not be used for any other purpose.

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:1000
0 10 20 40 60
LENGTHS ARE IN METRES

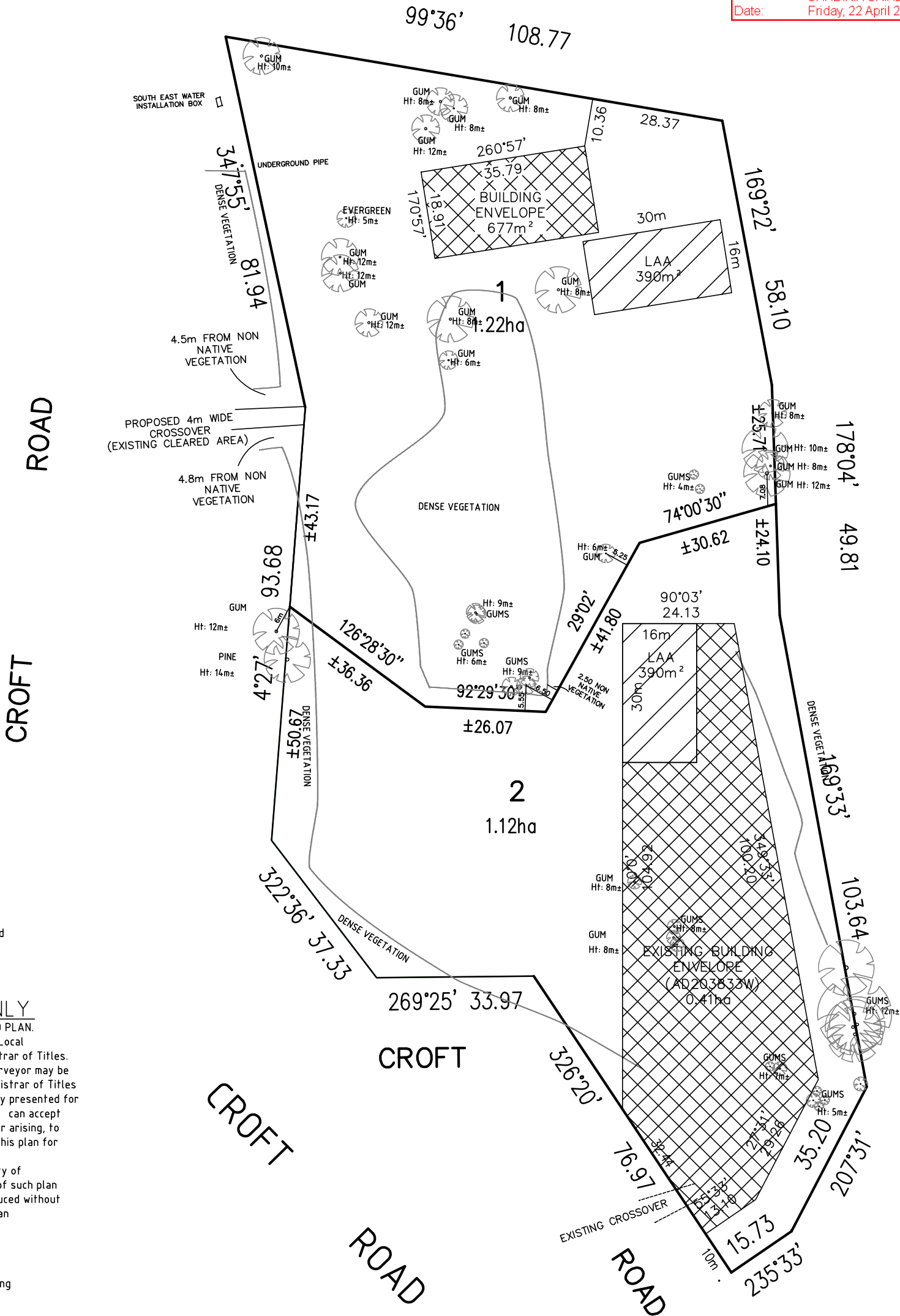
ORIGINAL SHEET
SIZE : A3
SHEET 2

LUKE M. REDDIE / VERSION 3

PS 846695R

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T210214
Sheet: 3 of 3
Approved by: Jennifer Lim
CARDINIA SHIRE COUNCIL
Date: Friday, 22 April 2022



IMPORTANT NOTICE
This plan must be used only for the purpose for which it was intended.
Any uncertainty in this plan must be clarified with the author.

WARNING
PRELIMINARY PLAN ONLY
THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN.
This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose.
The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

IMPORTANT NOTICE
This plan has been prepared for town planning purposes only and must not be used for any other purpose.

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428	SCALE 1:1000	0 10 20 40 60 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE : A3	SHEET 3
	LUKE M. REDDIE / VERSION 3			

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

847520

APPLICANT'S NAME & ADDRESS

DUFFY & SIMON C/- INFOTRACK C/- LANDATA
DOCKLANDS

VENDOR

CLARKE, JOHN STANLEY

PURCHASER

N/A, N/A

REFERENCE

940

This certificate is issued for:

PLAN PC365048 ALSO KNOWN AS 60 CROFT ROAD NAR NAR GOON NORTH
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE ZONE - SCHEDULE 1
- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

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

31 May 2022

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.

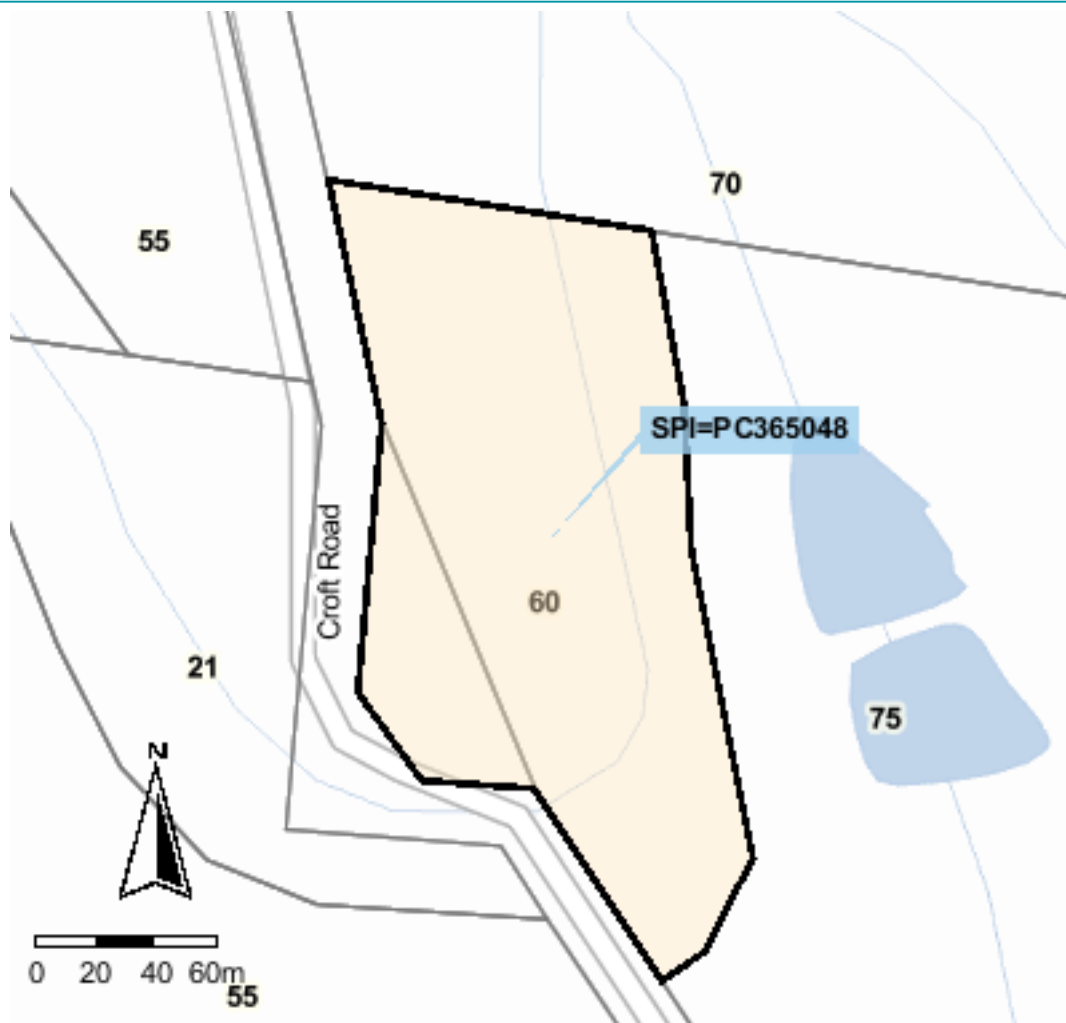
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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) 9102 0402 or email landata.enquiries@servictoria.com.au

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



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

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.

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**



Duffy & Simon c/InfoTrack c/Landata
DX 250639
Melbourne

CERTIFICATE NO: 70561
APPLICANT REFERENCE: 64591476-024-6
DATE: 3/06/2022

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law or by law of the Council.

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

ASSESSMENT NO:	1206150050	VALUATIONS	
PROPERTY LOCATION:	60 Croft Rd	SITE VALUE:	630000
	Nar Nar Goon North 3812	CAPITAL IMPROVED VALUE:	630000
TITLE DETAILS:	PC365048 V05518 F549; L1 PS547971 V08978 F882	NET ANNUAL VALUE:	31500
		LEVEL OF VALUE DATE:	01/01/21
		OPERATIVE DATE:	01/07/21

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2022

<u>RATES & CHARGES</u>	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$1,703.52	\$0.00
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$151.17	\$0.00
GARBAGE	\$0.00	\$0.00
GREEN WASTE LEVY	\$0.00	\$0.00

SPECIAL RATES /SPECIAL CHARGES

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

OPEN SPACE CONTRIBUTION

TOTAL OUTSTANDING **\$0.00**



Bill code	858944
Reference	12061500505

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**

60 Croft Rd
Nar Nar Goon North
PC365048 V05518 F549;
L1 PS547971 V08978 F882

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

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

FLOOD LEVEL

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

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

Other:

ADDITIONAL INFORMATION

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

I acknowledge having received the sum of \$27.40 being the fee for this certificate.

Delegated Officer:



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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Duffy & Simon C/- InfoTrack
E-mail: certificates@landata.vic.gov.au

Statement for property:
60 CROFT ROAD NAR NAR GOON
3812
PC 365048

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
62D//19581/11	LANDATA CER 64591476-035-2	31 MAY 2022	41686325

1. Statement of Fees Imposed

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

(a) By Other Authorities

Melbourne Water Corporation Total Service Charges	01/04/2022 to 30/06/2022	\$14.49
--	--------------------------	---------

(b) By South East Water

Subtotal Service Charges	\$14.49
---------------------------------	----------------

TOTAL UNPAID BALANCE	\$14.49
-----------------------------	----------------

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

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

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

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

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.

AUTHORISED OFFICER:

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

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

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

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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

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

Important Warnings

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

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

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read 'Mikala'.

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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

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

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

3. Disclaimer

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

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

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read 'Mikala'.

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

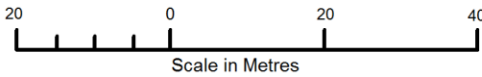


ASSET INFORMATION - SEWER & DRAINAGE

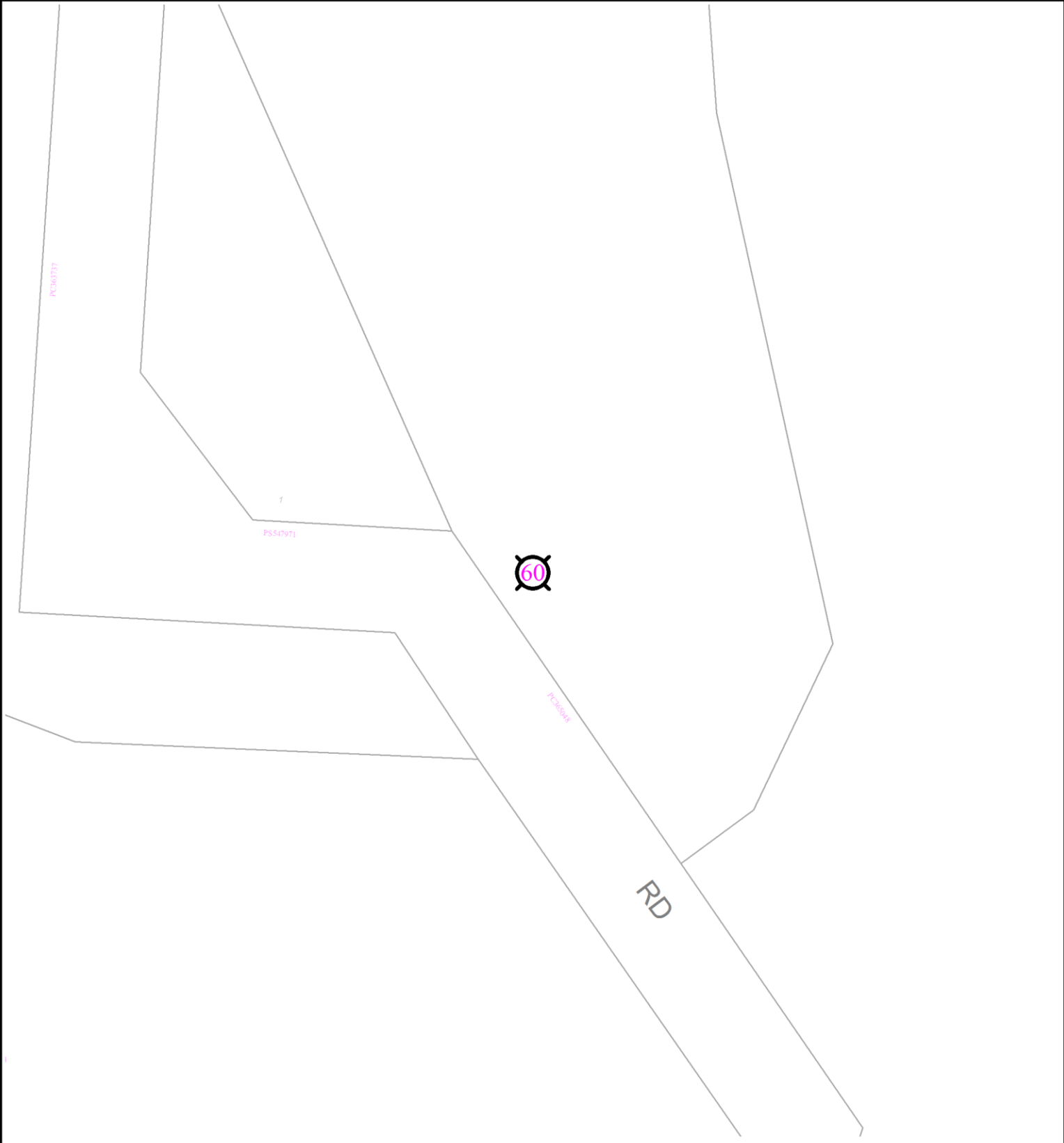
Property: 60 CROFT ROAD NAR NAR GOON 3812



Case Number: 41686325



Date: 31MAY2022



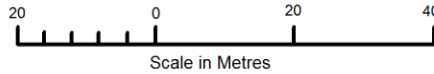
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly,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

Title/Road Boundary	Subject Property	Maintenance Hole
Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft
Easement	Direction of Flow	Offset from Boundary

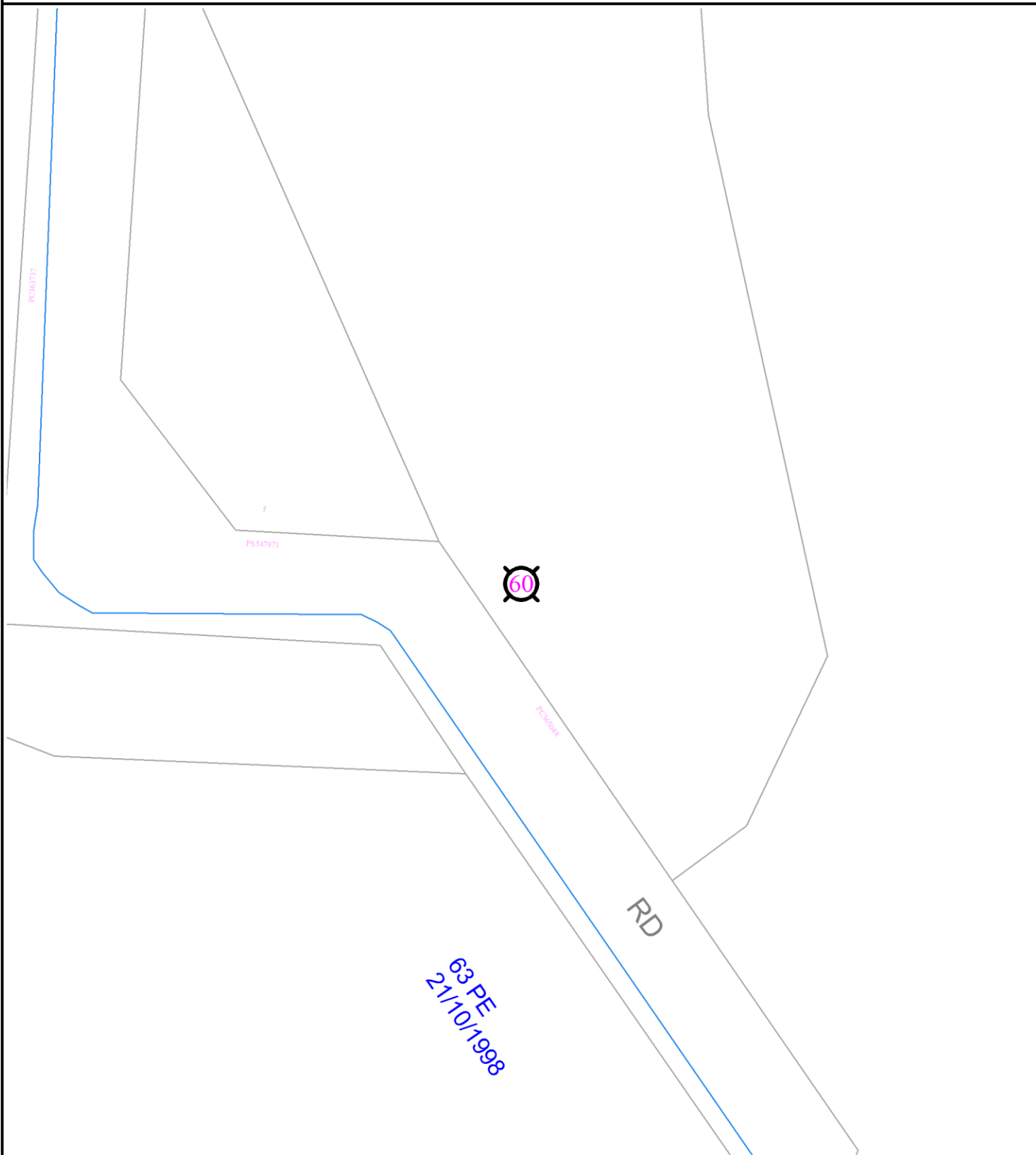
Melbourne Water Assets		
Sewer Main	Underground Drain	Natural Waterway
Maintenance Hole	Channel Drain	Underground Drain M.H.

Property: 60 CROFT ROAD NAR NAR GOON 3812

Case Number: 41686325






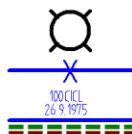
Date: 31MAY2022









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

LEGEND

-  Title/Road Boundary
-  Proposed Title/Road
-  Easement



-  Subject Property
-  Water Main Valve
-  Water Main & Services

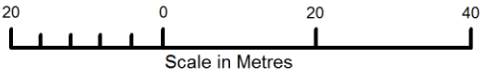
-  Hydrant
-  Fireplug/Washout
-  ~ 1.0 Offset from Boundary



ASSET INFORMATION - RECYCLED WATER

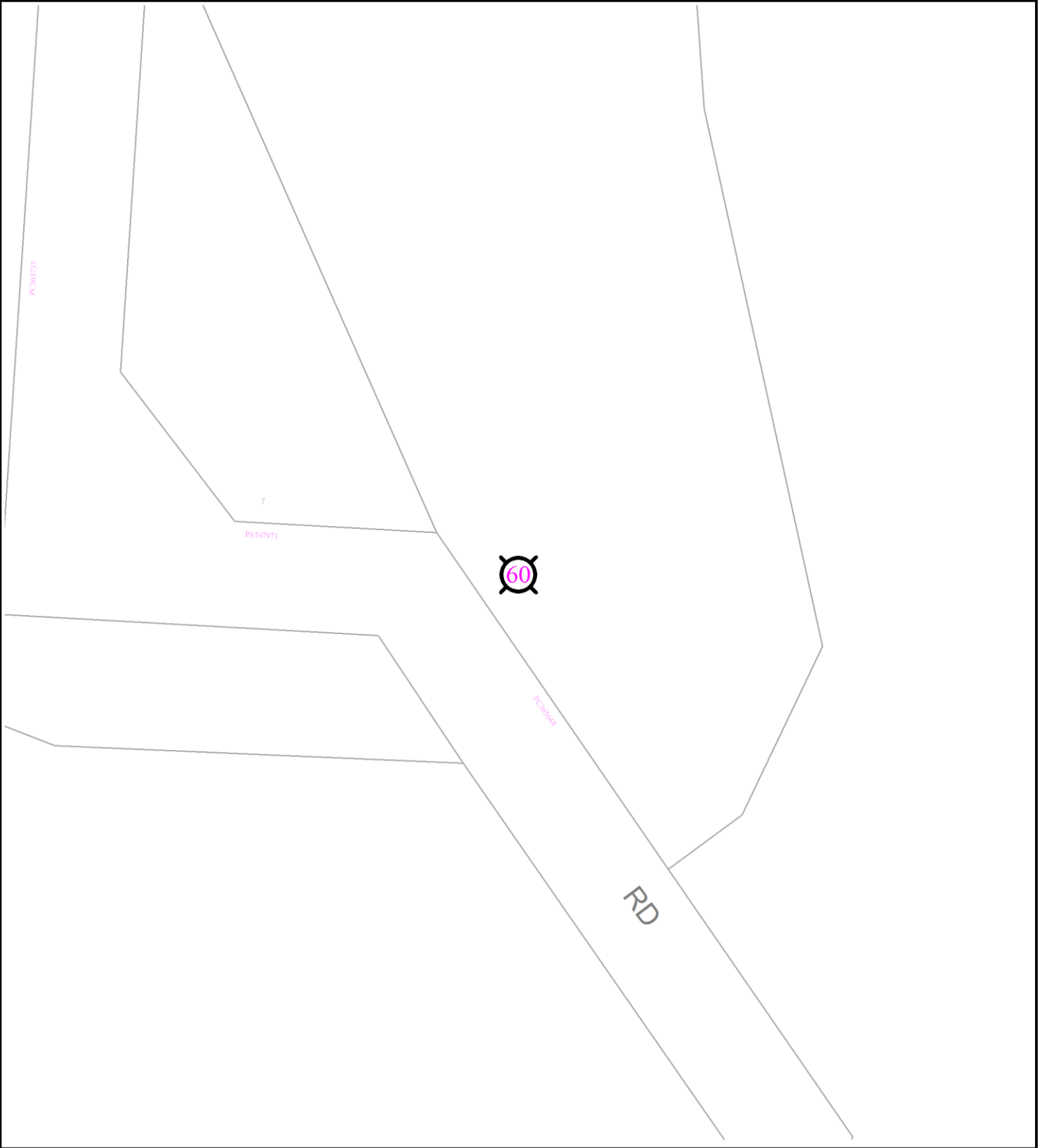
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: 60 CROFT ROAD NAR NAR GOON 3812



Case Number: 41686325

Date: 31MAY2022



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

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

Property Clearance Certificate
Taxation Administration Act 1997



INFOTRACK / DUFFY & SIMON

Your Reference:	2212411
Certificate No:	56371443
Issue Date:	31 MAY 2022
Enquiries:	KXA2

Land Address:	60 CROFT ROAD NAR NAR GOON NORTH VIC 3812
---------------	---

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: PAULA FRANCES CLARKE & JOHN STANLEY CLARKE
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

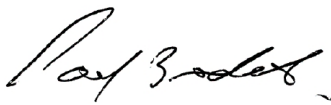
Comments: Refer to attachment

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

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:	\$630,000
SITE VALUE:	\$630,000
AMOUNT PAYABLE:	\$875.00



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

Certificate No: 56371443

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$1,125.00

Taxable Value = \$630,000

Calculated as \$975 plus (\$630,000 - \$600,000) multiplied by 0.500 cents.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 56371443

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: 56371443

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Taxation Administration Act 1997

Certificate No: 56371443

Land Address: 60 CROFT ROAD NAR NAR GOON NORTH VIC 3812

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32292164		365048	10825	242	\$752.87
	1	547971	10939	599	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JOHN STANLEY CLARKE	2022	\$542,066	\$967.97	\$0.00	\$752.87

Comments: Land Tax of \$967.97 has been assessed for 2022, an amount of \$215.10 has been paid. Land Tax will be payable but is not yet due - please see note 6 on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
-------------------------------------	------	---------------	---------------	------------------	-------

Comments:

Total Amount Payable for Property: 32292164 \$752.87

Land Address: 60 CROFT ROAD NAR NAR GOON NORTH VIC 3812

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33908556		365048	10825	242	\$122.13
	1	547971	10939	599	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JOHN STANLEY CLARKE	2022	\$87,934	\$157.03	\$0.00	\$122.13

Comments: Land Tax of \$157.03 has been assessed for 2022, an amount of \$34.90 has been paid. Land Tax will be payable but is not yet due - please see note 6 on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
-------------------------------------	------	---------------	---------------	------------------	-------

Comments:

Total Amount Payable for Property: 33908556 \$122.13



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Duffy & Simon C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 940

NO PROPOSALS. As at the 31th May 2022, 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®.

60 CROFT ROAD, NAR NAR GOON NORTH 3812
SHIRE OF CARDINIA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 31th May 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 64591476 - 64591476151111 '940'

From www.planning.vic.gov.au at 06 June 2022 10:27 AM

PROPERTY DETAILS

Address: **60 CROFT ROAD NAR NAR GOON NORTH 3812**

Lot and Plan Number: **This property has 2 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

Local Government Area (Council): **CARDINIA**

Council Property Number: **1206150050**

Directory Reference: **Melway 303 D9**

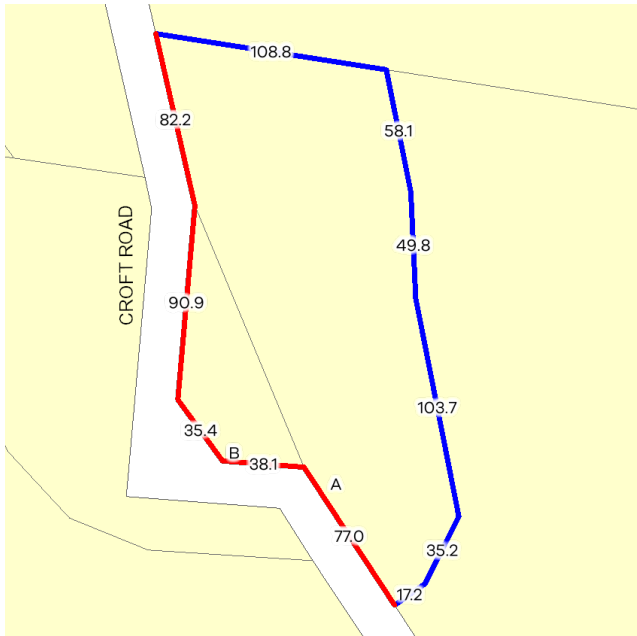
www.cardinia.vic.gov.au

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

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

SITE DIMENSIONS

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



Area: 23479 sq. m (2.35 ha)

Perimeter: 696 m

For this property:

— Site boundaries

— Road frontages

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

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
A	Plan PC365048	PC365048
B	Lot 1 PS547971	1PS547971

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **NARRACAN**

PROPERTY REPORT

PLANNING INFORMATION

Planning Zone: [GREEN WEDGE ZONE \(GWZ\)](#)

[GREEN WEDGE ZONE - SCHEDULE 1 \(GWZ1\)](#)

Planning Overlay: [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)

Planning scheme data last updated on 3 June 2022.

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

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

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

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

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

Area Map

