

# **SECTION 32** **STATEMENT**

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

<b>Vendor:</b>	ANTHONY LA ROSA AND ROSETTA LA ROSA
<b>Property:</b>	18 CULLIS PARADE, BAYSWATER VIC 3153



**VENDORS REPRESENTATIVE**  
Awesome Conveyancing

Tel: 03 9727 4429  
Email: [info@awesomeconveyancing.com.au](mailto:info@awesomeconveyancing.com.au)

Ref: KOT:25/4006

SECTION 32 STATEMENT  
18 CULLIS PARADE, BAYSWATER VIC 3153

**32A FINANCIAL MATTERS**

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

**Their total does not exceed \$7,500.00 (PARENT PROPERTY)**

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

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

**Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

- (a) The land is NOT tax reform scheme land within the meaning of the Commercial and Industrial Property Reform Act 2024.
- (b) The AVPCC number is :- 100
- (c) The Entry Date of the land was :- Not Applicable

**32B INSURANCE**

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

**32C LAND USE**

**(a) RESTRICTIONS**

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

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

**(b) BUSHFIRE**

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

**(c) ROAD ACCESS**

There is access to the Property by Road.

**(d) PLANNING**

Planning Scheme: See attached Property Report

Responsible Authority:

Zoning:

Planning Overlay/s:



SECTION 32 STATEMENT  
18 CULLIS PARADE, BAYSWATER VIC 3153

**32D NOTICES**

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

**32E BUILDING PERMITS**

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

Is contained in the attached Certificate/s.

The Vendor gives no warranties as to any additions and/or alterations to the property prior to becoming proprietor thereof and the Purchaser indemnifies the Vendor in this regard.

The Vendor will not be required to procure any building permit, building approval, final inspection, certificate of occupancy, or any other permits approvals or inspections in relation to the land or any improvements and the Purchaser shall not make any requisition or claim any compensation from the Vendor on that ground.

**32F OWNERS CORPORATION**

The Land will be affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

**32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

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

**32H SERVICES**

<b>Service</b>	<b>Status</b>
Electricity supply	Not Connected
Gas supply	Not Connected
Water supply	Not Connected
Sewerage	Not Connected
Telephone services	Not Connected

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

**32I TITLE**

Attached are the following document/s concerning Title:  
A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

SECTION 32 STATEMENT  
18 CULLIS PARADE, BAYSWATER VIC 3153


DATE OF THIS STATEMENT

/  /20

Name of the Vendor

ANTHONY LA ROSA AND ROSETTA LA ROSA

Signature/s of the Vendor

x 

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

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

DATE OF THIS ACKNOWLEDGMENT

/  /20

Name of the Purchaser

Signature/s of the Purchaser

x



# 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.

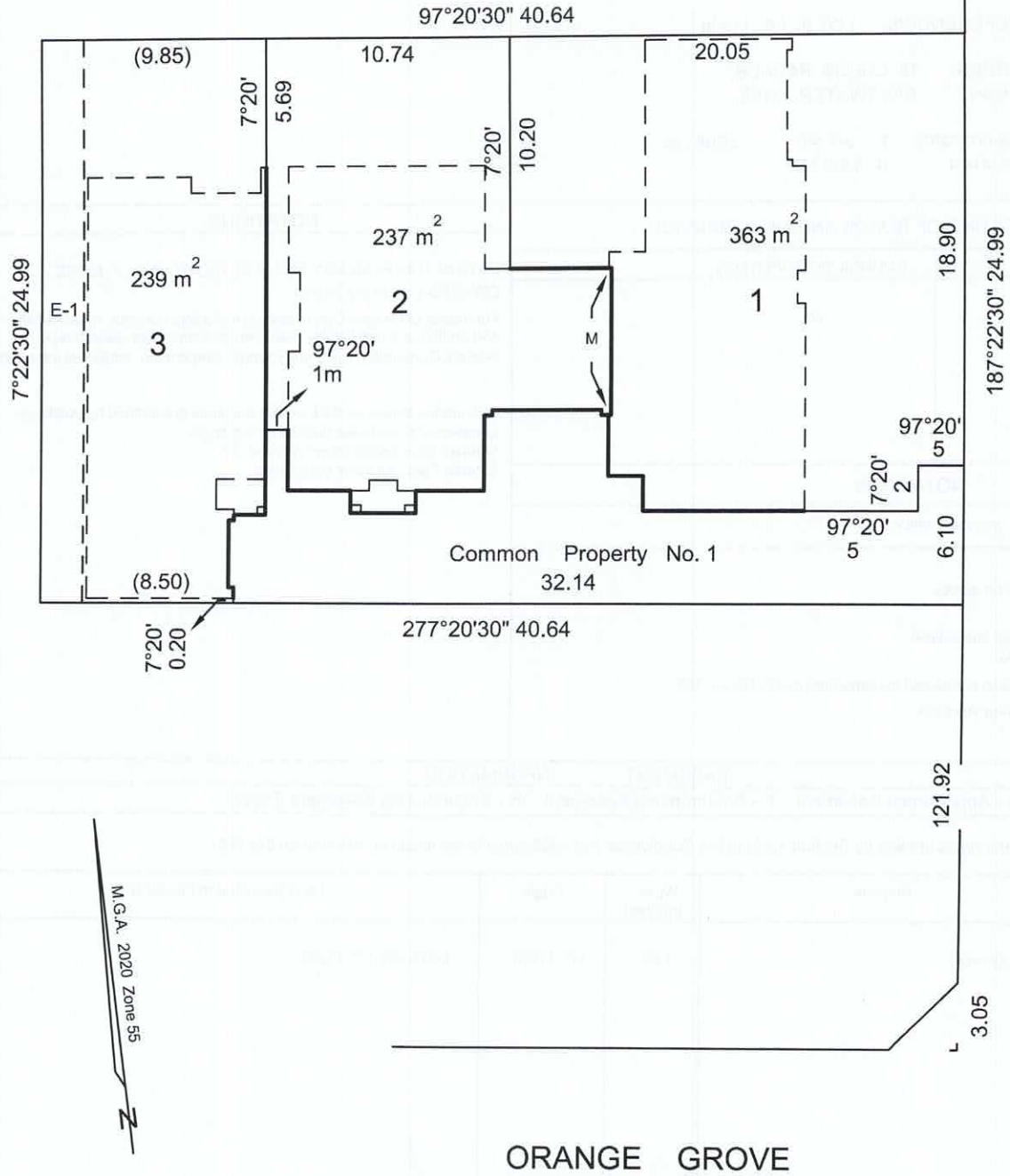
## **Buyers' rights**

### **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.

PLAN OF SUBDIVISION				EDITION 1	PS 926294R
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: SCORESBY</p> <p>TOWNSHIP:</p> <p>SECTION:</p> <p>CROWN ALLOTMENT: 31 (PART)</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCES: VOL. 8166 FOL. 240</p> <p>LAST PLAN REFERENCE/S: LOT 9, LP 11208</p> <p>POSTAL ADDRESS: 18 CULLIS PARADE, (At time of subdivision) BAYSWATER, 3153.</p> <p>MGA 2020 Co-ordinates E 347 540 ZONE : 55 (of approx. centre of land N 5 809 770 in plan)</p>				<p>Council Name: Knox City Council</p> <p>SPEAR Reference Number: S240464S</p>	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		<p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.</p> <p>For details of Owners Corporation(s) including: purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information.</p> <p>Boundaries shown by thick continuous lines are defined by buildings. Location of boundaries defined by buildings: Median: Boundaries shown marked 'M' Exterior Face: All other boundaries</p>	
NIL		NIL			
NOTATIONS					
DEPTH LIMITATION : DOES NOT APPLY					
<p><b>SURVEY:</b> This plan is based on survey</p> <p><b>STAGING</b> This is not a staged subdivision Planing permit No.</p> <p>This survey has been connected to permanent marks No(s): 196 In Proclaimed Survey Area No.</p>					
EASEMENT INFORMATION					
<p><b>LEGEND</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <p>Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole on the land on this plan.</p>					
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	1.83	LP 11208	LOTS ON LP 11208	
<p><b>BRIAN MOXHAM SURVEYING P.L</b> Licensed Land Surveyor, 80 Moores Road, Monbulk, 3793 Ph. 9752 0361</p>		<p>SURVEYORS FILE REF: 23-01-03</p> <p>BRIAN DAVID MOXHAM VERSION 01</p>		ORIGINAL SHEET SIZE A3	SHEET 1 OF 2 SHEETS

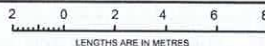




BRIAN MOXHAM SURVEYING P.L.  
Licensed Land Surveyor,  
80 Moores Road, Monbulk, 3793  
Ph. 9752 0361

REF:  
23-01-03

SCALE  
1:200



BRIAN DAVID MOXHAM VERSION 01

ORIGINAL SHEET  
SIZE A3

SHEET 2

## OWNERS CORPORATION SCHEDULE

PS926294R

Owners Corporation No. 1

Plan No. PS926294R

Land affected by Owners Corporation:	1,2,3
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Common Property No.: 1

Limitations of Owners Corporation:	Unlimited
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## Notations

Totals		
	Entitlement	Liability
This schedule	90	90
Balance of existing OC	0	0
Overall Total	90	90

## Lot Entitlement and Lot Liability

[illegible]

Brian Moxham Surveying Pty Ltd  
80 Moores Road Monbulk VIC 3793

Surveyors file reference: 23-01-03

SHEET 1

ORIGINAL SHEET  
SIZE: A3

Surveyor: Brian Moxham (Brian Moxham Surveying Pty Ltd)  
Surveyor's Version: 01

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

Page 1 of 1

VOLUME 08166 FOLIO 240

Security no : 124124562492Q  
Produced 19/05/2025 12:40 PM

### LAND DESCRIPTION

Lot 9 on Plan of Subdivision 011208.  
PARENT TITLE Volume 02887 Folio 342  
Created by instrument A398039 05/09/1957

### REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
ANTHONY LA ROSA of 9 NARRUMBURN ROAD CLAYTON SOUTH VIC 3169  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
ROSETTA LA ROSA of 9 NARRUMBURN ROAD CLAYTON SOUTH VIC 3169  
AN204638C 21/10/2016

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN204639A 21/10/2016  
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 or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP011208 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)

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 22/10/2016

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>LP011208</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>19/05/2025 12:40</b>

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LP 11208  
EDITION 1  
PLAN MAY BE LODGED 14.12.25

# PLAN OF SUBDIVISION

of Part of Crown Allotment 31

PARISH OF SCORESBY

COUNTY OF MORNINGTON

Scale — 100 feet to 1 inch.

—Vol 2887 Fol 577312—

HIGH ST

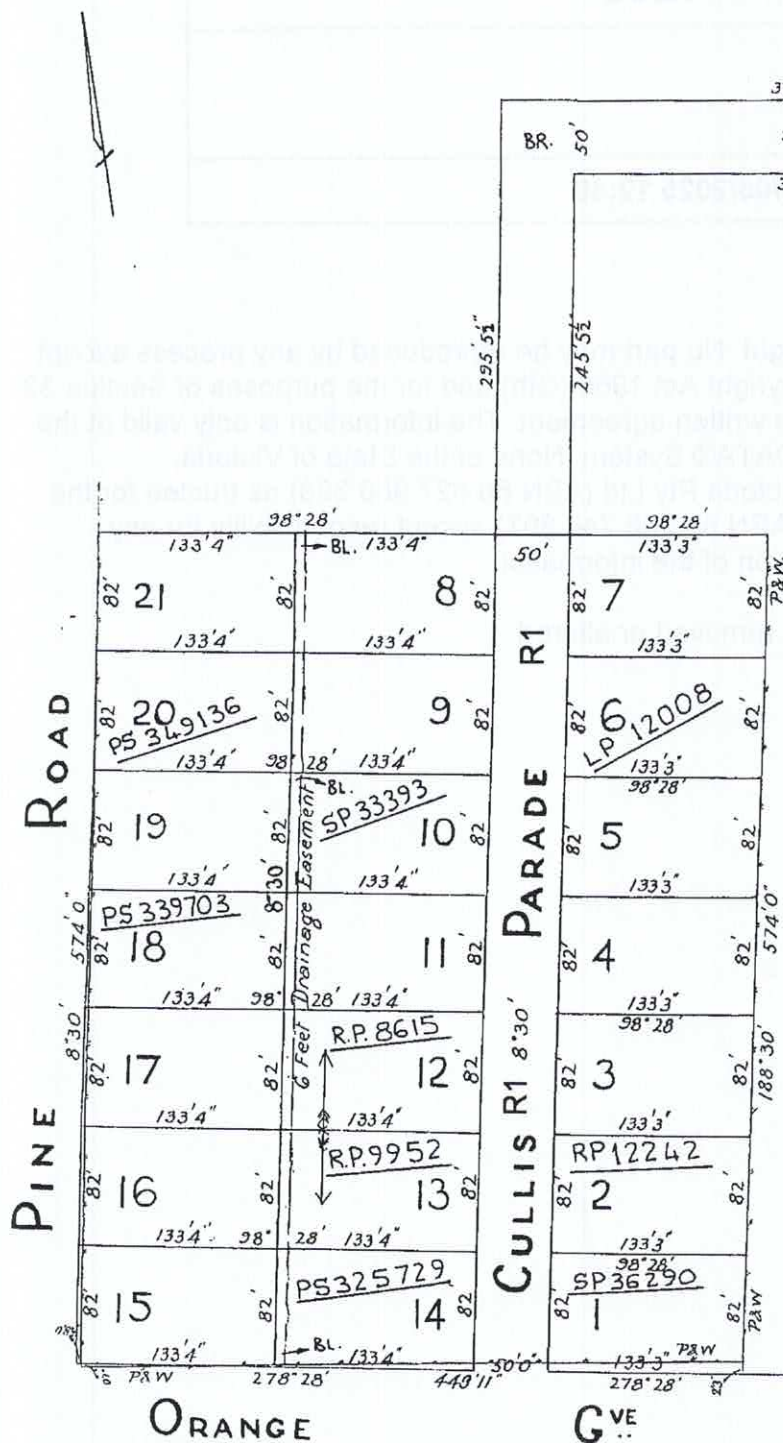
CULLIS PDE

## COLOUR CODE

BL=BLUE G=GREEN  
R1 & BR =BROWN P=PURPLE  
Y=YELLOW R=RED  
H=HATCH CH=CROSS HATCH

ROADS COLOURED BROWN

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1139578

## APPLICANT'S NAME & ADDRESS

AWESOME CONVEYANCING C/- TRICONVEY (RESELLER) C/-  
LANDATA

MELBOURNE

## VENDOR

LA ROSA, ANTHONY

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

364059

This certificate is issued for:

LOT 9 PLAN LP11208 ALSO KNOWN AS 1/18 CULLIS PARADE BAYSWATER  
KNOX CITY

The land is covered by the:

KNOX PLANNING SCHEME

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

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

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

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

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

19 May 2025

Sonya Kilkenny  
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](mailto: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](mailto:landata.enquiries@servictoria.com.au)

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



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### Choose the authoritative Planning Certificate

#### *Why rely on anything less?*

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

### Privacy Statement

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

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

**Landata (Web Service)**  
**LEVEL 12/2 Lonsdale St**  
**MELBOURNE VIC 3000**

**APPLICANT REFERENCE:** 76872099-013-0:55902  
**DATE:** 23-May-2025  
**CERTIFICATE NO.** 108025



**BILLER CODE:** 18077  
**REF. NO.** 1078287



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

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

**ASSESSMENT NO:** 1078287

**PROPERTY LOCATION:** 1/18 Cullis Parade  
BAYSWATER VIC 3153

**VALUATIONS**

**SITE VALUE:** \$445,000

**CAPITAL IMPROVED VALUE:** \$445,000

**NET ANNUAL VALUE:** \$22,250

**RELEVANT DATE:** 01/01/2024

**OPERATIVE DATE:** 01/07/2024

**TITLE DETAILS:** LOT P9 LP 11208

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

**PROPERTY RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30/6/2025**

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u> \$	<u>BALANCE</u> \$
ARREARS (RATES, WASTE, INTEREST, FSPL, LLCC) B/F 30/6/2024 <b>DUE AND PAYABLE IMMEDIATELY</b>		<b>\$0.00</b>
INTEREST	\$0.00	
LEGAL COSTS	\$0.00	
Municipal Rates	\$651.90	
Optional Waste Charges	\$53.10	
Residential Waste Charges	\$428.20	
State Landfill Levy	\$0.00	
Emergency Services Volunteers Fund	\$170.70	
	\$	
<b>SUB TOTAL RATES AND CHARGES DUE</b>	<b>\$1,303.90</b>	<b>\$1,303.90</b>
PENSION REBATE	\$0.00	
RECEIPTS	\$-1,303.90	
<b>TOTAL RATES AND CHARGES DUE</b>		<b>\$0.00</b>
<b>SPECIAL RATES /SPECIAL CHARGES</b>		
		\$0.00
<b>OPEN SPACE CONTRIBUTION</b>		
<b>TOTAL OUTSTANDING</b>		<b>\$ 0.00</b>

**RATES NOT BEING PAID BY INSTALMENTS ARE DUE AND PAYABLE IN FULL BY 15 FEBRUARY 2025 AND INTEREST AT THE RATE OF 10% WILL CONTINUE TO ACCRUE ON ANY OVERDUE RATES AND CHARGES UNTIL PAID IN FULL**



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

**CERTIFICATE NO:** 108025

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

**PROPERTY LOCATION**      LOT P9 LP 11208

**AVPCC** 100 Vacant Residential Home Site Surveyed Lot

**NOTICES AND ORDERS**

There are no conditions associated with this property.

**FLOOD LEVEL**

THIS COUNCIL DOES NOT SPECIFY FLOOD LEVELS

Information in regard to any designated Flood Level may be obtained from Land Development Team Melbourne Water.

**POTENTIAL LIABILITIES**

Notices and Orders issued as described above:

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

**ADDITIONAL INFORMATION**

I acknowledge having received the sum of \$29.70 being the fee for this certificate.

Delegated Officer: .



Authorised By: Dianne Harrod



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

**Landata**  
**DX 250639**  
**MELBOURNE**

This certificate provides details of one rating assessment only.  
The land specified in your application has multiple rating assessments. The assessments below will require you to apply and pay for each separate certificate. This will provide the full rates and charges liability across the multiple rating assessments that hold the same title details.

107829 7 – 1/18 Cullis Parade, Bayswater

**APPLICANT REFERENCE:** 76811067-013-0:5  
**DATE:** 20-May-2025  
**CERTIFICATE NO.** 107938



**BILLER CODE:** 18077  
**REF. NO.** 1078295

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

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

**ASSESSMENT NO:** 1078295

**PROPERTY LOCATION:** 2/18 Cullis Parade  
BAYSWATER VIC 3153

**TITLE DETAILS:** LOT P9 LP 11208

**VALUATIONS**

**SITE VALUE:** \$445,000  
**CAPITAL IMPROVED VALUE:** \$445,000  
**NET ANNUAL VALUE:** \$22,250  
**RELEVANT DATE:** 01/01/2024  
**OPERATIVE DATE:** 01/07/2024

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

**PROPERTY RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30/6/2025**

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u> \$	<u>BALANCE</u> \$
ARREARS (RATES, WASTE, INTEREST, FSPL, LLCC) B/F 30/6/2024 <b>DUE AND PAYABLE IMMEDIATELY</b>		<b>\$0.00</b>
INTEREST	\$0.00	
LEGAL COSTS	\$0.00	
Municipal Rates	\$651.90	
<b>Supplementary Rates applied: 01/07/2024</b>		
Optional Waste Charges	\$53.10	
Residential Waste Charges	\$428.20	
State Landfill Levy	\$0.00	
Emergency Services Volunteers Fund	\$170.70	
<b>SUB TOTAL RATES AND CHARGES DUE</b>	<b>\$1,303.90</b>	<b>\$1,303.90</b>
PENSION REBATE	\$0.00	
RECEIPTS	\$-1,303.90	
<b>TOTAL RATES AND CHARGES DUE</b>		<b>\$0.00</b>
<b>SPECIAL RATES /SPECIAL CHARGES</b>		
		\$0.00
<b>OPEN SPACE CONTRIBUTION</b>		
<b>TOTAL OUTSTANDING</b>		<b>\$ 0.00</b>

**RATES NOT BEING PAID BY INSTALMENTS ARE DUE AND PAYABLE IN FULL BY 15 FEBRUARY 2025 AND INTEREST AT THE RATE OF 10% WILL CONTINUE TO ACCRUE ON ANY OVERDUE RATES AND CHARGES UNTIL PAID IN FULL**

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

**CERTIFICATE NO:** 107938

**knox**  
your city



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

**PROPERTY LOCATION**      LOT P9 LP 11208

**AVPCC** 100 Vacant Residential Home Site Surveyed Lot

**NOTICES AND ORDERS**

There are no conditions associated with this property.

**FLOOD LEVEL**

THIS COUNCIL DOES NOT SPECIFY FLOOD LEVELS

Information in regard to any designated Flood Level may be obtained from Land Development Team Melbourne Water.

**POTENTIAL LIABILITIES**

Notices and Orders issued as described above:

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

**ADDITIONAL INFORMATION**

I acknowledge having received the sum of \$29.70 being the fee for this certificate.

Delegated Officer: .

Authorised By: S Furnston



Awesome Conveyancing C/- Triconvey  
(Reseller)  
E-mail: [certificates@landata.vic.gov.au](mailto:certificates@landata.vic.gov.au)

Statement for property:  
UNIT 1 & 2 LOT 9 18 CULLIS PARADE  
BAYSWATER 3153  
9 LP 11208

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56F//17026/26	LANDATA CER 76811067-023-9	19 MAY 2025	49348202

### 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

<b>Parks Victoria - Parks Service Charge</b>	01/04/2025 to 30/06/2025	\$21.79
<b>Melbourne Water Corporation Total Service Charges</b>	01/04/2025 to 30/06/2025	\$61.04

#### (b) By South East Water

<b>Water Service Charge</b>	01/04/2025 to 30/06/2025	\$22.58
<b>Sewerage Service Charge</b>	01/04/2025 to 30/06/2025	\$98.05
<b>Subtotal Service Charges</b>		<u>\$203.46</u>
<b>Payments</b>		\$203.46
<b>TOTAL UNPAID BALANCE</b>		\$0.00

- 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](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.

AUTHORISED OFFICER:



LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

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





- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, 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.

Consent has previously been given 489754 for an owner of the property to erect a structure over the asset and/or easement or within 1.0 metre of the asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au) Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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](mailto: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.

AUTHORISED OFFICER:

LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

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





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.

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.

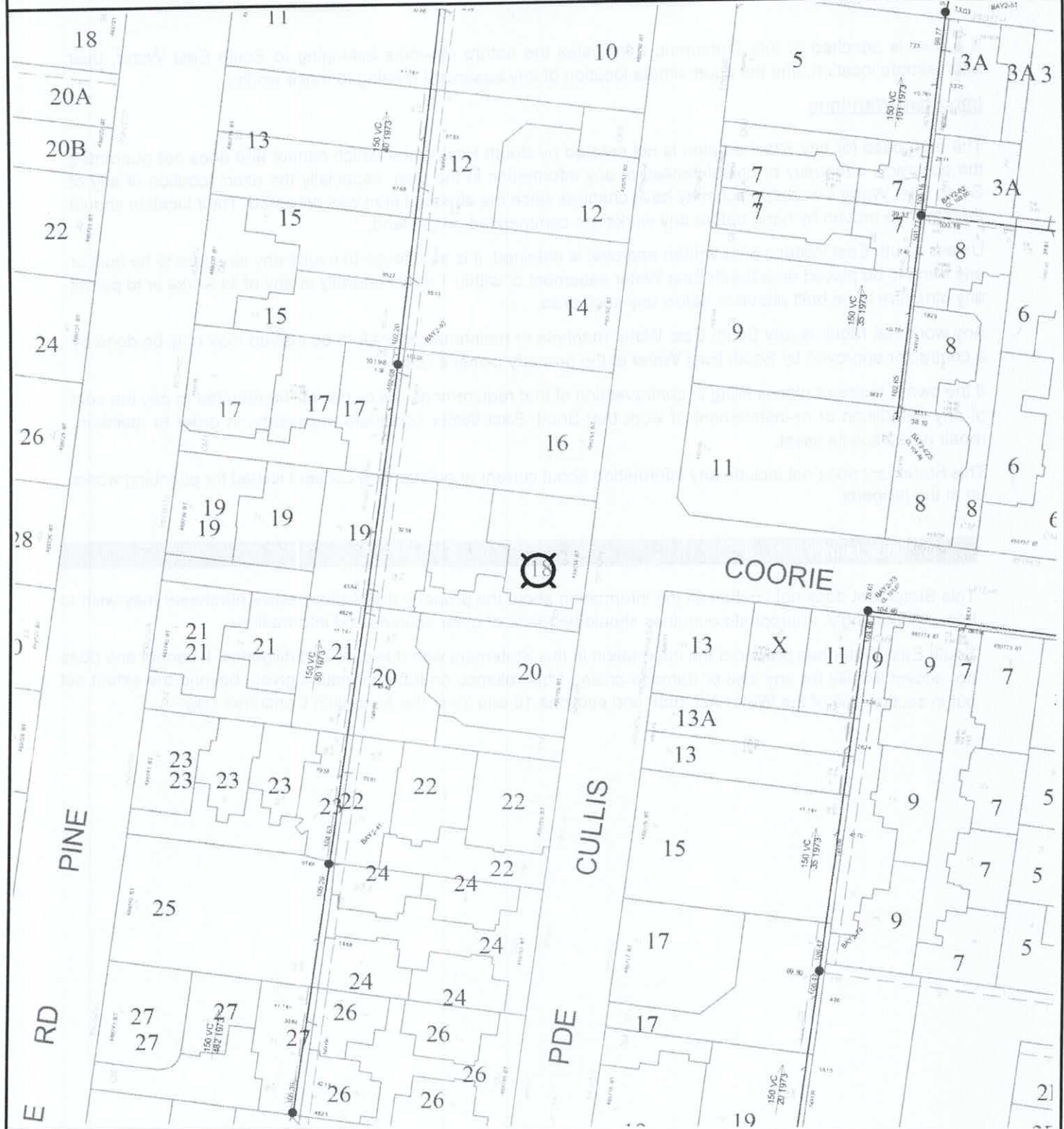
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:

LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

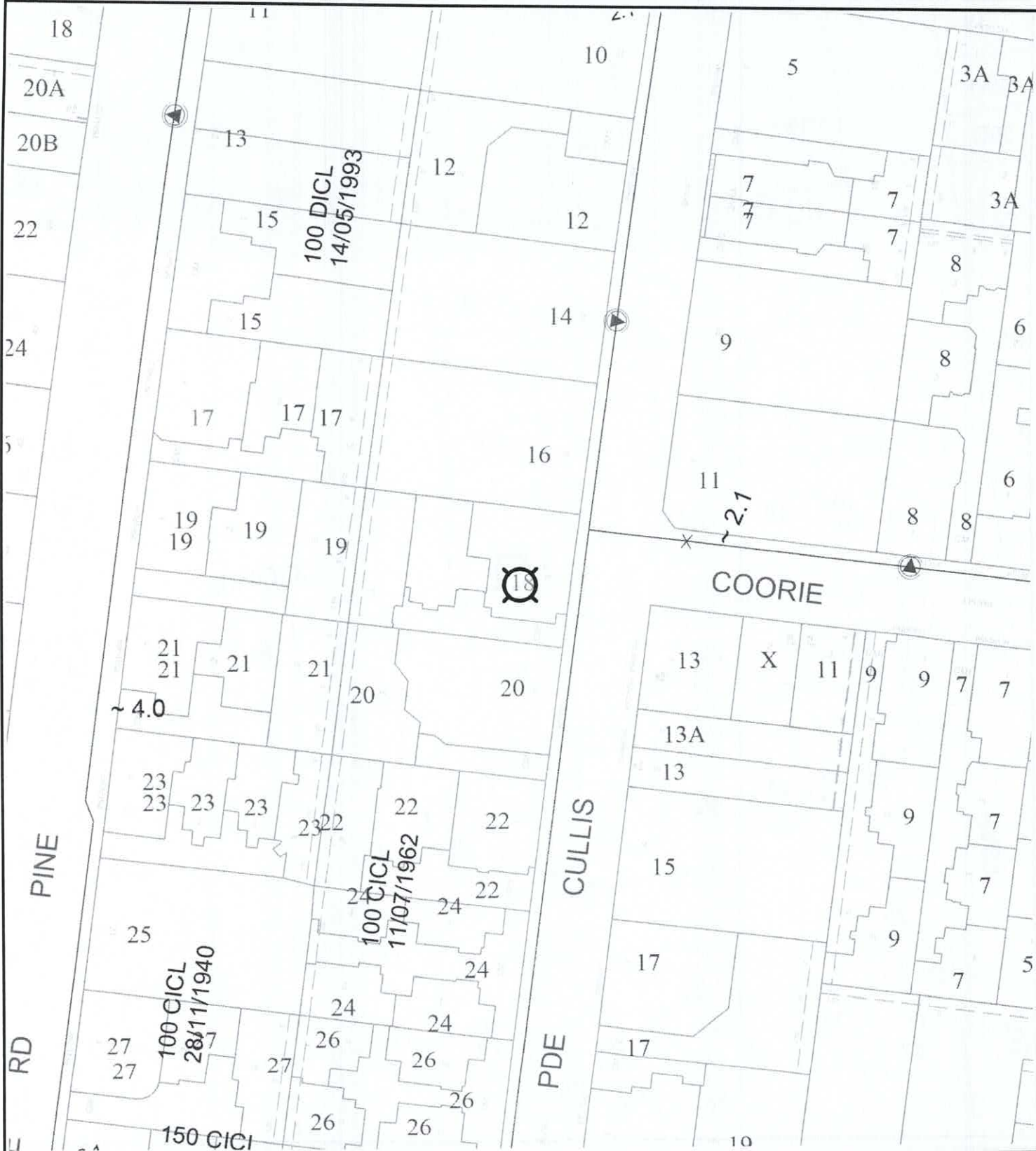
**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198





**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
<b>Melbourne Water Assets</b>					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.



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

## LEGEND

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



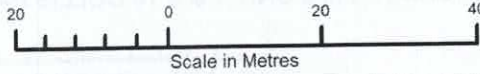
- Subject Property
- ⊗ Water Main Valve
- ⊗ Water Main & Services

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

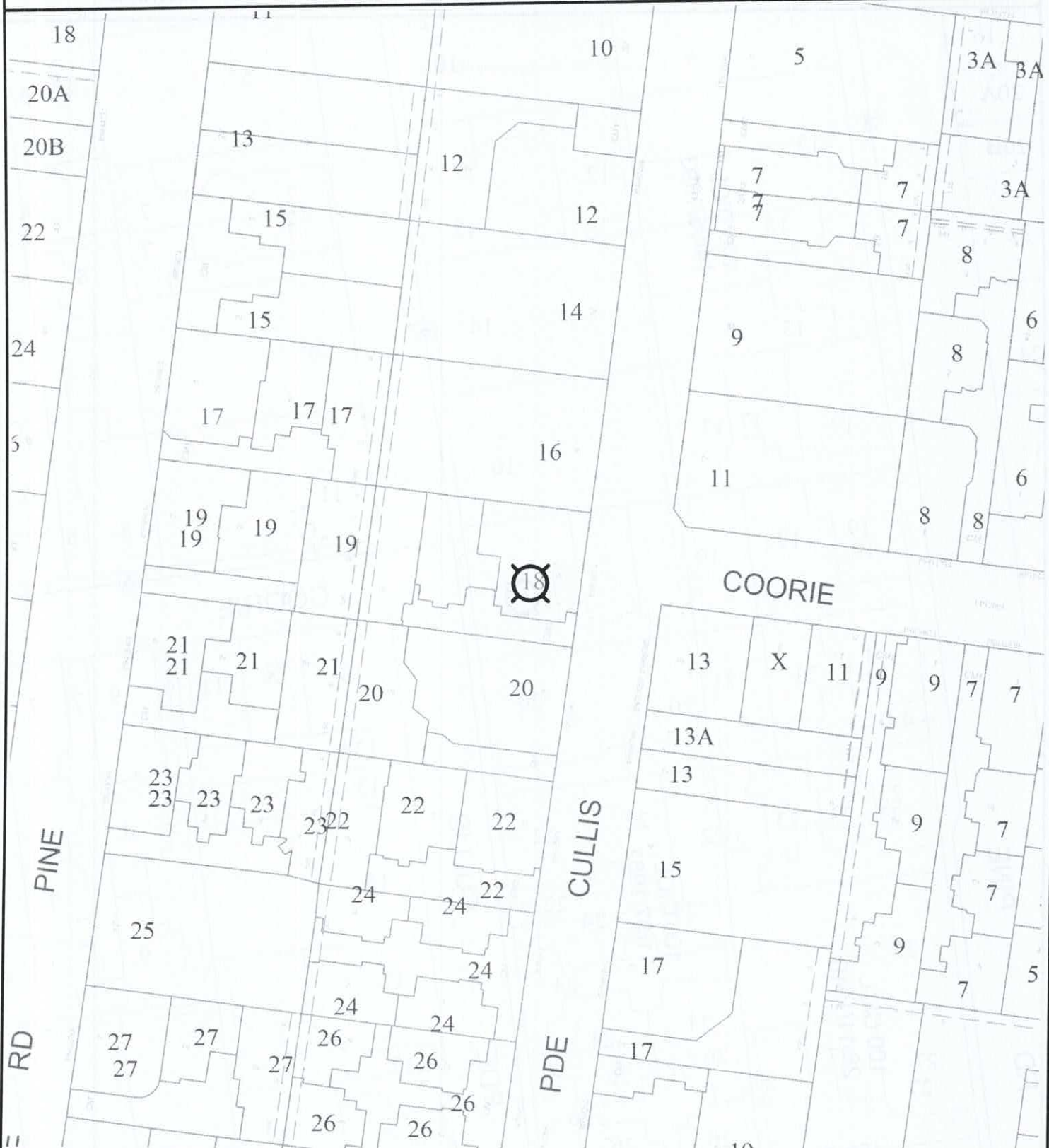




Case Number: 49348202



Date: 19MAY2025



**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
- Recycled Water Main Valve
- Recycled Water Main & Services

- Hydrant
- Fireplug/Washout
- Offset from Boundary

07 JUNE 2023

Peter Thomas Building Design  
E-mail: [peter@ptbuildingdesign.com.au](mailto:peter@ptbuildingdesign.com.au)

Dear Customer,

**APPROVAL FOR PROPOSED STRUCTURES/WORK ADJACENT TO CRITICAL ASSETS**

**Property Address: 18 CULLIS PARADE BAYSWATER 3153**

**Development Type: Residential**

**Structure Type: Building Eaves and Paving**

**Our Reference: Case: 44164098**

**PSP: 489754**

I am pleased to advise you that South East Water consents to the above proposal subject to the attached terms and conditions. This permit is valid for the plan submitted for assessment as referenced above.

Should there be any amendments to the approved plan, this consent may be withdrawn or additional conditions imposed.

The location of all assets should be proven by hand on site prior to the commencement of any works and you should make your own independent inquiries as to the location of all assets, property boundaries and dimensions. All liability at law (including under statute), and all conditions and warranties implied by law (including under statute), are expressly excluded except that liability and those conditions and warranties, which cannot be excluded. In respect of liability and conditions and warranties, which cannot be excluded, South East Water's liability to you is limited, as far as law (including statute) permits.

All works must be in accordance with the requirements of South East Water's Customer Buildover Guide which may be obtained at <https://southeastwater.com.au> and is enforceable under Sections 145 and 148 of the Water Act 1989. Please note, works must also comply with the Occupational Health and Safety Regulations 2017 (OHS Regulations 2017).

If you have any enquiries please contact Property Development on 9552 3770.

Yours sincerely



Wendy Leavesley  
**ACTING MANAGER PROPERTY DEVELOPMENT**



# **TERMS AND CONDITIONS RELATING TO PROPOSED STRUCTURES/WORK ADJACENT TO CRITICAL ASSETS**

**PROPERTY ADDRESS 18 CULLIS PARADE BAYSWATER 3153**

**APPROVAL DATE 7 June 2023**

**Our Reference: 44164098**

**PSP: 489754**

**The owner shall make themselves aware of the terms and conditions of this consent.**

**These standard conditions form part of the approval for the construction of the approved building or structure over South East Waters asset and / or easements or within 1.0m of South East Waters assets and shall be read in conjunction with the approved plan showing Building Eaves and Paving and South East Waters endorsement.**

Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, where required to ensure that no additional load will be placed on the sewer by the structure/works. The exact location of assets should be confirmed out on site prior to the commencement of any work/construction to ensure minimum clearances are met.

The owner permits South East Water and its employees, authorised agents and contractors to enter into and upon the land and / or the building and structures contained on the land, for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, and if necessary for that purpose to excavate through any part of the building or structure for which approval has been granted.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the approved building and structures or any other property including the property of any person, and any illness, death or injury of any person as a result of works carried out by South East Water and its employees, authorised agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, beneath or in the vicinity of the building or structure except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the South East Water sewer, pipe or other structure, or any other property, including the property of any person, and any illness, death or injury of any person, as a result of the approved building or structure having been constructed over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement.

The owner indemnifies and shall keep indemnified South East Water against all actions, claims, suits and demands losses, damages, costs and expenses of any kind, arising out of or incidental to the construction of and / or retaining the approved building or structure over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement; and any works carried out by South East Water referred to in clause 4 except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

**The owner accepts full responsibility for the structural sufficiency of the approved building or structure and its footings, having regard for the presence of the South East Water sewer, pipe, other structure and / or easement.**

Where a building control authority requires that a pier and beam type footing system is constructed to support the building or structure, such pier and beam footings shall not involve the use of impact driven piles and / or structures cantilevered over the South East Water sewer, pipe or other structure.

**Any deviation from the approved plans will require a further application to be submitted for consideration. Such amended proposals will be considered on the merits of the application and may or may not be approved by South East Water.**

The owner agrees to disclose the existence of and conditions of this consent to intending purchasers or mortgagees of the land and/ or the building and structures contained on the land.

This agreement shall be binding on all subsequent owners of the land and/or the approved building or structure contained on the land.

It is the owner's responsibility to comply with all conditions of this consent. Failure to comply will invalidate the consent and may render the owner liable for prosecution as provided for in the Water Act 1989.

This consent does not constitute a building permit or a planning permit, as may be required by the Building Code of Australia, and the various building ordinances and by-laws of the State of Victoria and the Municipal authority in which the land is situated.

The existence and conditions of this agreement will be disclosed to any person making an 'Application for an Information Statement' as part of advice pursuant to section 158 of the Water Act 1989.





SOUTH EAST WATER CORPORATION

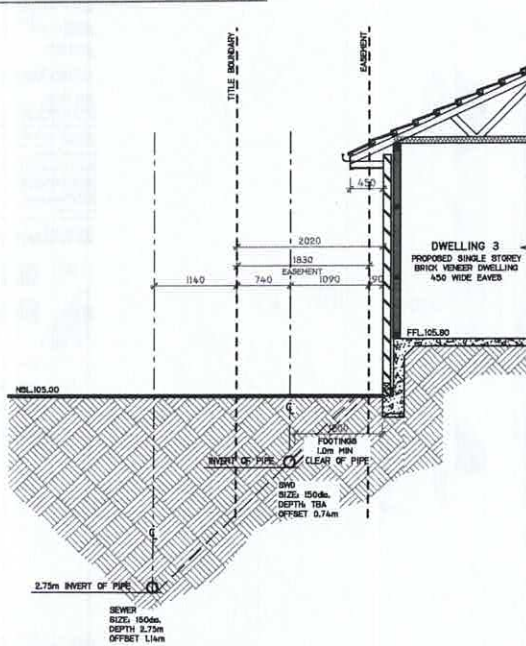
**APPROVED**

Case Number: 44164098

PSP: 489754

Signed:  Date: 7/06/2023

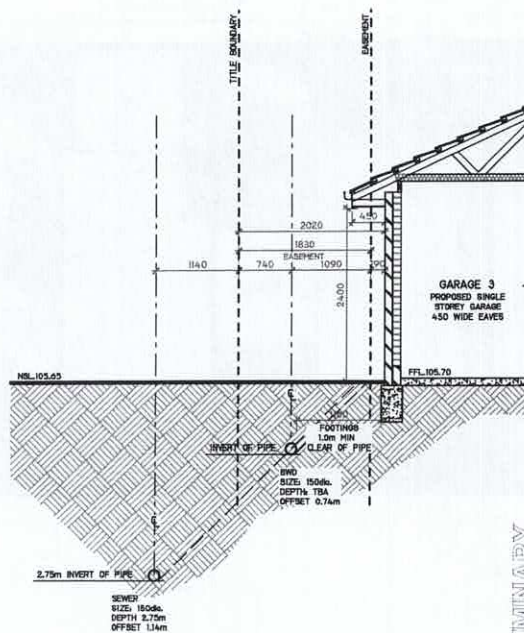
Total Approved Pages [ 2 ]



**DETAIL**

ANGLE OF REPOSE (DWELLING 3)  
SCALE 1:50

D1



**DETAIL**

ANGLE OF REPOSE (GARAGE 3)  
SCALE 1:50

D2

VERSION: © COPYRIGHT 2023		
NO.	DATE	DESCRIPTION

PROJECT ADDRESS:  
18 CULLIS PARADE  
BAYSWATER 3153

BUILD OVER EASEMENT DETAILS



Peter Thomas  
Building Design

Office: 12 Edinburgh Drive Beaconsfield 3607  
Phone: 0411 721 131  
Email: peter@peterthomasbuildingdesign.com.au  
Mobile: 08 278 349 884 Home: 08 9471 1570

**bdoo**  
ALL DATA DELIVERED  
WITHIN 48 HOURS OF REQUEST

**A.006 (A)**  
ORIGINAL PAGE SIZE: A3

Property Clearance Certificate
Land Tax



INFOTRACK / AWESOME CONVEYANCING
Your Reference: 25/4006
Certificate No: 90959136
Issue Date: 19 MAY 2025
Enquiries: CXN2

Land Address: 18 CULLIS PARADE BAYSWATER VIC 3153

Table with 6 columns: Land Id, Lot, Plan, Volume, Folio, Tax Payable. Row 1: REFER TO ATTACHMENT

Vendor: ANTHONY LA ROSA
Purchaser: FOR INFORMATION PURPOSES

Table with 5 columns: Current Land Tax, Year Taxable Value (SV), Proportional Tax, Penalty/Interest, Total. Row 1: REFER TO ATTACHMENT

Comments: Refer to attachment

Table with 5 columns: Current Vacant Residential Land Tax, Year Taxable Value (CIV), Tax Liability, Penalty/Interest, Total. Row 1: REFER TO ATTACHMENT

Comments: Refer to attachment

Table with 5 columns: 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.

Signature of Paul Broderick
Paul Broderick
Commissioner of State Revenue

Table with 2 columns: Description, Amount. Rows: CAPITAL IMPROVED VALUE (CIV): \$890,000; SITE VALUE (SV): \$890,000; CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE: \$0.00



# Notes to Certificate - Land Tax

Certificate No: 90959136

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

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

## Land tax is a first charge on land

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

## Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

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

## Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

7. 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.
8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

### LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$3,990.00

Taxable Value = \$890,000

Calculated as \$2,250 plus ( \$890,000 - \$600,000) multiplied by 0.600 cents.

### VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$8,900.00

Taxable Value = \$890,000

Calculated as \$890,000 multiplied by 1.000%.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 90959136

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

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

### CARD



Ref: 90959136

### Visa or Mastercard

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

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

## Land Tax

**Land Address:** 18 CULLIS PARADE BAYSWATER VIC 3153

**Total: \$0.00**





# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / AWESOME CONVEYANCING

Your Reference: 25/4006

Certificate No: 90959136

Issue Date: 19 MAY 2025

Enquires: CXN2

Land Address: 18 CULLIS PARADE BAYSWATER VIC 3153

Land Id	Lot	Plan	Volume	Folio	Tax Payable
712502	9	11208	8166	240	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
100	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

Land Address: 18 CULLIS PARADE BAYSWATER VIC 3153

Land Id	Lot	Plan	Volume	Folio	Tax Payable
6741020	9	11208	8166	240	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
100	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$890,000

SITE VALUE: \$890,000

CURRENT CIPT CHARGE: \$0.00



# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 90959136

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

## Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
  - a general valuation of the land;
  - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
  - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
  - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
  - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

## Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
  - the date on which the land became tax reform scheme land;
  - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
  - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

## Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. 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 unpaid commercial and industrial property tax.

## Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

## Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to [www.sro.vic.gov.au/CIPT](http://www.sro.vic.gov.au/CIPT).
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. 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.

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / AWESOME CONVEYANCING

Your Reference: 25/4006  
Certificate No: 90959136  
Issue Date: 19 MAY 2025

Land Address: 18 CULLIS PARADE BAYSWATER VIC 3153

Lot	Plan	Volume	Folio
9	11208	8166	240

Vendor: ANTHONY LA ROSA  
Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:  
\$0.00



# Notes to Certificate - Windfall Gains Tax

Certificate No: 90959136

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
  - Windfall gains tax that is due and unpaid, including any penalty tax and interest
  - Windfall gains tax that is deferred, including any accrued deferral interest
  - Windfall gains tax that has been assessed but is not yet due
  - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
  - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

## Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, 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 unpaid windfall gains tax.

## Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

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

## Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

## General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. 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.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

## Windfall Gains Tax - Payment Options

### BPAY



Billers Code: 416073  
Ref: 90959131

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

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

### CARD



Ref: 90959131

### Visa or Mastercard

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

[sro.vic.gov.au/payment-options](http://sro.vic.gov.au/payment-options)

### Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

21 May 2025

**Property Information Certificate**  
**BUILDING ACT 1993**  
**Building Regulations 2018 (Regulation 51)**

Landata (Web Service)  
LEVEL 12/2 Lonsdale St  
MELBOURNE VIC 3000

<b>Property Address:</b>	LOT P9 LP 11208 1/18 Cullis Parade BAYSWATER VIC 3153
<b>Your Ref:</b>	76811067-015-4:55805
<b>Council Ref:</b>	20030818

Details of any Permit or Certificate of Final Inspection issued by Council in the preceding ten (10) years:

**No discoveries have been made.**

Details of any Permit or Certificate of Final Inspection issued by Private Building Surveyors in the preceding ten (10) years:

<b>Building Permits and Occupancy Permit/Final Certificates</b>				
<b>Council Reference</b>	<b>Final/Occ No</b>	<b>Description of Building Works</b>	<b>Approved By</b>	<b>Issue/Approval Date</b>
PBSS30/2024/291 PBS Final Certificate Issued	No. 7016184309154	Demolition of dwellings and carport	Diverse Building Surveyors	30-Apr-2024
PBSS30/2024/397	No inspections Recorded	Construction of three (3) single storey dwellings	Building Surveying Victoria	-

Details of any current Notice or Order issued by the relevant building surveyor under the Building Act:



**No discoveries have been made.**

**Important:** There may be other building regulatory matters currently under investigation that are not listed. It is recommended to enquire with the property owner or agent whether there are any other outstanding building compliance matters to be addressed (including illegal building works, swimming pool and spa safety matters).

Details of any consents for demolition issued:

Report and consent Section 29a Demolition consent Please check for PBS prior to 2016				
Council Reference	Description	Approved By	Decision	Issue Date
RC/2024/52	Full demolition of a brick dwelling and outbuildings	Jason McNulty BS U 40204 Municipal Building Surveyor	Application Completed	14/02/2024

We trust the above information will be of assistance. For further information please contact us on 03 9298 8125.

Regards,

Business Support - City Planning and Building  
Knox City Council

For further information about this property you can also visit: [Property and parcel search \(land.vic.gov.au\)](https://land.vic.gov.au)

# BUILDING SURVEYING VICTORIA

E: info@bsvic.com.au P: 03 9707 4443 M: PO Box 629, Beaconsfield VIC 3807

## BUILDING PERMIT - FORM 2

Building Act 1993, Building Regulations 2018, Regulation 37

**Job Reference Number: 027718**

Building Permit Number: 1006479429169 Issued: 01/05/2024

### Property Details:

Address: **18 Cullis Parade, BAYSWATER**  
Allotment: **9**  
Municipality: **Knox City Council**

Postcode: **3153**  
LP/PS: **LP11208**

### Issued To:

Name: Peter Thomas Building Design  
Address: 12 Edinburgh Drive, BEACONSFIELD  
Email: peter@ptbuildingdesign.com.au

Phone: 0413 731 101  
Postcode: 3807

*The above address is the 'Address for Serving or Giving of Documents' unless noted otherwise.*

### Ownership Details:

Name: Anthony & Rosetta La Rosa  
Address: 9 Narrumburn Road, CLAYTON SOUTH  
Email: anthonylarosa867@gmail.com

Phone: 0416 239 867  
Postcode: 3169

### Builder:

Name: Anthony La Rosa  
Address: 9 Narrumburn Road, CLAYTON SOUTH  
Building practitioner registration no: DB-U 46964

Phone: 0416 239 867  
Postcode: 3169

### Building practitioner or architects engaged to prepare documents for this permit:

Name	Category / Class	Registration number
Peter Thomas	Drafting	DP-AD 1670
Mark Steller	Civil Engineer	PE0003363
Stephen Jury	Civil Engineer	PE0001423

### Nature of Building Works: Construction of three (3) single storey dwellings

Building Classification:	Part of Building	BCA Classification
	Dwelling	1a(a)
	Garage	10a

Total new floor area:	499m <sup>2</sup>	Stage of work permitted:	All
Cost of building works:	\$699,000	Version of BCA applicable:	NCC 2019

Details of Relevant Planning Permit (if applicable): Planning Permit No: P/2023/6152 Date: 25/07/2023

Details of Domestic Building Work Insurance: VMIA C875116/C875117/C875118

**PHONE 9707 4443 TO BOOK INSPECTIONS - MINIMUM 24 HOURS NOTICE REQUIRED**

The mandatory notification stages for inspection are:

BORED PIERS  
PRE-SLAB  
SLAB STEEL & FOOTINGS  
STUMP HOLES (Decks)  
FRAME  
FINAL



### Commencement and Completions:

This building work must commence by: **01/05/2025**

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor *before* this date under regulation 59 of the Building Regulations 2018.

This building must be completed by: **01/05/2026**

If the building work to which this building permit applies is not completed by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor *before* this date under regulation 59 of the Building Regulations 2018.

### Occupancy of Building:

An Occupancy Permit (whole) is required prior to the occupation or use of this building in relation to which the building work is carried out.

### Protection work:

Protection work is not required in relation to the building work proposed in this permit.

*Where the above indicates protection works are not required, this is based on the documentation provided at time of assessment indicating that no risk of significant damage to any adjoining property was evident. In this instance, the person in charge of carrying out building works is to notify the relevant building surveyor should a risk of significant damage become apparent.*

### General Building Permit Conditions

- Under Regulation 41, the person in charge of carrying out of the building work on an allotment must ensure that a copy of approved documents are available on-site at all times and take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- The mandatory inspection notification stages of work are (a) before placing a footing; (b) before pouring an in situ reinforced concrete member; (c) the completion of framework; (e) final, on the completion of all building work. Inspection requirements listed on the previous page are common terms used to describe the mandatory stages but do not over-ride these requirements. Building work must not continue past a mandatory notification stage without written approval of that stage first being issued by BSV (s33(2)).
- The relevant building surveyor must be notified without delay after completion of each mandatory stage including any additional stage specified in this permit.
- All materials & work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code and all relevant current Australian Standards (as amended) referred to therein.
- The person in charge of carrying out the building work must ensure that the building work does not encroach over the title boundaries of the subject allotment.
- Where plumbing and/or electrical work for which required the issue of a compliance certificate is carried out in conjunction with the building work included in this permit, a copy of that certificate must be supplied to the relevant building surveyor along with the application for occupancy permit (Form 15) prior to the issue of any Occupancy Permit.
- Where insulation and energy efficiency requirements are applicable, certificates / declaration must be provided to the building surveyor prior to the issuance of a final certificate / occupancy permit.
- Where waterproofing of wet area works are carried out a certificate must be provided to the building surveyor prior to the issuance of a final certificate / occupancy permit.
- Where any prefabricated items such as Roof trusses, Wall framing and/or Floor joists are applicable the layouts and design certificate must be provided to BSV prior to the frame inspection being undertaken.**
- Where a termite management system is required it shall be carried out in accordance with AS 3660.1 - 2014. If there is any doubt regarding methods required to achieve compliance the relevant building surveyor must be consulted. Certificates showing the system/s used and locations installed must be provided to the building surveyor prior to a final certificate / occupancy permit being able to be issued. It is the owners responsibility to carry out regular inspections of the building for evidence of termite activity.

### Prescribed reporting authority

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below.

Reporting authority	Regulation number	Matter reported on or consented to
Knox City Council	Reg. 130(1)	Consent to build over an easement
South East Water	Reg. 130(1)	Consent to build over an easement
Knox City Council	Reg. 133(2)	Point of discharge of storm water

### Additional Permit Conditions / Notes

Section 10(2) of the Building Act 1993 has been applied as NCC 2019 will be adopted for this project on the basis that substantial design had progressed prior to the 01 May 2023 when NCC 2022 was adopted.

Floor area: Dwelling 1 - 176m2, Dwelling 2 - 173m2 and Dwelling 3 - 150m2

**Relevant Building Surveyor:** BRETT THRELFALL

**Signature:** 

**Registration No:** BS-U 30045

**Date of Issue:** 01/05/2024

26 July 2023

**Peter Thomas Building Design  
12 Edinburgh Dr  
BEACONSFIELD VIC 3807**

**knox**  
your city



Dear Sir/Madam,

**Application No:** P/2023/6152  
**Description:** The development of the land for three (3) single storey dwellings  
**Location:** 18 Cullis Parade, BAYSWATER VIC 3153

We refer to the above application for planning permit under the Knox Planning Scheme.

Council has considered the application and has resolved to issue a Planning Permit subject to conditions. Planning Permit No. P/2023/6152 is enclosed.

Further plans as required by Conditions 1 and 2 of the Permit must be submitted to and approved by the Responsible Authority before the use and/or development hereby permitted is commenced. **You will not receive endorsed plans until Condition requirements have been met, this includes the submission and approval of satisfactory drainage and landscape plans as required.**

To submit the required plans please refer to [Council's website](#). **Do not submit any plans or additional information via the ePathways portal now that a decision has been made on this application.**

It is important that the use and development of the site is carried out in accordance with the conditions of this Planning Permit. Failure to do so could result in legal action being taken.

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

Yours sincerely,

**Isabel Torres  
Planner**

Enc.





## PLANNING PERMIT

Application No: P/2023/6152  
 Planning Scheme: Knox  
 Responsible Authority: Knox City Council

### ADDRESS OF THE LAND:

18 Cullis Parade, BAYSWATER VIC 3153

### THE PERMIT ALLOWS:

The development of the land for three (3) single storey dwellings

in accordance with the endorsed Plan(s)

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Other Plans

1. Prior to the commencement of the development and issue of a Building Permit for the development approved under this Permit, the following plans and computations must be submitted to the Responsible Authority as a complete set. When approved, the plans will be endorsed and will then form part of the permit. Construction must be in accordance with these plans. The plans must comprise the following:

- 1.1 Drainage plans in accordance with Condition 3.
- 1.2 Landscape plans in accordance with Condition 4.
- 1.3 Construction Management Plan in accordance with Condition 24.
- 1.4 An updated Sustainable Design Assessment (SDA) in accordance with Condition 11.

To the satisfaction of the Responsible Authority.

#### Drainage Plans

2. Prior to the commencement of the development approved under this Permit, drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage must be in accordance with these plans. The plans must show the following:
  - 2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.
  - 2.2 The internal drains of the dwellings to be independent of each other.
  - 2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
  - 2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.
  - 2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.

Date Issued: 25 July 2023

Signature for the  
Responsible Authority



## PLANNING PERMIT

Application No: P/2023/6152  
 Planning Scheme: Knox  
 Responsible Authority: Knox City Council

- 2.6 Any Environmental Sustainable Design initiatives shown on the Development Plans approved pursuant to Condition 1 of this permit.
- 2.7 Location of fencing in accordance with the Development Plans approved pursuant to Condition 1 of this permit.
- 2.8 All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

### Landscaping

- 3. Prior to the commencement of the development approved under this Permit, a landscape plan prepared by a suitably qualified Landscape architect or a suitably qualified landscape designer to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority in accordance with Council's 'Landscape Plan Guidelines'. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:

- 3.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.
- 3.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Council's 'Landscape Plan Guidelines').
- 3.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary including all trees that have their Tree Protection Zone extending into the subject site.
- 3.4 Details of the surface finishes of pathways and driveways.
- 3.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.
- 3.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- 3.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).
- 3.8 The Landscape plans must show the provision of at least 8 additional indigenous or native canopy trees chosen from Plant List 1 or 2 of Council's Landscape Plan Guidelines for Planning Permits. These canopy trees must be a minimum 1.5 metres tall when planted and are to be in the following areas:
  - Front setback – 2 large indigenous canopy trees and 2 small indigenous or native canopy trees.
  - SPOS 1 – 1 small canopy tree.
  - SPOS 2 – 1 small canopy tree.
  - SPOS 3 – 1 small canopy tree.
  - Driveway bump-out – 1 small canopy tree.

Date Issued: 25 July 2023

Signature for the  
Responsible Authority

Sabel Tori





## PLANNING PERMIT

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- 3.9 Planting of this site to comprise 40% of the vegetation species to be indigenous (across all plant forms) from plant list 1 of the 'Landscape Plan Guidelines' and 40% additional native species (across all plant forms) from plant list 2 of the 'Landscape Plan Guidelines'. Remaining plant species (20%) can be indigenous, native or exotic (across all plant forms) provided they are not listed as weeds.
- 3.10 Path through front setback to be deleted. Pedestrian access to be direct from porch to driveway.

To the satisfaction of the Responsible Authority.

4. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

### General

6. All development must be in accordance with the endorsed plans.
7. The layout of buildings and works as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to:
- 7.1 An open-sided pergola to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of three metres above ground level; or
- 7.2 A deck to a dwelling with a finished floor level not more than 800mm above ground level.
- Where the total floor area of decks, pergolas and verandahs for each dwelling does not exceed 16m<sup>2</sup>.
8. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
9. Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.
10. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

### Environmentally Sustainable Development

11. Prior to the commencement of any buildings or demolition works, an updated Sustainable Design Assessment (SDA) must be submitted to and approved by the Responsible Authority. The SDA is to be generally in accordance with the SDA submitted, but updated to include:
- 11.1 An InSite Water Report or equivalent addressing stormwater quality performance, in addition to ensuring that the Responsible Authority's collective integrated water management expectations and requirements pursuant to a person's general environmental duty under section 25 of the Environment Protection Act 2017 (Vic) and with regard to the Environment Reference Standard issued under section 93 of the Environment Protection Act 2017 (Vic), are satisfied. This means designing and

Date Issued: 25 July 2023

Signature for the  
Responsible Authority





## PLANNING PERMIT

Application No: P/2023/6152  
 Planning Scheme: Knox  
 Responsible Authority: Knox City Council

maintaining sufficiently sized rainwater tank(s) for retention and detention purposes for each dwelling, as well as, permeable paving to parts of the driveway areas in lieu of raingardens, to the satisfaction of the Responsible Authority.

- 11.2 Confirm that the stormwater report is consistent with the site's civil drainage plans.
- 11.3 Commitment to a minimum 7 Star average energy rating for the development (As per NCC 2022 requirements). Append to the SDA draft NatHERS reports as per BESS recommendations
- 11.4 The development is to be fossil fuel free in line with Knox planning clause 22.04 (To reduce total operating greenhouse gas emissions), and Knox Council's Climate Response Plan 2021-2031 (Working with developers to pioneer zero net emission buildings and zero-net emission housing). For detailed guidance, see the Green Building Council of Australia (GBCA) "A practical guide to electrification".
- 11.5 Reverse cycle electric heating and cooling systems including a minimum star energy efficiency rating. Electric systems are net zero emissions ready in line with Knox planning clause 22.04 (To reduce total operating greenhouse gas emissions).
- 11.6 Hot water systems noted as electric boosted solar, electric instantaneous, or heat pump hot water heating system. Electric systems are net zero emissions ready in line with Knox planning clause 22.04 (To reduce total operating greenhouse gas emissions).
- 11.7 32 Amp power is to be supplied to a garage switchboard of each dwelling for future EV car charging.
- 11.8 Solar photovoltaic panels with capacity maximised for the available roof area (min 2kW/dwelling).
12. Prior to the occupation of the development, the development must be constructed in accordance with the endorsed Sustainable Design Assessment, except for stormwater and Water Sensitive Urban Design (WSUD) requirements which are adopted, pursuant to the collective Responsible Authority's expectations and requirements, reflected on Drainage Plans.

### Tree Protection

13. All works, including excavation, within the critical root zone areas of the tree/s to be retained and other critical root zones on the land must be undertaken under the supervision of a qualified Arborist to ensure that there is no unreasonable damage to the root system of trees to be retained and/or protected, to the satisfaction of the Responsible Authority. Before the development starts, the owner must submit to the Responsible Authority details of the name of the Arborist who will supervise the works and the tasks to be undertaken by the Arborist, to the satisfaction of the Responsible Authority.
14. Prior to any works commencing on the site (including demolition and tree removal), all trees and vegetation to be retained including other critical root zones must be fenced off to create a protection zone. The protection zone must extend around the trees canopy drip-line unless an alternative tree protection zone has been approved by the responsible authority.
15. The tree protection fence is to be chain link or wire mesh, comprise either wooden or steel posts set into the ground or on concrete pads, and be a minimum height of 1.8 metres.

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Signature for the  
Responsible Authority





## PLANNING PERMIT

Application No: P/2023/6152  
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Signage is to be affixed to the fence advising that the area is a tree protection zone and a no-go development area.

16. The tree protection fence and signage is to be maintained throughout the construction period and removed at the completion of all works.
17. No temporary removal of the tree protection fence, or encroachment into the protection zone is permitted without the written consent of the responsible authority.
18. Prior to erecting the tree protection fence around the tree protection zone, all unwanted vegetation and weed species must be removed from within the zone, and the ground within the protection zone must be covered with a layer of well composted organic mulch (maximum 100mm depth). The area is to be watered at least fortnightly throughout the construction period.
19. The following activities are prohibited from the tree protection area, without the written consent of the responsible authority:
  - 19.1 Construction activities.
  - 19.2 Dumping and/or storage of materials, goods and/or soil.
  - 19.3 Trenching or excavation.
  - 19.4 Lopping branches, nailing or affixing signs, service lines, lights etc to the trees.
20. Prior to any works commencing on site, the Responsible Authority must be contacted to inspect the Tree Protection fencing.

### Car Parking & Accessways

21. Before the dwellings are occupied, driveways and car parking areas must be:
  - 21.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and
  - 21.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and
  - 21.3 Treated with an all-weather seal or some other durable surface; and
 To the satisfaction of the Responsible Authority.
22. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.
23. Before the development is occupied vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

### Construction Management Plan

24. Prior to the commencement of the development approved under this Permit, a Construction and Traffic Management Plan (CMP) to the satisfaction of the Responsible Authority, must be submitted to and approved by the responsible authority. When approved, the plan will be

Date Issued: 25 July 2023

Signature for the  
Responsible Authority

*Sabel Toki*



## PLANNING PERMIT

Application No: P/2023/6152  
 Planning Scheme: Knox  
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endorsed as evidence of its approval and will then form part of the permit and must thereafter be complied with. The CMP must specify and deal with, but is not limited to, the following:

- 24.1 A detailed schedule of works including a full project timing;
- 24.2 A traffic management plan for the site, including when or whether any access points would be required to be blocked, an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services; and preferred routes for trucks delivering to the site. The traffic management measures must minimise disruption to the operation of roadway during construction.
- 24.3 The location for the parking of all construction vehicles and construction worker vehicles during construction;
- 24.4 A fully detailed plan indicating where construction hoardings would be located;
- 24.5 A waste management plan including the containment of waste on site, disposal of waste, stormwater treatment and on-site facilities for vehicle washing;
- 24.6 Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside the site;
- 24.7 Site security;
- 24.8 Public safety measures;
- 24.9 Construction times, noise and vibration controls;
- 24.10 Restoration of any Council assets removed and/or damaged during construction;
- 24.11 Protection works necessary to road and other infrastructure (limited to an area reasonably proximate to the site);
- 24.12 Remediation of any damage to road and other infrastructure (limited to an areas reasonably proximate to the site);
- 24.13 An emergency contact that is available for 24 hours a day.
- 24.14 All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan.
25. During the construction, the following must occur to the satisfaction of the Responsible Authority:
  - 25.1 Any stormwater discharges into the stormwater drainage system is to comply with EPA guidelines;
  - 25.2 Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enter the stormwater drainage system;
  - 25.3 Vehicle borne material must not accumulate on the roads abutting the site;
  - 25.4 The cleaning of machinery and equipment must take place on site and not on adjacent footpaths, roads or parks;

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- 25.5 All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly; and
- 25.6 All site operations must comply with the EPA Publication 1254 (including all revisions or replacement guidelines).

### Fencing

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

### Amenity During Construction

- 28. Upon commencement and until conclusion of the development, the developer must ensure that the development does not adversely affect the amenity of the area in any way, including:
  - 28.1 the appearance of building, works or materials on the land
  - 28.2 parking of motor vehicles
  - 28.3 transporting of materials or goods to or from the site
  - 28.4 hours of operation
  - 28.5 stockpiling of top soil or fill materials
  - 28.6 air borne dust emanating from the site
  - 28.7 noise
  - 28.8 rubbish and litter
  - 28.9 sediment runoff
  - 28.10 vibration

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

### Stormwater

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

### Permit Expiry

- 30. This permit will expire if one of the following circumstances applies:
  - 30.1 The development is not started within two years of the date of this permit.
  - 30.2 The development is not completed within four years of the date of this permit.

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

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

### NOTES

Drainage Notes (to be read in conjunction with the above drainage conditions):

- Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.
- The total Permissible Site Discharge for the property including all dwellings is **3.5 L/s** to the existing Council drainage system for a **5 year ARI (18.1% AEP)** event.
- Applicant is to direct all stormwater to the **150mm** diameter Council Stormwater pipe near the **north-west** corner of the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.
- The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.
- Drainage works in the Road reserve or in the Council easement will require a road opening permit.
- Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.
- Water Sensitive Urban Design (WSUD) should be addressed as part of this development, eg water storage tanks, swale drains, etc.

### Other Notes:

- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- The dwelling/s must achieve a minimum 6-Star Energy Rating.
- In accordance with Council policy, an 8.5% public open space contribution may apply in the event of the subdivision of the land.
- To arrange an inspection of the Tree Protection fencing please contact Council Landscape Team on 9298 8125.

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- Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.
- A minimum of **40%** of all new vegetation (both canopy trees and understorey) should be indigenous species with an additional **20%** being native species.
- Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.
- Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.
- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.
- Please contact Council's Landscape Team, on 9298 8125 for further information regarding contribution to the Net Gain Reserve.

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Signature for the  
Responsible Authority

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# **PLANNING PERMIT**

## **IMPORTANT INFORMATION ABOUT THIS PERMIT**

### **WHAT HAS BEEN DECIDED?**

The responsible authority has issued a permit.

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

### **CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

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

### **WHEN DOES A PERMIT BEGIN?**

A permit operates:

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

### **WHEN DOES A PERMIT EXPIRE?**

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

### **WHAT ABOUT REVIEWS?**

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.



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