

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land

43 ARMY ROAD, BORONIA

Vendor's name

MICHAEL DENNIS SCHOKMAN

Date

/ /

Vendor's
signature

Purchaser's
name

Date

/ /

Purchaser's
signature

Purchaser's
name

Date

/ /

Purchaser's
signature

1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificate/s.

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

	To	
Other particulars (including dates and times of payments):		

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (CIPT Act)

- (a) Is the land tax reform scheme land within the meaning of the CIPT Act?

Yes ☐

No ☒

- (b) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or Property Clearance Certificate or is as follows:

AVPCC No. See attached certificate.

- (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or Property Clearance Certificate or is as follows:

Date: Not applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction, however underground electricity cables, sewers or drains may be laid outside registered easements.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

☐

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

If any, as contained in the attached certificates.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

See attached certificate.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. MATERIAL FACT DISCLOSURE

The Vendor discloses that a swimming pool previously existed at the Property and has been filled in and is no longer in use as a swimming pool. The Vendor does not warrant the method, standard, or compliance of the works undertaken to fill in the pool. The Purchaser acknowledges this disclosure and accepts responsibility for making any further enquiries or inspections regarding the filled-in pool and its impact on the Property. This disclosure is made in accordance with section 12(d) of the Sale of Land Act 1962 (Vic).

14. ATTACHMENTS

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

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

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

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

Page 1 of 1

VOLUME 08591 FOLIO 188

Security no : 124127653176C
Produced 01/09/2025 11:51 AM

LAND DESCRIPTION

Lot 129 on Plan of Subdivision 053079.
PARENT TITLE Volume 04182 Folio 227
Created by instrument C144674 09/02/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

MICHAEL DENNIS SCHOKMAN of 16 PETER STREET ELTHAM VIC 3095 Executor(s) of
VILMA DOREEN SCHOKMAN deceased
AZ486796A 14/08/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC234632R 01/08/2003
COMMONWEALTH BANK OF AUSTRALIA

COVENANT C144674 09/02/1965

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 LP053079 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ441560K (E)	NOMINATION OF ECT TO LC	Completed	01/08/2025
AZ486796A (E)	TRANSMISSION APPLICATION	Registered	14/08/2025

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

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

Street Address: 43 ARMY ROAD BORONIA VIC 3155

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 14/08/2025

DOCUMENT END

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS 65
PARISH OF SCORESBY
COUNTY OF MORNINGTON
VOL 4182 FOL 227
Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

COLOUR CODE
E-1 = BLUE
E-2 = BROWN

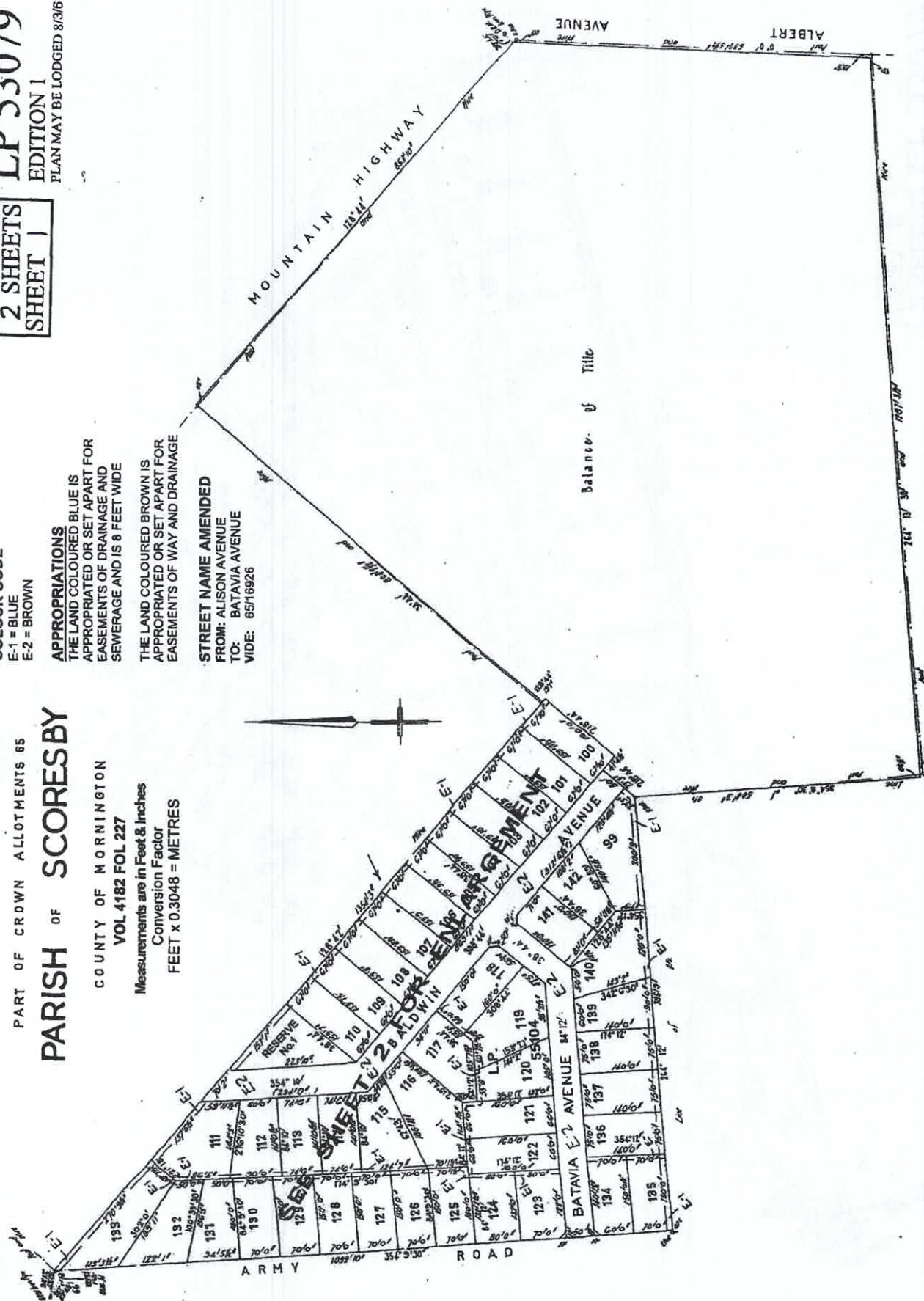
APPROPRIATIONS
THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF DRAINAGE AND
SEWERAGE AND IS 8 FEET WIDE

THE LAND COLOURED BROWN IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY AND DRAINAGE

STREET NAME AMENDED
FROM: ALISON AVENUE
TO: BATAVIA AVENUE
WIDE: 65/16926

LP 53079
EDITION 1
PLAN MAY BE LODGED 8/3/61

2 SHEETS
SHEET 1

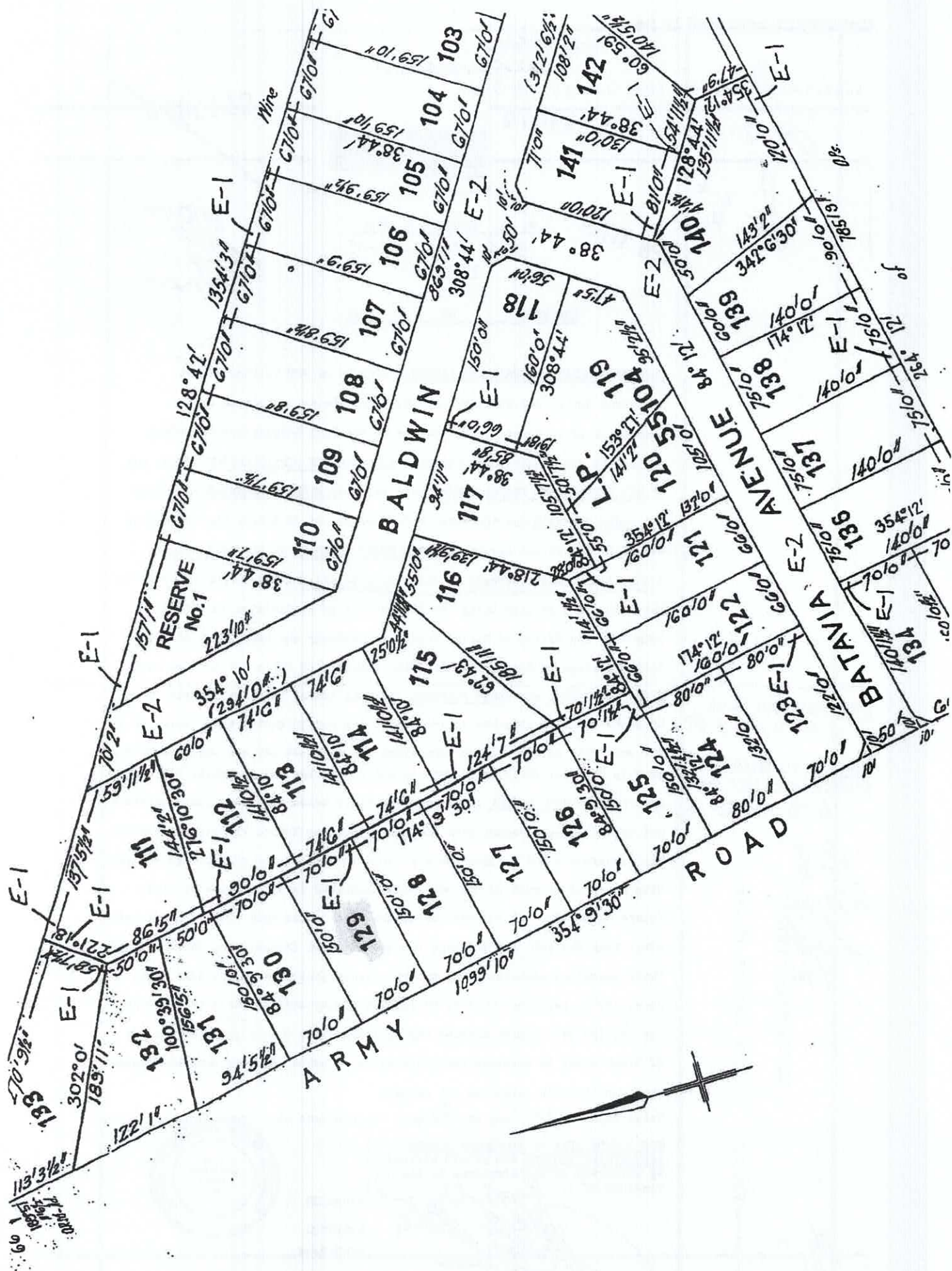


WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

2 SHEETS
SHEET 2

LP 53079





*****3-D-D-A-N-T

02-14 108693 FEB-9-65

C144674



DC144674-1-0

C144674

18-2-6
K

NEW TITLE

W. E. PEARCEY & IVEY

4/6 Albert St

VICTORIA

RECEIVED
339
S.A.

TRANSFER OF LAND

ALCHESTER ESTATE PROPRIETARY LIMITED formerly of 422 Collins Street Melbourne now of 386 Flinders Land Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of SIX HUNDRED AND THIRTY POUNDS paid to it by MICHAEL SCANNELL Estimator and JANET SCANNELL Married Woman both formerly of 12 Sydney Road Bayswater now of 30 Elm Street Bayswater DOTH HEREBY TRANSFER to the said Michael Scannell and Janet Scannell as joint tenants all its estate and interest in ALL THAT piece of land being Lot 129 on Plan of Subdivision No. 53079 lodged in the Office of Titles Parish of Scoresby and being part of the land comprised in Certificate of Title Volume 4182 Folio 227 AND the said

FEE RED AND BLUE
4182/227 (A)

ENCLOSURE TO BLUE
E'MENTS ETC. SEC 98

As To Wn Cont Herein

MICHAEL SCANNELL and JANET SCANNELL with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot on the said Plan of Subdivision other than the said Lot 129 and that the burden of this Covenant shall be annexed to and run at law and in equity with the said Lot 129 DOTH HEREBY for themselves their heirs executors administrators and transferees covenant with the said Alchester Estate Proprietary Limited its transferees and assigns the registered proprietor or proprietors for the time being of so much of the said land described in Certificate of Title Volume 4182 Folio 227 as constitutes the lots on the said Plan of Subdivision other than the said Lot 129 that the said Michael Scannell and Janet Scannell their executors administrators or transferees shall not at any time erect construct or build or cause to be erected constructed or build on the said Lot No. 129 or any part thereof any building other than a private dwelling of brick stone or concrete construction or of brick stone or concrete veneer construction with outhouses and garage.

Dated this 9th day of Dec One thousand nine hundred and sixty four.

THE COMMON SEAL of ALCHESTER ESTATE PROPRIETARY LIMITED was hereto affixed)
by authority of the Directors in the)
presence of :

DIRECTOR

DIRECTOR

SECRETARY



JAN-27-65 2096187 03071

LE E 1013 *****2-6

PAID 9
Stamps
10/11/65
STAMP DUTY

SIGNED within Victoria by the said

MICHAEL SCANNELL and JANET SCANNELL

in the presence of :-

Michael Scannell, Janet Scannell
W. J. Fletcher

ENCUMBRANCES REFERRED TO

As to the land coloured blue on the said Lot 129 - The easements (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act.



DC144674-2-6

To The Registrar of Titles,

Please register this Transfer and on completion hand new Certificate of Title to issue to Messrs. W. E. Pearcey & Ivey and return Parent Title to Akehurst Friend & Haack

*Akehurst Friend & Haack
per B.D. Ivey*

B 940085

C 55970

C 85193

5/1/12

W. E. PEARCEY & IVEY,
Solicitors,
90 William Street,
MELBOURNE.
AW/ 25 5102

T R A N S F E R

M. SCANNELL & ANOR

to

ALHESTER ESTATE PTY LTD.

Dated the . . . day of . . . 1964

A memorandum of the within Instrument
has been entered in the Register Book
Vol. 4182. Fol. 227



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1178380

APPLICANT'S NAME & ADDRESS

SALLY NICOLAZZO & ASSOCIATES C/- INFOTRACK (LEAP)
C/- LANDATA
DOCKLANDS

VENDOR

SCHOKMAN, MICHAEL DENNIS

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

4383

This certificate is issued for:

LOT 129 PLAN LP53079 ALSO KNOWN AS 43 ARMY ROAD BORONIA
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 1
- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1

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/>

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

15 September 2025

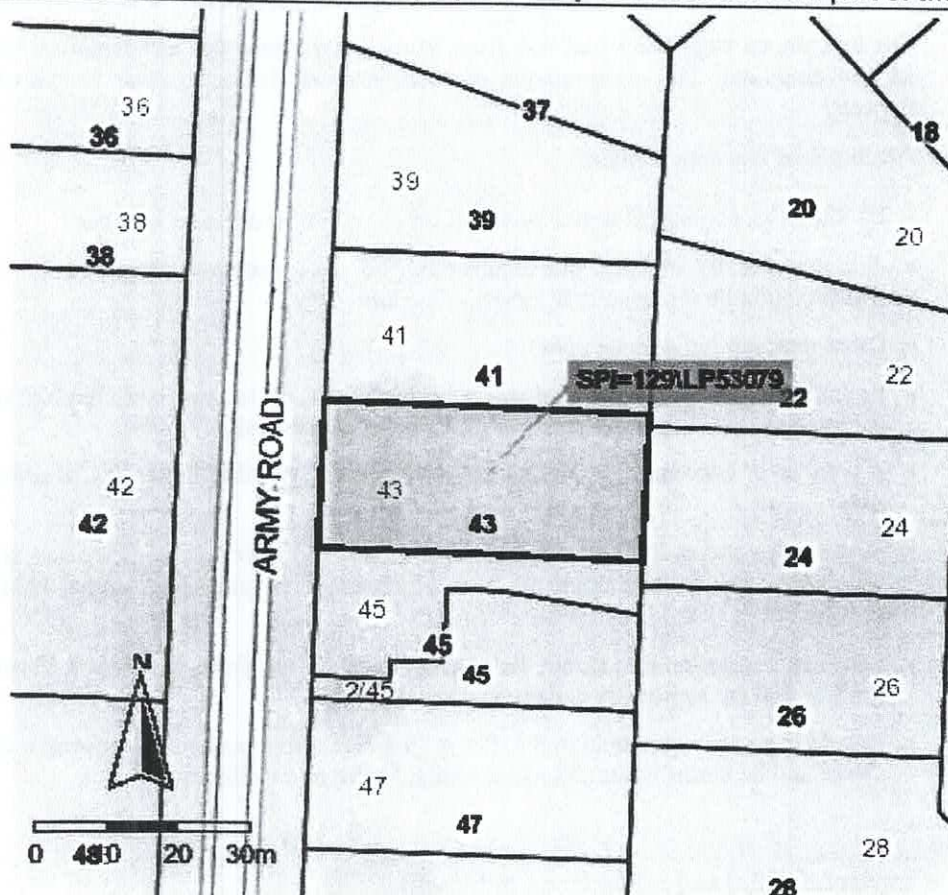
Sonya Kilkenny
Minister for Planning

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

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



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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.



SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3 .

DANDENONG RANGES BUFFER**Statement of environmental significance**

The area covered by this schedule is identified in *Sites of Biological Significance in Knox - 2nd Edition, 2010* . The protection and appropriate management of this area is of particular importance as it forms a buffer to the Dandenong Ranges National Park and abuts other identified sites of biological significance, both at its edge and within the area.

Many residential lots within this area, in part due to their lot size and site coverage have been able to retain indigenous trees and intact understorey. The canopy often includes higher numbers of large old indigenous trees than elsewhere in Knox. These trees are irreplaceable in terms of the lifetimes of current residents and their children. They are often critical for habitat, particularly for species like the Powerful Owl and bats.

In this schedule, the term 'indigenous' refers to species that are native to Knox.

The indigenous vegetation is at risk from incremental losses due to intensification of land uses and development. The accumulation of small-scale decisions to clear has caused significant impacts.

Attributes of this area include:

- Its role as an ecological buffer zone and for providing ecosystem services.
- A higher density of large old indigenous (including remnant) trees than the rest of Knox, which cannot be replaced in the short to medium term.
- Other remnant indigenous trees.
- Its role in extensive dispersal of native birds, insects, pollen and seeds through the area which is important for landscape-scale maintenance of biodiversity.
- A number of uncommon, rare or threatened species of wildlife that live or travel through the area.
- Stream ecosystems including tree canopy, shrubs and lower plants that occur along the many waterways that flow through the area which maintain plant and animal habitat and water quality.
- Remnant vegetation that mostly belongs to, or is derived from, Ecological Vegetation Classes (EVCs) that are regionally endangered or vulnerable.
- Its role in providing people in the area with a distinctive bushy environment and contact with nature and its contribution to local amenity, health and wellbeing

Environmental objective to be achieved

To protect or improve the condition and viability of remnant indigenous vegetation and aquatic systems.

To protect indigenous vegetation and its functions by minimising further fragmentation, avoiding the accumulation of incremental losses through small scale approvals to clear, and preventing interruptions to connectivity between areas of indigenous vegetation.

To achieve a net increase in the extent of habitat and improve its ecological condition.

To avoid any buildings, works or subdivisions that are likely to compromise:

- The long-term conservation of biologically significant areas.

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- The movement of native fauna, indigenous plant species pollen or plant propagules out of, or between, biologically significant areas.
- Remnant patches of regionally threatened ecological vegetation classes or communities.
- The security of species of flora or fauna that are threatened in Knox or more widely.
- Opportunities for future environmental restoration, such as identified offset sites that may strengthen wildlife corridors or the ecological buffering capacity of the area.
- The amenity of the natural landscape.
- The benefits that the natural environment provides for community health and wellbeing.

To provide for adequate bushfire protection measures that minimise adverse environmental impacts.

To protect indigenous vegetation that stabilises land vulnerable to erosion or landslip.

To maximise the continuity of indigenous vegetation used by native fauna as habitat or for passage, particularly between identified sites of biological significance, through protection from:

- Removal of indigenous understorey and overstorey vegetation.
- Fragmentation of habitat and the accumulation of incremental losses.
- Displacement of indigenous flora or fauna by environmental weeds.
- Alteration to the natural flow and temperature regimes of streams and wetlands.
- Degradation and interruption to continuity of indigenous riparian vegetation.
- Input of sediment, nutrients and other pollutants into streams and water bodies.
- Changes in topography that impact negatively on indigenous vegetation or cause erosion or landslip.

To ensure offsets are located as close as practicable to the local catchment and plant/animal population areas impacted by vegetation loss. Preference is to be given to any reasonable option to locate offsets within Knox.

To reduce the threat of local extinction to flora or fauna species in Knox.

To maintain the role that nature plays in Knox's liveability and the health and wellbeing of the community.

To provide appropriate fencing (temporary or permanent) to protect retained vegetation or aquatic environments from movements of machinery, vehicles or heavy foot traffic.

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Permit requirement

Buildings and works

A permit is not required:

- To construct a building or construct or carry out works, including that associated with:
 - Roadworks;
 - a Dependent persons unit;
 - a domestic swimming pool or spa and associated mechanical and safety equipment;
 - a pergola, verandah or deck,

provided the location of the building and/or works:

- is located at least 10 metres from a watercourse (whether perennial, seasonal or intermittent);

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- is located at least 10 metres from a water body; or
- will not result in excavation or filling within the Tree Protection Zone (TPZ) of any indigenous vegetation (other than grass) that would otherwise require a permit for its removal, destruction or lopping under this overlay. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter by 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- To carry out works necessary for normal maintenance of artificial stormwater treatment ponds (except where works and/or associated vegetation removal exceed one hectare in area, or where machinery access would result in damage to remnant indigenous vegetation).
- To undertake development or works carried out as part of a management plan approved by the responsible authority specifically to enhance the site's biologically significant attributes.

Subdivision

A permit is not required to subdivide land where the lot to be subdivided is at least 10 metres from all of the following:

- A watercourse (whether perennial, seasonal or intermittent).
- A water body.
- Any indigenous vegetation (other than grass) that would require a permit for its removal, destruction or lopping.

Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous within Knox (e.g. Victorian species of *Boronia* or *Grevillea*).
- Dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding out-buildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with *Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'*.
- Grass within a lawn, garden or other planted area and is to be mown or slashed for maintenance only.
- Grass within existing pasture and is to be cut or grazed.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- Required to be removed for normal maintenance of artificial stormwater treatment ponds (except where the vegetation removal and/or associated works exceed one hectare in area, or where machinery access would result in damage to remnant native vegetation).
- Seedlings or regrowth less than three years old and the land is being maintained for established pasture, crops or garden.
- Woody plants on an existing dam wall.

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- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reservation.

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Application requirements

Where the responsible authority considers the proposal may impact the environmental objectives of this schedule an application should be accompanied by a report covering the following information to the satisfaction of the responsible authority:

- A site plan (drawn to scale and dimensioned) showing:
 - Property boundaries.
 - The nearest road(s).
 - Existing and any proposed fences.
 - Existing and proposed buildings and works, including any proposed subdivision boundaries.
 - The location, species, extent and type of all existing indigenous vegetation, habitat, threatened communities and threatened EVCs on the site, including dead or fallen vegetation.
 - The location, species and extent of all indigenous vegetation to be removed, destroyed or lopped, including trunk girth, height and condition of trees.
 - A Tree Protection Zone (TPZ) around existing trees. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter by 12. The measurement of the trunk diameter is at 1.4 metres above ground.
 - The location of all watercourses, water bodies, hydrology or other features of environmental significance.
- State the population sizes of any indigenous plant species affected by the proposal that are vulnerable, endangered or critically endangered in Knox or more widely.
- The habitat value of any affected indigenous vegetation to fauna.
- Any additional flora and/or fauna surveys and assessments undertaken.
- An assessment of the proposal's potential impact on the natural environment, local amenity, health and wellbeing, including an indication of measures adopted to avoid or minimise the potential impact and where any adverse impacts cannot be avoided, an explanation why.
- Where adverse impacts cannot be avoided any proposed offsets to be provided.
- Any bushfire protection measures to be provided, including defendable space.
- The impact of the proposal on the environmental values of the site and surrounds over a ten year period.
- An arborist's assessment of any trees which are proposed to be removed for safety reasons.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will have an adverse impact on the role of this site as a buffer to the environmental significance of the Dandenong Ranges National Park or other adjoining sites.

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- The type, extent, quality and conservation significance of any indigenous vegetation.
- Whether the proposal adopts appropriate siting, design and management measures to avoid, or at least minimise, any adverse impacts on indigenous vegetation, habitat values, hydrology and land stability.
- The results of any survey/assessment of the biological values (flora or fauna), taking into consideration when the survey/assessment was undertaken, seasonal conditions and whether it was undertaken by a suitably qualified person.
- The conservation requirements of any threatened species, ecological community or EVCs on the site.
- Whether the loss of indigenous vegetation will be offset and whether such an offset can be provided within Knox. In addition, whether any long term protection measures will be provided for the offsets.
- Whether the proposal contributes to the ecological restoration or enhancement of the site, including the practicality of measures proposed to collect seeds and/or propagules or to translocate individual plants and any actions required to re-establish these species in a more secure location.
- Whether development has been designed to avoid locating buildings or services within the Tree Protection Zone (TPZ) of retained large trees. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter by 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The value of the vegetation to local amenity, health and wellbeing.

Bushfire protection

- Whether any bushfire protection measures are required.
- Whether the proposal will result in an increase in bushfire risk to life and property and if so, whether there are more suitable alternatives.
- Whether the proposal has been appropriately sited so as to reduce the bushfire risk.
- Whether the bushfire protection measures are designed so as to minimise ecological damage while still achieving the fire safety objective.
- Whether the development and/or vegetation outcomes on the site are compatible with the ongoing bushfire protection management measures.

Subdivision

- For subdivision applications, the need to specifically address or vary:
 - lot sizes;
 - lot boundary alignment and layout;
 - road network and driveway access;
 - open space;
 - building envelope or building exclusion areas;
 - drainage or effluent disposal sites,to better protect the significant biological values of the site.

6.0 Background documents

Sites of Biological Significance in Knox - 2nd Edition, 2010 (G. S. Lorimer, 2010)

Freshwater Ecosystems: Biodiversity Management Issues brochures (Department of Natural Resources and Environment, 2001) (or as updated from time to time)

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Advisory List of Rare or Threatened Plants in Victoria – 2005 and its successors (Department of Sustainability and Environment, 2005)

Advisory List of Threatened Vertebrate Fauna in Victoria – 2007 and its successors (Department of Sustainability and Environment, 2007)

Advisory List of Threatened Invertebrate Fauna in Victoria – 2009 and its successors (Department of Sustainability and Environment, 2009)

Lists of regionally significant fauna in Melbourne Area District 2 Review Descriptive Report (Land Conservation Council, 1991)

Schedules 2 and 3 to the Flora and Fauna Guarantee Act 1988

Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'

05/11/2021
C180knox**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2 .

DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE AREA**1.0**05/11/2021
C180knox**Statement of nature and key elements of landscape**

The Dandenong Foothills appear as treed slopes rising above the suburbs. The Dandenong Foothills are recognised as a scenic backdrop of metropolitan significance, forming part of the slopes of the Dandenong Ranges. The western face of the Dandenong Ranges is recognised by the National Trust as a significant landscape. As a green edge containing the growth of the suburbs, the Dandenongs and their foothills have an iconic significance for Melbourne, and are essential to the image of the City of Knox as a city in a unique landscape setting. The key elements of this landscape are:

- The visual dominance of vegetation including large native trees and understorey plants and the often continuous flow of vegetation across residential blocks and roadways.
- The way in which the majority of development blends in with the vegetation and the hillsides appear to be tree covered even when developed with houses.
- Houses tucked into the hilly landscape with colours that blend with the landscape.
- The gently sloping and hilly terrain.
- Visual intrusion on views of the Dandenongs and their foothills from inappropriate development.

Special care needs to be taken to ensure that development is sited and designed to maintain the landscape character of the area and near and distant view lines. The landscape character of this area depends on the protection of indigenous vegetation (both canopy and understorey), and limiting the visibility of buildings, roads, signs and public realm lighting.

2.005/11/2021
C180knox**Landscape character objectives to be achieved**

To protect and enhance the visual, natural and cultural heritage values of the foothills landscape.

To protect landscapes from visual intrusion due to the inappropriate siting, design or materials of buildings and works.

To encourage siting, design and landscaping of buildings and works that responds to the landscape significance and character of the area and responds to bushfire risk.

To protect the appearance of the foothills of the Dandenong Ranges, particularly when viewed from the west, as treed slopes rising above the suburbs.

To maintain vegetation as a key element of the foothills landscape and encourage retention and regeneration of native vegetation to protect wildlife habitats.

3.005/11/2021
C180knox**Permit requirement****Buildings and works**

A permit is not required to construct a building or construct or carry out works at 2 Clematis Avenue and 8 The Glade, Ferntree Gully, that are generally in accordance with the *Ferntree Gully Cemetery Extension Design Development Plan* (November 1999).

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if:

KNOX PLANNING SCHEME

- There is only one dwelling on the lot.
- The height of the building or works is less than 7.5 metres.
- Proposed excavation or filling is less than one metre in depth.
- Excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials in colours that blend with the landscape.

Fences

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50 per cent transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the *Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'*.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0
27/02/2025
C191knox

Application requirements

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works.

KNOX PLANNING SCHEME

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate:

- The built form, scale, design and use of surrounding development.
- Solar access to the site and surrounding properties.
- Identified areas of environmental significance.
- Open space.
- Views to and from the site.
- Location of significant trees and vegetation.
- Drainage.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any contaminated soils and filled areas, where known.
- Any other notable features or characteristics of the site.

The design response should explain how the proposed design:

- Derives from and responds to the site analysis; and
- Meets the objectives, strategies and requirements of this clause.

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape.

5.0
05/11/2021
C180knox

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Landscape character

- Whether the proposed development will impact upon views within the foothills area and on more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the proposed development penetrates the tree canopy and ridgelines.
- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to nearby rural and natural landscapes.

Finishes

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Height

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on key elements of the landscape and the landscape character objectives.

Landscaping

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

Vegetation

- Whether vegetation will be retained and planting used to screen buildings.
- Whether fragmentation of the tree canopy will be minimised.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether noxious and environmental weeds will be removed.
- Whether the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

Building on slopes

- Whether building on slopes greater than 20 per cent is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

6.0 Background documents

Ferntree Gully Cemetery Extension Design Development Plan (Knox Landscape Services, November 1999)

Table 1 - Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

05/11/2021
C180knox**SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO3 .

DANDENONG FOOTHILLS: LOWER SLOPE AND VALLEY AREA1.0
05/11/2021
C180knox**Statement of nature and key elements of landscape**

The Dandenong Foothills area is a visually sensitive area due to its proximity to slopes of the Dandenong Ranges which are recognised by the National Trust as a significant landscape.

The key elements of this landscape are:

- Areas of mature street trees and contributory gardens.
- Significant views to the Dandenong Ranges and important local views.
- The visual dominance of vegetation in many areas.
- The gently sloping terrain.
- The area's role as an extension of the Dandenong Ranges.
- The sparse nature of development in some parts of this area at the threshold with the Foothills backdrop, ridgeline and rural areas.

Special care needs to be taken to ensure that development is sited and designed to maintain the landscape character of the area, protecting view lines and retaining and planting vegetation to ensure a vegetated character is maintained and enhanced.

2.0
05/11/2021
C180knox**Landscape character objectives to be achieved**

To recognise the environmental and visual sensitivity of residential areas at the foothills of the Dandenong Ranges.

To ensure that development is compatible with the scale and character of existing development.

To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any remnant vegetation, and responds to bushfire risk.

To maintain vegetation as a key element of the foothills landscape.

3.0
05/11/2021
C180knox**Permit requirement****Buildings and works**

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if:

- There is only one dwelling on the lot.
- The height of the building or works is less than 7.5 metres.
- Proposed excavation or filling is less than 1 metre in depth.
- Excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The external surfaces, including roofs or all buildings (but excluding solar panels), of all buildings are finished and maintained in non-reflective materials in colours that blend with the landscape.

Fences

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50 per cent transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the *Australian Standard® AS 4373 – 2007, 'Pruning of amenity trees'*.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
 - Pruning or lopping of the trunk of a tree or shrub.
 - Vegetation within a road or railway reserve.

4.0
27/02/2025
C191knox

Application requirements

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works.

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate:

- The built form, scale, design and use of surrounding development.
- Solar access to the site and surrounding properties.
- Identified areas of environmental significance.
- Open space.
- Views to and from the site.
- Location of significant trees and vegetation.
- Drainage.
- Street frontage features such as poles, street trees and kerb crossovers.

KNOX PLANNING SCHEME

- Any contaminated soils and filled areas, where known.
- Any other notable features or characteristics of the site.

The design response should explain how the proposed design:

- Derives from and responds to the site analysis; and
- Meets the objectives, strategies and requirements of this clause.

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape.

5.0
05/11/2021
C180knox

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Landscape character

- Whether the proposed development will impact upon local views within the foothills and upon more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the proposed development penetrates the tree canopy and protrudes above ridgelines.
- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to nearby rural and natural landscapes.

Finishes

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

Height

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on the key elements of the landscape and the landscape character objectives.

Landscaping

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

Vegetation

- Whether the existing high canopy trees will be retained.
- Whether buildings will be below the predominant tree canopy height.
- Whether vegetation will be retained and planting used to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether noxious and environmental weeds will be removed.
- Whether the planting of noxious and environmental weeds will be avoided.

KNOX PLANNING SCHEME

- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

Building on slopes

- Whether building on slopes greater than 20 per cent is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

Table 1 - Species exempt from permit under Part 3.0 above

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster

KNOX PLANNING SCHEME

Botanical name	Common name
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i>), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

05/11/2021
C180knox**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO1.

DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE AREA1.0
05/11/2021
C180knox**Design objectives**

To ensure that residential development reflects the existing subdivision character of the area.

To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.

To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

2.0
05/11/2021
C180knox**Buildings and works**

A permit is not required to construct a building or to construct or carry out works if the following requirements are met:

- The site area covered by buildings must not exceed 40 per cent.
- The site area covered by buildings and impervious surfaces must not exceed 60 per cent.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

Meaning of terms

For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches, and balconies. It does not include eaves (up to 600 millimetre width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

For the purpose of this clause, 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools.

3.0
05/11/2021
C180knox**Subdivision**

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 1,000 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot.

4.0
05/11/2021
C180knox**Signs**

None specified.

5.0
05/11/2021
C180knox**Application requirements**

None specified.

6.0
05/11/2021
C180knox**Decision guidelines**

None specified.

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 15 September 2025 02:49 PM

PROPERTY DETAILS

Address: **43 ARMY ROAD BORONIA 3155**
Lot and Plan Number: **Lot 129 LP53079**
Standard Parcel Identifier (SPI): **129\LP53079**
Local Government Area (Council): **KNOX**
Council Property Number: **121617**
Planning Scheme: **Knox**
Directory Reference: **Melway 65 B4**

www.knox.vic.gov.au

[Planning Scheme - Knox](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

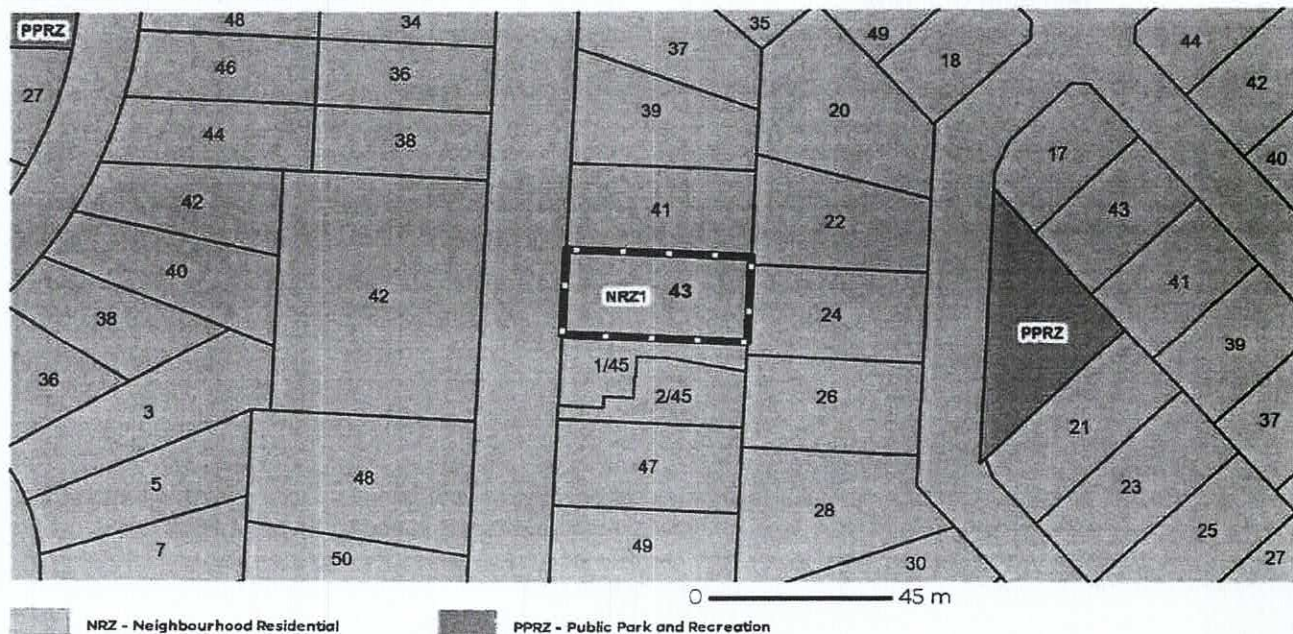
Legislative Council: **NORTH-EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**
OTHER
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**
Fire Authority: **Fire Rescue Victoria & Country
Fire Authority**

[View location in VicPlan](#)

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1)



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

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

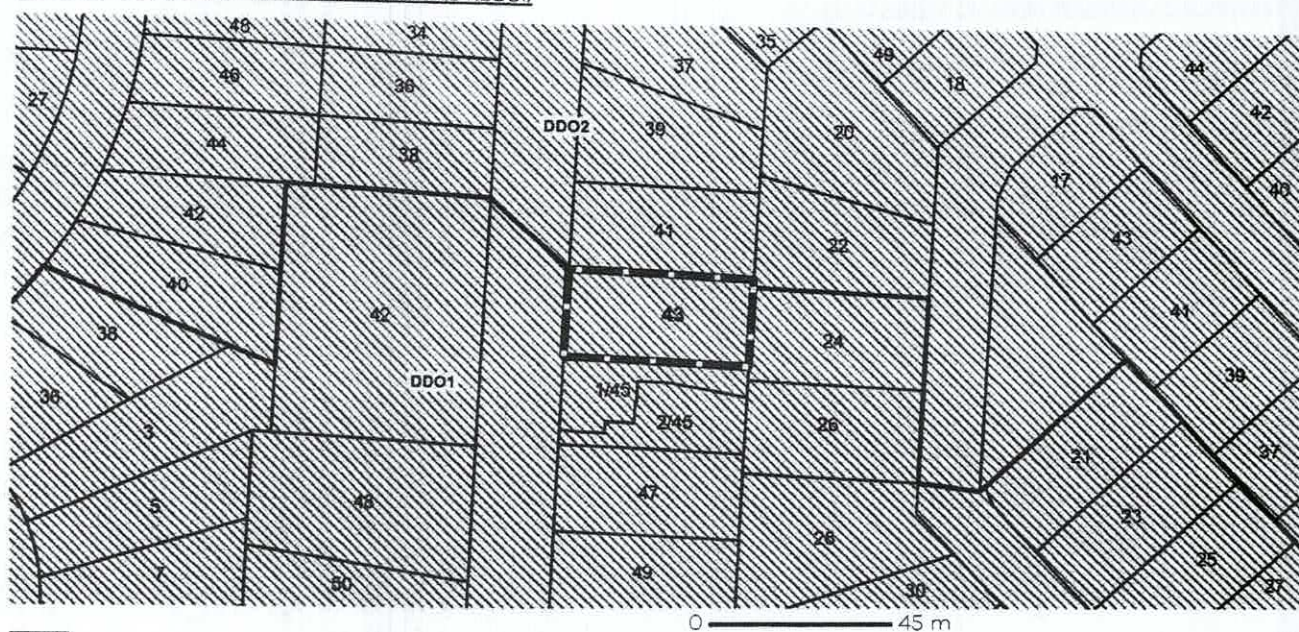
PLANNING PROPERTY REPORT: 43 ARMY ROAD BORONIA 3155

Page 1 of 4

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)

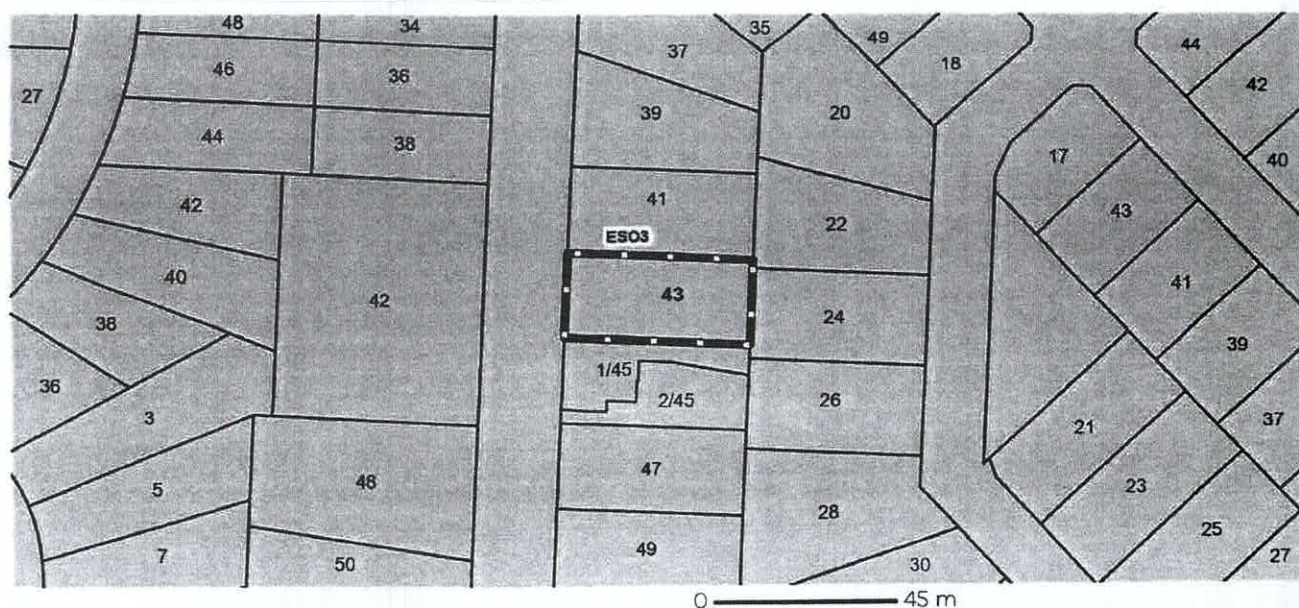


 **DDO - Design and Development Overlay**

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



 **ESO - Environmental Significance Overlay**

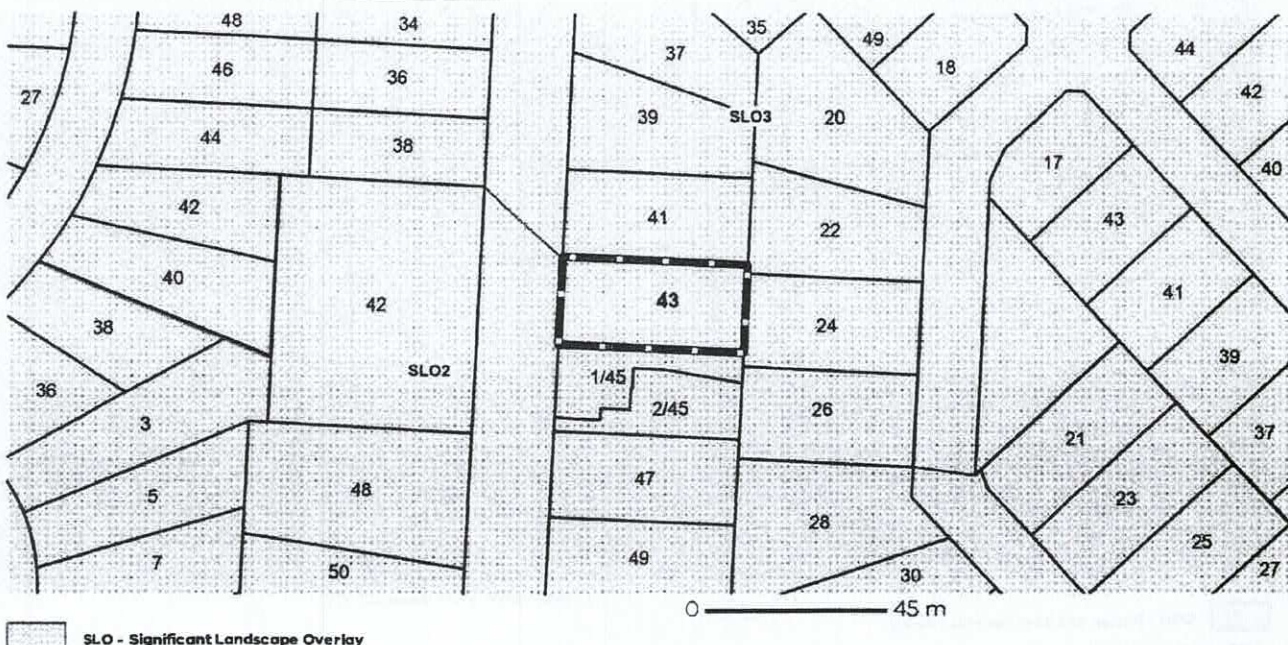
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2 (SLO2)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3 (SLO3)



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

Further Planning Information

Planning scheme data last updated on 28 August 2025.

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

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

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

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

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

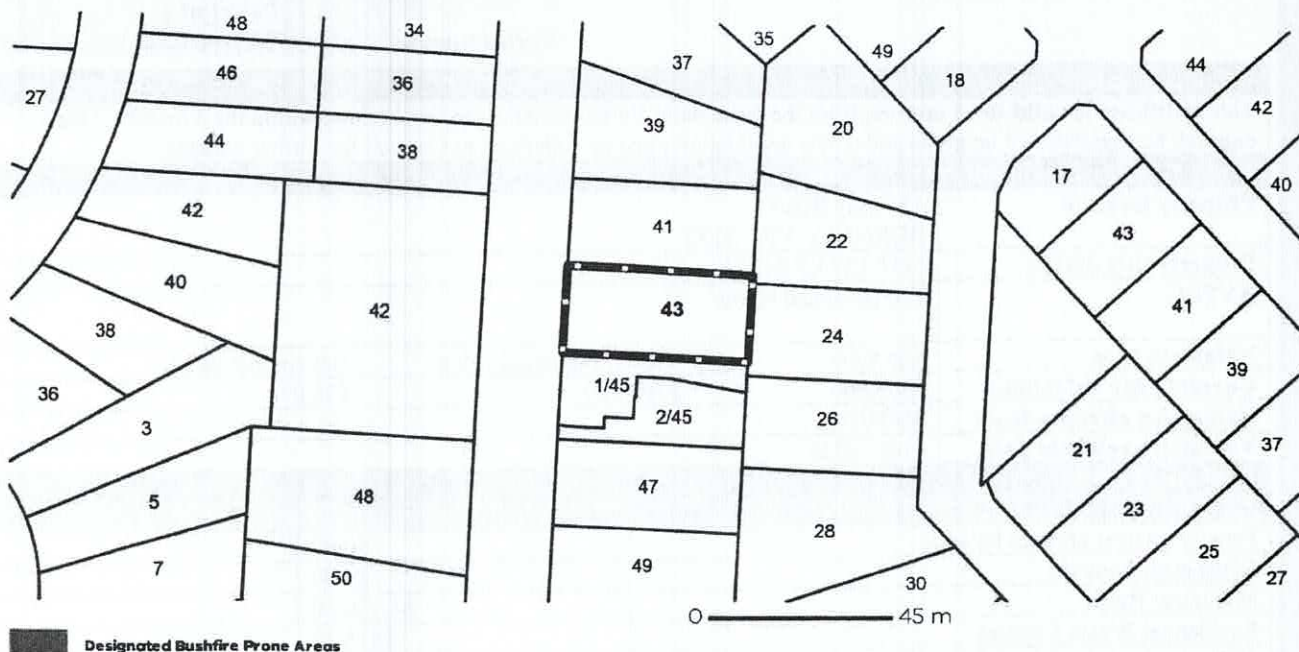
Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Knox City Council Land Information Certificate

For the period 1 July 2025 to 30 June 2026

Section 121 Local Government Act 2020

Local Government (Land Information) Regulations 2021



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

Assessment number 121617
Applicant reference 78105114-015-9:59094
Issue date 15-Sep-2025
Certificate number 109835
Page 1 of 2
Verbal update 03 9298 8000

Certificate validity

This certificate is **valid for 3 months** from the issue date. Verbal updates can be obtained within the 3 months. Once expired, no updates will be given and a new application must be submitted to Council for further updates.

Property and valuation details

Property location	43 Army Road BORONIA VIC 3155		
Property title details	LOT 129 LP 53079		
AVPCC	110 Detached Home		
Valuation type	Site value	Capital Improved value	Net Annual value
Current year valuations	\$605,000	\$760,000	\$38,000
Valuations effective from	01/07/2025		
Valuations relevant date	01/01/2025		

Rates and charges	Levied	Balance
Overdue as at 30/6/2025 (rates, waste, interest, fire service, land clearance)		\$0.00
Penalty interest charges balance	\$0.00	
Legal costs balance	\$0.00	
Municipal Rates	\$1,150.60	
Residential Waste Charges	\$415.15	
Optional Organics Waste Charges	\$0.00	
Optional Waste Charges	\$0.00	
Emergency Services Volunteers Fund	\$267.45	
Sub total	\$1,833.20	\$1,833.20
Less Pensioner concession/rebate	\$0.00	
Less Payments received	\$-459.20	

Total balance payable **\$1,374.00**



BILLER CODE: 18077

REF. NO. 121617 6

Penalty interest charges at 10% will be added if the total due is not received by 15 February 2026 and will continue to accrue until paid in full.
If paying by four instalments, penalty interest charges will be added on each instalment that is not paid by its due date until it is paid.

Additional notes.

Nil



Applicant reference 78105114-015-9:59094
Issue date 15-Sep-2025
Certificate number 109835
Verbal update Page 2 of 2
03 9298 8000

This certificate **provides** information regarding valuations, rates, charges, other monies 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.

All overdue amounts are to be paid at sale settlement as per section 175 of the *Local Government Act 1989*.

Property location LOT 129 LP 53079

Flood level.

This Council does not specify flood levels.

Information regarding any designated flood level can be obtained from Melbourne Water.

Notices, orders and potential liabilities.

During the high fire danger period all owners of vacant land are issued with written directions to clear any fire hazards on their land. Although there may be no charge shown on this Certificate it is possible that a charge will exist by the settlement date.

There are no conditions associated with this property.

We have received the fee sum of **\$30.60** for this certificate.

Delegated Officer: .

Zoran Krstevski

Authorised By: tara



Sally Nicolazzo & Associates C/-
InfoTrack (LEAP)
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 129 43 ARMY ROAD BORONIA
3155
129 LP 53079

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
561//17255/18	LANDATA CER 78105114-026-5	16 SEPTEMBER 2025	50301817

1. Statement of Fees Imposed

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

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2025 to 30/09/2025	\$22.45
Melbourne Water Corporation Total Service Charges	01/07/2025 to 30/09/2025	\$31.25

(b) By South East Water

Water Service Charge	01/07/2025 to 30/09/2025	\$21.97
Sewerage Service Charge	01/07/2025 to 30/09/2025	\$100.41
Subtotal Service Charges		\$176.08
Payments		\$176.08
TOTAL UNPAID BALANCE		\$0.00

- The meter at the property was last read on 15/08/2025. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge \$0.12 per day

- 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, Sewerage 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.

AUTHORISED OFFICER:

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

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

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. 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. 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.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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



ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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

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

Important Warnings

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

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

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

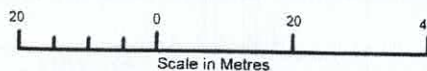
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

ASSET INFORMATION - SEWER & DRAINAGE

Property: Lot 129 43 ARMY ROAD BORONIA 3155



Case Number: 50301817



Date: 15SEPTEMBER2025



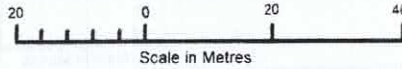
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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	← 225 VC 280 P10K → Direction of Flow	<1.0> Offset from Boundary
Melbourne Water Assets		
- - - - - Sewer Main	- - - - - Underground Drain	- - - - - Natural Waterway
● Maintenance Hole	- - - - - Channel Drain	□ Underground Drain M.H.

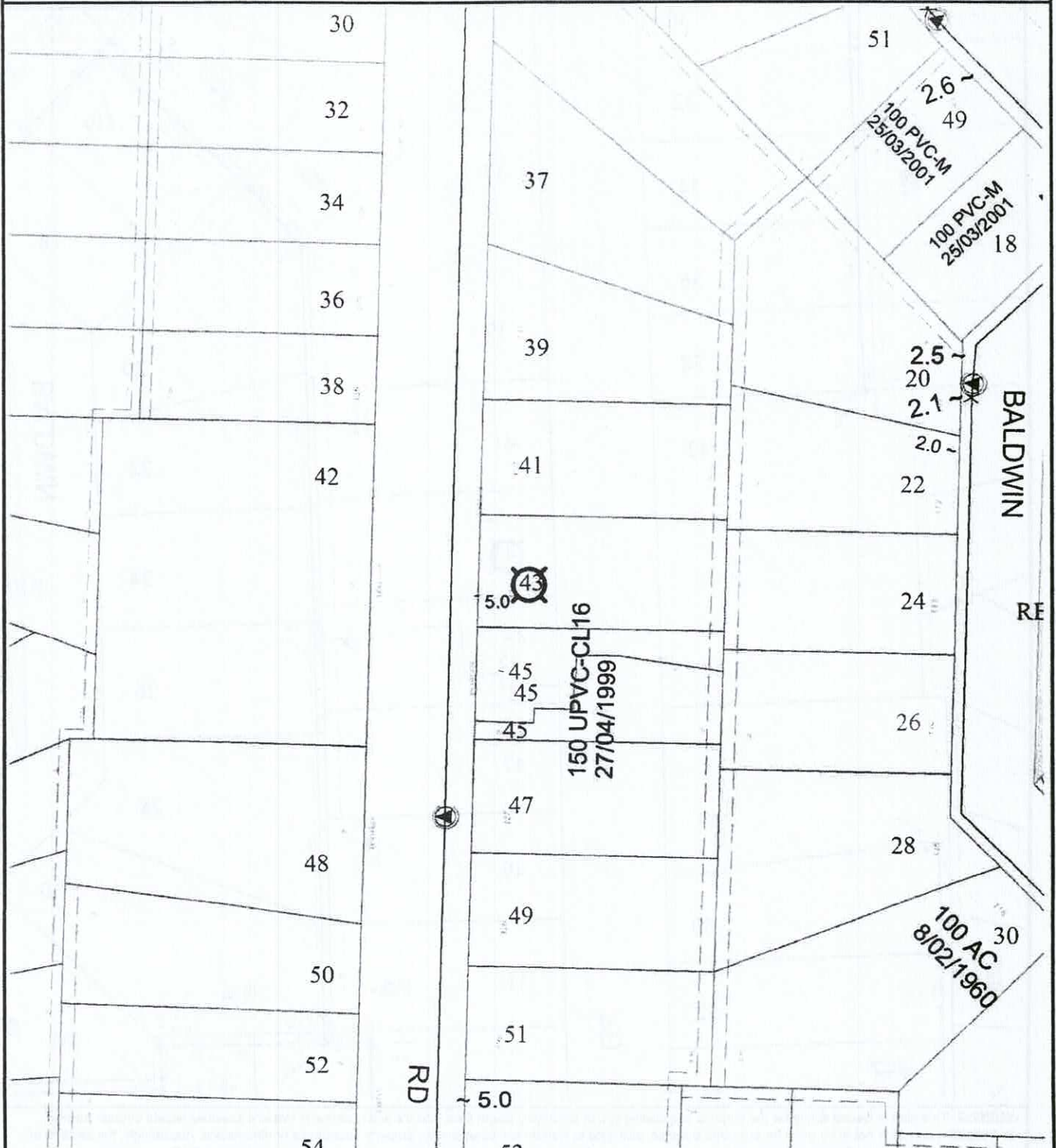


Property: Lot 129 43 ARMY ROAD BORONIA 3155

Case Number: 50301817



Date: 15SEPTEMBER2025



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

LEGEND

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



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

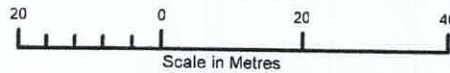
- ⊗ Hydrant
- ⊗ Fireplug/Washout
- ~ 1.0 Offset from Boundary

ASSET INFORMATION - RECYCLED WATER

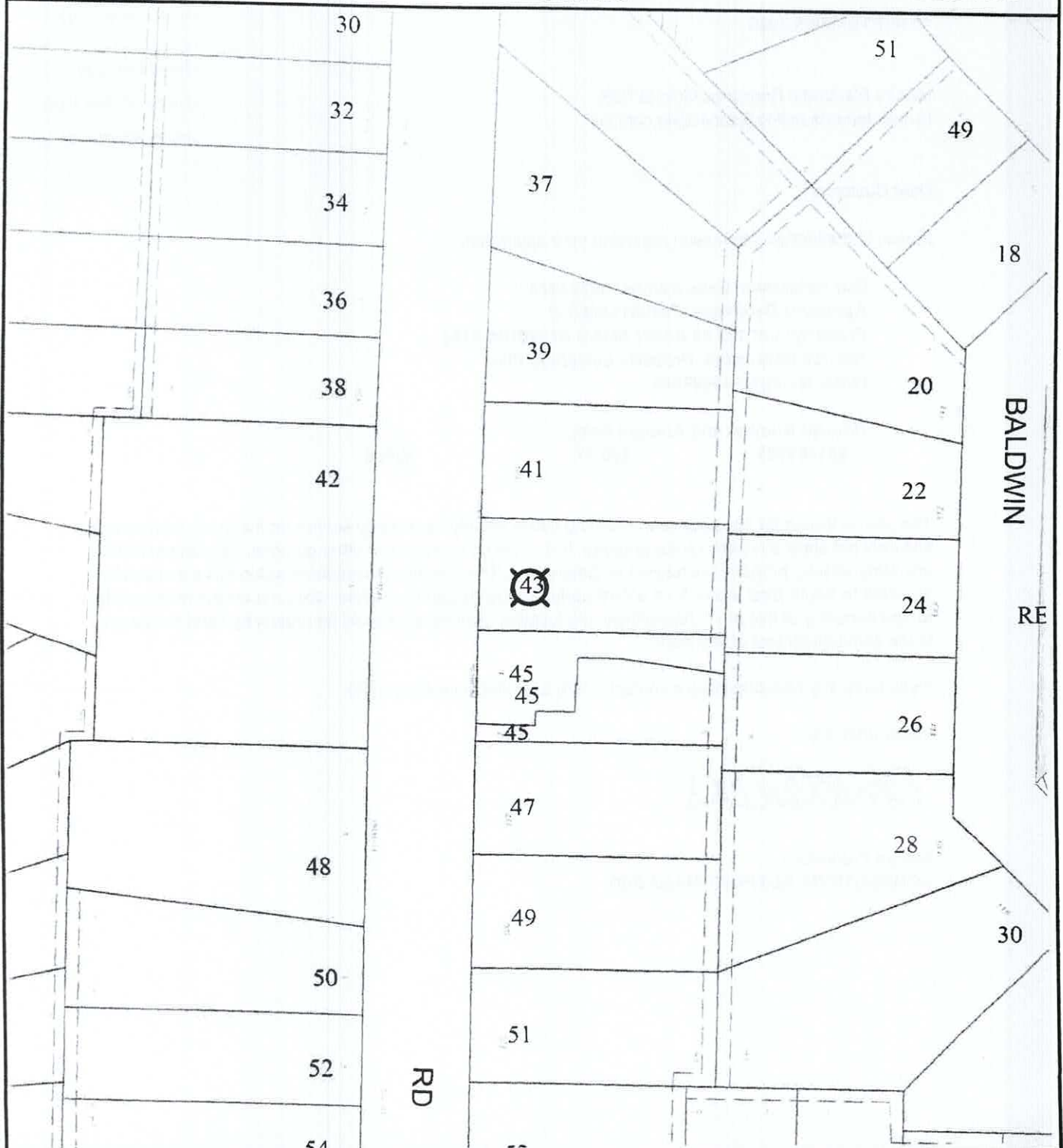
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 129 43 ARMY ROAD BORONIA 3155

Case Number: 50301817



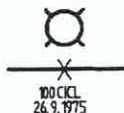
Date: 15SEPTEMBER2025



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
- ~ 1.0 Offset from Boundary

16 SEPTEMBER 2025

Secure Electronic Registries Victoria PSP
E-mail: landata.online@servictoria.com.au

Dear Customer,

Please find attached information regarding your application.

Our Reference: Case Number 50307374
Applicant Reference: 78105114-027-2
Property: Lot 129 43 ARMY ROAD BORONIA 3155
Service Requested: Property Sewerage Plan
Order Number: 49699683

Receipt Number and Amount Paid:

231483033

\$35.17

Billed

This plan is issued for the purpose of assisting you in identifying property service drainage information only and may not show all mains on the property. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. The information contained within this plan has been provided to South East Water from a third party, as such South East Water does not accept responsibility for the accuracy of this plan. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work.

If you have any enquiries please contact South East Water on 9552 3770.

Yours sincerely



Sandra Fredericks
CONNECTIONS SUPPORT MANAGER

**Healthy Water.
For Life.**

WatersEdge
101 Wells Street
Frankston VIC 3199

PO Box 2268
Seaford VIC 3198

Phone +61 9552 3000

southeastwater.com.au

South East
Water

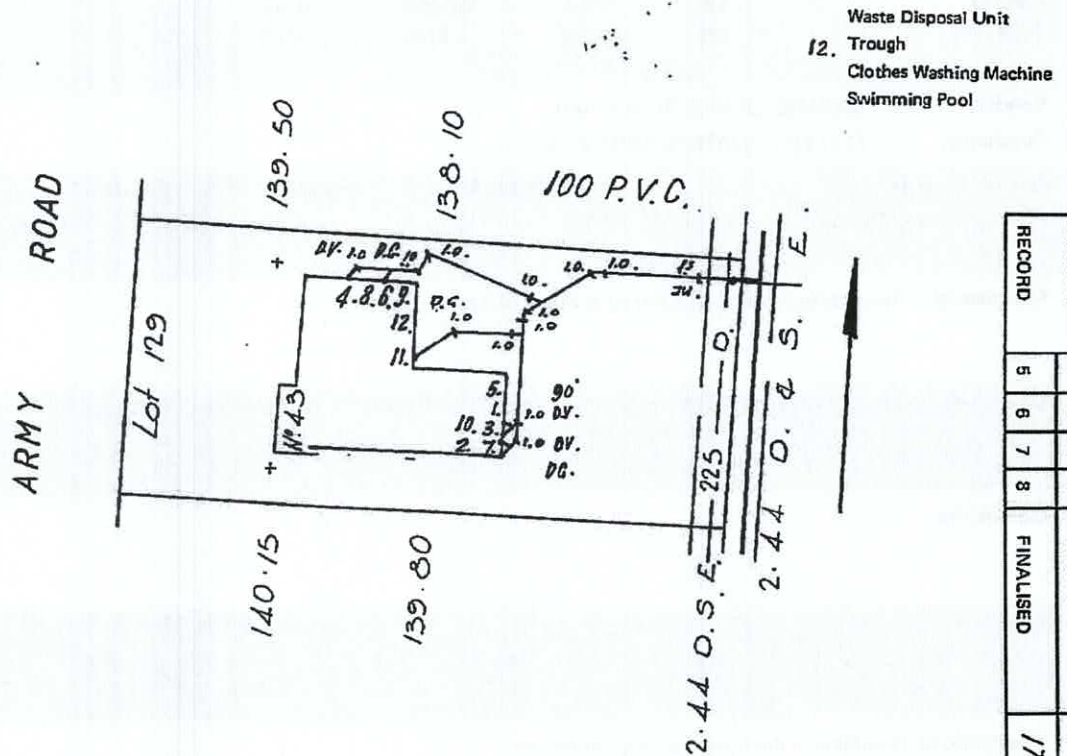
PROPERTY SEWERAGE PLAN - PS: 00724499

Property: Lot 129 43 ARMY ROAD BORONIA 3155

LEGEND

—— Title/Road boundary BT Boundary Trap - - - - Easement < 1.0 > Offset from Boundary

WARNING: This plan is issued solely for the purpose of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. 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).



ENCUMB.	RECORD
1	5
2	6
3	7
4	8
ISSUED	FINALISED
4.5.84	17.10.86

POINT LOCATION DATA

TIE	1.70 S.F.N.
E.P.	1.70
N.S.L	136.51
I.L	135.75

Change from D/S manhole to:-

E.P.	51.40
U/S M.H.	75.50

Property Clearance Certificate
Land Tax



INFOTRACK / SALLY NICOLAZZO & ASSOCIATES	Your Reference:	25/305
	Certificate No:	93247017
	Issue Date:	16 SEP 2025
	Enquiries:	TVD0

Land Address: 43 ARMY ROAD BORONIA VIC 3155

Land Id	Lot	Plan	Volume	Folio	Tax Payable
10047844	129	53079	8591	188	\$0.00

Vendor: MICHAEL DENNIS SCHOKMAN
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
ESTATE OF VILMA DOREEN SCHOKMA	2025	\$620,000	\$0.00	\$0.00

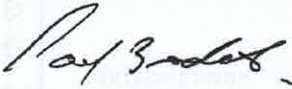
Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$780,000
SITE VALUE (SV):	\$620,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 93247017

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 = \$2,370.00

Taxable Value = \$620,000

Calculated as \$2,250 plus (\$620,000 - \$600,000) multiplied by 0.600 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,800.00

Taxable Value = \$780,000

Calculated as \$780,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 93247017

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 93247017

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE
REVENUE
OFFICE
VICTORIA

INFOTRACK / SALLY NICOLAZZO & ASSOCIATES

Your Reference: 25/305

Certificate No: 93247017

Issue Date: 16 SEP 2025

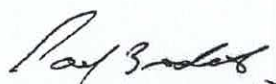
Enquires: TVD0

Land Address: 43 ARMY ROAD BORONIA VIC 3155

Land Id	Lot	Plan	Volume	Folio	Tax Payable
10047844	129	53079	8591	188	\$0.00

AVPCC	Date of entry into reform	Entry Interest	Date land becomes CIPT taxable land	Comment
110	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: \$780,000

SITE VALUE: \$620,000

CURRENT CIPT CHARGE: \$0.00

ABN 76 775 195 331 | ISO 9001 Quality Certified

sro.vic.gov.au | Phone 13 21 61 | GPO Box 1641 Melbourne Victoria 3001 Australia



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93247017

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, one 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.
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 / SALLY NICOLAZZO & ASSOCIATES

Your Reference: 25/305
Certificate No: 93247017
Issue Date: 16 SEP 2025

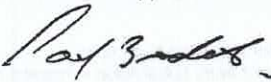
Land Address:	43 ARMY ROAD BORONIA VIC 3155		
Lot	Plan	Volume	Folio
129	53079	8591	188

Vendor: MICHAEL DENNIS SCHOKMAN
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: 93247017

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: 93247013

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 93247013

Visa or Mastercard

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

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.



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Sally Nicolazzo & Associates C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 4383

NO PROPOSALS. As at the 15th September 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

43 ARMY ROAD, BORONIA 3155
CITY OF KNOX

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

Date of issue: 15th September 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 78105114 - 78105114151229 '4383'

16 September 2025

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

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

KNOX
your city



Property Address:	LOT 129 LP 53079 43 Army Road BORONIA VIC 3155
Your Ref:	78105114-017-3:59095
Council Ref:	20031862

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:

No discoveries have been made.

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:

No discoveries have been made.

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)

Due Diligence Checklist



What you need to know before buying a residential property

Before buying 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 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 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.



SALLY NICOLAZZO & ASSOCIATES

Lawyers

Ref: SN:23/118

MICHAEL DENNIS SCHOKMAN

CONTRACT FOR SALE OF REAL ESTATE

Property: 43 ARMY ROAD, BORONIA

Member of the Law Institute of Victoria

Level 1, 6 Jackson Court Doncaster East 3109

PO Box 4447 Doncaster Heights 3109

telephone 9848 3411

facsimile 9848 3422