

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	Lot 2/12-14 ZEALANDIA ROAD EAST, CROYDON NORTH VIC 3136
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Vendor's name	Ryan Andrew De Vincentis	Date	/ /
Vendor's signature			
Vendor's name	Jason Michael De Vincentis	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) ☒ Their amounts are:

Authority	Amount	Interest (if any)
(1) Maroondah City Council	\$2,405.10	
(2) Yarra Valley Water	\$715.88	
(3) State Revenue Office	\$1,450.00	

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

Not Applicable

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of 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:

☒ Are contained in the attached certificates and/or statements

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

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.

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

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

Subdivision Act 1988.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Register Search Statement
Plan of Subdivision 007683
Covenant 1031948
Planning Property Report
Yarra Valley Water Certificate
Planning Permit M/2021/1041
Proposed Plan of Subdivision PS910020V
Plans, Drawings and Elevations
Due Diligence

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

Page 1 of 1

VOLUME 04544 FOLIO 688

Security no : 124097869912P
Produced 26/05/2022 09:55 AM

LAND DESCRIPTION

Lot 23 on Plan of Subdivision 007683.
PARENT TITLE Volume 04257 Folio 257
Created by instrument 1031948 10/02/1922

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
JASON MICHAEL DE VINCENTIS of 62 PARTRIDGE WAY MOOROOLBARK VIC 3138
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
RYAN ANDREW DE VINCENTIS of 62 PARTRIDGE WAY MOOROOLBARK VIC 3138
AS617952Y 15/10/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS617953W 15/10/2019
EECU LTD

COVENANT 1031948
VARIATION OF COVENANT AT874876R 16/12/2020

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 TP726552X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 12-14 ZEALANDIA ROAD EAST CROYDON NORTH VIC 3136

ADMINISTRATIVE NOTICES

NIL

eCT Control 18444K BEYOND BANK AUSTRALIA LIMITED
Effective from 24/12/2020

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP007683
Number of Pages (excluding this cover sheet)	3
Document Assembled	26/05/2022 09:56

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PLAN OF SUBDIVISION OF

Crown Allotment 3 & parts of 4 & 5
Section 22.

Parish of Warrandyte.
County of Evelyn.

VOL.4257 FOL.257

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

ENCUMBRANCES

AS TO THE LAND MARKED E-3 & ROAD R1
ANY EASEMENTS AFFECTING THE SAME

APPURTENANCIES

AS TO LOT 13:
TOGETHER WITH A RIGHT OF
DRAINAGE OVER E-4

LP 7683

EDITION

PLAN MAY BE LODGED
18/11/19

2 SHEETS
SHEET 1

COLOUR CODE

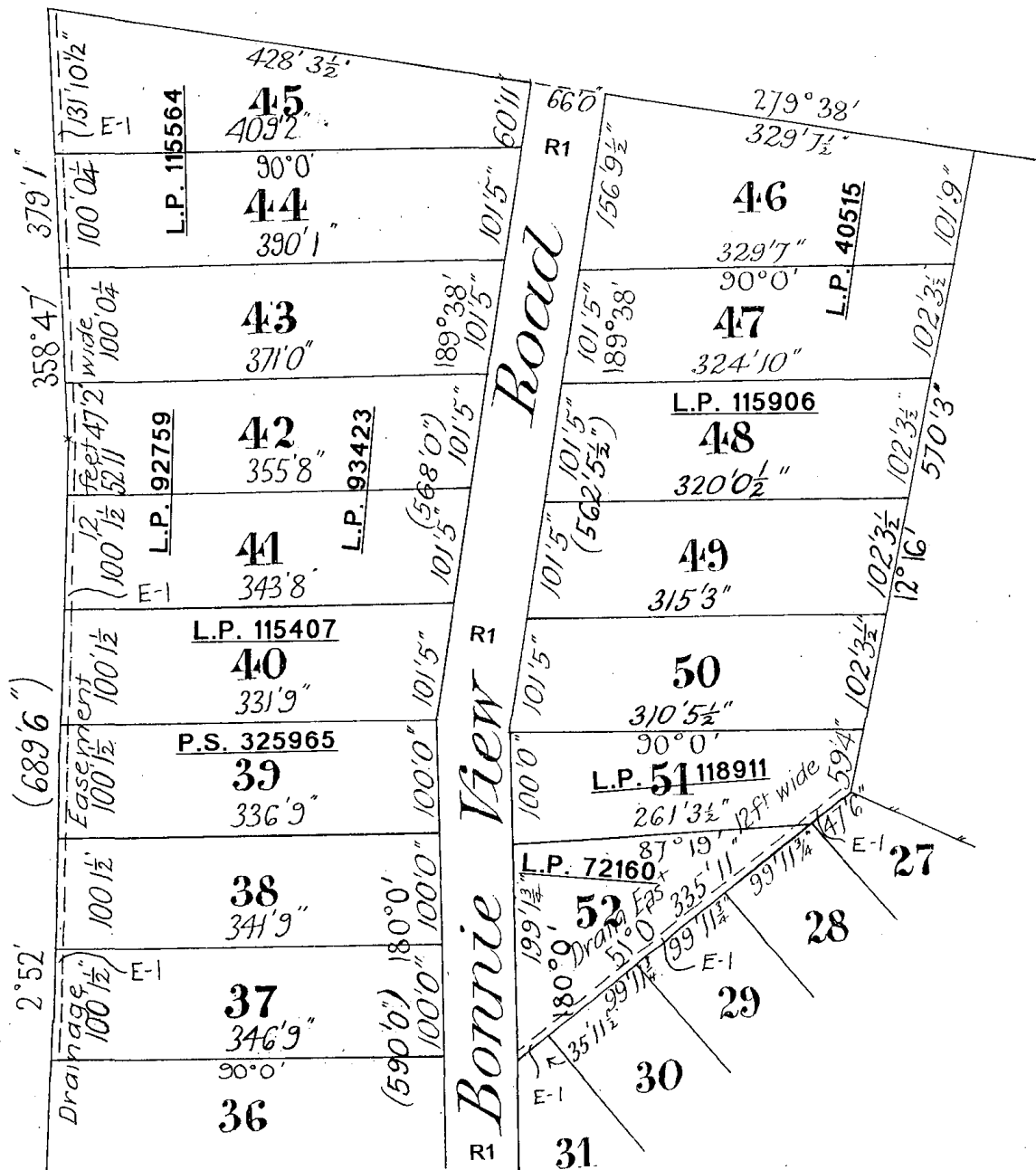
E-1, E-3 & E-4 = BLUE

R1 = BROWN

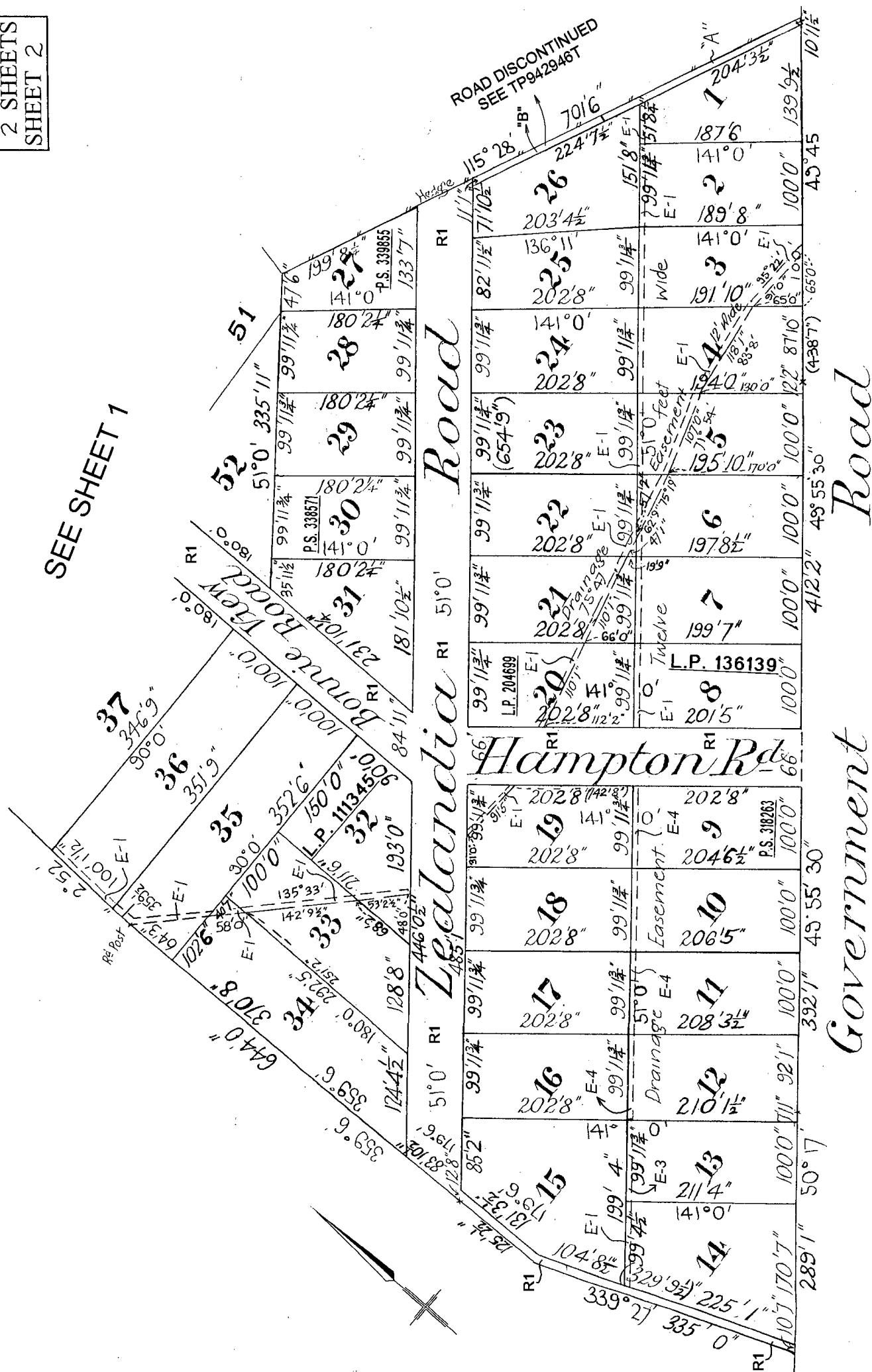
APPROPRIATIONS

DRAINAGE EASEMENTS ARE
COLOURED BLUE AND ARE
12 FEET WIDE

ROADS COLOURED BROWN



SEE SHEET 2



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	1031948
Number of Pages (excluding this cover sheet)	2
Document Assembled	26/05/2022 09:56

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Dated the 3rd day of Feb. 1922

MR. F. V. JONES

TO

MISS V. L. HICKMAN

Transfer.

MADDEN, DRAKE & CANDY,
SOLICITORS.

THE OLDENHURST, 475 COLLINS STREET,
MELBOURNE.

GIBBS BROS., Printers, Niagara Lane, Melbourne.

Appeared before me at the day of

One thousand nine hundred and

the attesting witness to this instrument and declared that he personally knew

the person signing the same and whose signature the said

attested and that the name purporting to the signature of the said

in own handwriting and that w of sound mind and freely and voluntarily signed such instrument.

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its production for Registration.	Names of the Parties thereto, to whom given	Number or Symbol thereon.
Transfer as to part and Creation of Easement	The 10 th day of February 1922. A	To Violet Louisa Hickman	1031948
	of the	Alfred W. Comport.	

ASSISTANT Registrar of Titles.

I certify that a memorial of the within Instrument was entered in the "Register Book," Vol. 4257

Folio 851257.

Alfred W. Comport.

ASSISTANT Registrar of Titles.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 31 August 2021 04:25 PM

PROPERTY DETAILS

Address: **12-14 ZEALANDIA ROAD EAST CROYDON NORTH 3136**
Lot and Plan Number: **Lot 23 LP7683**
Standard Parcel Identifier (SPI): **23\LP7683**
Local Government Area (Council): **MAROONDAH**
Council Property Number: **199881**
Planning Scheme: **Maroondah**
Directory Reference: **Melway 37 A10**

www.maroondah.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/maroondah

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **AUSNET**

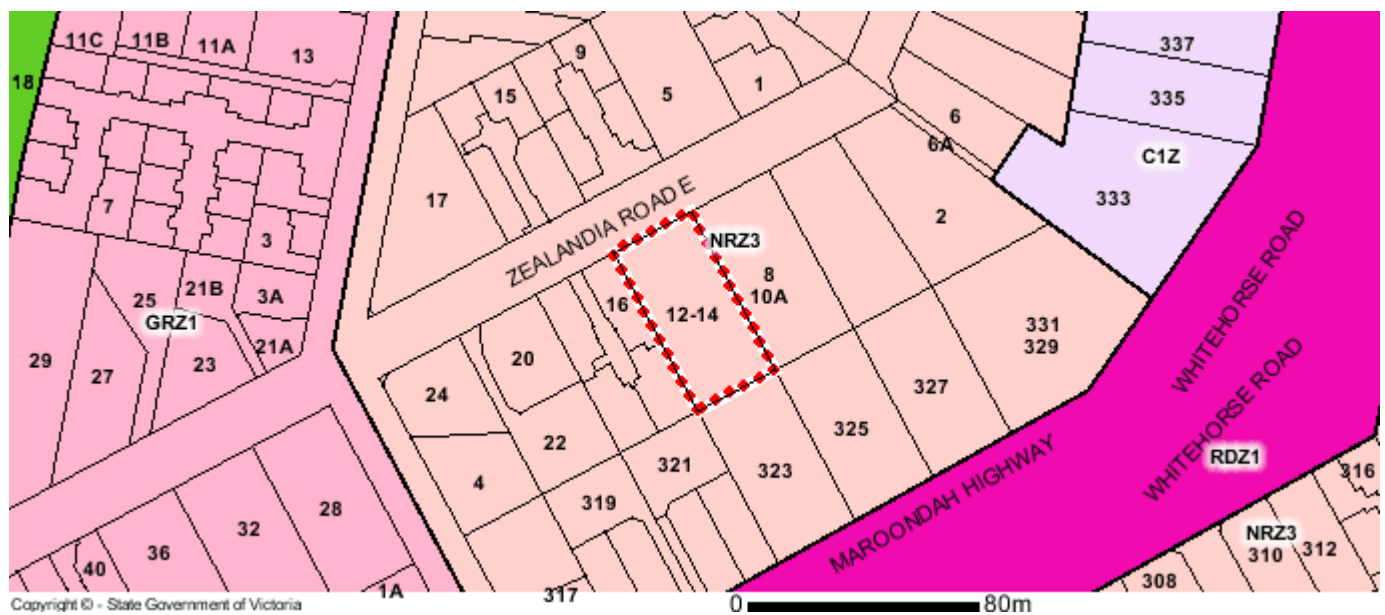
STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **CROYDON**

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 \(NRZ3\)](#)



 C1Z - Commercial 1
 GRZ - General Residential
 NRZ - Neighbourhood Residential
 PCRZ - Public Conservation & Resource
 RDZ1 - Road - Category 1

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).

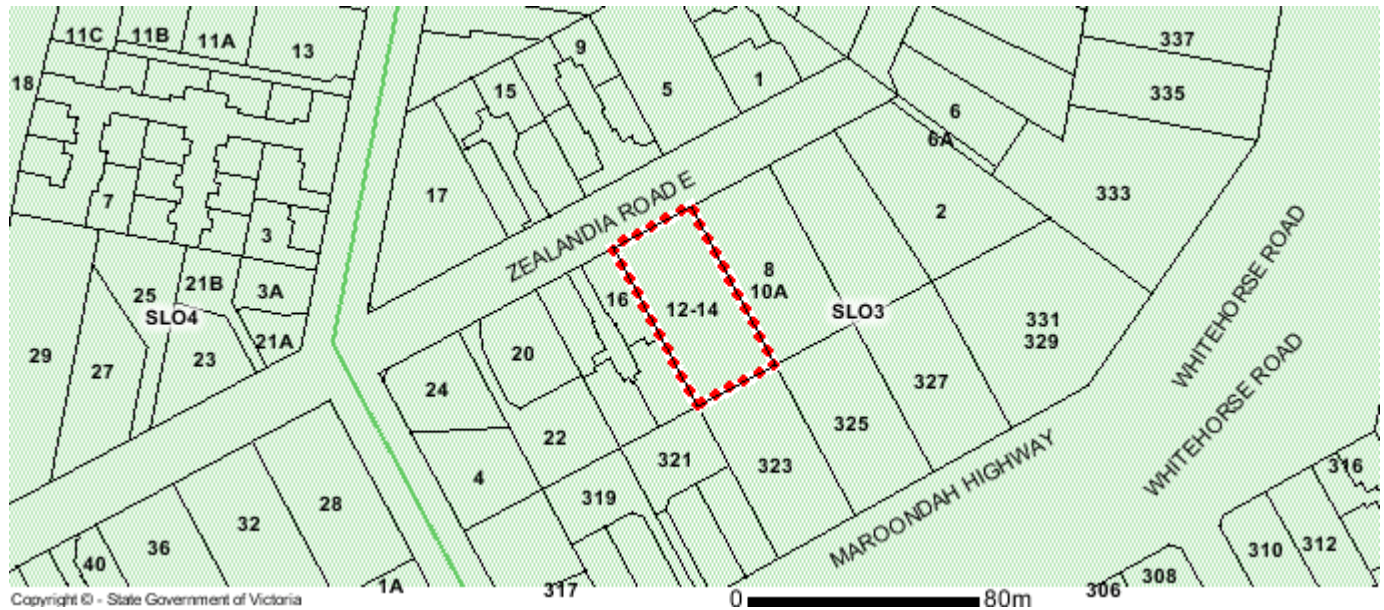
PLANNING PROPERTY REPORT: 12-14 ZEALANDIA ROAD E CROYDON NORTH 3136

Page 1 of 4

Planning Overlay

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3 \(SLO3\)](#)



SLO - Significant Landscape

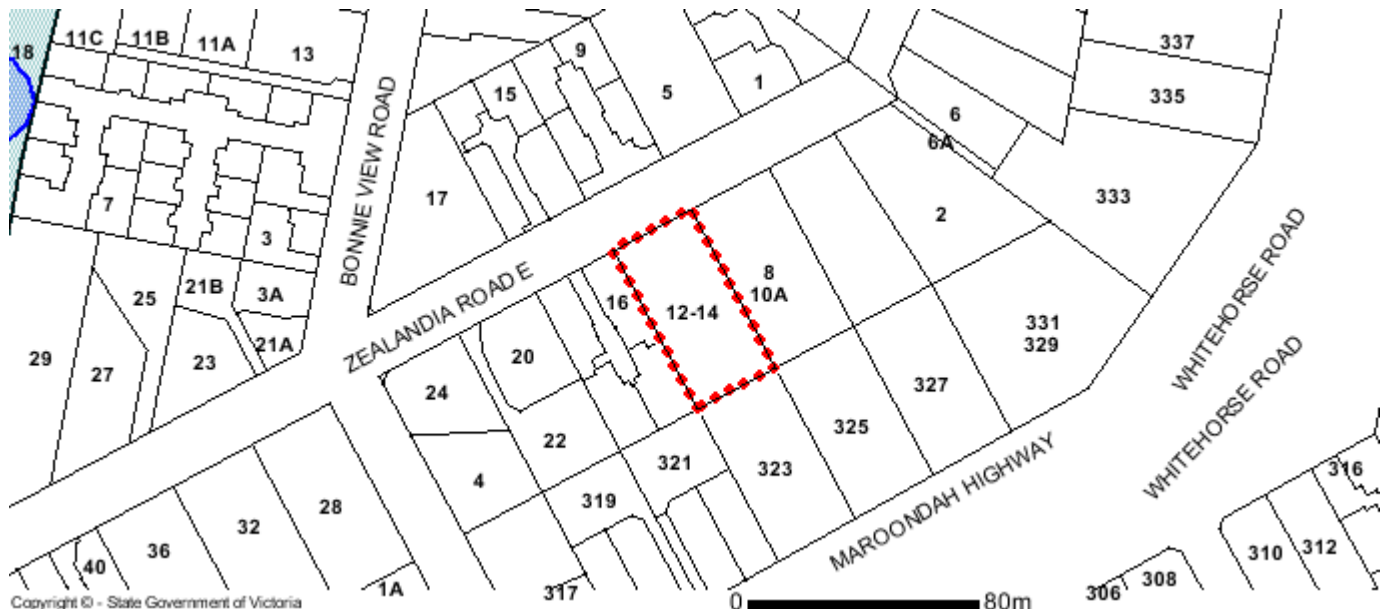
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



SBO - Special Building

VPO - Vegetation Protection

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

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Further Planning Information

Planning scheme data last updated on 26 August 2021.

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

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

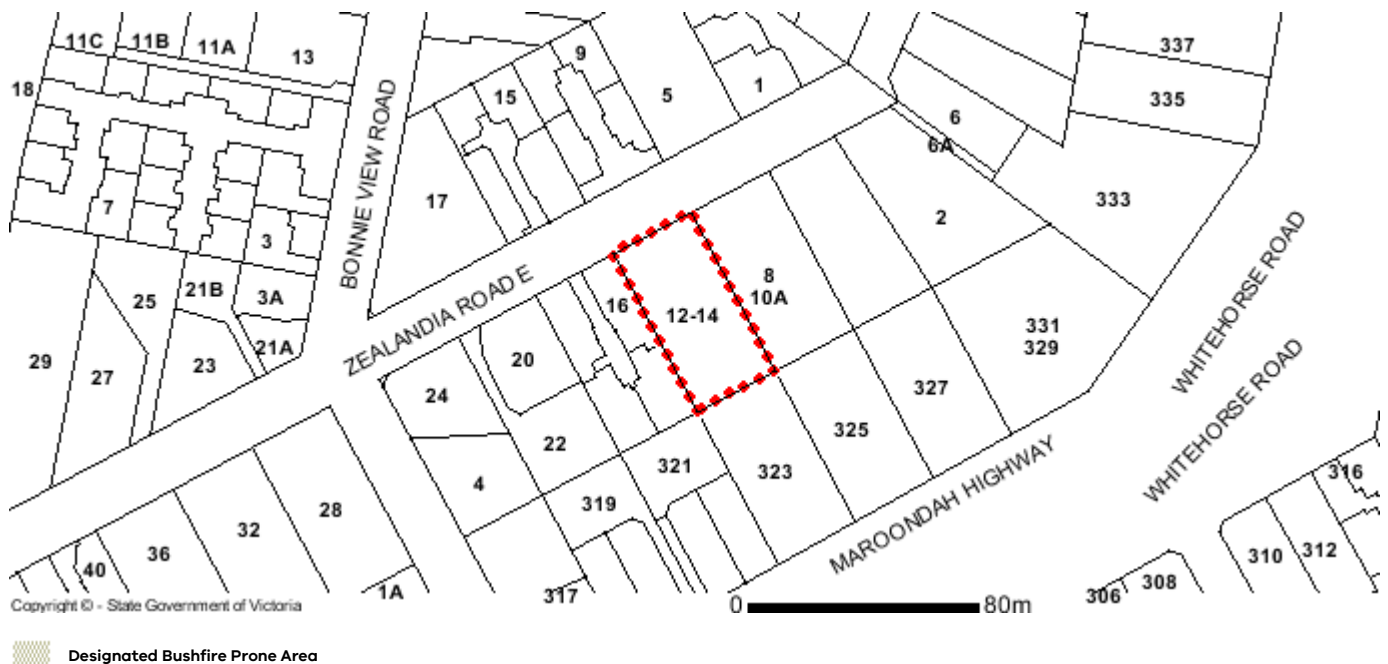
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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

26th May 2022

Williams & Lay Lawyers C/- InfoTrack (Smokeball) C
LANDATA

Dear Williams & Lay Lawyers C/- InfoTrack (Smokeball) C,

RE: Application for Water Information Statement

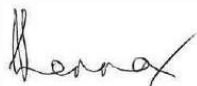
Property Address:	12-14 ZEALANDIA ROAD CROYDON NORTH 3136
Applicant	Williams & Lay Lawyers C/- InfoTrack (Smokeball) C LANDATA
Information Statement	30696717
Conveyancing Account Number	7959580000
Your Reference	415223

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Conditions of Connection and Consent
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	12-14 ZEALANDIA ROAD E CROYDON NORTH 3136
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

This Property is a part of a development that is serviced by private water and/or sewer infrastructure. This infrastructure (or pipeline) is known as a private extension and may extend some distance in length from your property before connecting to Yarra Valley Water infrastructure. Any maintenance or supply issues associated with the private extension are the responsibility of the property owners. Yarra Valley Water is responsible for maintaining the water service from the water main up to and including the development main meter or manifold, and the sewer service from the sewer main up to the sewer branch including the inspection opening.

Where the property is serviced through a private fire service the property owner is fully responsible for the maintenance of this service including the isolating valve connected to our water main.

Yarra Valley Water does not guarantee the continuity of service or supply, water quality or water pressure within the private extension.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

Melbourne Water Encumbrance

Property Address	12-14 ZEALANDIA ROAD E CROYDON NORTH 3136
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STATEMENT UNDER SECTION 158 WATER ACT 1989

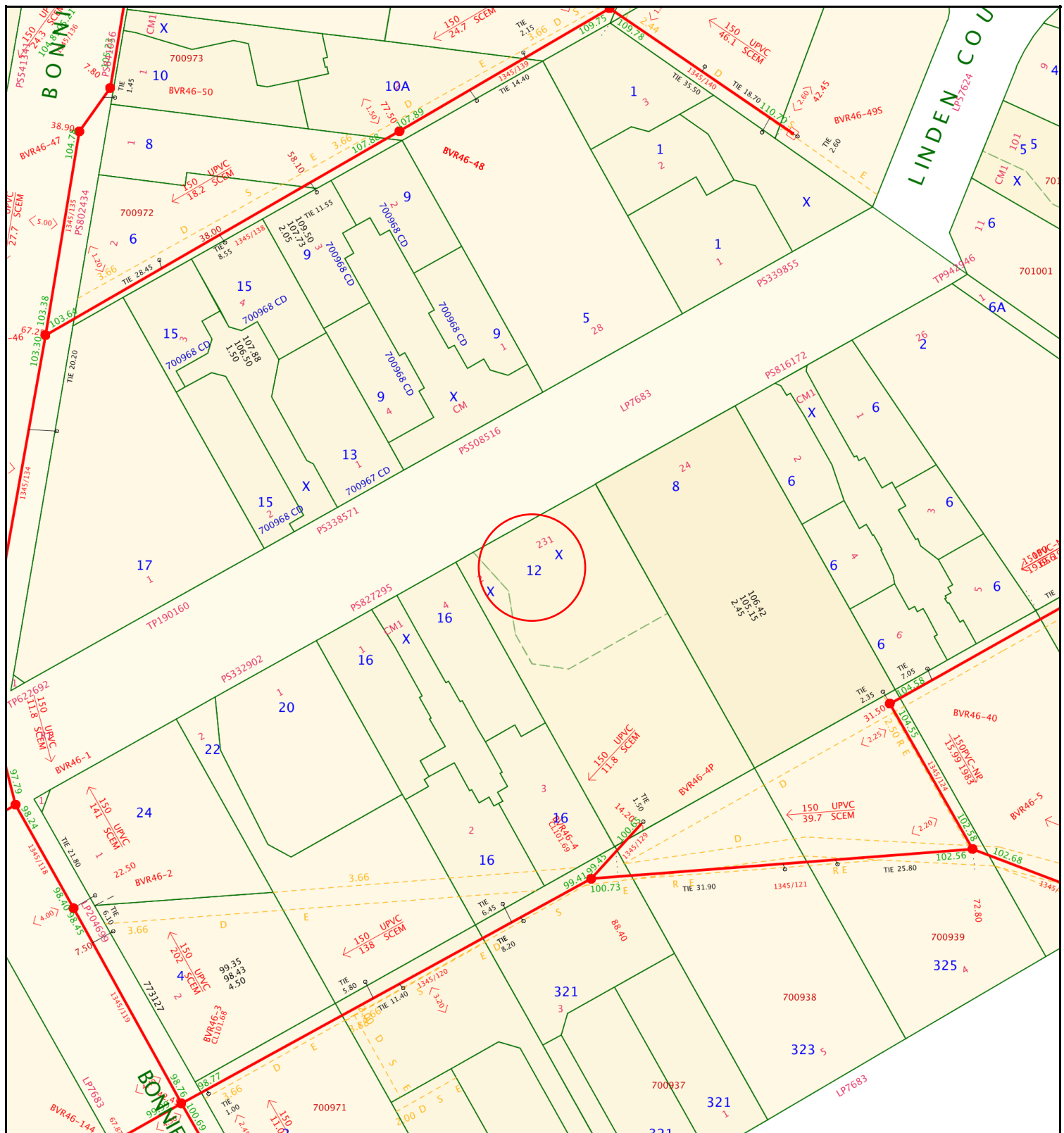
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water **Information Statement** **Number: 30696717**

Address	12-14 ZEALANDIA ROAD CROYDON NORTH 3136
Date	26/05/2022
Scale	1:1000



Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline	
Easement		Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer		Sewer Offset		MW Drainage Natural Waterway	
Abandoned Sewer		Sewer Branch			

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
- Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
- Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
- Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;

22nd April 2022

Application ID: 541089

CONDITIONS OF CONNECTION

Approval is subject to payment of all charges and completion of conditions. This approval covers the following services and connections:

Approval Detail

Sewer

Connection Or Disconnection Details

Sewer Connection Description	PSP Number
Sewer Connection	700958

Multiple Lots

Number of Lots	2
----------------	---

Specific conditions affecting encumbrances on property:

Private Main

Conditions of Connection Details

GENERAL

In these conditions the terms,

- (a) 'You' and 'Your' refer to the owner of a property connected (or about to be connected) to Yarra Valley Water assets
- (b) 'We', 'Us' and 'Our' refer to Yarra Valley Water.

Section 145 of the Water Act 1989 details the legislative rights and responsibilities of both the applicant and Yarra Valley Water in relation to connection, alteration or removal and discharging to the works of Yarra Valley Water. These Conditions of Connection set out the terms and conditions to be satisfied for connecting a property to sewer, potable and recycled water.

These conditions are binding on successor-in-title of the person who applied for that consent, under section 145 of the Water Act 1989. If you are not the owner of the property, please provide a copy of this letter to the owner.

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.

It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

Any sewer connection branch and the connecting works must be installed so that they comply, in all respects, with the:

- Plumbing Regulations 1998 (Vic);
 - Water Industry Regulations 2006 (Vic);
 - Building Act 1993 (Vic);
 - Relevant AS/NZS series of standards applicable to sewer connection branch and connecting works from time to time,
- and any other technical requirements which we reasonably specify.

It is the responsibility of the person performing any excavation in a road reserve to obtain a Road Opening Permit from the relevant Authority before any excavation work commences. All traffic management requirements contained in the permit must be complied with.

WATER

During the processing of this application Yarra Valley Water was advised that all of the proposed lots / units have direct street frontage and all proposed lots / units front a Yarra Valley Water water main. If at the time of tapping the water main for new connections or issuing a statement of compliance to Council it is identified that there is no direct street frontage or the proposed lots / units do not front a water main additional fees and conditions will apply or Yarra Valley Water may withdraw this approval.

SEWER

Where a proposed development is to be constructed boundary to boundary and there is no compliant location for a sewer connection point within the property, Yarra Valley Water (YVW) approves the connection point of the YVW sewer to be located in a road reserve outside the property and raised to surface with an appropriate approved cover. The sewer connection point must meet the required clearances from proposed structures as per the Build Over Easement Guidelines. Approval may be required for private plumbing located in road reserves by Council or VicRoads. Any unused sewer connection points at the site must be cut and sealed by a YVW accredited live sewer contractor.

Properties being developed that are serviced by a combined drain shared with adjoining properties will require sewer works. Yarra Valley Water's development policy does not permit additional lots to connect to an existing combined drain. The developer must provide separate sewer connection points. This may require either the construction of new sewer connections or a sewer extension which will be at the developer's expense.

If this combined drain development requirement is not met a statement of compliance will not be issued to Council.

Ownership boundaries for the sewer connection point can be found at <https://www.yvw.com.au/faults-works/responsibilities/repair-responsibilities>

Following the completion of a new or altered property sewerage drain, a copy of the updated Property Sewerage Plan must be returned within 7 days to Yarra Valley Water easyACCESS@yvw.com.au. Photographs of plans are not acceptable.

The existing sewer branch that is to service the proposed development must meet the requirements stated in WSA 02—2014-3.1 Sewerage Code of Australia, Melbourne Retail Water Agencies Edition - Version 2 - Clause 6.4.

If the existing sewer branch does not comply with these requirements, you will need to undertake additional sewer works which may include a sewer main extension, requiring lodgement of a new application and payment of additional fees.

Note for subdivisional developments where the sewer branch does not comply with these requirements, a statement of compliance will not be issued to Council until corrective action is undertaken and satisfactorily completed.

AMENDMENTS

We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations require an amendment to be made.

We may also amend these conditions from time to time if we consider that it is necessary to:

- ensure that we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our bulk supplier of sewage transfer and treatment services; or
- the health or safety of anyone; or

- any part of the environment; or
- any of our works.

INDEMNITY

You must indemnify Yarra Valley Water against:

- all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
- all proceedings, prosecutions or demands brought or made against us by anyone, as a result of you failing to perform any of our obligations under these conditions, except to the extent that the failure has been caused by our negligence.

You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of Yarra Valley Water amending these conditions.

You must pay us any costs we reasonably incur in:

- making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- inspecting our assets or works to see if such damage has been caused.

CONDITIONS OF CONSENT

The following conditions are subject to Sections 136, 268, 269 and 270 of the Water Act 1989 covering conditions of subdivision, new connections and contributions for works.

CONDITIONS RELATING TO NEW CONNECTIONS / COMPLETION OF WORKS / ISSUE OF CONSENT

This development must comply with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. If your plans of the proposed works do not comply with these conditions you must either amend your planned development to comply with these conditions or else undertake works to relocate or protect Yarra Valley Water assets in accordance with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. Note for subdivisional developments where corrective action is required and has not been undertaken a statement of compliance will not be issued to Council

All developments within our licensed area are subject to the payment of New Customer Contributions as set by the Essential Services Commission. These contributions are necessary as the development work you will be completing places increased demand on our hydraulic services. These funds are then used to further develop the network to meet the needs of the growing urban community. The fees for your development are detailed in the invoice/statement. Further details can be found by visiting the Essential Services Commission website at www.esc.vic.gov.au.

The New Customer Contribution fees remain valid for 90 days from the date of this letter and are based on the information provided in your application. Further fees may be imposed if it is found that this development involves works other than declared on your application. If there are changes to the details supplied or if the approval period expires, revised conditions of connection and additional fees will be applicable. If this occurs it will be necessary to resubmit a new application.

NOTE: These fees are for the creation of additional lots only and do not include any other works or products which may be required as a result of the development being carried out.

SUBDIVISIONAL CONDITIONS

We advise that should this development proceed to subdivision the plan of subdivision must include easements under Section 12(2) of the subdivision act or an Owners Corporation schedule. Should this not be the case, extensions to our sewer and water mains may be necessary, requiring the lodgement of a new application and payment of additional fees.

Water and sewerage services are required to be extended to each individual lot within the development. The extended sewerage property service drain must adequately control all lots via gravity.

Easements must be created over any existing or proposed Yarra Valley Water assets. Your

surveyor will need to ensure that these easements are included on any plan of subdivision.

An encumbrance will be placed on lots in this subdivision advising prospective purchasers that the properties are serviced by shared sewer and/or water connections.

Yarra Valley Water will be unable to give consent to council to issue a Statement of Compliance until fees have been paid and all other conditions have been met.

Williams & Lay Lawyers C/- InfoTrack (Smokeball) C
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 0541874914
Rate Certificate No: 30696717

Date of Issue: 26/05/2022
Your Ref: 415223

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
12-14 ZEALANDIA RD E, CROYDON NORTH VIC 3136	23\LP7683	1374384	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2022 to 30-06-2022	\$19.49	\$0.00
Residential Sewer Service Charge	01-04-2022 to 30-06-2022	\$111.33	\$0.00
Parks Fee	01-07-2021 to 30-06-2022	\$80.20	\$0.00
Drainage Fee	01-04-2022 to 30-06-2022	\$26.31	\$0.00
Usage Charges are currently billed to a tenant under the Residential Tenancy Act			
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$0.00
	Total Due		\$0.00

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.



GENERAL MANAGER
RETAIL SERVICES

Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.
7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres
8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre
9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

Property No: 1374384**Address:** 12-14 ZEALANDIA RD E, CROYDON NORTH VIC 3136**Water Information Statement Number:** 30696717**HOW TO PAY**Biller Code: 314567
Ref: 05418749142**Mail a Cheque** with the Remittance Advice
below to:**Yarra Valley Water**
GPO Box 2860 Melbourne VIC 3001**Amount
Paid****Date
Paid****Receipt
Number****Please Note:** BPAY is available for individual property settlements.**PROPERTY SETTLEMENT REMITTANCE ADVICE****Property No:** 1374384**Address:** 12-14 ZEALANDIA RD E, CROYDON NORTH VIC 3136**Water Information Statement Number:** 30696717**Cheque Amount:** \$

PLANNING PERMIT



Permit No: M/2021/1041

Page 1 of 12

Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

Address of the land:

12-14 Zealandia Road East, Croydon North

The Permit allows:

Two lot subdivision and associated vegetation removal in accordance with the endorsed plans

The following conditions apply to this permit:

Amended Plans	1. Prior to the certification of a plan of subdivision, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans prepared by Millar Merrigan and dated 30th November 2021 Revision 2, but modified to show: a) Building Exclusion Zones established for the Tree Protection Zones of Trees 2 and 4. b) A 5 metre wide Building Exclusion Zone established along the southern and northern title boundaries for the extent of the Tree Protection Zone associated with the Cypress Hedge identified as Tree 18. c) Notation and cross section detail demonstrating that any future driveway located within the Structural Root Zone and Tree Protection Zone of Tree 4 must be of low impact permeable pavement. d) Tree Protection Plan in accordance with Condition 14. e) Landscape Plan for Lot 1 in accordance with Condition 12.
Layout not altered	2. The subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible authority
Construction of vehicle crossing	3. Before the issue of a Statement of Compliance under the Subdivision Act 1988, the owner must at its cost remove the existing vehicular crossing of

Signature for the responsible authority:

A handwritten signature in black ink, appearing to read 'Sheela', is written over a horizontal line.

Date Issued: 22-Feb-2022

This permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 22-Mar-2022.

PLANNING PERMIT



Permit No: M/2021/1041

Page 2 of 12

Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

	Lot 1 and replace with a new concrete vehicular crossing to Council Standard SD-H05, at right angles to the road to suit the proposed driveway in accordance with the endorsed plans to the satisfaction of the responsible authority.
Construction plans for drainage required	4. Prior to certification of a plan of subdivision, Drainage Plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will form part of this permit. The Drainage Plans must show: a) All drainage works associated with the development including any drainage works required outside the land. b) The nominated legal point of discharge. c) The conveyance of stormwater runoff by means of underground drains to the nominated legal point of discharge. d) The mechanisms used to prevent overland flows from having a detrimental effect on the land, the environment or adjoining properties; e) The mechanisms used to limit the Permissible Site Discharge (PSD) to the lesser of the equivalent of a 35% impervious site coverage; or the pre-developed discharge rate. f) Provide one of the following: i) A 1 in 100 stormwater detention storage that limits the maximum discharge rate to the PSD; or ii) Construction of an outfall drain to the nominated Legal Point of Discharge.
Drainage works required	5. Before a Statement of Compliance is issued under the Subdivision Act 1988, or before the development is occupied, the drainage and associated works shown on the endorsed Drainage Plans must be constructed in accordance with those plans to the satisfaction of the responsible authority. Within 14 days of the completion of the drainage works, a letter or report from a

Signature for the responsible authority:

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Date Issued: 22-Feb-2022

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PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

	suitably qualified engineer must be submitted to the responsible authority certifying that works have been completed in accordance with the endorsed Drainage Plans to the satisfaction of the responsible authority.
Outfall Drainage Works Required	6. Before the issue of a Statement of Compliance under the Subdivision Act 1988 and if it is elected to construct an outfall drain in accordance with Condition 4f) ii), the following conditions must be satisfied to the satisfaction of the responsible authority: a) Completion of Outfall Drainage Works The outfall drainage works necessary to provide a legal point of discharge to the land, as determined by the responsible authority, must be constructed in accordance with the plans and specifications endorsed by the responsible authority. b) Engineering Fees A plan checking and supervision fee equal to 3.25% of the actual cost of the drainage works must be paid to Council. c) Maintenance Bond A works maintenance bond equal to 5% of the actual cost of the drainage works must be paid to Council and retained for a minimum of three months to cover the defects liability period. d) CCTV Footage and Report Once the drainage works are complete, a CCTV inspection and report of the new drainage lines to the satisfaction of Council must be carried out at the cost of the owner of the land and in accordance with the Water Services Association of Australia (WSA) 05-2013 2.2 Code of Practice. e) As Constructed Plans As constructed plans showing the location, type, depth and dimensions of the new Council storm water drains and pits to the satisfaction of Council must be submitted to Council
Control sediment laden run off	7. During the construction of the subdivision, methods to control sediment laden runoff in the Urban Stormwater Best Practice Environmental

Signature for the responsible authority:

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Date Issued: 22-Feb-2022

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PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

	Management Guidelines (Victorian Stormwater Committee, 1999) must be implemented to the satisfaction of the responsible authority to minimise sediment laden runoff and stormwater pollution from leaving the land.
Removal of Buildings and vegetation	8. Before the Statement of Compliance is issued under the Subdivision Act 1988, all buildings, circular driveway and vegetation nominated for removal on the endorsed plans must be removed to the satisfaction of the Responsible Authority.
Lot 1 works	9. Before the Statement of Compliance is issued under the Subdivision Act 1988, the proposed crossover and double carport on Lot 1 must be constructed, the existing gravel driveway removed and landscaping undertaken in accordance with the endorsed plans, to the satisfaction of the responsible authority.
Public Open Space Contribution	10. Before the Statement of Compliance is issued under the Subdivision Act 1988, the applicant or owner must pay Council a sum equivalent to 5% of the site value of all land in the subdivision as a contribution for public open space in accordance with the schedule to clause 52.01 of the Maroondah Planning Scheme.
Section 173 Agreement	11. Before the Statement of Compliance is issued under the Subdivision Act 1988, the land owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the Responsible Authority to provide that: (a) In accordance with Section 181 of the Planning and Environment Act 1987 the agreement will be registered with the Registrar of titles and will run with the land; (b) The land is to be subdivided in accordance with the endorsed plans, including the building exclusion zones, tree protection zones and the conditions of the Subdivision Permit, (c) Except with the prior written consent of the responsible authority, no buildings or works (including swimming pools, outbuildings, decks, retaining walls, cut or fill, etc) may occur within the Building Exclusion

Signature for the responsible authority:

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Date Issued: 22-Feb-2022

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PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

Zones.

- (d) Any future driveway located within the Structural Root Zone and Tree Protection Zone of Tree 4 must be of low impact permeable pavement in accordance with the endorsed plans.
- (e) Tree protection measures must be implemented during construction in accordance with Condition 15.
- (f) Prior to the occupancy of any new development on Lot 2, the owner must at its cost remove the existing vehicular crossing of Lot 2 and replace with a new concrete vehicular crossing to Council Standard SD-H05, at right angles to the road to suit the proposed driveway in accordance with the endorsed plans to the satisfaction of the responsible authority.
- (g) Prior to the commencement of any works at the site (including demolition and excavation), the Project Arborist must advise the responsible authority in writing that the tree protection fences have been installed and pre-construction measures required to be implemented to their satisfaction.

All costs (including legal costs) associated with the preparation and review of the agreement and the registration of the agreement on the Certificate of Title for the land must be paid by the owner.

Landscape Plan required

12. Concurrent with the submission of Condition plans and prior to the certification of a plan of subdivision, a landscape plan for the front setback of Lot 1, to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of this permit. The landscape plan must be drawn to scale and its content must reconcile with all other plans which form part of this permit. The plan must show:
 - a) The accurate location of existing canopy trees on the land and within 5m of the property boundary, clearly indicating if each tree is to be retained or removed. Each tree shall be identified by species and with any corresponding ID number as provided in the *Arboricultural Construction Impact Assessment -12-14 Zealandia Road East, Croydon North* (Bishop

Signature for the responsible authority:

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Date Issued: 22-Feb-2022

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PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

2021).

- b) For each tree shown to be retained on the land or on neighbouring land, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) calculated in accordance with the Australian Standard for Protection of Trees on Development Sites (AS4970-2009).
- c) Low impact construction measures specified, to the satisfaction of the responsible authority, wherever buildings, pavements or services are located within a Tree Protection Zone and which encroaches greater than 10% of the TPZ area, unless otherwise demonstrated that the tree will remain viable by the consultant arborist. All low impact construction measures must be detailed through cross-section drawings.
- d) All existing buildings and pavements which will be retained and all proposed buildings and pavements. Material and finish of pathways and driveways shall be specified.
- e) Landscaping treatments within the front setback in a manner which complements the prevailing character of the surrounding area and includes:
 - i. garden bed plantings along the new driveways; and
 - ii. other plantings incorporating shrubs and groundcovers which improve the landscape setting.
- f) At least 1 canopy tree which will achieve a mature height in excess of 10 and spread of 8m (minimum 2m tall when planted) provided in the front open space of Dwelling 1.
- g) All canopy trees must be located to optimise their long-term growth and development. In this regard, trees shall:
 - i) be shown least 3.5m from the wall of any dwelling or building
 - ii) be shown at least 1m from any fence, pavement or retaining wall
 - iii) be located sufficient distance from a utility such that its growth

Signature for the responsible authority:

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Date Issued: 22-Feb-2022

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PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

	and form are not impacted iv) be shown beyond the canopy of any existing canopy tree v) be shown at least 6m from any other replacement tree and vi) be shown in to a mulched area or garden bed at least 1m wide (to provide at least a 0.5m radial area around the tree's stem which is mulched and free of lawn). h) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the responsible authority
Completion and maintenance of landscaping works	13. Before the issue of a Statement of Compliance under the Subdivision Act 1988, the landscaping for Lot 1 as shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the responsible authority. Landscaping must then be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.
Tree Protection Plan	14. Concurrent with the submission of Condition plans and prior to the certification of a plan of subdivision, a Tree Protection Plan (TPP) to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. The TPP must be prepared by a suitably qualified arborist and clearly show: a) for each tree shown to be retained on the land or on neighbouring land, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) calculated in accordance with the Australian Standard for Protection of Trees on Development Sites (AS4970-2009). b) the development layout, all built features, including: pavement, retaining walls; and drainage infrastructure. c) tree protection requirements for retained trees within and adjoining the subject site (including the road reserve), in accordance with the Australian

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PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

	Standards for the Protection of Trees on Development Sites (AS 4970-2009), including tree protection fence alignments and areas of ground protection, ie where fencing cannot adequately afford tree protection or access across the TPZ is required. d) any other specific tree protection requirements (eg low impact construction measures) or where these cannot be adequately shown reference to more detailed documentation/plans be provided.
Tree Protection Plan implemented	15. Prior to the commencement of any building and or demolition works on the land, Tree Protection Measures as detailed on the approved Tree Protection Plan, must be established and subsequently maintained until completion of all buildings and works, including landscaping, to the satisfaction of the responsible authority. a) The project arborist must advise the responsible authority in writing that the Tree Protection measures have been installed to their satisfaction. b) The TPP must be printed on A2 weatherproof paper. c) The TPP must be highly visible on the site and be displayed at the site entry.
Engagement of Site Project Arborist	16. Before works start (including demolition and excavation), notice in writing must be provided to the responsible authority from the Project Arborist confirming his or her engagement to oversee all relevant tree protection works. The Project Arborist must be an appropriately experienced and qualified professional (minimum Cert IV or equivalent in experience).
Installation of Tree Protection Fences	17. Prior to the commencement of any works at the site (including demolition and excavation), the Project Arborist must advise the responsible authority in writing that the tree protection fences have been installed and pre-construction measures required to be implemented to their satisfaction.
Project Arborist Log Books	18. The Project Arborist must visit the site and must maintain a log book detailing all site visits. The log book must be made available to the

Signature for the responsible authority:

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Date Issued: 22-Feb-2022

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PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

responsible authority within 24 hours of any request.

**Telecommunications
– Agreement required
pursuant to clause
66.01-1**

19. Before the Statement of Compliance is issued under the Subdivision Act 1988, the owner of the land must enter into an agreement with:

- a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

**Telecommunications
– Statement of
Compliance required
pursuant to clause
66.01-1 (subject to
exceptions)**

20. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

**Subdivisions exempt
from section 55 referral**

21. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with that authority's requirements and relevant legislation at the time.

All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour to the relevant authority for with the

Signature for the responsible authority:

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Date Issued: 22-Feb-2022

This permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 22-Mar-2022.

PLANNING PERMIT



Permit No: M/2021/1041

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Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

	easement or site is to be created. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
Time limit – subdivision	22. This permit will expire if one of the following circumstances applies: (a) The subdivision plan is not certified within two years of the date of issues of this permit; or (b) The registration of the subdivision is not completed within five years of the date of certification of the plan of subdivision; The Responsible Authority may extend the time allowed in part (a) above, if a request is made in writing before or within six months after the permit expires.
NOTES	
Submission of plans	Plans and documents that must be endorsed by Council under this permit can be submitted for assessment via email to: maroondah@maroondah.vic.gov.au If your information is too large to email, please contact Planning Administration on 9298 4287 to access our online lodgement portal. If the plans or documents do not comply with the relevant condition, Council will require changes to be made and re-lodgement of the plans or document for re-assessment.
Engineering	Maintenance of the building site and areas adjacent to the building site: Prior to the commencement of work, sandbags, sediment fences and/or hay bales must be used to surround drains and the perimeter of sloping land. This will reduce the potential for sediment being washed off-site and polluting the stormwater system.

Signature for the responsible authority:

A handwritten signature in black ink, appearing to read 'Sheela', is written over a horizontal line.

Date Issued: 22-Feb-2022

This permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 22-Mar-2022.

PLANNING PERMIT



Permit No: M/2021/1041

Page 11 of 12

Planning scheme: Maroondah Planning Scheme

Responsible authority: Maroondah City Council

Mud and clay tracked onto the footpath and roadway by a vehicle or trailer must be immediately removed back to the building site.

All building materials and building debris must be stored on site – **not** on the naturestrip, footpath, or roadway. This applies to materials removed from the site and deliveries of new materials to the site.

All pedestrian walkways, footpaths, roadways and the area adjacent to and nearby the building site must be kept free of materials and kept safely trafficable at all times.

The use of timber vehicle crossing protectors is prohibited within Maroondah.

Legal Point of Discharge Required

Prior to preparing Drainage Plans, a legal point of discharge (LPD) is to be obtained in accordance with Building Regulation 133. A copy of the LPD must be submitted with the Engineering plans. Requests for an LPD must be made via Maroondah City Council's Property Information application form, which incurs a fee in accordance with the Building Regulations and is available on Maroondah City Council's website and at all Customer Service outlets.

Asset Protection Permit Required

At least seven (7) days before any works start, an Asset Protection Permit must be obtained from Council. Council infrastructure must be maintained in a safe condition during the construction period. Any damage caused by these works to Council assets must be reinstated to the satisfaction of the Council prior to the completion of works.

Paving & Drainage Plan Requirements

Information regarding Council's requirements for the preparation of paving and drainage plans can be found on Council's website:

www.maroondah.vic.gov.au/DevelopmentDesignGuidelines.aspx

Plans can be submitted for assessment via email to:

maroondah@maroondah.vic.gov.au

Signature for the responsible authority:

A handwritten signature in black ink, appearing to read 'Sheela', is written over a horizontal line.

Date Issued: 22-Feb-2022

This permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 22-Mar-2022.

Important information about this permit

What has been decided?

The responsible authority has issued a permit

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

Can the responsible authority amend this permit?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**. Please check with the responsible authority that this permit is current and can be acted upon.

When does a permit begin?

A permit operates:

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

When does a permit expire?

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

What about reviews?

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

Signature for the responsible authority:

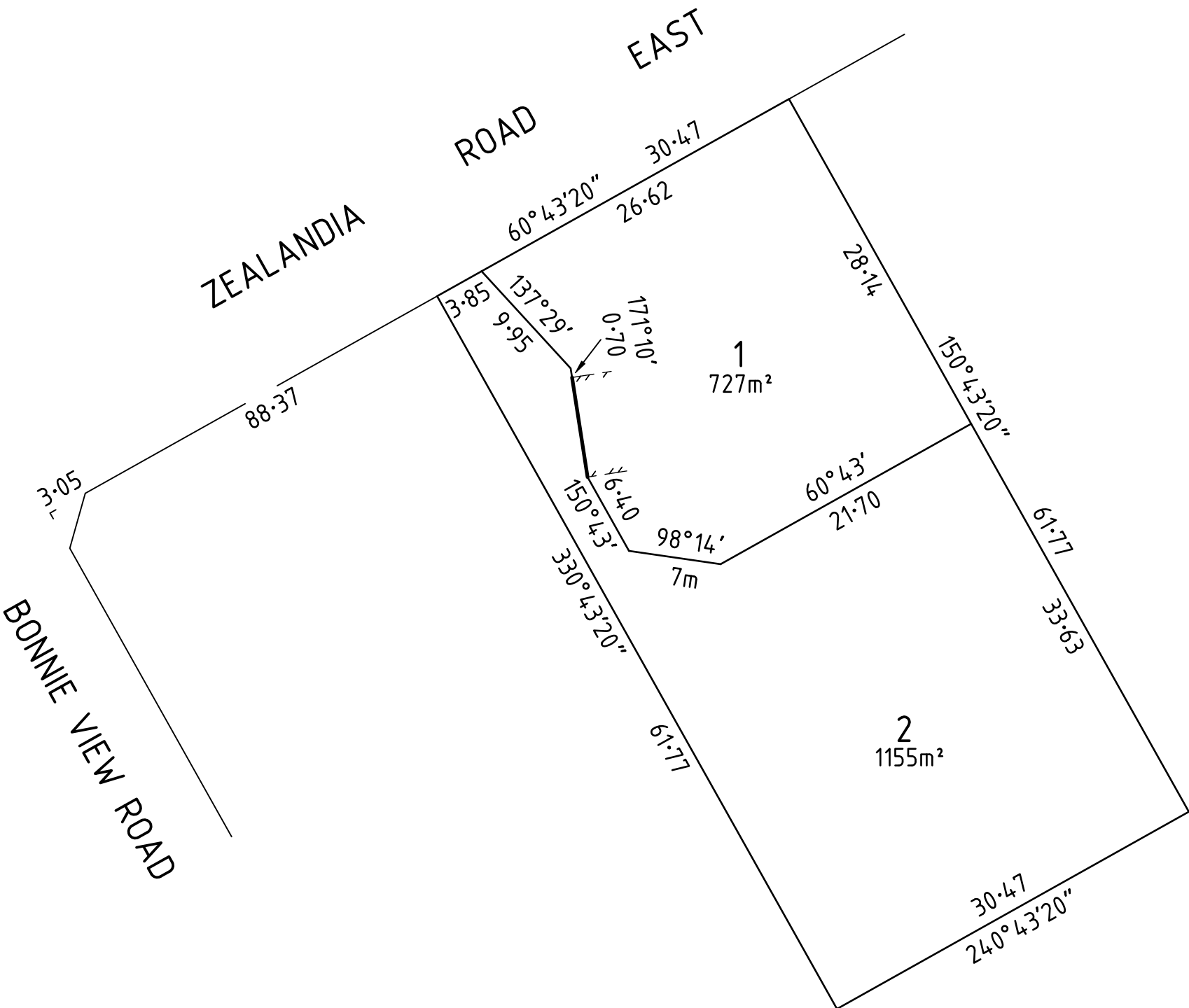
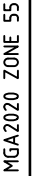


Date Issued: 22-Feb-2022

This permit has been corrected pursuant to Section 71 of the Planning and Environment Act 1987 on 22-Mar-2022.

PLAN OF SUBDIVISION				EDITION 1		PS910020V	
LOCATION OF LAND PARISH: WARRANDYTE SECTION: 22 CROWN ALLOTMENT: 3 (PART), 4 (PART) TITLE REFERENCE: VOL.4544 FOL.688 LAST PLAN REFERENCE: LP7683 LOT 23 POSTAL ADDRESS: 12-14 ZEALANDIA ROAD EAST (at time of subdivision) CROYDON NORTH, 3136 MGA CO-ORDINATES (at approx centre of land in plan) E: 349 370 ZONE: 55 N: 5817 310 GDA2020				MAROONDAH CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS ARE EXTERIOR FACE OF WALL.			
NIL		NIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
SURVEY: This plan is based on survey							
STAGING This is not a staged subdivision.							
Planning Permit No. M/2021/1041 This survey has been connected to permanent marks No(s). 384 In Proclaimed Survey Area No. ---							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan.							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
Millar Merrigan		SURVEYOR'S REF: 24678S1		06/04/2022		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
Land Development Consultants M(03) 8720 9500 R (03) 5134 8611 www.millarmerrigan.com.au survey@millarmerrigan.com.au SAI GLOBAL Quality ISO 9001		LICENSED SURVEYOR L. K. SIMMONS		VERSION NO. 1			
		This is not a digitally signed plan.					

PS910020V



SCALE 1:400	
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SURVEYOR'S REF: 2467851	06/04/2022	ORIGINAL SHEET SIZE: A3	SHEET 2
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LICENSED SURVEYOR
L. K. SIMMONS VERSION NO. 1
This is not a digitally signed plan.

Millar | Merrigan

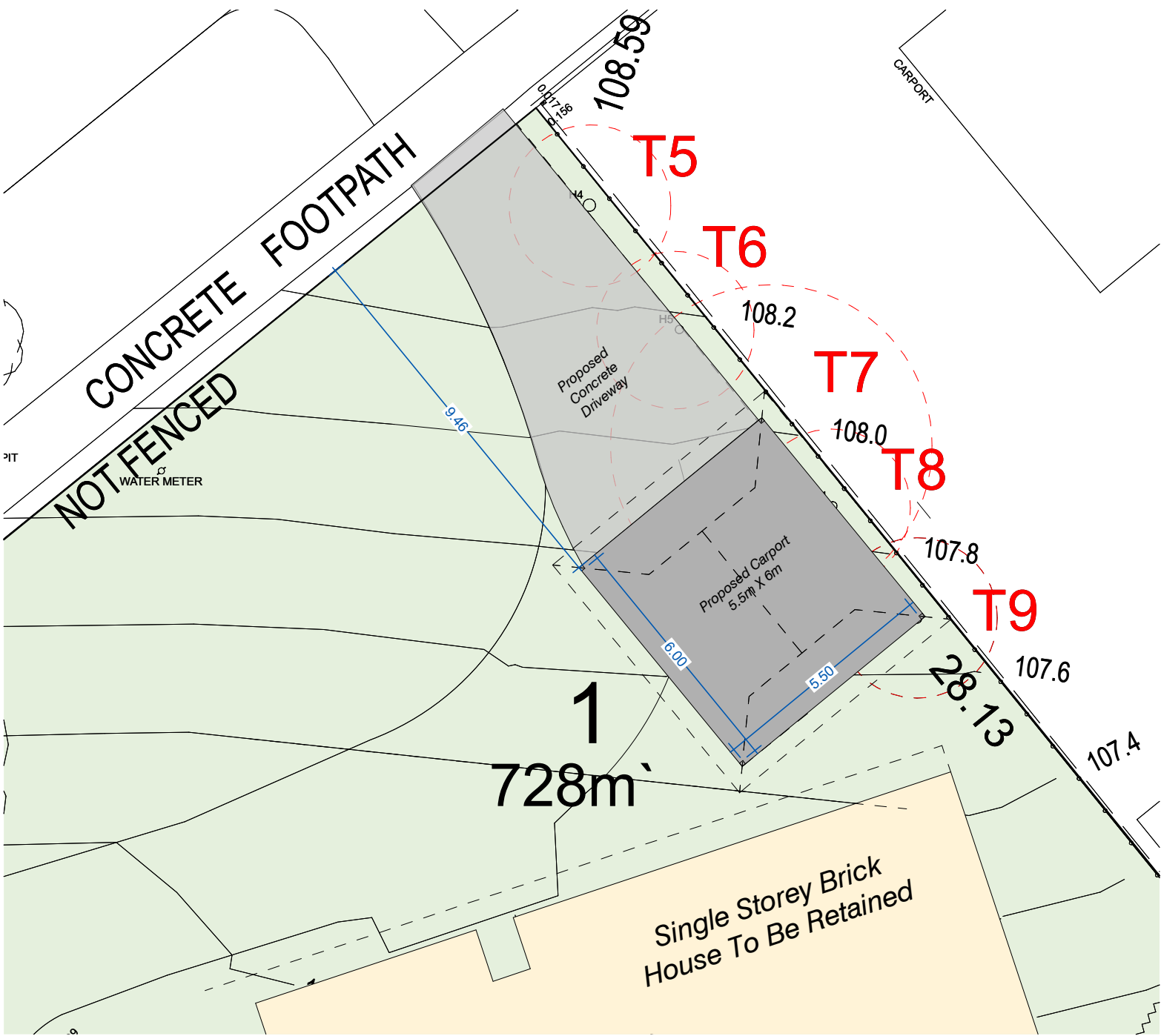
M(03) 8720 9500 R (03) 5134 8611
www.millarmerrigan.com.au
survey@millarmerrigan.com.au

Land Development Consultants
 Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136

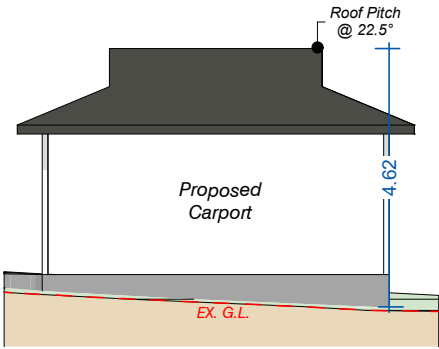
SURVEYOR'S REF: 24678S1 06/04/2022

LICENSED SURVEYOR
L. K. SIMMONS

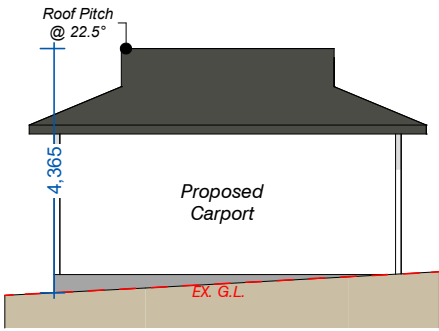
This is not a digitally signed plan



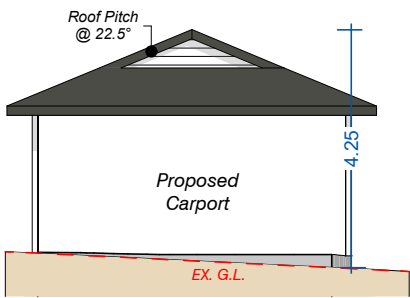
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CARPORT PLAN



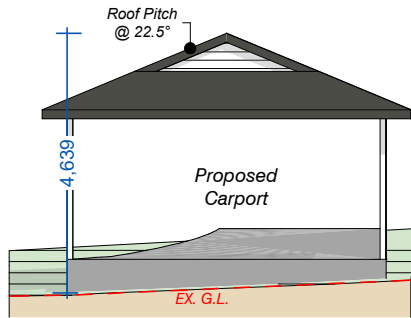
PROPOSED
CARPORT SOUTH
ELEVATION



PROPOSED
CARPORT NORTH
ELEVATION

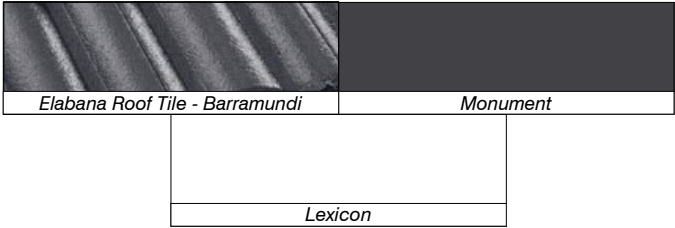


PROPOSED
CARPORT WEST
ELEVATION



PROPOSED
CARPORT EAST
ELEVATION

MATERIALS, FINISHES & COLOURS:			
External Posts:	Timber	Dulux	'Lexicon'
Weatherboards	Timber	Dulux	'Lexicon'
Roofing:	Roof Tile	Monier	'Barramundi'
Gutters:	Metal	Colorbond	'Monument'
Fascias:	Metal	Colorbond	'Monument'
Note: Colours may be similar to those listed above to allow for variation between brands			



Work in Progress				
01	Prepared for planning purposes			Work in Progress
Version	Description	Drafted	Checked	Issue Date

SUBJECT TO APPROVAL

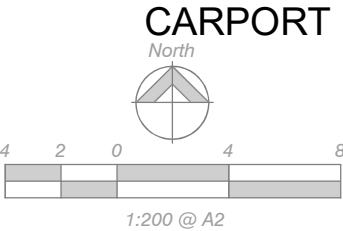
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Land Development Consultants

Civil Engineering
Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design

SAI GLOBAL Quality ISO 9001

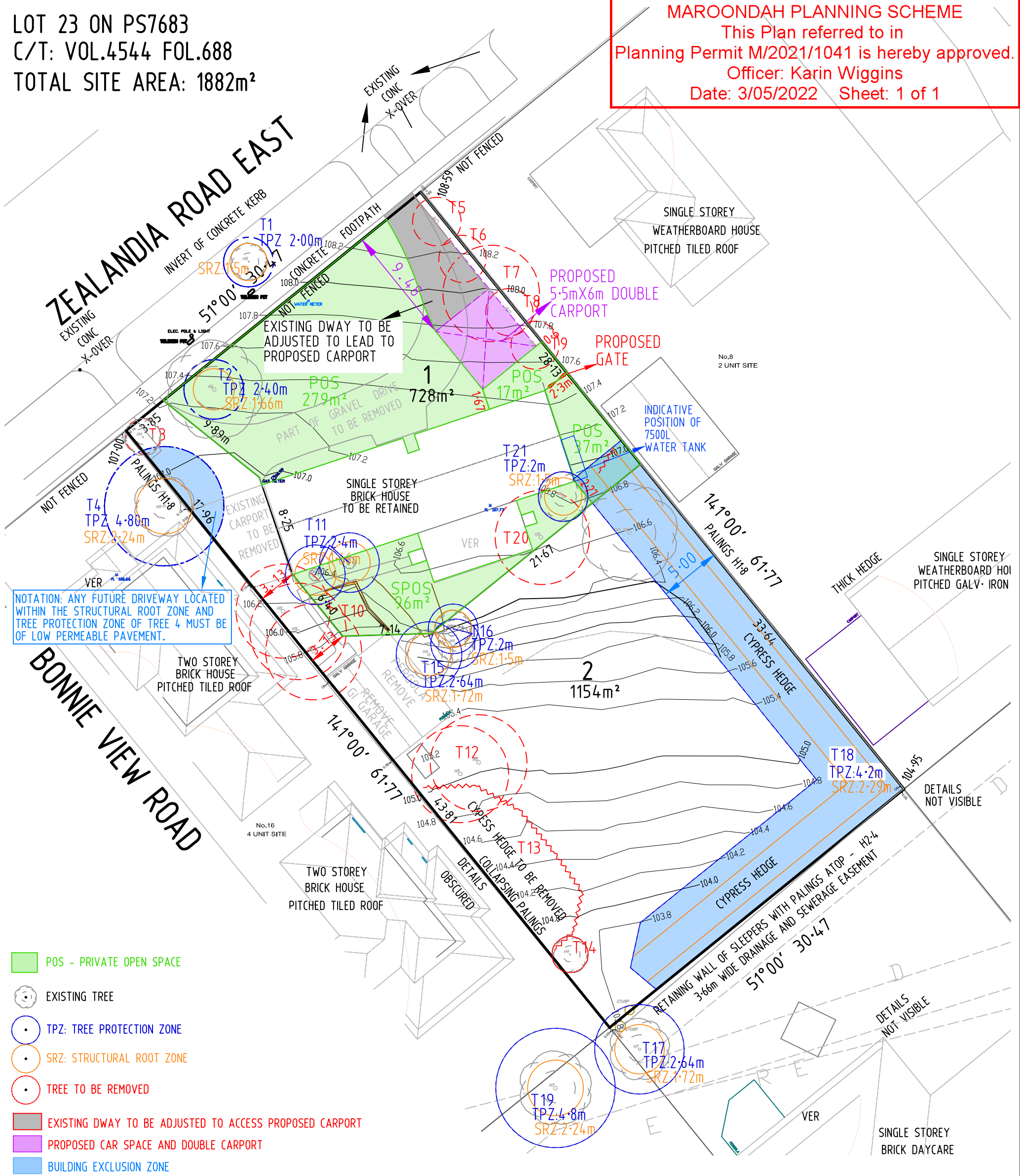
Millar & Merrigan Pty Ltd ACN 005 541 668
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admin@millarmerrigan.com.au



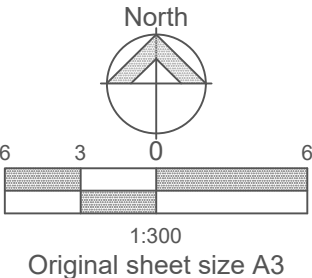
CARPORT PLANS AND ELEVATIONS
PROPOSED DEVELOPMENT
12-14 Zealandia Road East, Croydon North
Maroondah City Council
24678 P4
Version 01

LOT 23 ON PS7683
C/T: VOL.4544 FOL.688
TOTAL SITE AREA: 1882m²

MAROONDAH PLANNING SCHEME
This Plan referred to in
Planning Permit M/2021/1041 is hereby approved.
Officer: Karin Wiggins
Date: 3/05/2022 Sheet: 1 of 1



DIMENSIONS HEREON ARE SUBJECT TO SURVEY.
THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS
STATUTORY AUTHORITIES.
FEATURES & CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM
PLAN SUPPLIED BY STACEY SURVEYING PTY. LTD REF:550701
CONTOUR VERTICAL INTERVAL 0.20 METRES.
IMPLIED EASEMENTS UNDER SECTION 12 (2) OF THE SUBDIVISION
ACT 1988 TO APPLY TO ALL OF THE LAND IN THE PLAN.



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PROPOSED SUBDIVISION PLAN

12-14 Zealandia Road East, Croydon North
Maroondah City Council

24678P2
VERSION 3
SHEET 1 OF 1

FOR APPROVAL

Land Development Consultants

SAI GLOBAL Quality ISO 9001

24678 L01
VERSION 1
SHEET 1 OF 1