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## Section 32 Statement

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

Vendor: Kaye Charmaine Braden

Property: 265 Mountain Road, GEMBROOK, VIC 3783

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Suite 1, Level 42, Rialto South Tower, 525 Collins Street, Melbourne Victoria 3000  
PO Box 530, Collins Street West, Victoria 8007  
Phone: 03 9642 2224  
Email: [info@lhpw.com.au](mailto:info@lhpw.com.au)

**Liability limited by a scheme approved under Professional Standards Legislation**

**32A FINANCIAL MATTERS**

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

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

None to the vendors knowledge

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

- (b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows: Not Applicable

**INSURANCE**

**32B**

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows: Not Applicable

**LAND USE**

**32C**

- (a) RESTRICTIONS

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

Easements affecting the land are as set out in the attached copies of title.

Covenants affecting the land are as set out in the attached copies of title.

Other restrictions affecting the land are as attached.

Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

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

- (b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the property by road.

(d) PLANNING

See attached planning certificate and planning property report.

**NOTICES**

32D

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are: None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any 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.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are:  
Not Applicable

**BUILDING PERMITS**

32E

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

No such Building Permit has been granted to the Vendors knowledge.

**OWNERS CORPORATION**

32F

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

**GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

32G

- (1) The land is not, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*.

**SERVICES**

32H

**The following services are connected: Electricity and Telephone**

**The following services are not connected:**

**Gas**

**Water**

**Sewerage (the property is serviced by a septic tank wastewater system)**

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

**TITLE**

321

Attached are the following document/s concerning Title:

In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

**ATTACHMENTS**

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence** Checklist

DATE OF THIS STATEMENT

/  /  26/02/2024

Name of the Vendor

Kaye Charmaine Braden

Signature/s of the Vendor

x Kaye Braden  
Kaye Braden (Feb 26, 2024 23:25 GMT+11)

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

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

DATE OF THIS ACKNOWLEDGMENT

/  /

Name of the Purchaser

Signature/s of the Purchaser

x

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

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

VOLUME 10819 FOLIO 773

Security no : 124112463299M

Produced 07/02/2024 03:47 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 528102Y.  
PARENT TITLE Volume 07037 Folio 296  
Created by instrument PS528102Y 03/08/2004

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
KAYE CHARMAINE BRADEN of 265 MOUNTAIN ROAD GEMBROOK VIC 3783  
AV852519Y 14/07/2022

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS528102Y 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: 265 MOUNTAIN ROAD GEMBROOK VIC 3783

ADMINISTRATIVE NOTICES


NIL

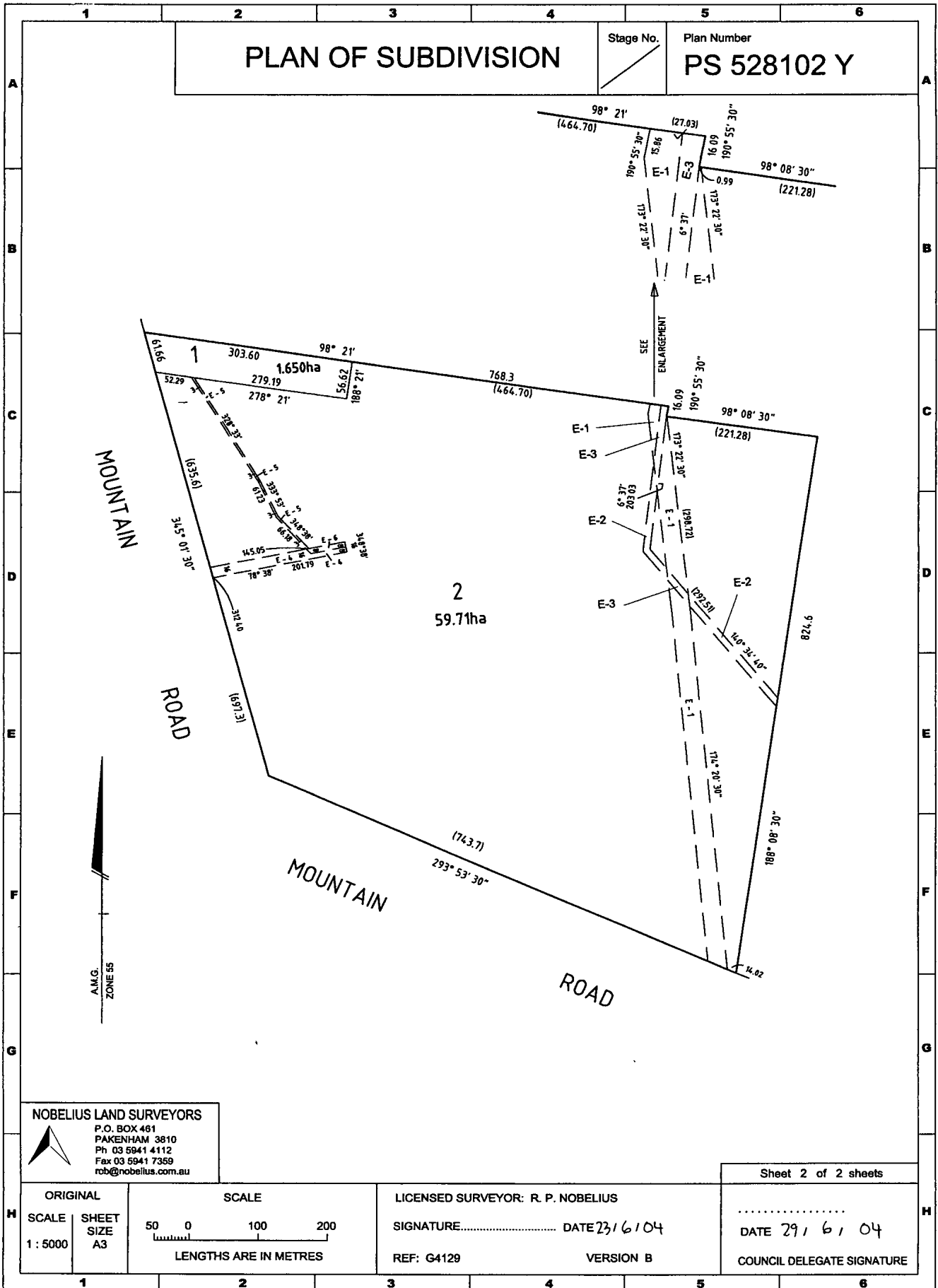
eCT Control 20910T LAWSON HUGHES PETER WALSH LAWYERS  
Effective from 14/07/2022

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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<b>PLAN OF SUBDIVISION</b>		LTO use only <b>EDITION</b>	Stage No. /	Plan Number <b>PS 528102 Y</b>
<b>LOCATION OF LAND</b> <b>Parish:</b> Gembrook <b>Township:</b> --- <b>Section:</b> --- <b>Crown Allotment:</b> 2(Pt), 68A(Pt), & A13(Pt) <b>Crown Portion:</b> --- <b>LTO Base Record:</b> DCMB <b>Title Reference:</b> V. 7037 F. 296 <b>Last Plan Reference:</b> <b>Postal Address:</b> 305 Mountain Road <small>(at time of subdivision)</small> GEMBROOK 3783 <b>AMG Co-ordinates</b> E 370 500 <small>(of approx. centre of land in plan)</small> N 5 799 900 Zone: 55		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: CARDINIA SHIRE COUNCIL REF: 504/064 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has/h</del> not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage.....</del> Council Delegate Council Seal Date 29/6/104 <del>Re-certified under section 11(7) of the Subdivision Act 1988</del> <del>Council Delegate</del> <del>Council Seal</del> <del>Date / /</del>		
<b>Vesting of Roads or Reserves</b>				
Identifier	Council/Body/Person			
Nil	Nil			
<b>Notations</b>				
Depth Limitation: DOES NOT APPLY		Staging This is not a staged subdivision Planning Permit No. T030653		
		Lot 1 and the connection shown 345°01'30" 635.6 are the result of this survey.  Survey  This survey has been connected to permanent marks no(s) 119, 120, & 121. In Proclaimed Survey Area No.		
<b>Easement Information</b>				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LTO use only
				Statement of Compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	Gas Supply	27	C/E L67590Y	Gas & Fuel Corporation Title Vol. 5219 Fol. 723
E-2 & E-3	Carriageway	10	C/E J914683	Title Vol. 9217 Fol. 709
E-4 & E-6	Powerlines	16	This Plan & Sec. 88 of the Electricity Industry Act 2000.	TXU Electricity Limited
E-5 & E-6	Power Supply	See Plan	This Plan	Lot 1 on this Plan
				Received <input checked="" type="checkbox"/> DATE 23/7/104
				LTO use only PLAN REGISTERED TIME 9:32am DATE 3/8/104 <i>St. P.L.</i> Assistant Registrar of Titles
				Sheet 1 of 2 sheets
<b>NOBELIUS LAND SURVEYORS</b>  P.O. BOX 481 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 rob@nobelius.com.au		LICENSED SURVEYOR: R. P. NOBELIUS  SIGNATURE..... DATE 23/6/104  REF: G4129 VERSION B		DATE 29/6/104  COUNCIL DELEGATE SIGNATURE Original sheet size A3

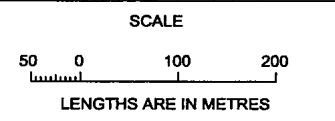


**PLAN OF SUBDIVISION**

Stage No. \_\_\_\_\_ Plan Number  
**PS 528102 Y**

**NOBELIUS LAND SURVEYORS**  
 P.O. BOX 461  
 PAKENHAM 3810  
 Ph 03 5941 4112  
 Fax 03 5941 7359  
 rob@nobelius.com.au

ORIGINAL  
 SCALE 1 : 5000  
 SHEET SIZE A3



LICENSED SURVEYOR: R. P. NOBELIUS  
 SIGNATURE..... DATE 23/6/04  
 REF: G4129 VERSION B

Sheet 2 of 2 sheets

DATE 29/6/04  
 COUNCIL DELEGATE SIGNATURE



# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1001688

## APPLICANT'S NAME & ADDRESS

LAWSON HUGHES PETER WALSH C/- INFOTRACK  
(PRACTICE EVOLVE) C/- LANDATA

DOCKLANDS

## VENDOR

KAYE CHARMAINE BRADEN

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

450457

This certificate is issued for:

LOT 1 PLAN PS528102 ALSO KNOWN AS 265 MOUNTAIN ROAD GEMBROOK  
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE ZONE - SCHEDULE 2
- is within a HERITAGE OVERLAY (HO79)
  - and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
  - and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

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

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

07 February 2024

**Sonya Kilkenny**  
Minister for Planning

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

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

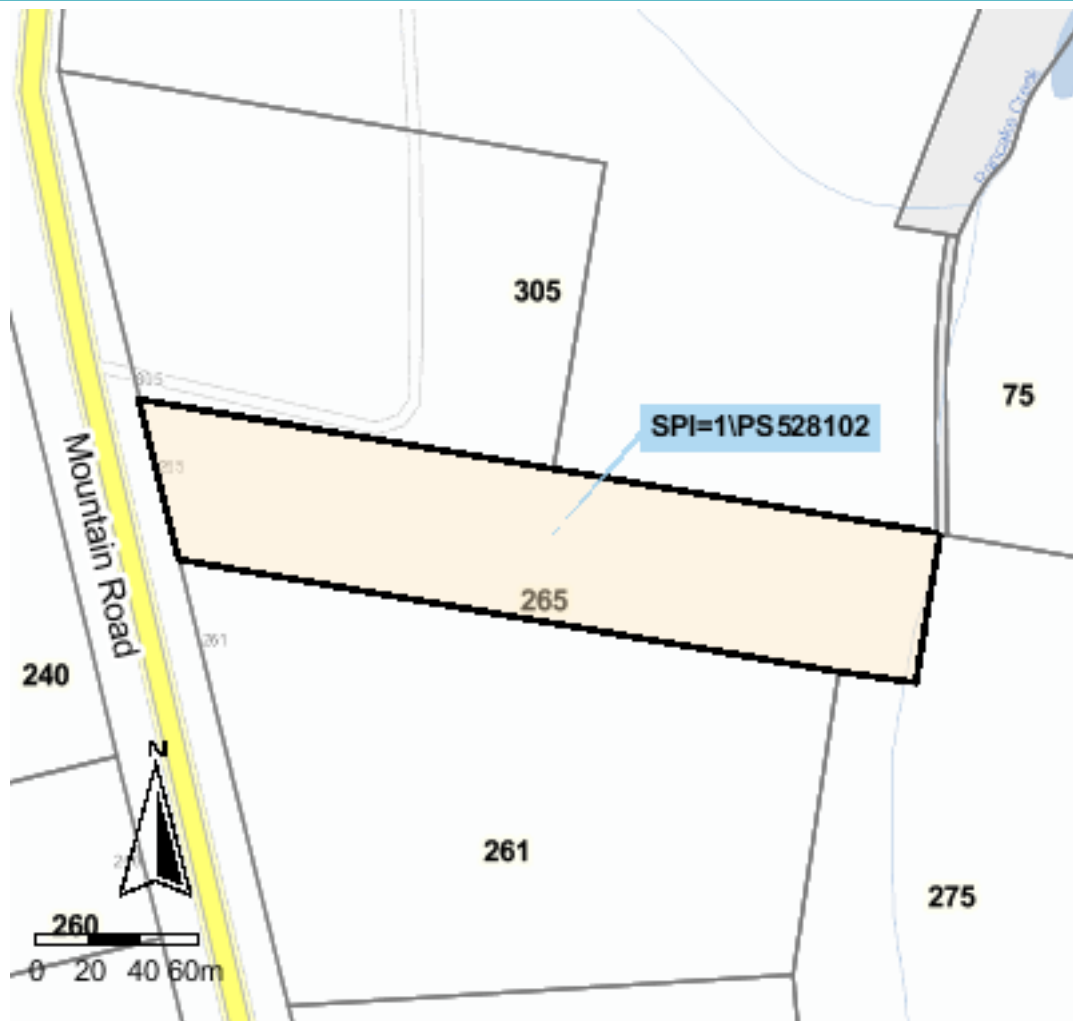


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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

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

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



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### Choose the authoritative Planning Certificate

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

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

### Privacy Statement

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

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 14 February 2024 02:29 PM

## PROPERTY DETAILS

Address: **265 MOUNTAIN ROAD GEMBROOK 3783**  
Lot and Plan Number: **Lot 1 PS528102**  
Standard Parcel Identifier (SPI): **1\PS528102**  
Local Government Area (Council): **CARDINIA**  
Council Property Number: **500000946**  
Planning Scheme: **Cardinia**  
Directory Reference: **Melway 312 D5**

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

[Planning Scheme - Cardinia](#)

## 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 VICTORIA**  
Legislative Assembly: **MONBULK**

## OTHER

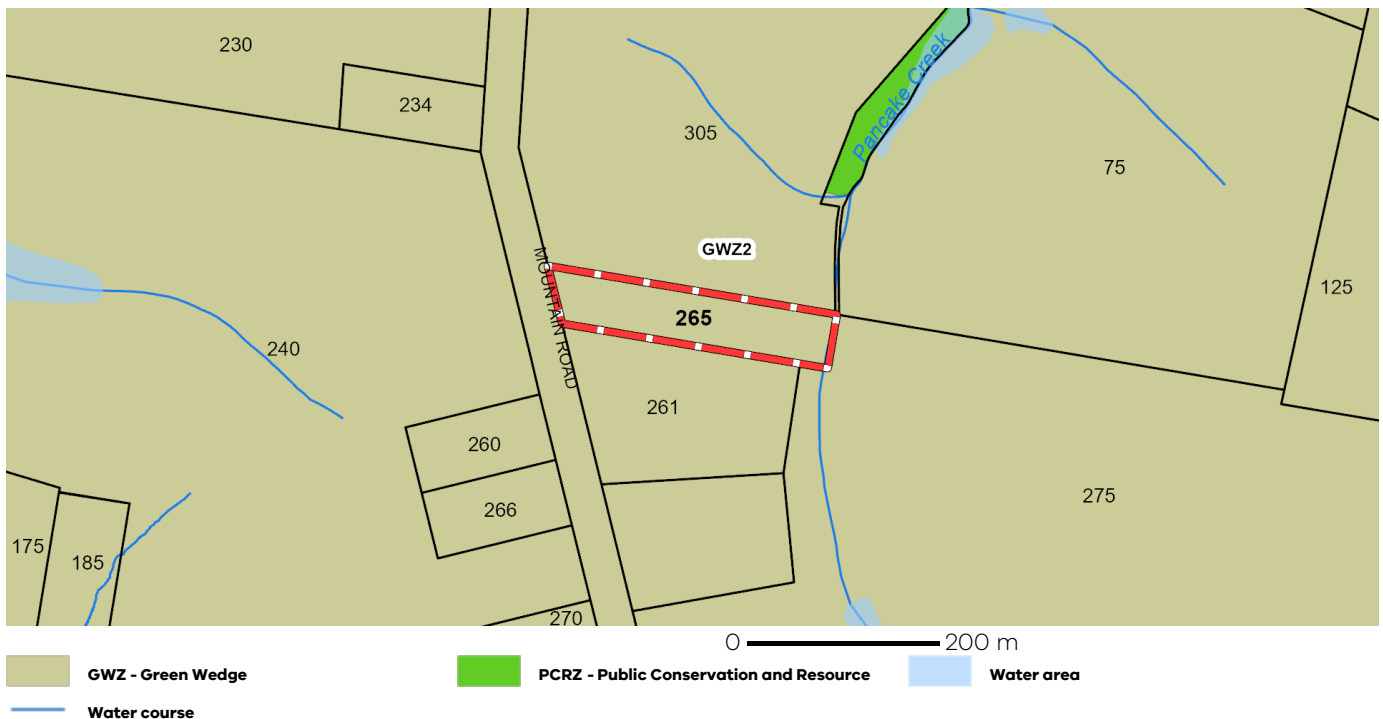
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural  
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)

[GREEN WEDGE ZONE - SCHEDULE 2 \(GWZ2\)](#)



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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

## Planning Overlays

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

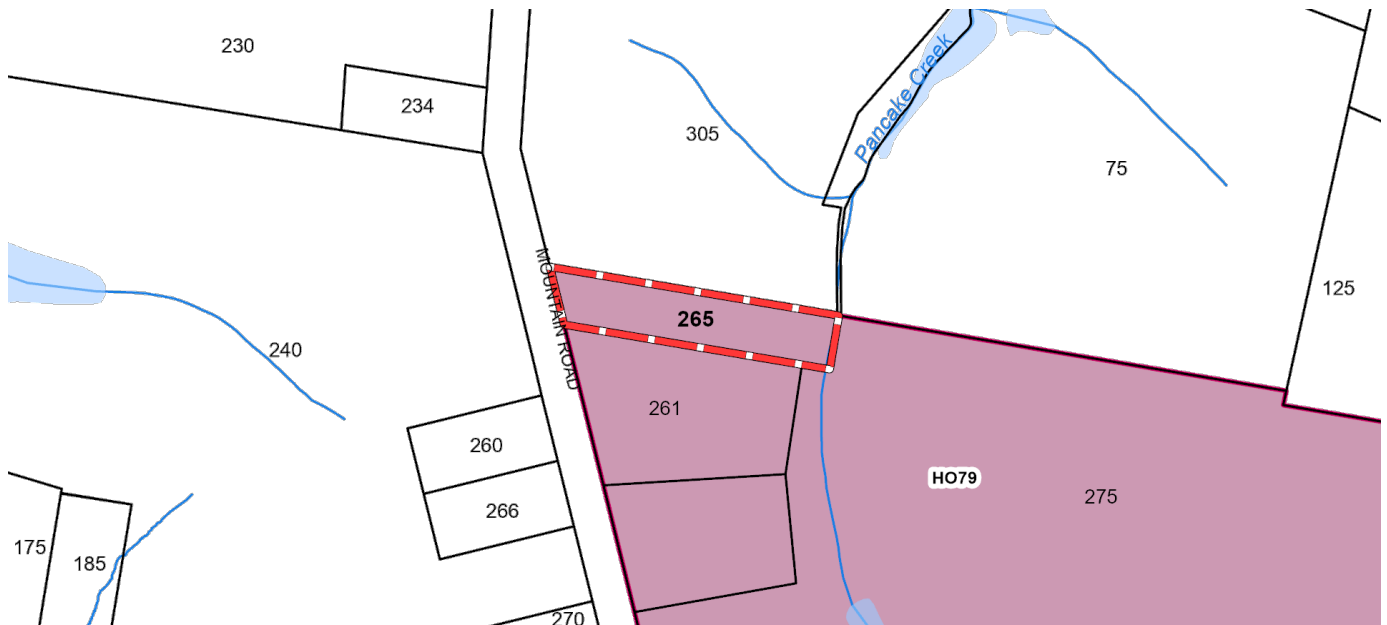
#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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

### HERITAGE OVERLAY (HO)

#### HERITAGE OVERLAY - SCHEDULE (HO79)



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

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### BUSHFIRE MANAGEMENT OVERLAY (BMO)



## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

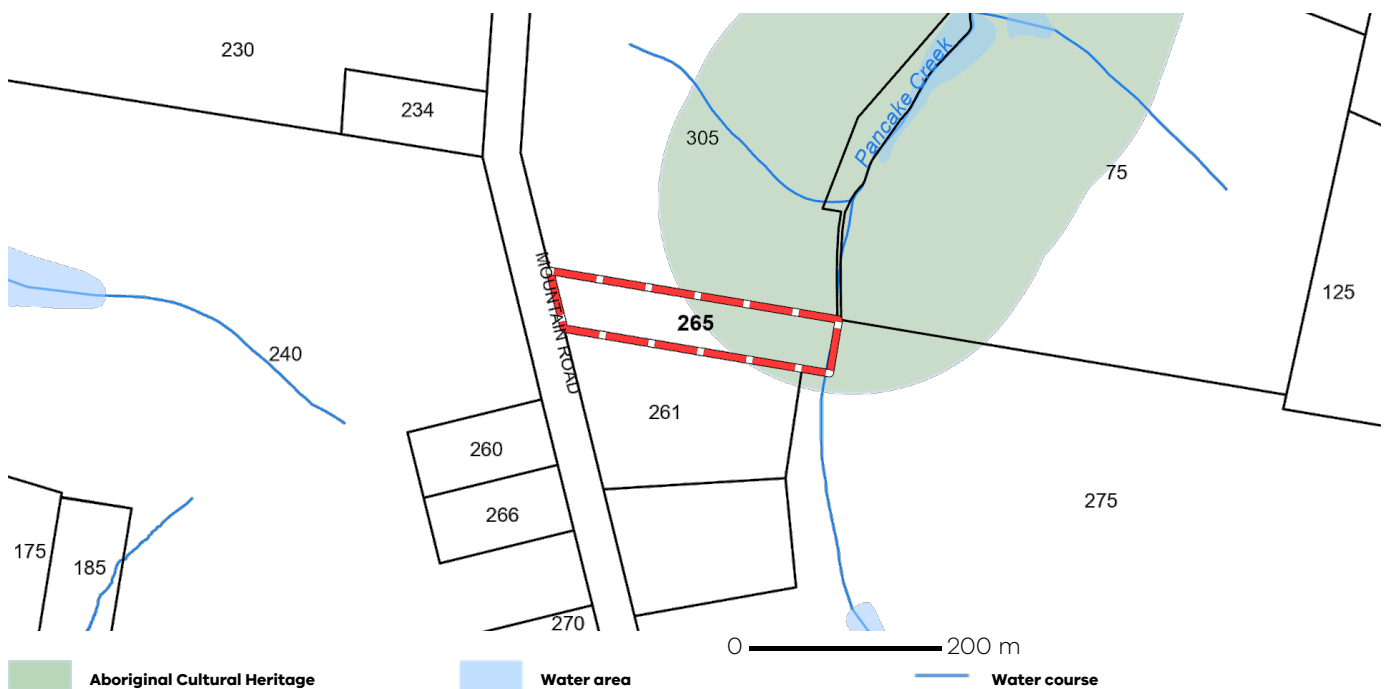
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

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



## Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

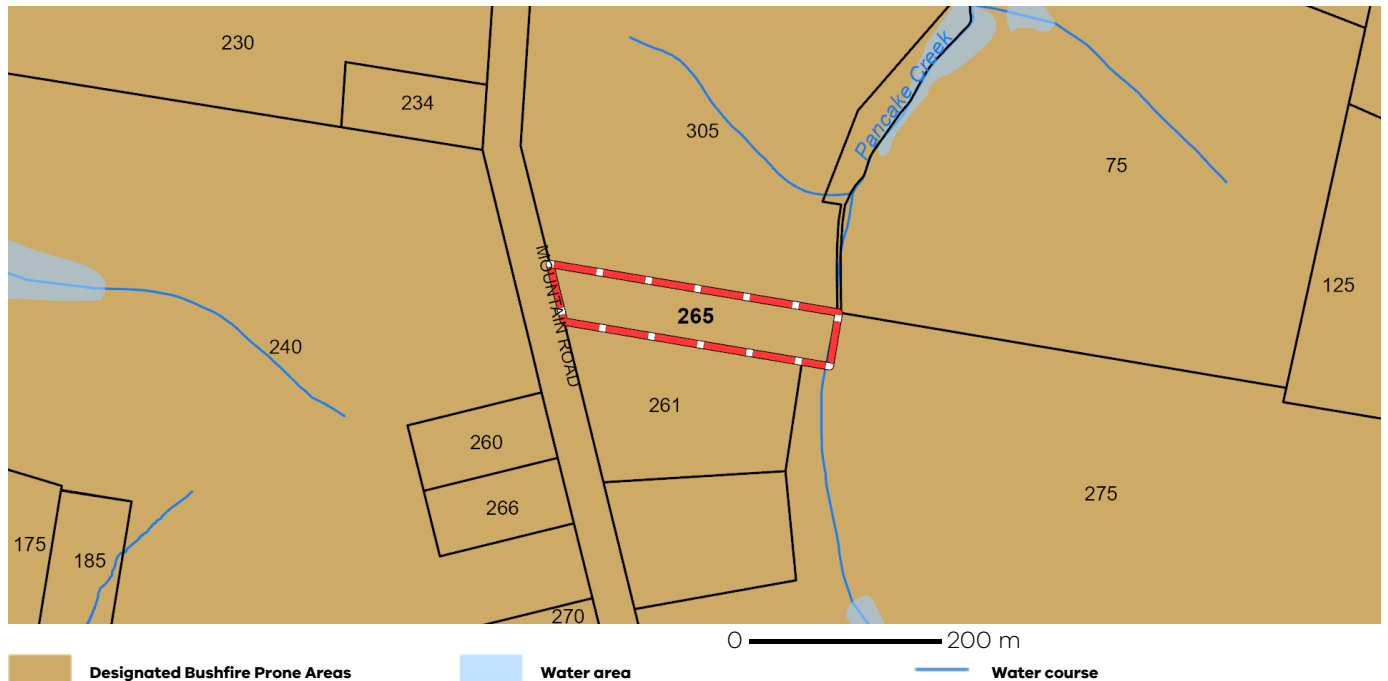
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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 the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(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 \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

7th February 2024

Lawson Hughes Peter Walsh C/- InfoTrack (Practice  
LANDATA

Dear Lawson Hughes Peter Walsh C/- InfoTrack (Practice ,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	265 MOUNTAIN ROAD GEMBROOK 3783
<b>Applicant</b>	Lawson Hughes Peter Walsh C/- InfoTrack (Practice LANDATA
<b>Information Statement</b>	30826408
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	450457

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
- 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](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,



Chris Brace  
GENERAL MANAGER  
RETAIL SERVICES



## Yarra Valley Water Property Information Statement

Property Address	265 MOUNTAIN ROAD GEMBROOK 3783
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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.

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 Property Information Statement**

Property Address	265 MOUNTAIN ROAD GEMBROOK 3783
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STATEMENT UNDER SECTION 158 WATER ACT 1989

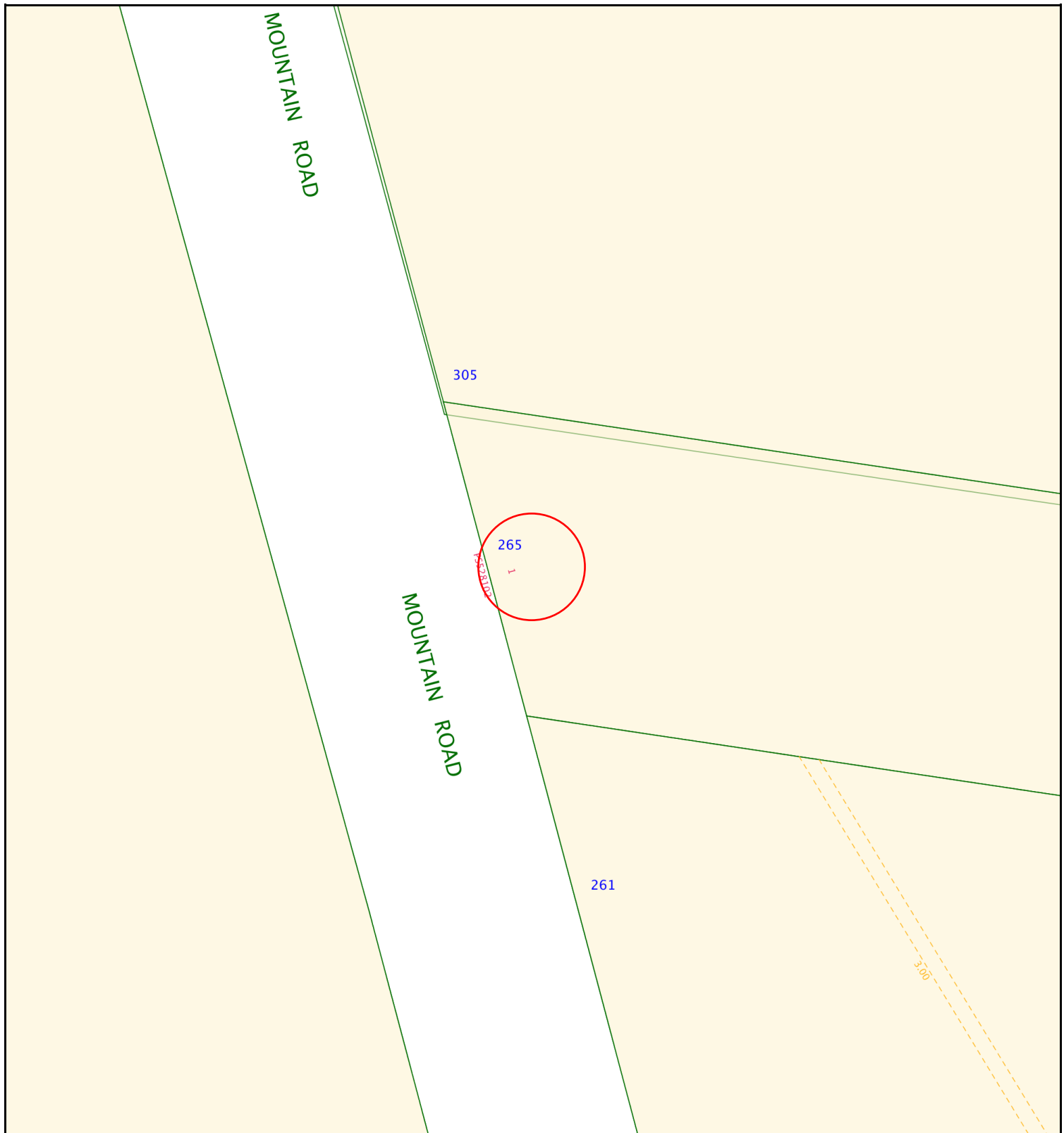
**THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

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: 30826408**

<b>Address</b>	265 MOUNTAIN ROAD GEMBROOK 3783	
<b>Date</b>	07/02/2024	
<b>Scale</b>	1:1000	

**Yarra Valley Water**  
ABN 93 066 902 501

Existing Title	Access Point Number	<b>GLV2-42</b>	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;

Lawson Hughes Peter Walsh C/- InfoTrack (Practice)  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

**Account No:** 7929480000  
**Rate Certificate No:** 30826408

**Date of Issue:** 07/02/2024  
**Your Ref:** 450457

With reference to your request for details regarding:

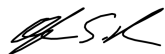
Property Address	Lot & Plan	Property Number	Property Type
265 MOUNTAIN RD, GEMBROOK VIC 3783	1\PS528102	1625867	Residential

Agreement Type	Period	Charges	Outstanding
Drainage Fee	01-01-2024 to 31-03-2024	\$16.13	\$16.13
Usage Charges are currently billed to a tenant under the Residential Tenancy Act			
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
No further charges applicable to this property			
<b>Balance Brought Forward</b>			\$0.00
<b>Total for This Property</b>			\$16.13

The property above forms part of the property for which the charges below are applicable

Property Address	Lot & Plan	Property Number	Property Type
65 URE RD, GEMBROOK VIC 3783	2\LP4229	1434593	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2024 to 31-03-2024	\$20.04	\$20.04
Drainage Fee	01-01-2024 to 31-03-2024	\$16.13	\$16.13
Usage Charges are currently billed to a tenant under the Residential Tenancy Act			
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
No further charges applicable to this property			
<b>Balance Brought Forward</b>			\$0.00
<b>Total for This Property</b>			\$36.17



GENERAL MANAGER  
RETAIL SERVICES

**Note:**

- 1. From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.**
- 2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.**
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and 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.
4. 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.
5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
6. 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.
7. 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.
8. From 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.
9. From 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.
10. From 01/07/2023, Residential Recycled Water Usage is billed 188.71 cents per kilolitre.
11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.
12. 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:** 1625867

**Address:** 265 MOUNTAIN RD, GEMBROOK VIC 3783

**Water Information Statement Number:** 30826408

## HOW TO PAY



**Bill**er Code: 314567  
**Ref:** 79294800007

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

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



Lawson Hughes Peter Walsh C/- Infotrack (Practice Evolve) c/- Landata  
DX 250639  
Melbourne

**CERTIFICATE NO:** 78218  
**APPLICANT REFERENCE:** 71749640-014-5  
**DATE:** 8/02/2024

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

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

<b>ASSESSMENT NO:</b> 5000000946	<b>VALUATIONS</b>	
<b>PROPERTY LOCATION:</b> 265 Mountain Rd	<b>SITE VALUE:</b>	740000
Gembrook 3783	<b>CAPITAL IMPROVED VALUE:</b>	1185000
<b>TITLE DETAILS:</b> L1 PS528102 V10819 F773	<b>NET ANNUAL VALUE:</b>	59250
	<b>LEVEL OF VALUE DATE:</b>	01/01/23
	<b>OPERATIVE DATE:</b>	01/07/23

**PROPERTY RATES & CHARGES**

Rates and charges for the financial year ending 30 June 2024

<b><u>RATES &amp; CHARGES</u></b>	<b>LEVIED</b>	<b>BALANCE</b>
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$2,468.71	\$1,234.37
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$179.51	\$89.75
GARBAGE	\$318.60	\$159.30
GREEN WASTE LEVY	\$133.20	\$66.60

**SPECIAL RATES /SPECIAL CHARGES**

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		<b>TOTAL SCHEME BALANCE</b>	<b>\$0.00</b>

**OPEN SPACE CONTRIBUTION**

**TOTAL OUTSTANDING** **\$1,550.02**



<b>Bill code:</b>	858944
<b>Reference:</b>	50000009469

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

265 Mountain Rd  
Gembrook  
L1 PS528102 V10819 F773

---

**NOTICES AND ORDERS**

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

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**OPEN SPACE CONTRIBUTION**

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

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**FLOOD LEVEL**

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

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**POTENTIAL LIABILITIES**

Notices and Orders issued as described above:

Other:


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**ADDITIONAL INFORMATION**

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

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I acknowledge having received the sum of \$28.90 being the fee for this certificate.

Delegated Officer: .....  


---

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



# Property Clearance Certificate

## Land Tax



INFOTRACK / LAWSON HUGHES PETER WALSH

Your Reference: 20230211

Certificate No: 70595962

Issue Date: 14 FEB 2024

Enquiries: TVD0

Land Address: 265 MOUNTAIN ROAD GEMBROOK VIC 3783

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33407055	1	528102	10819	773	\$0.00

Vendor: KAYE CHARMAINE BRADEN

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
KAYE CHARMAINE BRADEN	2024	\$740,000	\$0.00	\$0.00	\$0.00

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

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$1,185,000

SITE VALUE: \$740,000

CURRENT LAND TAX CHARGE: \$0.00

# Notes to Certificate - Land Tax

Certificate No: 70595962

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## 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 cannot exceed the amount set out in the certificate, described as the "Current 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.

## General information

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

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$3,090.00

Taxable Value = \$740,000

Calculated as \$2,250 plus ( \$740,000 - \$600,000) multiplied by 0.600 cents.

---

## Land Tax - Payment Options

**BPAY**




Biller Code: 5249  
Ref: 70595962

**Telephone & Internet Banking - BPAY®**

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

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

**CARD**



Ref: 70595962

**Visa or Mastercard**

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

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

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / LAWSON HUGHES PETER WALSH

Your Reference: 20230211

Certificate No: 70595962

Issue Date: 14 FEB 2024

Land Address: 265 MOUNTAIN ROAD GEMBROOK VIC 3783

Lot	Plan	Volume	Folio
1	528102	10819	773

Vendor: KAYE CHARMAINE BRADEN

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.

**CURRENT WINDFALL GAINS TAX CHARGE:**

**\$0.00**

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

**Paul Broderick**  
Commissioner of State Revenue

# Notes to Certificate - Windfall Gains Tax

Certificate No: 70595962

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## 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 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.

## General information

8. 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.
9. 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.
10. 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.

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## Windfall Gains Tax - Payment Options

**BPAY**



Biller Code: 416073  
Ref: 70595962

**Telephone & Internet Banking - BPAY®**

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

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

**CARD**



Ref: 70595962

**Visa or Mastercard**

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

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

**Important payment information**

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

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

PROPERTY INFORMATION CERTIFICATE  
Building Regulations 2018  
Regulation 51(1)



8 February 2024

Property number: 5000000946  
Your reference: 71749640-015-2  
Receipt number: -

Lawson Hughes Peter Walsh C/- InfoTrack (Practice Evolve) c/o LANDATA

**Land (property) Address:** Lot 1 (265) Mountain Rd, Gembrook VIC 3783

**Regulation 51(1)**

Building Permits or certificates of final inspection issued by the relevant Building Surveyor for the construction on the property during the last 10 years are as follows:

Permit No:	Permit Issue Date:	Final Certificate Date:
Details of Build:		
Building Surveyor:		

Please note that Council is unaware of any current statement(s) issued under the Building Act 1993 and Building Regulations 2018 Notices or Orders currently against the property.

**Outstanding building related orders or Notices pertaining to the Building Act 1993: -**

Type	Issue Date	Details

**Residential Notes:**

- As of 1 December 2019, all pools and spas must be registered with Council and a compliance certificate provided confirming that the existing pool barrier is compliant with the relevant Australian standards.
- The Building Regulations also require working Smoke Alarms to be installed within all residential buildings. Fines or prosecution may result if these legal requirements are not satisfied.
- As of the 11 March 2009 all building works for Class1, Class 2, Class 3 and associated 10a buildings must comply with the Bushfire protection requirements of the Building Code of Australia as required by the Bushfire construction Regulations 2018.

Note: This summary is an extract of Council's records only made at the date the information is provided. The information provided does not guarantee the status of the building. An inspection has not been specifically conducted because of your enquiry. The reply provided has been prepared as accurately as possible as at the date of the reply, from information currently available to Council. Council accepts no liability for any omissions or errors contained in the information supplied. Where any doubt or concern is raised professional advice should be sought.

Yours sincerely,

Lisa Fuss - Administration Officer Regulatory Services

# PROPERTY INFORMATION CERTIFICATE

## Building Regulation 51(2)

8 February 2024



Property number: 5000000946  
Your reference: 71749640-016-9  
Receipt number: -

Lawson Hughes Peter Walsh C/- InfoTrack (Practice Evolve) c/o LANDATA

Land (property) located at: Lot 1 (265) Mountain Rd, Gembrook VIC 3783  
Proposed development: -

### BUILDING UNIT

Is the building or land in an area:	
That is liable to flooding (Reg. 153)?	NO*
That is a likely to be subject to termite attack (Reg. 150)?	YES
For which BAL level has been specified in a planning scheme?	**
That is subject to significant snowfalls (Reg. 152)?	NO
Designated land or Designated works (Reg. 154)?	NO

**\*NOTE:** Flooding information is predominantly based on 'Planning Scheme Flood Overlays' and 'Melbourne Water Data' available, any building work proposed within 20 metres of a water course (not requiring a planning permit) should be designed to ensure that amenity and structural integrity is not impacted (further opinion may be obtained from Councils Municipal Building Surveyor).

**\*\* NOTE:** BAL='Bushfire Attack Level', BAL's may also be provided as restrictions on title/subdivision and shall be complied with. Refer to 'Land Channel' website for information relating to regulation 155 (designated state bushfire prone areas) [DELWP Vic Plan Maps](#)

### PLANNING UNIT

For planning information please complete the planning information request located on our website [Planning information or advice](#) and pay the associated fee.

### COMMUNITY INFRASTRUCTURE LEVY

'Community infrastructure' levies are financial contributions made by landowners towards locally provided infrastructure that is required to meet the future needs of the community. **Community Infrastructure Levy is applicable to new dwellings constructed in Pakenham, Officer, and some areas of Beaconsfield.**

Is the property subject to the Community Infrastructure Levy (payable by owner?) **NO**

### ASSET PROTECTION UNIT

The asset protection permit application fee and bond must both be paid, and your permit issued **before works start**. Please refer to our website for further details: [Apply for an asset protection permit](#)

Yours sincerely

Lisa Fuss - Administration Officer - Regulatory Services



## 265 MOUNTAIN ROAD, GEMBROOK Vic 3783

**Matter** 20230211

**Council** Cardinia

 **2**  
Applications

 **02/07/2018**  
Last Update

 **400m**  
Range

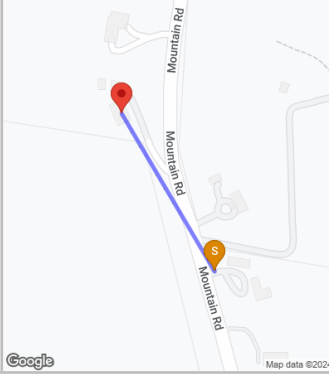
Whilst efforts are made to ensure the accuracy of data and the contents of Development Application reports, InfoTrack cannot guarantee the accuracy or completeness of information contained therein. Results are currently limited to the first 200 applications based on proximity to the property. By using the Development Application product and Development Application report/s, you agree to indemnify fully InfoTrack (and its related body corporate, directors, officers, agents, employees and contractors) from any claim, action, demand, loss or damages made or incurred directly or indirectly by you or any third party arising out of or relating to your conduct, your use of the Development Application product or Development Application report/s.

# Summary

**1**

**255 Amphlett Avenue  
and L5 PS720430 240  
Mountain Road,  
Gembrook , VIC**

Distance        208m  
Applications    1

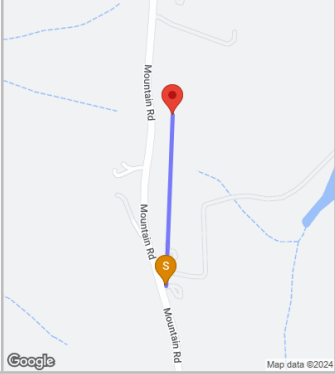


Map data ©2024

**2**

**275 Mountain Road,  
Gembrook, VIC**

Distance        389m  
Applications    1



Map data ©2024

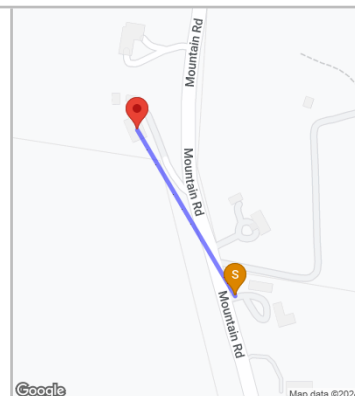


# Details

1

## 255 Amphlett Avenue and L5 PS720430 240 Mountain Road, Gembrook , VIC

Distance 208m  
Applications 1

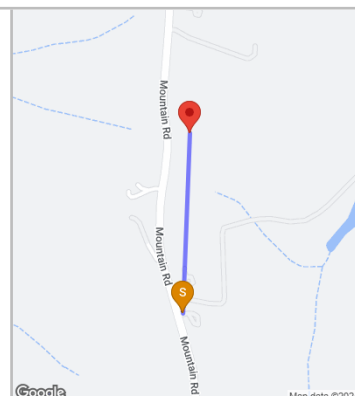


**T160088** Boundary realignment of two (2) lots

2

## 275 Mountain Road, Gembrook, VIC

Distance 389m  
Applications 1



**T180179** Use and development of the land for a dwelling, outbuilding, associated vegetation removal and earthworks

# PERMIT TO INSTALL

## A Septic Tank System Environmental Protection Act 1970 – Part IXB



PERMIT NUMBER: Z4269  
PERMIT DATE: 28/04/2004

Applicant Frank Nicosia  
PO Box 82  
Gembrook Vic 3783

Under the provision of the Environmental Protection Act 1970, permission is hereby given to install a septic tank system at the following premises:

Property Number: 2601201500  
Internal Reference: 6855  
Legal Description: CA A13(PT) & CA2(PT) GEMBROOK  
Property Address: 305 Mountain Rd Gembrook 3783  
System Type: All Waste Sub Soil  
Contractor Name: (Plumber/Drainer) Jordan McInnes  
Contractor Address: Bayswater Septic Tanks  
PO Box 121  
Bayswater Vic 3153

Note: This permit is issued subject to the provisions of the Environmental Protection Act 1970 and is valid for 12 months from the date of issue and is subject to the following conditions:

### Standard Conditions:

1. The septic tank system is NOT to be used until a "Permit to Use" has been issued for the system.
2. The septic tank system shall be installed in accordance with the Septic Tank Code of Practice January 1993 and the Cardinia Shire Council's specification for small septic tanks.
3. The septic tank system is to be maintained in accordance with the relevant EPA Certificate of Approval.
4. A packaged treatment plant shall only be approved for installation where an ongoing maintenance contract is approved.
5. This permit and conditions apply to THE SEPTIC TANK SYSTEM, and belong to and bind the original owner and all successive owners.

### Other Conditions:

6.

Cardinia Shire Council  
Environmental Health Officer:.....

Date: 28/4/04.



Cardinia Shire Council  
ABN 322 109 06807  
Municipal Offices  
Henry Way  
Pakenham

PO Box 7  
Pakenham 3810  
(DX 81006)

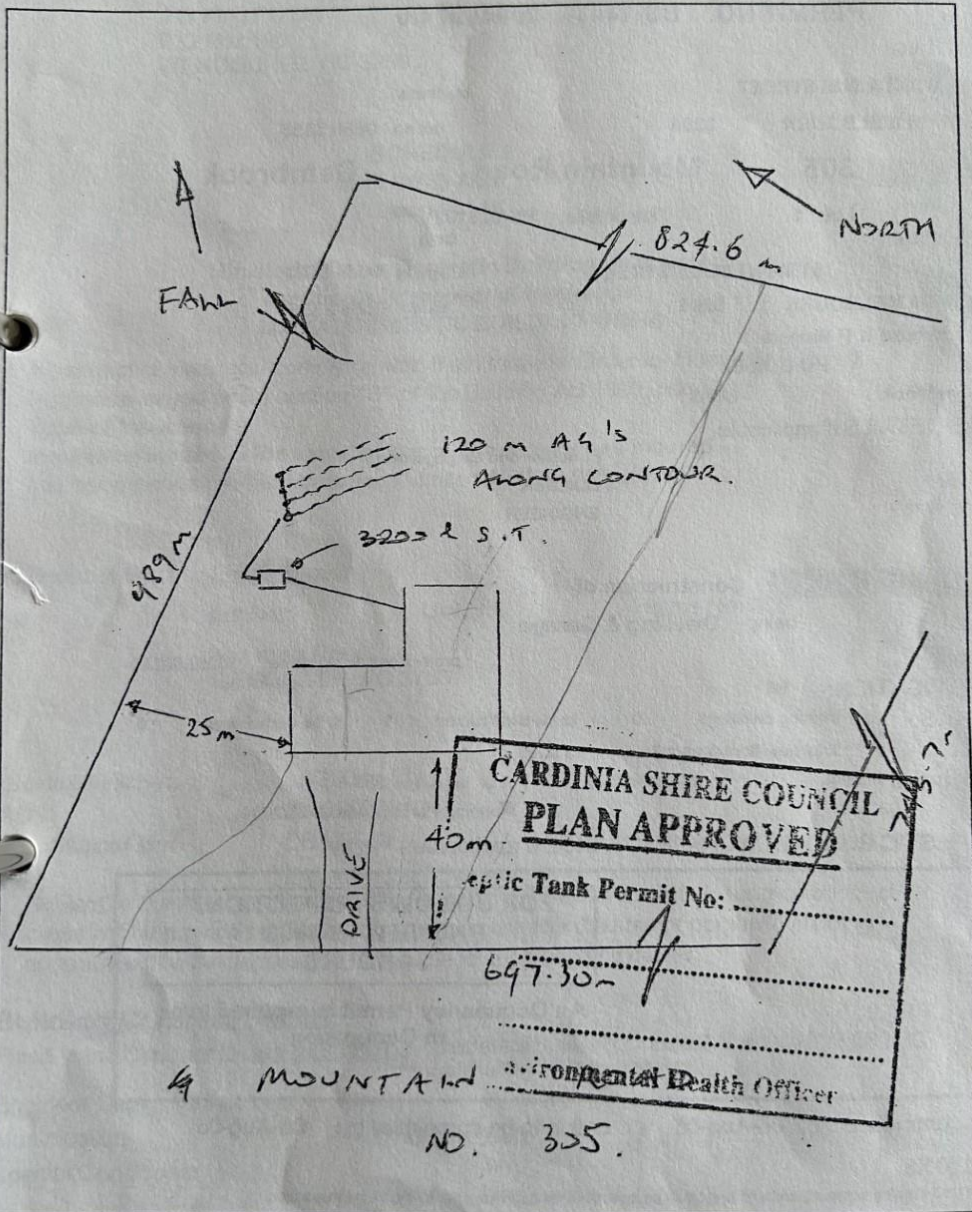
Tel (03) 5945 4222  
Fax (03) 5941 3784  
Email [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
Website [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)



ALL DETAILS AS PER APPLICATION MUST BE SHOWN ON CLEAR CONCISE PLAN

APPLICANT F. NICKSUT LOCATION OF JOB 305 MOUNTAIN RD CEMBRACK  
 ADDRESS PO BOX 82 CEMBRACK 3783  
 CONTRACTOR BAYSWATER SEPTIC TANKS PT

REAR OF ALLOTMENT



LEGEND	
CIP	Cast Iron Pipe
DB	Distribution Box
DP	Down Pipe
DG	Disconnect Gully
FWG	Floorwaste Gully
GV	Ground Vent
IC	Inspection Chamber
IO	Inspection Opening
ORG	Overflow Relief Gully
SAD	Subsoil Absorption Drain
ST	Septic Tank
SP	Swimming Pool
SWD	Stormwater Drain
USV	Upstream Vent
WC	Water Closet
	↗ Fall of Land
	↑ North Point

FRONT OF ALLOTMENT

MARK ALL FITTINGS ON HOUSE PLAN:

1 Shower; 2 Bath; 3 Basin; 4 Trough; 5 Sink; 6 Waste Disposal; 7 W.C.; 8 Washing Machine; 9 Dishwasher; 10 Other .....

Permit issued subject to the following conditions: .....



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Lawson Hughes Peter Walsh C/- InfoTrack (Practice Evolve)  
12/201 Kent Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 450457

NO PROPOSALS. As at the 7th February 2024, 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®.

265 MOUNTAIN ROAD, GEMBROOK 3783  
SHIRE OF CARDINIA

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

Date of issue: 7th February 2024

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 71749640 - 71749640154834 '450457'**