

**VICKI LYNNE WALKER AND ROBERT IAN WALKER
("VENDOR")**

VENDOR STATEMENT

14 & 14A COOPERS ROAD, MACCLESFIELD 3782

**FALCONE & ADAMS
Lawyers
Level 1 / 329-331 Belgrave-Gembrook Road,
Emerald VIC 3782
Tel: 5968 3666
Email: office@falconeadams.com.au
JSF:JH:133181E**

Vendor Statement

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

Purchaser's signature..... **Date** / /2025

1. FINANCIAL MATTERS

1.1 Outgoings

Particulars of any rates, taxes, charges or other similar outgoings including any owners corporation charges or levies (and any interest on them) are as follows:

- (a) Their total are contained in the attached certificates.

There are no amounts for which the Purchaser may become liable as a consequence of the sale of which the Vendor might reasonably be expected to have knowledge which are not included in Item 1.1(a) above, other than any an amount of:

- (b) that proportion of the rates, taxes, charges or other similar outgoings including any owners corporation charges or levies that relates to the Purchaser's ownership and/or occupation of the Land;
- (c) any goods and services tax (if applicable);
- (d) any costs, charges or expenses whatsoever incurred by the Vendor arising directly or indirectly out of failure by the Purchaser to settle on the due date including, without limitation, additional interest under any mortgage affecting the Land.

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:

- (a) Are contained and described in the documents and certificates attached to this Vendor Statement (if any).
- (b) Any unpaid land tax (including special land tax and vacant residential land tax) due to the Commissioner for State Revenue will be a charge on the Land pursuant to Section 96 of the *Land Act 2005* (Vic).
- (c) Any unpaid amount due to the relevant water authority will be a charge on the Land pursuant to Section 274(4A) of the *Water Act 1989* (Vic) and are payable by the Purchaser pursuant to Section 275 of the *Water Act 1989* (Vic).
- (d) Any unpaid amount due to the relevant local council will be a charge on the Land pursuant to section 156(6) of the *Local Government Act 1989*.

1.3 Terms Contract

Not applicable.

1.4 Sale Subject to Mortgage

Not applicable.

1.5 Goods and Services Tax

The sale price in any contract for the Land is exclusive of any Goods and Services Tax ("GST") unless the contract provides otherwise. Should GST be or become payable on the sale of the Land the price will be increased by the amount of GST so payable.

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

- (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows AVPCC No. 111 & 117
- (b) Is the land tax reform scheme land within the meaning of the CIPT Act? ☒ YES ☒ NO
- (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows Date:
OR
☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if the 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 of 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):
- As set out in the attached copies of title documents;
 - Easements that are implied under section 12 (2) of the Subdivision Act 1988 (Vic);
 - Restrictions imposed by the Owners Corporation Act 2006 (Vic) and the Owners Corporations Regulations 2007 (Vic) – not applicable;
 - Any public rights of way and any private easement arising by use of the Land other than the Vendor. These may be evident from an inspection of or observation from the Land; and
 - Any conditions, restrictions or encumbrances set out in the attached certificates.
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or other restriction except as may be apparent from an inspection of the land.

Note: Drains, sewers, water pipes, gas pipes, electricity and telephone cables (whether underground and/or overhead) may be laid outside registered easements and/or under buildings and/or building lines.

3.2 Road Access

There is access to the Land by road.

3.3 Designated Bushfire Prone Area

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

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 of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

4.2 Agricultural Chemicals

Particulars 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 of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

4.3 Compulsory Acquisition

Particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

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) are as follows:

As contained in the attached Building Approvals Certificate.

6. OWNERS CORPORATION

The Land is not affected by an owners corporation within the meaning of the Owners Corporations Act 2006.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable

8. SERVICES

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

Electricity ☐ Gas ☒ Water ☒ Sewerage ☒ Telephone ☒

Where any of the above services are disclosed as not being connected the Purchaser should make his own enquiry of the appropriate Authorities as to their availability and cost of connection to the Land. The Purchaser is responsible for the transfer of any services connected to the Land into the Purchaser's name.

9. TITLE

Attached are copies of the following documents:

- Register Search Statement for Certificate of Title Volume 8442 Folio 903
- Plan of Subdivision PS060834

10. SUBDIVISION

Not applicable.

11. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 (Vic) 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 and is attached as a matter of convenience.

12. MATERIAL FACTS

The Vendor is not aware of the presence of asbestos in the dwelling house, and/or sheds, and/or outbuildings on the Land (**Improvements**), however, given the age of the Improvements, asbestos may be present.

Planning Permit No. YR-1997/990/A for the use and construction of a moveable dwelling unit was issued by Yarra Ranges Council on 4 September 2012

13. ATTACHMENTS

Refer to the attached certificates, documents and other attachments annexed to this statement which include, but are not limited to, the following:

- Yarra Ranges Shire Council: Land Information Certificate for 14;
- Yarra Ranges Shire Council: Land Information Certificate for 14A;
- Yarra Valley Water: Water Information Certificate for 14;
- Yarra Valley Water: Water Information Certificate for 14A;
- State Revenue Office: Land Tax Clearance Certificate;
- Yarra Ranges Shire Council: Building Approvals Particulars;
- Building Permit No. 1501/2014/005779/0;
- Certificate of Final Inspection for the carport;
- Building Permit No. 6175101700455 for the swimming pool;
- Certificate of Final Inspection for the swimming pool;
- Domestic Building Insurance Cover;
- Barrier Compliance Certificate; and
- All other attachments referred to above.

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

Page 1 of 2

VOLUME 08442 FOLIO 903

Security no : 124121705346J
Produced 04/02/2025 05:59 AM

LAND DESCRIPTION

Lot 11 on Plan of Subdivision 060834.
PARENT TITLE Volume 06400 Folio 956
Created by instrument LP060834 15/10/1963

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
ROBERT IAN WALKER of 14 COOPERS ROAD MACCLESFIELD VIC 3782
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
VICKI LYNNE WALKER of 14 COOPERS ROAD MACCLESFIELD VIC 3782
AN591392T 24/02/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT507419Y 12/08/2020
WESTPAC BANKING CORPORATION

CAVEAT AX378087C 23/10/2023
Caveator
LAUREN LAWSON, SEAN DAVID LAWSON
Grounds of Claim
DECLARATION OF TRUST WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
31/08/2023
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
FALCONE & ADAMS LAWYERS
Notices to
JOSEPH STEPHEN FALCONE of 323A MAIN STREET EMERALD VIC 3782

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 LP060834 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Page 2 of 2

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 12/08/2020

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP060834
Number of Pages (excluding this cover sheet)	1
Document Assembled	10/02/2025 12:25

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LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au



Certificate Number: 118503
Issue Date: 04-Feb-2025
Applicant Reference: 75715112-015-5:169156

Landata
DX 250639
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 63884/8
Property Address: 14 Coopers Road, Macclesfield VIC 3782
Property Description: Part Lot 11 LP60834 Ca 59A/B PNangana

VALUATION INFORMATION

Current Level of Value Date: 1 January 2024
Operative Date of Value: 01-Jul-2024
Site Value: 850,000
Capital Improved Value: 1,300,000
Net Annual Value: 65,000

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2025		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	3,242.55	Legal Charges Arrears	0.00
Waste Charge	507.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	245.10	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	3,994.65
		Rebates	0.00
		Payments since 1 July 2024	0.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	3,994.65
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	3,994.65	Balance Outstanding	\$3,994.65

Rates are due to be paid in full by 15 Feb 2025, if payment is not being made by instalments.

Payment can be made by:

- BPAY – Biller Code 8979 Reference 638848
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 638848

NOTICES AND ORDERS: There ~~are~~/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.
Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There ~~is~~/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There ~~is~~/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There ~~is~~/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no 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 Act 1988 or the Local Government Act (Miscellaneous) Act 1958

**This Certificate does not reflect the total Rates and Charges applied to this property.
Property is made up by more than One Assessment known as 14A Coopers Rd**

OTHER INFORMATION

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



Jim Stewart

Executive Officer, Property Rating Services Date: 04-Feb-2025
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$29.70 being the fee for this Certificate.

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au



Certificate Number: 118614
Issue Date: 10-Feb-2025
Applicant Reference: 75785744-014-4:170372

Landata
DX 250639
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 82308/5
Property Address: 14A Coopers Road, Macclesfield VIC 3782
Property Description: Part Lot 11 LP60834 Ca 59A/B PNangana

VALUATION INFORMATION

Current Level of Value Date: 1 January 2024
Operative Date of Value: 01-Jul-2024
Site Value: 45,000
Capital Improved Value: 260,000
Net Annual Value: 13,000

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2025		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	648.50	Legal Charges Arrears	0.00
Waste Charge	507.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	154.60	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	1,310.10
		Rebates	0.00
		Payments since 1 July 2024	-0.35
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	1,309.75
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	1,310.10	Balance Outstanding	\$1,309.75

Rates are due to be paid in full by 15 Feb 2025, if payment is not being made by instalments.

Payment can be made by:

- BPAY – Biller Code 8979 Reference 823085
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 823085

NOTICES AND ORDERS: There are/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.
Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There is/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There is/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no 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 Act 1988 or the Local Government Act (Miscellaneous) Act 1958

This Certificate does not reflect the total Rates and Charges applied to this property. As the Property is made up by more than One Assessment we require 1 additional application known as 14 Coopers Road, Macclesfield VIC 3782

OTHER INFORMATION

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



Jim Stewart

Executive Officer, Property Rating Services
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$29.70 being the fee for this Certificate.

Date: 10-Feb-2025

10th February 2025

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA
LANDATA

Dear Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA,

RE: Application for Water Information Statement

Property Address:	14A COOPERS ROAD MACCLESFIELD 3782
Applicant	Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA LANDATA
Information Statement	30917069
Conveyancing Account Number	7959580000
Your Reference	4457

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 propertyflow@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	14A COOPERS ROAD MACCLESFIELD 3782
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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	14A COOPERS ROAD MACCLESFIELD 3782
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STATEMENT UNDER SECTION 158 WATER ACT 1989

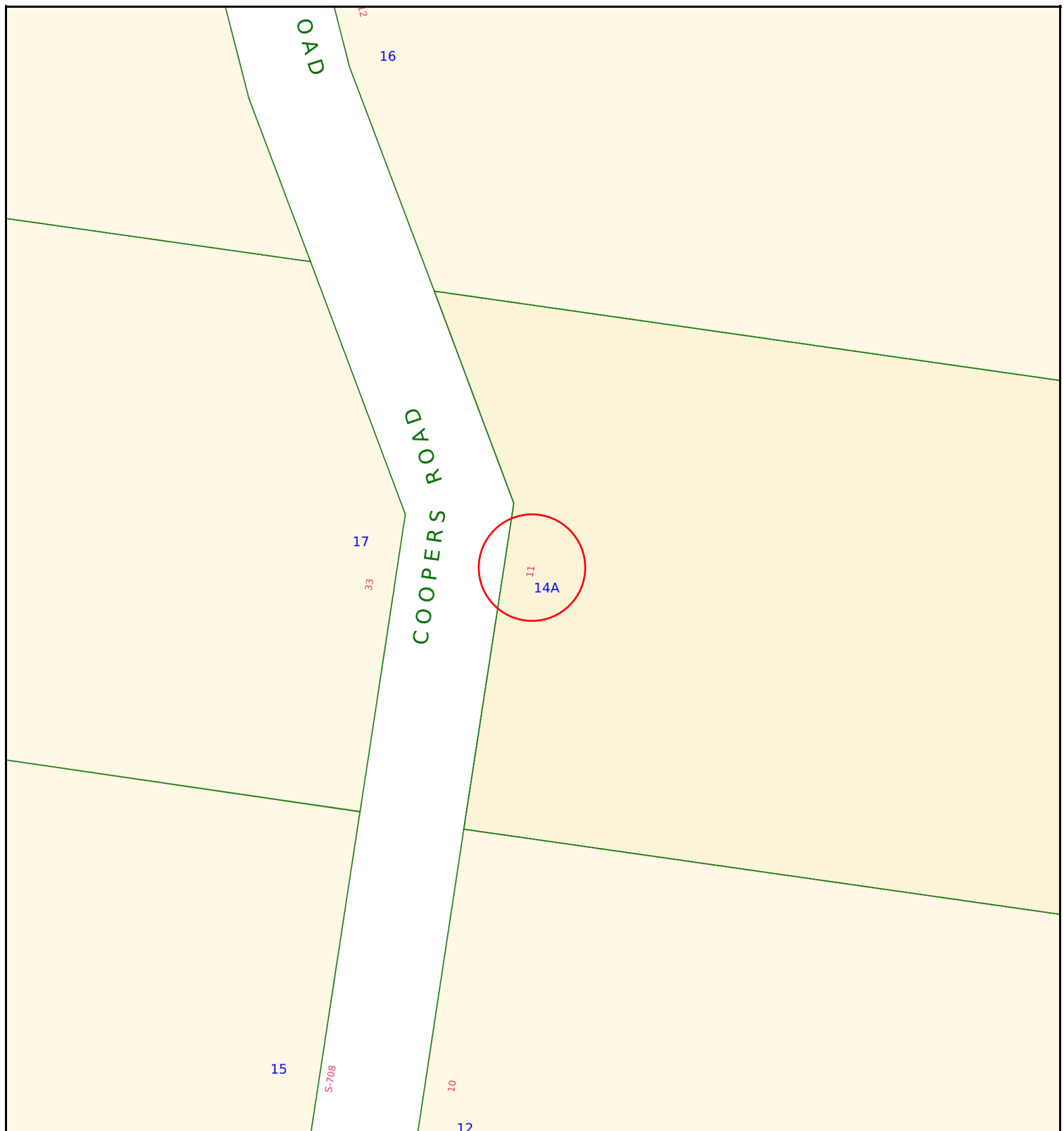
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30917069**

Address	14A COOPERS ROAD MACCLESFIELD 3782	
Date	10/02/2025	
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	<1.00>	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;

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 5990909589
Rate Certificate No: 30917069

Date of Issue: 10/02/2025
Your Ref: 4457

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
14A COOPERS RD, MACCLESFIELD VIC 3782	11\LP60834	1696896	Commercial

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-01-2025 to 31-03-2025	\$21.50	\$21.50
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$16.52

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	\$38.02



GENERAL MANAGER
RETAIL SERVICES

Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. 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.
3. 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 purchaser's 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 01/07/2024, Commercial Water Usage is billed 304.77 cents per kilolitre.

8. From 01/07/2024, Commercial Recycled Water Usage is billed 192.59 cents per kilolitre.

9. From 01/07/2024, Commercial Sewer Usage is calculated using the following equation: Water Usage (kl) x Discharge Factor x Price (cents/kl) 214.90 cents per kilolitre.

10. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a **Special Meter Reading**:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

Property No: 1696896

Address: 14A COOPERS RD, MACCLESFIELD VIC 3782

Water Information Statement Number: 30917069

HOW TO PAY



Bill Code: 314567
Ref: 59909095896

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

4th February 2025

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA
LANDATA

Dear Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA,

RE: Application for Water Information Statement

Property Address:	14 COOPERS ROAD MACCLESFIELD 3782
Applicant	Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA LANDATA
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Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	14 COOPERS ROAD MACCLESFIELD 3782
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

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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	14 COOPERS ROAD MACCLESFIELD 3782
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STATEMENT UNDER SECTION 158 WATER ACT 1989

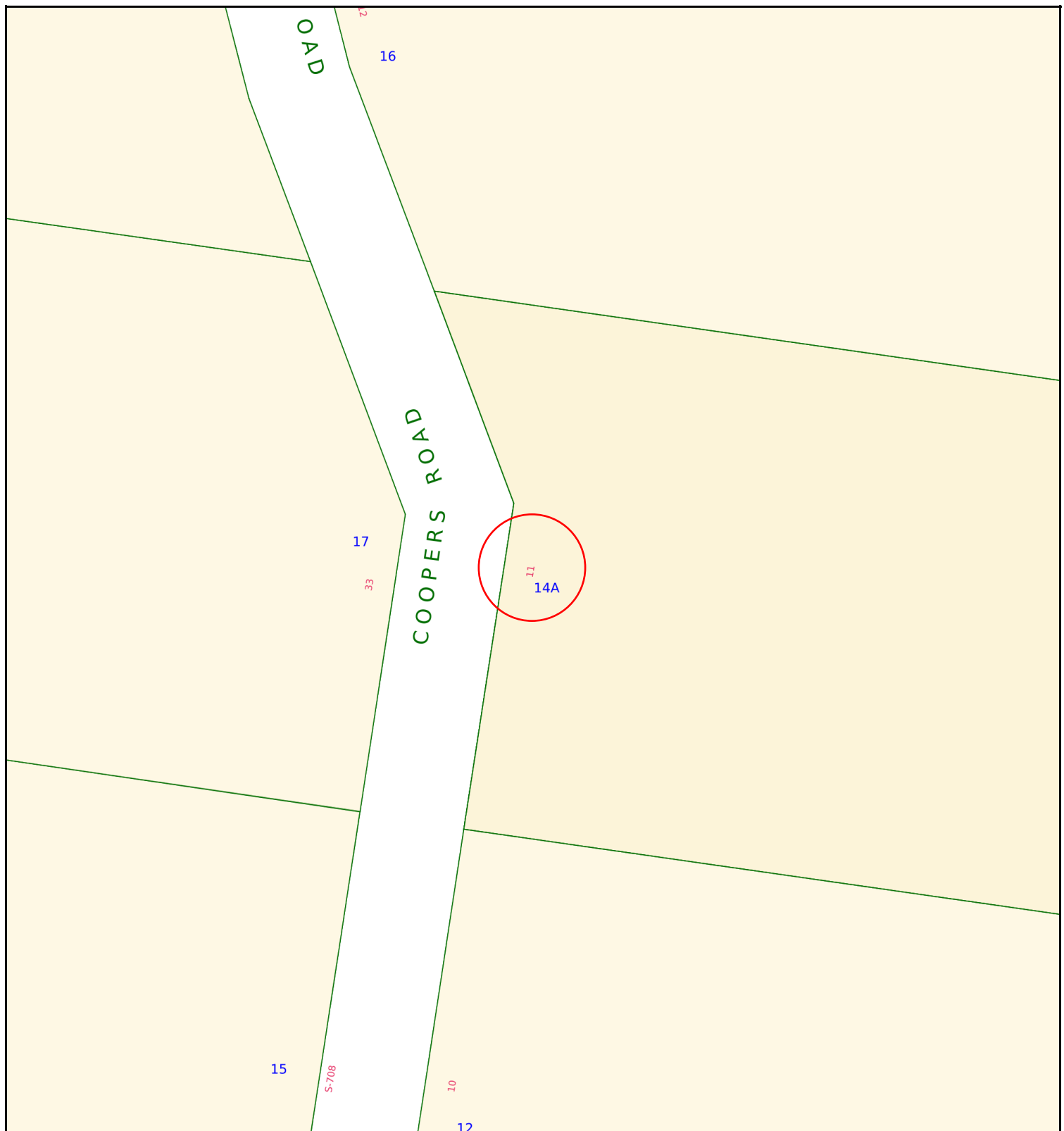
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30915569**

Address	14 COOPERS ROAD MACCLESFIELD 3782	
Date	04/02/2025	
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	<1.00>	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;

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 9787604636
Rate Certificate No: 30915569

Date of Issue: 04/02/2025
Your Ref: 4457

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
14 COOPERS RD, MACCLESFIELD VIC 3782	11\LP60834	1739117	Residential

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-01-2025 to 31-03-2025	\$21.50	\$21.50
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$16.52

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			\$38.02

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

Property Address	Lot & Plan	Property Number	Property Type
14A COOPERS RD, MACCLESFIELD VIC 3782	11\LP60834	1696896	Commercial

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-01-2025 to 31-03-2025	\$21.50	\$21.50
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$16.52

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			\$38.02



GENERAL MANAGER
RETAIL SERVICES

Note:

1. From 1 July 2023, the Parks Fee has been 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 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 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 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 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 01/07/2024, Residential Recycled Water Usage is billed 192.59 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.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a **Special Meter Reading**:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

Property No: 1739117

Address: 14 COOPERS RD, MACCLESFIELD VIC 3782

Water Information Statement Number: 30915569

HOW TO PAY



Bill Code: 314567
Ref: 97876046365

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

Property Clearance Certificate

Land Tax



INFOTRACK / FALCONE & ADAMS

Your Reference:	133181E
Certificate No:	83317072
Issue Date:	07 FEB 2025
Enquiries:	JXD11

Land Address: 14 COOPERS ROAD MACCLESFIELD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: ROBERT IAN WALKER & VICKI LYNNE WALKER
Purchaser: FOR INFORMATION PURPOSES

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

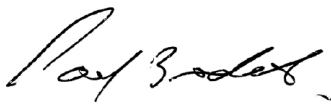
Comments: Refer to attachment

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

Comments: Refer to attachment

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$1,560,000
SITE VALUE (SV):	\$895,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$1,792.50



Notes to Certificate - Land Tax

Certificate No: 83317072

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$4,020.00

Taxable Value = \$895,000

Calculated as \$2,250 plus (\$895,000 - \$600,000) multiplied by 0.600 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$15,600.00

Taxable Value = \$1,560,000

Calculated as \$1,560,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 83317072

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 83317072

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Land Tax

Certificate No: 83317072

Land Address: 14 COOPERS ROAD MACCLESFIELD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34275922	11	60834	8442	903	\$1,702.37

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ROBERT IAN WALKER	2025	\$850,000	\$1,702.37	\$0.00	\$1,702.37

Comments: Land Tax will be payable but is not yet due - please see notes on reverse. Property is exempt: LTX Principal Place of Residence.

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

Current Land Tax Charge: 34275922 \$1,702.37

Land Address: 14 COOPERS ROAD MACCLESFIELD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34275930	11	60834	8442	903	\$90.13

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ROBERT IAN WALKER	2025	\$45,000	\$90.13	\$0.00	\$90.13

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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

Current Land Tax Charge: 34275930 \$90.13

Total: \$1,792.50

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / FALCONE & ADAMS

Your Reference: 133181E

Certificate No: 83317072

Issue Date: 07 FEB 2025

Enquires: JXD11

Land Address: 14 COOPERS ROAD MACCLESFIELD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34275922	11	60834	8442	903	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
117	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

Land Address: 14 COOPERS ROAD MACCLESFIELD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34275930	11	60834	8442	903	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
111	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$1,560,000

SITE VALUE: \$895,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 83317072

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / FALCONE & ADAMS

Your Reference:	133181E
Certificate No:	83317072
Issue Date:	07 FEB 2025

Land Address: 14 COOPERS ROAD MACCLESFIELD VIC 3782

Lot	Plan	Volume	Folio
11	60834	8442	903

Vendor: ROBERT IAN WALKER & VICKI LYNNE WALKER

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 83317072

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p> <div><div><p>Billers Code: 416073</p><p>Ref: 83317073</p></div></div> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p> <div><div><p>Ref: 83317073</p></div></div> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61.</p> <p>A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number 123993
Your Reference 75715112-016-2:169157
Date Issued 6 February 2025

Landata
DX 250639
MELBOURNE VIC

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051

Call 1300 368 333
Fax 03 9735 4249
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



Property Address 14 Coopers Road, Macclesfield VIC 3782
Property Description Part Lot 11 LP60834 Ca 59A/B PNangana
Assessment Number 63884

An examination of Council's records reveals the following building approvals have been issued for the above property in the preceding 10 years and any current notices.

Please direct all enquiries to Building Services on 1300 368 333

Permit Number	Date issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement, Notices, Order or Certificate
BS: 1501 2014/005779/0 Council ref: 37299/2014/0	1/10/2014	Description: Carport Issuer: Checkpoint Building Surveyors Builder: Pierce Building Services (DB-U 20115) Insurer: N/A Cost: \$12,000	NONE	NIL
BS: 42542 6175101700455 Council ref: 60229/2023/0	6/10/2023	Description: Swimming Pool & Safety Barrier Issuer: Luxcorp Building Surveyors Builder: Anthony Walsh (DB-L 76154) Insurer: Berkshire Hathaway Specialty Insurance Cost: \$72,200	3/5/2024	Certificate of Final Inspection Issued: 1/10/2024

Additional information under Regulation 51(2) can be obtained for an additional fee of \$52.10. This information will include details on whether a property is liable to flooding/designated land or works (uncontrolled overland drainage), subject to significant snowfalls or in a designated termite area.

Received the sum of \$52.10 for this certificate.

NOTES

Smoke Alarms/Sprinkler Systems

The Building Regulations Part 7 Division 2 – Fire Safety in Certain Existing Residential Buildings states that you may be required to provide hard wired smoke alarms and/or automatic fire sprinkler systems in residential buildings.

Note: Smoke Alarms were required to be installed by 1.2.99 or within 30 days of settlement, whichever was the earlier.

Swimming Pools

The Building Regulations requires all swimming pools and spas capable of holding a depth of water exceeding 300mm to be provided with pool fencing/barriers. A building permit is required for any new fencing/barrier or alteration to existing fencing/barrier.

BUILDING PERMIT

Building Act 1993, Building Regulations 2006
Regulation 313 Form 2

checkpoint
building surveyors

ISSUED TO (AGENT OF OWNER)

Pierce Building Services
PO Box 29, Eltham - 3095, VIC

ADDRESS FOR SERVING OR GIVING OF DOCUMENTS

PIERCE BUILDING SERVICES - PO BOX 29, ELTHAM - 3095, VIC

OWNERSHIP DETAILS

Robert & Vicki Walker
14 14 Coopers Road, Macclesfield - 3782, VIC

PROPERTY DETAILS

14 Coopers Road, Macclesfield - 3782

MUNICIPAL DISTRICT

Shire of Yarra Ranges

NEW BUILDING AREA

56 m²

ALLOTMENT AREA

42694 m²

BUILDER

Pierce Building Services, PO Box 29, Eltham - 3095, VIC

BUILDING PRACTITIONERS TO BE ENGAGED IN THE BUILDING WORK

Colin Pierce

NAME

Builder

CATEGORY/CLASS

DB-U 20115

REGISTRATION NO.

BUILDING PRACTITIONERS AND ARCHITECTS WHO WERE ENGAGED TO PREPARE DOCUMENTS

Colin Pier

NAME

Builder

Engineer

CATEGORY/CLASS

DB-U 20115

EC 1191

REGISTRATION NO.

Armenio Sciessere

NATURE OF BUILDING WORK

Proposed construction of a carport

COST OF BUILDING WORK

\$12,000.00

CONDITIONS:

This Permit is subject to the following conditions: -

1. This building permit shall be read in-conjunction with the endorsed drawings.
2. It is the builder's responsibility to ensure that a copy of the building permits and approved plans are present on site during construction works.
3. It is the owner's responsibility to ensure that building works are in accordance with any restrictions and / or covenants on the Certificate of Title and the associated Plan of Sub-Division.

BUILDING CLASSIFICATION

PART OF BUILDING

Carport

BCA CLASSIFICATION

10a

DESCRIPTION

Carport

THE MANDATORY INSPECTION NOTIFICATIONS STAGES

Prior to placing of
footing

Prior to pouring of
insitu concrete

Completion of
framework

Final upon completion
of building work

OCCUPATION OF BUILDING

A Certificate of Final Inspection is required prior to the occupation or use of this building.

COMMENCEMENT AND COMPLETION

The building work must commence by 01/10/2015, and must be completed by 01/10/2016.

RELEVANT BUILDING SURVEYOR

Gavin Casey

REGISTRATION No.

BS-U1501

BUSINESS

Checkpoint Building Surveyors -Lvl1,373 Bay Street Port Melbourne Vic 3207

PERMIT No.

1501/2014/005779/0

SIGNATURE



DATE

1/10/2014

NOTES:

1. Under Regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies;
2. Under Regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
3. Include building practitioners with continuing involvement in the building work.
4. Include building practitioners with no further involvement in the building work.
5. Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.
6. Restrictions on the sale of the property apply under Section 137B of the Building Act 1993 for an owner-builder.
7. It's the responsibility of the owner-builder to provide the names of the registered building practitioners (trade contractors who require registration) with continuing involvement or with no further involvement for building works over \$5,000 and the domestic warranty insurance for building works over \$12,000.

FORM 17

Regulation 200

Building Act 1993

Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

PROPERTY DETAILS

14 Coopers Road, Macclesfield - 3782			
LP/PS	VOLUME	FOLIO	COUNTY
LP060834	08442	903	-
CROWN ALLOTMENT	SECTION	PARISH	
-	-	-	
MUNICIPAL DISTRICT			
Shire of Yarra Ranges			

BUILDING PERMIT DETAILS

Building Permit No: 1501/2014/005779
Version of the BCA applicable to building permit: National Construction Code Building Code of Australia 2014 – Volume 2

DESCRIPTION OF BUILDING WORKS

Proposed construction of a carport

DESCRIPTION OF BUILDING WORKS

PART OF BUILDING	BCA CLASSIFICATION	PERMITTED USE
Ground Floor	10a	Carport


RELEVANT BUILDING SURVEYOR

Gavin Casey	REGISTRATION NO.
	BS-U 1501

BUSINESS

Checkpoint Building Surveyors Address: 151-153 Clarendon Street Southbank VIC 3006 Email: enquiries@check-point.com.au Phone: (03) 9673 0000	CERTIFICATE NO.
	1501/2014/005779

SIGNATURE

	DATE OF ISSUE
	17/02/2025

NOTES:

1. This certificate of final inspection is not evidence that the building, part of building or building work listed above complies with the Building Act 1993 or the Building Regulations 2018; and

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT
Building Permit No. 6175101700455
ISSUED 06 October 2023

Issued to		
Agent of Owner	Kahuna Pools Melbourne	
ACN / ARBN	30143758338	
Postal Address	PO Box 2055 Taylors Lakes	Postcode 3038
Email	allworx@mail.com	
Address for serving or giving of documents:	PO Box 2055 Taylors Lakes	Postcode 3038
Contact Person	Anthony Walsh	Telephone 0413747542

Ownership Details (if person issued with permit is not the owner)		
Owner	Robert Ian & Vicki Lynne Walker	
ACN / ARBN		
Postal Address	14 Coopers Road Macclesfield	Postcode 3782
Email	vickiwalker1212@hotmail.com	
Contact Person	Robert Ian & Vicki Lynne Walker	Telephone 0425 716 355

Property Details [include title details as and if applicable]			
Number 14	Street/Road Coopers Road	Suburb Macclesfield	Postcode 3782
Lot/s 11	LP/PS 060834	Volume 08442	Folio 903
Crown allotment 59A & 59B	Section	Parish Nangana	County Evelyn
Municipal District	Yarra Ranges Shire Council		

Builder		
Name	Anthony Walsh	Telephone 0413747542
Address	PO Box 2055 Taylors Lakes	Postcode: 3038

Building practitioner registration no:	DB-L 76154	*ACN/*ARBN: 30143758338
---	------------	--------------------------------

This builder is specified under section 24B 4 of the **Building Act 1993** for the building work to be carried out under this permit

Details of Building Practitioners and Architects

a) To be engaged in the building work³

Name	Category/class	Registration Number
Anthony Walsh	Domestic Builder - Limited	DB-L 76154

(b) Who were engaged to prepare documents forming part of the application for this permit⁴

Name	Category/class	Registration Number
Geoff Cadd	Engineer - Civil	PE0003537

Details of Domestic Building Work Insurance

Name of Builder: Kahuna Pools Melbourne

The issuer or provider of the required insurance policy is: Berkshire Hathaway Specialty Insurance Company

Insurance policy number : 47-ZSP-021057-01

Insurance policy date : 02/10/2023

Details of Relevant Planning Permit

Planning Permit No: N/A

Date of grant of Planning Permit: N/A

Nature of Building Work

Swimming Pool & Safety Barrier

Storeys contained: 0

Rise in storeys (for Class 2-9 building only): 0

Effective Height: 0

Type of Construction: Domestic

Version of BCA applicable to permit: NCC 2022

Stage of Building Work Permitted:

Cost of Building Work: \$72,200.00

Total floor area of new building work in m2: 0

Building classification

Part of Building: Swimming Pool

BCA Classification: 10b

Part of Building: Swimming Pool Safety Barrier

BCA Classification: 10b

Performance Solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.4	Drainage of Swimming Pools (NCC 2019)

Protection Work

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

Inspection Requirements

The mandatory notification stages are:

Inspection of Excavation/Temporary Safety Barrier

Inspection of Swimming Pool Reinforcement/Temporary Safety Barrier

Inspection of Final & Safety Barrier

Occupation or User of Building: A certificate of final inspection is required prior to the occupation or use of this building.

Commencement and Completion

This building work must commence by 06 October 2024

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

This building work must be completed within 6 months of commencement

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

Conditions

This permit is subject to the following conditions

- i. Refer to appendix "A"

Required Certificates

This permit is subject to the following certificates

- i. Refer to appendix "B"

Relevant Building Surveyor

Name: Luxcorp Building Surveyors Pty Ltd

ACN: 649 974 603

Address: 1/124-126 Railway Avenue, East Ringwood 3135

Email: vin@luxcorp.com.au

Building practitioner registration no.: CBS-L 72867

Municipal district: Yarra Ranges Shire Council



Designated Building Surveyor

V. Italiano

Name: Vincent Italiano

Building practitioner registration no.: BS-L 42542

Permit no.: 6175101700455

Date of issue of permit: 06 October 2023

Appendix "A"
Conditions of Approval
Building Permit No.6175101700455

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to an Certificate of Final Inspection being issued:

1. The building work must be carried out in accordance with the building permit and endorsed plans/specifications. No alteration from the permit documentation is permitted without the written consent of the Relevant Building Surveyor.
2. A copy of the building permit and approved documentation must be available onsite at all times during construction.
3. The owner is responsible for obtaining any planning approvals for the building work and complying with any restrictive covenants or section 173 agreements.
4. No building work or unauthorized encroachment over the title boundaries are permitted.
5. Signage listing the contact details, registration numbers of the Builder and Building Surveyor, building permit number and issue date must be displayed in a conspicuous position accessible to the public.
6. Existing smoke alarms to be in accordance with Building Regulation 145(2) and Part 3.7.5 of the BCA Volume 2.
7. The swimming pool backwash is to be connected to the sewer by a licenced Plumber in accordance with AS 3500.2 Clause 12.7 & 12.8.7.
8. Pool backwash (where applicable) must be connected to existing on site sewer system point of discharge by a licensed Plumber to the satisfaction of the Relevant Authority in accordance with NCC 2019 Amdt 1 P2.2.4 Drainage of Swimming Pools.
9. The swimming pool/spa is required to be installed in accordance with the Plumbing Regulations.
10. The swimming pool/spa must be inspected and approved prior to filling with water.
11. A temporary safety barrier in accordance with AS 1926.1-2012 must be erected immediately at such a time the pool/spa is capable of holding water. Said barrier must remain until the Certificate of Final Inspection has been issued for the permanent safety barrier.
12. Water circulation and filtration systems to comply with AS 1926.3-2010.
13. The swimming pool water recirculation system must incorporate safety measures to avoid entrapment of, or injury to, a person in accordance with AS1926.3-2010. Two outlets connected to a common line may not less than 600mm apart. A certificate from the pool builder is required upon completion.
14. This building approval does not allow any protected vegetation to be removed, destroyed or lopped. Confirmation from the Municipal Planning Department to be sought should protected vegetation need to be removed, destroyed or lopped.

Appendix "B"
Required Certificates
Building Permit No.6175101700455

The building permit for this project has been issued subject to the following certificates and further information being submitted prior to an Certificate of Final Inspection being issued:

1. The Builder must provide a Electrical Safety Certificate non prescribed electrical installations. Reference to steel reinforcement earthing is required.
2. Prior to the certificate of final inspection being issued, the builder must provide a site specific compliance certificate indicating the glass safety barrier has been installed in accordance with AS 1926.1-2012 & AS 1288-2006. This can be obtained by the installer/supplier.
3. Please provide evidence that the safety barrier meets the loading requirements under Section 3 of AS 1926.1-2012 from the supplier or installer.
4. Please provide evidence that the safety barrier meets the gate unit and fittings meet requirements under Section 2.4 of AS 1926.1-2012 from the supplier or installer.

Appendix 'C'

Endorsed Documents

Documents forming part of this building permit approval are listed below. A copy of the approved stamped plans are to be kept on site at all times and must be available for viewing by the Building Inspector at the time of the inspection stages nominated by the Relevant Building Surveyor.

Document Description	Prepared By
-----------------------------	--------------------

FORM 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: 14	Street/Road: Coopers Road	Suburb: Macclesfield	Postcode: 3782
Lot/s: 11	LP/PS: 060834	Volume: 08442	Folio: 903
Crown allotment: 59A & 59B	Section: No	Parish: Nangana	County: Evelyn

Municipal District: Yarra Ranges Shire Council

Building permit details

Building permit number: CBS-L 72867/6175101700455
Version of BCA applicable to building permit: NCC 2022
Description: Swimming Pool & Safety Barrier

Description of building work

Part of building	Permitted use	BCA Class of building
Swimming Pool	Domestic	10b
Swimming Pool Safety Barrier	Domestic	10b

Maintenance determination

A maintenance determination is **not** required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Conditions

This certificate is evidence of compliance with AS 1926-2012 swimming pool safety at the time of the inspection only. It is the responsibility of property owner/s to ensure on going compliance and maintenance of the safety barrier. No alteration to the swimming pool/spa safety barrier is permitted without a new building permit.

The swimming pool/spa should not be used if any outlet covers are broken.

An occupier of the land on which a swimming pool or spa is located must take all reasonable steps to ensure that a barrier restricting access to the swimming pool or spa is operating effectively - Regulation 147G.

An occupier of the land on which a swimming pool or spa is located must take all reasonable steps to ensure that any gate forming part of a barrier restricting access to the swimming pool or spa remains closed except when a person is entering or leaving. Said person must ensure that the gate is closed immediately after entering or leaving the pool enclosure - Regulation 147H.

Directions to fix building work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Approved dates of Inspections:


In accordance with regulation 205 of the *Building Regulations 2018*, listed below are the approved dates of the inspections carried out at the mandatory notification stages of building work carried out at the property specified above.

Inspection Records	Approval Date
Inspection of Excavation/Temporary Safety Barrier	26/10/2023
Inspection of Swimming Pool Reinforcement/Temporary Safety Barrier	18/12/2023
Inspection of Final & Safety Barrier	03/05/2024

Relevant Building Surveyor

Name: Luxcorp Building Surveyors Pty Ltd
Registration No: CBS-L 72867
ACN/ARBN: 649 974 603
Email: vin@luxcorp.com.au
Address: 1/124-126 Railway Avenue, East Ringwood 3135

Designated Building Surveyor

Name: Vincent Italiano
Registration No: BS-L 42542
Signature: 
Occupancy Permit No: BLD20231637-CFI
Final Inspection Date: 3 May 2024
Date of Issue: 1 October 2024

Domestic Building Insurance

Notices

This policy is issued by Berkshire Hathaway Specialty Insurance Company (ABN 84 600 643 034, AFS Licence 466713), which is authorised by the Australian Prudential Regulation Authority to carry on general insurance business in Australia, and which holds a financial strength rating of A++ from AM Best and AA+ from Standard & Poor's.

Duty of Disclosure

Under the *Insurance Contracts Act 1984* (Cth), before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms.

You have this duty until we agree to insure you. You have the same duty before you renew, extend, vary or reinstate an insurance contract.

The duty of disclosure applies to every person to be covered under the insurance.

You do not need to tell us anything that reduces the risk we insure you for, that is of common knowledge, that we know (or should know), or in respect of which we have waived the duty of disclosure.

If you do not tell us anything you are required to, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both. If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Privacy

We, along with all companies in the Berkshire Hathaway Group of Insurance Companies, are committed to safeguarding your privacy and the confidentiality of your personal information. We, and entities acting on our behalf, only collect personal information from or about you for the purpose of assessing your application for insurance and administering your insurance policy, including managing and administering any claim made by you. Without your personal information, we may not be able to issue insurance cover, administer your insurance or process your claim.

We will only use your personal information in accordance with the *Privacy Act 1988* (Cth) and for the purposes outlined above.

We may disclose your personal information to other companies in the Berkshire Hathaway Group and other third party service providers for the purposes outlined above or where disclosure is permitted by law. These entities may be located in Australia or overseas, including in India, Singapore, Hong Kong, the United Kingdom, New Zealand and the United States of America. Where such disclosure is made, we make all reasonable efforts to ensure that the arrangements we have in place with overseas parties impose appropriate privacy and confidentiality obligations on those parties to ensure that imparted personal information is kept secure and that such information is only used for the purposes noted above.

If you wish to obtain details of the personal information we hold about you (including contacting us to correct or update the personal information we hold about you), or if you have a complaint about a breach of your privacy, please refer to our privacy policy available at <http://www.bhspecialty.com/privacy-policy.html>, or contact our Chief Risk Officer by email to australasia.privacy.compliance@bhspecialty.com.

We reserve the right to refuse access under the grounds permitted by the *Privacy Act 1988* (Cth) and if you are seeking information on another person's behalf, we will require written authorisation from that individual.

Complaints

If you have a complaint or concern about our insurance products or services we provide, please contact your intermediary or your usual BHSI contact.

If you are not satisfied with our response, you may escalate your complaint by contacting complaints.australia@bhspecialty.com. Our internal dispute resolution process is free of charge and we will aim to respond to your escalated complaint within fifteen (15) business days.

General Insurance Code of Practice

We are a signatory to the General Insurance Code of Practice.

You can find further information about and download a copy of the Code from <http://codeofpractice.com.au>.

Electronic Delivery of Policy Documents

We will send your policy documents by email. If however you wish to receive your policy documents in hard copy, please tell us.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY

(Hereinafter referred to as BHSI)

Domestic Building Insurance

Policy Certificate

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by Berkshire Hathaway Specialty Insurance Company.

This Certificate Page is attached to and forms part of the Policy

	Policy Number: 47-ZCA-005474-A5922	Currency: AUD
Item 1.	Certificate Number:	47-ZSP-021057-01
Item 2.	Issuing Office:	Melbourne
Item 3.	Building Owner:	Vicki and Robert Walker
Item 4.	Site Address	14 Coopers Road, Macclesfield VIC, Australia
Item 5.	The Builder:	Anthony David Walsh t/a Allworx ABN/ACN 73 224 478 336 / <small>NOTE: The Builder's name and/or their ACN/ABN Number must match with the information provided on the Domestic Building Contract. If this is incorrect, the domestic building Work will not be covered by this contract.</small>
Item 6.	Registration No.	DB-L 76154
Item 7.	Domestic Building Contract Dated:	29-Jul-2023
Item 8.	Period of Cover.	The cover commenced on the earlier of the date of the Domestic Building Contract or date of the Building Permit for the Domestic Building Work and concludes: <ul style="list-style-type: none"> • Two years from the completion of the Domestic Building Work or termination of the Domestic Building Contract for non-structural defects • Six years from completion of the Domestic Building Work or termination of the Domestic Building Contract for Structural Defects.
Item 9.	Contract Price:	\$72,200
Item 10.	Domestic Building Work:	Swimming Pool
Item 11.	Type of Coverage:	The cover is only provided if the Builder specified in Item 5 above has died, becomes insolvent or has disappeared, or fails to comply with a Tribunal or Court Order.

Item 12.	Premium:	\$880.00
	GST:	\$88.00
	Stamp Duty:	\$96.80
	Total:	\$1,064.80

Item 13. The maximum Policy Limit for all claims under this Policy is \$300,000 inclusive of all costs and expenses

The maximum Policy limit for all claims for non-completion of the Domestic Building Work is 20% of the Contract Price.

Item 14. Notices to the Insurer:
For all **Claims** or potential claims:
By toll free number: 1300 242 136
By Email: claimsnoticeaustralia@bhspecialty.com
By Mail: For street address, log on to:
www.bhspecialty.com/claims/claims-australia

Subject to the Building Act 1993, the Ministerial Order and the Conditions of the insurance contract, cover will be provided to the Building Owner named in the Domestic Building Contract and to the successors in title to the Building Owner.

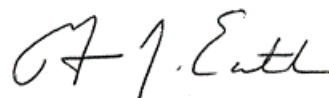
This Certificate attaches to and forms part of BHSI Domestic Builders Insurance (Policy Form BHSI-AUS-CA-BWI-001-062017 Domestic Builders Insurance) and is valid only if it is signed and dated below by a duly authorised representative of Berkshire Hathaway Specialty Insurance.

Dated: 2-Oct-2023

Signature:



Ralph Tortorella, Secretary



Peter Eastwood, President

For and on behalf of Berkshire Hathaway Specialty Insurance Company

FORM 23
REGULATIONS 147Y(4), 147ZB(2)
Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to:

1. Name of applicant of the land on which the swimming pool or spa is located: **Robert Ian & Vicki Lynne Walker**
2. Postal address: **14 Coopers Road Macclesfield Vic 3782 Australia**
3. Telephone number: **0425 716 355**
4. Email address: **vickiwalker1212@hotmail.com**

Property details:

Number: 14	Street: Coopers Road	Suburb: Macclesfield	Postcode: 3782
Lot/s: 11	LP/PS: 060834	Volume: 08442	Folio: 903
Crown allotment:	Section:	Parish: Nangana	County: Evelyn

59A & 59B

Municipal District: **Yarra Ranges Shire Council**

Type of swimming pool or spa:

- | | |
|---------------------------|-------------------------------------|
| Permanent swimming pool | <input checked="" type="checkbox"/> |
| Permanent spa | <input type="checkbox"/> |
| Relocatable swimming pool | <input type="checkbox"/> |
| Relocatable spa | <input type="checkbox"/> |

5. Date of construction of the swimming pool or spa: **06 October 2023**
6. Applicable barrier standard: **AS 1926.1-2012**
7. The applicable barrier standard applies under:

- Division 2 of Part9A of the Building Regulations 2018



- Deemed to satisfy provisions of the BCA ☒
 - A performance solution in accordance with the BCA ☐
8. Date(s) of inspection(s) of the swimming pool or spa barrier: 03/05/2024

Certification of compliance

Following inspection of the swimming pool barrier on the date(s) referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of Building Surveyor:



Date of certificate: 1/10/2024

Note – Certificate is valid for 14 days from this date.

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Inspector details

- | | |
|---|---|
| 10. Name of registered building practitioner: | Heath Watkinson |
| 11. ABN | 86 649 974 603 |
| 12. Address: | 223 Belgrave-Gembrook Road Menzies Creek VIC 3159 |
| 13. Email: | heath@excelbuildinginspections.com.au |
| 14. Building practitioner registration no.: | IN-L 65779 |

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1106725

APPLICANT'S NAME & ADDRESS

FALCONE & ADAMS C/- INFOTRACK (LEAP) C/- LANDATA
DOCKLANDS

VENDOR

WALKER, VICKI LYNNE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

4457

This certificate is issued for:

LOT 11 PLAN LP60834 ALSO KNOWN AS 14 COOPERS ROAD MACCLESFIELD
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES 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 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 6
- and a BUSHFIRE MANAGEMENT OVERLAY
- 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/yarraranges>)

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

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

04 February 2025

Sonya Kilkenney
Minister for Planning

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

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

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

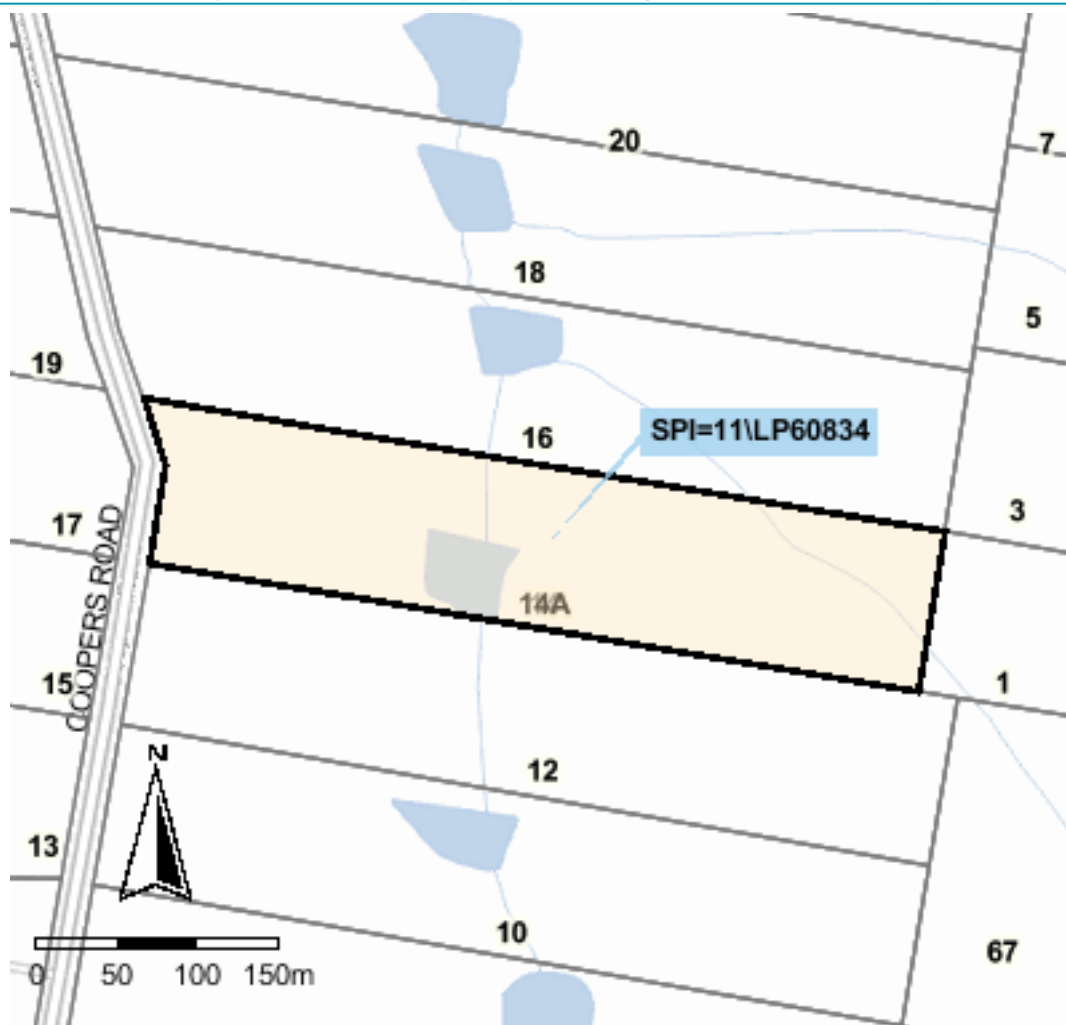
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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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.

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 31 January 2025 01:55 PM

PROPERTY DETAILS

Address: **14 COOPERS ROAD MACCLESFIELD 3782**
Lot and Plan Number: **Lot 11 LP60834**
Standard Parcel Identifier (SPI): **11\LP60834**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **226324**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 309 J2**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

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

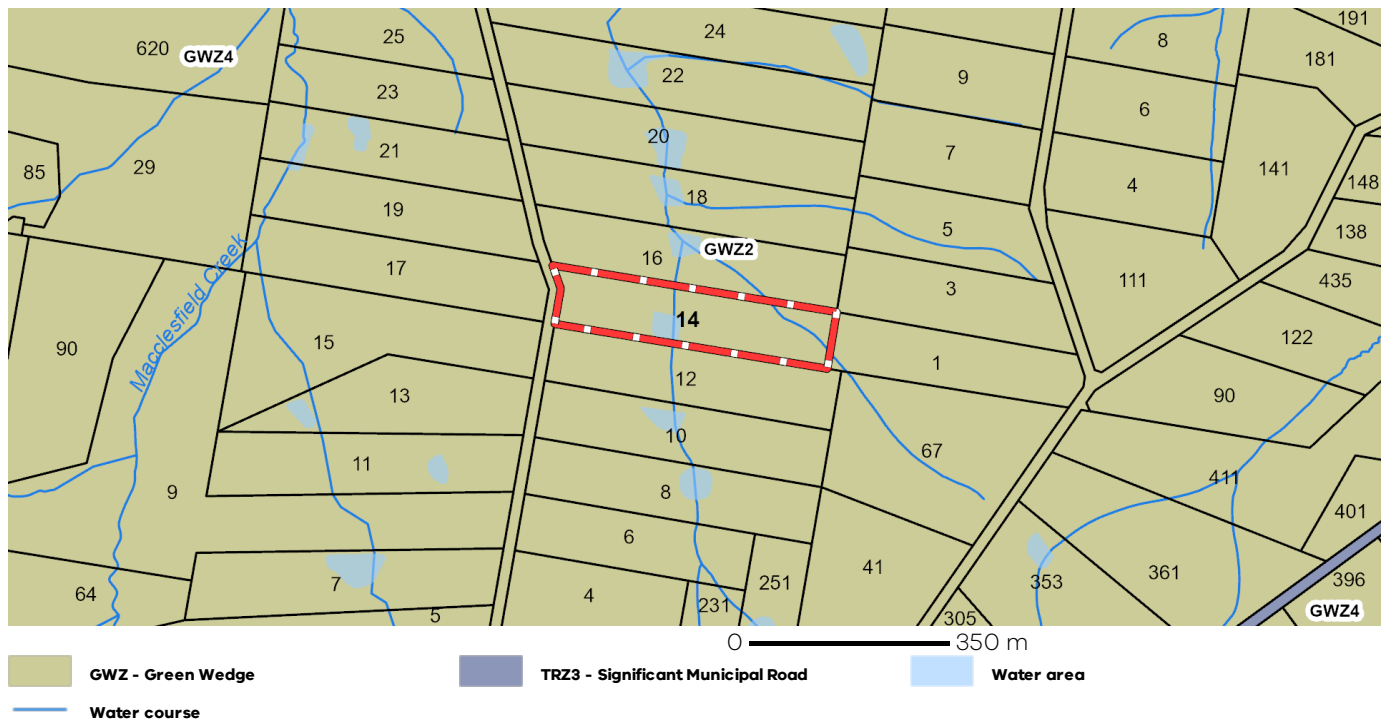
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[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>

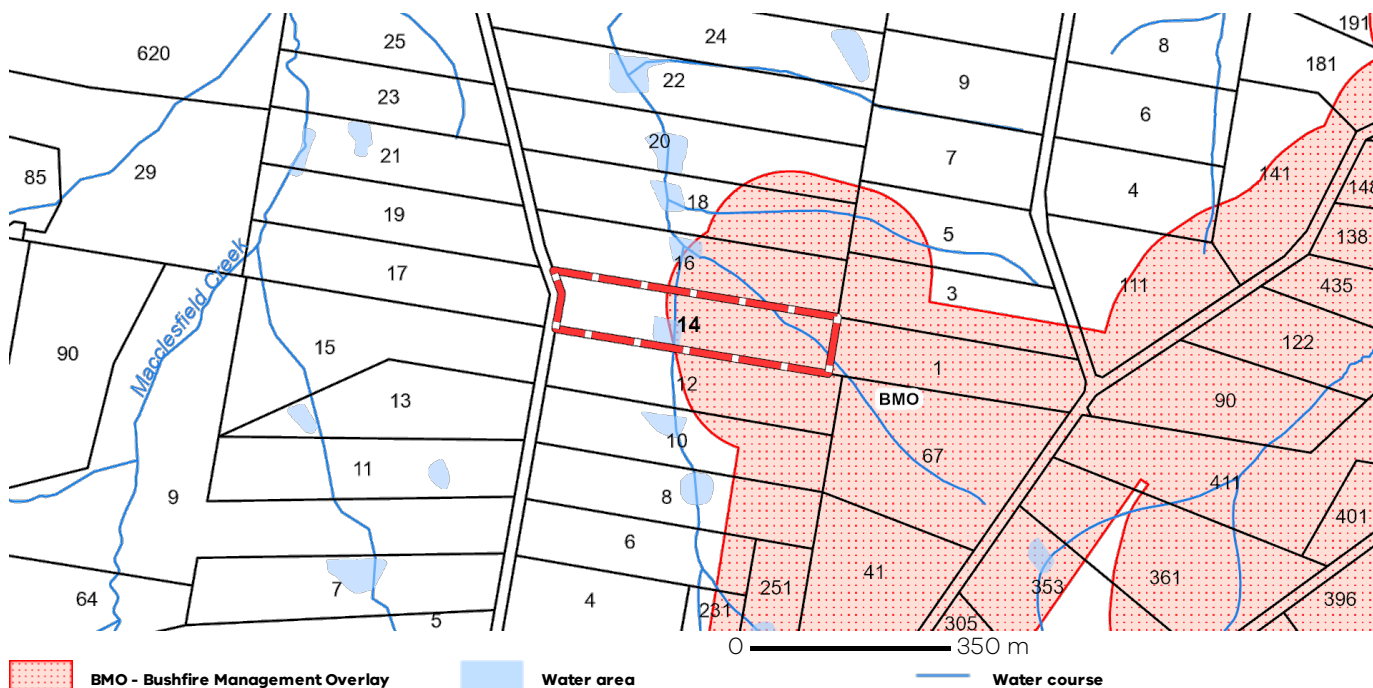
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 14 COOPERS ROAD MACCLESFIELD 3782

Page 1 of 4

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

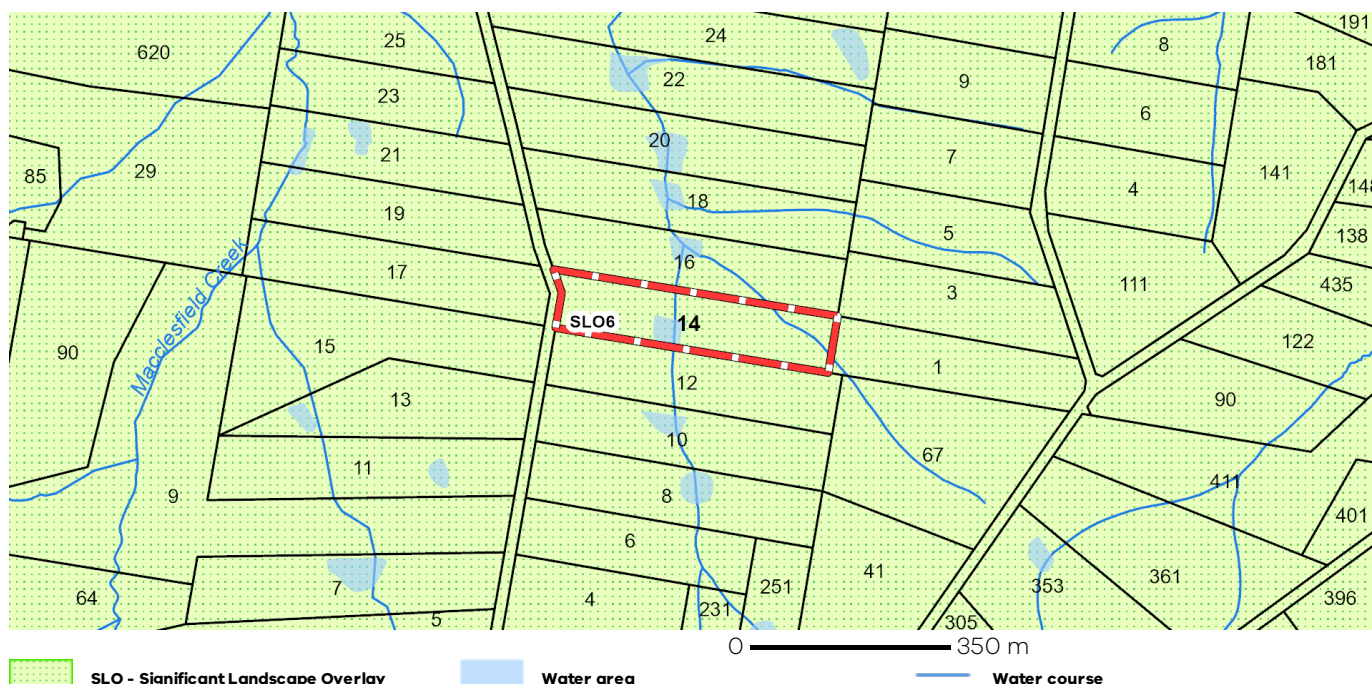
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



Planning Overlays

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

[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 6 \(SLO6\)](#)



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

Further Planning Information

Planning scheme data last updated on 30 January 2025.

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

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

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

PROPERTY DETAILS

Address: **14 COOPERS ROAD MACCLESFIELD 3782**

Lot and Plan Number: **Lot 11 LP60834**

Standard Parcel Identifier (SPI): **11\LP60834**

Local Government Area (Council): **YARRA RANGES**

Council Property Number: **226324**

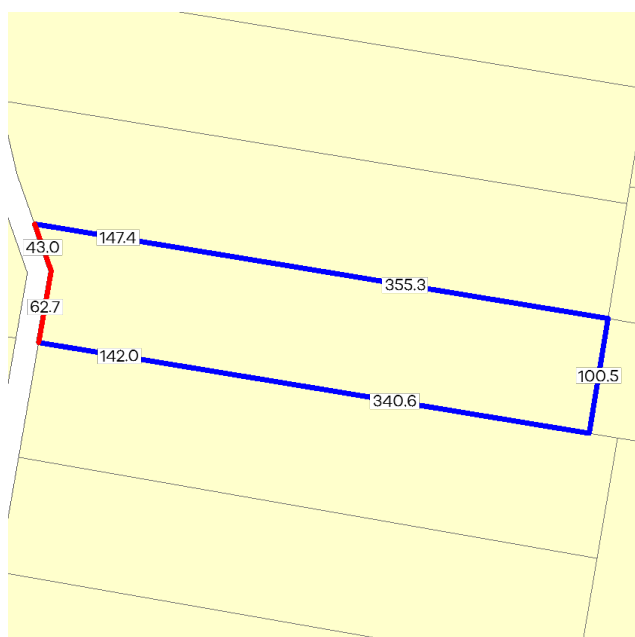
Directory Reference: **Melway 309 J2**

www.yarraranges.vic.gov.au

Note: There are 2 properties identified for this site.
These can include units (or car spaces), shops, or part or whole floors of a building.
Dimensions for these individual properties are generally not available.

SITE DIMENSIONS

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



Area: 48834 sq. m (4.88 ha)

Perimeter: 1192 m

For this property:

— Site boundaries

— Road frontages

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

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

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

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**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

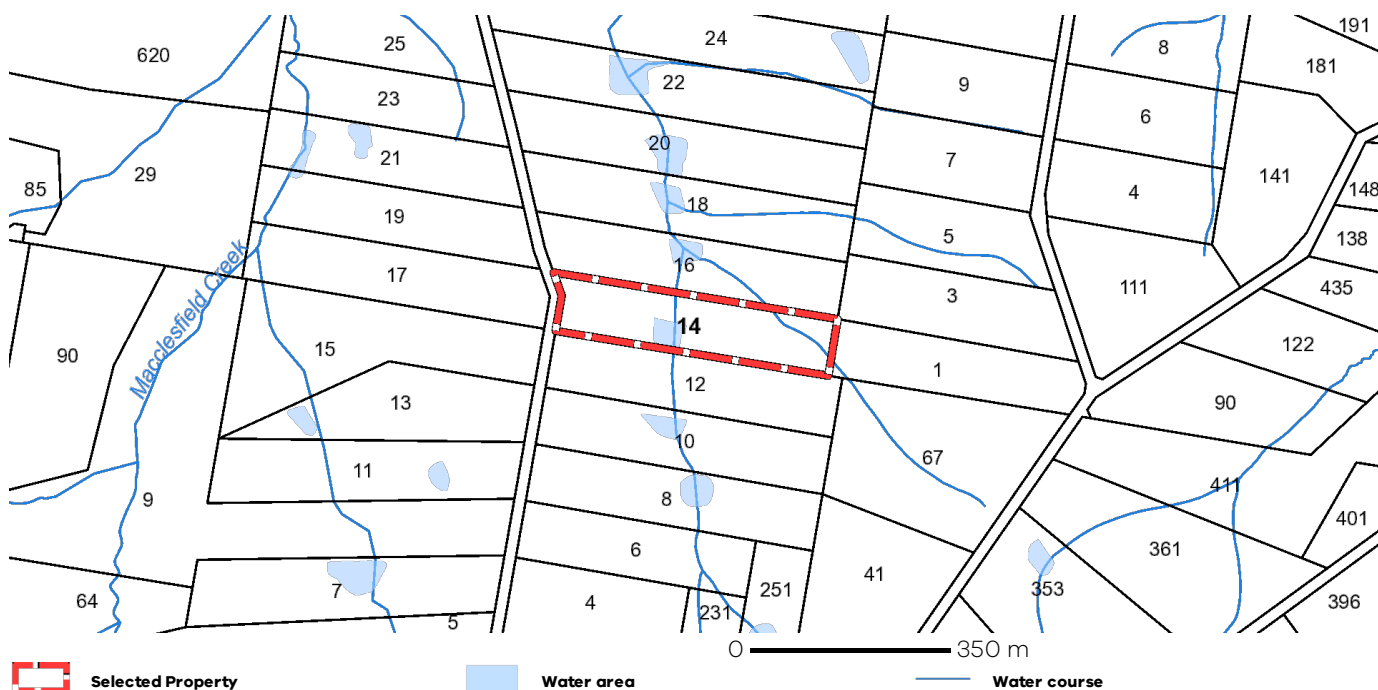
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



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 consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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