

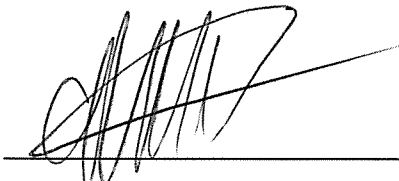
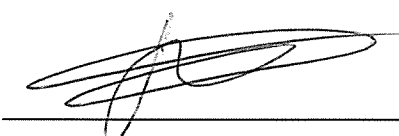
# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.  
The vendor may sign by electronic signature.

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

Land	13 LISHEEN ROAD, COCKATOO VIC 3781
------	------------------------------------

Vendor's name	Andrew Ashley Knight	Date
Vendor's signature		04/03/2025
Vendor's name	Joachina Knight (formerly Scott)	Date
Vendor's signature		04/03/2025

Purchaser's name	Date
Purchaser's signature	/ /
Purchaser's name	Date
Purchaser's signature	/ /



## 1. FINANCIAL MATTERS

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

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

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

\$0.00	To	
Other particulars (including dates and times of payments):		

### 1.3 Terms Contract

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

Not Applicable

### 1.4 Sale Subject to Mortgage

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

Not Applicable

### 1.5 Commercial and Industrial Property Tax Reform Act 2024 (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	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable

### 2.2 Owner Builder

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

Not Applicable



### 3. LAND USE

#### 3.1 Easements, Covenants or Other Similar Restrictions

- (a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):
- ☒ Is in the attached copies of title document/s
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:
- To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

#### 3.2 Road Access

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

☐

#### 3.3 Designated Bushfire Prone Area

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

☒

#### 3.4 Planning Scheme

- ☒ Attached is a certificate with the required specified information.

### 4. NOTICES

#### 4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

#### 4.2 Agricultural Chemicals

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

NIL

#### 4.3 Compulsory Acquisition

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

NIL

### 5. BUILDING PERMITS

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

- ☒ Are as follows:  
As attached

### 6. OWNERS CORPORATION

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

Not Applicable



## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

## 8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	--	---

## 9. TITLE

Attached are copies of the following documents:

### 9.1 ☒ (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable

### 10.2 Staged Subdivision

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

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

NIL

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

NIL

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

NIL

### 10.3 Further Plan of Subdivision

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

Not Applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable





## **12. DUE DILIGENCE CHECKLIST**

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

Is attached

## **13. ATTACHMENTS**

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

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

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

---



# Due diligence checklist

## What you need to know before buying a residential property

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

### Urban living

#### Moving to the inner city?

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

#### Is the property subject to an owners corporation?

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

### Growth areas

#### Are you moving to a growth area?

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

### Flood and fire risk

#### Does this property experience flooding or bushfire?

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

### Rural properties

#### Moving to the country?

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

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

#### Can you build new dwellings?

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

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

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

### Soil and groundwater contamination

#### Has previous land use affected the soil or groundwater?

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

(04/10/2016)



## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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



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

Page 1 of 1

VOLUME 06453 FOLIO 452

Security no : 124121912895M  
Produced 11/02/2025 11:40 AM

### LAND DESCRIPTION

Lot 73 on Plan of Subdivision 011341.  
PARENT TITLE Volume 05095 Folio 955  
Created by instrument 1796676 03/12/1940

### REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
JOACHINA SCOTT of 13 LISHEEN ROAD COCKATOO VIC 3781  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
ANDREW ASHLEY KNIGHT of 13 LISHEEN ROAD COCKATOO VIC 3781  
AR638587L 09/11/2018

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU348068C 17/05/2021  
PERMANENT CUSTODIANS LTD

COVENANT 1796676 03/12/1940

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 LP011341 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 13 LISHEEN ROAD COCKATOO VIC 3781

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 17/05/2021

DOCUMENT END





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Document Type	<b>Plan</b>
Document Identification	<b>LP011341</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>11/02/2025 11:40</b>

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PLAN OF SUBDIVISION  
PART OF CROWN ALLOTMENT 77

PARISH OF GEMBROOK  
COUNTY OF MORNINGTON

Vol. 5095 Fol. 1018955

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES


COLOUR CODE

- E-1= BLUE  
R1, R2 & R3= BROWN  
E-3= HATCHED RED OVER BLUE  
E-4= RED CROSS HATCHED OVER BLUE  
E-5= RED HATCHED OVER RED  
ROADS COLOURED BROWN  
THE DRAINAGE EASEMENT HATCHED  
RED OVER BLUE HAS BEEN REMOVED  
VIDE. APPN 2590 SEC 73

THE EASEMENT COLOURED RED  
CROSS HATCHED OVER BLUE HAS  
BEEN REMOVED  
VIDE. A.O. IN S 254944C SEC 23 SUB'D ACT  
A DRAINAGE EASEMENT AFFECTING LAND  
COLOURED RED HATCHED OVER RED HAS  
BEEN CREATED IN FAVOUR OF LOTS ON  
LP 11341 VIDE. S 254944C SEC 23 SUB'D ACT

ENCUMBRANCES

AS TO THE LAND MARKED E-6  
THE EASEMENT TO S.E.C. CREATED  
IN INSTRUMENT H791758

LAND SHOWN THUS  HAS BEEN  
TRANSFERRED TO THE CROWN

LOT No.	DEALING No.
37	J 284199
48-50	H 717502
51	H 717497
47	H 944299
53	H 997384
46	H 997381
42	H 997380
43	H 997375
45	H 997379
52	H 997376
39	J 42665
41	J 42660
40	J 75504
36	J 284200
62	K 730037
44	L 654199 R
38	M 347778 A
61	M 447616 E

NOTATIONS

WATERWAY NOTATION:

LOTS 1, 63, 64, 65, 66, 70, 71, 73 & 74

IN THIS PLAN MAY ABUT CROWN LAND

THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

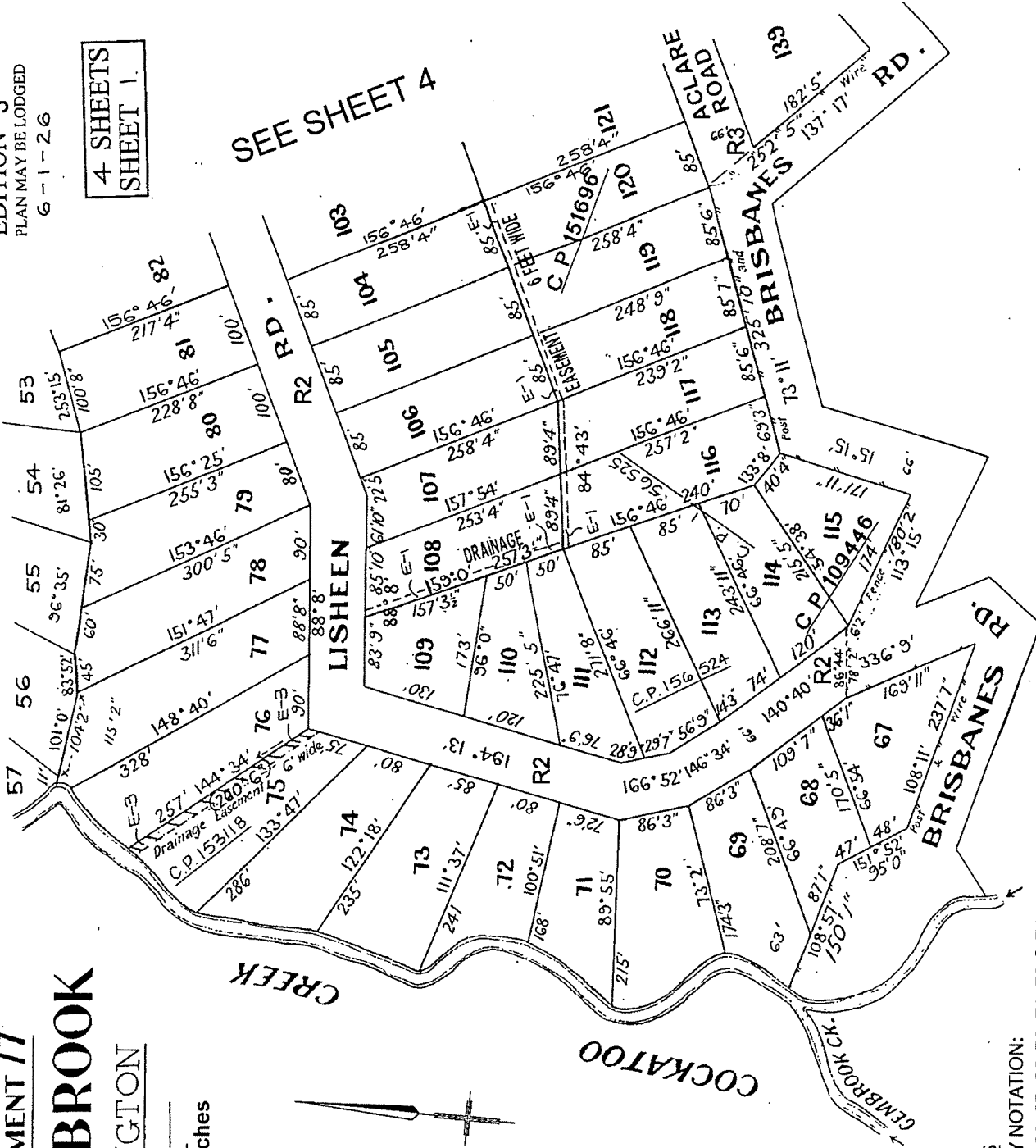
LP 11341  
EDITION 3  
PLAN MAY BE LODGED  
6-1-26

4 SHEETS  
SHEET 1.

SEE SHEET 2

SEE SHEET 3

SEE SHEET 4



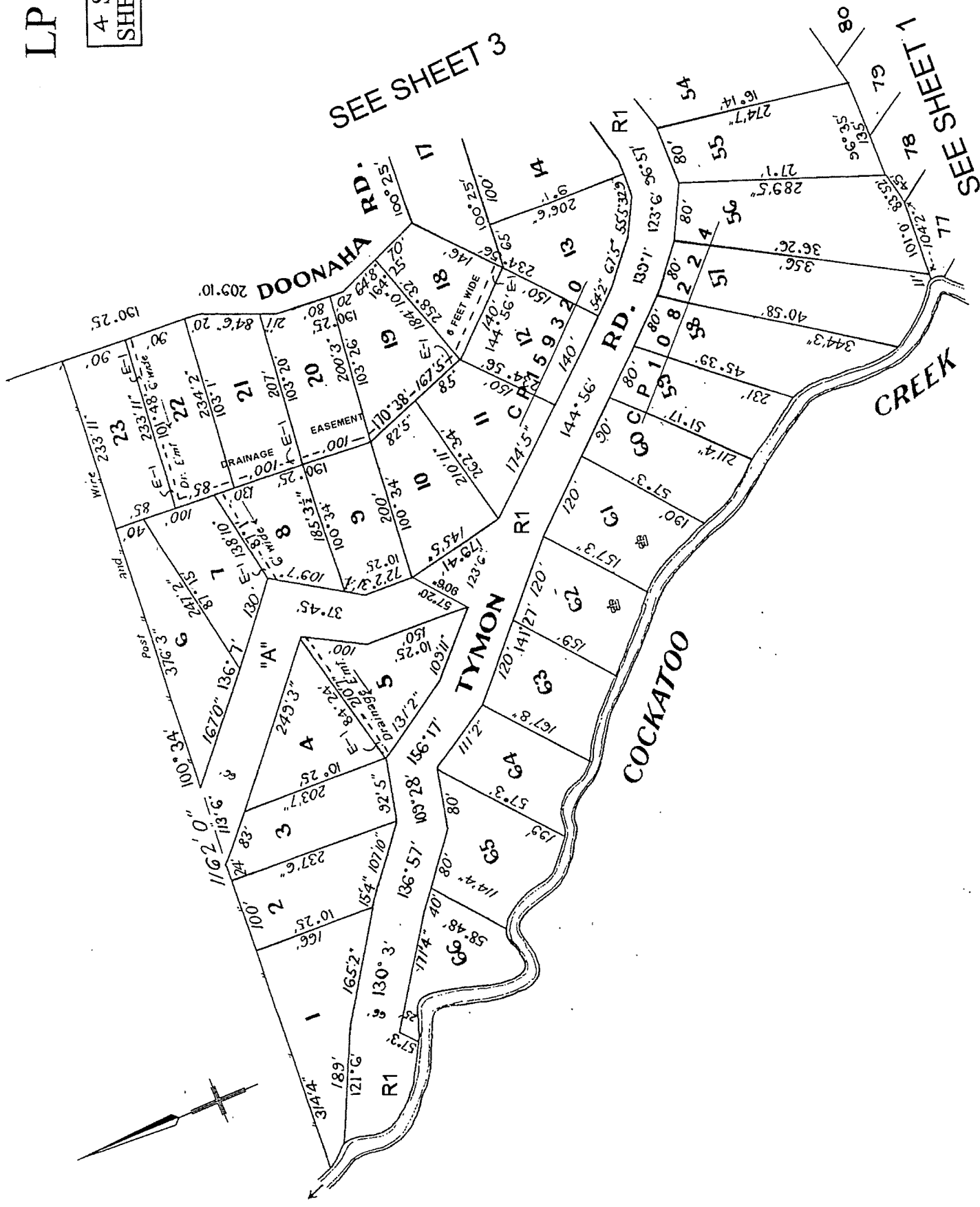


LP 11341

4 SHEETS  
SHEET 2.

SEE SHEET 3

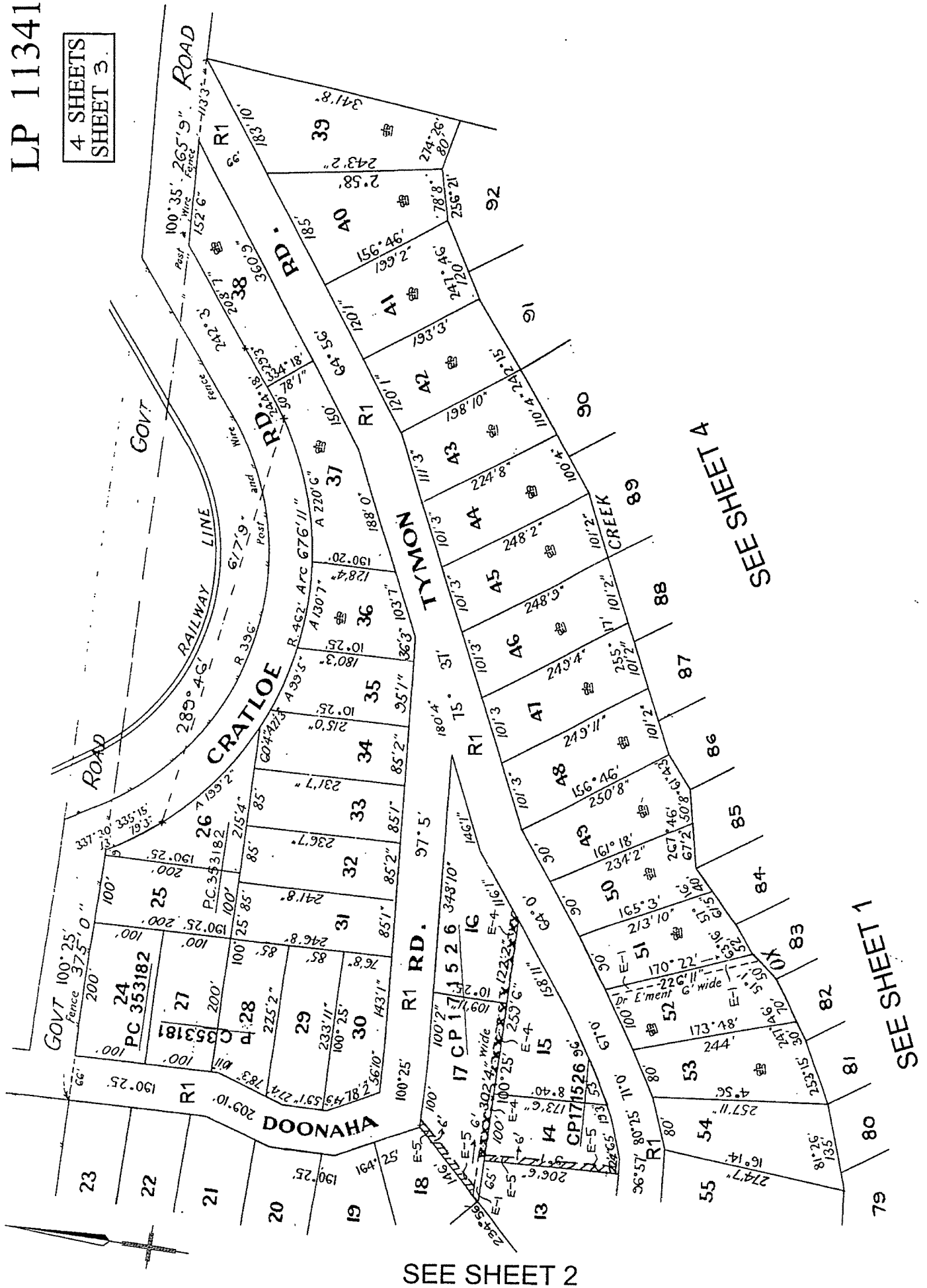
SEE SHEET 1





LP 11341

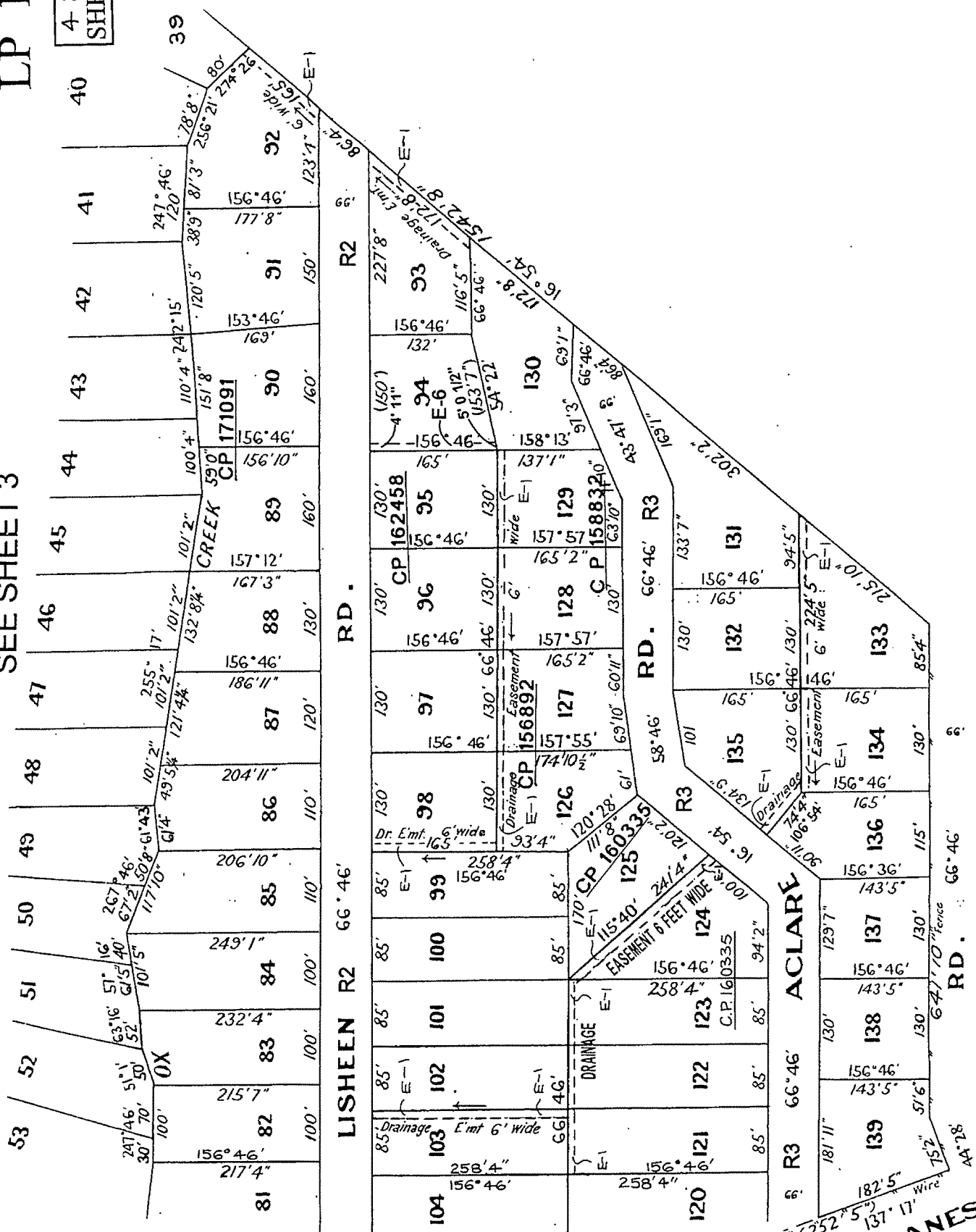
4 SHEETS  
SHEET 3.







4 SHEETS  
SHEET 4.





## MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

**LP 11341**

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
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[illegible]



# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>1796676</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>11/02/2025 11:40</b>

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3896852

**KEEP**

1796676

F. J. CORDER

VICTORIA

TRANSFER OF LAND

SO. LODGED

MICROFILMED

DEC. 1940



FREEHOLD



I JOHN JOSEPH CORRIGAN of Cockatoo Farmer being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of TWENTY FIVE POUNDS -- paid to me by WILLIAM ALBERT LADNER of 22 Rowe Street Maribyrnong Munition Worker DO HEREBY TRANSFER to the said William Albert Ladner all my estate and interest in All That piece of land being Lot 73 on Plan of Subdivision Number 11341 lodged in the Office of Titles being part of Crown Allotment 77 Parish of Gembrook County of Evelyn and being part of the land more particularly described in Certificate of Title entered in the Register Book Volume 5095 Folio 1018955 and the said William Albert Ladner DOETH HEREBY for himself his heirs executors administrators and transferees COVENANT with the said John Joseph Corrigan his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land comprised in the said Certificate of Title remaining untransferred that he or they will not at any time hereafter excavate carry away or remove or permit to be excavated carried away or removed any earth clay stone gravel or sand from the said land hereby transferred except for the purpose of excavating for the foundations of any building to be erected thereon or use or permit or allow the said land hereby transferred to be used for the manufacture or winning of bricks tiles or pottery ware AND IT IS HEREBY REQUESTED that the above covenants may appear as an encumbrance on the Certificate of Title to be issued on this or any subsequent transfer or transfers of the said land hereby transferred.

DATED the 13<sup>th</sup> day of November One thousand nine hundred and forty,

**IMAGED**

9/1  
5095/955 (p.1)  
under an acre  
Once the covt  
in 1796676

17967  
6 2 41

17.2.41

Exh. Nil.

25 2 41

26257  
27207

67626257  
9/6/41

10 11 40





*4d/b*  
SIGNED by the said JOHN JOSEPH CORRIGAN  
in Victoria by his Attorney under Power)  
File Number 56321 T.M. Burke Proprietary  
Limited - THE COMMON SEAL of T.M. BURKE  
PROPRIETARY LIMITED was hereto affixed )  
in the presence of - )

*John*  
*T.M. Burke*  
..... Director

*Kern Davison*  
..... ACTING Secretary

SIGNED by the said WILLIAM ALBERT } *is a Partner*  
LADNER in Victoria in the presence of - )

*F.J. O'Brien*  
*Shirley*  
*Melbourne*

ENCUMBRANCES REFERRED TO.

Nil.





*[Handwritten signature]*

F.J. CORDER, Solicitor,  
108 Queen Street,  
MELBOURNE.

TRANSFER OF LAND

MR. W.A. LADNER

to

MR. J.J. CORRIGAN

DATED

1940.

MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	REMARKS
TRANSFER AS TO PART	24 December 1940	William Albert Ladner.	1796676

*J. Hewson*

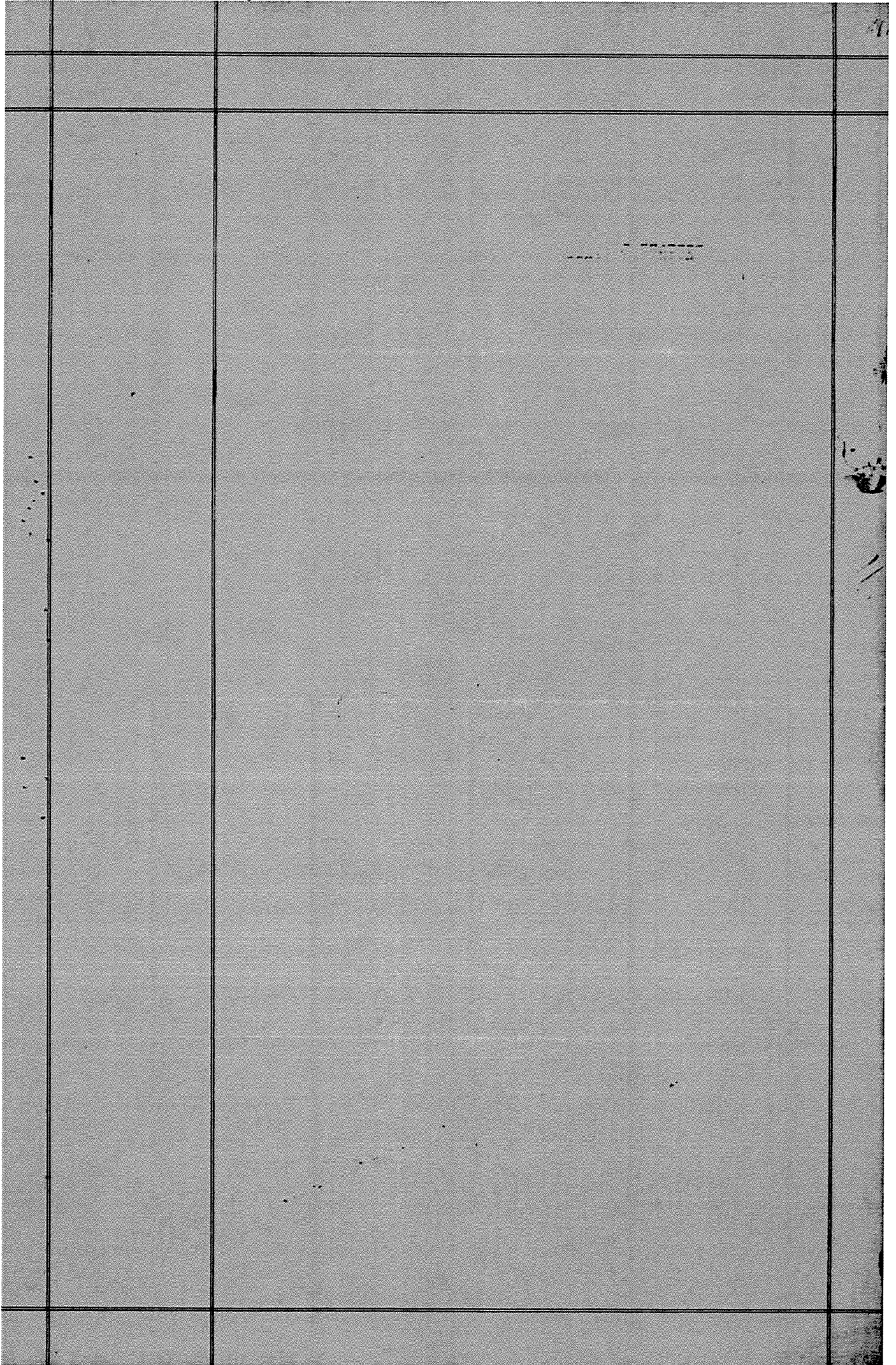
I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED IN THE REGISTER BOOK VOL. 5095 F. 1018923

*J. Hewson*

ASSISTANT REGISTRAR OF TITLES









# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1109217

## APPLICANT'S NAME & ADDRESS

ARGYLE CONVEYANCING SERVICES PTY LTD C/-  
TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

## VENDOR

KNIGHT, ANDREW ASHLEY

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

354960

This certificate is issued for:

LOT 73 PLAN LP11341 ALSO KNOWN AS 13 LISHEEN ROAD COCKATOO  
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2
- and a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- is within a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
- and a VEGETATION PROTECTION OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/cardinia>

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

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

11 February 2025

Sonya Kilkenny  
Minister for Planning

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

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

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

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



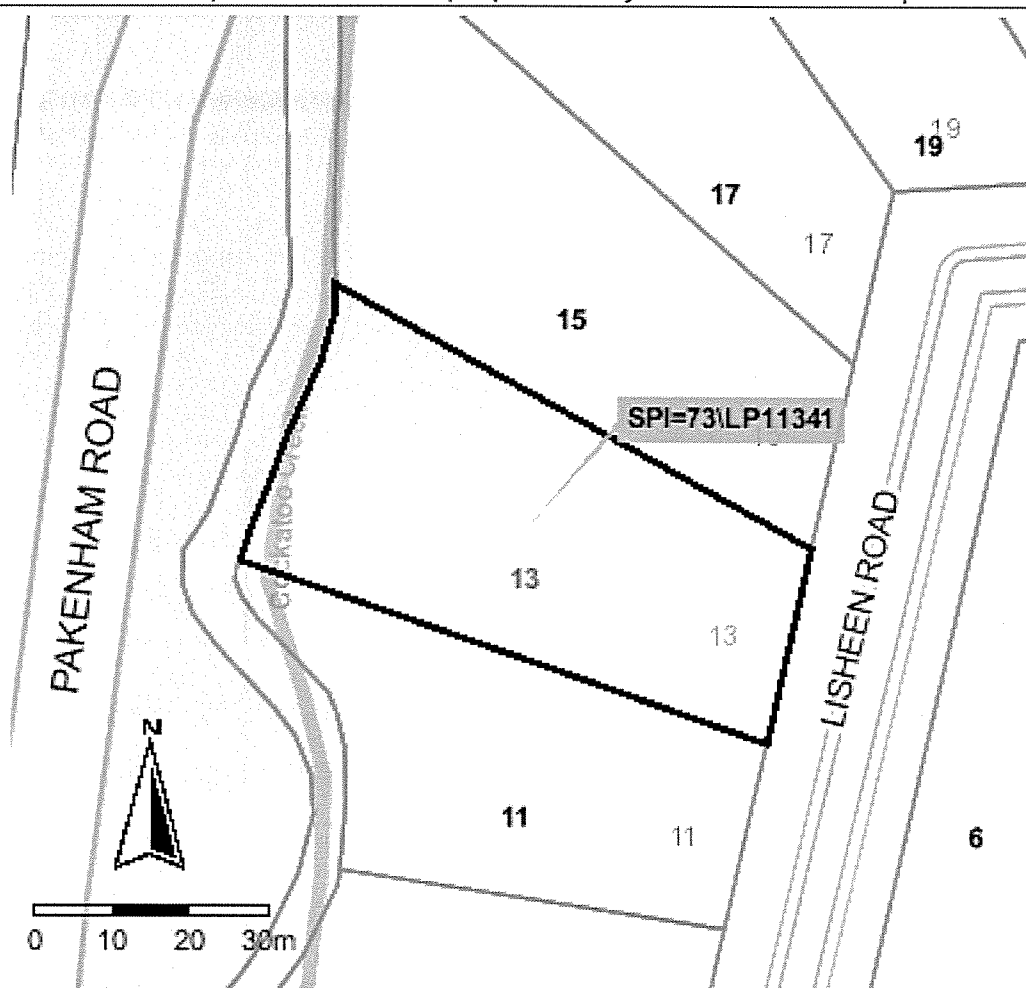


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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

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

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



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#### Choose the authoritative Planning Certificate

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

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

#### Privacy Statement

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





# PLANNING PROPERTY REPORT



VICTORIA  
State  
Government

Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 11 February 2025 11:33 AM

## PROPERTY DETAILS

Address: **13 LISHEEN ROAD COCKATOO 3781**  
Lot and Plan Number: **Lot 73 LP11341**  
Standard Parcel Identifier (SPI): **73\LP11341**  
Local Government Area (Council): **CARDINIA**  
Council Property Number: **2495000600**  
Planning Scheme: **Cardinia**  
Directory Reference: **Melway 311 J10**

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

[Planning Scheme - Cardinia](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MONBULK**

## OTHER

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

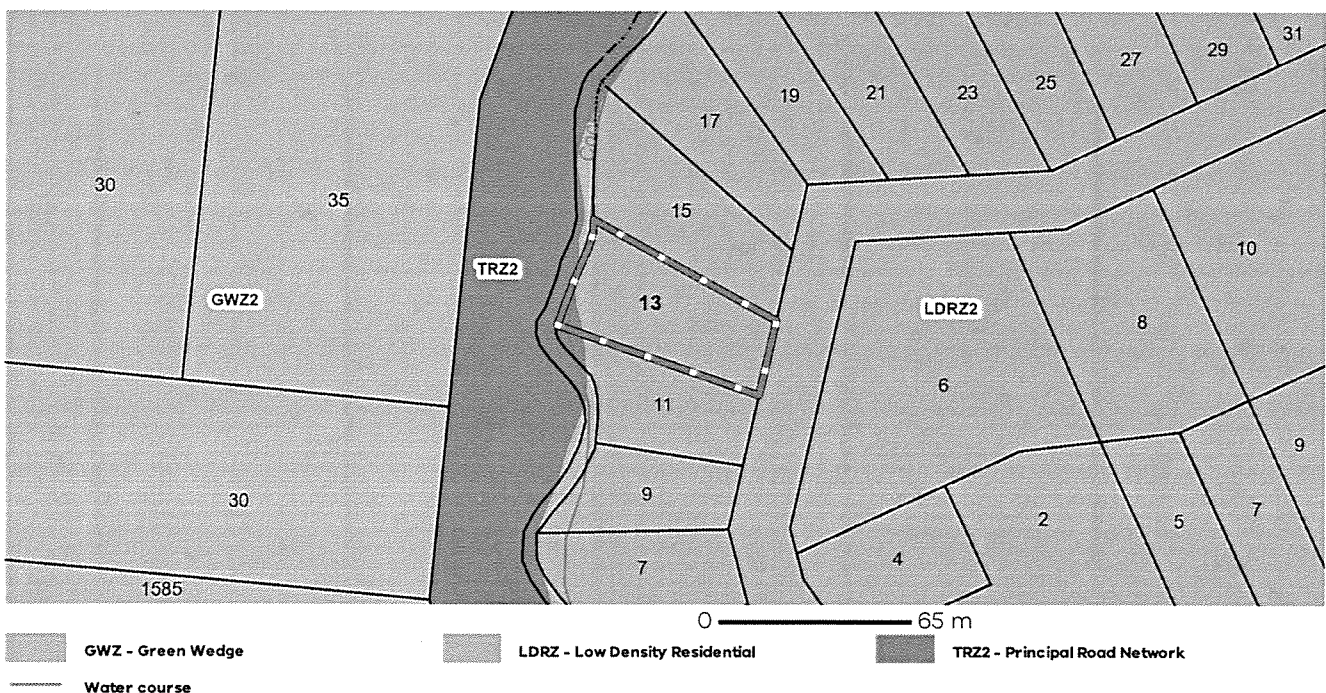
[View location in VicPlan](#)

## Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 \(LDRZ2\)](#)

[TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK \(TRZ2\)](#)



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.delp.vic.gov.au/disclaimer>

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



## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

#### BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 (BMO2)



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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



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

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## Planning Overlays

### VEGETATION PROTECTION OVERLAY (VPO)

#### VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



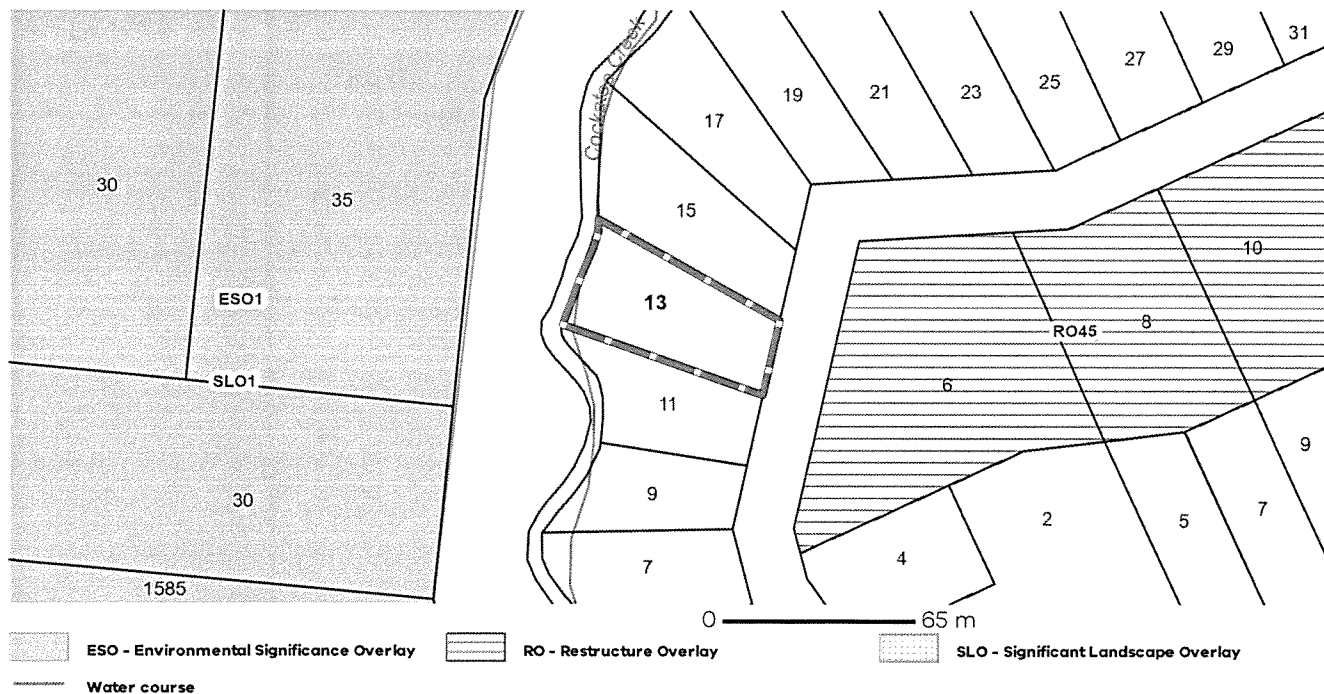
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### RESTRUCTURE OVERLAY (RO)

#### SIGNIFICANT LANDSCAPE OVERLAY (SLO)







## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

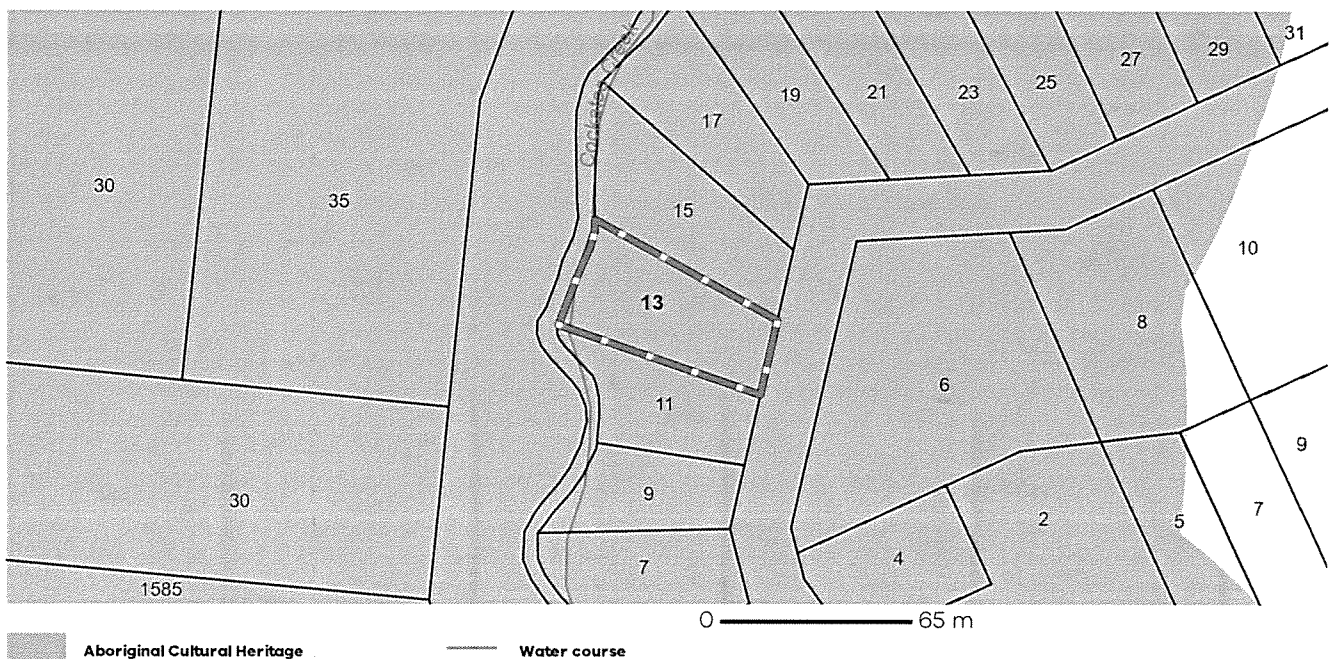
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.gov.nrm.net.au/govQuestion1.aspx>

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





## Further Planning Information

Planning scheme data last updated on 08 February 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/vicoplan>

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

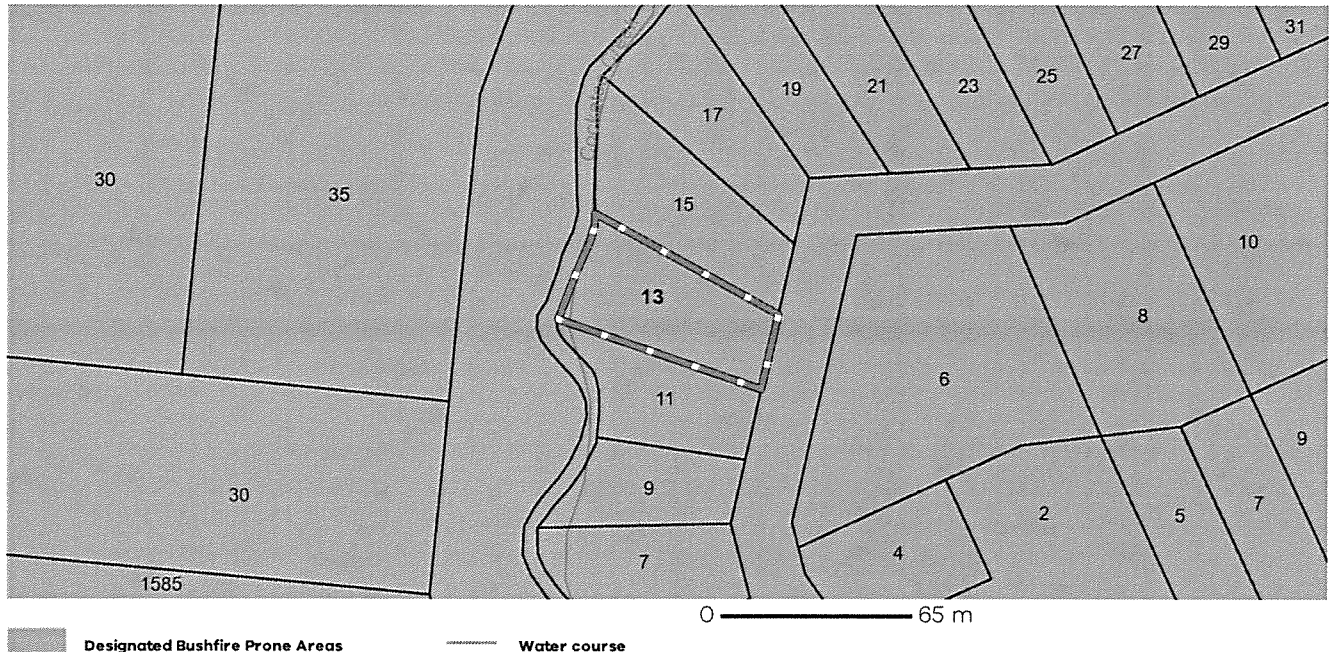


## Designated Bushfire Prone Areas

**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 \(environment.vic.gov.au\)](#)



# Valuation, rates and charges notice

For period 1 July 2024 to 30 June 2025



ABN 32 210 906 807



Scott, J & Knight, A A  
13 Lisheen Rd  
COCKATOO VIC 3781

028  
R0\_95850

Date of issue **15/08/2024**  
Property number **2495000600**

<b>Instalment 1</b> Due 30 September 2024	<b>\$351.00</b>
<b>Instalment 2</b> Due 30 November 2024	<b>\$351.00</b>
<b>Instalment 3</b> Due 28 February 2025	<b>\$351.00</b>
<b>Instalment 4</b> Due 31 May 2025	<b>\$350.01</b>

Any arrears shown on this notice are overdue and payable immediately and may continue to accrue interest at 10% p.a. until paid in full

## Rates and valuation information for your property

### Description and location of property

13 Lisheen Rd  
Cockatoo 3781  
L73 LP11341

<b>Capital Improved Value (CIV)</b> as at 1 January 2024	<b>\$415,000</b>
<b>Site Value (SV)</b>	<b>\$350,000</b>
<b>Net Annual Value (NAV)</b>	<b>\$20,750</b>
<b>Land Use Classification</b>	Residential

### Australian Valuation Property Classification Code (AVPCC)

110 : Single Residential Accommodation - Detached Dwelling

**Owner Name(s)** Scott, J & Knight, A A

We are required by legislation to display the property owner name(s).

### Rates and Charges

Base Rate	415000 x \$0.0021041	<b>\$873.20</b>
120lt Garbage & Recycling Charge	1 x \$361.70	<b>\$361.70</b>
State Fire Services Property Levy	415000 x \$0.000087 + \$132.00	<b>\$168.11</b>
<b>Total</b>		<b>\$1,403.01</b>



Scan here to pay



## Payment options

Set up regular direct debit payments at [cardinia.vic.gov.au/flexipay](http://cardinia.vic.gov.au/flexipay)  
Verification code: LFN5

Billcode: 858944  
Ref: 24950006007

BPAY® this payment via internet or phone banking  
BPAY View® - view and pay this bill via internet banking  
BPAY View registration number: 24950006007

Billpay Code: 0860  
Ref: 2495 0006 0000 007

Call 131 816 to pay over the phone  
Go to [postbillpay.com.au](http://postbillpay.com.au) or visit an Australia Post store

POST billpay



Instalment \*860 249500060000007

Set up regular Centrepay deductions from your Centrelink payments at [www.servicesaustralia.gov.au/centrepay](http://www.servicesaustralia.gov.au/centrepay) CRN: 555 012 959V

Pay in person at our Customer Service Centre  
20 Siding Avenue, Officer. (Open Monday to Friday, 8.30am–5pm).

Call 131 816 to pay by credit card over the phone

To have your notice emailed  
Register at [cardinia.enotices.com.au](http://cardinia.enotices.com.au)  
Reference No: **D1EBD3D80J**

To verify your property in MyCardinia use  
verification code: LFN5  
[www.cardinia.vic.gov.au/mycardinia](http://www.cardinia.vic.gov.au/mycardinia)





## Financial hardship and assistance

If you are experiencing financial hardship which is affecting your ability to pay your rates, please visit [www.cardinia.vic.gov.au/rateshelp](http://www.cardinia.vic.gov.au/rateshelp) or call us to discuss your options. To access free financial counselling and advice visit the National Debt Helpline's website [www.ndh.org.au](http://www.ndh.org.au) or call them on 1800 007 007.

You may apply for a waiver, deferral or payment plan for your rates and charges in accordance with sections 170, 171, 171A or 171B of the Local Government Act 1989. A copy of the legislation is available on our website at [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates)

Council may enter into a payment plan with you, upon certain terms and conditions determined by Council and in accordance with the applicable legislation, to make smaller, more regular payments towards your rates and charges. Please visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or call us for more information.

## Payment of rates and charges

Rates and charges are payable in 4 instalments as per the due dates on the front of this notice, or by weekly, fortnightly, monthly or quarterly direct debit payments. To set up a direct debit payment plan please visit [www.cardinia.vic.gov.au/flexipay](http://www.cardinia.vic.gov.au/flexipay)

Interest may be charged on overdue rates and charges in accordance with sections 172 and 172A of the Local Government Act 1989. Subject to sections 180 and 180A of the Local Government Act 1989 legal action may also be taken for recovery of unpaid rates and charges and may incur additional costs.

### Please note, Council does not offer payment in full by February 15.

If you wish to pay all four instalments in a single payment, you must do so by the due date of the first instalment to avoid interest.

All payments received will be allocated in the following order:

- 1) Legal costs (if any)
- 2) Interest (if any)
- 3) Arrears (if any)
- 4) Current rates and charges

## Concessions and rebates

If you have a Centrelink or Department of Veterans' Affairs Pensioner Concession Card or specific Department of Veterans' Affairs gold card you may be eligible for the Municipal rates concession. The property must be your principal place of residence and match the address on your eligible card.

To apply for the concession go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) for a link to the 'Municipal rates concession' web page on the Department of Families, Fairness and Housing website (DFFH) or call us to obtain a hard copy form. Please complete the application form and return the completed form to Council by post or email.

If you receive Jobseeker payments you may be eligible for the Jobseeker rebate provided by Council. To apply for this rebate please go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or call us to obtain a hard copy form and return the completed form to Council by post or email.

## Change of mailing address and property ownership

If your mailing address has changed please go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) to update your details.

Property owners are legally required to advise Council of a change in ownership by way of a Notice of Acquisition or copy of title.

## Differential rates

Council applies differential rates depending on property location and property type. Information on our differential rates is contained in our Revenue and Rating Plan and is available at [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

We are required by legislation to provide the below rate comparison information to show what rates would be for your property for each differential rate. The actual rate levied for your property is shown on the front of this notice, based on location and predominant land use.

Differential rate	Rate in \$	Amount
Base rate	0.0021041	\$873.20
Farm land	0.0015781	\$654.91
Urban farm land	0.0017880	\$742.02
Urban commercial and industrial land	0.0030511	\$1,266.21
Urban residential	0.0022509	\$934.12
Urban vacant land	0.0048187	\$1,999.76

For more information about rates and your legal rights and responsibilities visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or contact us on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

### Privacy statement

Personal information collected by Council is used for municipal purposes as specified in the *Local Government Act 1989*. Personal information will be held securely and used solely by Council for these purposes and/or directly related purposes. Council may disclose this information to other organisations if required or permitted by legislation.

## The Victorian Government's rate cap

Council has complied with the Victorian Government's rates cap of 2.75%. The cap applies to the average annual increase of total general rates. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- (i) the valuation of your property relative to the valuation of other properties in the municipality;
- (ii) the application of any differential rate by Council;
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rate cap e.g. waste charges and the State Fire Services Property Levy.

## Property valuations

Property valuations are undertaken annually by the Valuer General Victoria and is an assessment of the market value of a property as at 1 January each year.

Supplementary valuations are also made during the year where there has been a material change to the property such as a new building or land subdivision.

There are 3 separate valuations returned and Council may use any of these as its system of valuation for levying rates:

**Site Value (SV)** – the land value only.

**Capital Improved Value (CIV)** – the market value of the property, being the Site Value plus the value of any buildings and other improvements on the land.

**Net Annual Value (NAV)** – for residential and rural/farm properties 5% of the CIV, for commercial and industrial properties the higher of the estimated annual market rent or 5% of the CIV.

Cardinia Shire uses the CIV system of valuation to levy general rates.

## Fire Services Property Levy

This is a Victorian Government levy, collected by Councils, to fund the State's fire services. The amount payable varies depending on the property's Land Use Classification and Capital Improved Value. You have the right to apply for a waiver, deferral, or discount on the levy amount under section 27 of the Fire Services Property Levy Act 2012 for rateable land, and under section 28 for non-rateable residential land. Visit [www.sro.vic.gov.au/fire-services-property-levy](http://www.sro.vic.gov.au/fire-services-property-levy) for more information.

## Australian Valuation Property Classification Code (AVPCC)

This code is assigned to your property according to the predominant use of the land and is used to determine your property's Land Use Classification, in accordance with the Fire Services Property Levy Act 2012.

## Land Use Classification

This classification is used to calculate the Fire Services Property Levy amount payable for your property. It does not refer to the zoning of the property or how Council rates are calculated.

## Appeal, review and objection to rates and charges, differential rates, valuations and AVPCC

You can object to the valuation of your property and/or the AVPCC assigned within 60 days of the notice issue date. Section 17 of the Valuation of Land Act 1960 specifies the grounds for objection. An objection can be made in writing on the prescribed form or online at [ratingvaluationobjections.vic.gov.au](http://ratingvaluationobjections.vic.gov.au)

Under section 183 of the Local Government Act 1989 you can apply to the Victorian Civil and Administrative Tribunal (VCAT) for a review of any differential rate applied to your property within 60 days of the notice issue date.

You can appeal to the County Court for a review of any rate or charge applied to your property within 60 days of the notice issue date. Section 184 of the Local Government Act 1989 specifies the grounds for appeal.





YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

11th February 2025

Argyle Conveyancing Services Pty Ltd

Dear Argyle Conveyancing Services Pty Ltd,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	13 LISHEEN ROAD COCKATOO 3781
<b>Applicant</b>	Argyle Conveyancing Services Pty Ltd
<b>Information Statement</b>	30917402
<b>Conveyancing Account Number</b>	0569580000
<b>Your Reference</b>	

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lisa Anelli".

Lisa Anelli  
GENERAL MANAGER  
RETAIL SERVICES



**Yarra Valley Water Property Information Statement**

Property Address	13 LISHEEN ROAD COCKATOO 3781
------------------	-------------------------------

**STATEMENT UNDER SECTION 158 WATER ACT 1989****THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Sewerage services have been provided to this property as part of Yarra Valley Water's Community Sewerage Program. To confirm whether the property is connected to sewerage services, please contact Yarra Valley Water on 1300 853 811. For properties not currently connected to sewerage services, please contact Yarra Valley Water on 1300 651 511 to apply to connect.

Existing sewer mains will be shown on the Asset Plan.

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

Under section 144 of the Water Act 1989, Yarra Valley Water has declared this property a serviced property and has made sewerage services available to it. The property owner is subject to a \$500 contribution fee under section 268 and 269 of the Water Act 1989. This is an owner based fee and charged at \$25 per quarter over a five year period. Full payment of the outstanding balance is required by the vendor if the property is sold within the five year chargeable period. The owner is required to connect this property to Yarra Valley Water's sewer within 12 months of the service becoming available unless the existing septic system meets the current EPA Onsite Wastewater Management requirements. Connection must be made at the owner's expense.

This property is located within a pressure sewer area. Yarra Valley Water will be responsible for providing a pressure sewer pump unit to the property including all associated plumbing and electrical works. The owner will be responsible for all internal plumbing works between the pressure sewer pumping unit and the house. Prior to connection, the owner must agree to terms and conditions contained within the document titled "Using Your Pressure Sewer System - Owners Manual". Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at [www.yvw.com.au](http://www.yvw.com.au).

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	13 LISHEEN ROAD COCKATOO 3781
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

The \_\_\_\_ forms the property's \_\_\_\_ title boundary. Melbourne Water has responsibility for the management and control of the bed and banks of this waterway to the extent necessary to carry out its functions under the Water Act 1989. For further information contact Melbourne Water on 9679 7517.

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

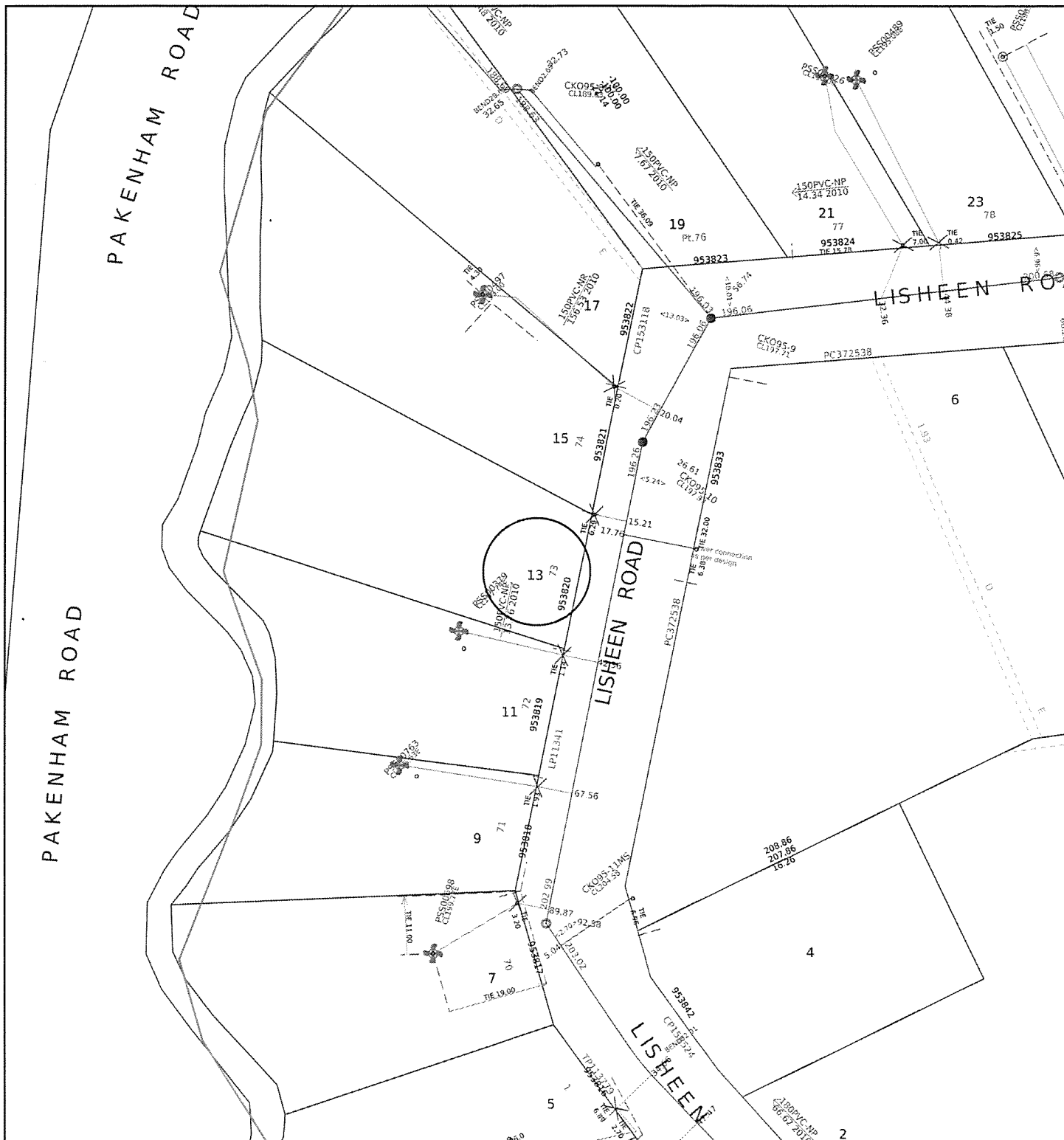
The applicable flood level for this property is RL 188.42 metres to Australian Height Datum (AHD). For further information contact Melbourne Water on 9679 7517.

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  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au  
yvw.com.au

Argyle Conveyancing Services Pty Ltd  
michelle@Argyleconveyancing.Com.Au

## RATES CERTIFICATE

Account No: 3608420041

Rate Certificate No: 30917402

Date of Issue: 11/02/2025

Your Ref:

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
13 LISHEEN RD, COCKATOO VIC 3781	73\LP11341	1434053	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2025 to 31-03-2025	\$20.41	\$20.41
Residential Water Usage Charge <i>Step 1 – 12.000000kL x \$2.56310000 = \$30.76</i> Estimated Average Daily Usage \$0.34	06-09-2024 to 06-12-2024	\$30.76	\$0.00
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$16.52
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			\$0.00
Total for This Property			\$36.93

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.







YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au  
yvw.com.au

**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:** 1434053

**Address:** 13 LISHEEN RD, COCKATOO VIC 3781

**Water Information Statement Number:** 30917402

#### HOW TO PAY



Biller Code: 314567  
Ref: 36084200417

Amount  
Paid

Date  
Paid

Receipt  
Number



# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

## Form 2

Building Act 1993, Building Regulations 2018 Regulation 37(1)  
Building Permit No. BS-U 29705/4620502699163 Stage No: 0  
PROJECT NO:BLD20191312

### Issued to;

Owner/Agent of owner <sup>1</sup> :	Henry Cecchin Habitus Design & Construct	Telephone: 0400655814
Postal address:	39 Somers Road MOUNT MARTHA VIC 3934 Australia	
ACN/ARBN		
Address for serving of documents	Habitus Design & Construct	Contact person Henry Cecchin

### Ownership Details (if person issued with permit is not the owner):

Owner / Contact:	Andrew Knight & Joachina Scott	
Postal address:	13 Lisheen Road Cockatoo VIC 3781 Australia	Telephone: 0435010400
ACN/ARBN		

### Property details (include Title details as and if applicable).

Address:	13 Lisheen Road Cockatoo VIC 3781						
Lot/s		LP/PS		Volume		Folio	
Crown allotment		Section		Parish		County	
Municipal District	Cardinia Shire Council						

### Builder<sup>2</sup>; (if not applicant)

Builder's name:	CDG Homes Pty Ltd	Telephone 0418389305
Builder's Address:	35 Shadow Play Road MOOROOLBARK VIC 3138 Australia	

### Details of Building Practitioners and architects;

a) to be engaged in the building work<sup>3</sup>

Name	Category / Class	Registration number
CDG Homes Pty Ltd	Commercial Builder	CDB-U 52208

(b) and who were engaged to prepare documents forming part of the application for this permit<sup>4</sup>

Name	Category / Class	Registration number
Paul Kennedy	Civil Engineer	EC 23742

### Details of Domestic Building Work Insurance<sup>5</sup> (if applicable)

The issuer or provider of the required insurance policy is:	N/A	
Insurance No:	N/A	Insurance policy date :

### Details of relevant planning permit

Planning Permit No:	N/A	Date of grant of Planning Permit:	N/A
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### Nature of building work;

Project description	Installation of new load bearing beams only		
Stage of building work permitted:	ALL	F/A of new building work	0
Stage cost of building work:	\$ 0.00	Total cost of project:	\$5,800.00
Storeys contained:	0	Rise in Storeys	0
Effective height (m)	0	Type of Construction	0



Version of BCA applicable to permit:	2019
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**Note 1:** Any proposed changes to the endorsed building permit documentation must be referred to the Building Surveyor in writing for review and approval prior to work being undertaken. Additional administration work on this project may incur substantial additional fees.

**Note 2:** Any non-compliance with the endorsed building permit documentation may result in enforcement procedures under the building legislation, which will incur substantial additional fees.

**Building classification;**

BCA Classification:	Part of building
1ai	Internal

Occupation or Use of Building:	
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**Commencement and Completion;**

**Note 1A:** 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.

**Note 2A:** 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.

It is responsibility of the owner to apply for an extension of time in writing, at least one month prior to the expiry date of the building permit. Further fees will be applicable for an extension of time.

If the Occupancy Permit / Certificate of Final Inspection is not issued by the completion date, additional fees, not less than the original application fee will be incurred, plus any ongoing administration fees.

Inspection requirements; <sup>3</sup>	
The mandatory notification stages are:	Frame / Final

1. Allow a minimum 2 – 3 working days for a mandatory inspection to be carried out and the inspection is subject to the availability of a registered inspector, remote areas may take longer.
2. Do not proceed past a mandatory inspection stage until unconditional approval in writing has been issued by the Building Surveyor.
3. It is the builder's responsibility to ensure that all the work for a stage is completed and compliant prior to arranging the inspection. If during an inspection the inspector is of the opinion that there are more than 5 non-compliances with the design documentation, then the inspection may be aborted, and the client charged for additional inspections.

**Relevant Building Surveyor;**

Name: Steve Maloney	Registration No. BS-U 29705	
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Signature: 

**Notes**

1. Under Regulation 318, an owner of a building or land for which a building permit has been issued must notify the relevant building surveyor in writing 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.
2. Under Regulation 317, the person in charge of the carrying out the 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, specifications and documents are available for inspection at the allotment while the building works is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
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. Any proposed variations during the project will be required to be documented and the consent of the RBS obtained prior to the works being undertaken.
7. If there are any errors / omissions on this building permit, please notify the RBS in writing without delay.
8. AABP / Building Surveyors do not assess documentation against any Covenants or Section 173 agreements that may be applicable to the allotment. It is recommended the builder and owner ensure that they do not contravene any requirements prior to commencing any building works. Seek legal advice if you are unsure about Covenants and Section 173 agreements that may be applicable to your allotment.
9. A Building Surveyor does not act as a design consultant, planning consultant, owners representative, project manager, site supervisor, health and safety representative, clerk of works, builders representative, structural engineer, quality assurance inspector, contract administrator and acts only in the role in accordance with Section 76 & 77 of the Building Act 1993. If you require any of the above services, appoint a suitably qualified person.
10. AABP P/L, its Director and employees accept no responsibility or liability for any loss or damage, whether direct, indirect or consequential, suffered by any person as the result of or arising from the reliance on the building permit, endorsed documentation, statements or information accompanying the building permit.
11. AABP P/L, its Director and employees have exercised reasonable skill, care and diligence in the performance of our functions as the Relevant Building Surveyor, in accordance with industry 'standard practice' regarding our functions.
12. AABP P/L operate a limited professional insurance cover for all consultancy advice irrespective as to the nature of our engagement. All parties should be aware that AABP P/L and the Relevant Building Surveyor operate a limited professional insurance cover and it is agreed that any claim against AABP P/L and/or the Relevant Building Surveyor is limited to ten times (10x) the application fee for the project, and the owner / agent of owner, on behalf of the owner, agree to indemnify AABP P/L and the Relevant Building Surveyor for all amounts over this agreed amount including any costs associated with defending a claim in relation to the project. AABP P/L includes all directors, agents, servants and employees engaged by AABP P/L to perform any functions on the project. AABP P/L will consider an increase in the total amount of any coverage if it is requested in writing prior to the commencement of building works on the project. It is recommended that you seek legal advice and you do not proceed with the building works documented within the building permit if you do not agree with any of these items.

## Conditions of Approval

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of building works:

D00	All building work and materials are to comply with the deemed-to-satisfy requirements of the current edition of the NCC/BCA and the referenced Australian Standards, unless a Performance Solution has been approved by the RBS. The design documentation has been checked for consistency with the intent of the Building Code and any conflict between the endorsed documentation and the Building Code are to be referred to the designer and building surveyor.
D01	In accordance with the Building Regulations a copy of this building permit must be displayed clearly at the entry to the allotment / building.
D03	Forty eight hours (48) notification required for mandatory inspections.
D05	Building to be securely propped / supported throughout the course of the building works.
D06	Work area to be cordoned off from members of the public and residents with suitable safety fencing contained within the title boundary.
D10	It is the Owners responsibility to ensure that they have complied with any Covenants and Section 173 agreements that may have been imposed on this property. Do not proceed with building works until you are satisfied you are complying with and of these matters.
D11	The building work hereby approved must be executed strictly in accordance with the approved plans and documents. All variations to the project layout, configuration or construction materials must first be approved in writing by the Relevant Building Surveyor.





# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

Regulation 200  
Building Act 1993  
Building Regulations 2018

## CERTIFICATE OF FINAL INSPECTION - Form 17

**BS-U 29705/4620502699163**

AABP Project No: BLD20191312

Issue date: 20/01/2020

### Property Details

Number:	13 Lisheen Road Cockatoo 3781		
Lot/s:	LP/PS:	Volume:	Folio:
Crown: allotment	Section: No	Parish:	County:
Municipal District:	Cardinia Shire Council		

### Building permit details:

Building permit number:	BS-U 29705/4620502699163
Version of BCA applicable to building permit:	2016
Description of Building Work:	installation of new load bearing beams only

BCA Class	Part of Building	Permitted Use
1ai	Internal	Dwelling

### Directions:

Any directions under Part 4 of the Building Act 1993 have been compiled with.

Certificate Number: **4620502699163**

Issue Date: **20/01/2020**

### Relevant building surveyor

Name: Steve Maloney  
Address: Level 8, 350 Collins Street Melbourne VIC 3000  
Email: steve@aabp.com.au  
Building practitioner registration no.: BS-U 29705  
Municipal district name: Cardinia Shire Council  
Signature:



**NOTES / CONDITIONS:** Occupation of the building / part of building / tenancy is subject to the following conditions:



# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

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1. Any prospective purchaser should not rely on this certificate and should undertake inspections by relevant professionals to confirm that they are satisfied with the property as the building surveyor does not act as a clerk of works, site foreman, project manager, nor were quality assurances undertaken during the course of the project.
2. A Certificate of Final Inspection does not indicate that all the building works have been completed. A CFI indicates that in the opinion of the Relevant Building Surveyor that the part of the building it relates to is suitable for occupancy. It is the owners responsibility to ensure that any contractual obligations with the builder are satisfied.
3. This Certificate of Final Inspection is not evidence of compliance with any requirements or conditions of any relevant Planning Scheme or Planning Permit.
4. Pursuant to Section 38(2) of the Building Act 1993, this Certificate of Final Inspection is not evidence that the building or building work concerned complies with the Building Act and Regulations.
5. It is the owners responsibility to ensure that all smoke alarms are maintained and operational, in accordance with the manufacturers guidelines.
6. This Certificate of Final Inspection is not evidence of compliance, acceptance or otherwise with any implied warranty under the Domestic Building Contracts Act (DBCA) and/or any other warranty scheme, contractual arrangement or otherwise relative to quality, workmanship, product adequacy, reliability or functionality of the building work. It is recommended that the owner / applicant engage or appoint appropriate building practitioners to confirm acceptance or otherwise of compliance with the DBCA and other associated and relevant legislation.
7. The CFI only relates to the structural works approved under the building permit. The owner will need to make inquiries as to whether a building permit is required for any other proposed building works.

## COUNCIL USE ONLY:

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BS-U 29705/4620502699163**, issued on **23/10/2019** are as follows;

Inspection Type	Inspection date	Approved
Frame	28/10/2019	Yes
Final	16/01/2020	Yes



Application Number: 202104460

## FORM 2

Regulation 37(1)

Building Act 1993  
Building Regulations 2018

### BUILDING PERMIT

Building Permit No. BSU33771/8457398092368 15 October 2021  
All

#### Issued to

Agent of Owner **Maxwell J Smith & Associates**  
ACN / ARBN **66896062109**  
Postal Address **11 Timbertop Drive Rowville** Postcode **3178**  
Email **maxwelljsmith@aapt.net.au**  
Contact Person **Maxwell Smith** Telephone **0419 394 794**

#### Ownership Details (if person issued with permit is not the owner)

Owner **Joachina Scott and Andrew Ashley Knight**  
Postal Address **13 Lisheen Road Cockatoo** Postcode **3781**  
Email **a.knight@hotmail.com.au**  
Contact Person **Andrew Knight** Telephone **04 3501 0400**

#### Property Details [include title details as and if applicable]

Number **13** Street/Road **Lisheen Road** Suburb **Cockatoo** Postcode **3781**  
Lot/s **73** LP/PS **011341** Volume **06453** Folio **452**  
Crown allotment **N/A** Section No **N/A** Parish **N/A** County **N/A**  
Municipal District **Cardinia Shire Council**

#### Builder

Name **Bay Building Services Pty Ltd** Telephone **03 8855 4444**  
Address **16 North Drive Bentleigh East 3165**  
\*ACN/\*ARBN: **34101675530**  
\*Building practitioner registration no: **CDBU52207**

This builder is specified under section 24B 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 work

Name	Category/class	Registration Number
Bay Building Services Pty Ltd	Builder	CDBU52207



(b) Who were engaged to prepare documents forming part of the application for this permit<sup>4</sup>

Name	Category/class	Registration Number
Maxwell Smith	Drafting	DPAD1831

#### Details of Domestic Building Work Insurance

The issuer or provider of the required insurance policy is: **Insurance House Pty Ltd**

Insurance policy number : **C640561**

Insurance policy date : **15/09/2021**

#### Details of Relevant Planning Permit

Planning Permit No: **N/A**

Date of grant of Planning Permit: **N/A**

#### Nature of Building Work

Description: **Remedial works** to existing carport

Version of BCA applicable to permit: **2019**

Cost of Building Work: **\$21,361.00**

Total floor area of new building work in m<sup>2</sup>: **0**

#### Building classification

Part of Building: **carport**

BCA Classification: **10a**

#### Exemption from, or consent to partial compliance with, certain requirements

The following exemption from, or a consent to partial compliance with, certain requirements of the Building Regulations 2018 was granted or given under regulation 229(2), 231(2), 233(3) or 234(2) of the Building Regulations 2018 in relation to the building work to which this permit applies:

Part Or Whole Of Building Or Place Of Public Entertainment Or Building Work Exempt From, Or Given Consent To Partial Compliance With, Requirements Of The Building Regulations 2018	Nature And Scope Of Exemption
part	Bushfire construction requirement

#### Protection Work

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

#### Inspection Requirements

The mandatory inspection notification stages are:

1. Prior to Placing a Footing - Pads
2. Completion of Framework - Timber Frame
3. Final upon completion of all building work

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

If an occupancy permit is required, the permit is required for the of the building in relation to which the building work is carried out.

#### Commencement and Completion

This building work must commence by 15 October 2022





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 by 15 October 2023

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

1. A sign must be displayed on the allotment during construction showing the Building Permit number, the date it was issued, the Builder's registration number, builder's contact details and Building Surveyor's registration number, and RBS office phone number.
2. Boundary fences to remain unless a re-establishment survey plan is provided by a Licensed Land Surveyor prior to their removal.
3. Each mandatory inspection stage is to be inspected and approved before works may proceed.
4. Site is to be adequately fenced and secured at all times.
5. Smoke alarms are to be installed in accordance with AS3786.
6. This building permit includes up to 5 mandatory inspections. Any additional inspections will incur additional fees.

### Relevant Building Surveyor

Name: **Lloyd Lewis**

Address: **8 Stevenson** Avenue, Dandenong North


Email: **admin@approved.net.au**

Building practitioner registration no.: **BSU33771**

Municipal district: **Cardinia Shire** Council

Permit no.: **BSU33771/8457398092368**

Date of issue of permit: **15 October 2021**





Application Number: 202104460

## FORM 17

Regulation 200  
**Building Act 1993**  
Building Regulations 2018

### CERTIFICATE OF FINAL INSPECTION

#### Property Details

Number: **13** Street/Road: **Lisheen Road** Suburb: **Cockatoo** Postcode: **3781**  
Lot/s: **73** LP/PS: **011341** Volume: **06453** Folio: **452**  
Crown allotment: **N/A** Section: No **N/A** Parish: **N/A** County: **N/A**  
Municipal District: **Cardinia Shire Council**

#### Building permit details

Building permit number: **BSU33771/8457398092368**  
Version of BCA applicable to building permit: **2019**

#### Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
carport	carport	10a

#### Exemption from, or consent to partial compliance with, certain building requirements

The following exemption from, or a consent to partial compliance with, certain requirements of the Building Regulations 2018 was granted under regulation 229(2), 231(2), 233(3) or 234(2) of the Building Regulations 2018:

Part or whole of building or place of public entertainment or building work exempt from, or given consent to partial compliance with, requirements of the Building Regulations 2018	Nature and scope of exemption
	Bushfire construction requirement

#### Maintenance determination

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

#### Directions to fix building work

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

#### Approved Inspections

Inspection Type	Approved Date
Prior to Placing a Footing - Stump Hole	27/07/2022
Completion of Framework - Timber Frame	08/02/2023
Final upon completion of all building work	08/02/2023

#### Relevant building surveyor

Name: **Lloyd Lewis**  
Address: **8 Stevenson Avenue, Dandenong North**



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Email:

Building practitioner registration no.:

Municipal district name:

Certificate no.

Date of issue:

Date of final inspection

Signature:

**admin@approved.net.au**

**BSU33771**

**Cardinia Shire Council**

**BSU33771/8457398092368**

**8 February 2023**

**8 February 2023**







**INSURANCE HOUSE PTY LTD**  
Level 3, 100 Wellington Parade  
East Melbourne VIC 3002  
insurancehouse.com.au  
1300 851 329

## Domestic Building Insurance

### Certificate of Insurance

**Andrew Ashley Knight**  
13 Lisheen Rd  
COCKATOO  
VIC 3781

Policy Number:  
**C640561**

Policy Inception Date:  
**15/09/2021**

Builder Account Number:  
**014274**

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 the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

#### Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**  
At the property: **13 Lisheen Rd COCKATOO VIC 3781 Australia**  
Carried out by the builder: **BAY BUILDING SERVICES PTY LTD**  
Builder ACN: **101675530**

**!** If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Andrew Ashley Knight**

Pursuant to a domestic building contract dated: **30/08/2021**

For the contract price of: **\$ 21,361.00**

Type of Cover: **BUILDING PERMIT**  
Cover is only provided if BAY BUILDING SERVICES PTY LTD has died, become insolvent or has disappeared or fails to comply with a Court Order \*

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy\***

#### PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email [dbi@vmia.vic.gov.au](mailto:dbi@vmia.vic.gov.au)

#### IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

\* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by Victorian Managed Insurance Authority

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Victorian Managed Insurance Authority  
ABN 39 682 497 841  
PO Box 18409, Collins Street East Victoria 8003  
P: 1300 363 424



