

SECTION 32 **STATEMENT**

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

Vendor:	Katherine Janette Holmes
Property:	1 Kitchener Parade, Cockatoo VIC 3781



VICTORIAN
STATEWIDE
CONVEYANCING

VENDORS REPRESENTATIVE

Victorian Statewide Conveyancing Pty Ltd
PO Box 32, Narre Warren VIC 3805
Tel: 87905488
Fax: 87949072

Email: info@victorianstatewide.com.au

Ref: AW:20242296

32A FINANCIAL MATTERS

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

Provider	Amount (& interest if any)	Period
Cardinia Shire Council	\$1,849.42	Per annum
Yarra Valley Water	\$151.00	Per annum

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

None to the vendors knowledge

Their total does not exceed \$3,000.00 per annum

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

32A(b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-

Not Applicable

Commercial and Industrial Property Tax

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.

Yes ☐ No ☒

2. The AVPCC number is;

3. The Entry Date of the land was;

32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: -

Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-

Not Applicable

32C LAND USE

(a) RESTRICTIONS

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

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

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

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Cardinia Shire Council Planning Scheme

Responsible Authority: Cardinia Shire Council

Zoning:

Neighbourhood Residential Zone – Schedule 1

Planning Overlay/s:

Bushfire Management Overlay – Schedule 1

Design and Development Overlay – Schedule 2

Vegetation Protection Overlay – Schedule 2

32D NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- none to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable.

32E BUILDING PERMITS

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

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

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

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

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Not Connected
Telephone services	Connected

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

32I TITLE

Attached are the following documents concerning Title:

1. Register Search Statement Volume 6772 Folio 380
2. Plan of Subdivision 8354

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Katherine Janette Holmes

Signature/s of the Vendor


Katherine (Nov 20, 2024 09:06 GMT+11)

x

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

--

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

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

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

VOLUME 06772 FOLIO 380

Security no : 124119798293S
Produced 13/11/2024 10:51 AM

LAND DESCRIPTION

Lot 81 on Plan of Subdivision 008354.
PARENT TITLE Volume 04175 Folio 814
Created by instrument 1944309 26/02/1945

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KATHERINE JANETTE HOLMES of 1 KITCHENER PARADE COCKATOO VIC 3781
AN502682M 30/01/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN502683K 30/01/2017
WESTPAC BANKING CORPORATION

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 LP008354 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: 1 KITCHENER PARADE COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 12690B WESTPAC BANKING CORPORATION (63)
Effective from 30/01/2017

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	LP008354
Number of Pages (excluding this cover sheet)	3
Document Assembled	13/11/2024 10:51

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The document is invalid if this cover sheet is removed or altered.

SEE SHEET 2

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 8
PARISH OF GEMBROOK

COUNTY OF EVELYN

VOL 4175 FOL 814

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

LP 8354

EDITION 2

PLAN MAY BE LODGED

14/6/21

3 SHEETS
SHEET 1.

COLOUR CODE

E-1=BLUE

E-2=BROWN

ROADS COLOURED BROWN

ENCUMBRANCES

AS TO THE ROADS

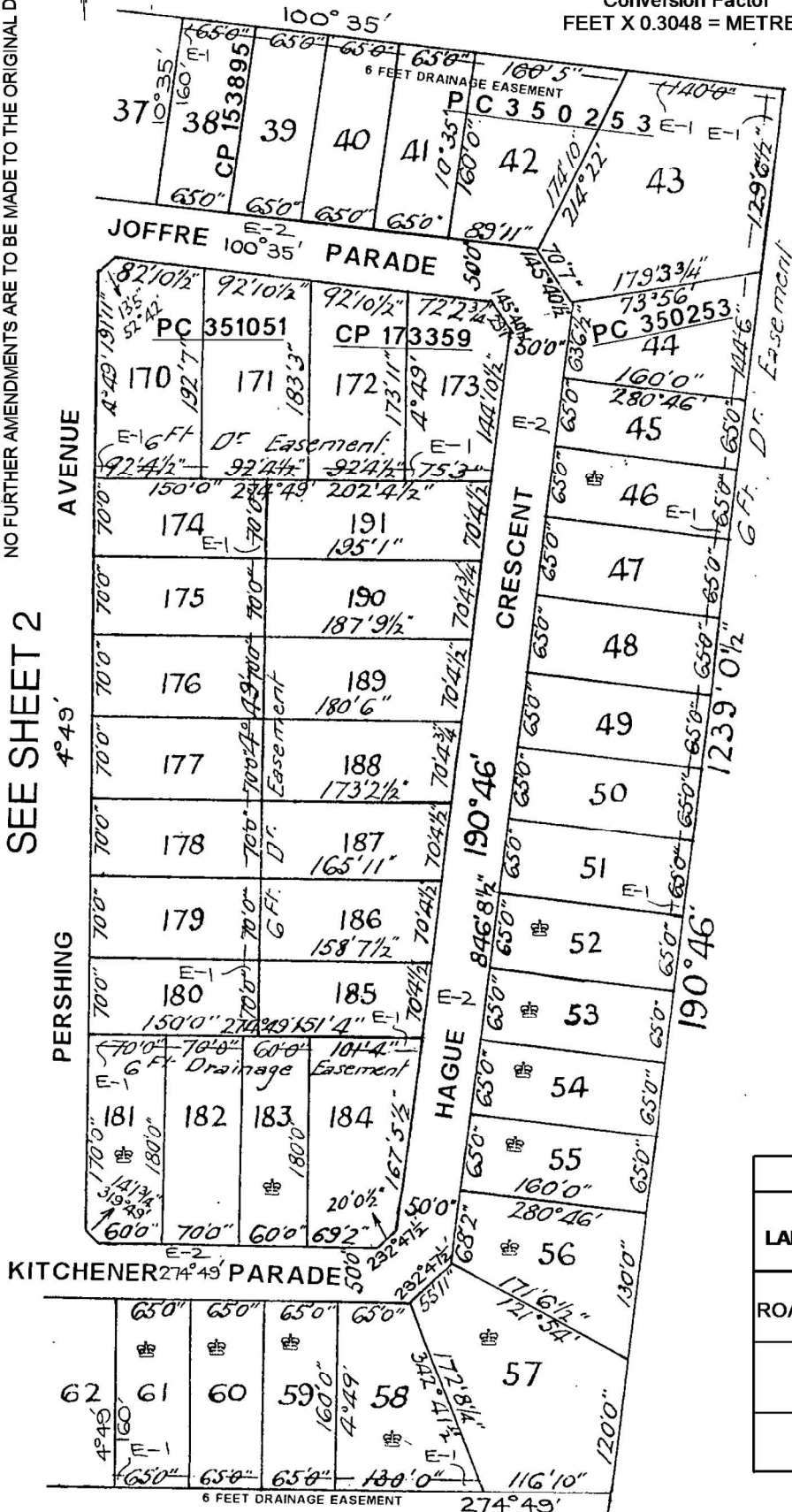
ANY EASEMENTS AFFECTING
THE SAME

LAND SHOWN THUS HAS BEEN
TRANSFERRED TO THE CROWN

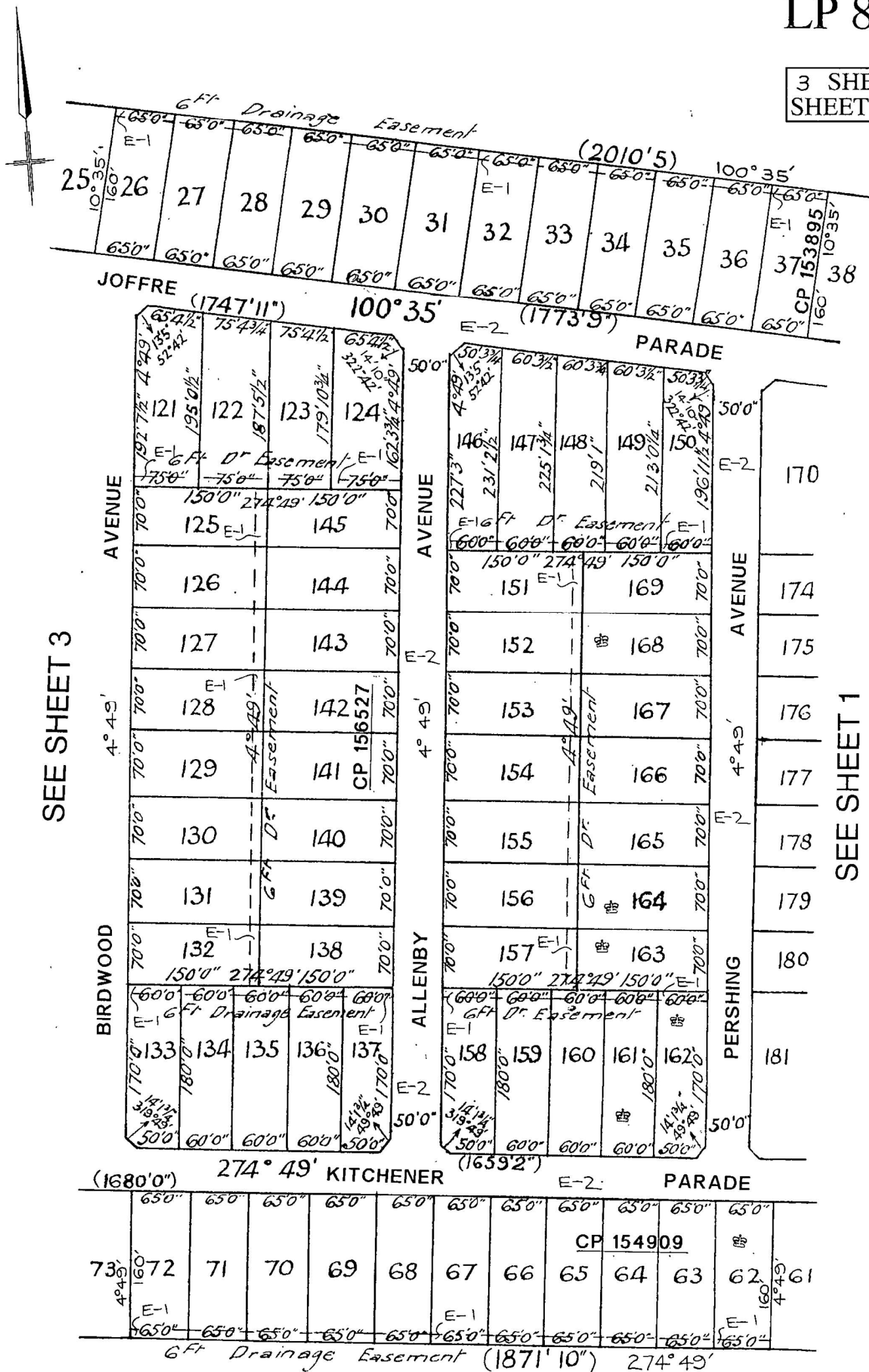
<u>LOT</u>	<u>DEALING NO.</u>
LOT 57	K 398243
LOT 181	K 426819
LOTS 163 & 164	K 844463
LOT 58	L 205931 R
LOT 53	L 351948 T
LOT 183	L 351945 D
LOTS 60 & 61	L 380889 M
LOT 55	L 126376 C
LOT 168	L 351946 A
LOT 45	L 696177 N
LOT 62	L 779648 H
LOT 59	M 247921 S
LOT 56	M 281491 X
LOT 161& 162	P 226892
LOT 54	R 639399 E
LOT 52	R 804502 T
LOT 46	S 73148 R

LIST OF MODIFICATIONS

LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ART
ROADS		EASEMENTS ENHANCED	-	2	A.D.



3 SHEETS
SHEET 2.

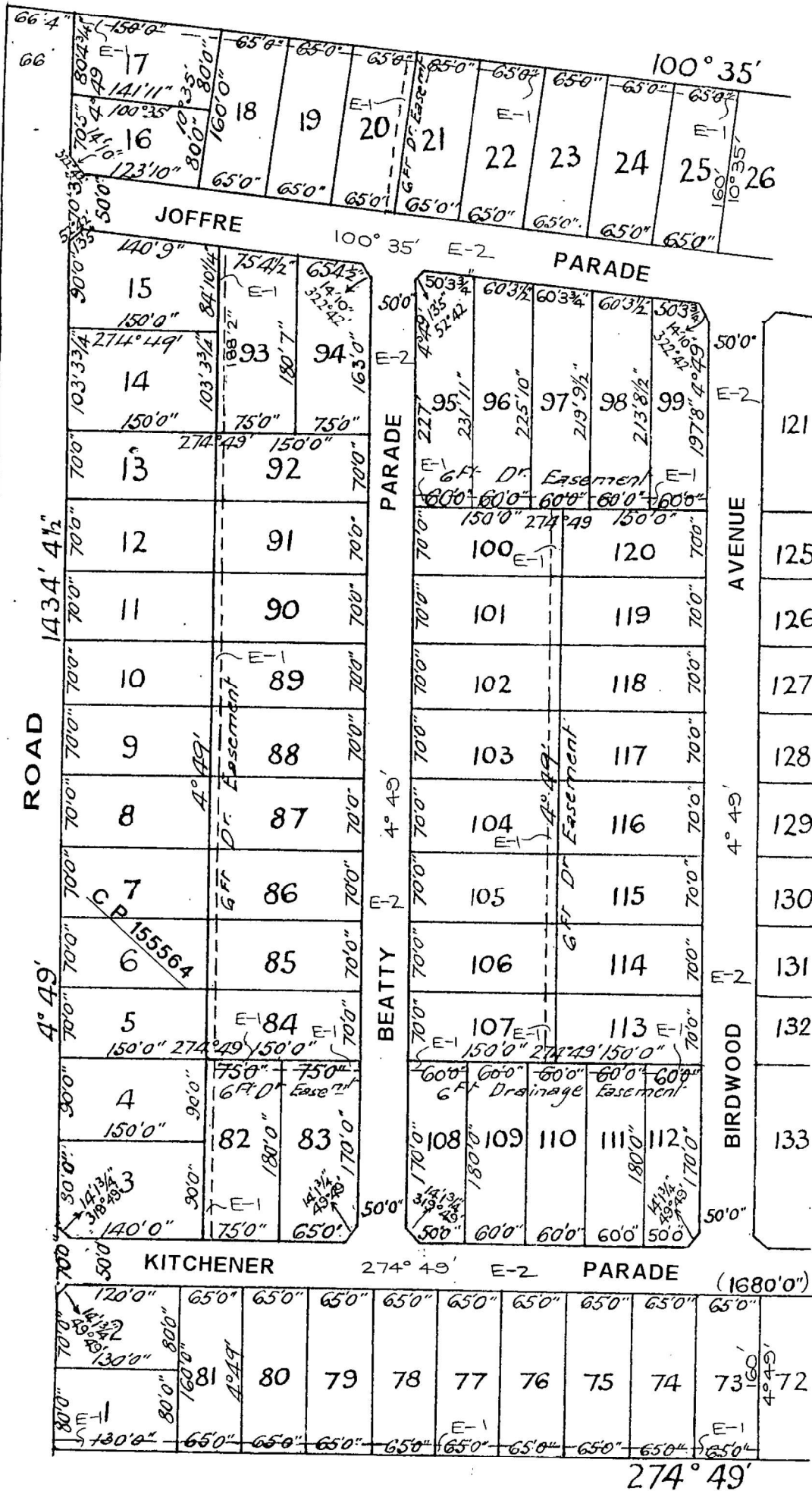


LP 8354

3 SHEETS
SHEET 3.



Line of Pegs



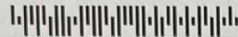
SEE SHEET 2

Valuation, rates and charges notice

For period 1 July 2024 to 30 June 2025



ABN 32 210 906 807



Holmes, K J
1 Kitchener Pde
COCKATOO VIC 3781



028
1002803
R1_6041

Date of issue 15/08/2024
Property number 2459950100

Instalment 1 Due 30 September 2024	\$462.00
Instalment 2 Due 30 November 2024	\$462.00
Instalment 3 Due 28 February 2025	\$462.00
Instalment 4 Due 31 May 2025	\$463.42

Rates and valuation information for your property

Description and location of property

1 Kitchener Pde
Cockatoo 3781
L81 LP8354

Capital Improved Value (CIV) as at 1 January 2024

\$560,000

Site Value (SV)

\$360,000

Net Annual Value (NAV)

\$28,000

Land Use Classification

Residential

Australian Valuation Property Classification Code (AVPCC)

110 : Single Residential Accommodation - Detached Dwelling

Owner Name(s) Holmes, K J

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

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 Charges

Base Rate	560000 x \$0.0021041	\$1,178.30
120lt Garbage & Recycling Charge	1 x \$361.70	\$361.70
240lt Green Waste Charge	1 x \$128.70	\$128.70
State Fire Services Property Levy	560000 x \$0.000087 + \$132.00	\$180.72
Total		\$1,849.42



Payment options

FlexiPay

Set up regular direct debit payments at cardinia.vic.gov.au/flexipay
Verification code: F315

BPAY

Bill code: 858944
Ref: 24599501004

BPAY @ this payment via internet or phone banking
BPAY View @ - view and pay this bill via internet banking
BPAY View registration number: 24599501004

Post Billpay

Billpay Code: 0860
Ref: 2459 9501 0000 004

Call 131 816 to pay over the phone
Go to postbillpay.com.au or visit an Australia Post store

POST billpay



Instalment *860 245995010000004

Scan here to pay

VISA Bank Account
Mastercard



Set up regular Centrepay deductions from your Centrelink payments at 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
Reference No: C9FC6877CU



To verify your property in MyCardinia use
verification code: F315
www.cardinia.vic.gov.au/mycardinia

13th November 2024

VICTORIAN STATEWIDE CONVEYANCING P/L.

Dear VICTORIAN STATEWIDE CONVEYANCING P/L.,

RE: Application for Water Information Statement

Property Address:	1 KITCHENER PARADE COCKATOO 3781
Applicant	VICTORIAN STATEWIDE CONVEYANCING P/L.
Information Statement	30899350
Conveyancing Account Number	8998494776
Your Reference	AW 20242296 Holmes

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	1 KITCHENER PARADE COCKATOO 3781
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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	1 KITCHENER PARADE COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

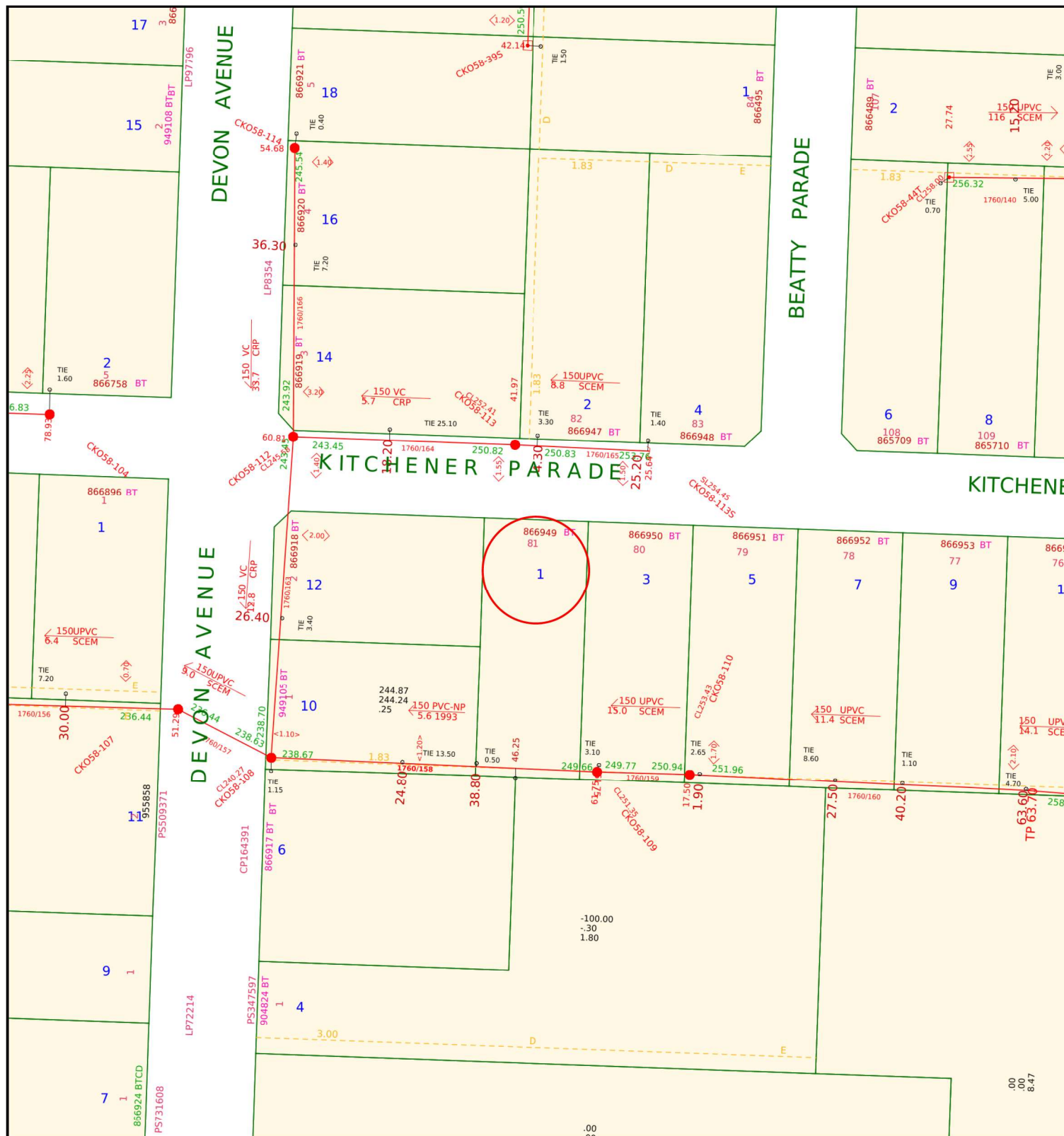
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30899350

Address	1 KITCHENER PARADE COCKATOO 3781
Date	13/11/2024
Scale	1:1000



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

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

VICTORIAN STATEWIDE CONVEYANCING P/L.
annette@VICTORIANSTATEWIDE.COM.AU

RATES CERTIFICATE

Account No: 0301780938
Rate Certificate No: 30899350

Date of Issue: 13/11/2024
Your Ref: AW 20242296 Holmes

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
1 KITCHENER PDE, COCKATOO VIC 3781	81\LP8354	1434030	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2024 to 31-12-2024	\$20.86	\$20.86
Residential Water Usage Charge Step 1 – 39.600000kL x \$2.49560000 = \$20.86 Step 1 – 0.000000kL x \$2.56310000 = \$80.07 Step 2 – 39.600000kL x \$3.18980000 = \$26.67 Step 2 – 0.000000kL x \$3.27600000 = \$102.34 Step 3 – 158.800000kL x \$4.72560000 = \$158.42 Step 3 – 0.000000kL x \$4.85340000 = \$608.01 Estimated Average Daily Usage \$11.07	11-06-2024 to 09-09-2024	\$996.37	\$0.00
Drainage Fee	01-10-2024 to 31-12-2024	\$16.89	\$16.89
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$457.17
	Total for This Property		\$494.92



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: 1434030

Address: 1 KITCHENER PDE, COCKATOO VIC 3781

Water Information Statement Number: 30899350

HOW TO PAY



Biller Code: 314567
Ref: 03017809387

Amount
Paid

Date
Paid

Receipt
Number

PROPERTY REPORT

1 Kitchener Parade, Cockatoo Vic 3781

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 81 LP8354

LOCAL GOVERNMENT (COUNCIL)

Cardinia

LEGAL DESCRIPTION

81\LP8354

COUNCIL PROPERTY NUMBER

2459950100

LAND SIZE

966m² Approx

ORIENTATION

South

FRONTAGE

19.81m Approx

ZONES

NRZ - Neighbourhood Residential Zone - Schedule 1

OVERLAYS

BMO - Bushfire Management Overlay - Schedule 2

DDO - Design And Development Overlay - Schedule 2

VPO - Vegetation Protection Overlay - Schedule 2

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Monbulk District

Schools

CLOSEST PRIVATE SCHOOLS

Maxwell Creative School (2301 m)

Mountain District Christian School (9369 m)

Dandenong Ranges Steiner School - School Road Campus (7900 m)

CLOSEST PRIMARY SCHOOLS

Cockatoo Primary School (534 m)

CLOSEST SECONDARY SCHOOLS

Emerald Secondary College (3373 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 192 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 85 Homes

Council Information - Cardinia

PHONE

1300787624 (Cardinia)

EMAIL

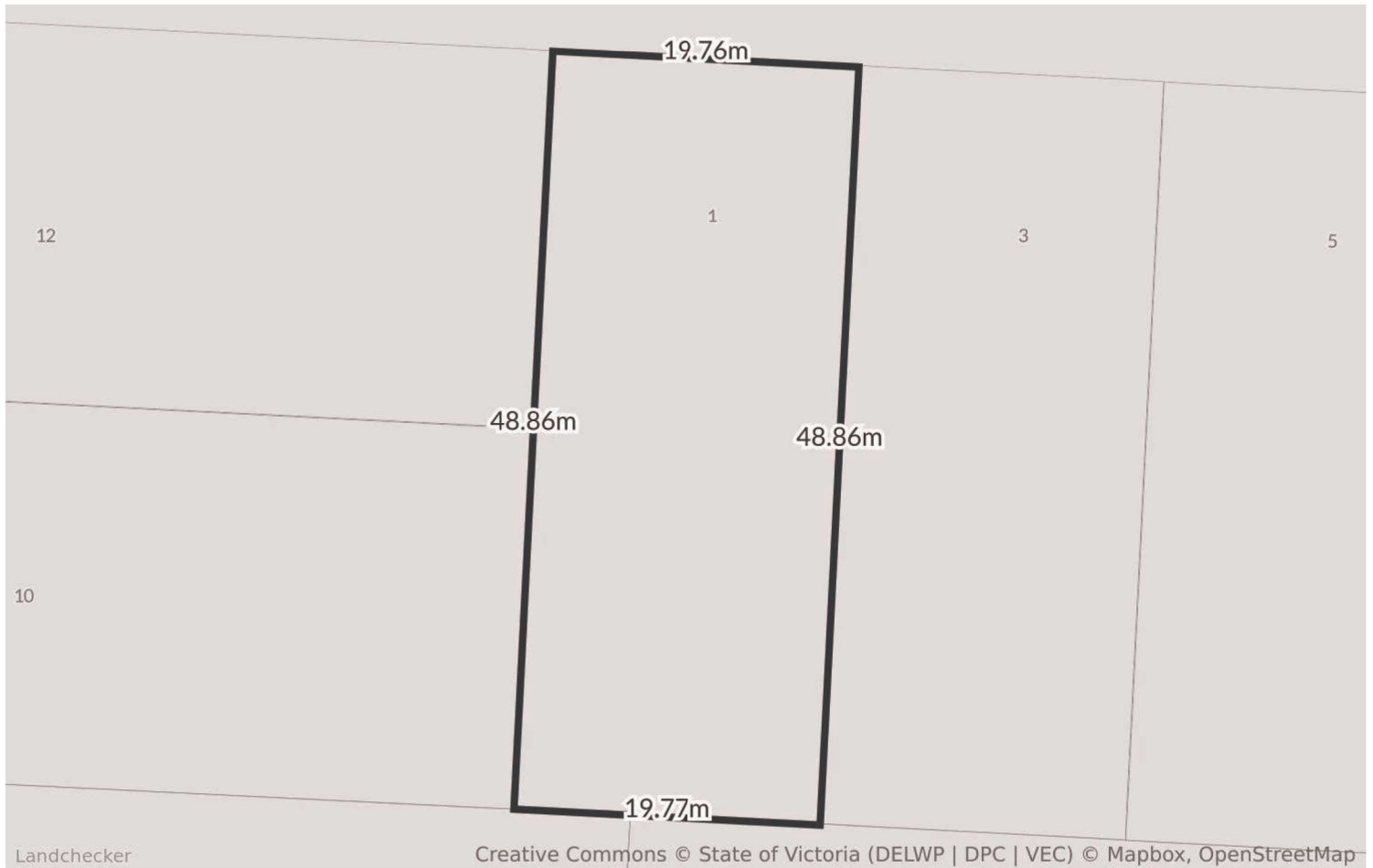
mail@cardinia.vic.gov.au

WEBSITE

<http://www.cardinia.vic.gov.au/>

SITE DIMENSIONS

1 Kitchener Parade, Cockatoo Vic 3781



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

1 Kitchener Parade, Cockatoo Vic 3781

Status	Code	Date	Description
APPROVED	C273card	30/10/2024	The amendment introduces Schedule 2 to Clause 45.11 (Infrastructure Contributions Overlay) into the Cardinia Planning Scheme, which applies to the land and implements the Pakenham South Employment Infrastructure Contributions Plan (May 2023) and makes associated changes to the planning scheme.
APPROVED	C265card	30/10/2024	The amendment incorporates the Pakenham South Employment Precinct Structure Plan in the Cardinia Planning Scheme, rezones land to Urban Growth Zone Schedule 6 and makes associated changes to the Cardinia Planning Scheme.
APPROVED	VC270	10/10/2024	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.
APPROVED	C279card	11/09/2024	The amendment rezones Crown Allotment 2021 McDonalds Track, Lang Lang from Public Use Zone (Cemetery/Crematorium) (PUZ5) to Green Wedge Zone Schedule 1 (GWZ1) and applies an Environmental Audit Overlay (EAO).
APPROVED	VC187	02/09/2024	Introduces a new particular provision, Housing by or on behalf of the Director of Housing at clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to construct or extend a front fence if the application is made by or on behalf of the Director of Housing. It amends clause 72.01 to specify the Minister for Energy, Environment, and Climate Change to be the responsible authority for the development of 10 or more dwellings and any apartment development.
APPROVED	VC262	15/08/2024	Amendment VC262 exempts applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958.
APPROVED	VC255	15/08/2024	Amendment VC255 changes the VPP and 52 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.

PROPOSED PLANNING SCHEME AMENDMENTS

1 Kitchener Parade, Cockatoo Vic 3781

Status	Code	Date	Description
PROPOSED	C278card	22/09/2024	The amendment introduces a new Environmentally Sustainable Development (ESD) local policy (Clause 22.11) and makes associated changes to the Municipal Strategic Statement (MSS).



NRZ1 - Neighbourhood Residential Zone - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.09 Neighbourhood Residential Zone

None specified.

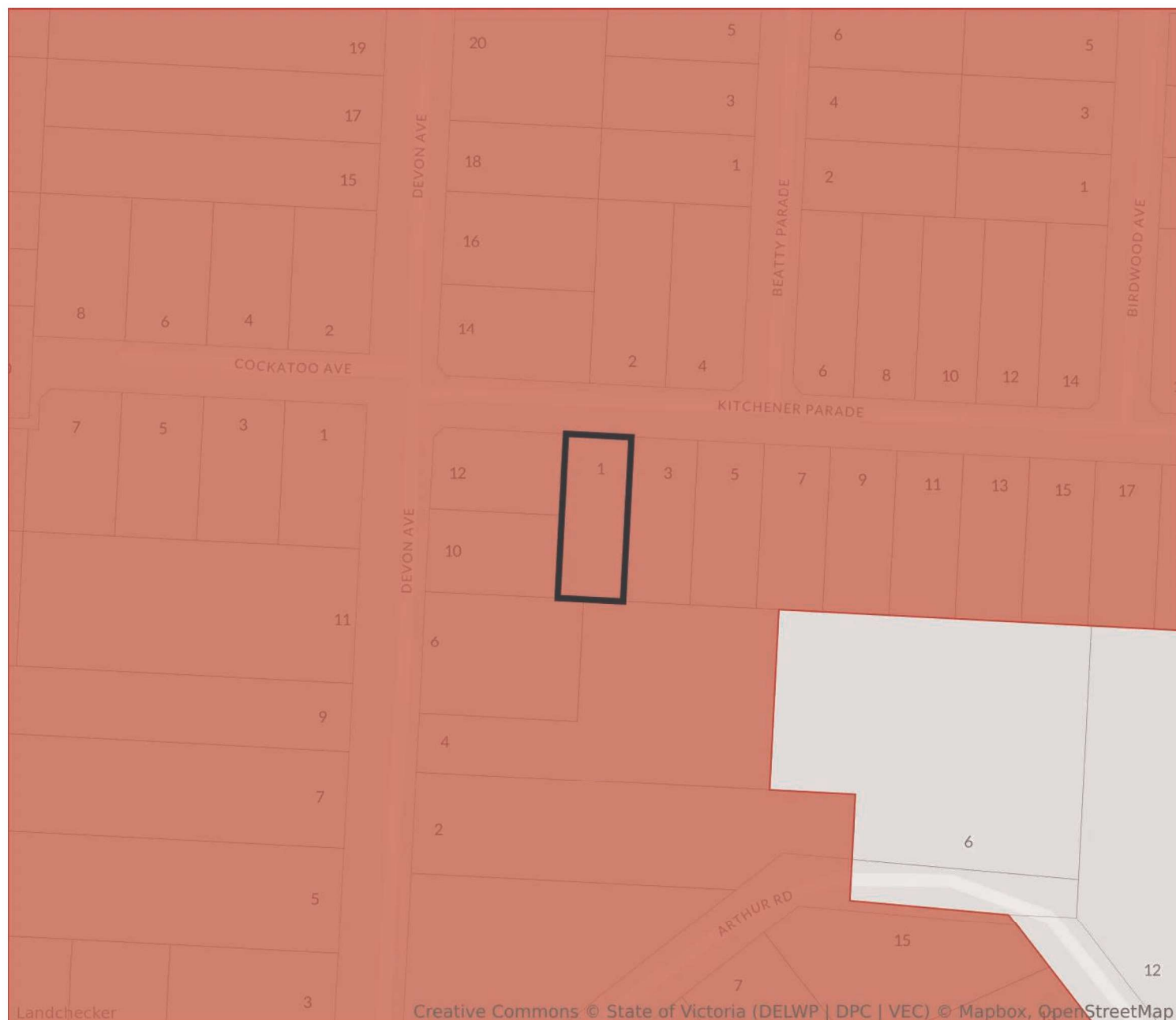
LPP 32.09 Schedule 1 To Clause 32.09 Neighbourhood Residential Zone

For confirmation and detailed advice about this planning zone, please contact CARDINIA council on 1300787624.

TRZ2 - Transport Zone

Other nearby planning zones

- LDRZ - Low Density Residential Zone**
- RCZ - Rural Conservation Zone**



■ BMO2 - Bushfire Management Overlay - Schedule 2

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

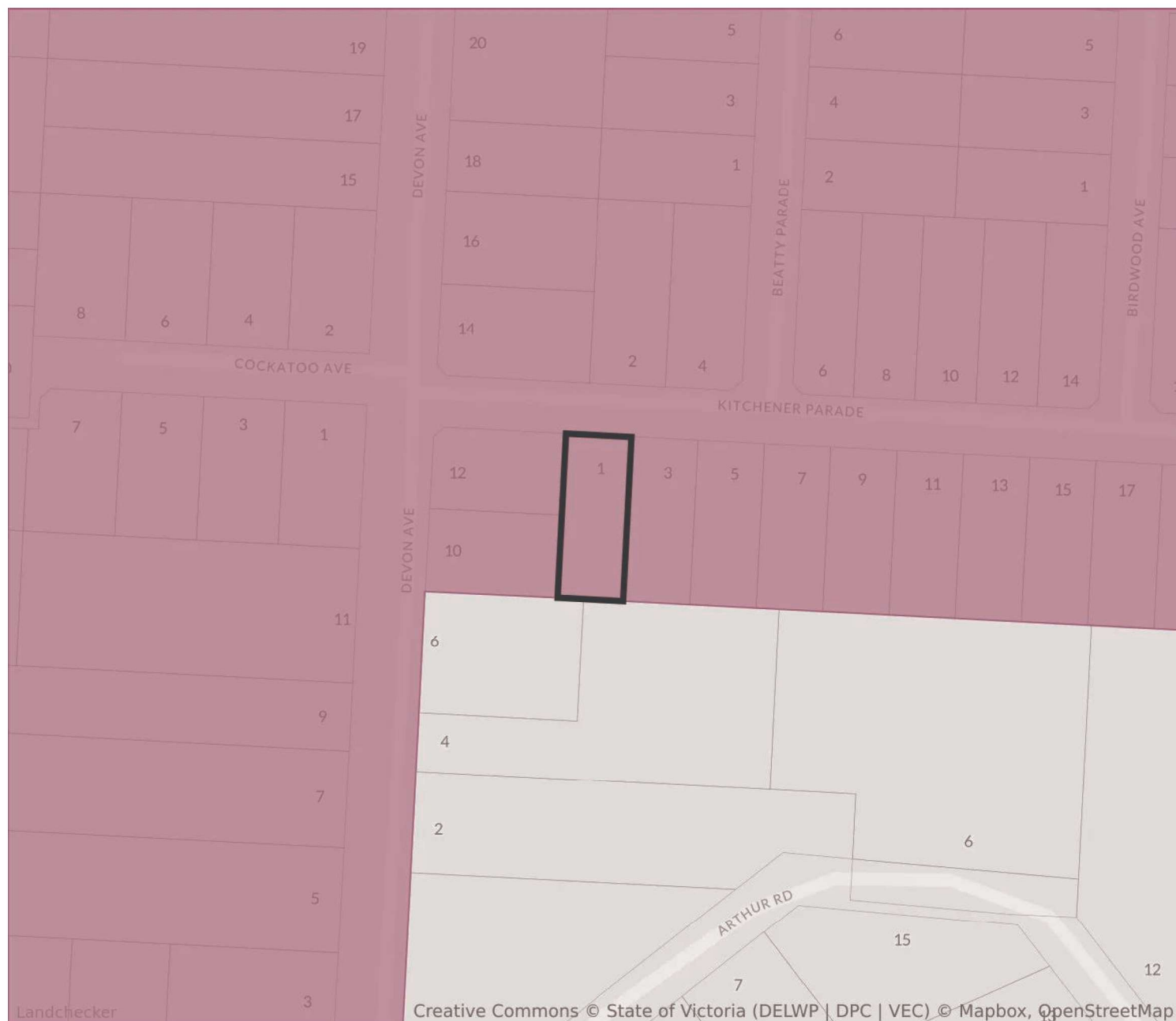
To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

VPP 44.06 Bushfire Management Overlay

To specify bushfire protection measures to construct or extend one dwelling on a lot. To specify referral requirements for applications to construct or extend one dwelling on a lot.

LPP 44.06 Schedule 2 To Clause 44.06 Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



DDO2 - Design And Development Overlay - Schedule 2

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

To retain and protect the special character of the hills townships. To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area. To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents. To ensure that any development has regard to the environmental features and constraints of the land.

LPP 43.02 Schedule 2 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



VPO2 - Vegetation Protection Overlay - Schedule 2

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.

To maintain and enhance habitat and habitat corridors for indigenous fauna.

To encourage the regeneration of native vegetation.

VPP 42.02 Vegetation Protection Overlay

The Hills Townships contain substantial areas of remnant indigenous, and mature exotic vegetation, which are important elements of the character of these residential areas. This vegetation is often of environmental or landscape significance due to topography and view lines and contributes to the visual amenity of these areas. Some residential areas contain remnant native vegetation, however due to the size of some lots, it is not protected by the native vegetation controls in Clause 52.17. This remnant vegetation is of particular importance as it provides both flora and fauna habitat and enhances local biolinks. The vegetation in these areas also plays an important function in managing environmental conditions by providing habitat and biolinks,

supporting soil stability, reducing stormwater runoff, limiting erosion and salinity and siltation of creeks and watercourses.

[LPP 42.02 Schedule 2 To Clause 42.02 Vegetation Protection Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.

NEARBY OVERLAYS

1 Kitchener Parade, Cockatoo Vic 3781



- BMO - Bushfire Management Overlay
- DDO - Design And Development Overlay
- ESO - Environmental Significance Overlay
- SLO - Significant Landscape Overlay
- VPO - Vegetation Protection Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



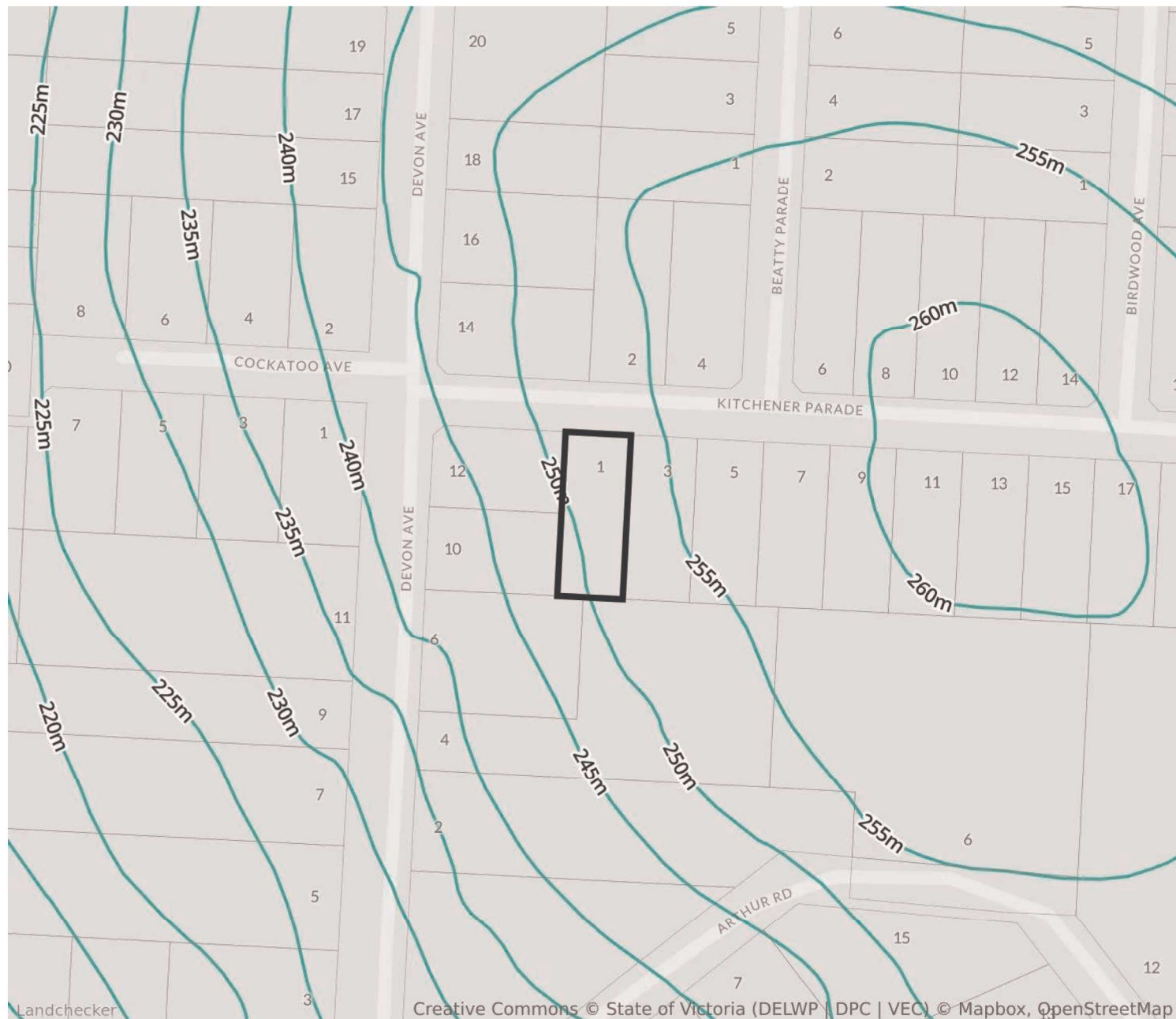
This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact CARDINIA council on 1300787624.



Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.
For confirmation and detailed advice about the bushfire prone area of this property, please contact CARDINIA council on 1300787624.



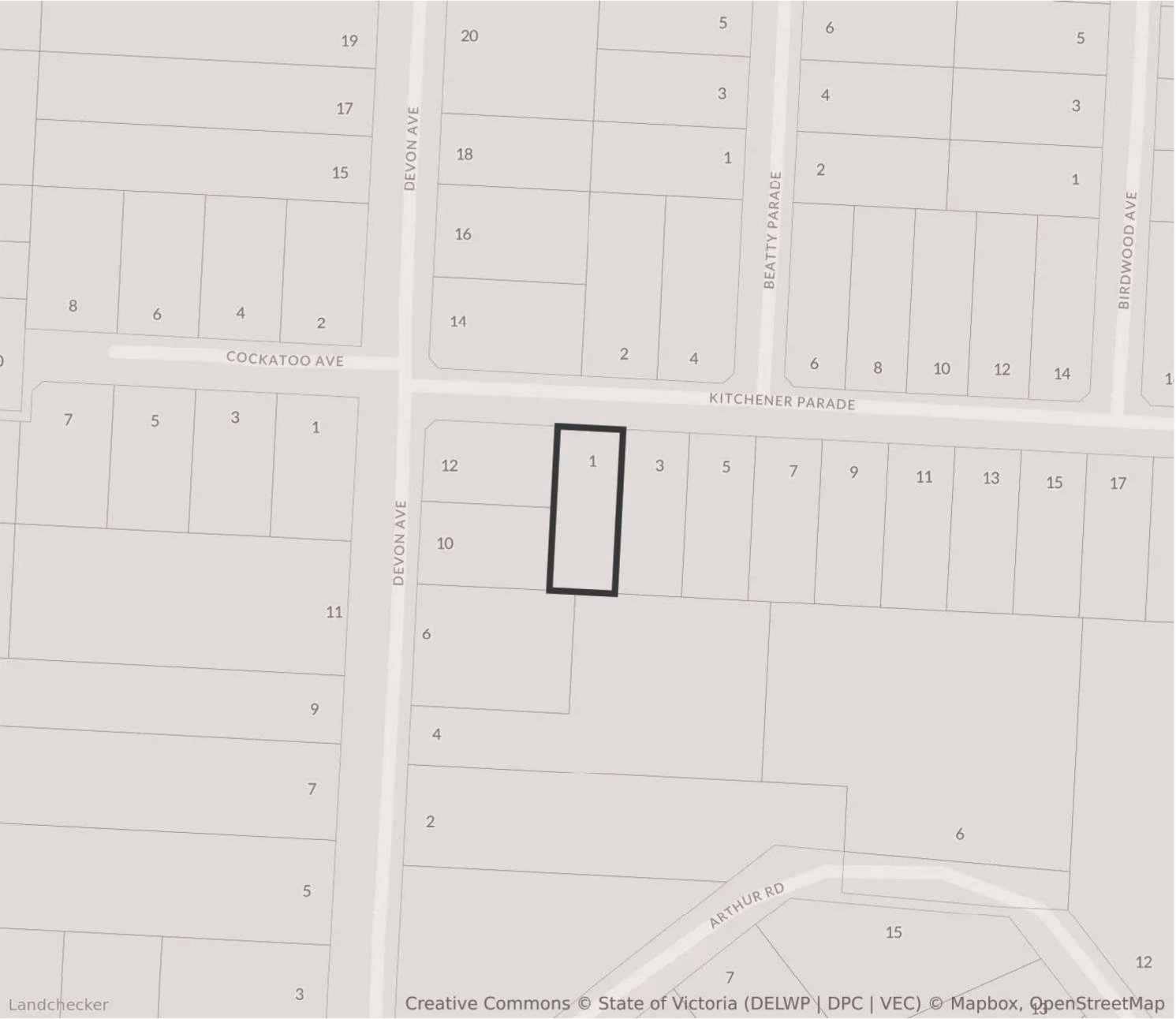
1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact CARDINIA council on 1300787624.

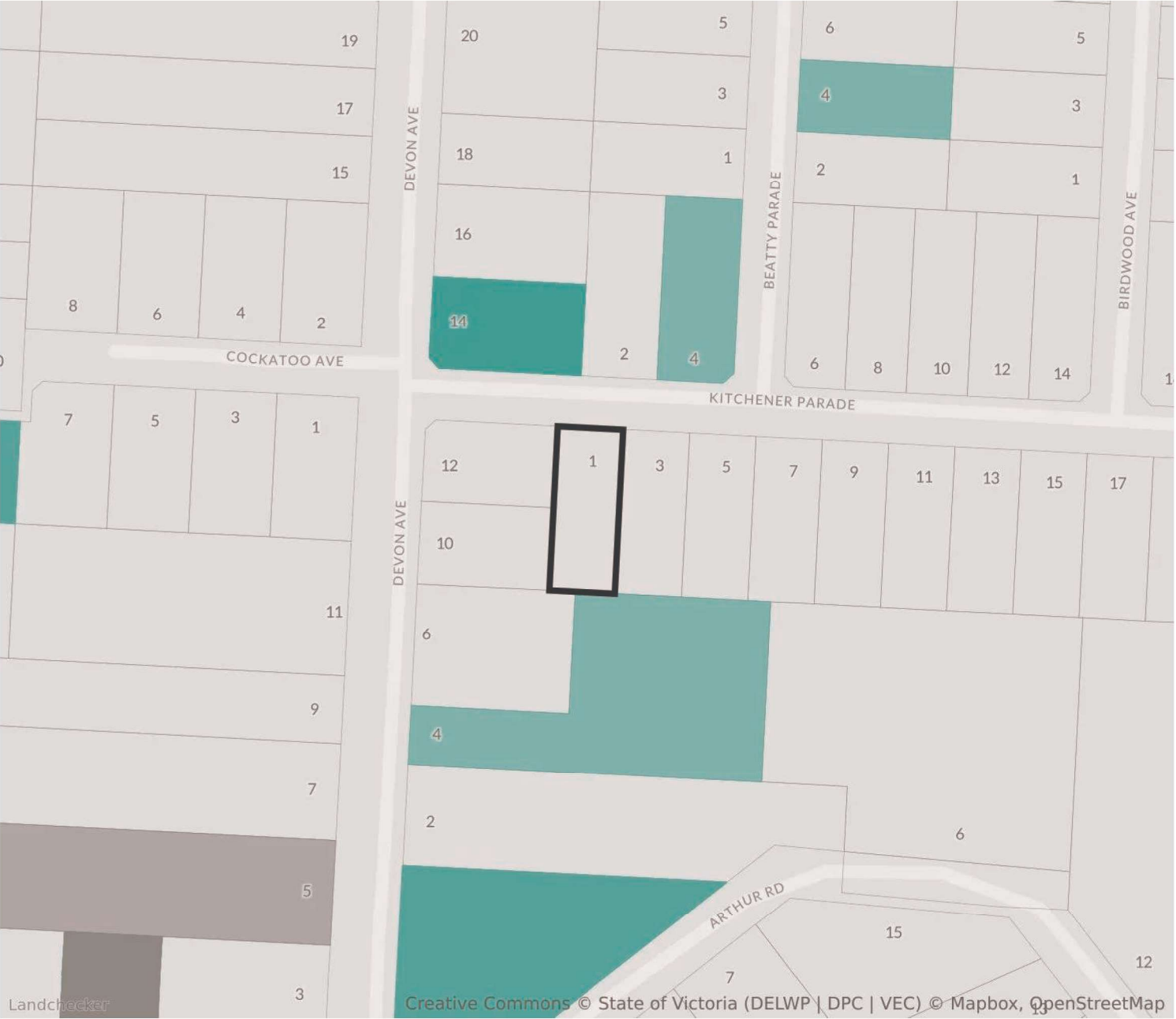


Easements

The easement displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement on or nearby this property, please contact CARDINIA council on 1300787624.



No planning permit data available for this property.



Status	Code	Date	Address	Description
APPROVED	T240052 (VicSmart)	29/04/2024	<u>2 Belgrave-Gembrook Road, Cockatoo</u>	Development of the land for a carport.
APPROVED	T230370	16/02/2024	<u>4 Devon Avenue, Cockatoo</u>	Buildings and works associated with a dwelling extension and construction of outbuilding.
APPROVED	T220712 - PC1	10/10/2023	<u>14 Devon Avenue, Cockatoo</u>	T220712 - pc1 (con 1) plans to comply _x000d_ buildings and works associated with a dwelling extension.
APPROVED	T220712	21/04/2023	<u>14 Devon Avenue, Cockatoo</u>	Buildings and works associated with a dwelling extension.
APPROVED	T170094	23/05/2017	<u>2 Belgrave-Gembrook Road, Cockatoo</u>	Construction of an outbuilding and associated earthworks.
APPROVED	T150697	08/02/2016	<u>4 Kitchener Parade, Cockatoo</u>	Development of the land for a dwelling extension within the bushfire management overlay and design and development overlay.
APPROVED	T150385	01/10/2015	<u>14 Devon Avenue, Cockatoo</u>	Development of the land for a dwelling extension in excess of 50% of existing floor area and within 2 metres of the

Status	Code	Date	Address	Description
				property boundary in a design and development overlay schedule 2 and bushfire management overlay.
APPROVED	T120455	15/01/2013	<u>9 Devon Avenue, Cockatoo</u>	Development of the land for the purpose of a dwelling with a reduced setback, and removal of native vegetation.
APPROVED	T110701 - 1	27/11/2012	<u>11 Devon Avenue, Cockatoo</u>	Amendment - development of the land for a dwelling, outbuilding, associated vegetation removal and earthworks, generally in accordance with the approved plans.
APPROVED	T110478	22/05/2012	<u>2 Belgrave-Gembrook Road, Cockatoo</u>	The development of the land for the purpose of a dwelling exceeding seven (7) metres in height with a reduced setback, associated vegetation removal and earthworks, generally in accordance with the approved plans.
APPROVED	T110701	05/03/2012	<u>11 Devon Avenue, Cockatoo</u>	Development of the land for a dwelling, outbuilding, associated vegetation removal and earthworks, generally in accordance with the approved plans.
APPROVED	T110749	19/01/2012	<u>10 Kitchener Parade, Cockatoo</u>	Development of the land for an outbuilding with a reduced setback in accordance with the approved plans.
APPROVED	T110417	19/09/2011	<u>1 Cockatoo Ave, Cockatoo</u>	Alterations & additions to an existing dwelling.
APPROVED	T100318	22/07/2010	<u>2 Allenby Avenue, Cockatoo</u>	Alterations & additions to an existing dwelling.
APPROVED	T090065	24/07/2009	<u>4-6 Belgrave-Gembrook Road, Cockatoo</u>	The development of the land for the purpose of alteration and additions to the existing dwelling and the construction of a garage with a reduced setback, generally in accordance with the approved plan/s.
REJECTED	T080233	24/04/2009	<u>9 Devon Avenue, Cockatoo</u>	Two (2) lot subdivision.
REJECTED	T060476	31/10/2007	<u>9 Devon Avenue, Cockatoo</u>	A two (2) lot subdivision.
APPROVED	T060123	18/04/2006	<u>29 Kitchener Parade, Cockatoo</u>	Garage.
APPROVED	T050755	30/11/2005	<u>15 Arthur Road, Cockatoo</u> <u>15 Arthur Road, Cockatoo</u>	Removal of three trees.
APPROVED	T040115	11/06/2004	<u>6 Kitchener Parade, Cockatoo</u>	Construction of shed & garage.

For confirmation and detailed advice about this planning permits, please contact CARDINIA council on 1300787624.

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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