

**DENIS VERNON BOYLE AND HILDA BARBARA BOYLE
("VENDOR")**

VENDOR STATEMENT

7 COLIN AVENUE, BELGRAVE 3160

**FALCONE & ADAMS
Lawyers
Level 1 / 329-331 Belgrave-Gembrook Road,
Emerald VIC 3782
Tel: 5968 3666
Email: office@falconeadams.com.au
JSF:JH:133480**

Vendor Statement

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

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

1. FINANCIAL MATTERS

1.1 Outgoings

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

- (a) Their total does not exceed **\$5,500**.

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

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

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

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

1.3 Terms Contract

Not applicable.

1.4 Sale Subject to Mortgage

Not applicable.

1.5 Goods and Services Tax

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

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

- (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows AVPCC No. 110

- (b) Is the land tax reform scheme land within the meaning of the CIPT Act? ☐ YES ☒ NO
- (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows Date:
OR
☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not applicable.

2.2 Owner-Builder

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

Not applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

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

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

3.2 Road Access

There is access to the Land by road.

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the Land of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

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

4.2 Agricultural Chemicals

Particulars of any notices, property management plans, reports or orders in respect of the Land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the Land for agricultural purposes of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

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

4.3 Compulsory Acquisition

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

None to the Vendor's knowledge.

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

5. BUILDING PERMITS

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

None to the Vendor's knowledge.

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable

8. SERVICES

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

Electricity ☐ Gas ☐ Water ☐ Sewerage ☐ Telephone ☒

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

9. TITLE

Attached are copies of the following documents:

- Register Search Statement for Certificate of Title Volume 04758 Folio 524
- Plan of Subdivision PS007911

10. SUBDIVISION

Not applicable.

11. DUE DILIGENCE CHECKLIST

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

12. MATERIAL FACTS

The Vendor has received Notice from Council with respect to an application to extend the drainage easement at the western boundary of the property.

13. ATTACHMENTS

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

- Yarra Ranges Council: Land Information Certificate;
- South East Water: Water Information Statement;
- State Revenue Office: Land Tax Certificate;
- Yarra Ranges Council: Building Approvals;
- Email from Yarra Ranges Shire Council with attachment dated 5 May 2025; and
- All other attachments referred to above.

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

Page 1 of 1

VOLUME 04758 FOLIO 524

Security no : 124124171337J
Produced 05/05/2025 03:23 PM

LAND DESCRIPTION

Lots 7 and 8 on Plan of Subdivision 007911.
PARENT TITLE Volume 04216 Folio 084
Created by instrument 1130337 03/10/1923

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DENIS VERNON BOYLE
HILDA BARBARA BOYLE both of 7 COLIN AVENUE BELGRAVE
L274147P 21/09/1984

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP007911 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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	LP007911
Number of Pages (excluding this cover sheet)	1
Document Assembled	05/05/2025 15:25

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

PLAN OF SUBDIVISION OF
Lot 1 on L.P.5730 & Lot 8 on L.P.6306
Being part of C.D.s 70^E & 70^J
Parish of Naurree Warren
County of Mornington

VOL.4216 FOL.084
VOL.4305 FOL.996

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

LP 7911

EDITION 1

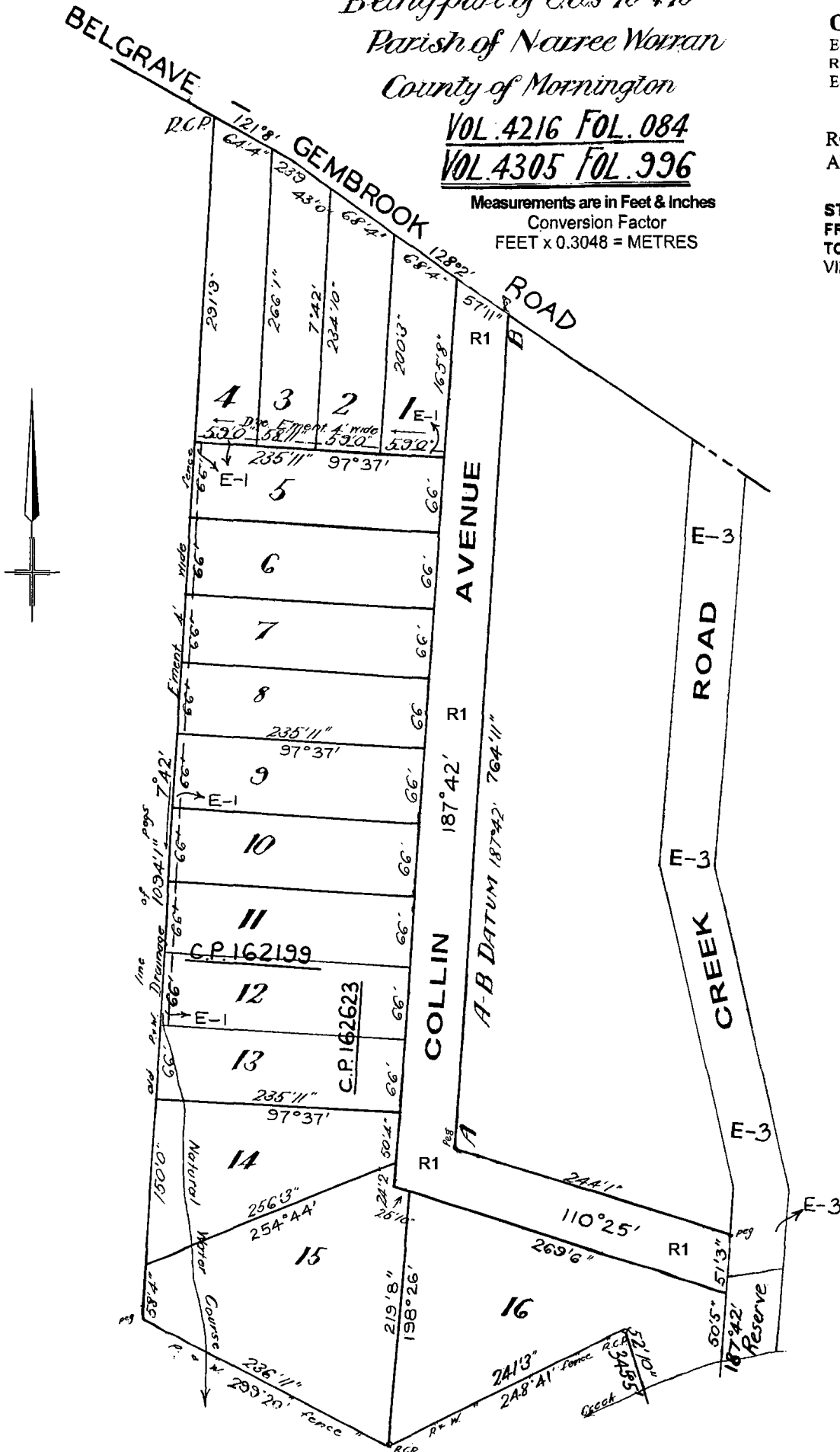
PLAN MAY BE LODGED 28/7/20

COLOUR CODE

E-1 = BLUE
 R1 = BROWN
 E-3 = YELLOW

ROADS COLOURED BROWN
 AND YELLOW

STREET NAME AMENDED
FROM ROAD
TO BELGRAVE-GEMBROOK ROAD
 VIDE CORR. 69/14158



LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

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



Certificate Number: 120013
Issue Date: 05-May-2025
Applicant Reference: 76667949-012-1:175545

Landata
DX 250639
MELBOURNE VIC

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

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

PROPERTY INFORMATION

Assessment Number: 60361/0
Property Address: 7 Colin Avenue, Belgrave VIC 3160
Property Description: Lot 7 & 8 LP7911 Ca 70E PNarree Worran

VALUATION INFORMATION

Current Level of Value Date: 1 January 2024
Operative Date of Value: 01-Jul-2024
Site Value: 525,000
Capital Improved Value: 600,000
Net Annual Value: 30,000

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2025		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	1,496.55	Legal Charges Arrears	0.00
Waste Charge	507.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	184.20	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,187.75
		Rebates	-309.50
		Payments since 1 July 2024	-1,878.25
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	0.00
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	2,187.75	Balance Outstanding	\$0.00

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

Payment can be made by:

- BPAY – Biller Code 8979 Reference 603610
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 603610

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

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

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

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

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

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

OTHER INFORMATION

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

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



Jim Stewart

Executive Officer, Property Rating Services Date: 05-May-2025
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$29.70 being the fee for this Certificate.

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

Statement for property:
LOT 7- 7 COLIN AVENUE BELGRAVE
3160
7- LP 7911

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59C//18918/3	LANDATA CER 76667949-021-3	05 MAY 2025	49240209

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/04/2025 to 30/06/2025	\$21.79
Melbourne Water Corporation Total Service Charges	01/04/2025 to 30/06/2025	\$30.52

(b) By South East Water

Water Service Charge	01/04/2025 to 30/06/2025	\$22.58
Sewerage Service Charge	01/04/2025 to 30/06/2025	\$98.05
Subtotal Service Charges		\$172.94

TOTAL UNPAID BALANCE \$172.94

- The meter at the property was last read on 09/04/2025. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge \$1.43 per day

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

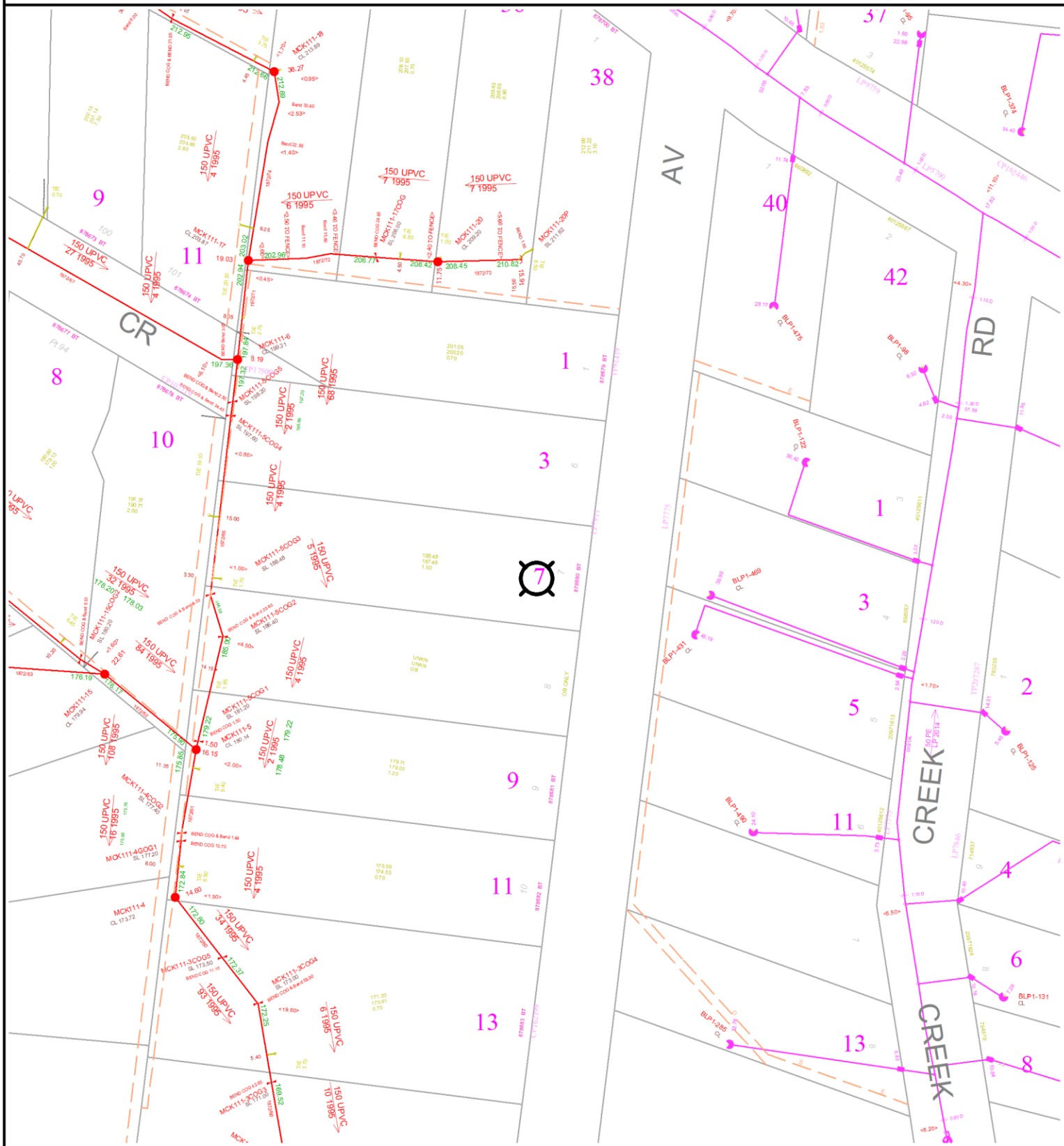
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

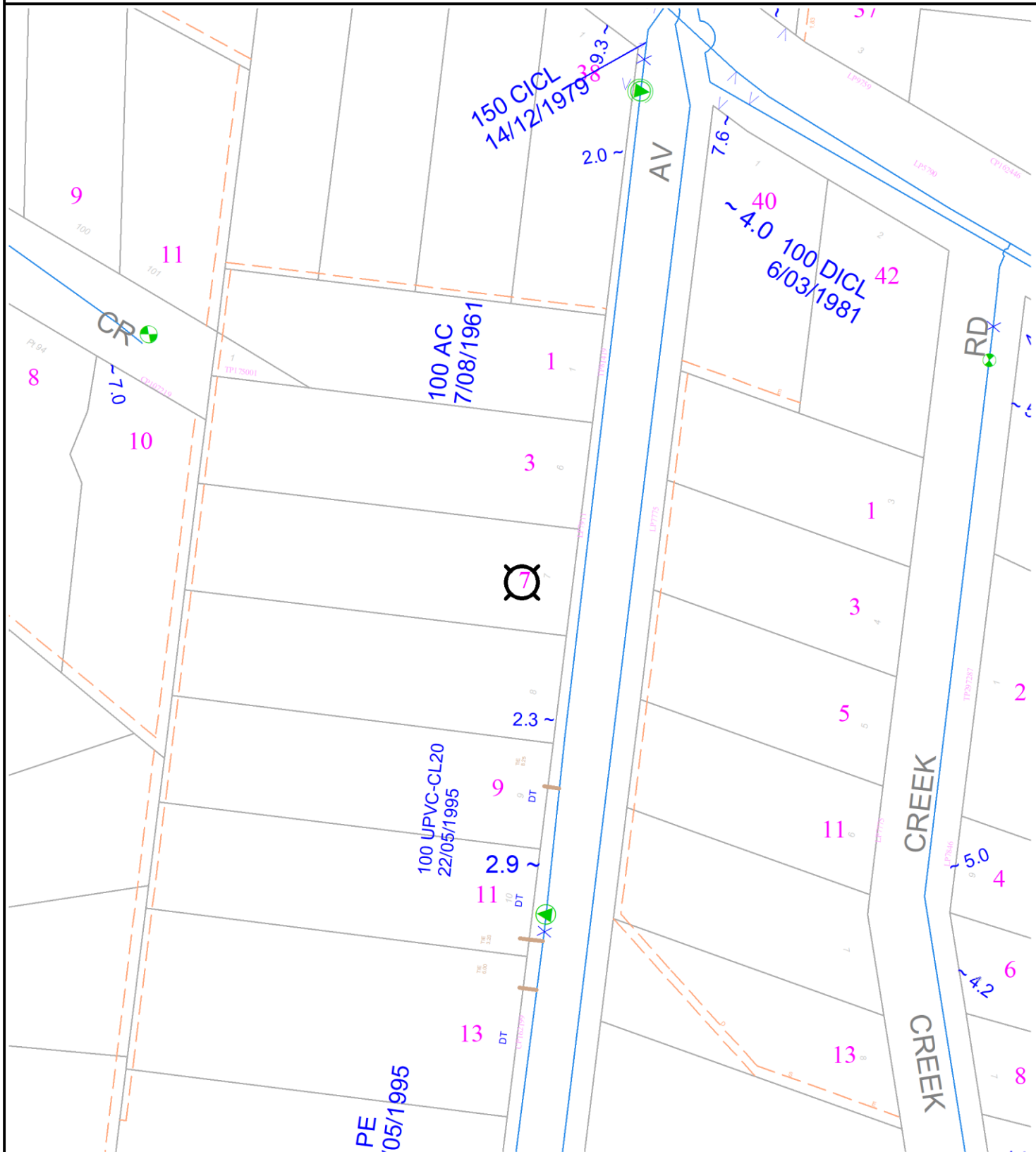
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary

	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

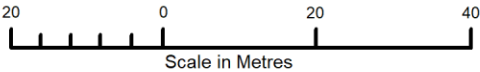


WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

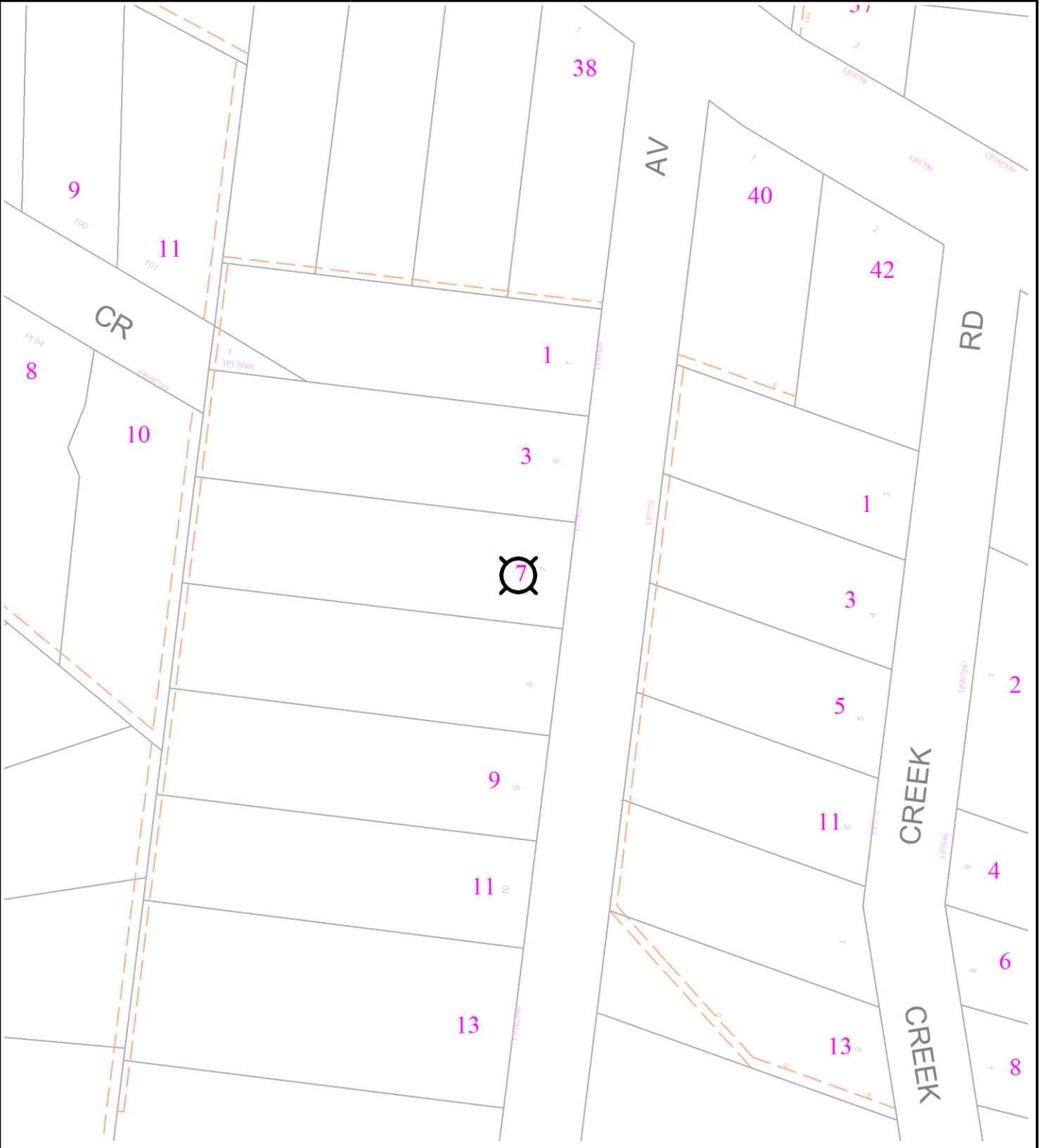
	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Water Main Valve		Fireplug/Washout
	Easement		Water Main & Services		Offset from Boundary



Case Number: 49240209



Date: 05MAY2025



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
			Offset from Boundary

Property Clearance Certificate

Land Tax



INFOTRACK / FALCONE & ADAMS

Your Reference:	133480
Certificate No:	90367761
Issue Date:	05 MAY 2025
Enquiries:	ESYSPROD

Land Address: 7 COLIN AVENUE BELGRAVE VIC 3160

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12547989	7	7911	4758	524	\$2,025.00
	8	7911			

Vendor: HILDA BARBARA BOYLE & DENIS VERNON BOYLE
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
DENIS VERNON BOYLE	2025	\$525,000	\$2,025.00	\$0.00	\$2,025.00

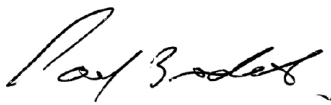
Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$600,000
SITE VALUE (SV):	\$525,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$2,025.00



Notes to Certificate - Land Tax

Certificate No: 90367761

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$2,025.00

Taxable Value = \$525,000

Calculated as \$1,350 plus (\$525,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$6,000.00

Taxable Value = \$600,000

Calculated as \$600,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 90367761

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 90367761

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / FALCONE & ADAMS

Your Reference: 133480

Certificate No: 90367761

Issue Date: 05 MAY 2025

Enquires: ESYSPROD

Land Address: 7 COLIN AVENUE BELGRAVE VIC 3160

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12547989	7	7911	4758	524	\$0.00
	8	7911			\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$600,000

SITE VALUE: \$525,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 90367761

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / FALCONE & ADAMS

Your Reference:	133480
Certificate No:	90367761
Issue Date:	05 MAY 2025

Land Address: 7 COLIN AVENUE BELGRAVE VIC 3160			
Lot	Plan	Volume	Folio
7	7911	4758	524
8	7911		

Vendor: HILDA BARBARA BOYLE & DENIS VERNON BOYLE
Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 90367761

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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


Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

<p>BPAY</p> <div><div><p>Billers Code: 416073 Ref: 90367764</p></div></div> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p> <div><div><p>Ref: 90367764</p></div></div> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number 125050
Your Reference 76669299-013-4:175597
Date Issued 9 May 2025

Landata
DX 250639
MELBOURNE VIC

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051

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



Property Address 7 Colin Avenue, Belgrave VIC 3160
Property Description Lot 7 & 8 LP7911 Ca 70E PNarree Worran
Assessment Number 60361

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

Please direct all enquiries to Building Services on 1300 368 333

Permit Number	Date issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement, Notices, Order or Certificate
		No record of building approvals granted in preceding 10 years		None

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

Received the sum of \$52.10 for this certificate.

George Avramopoulos
Municipal Building Surveyor

NOTES

Smoke Alarms/Sprinkler Systems

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

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

Swimming Pools

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

From: Hilda Boyle <coldenhil@icloud.com>
Sent: Mon, 5 May 2025 19:18:18 +1000
To: Jessica Higgins
Subject: Fwd: 7 Colin Ave Belgrave - easement drainage works
Attachments: 2025-04-23_32769_DD.pdf
Categories: LEAP

Sent from my iPad

Begin forwarded message:

From: Linna Gagelonia <L.Gagelonia@yarraranges.vic.gov.au>
Date: 5 May 2025 at 3:45:53 pm AEST
To: Hilda Boyle <coldenhil@icloud.com>
Cc: Bumeke Jayasinghe <B.Jayasinghe@yarraranges.vic.gov.au>
Subject: 7 Colin Ave Belgrave - easement drainage works

Hi Hilda and Denis

Thank you for your patience and understanding during the journey of this drainage project.

A project in Council's capital works expenditure program 2024/25 includes a drainage design at 10 Dalkeith Cr Belgrave.

This project aims to improve the capture of surface runoff pipe drain and direct drainage along the west boundary of the property.

Attached for your information is a copy of drainage design Drawing No. 2025-04

After the plans are finalised, we will seek Council budget funding for construction.

Attached for your information is a copy of the draft drainage design plans.

The works include:

- creation of a 3m width drainage easement along the west boundary of your property (adjacent to 10 Dalkeith Cr)
- underground drainage pipes and pits
- swale drain over the pipe
- tree removal and retention

After the drainage design is finalised we will start the easement creation legal process and this takes about six (6) months to complete. It is understood that all legal costs associated with the creation of the easement will be borne by Council.

To remove the trees, we will submit an application to DEECA (Department of Energy, Environment and Climate Action). At the same time, we will submit a planning application for tree removal.

After the tree removal permit is approved, we will start the Tender process and this generally takes about five (5) weeks to award a contractor.

Drainage works are normally delivered during dry weather and this project is to be scheduled for construction during the summer season.

If you have any questions or need further please feel free to contact me on 0427 117 804 and I am happy to meet onsite.



Linna Gagelonia

Project Engineer | Design and Delivery

[03 9294 6784](tel:0392946784) | [0427 117 804](tel:0427117804)

L.Gagelonia@yarraranges.vic.gov.au



Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.

-----Original Message-----

From: Hilda Boyle <coldenhil@icloud.com>

Sent: Thursday, 1 May 2025 3:48 PM

To: Linna Gagelonia <L.Gagelonia@yarraranges.vic.gov.au>

Subject: Seven Colin Avenue Belgrave Email address

[You don't often get email from coldenhil@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Lena,

This is my email address :- coldenhil@icloud.com For Denis and Hilda Boyle at 7 Colin Ave Belgrave.
thank you

Sent from my iPad

The information transmitted is for the use of the intended recipient only and may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this email in error, please immediately delete it and all copies of it from your system, destroy any hard copies and notify the sender. You must not use, disclose, distribute, print or copy any part of this message if you are not the intended recipient. Any views expressed in this email are those of the individual sender, except where the message states otherwise and the sender is authorised to state them on behalf of Yarra Ranges Shire Council (ABN 21 973 226 012).

10 DALKEITH CRESCENT, BELGRAVE

DRAINAGE DESIGN

NOTES:

GENERAL

- G1. THE CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITY SERVICES PRIOR TO CARRYING OUT WORKS, INCLUDING VIA OBTAINING 'DIAL BEFORE YOU DIG' INFORMATION.
- G2. DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS ARE TO BE REPORTED IMMEDIATELY TO THE COUNCIL'S SUPERVISING ENGINEER.
- G3. ALL SURPLUS EXCAVATED MATERIAL REMAINS THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE OR ADVISED BY THE COUNCIL'S SUPERVISING ENGINEER.
- G4. 'REMOVE' SHALL MEAN REMOVE OFF SITE AND DISPOSE OF AT AN APPROVED DISPOSAL SITE AT THE CONTRACTOR'S EXPENSE, UNLESS SPECIFIED OTHERWISE.
- G5. ON COMPLETION OF CONSTRUCTION ALL WORK AREAS ARE TO BE CLEANED UP & REINSTATED TO THE SATISFACTION OF THE COUNCIL'S SUPERVISING ENGINEER.

PAVEMENT

- P1. ROAD CROSSFALL TO BE 1 IN 36 FALLING TOWARDS TABLE DRAIN OR KERB AND CHANNEL UNLESS SPECIFIED OTHERWISE.
- P2. AT NEW FILL AREAS THE TOPSOIL SHALL BE STRIPPED AND FILLING MATERIAL PLACED IN 150M THICK LAYER AND COMPACTED TO 95% A.A.S.H.O. COMPACTION TEST, THE TOPSOIL IS THEN RESPREAD ON THE BATTER AREAS.
- P3. NEW CONCRETE FOOTPATH PAVING TO BE 32 MPA STRENGTH.
- P4. TACTILE GROUND SURFACE INDICATOR (TGS) PAVERS ARE TO BE 300MM X 300MM X 40MM PRE-CAST CONCRETE PAVERS AND SHALL HAVE A MINIMUM LUMINANCE CONTRAST OF 30% COMPARED TO THE AMOUNT OF LIGHT REFLECTED FROM THE ADJACENT SURFACE.

ROADSIDE

- R1. EXISTING DRIVEWAY ENTRANCES TO BE REINSTATED AND SEALED FOR 1.0M FROM EDGE OF SEAL WITH 50MM COMPACTED DEPTH 10MM TYPE N ASPHALT ON A BASE OF 100MM COMPACTED DEPTH CLASS 2 FINE CRUSHED ROCK.
- R2. EXISTING DRIVEWAYS ARE TO BE REINSTATED FROM BACK OF KERB OR EDGE OF SEAL AT A MAXIMUM GRADE OF 1 IN 8 FOR 2.0M THEN 1 IN 4 THEREAFTER WITH A TRANSITION OF 1 IN 6 FOR 2.0M IS PREFERRED WHERE POSSIBLE AS PER:
- (A) GRAVEL DRIVEWAYS WITH 50MM COMPACTED DEPTH OF 3% CEMENT TREATED CRUSHED ROCK UNLESS SPECIFIED OTHERWISE.
- (B) ASPHALT DRIVEWAYS WITH 50MM COMPACTED DEPTH 10MM NOMINAL SIZE ASPHALT ON A BASE OF 100MM COMPACTED DEPTH CLASS 2 FINE CRUSHED ROCK.
- (C) CONCRETE DRIVEWAYS WITH 150MM DEPTH CONCRETE PAVING ON A BASE OF 50MM COMPACTED DEPTH CLASS 2 FINE CRUSHED ROCK.
- (D) BRICK PAVES DRIVEWAYS WITH SUITABLE HEAVY DUTY BRICK PAVERS ON 30MM OF BEDDING SAND ON A BASE OF 100MM COMPACTED DEPTH CLASS 2 FINE CRUSHED ROCK.
- (E) TABLE DRAIN TO BE CLEANED, REDEFINED OR DEFINED AS NECESSARY ALONG THE HIGH SIDE OF THE ROADWAY, REFER TO TYPE OF SECTION FOR TABLE DRAIN PROFILE, MINIMUM DEPTH 300MM.
- R4. CUT AND FILL BATTERS ARE TO BE GRADED AT A MAXIMUM OF 1 IN 3 UNLESS SPECIFIED OTHERWISE OR APPROVED BY THE COUNCIL'S SUPERVISING ENGINEER.
- R5. FOOTPATH LEVELS TO MATCH EXISTING SERVICE AUTHORITY PIT LEVELS UNLESS OTHERWISE NOTED.

DRAINAGE

- D1. ALL DRAINAGE PIPES TO BE POLYPROPYLENE BLACKMAX R.R.J. SPIGOT AND SOCKET, EXCEPT FOR ROAD CROSSING PIPES WHICH ARE TO BE MINIMUM CLASS 4 REINFORCED CONCRETE PIPE R.R.J. SPIGOT AND SOCKET, UNLESS SPECIFIED OTHERWISE.
- D2. ALL PROPERTY STORMWATER OUTLETS WITHIN 3.0M OF THE NEW DRAIN OR KERB, ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE PIPES WHERE AVAILABLE, OR BACK OF KERB WHERE UNDERGROUND DRAINAGE PIPES ARE NOT AVAILABLE.
- D3. DRAINAGE PITS GREATER THAN 1.0M IN DEPTH TO BE PROVIDED WITH STEP IRONS AT 300MM CENTRES VERTICALLY.
- D4. AG. DRAIN PLACED BEHIND KERB AND CHANNEL AS SHOWN ON PLAN, IF WITHIN 3.0 METRES OF ANY TREE EXCAVATION TO BE HAND DUG OR BORED TO MINIMISE ROOT DAMAGE OF TREE.
- D5. ALL PIPED DRAINAGE UNDER ROAD CROSSINGS AND BEHIND BACK OF KERB TO BE BACK FILLED WITH CRUSHED ROCK UNLESS OTHER WISE SPECIFIED.

VEGETATION

- V1. TREE PROTECTION ZONES (TPZ) HAVE BEEN SHOWN FOR ALL TREES LOCATED CLOSE TO THE WORKS AREA. WORKS AND ANY STOCKPILES OF CONSTRUCTION EQUIPMENT AND MATERIAL ARE TO BE CONTAINED OUTSIDE THE TPZ UNLESS SPECIFICALLY APPROVED BY THIS PLAN. PRIOR APPROVAL MUST BE SOUGHT FOR ANY WORKS NOT SPECIFIED AND APPROVED BY THIS PLAN THAT ARE TO BE CONDUCTED WITHIN THE TPZ OF ANY TREE.
- V2. ONLY TREES SHOWN TO BE REMOVED ON THIS PLAN CAN BE REMOVED. ANY DAMAGE TO THE BARK, BRANCHES, TRUNKS OR ROOTS OF OTHER TREES SHOULD BE IMMEDIATELY REPORTED TO COUNCIL'S CONSTRUCTION SURVEILLANCE OFFICER BEFORE ANY WORKS CONTINUE AROUND THE SUBJECT VEGETATION.

ANCILLARY

- A1. ALL EXISTING SIGNS AND POSTS REMAIN THE PROPERTY OF THE COUNCIL.

SEDIMENT CONTROL

- A1. CONTRACTORS SHALL ENSURE THAT ALL WORKS COMPLY WITH THE REQUIREMENTS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION 'CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL'-EPA PUBLICATION NO. 175.
- A2. CONTRACTORS SHALL INSTALL MEASURES TO ENSURE ANY SEDIMENT OR LITTER GENERATED AS A RESULT OF THE WORKS IS CONTAINED ON THE SITE. THESE MEASURES SHALL INCLUDE DEVICES SUCH AS SILT FENCES WHICH ARE TO BE LOCATED AT ALL SOURCES OF SEDIMENT SUCH AS EARTHWORKS STOCKPILED, ENDS OF ROAD EXCAVATION, DRAINAGE OUTLETS ETC.
- A3. CONTRACTORS SHALL ENSURE THAT VEHICLES ASSOCIATED WITH THE WORKS DO NOT DEPOSIT DIRT OR RUBBISH ONTO ROADS. ANY MATERIAL DEPOSITED SHALL BE PROMPTLY CLEANED UP WITHOUT CONTAMINATING ANY WATERWAY.
- A4. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SEDIMENT AND LITTER CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT AND THE CONTRACT MAINTENANCE PERIOD.

OCCUPATIONAL HEALTH AND SAFETY

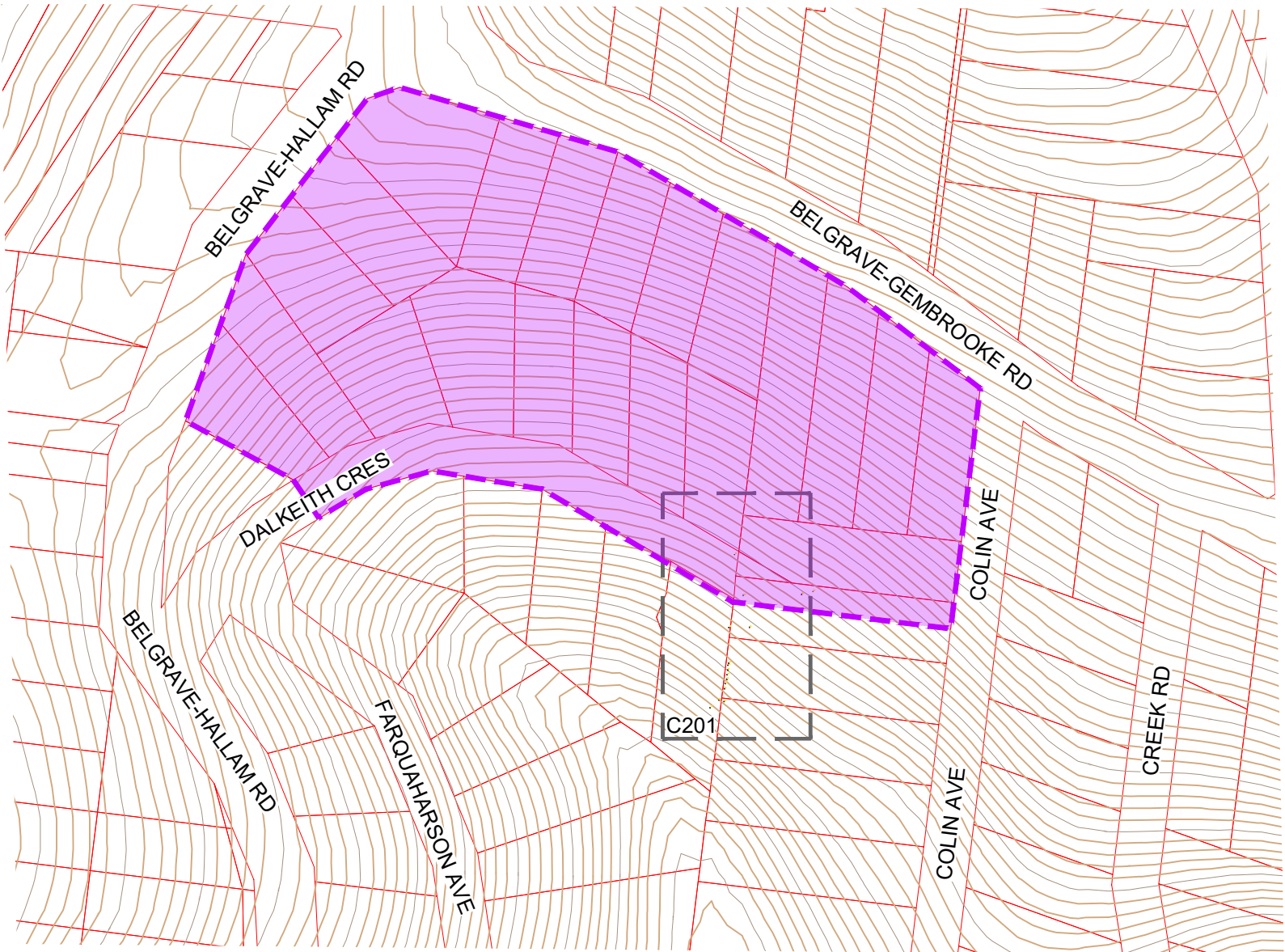
IN THE DESIGN AND DEVELOPMENT OF THESE PLANS, JCA LAND CONSULTANTS HAVE, AS FAR AS REASONABLY PRACTICABLE, COMPLIED WITH THOSE REQUIREMENTS OF 'DESIGNERS' AS PER THE OHS ACT 2004 AND OHS REGULATIONS 2007.

JCA LAND CONSULTANTS, FOR THE PURPOSES OF THE OHS ACT 2004 AND OHS REGULATIONS 2007, ARE NOT IN ANY WAY DEEMED THE PRINCIPAL CONTRACTOR, OWNER OR EMPLOYER WITH RESPECT TO THIS PROJECT.

ALL OHS CONSTRUCTION COMPLIANCE REQUIREMENTS IN THE EXECUTION OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE NOMINATED AND AUTHORISED ENTITY AS PER:

- SECTION 21 & 22 OF THE OHS ACT 2004
- PART 5 'CONSTRUCTION' AND OTHER RELEVANT SECTIONS OF THE OHS REGULATIONS 2007

JCA LAND CONSULTANTS RECOMMENDS THAT THE DEVELOPER AND/OR NOMINATED AND AUTHORISED ENTITY SEEK PROFESSIONAL OH&S ADVICE IN ALL MATTERS OF CONSTRUCTION SAFETY PRIOR TO CONSTRUCTION.



CATCHMENT PLAN

20 10 0 20 40 1:1000
Original sheet size A1

LEGEND

PROPERTY BOUNDARY
MAJOR CONTOUR (1m)
MINOR CONTOUR (0.2m)

CATCHMENT AREA

- 27,438m² TOTAL AREA
- 8231 m² IMPERVIOUS AREA
- 30% IMPERVIOUS AREA (ESTIMATED FROM AERIAL IMAGERY)

RUN-OFF CO-EFFICIENT (YRC DEVELOPMENT ENGINEERING GUIDELINES)
 $C = (0.9 \times 30\% \times 27438 + 0.3 \times 70\% \times 27438) / 27438 = 0.48$

FREQUENCY FACTORS APPLIED (TABLE 6.24: AGRD-P5)

$C_{10\%} = 1 \times 0.48 = 0.48$
 $T_c = 8 \text{ min (BRANSBY WILLIAMS EQUATION)}$
 $I_{10\%} = 89.42 \text{ mm/hr (BOM IFD)}$
 $Q_{10\% \text{ PEAK}} = 327.13 \text{ l/s (RATIONAL METHOD)}$

TENDER ISSUE (NOT FOR CONSTRUCTION)

WARNING
BEWARE - UNDERGROUND SERVICES
THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN ON SITE BY THE APPROPRIATE SERVICE PROVIDERS PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID CONFLICTS.



JCA Ref: 32769

SCALES:
AS SHOWN AT A1

SURVEY BY: JCA
PLAN BY: J. BROUWERS (JCA)
CHECKED BY: S. PIKE (JCA)
PROJECT ENGINEER: L. GAGELONIA
DATE: 16/04/2025
CAD FILE: 32769_C1.dwg

LEVEL
DATUM
A.H.D.

COORDINATE
DATUM
MGA2020



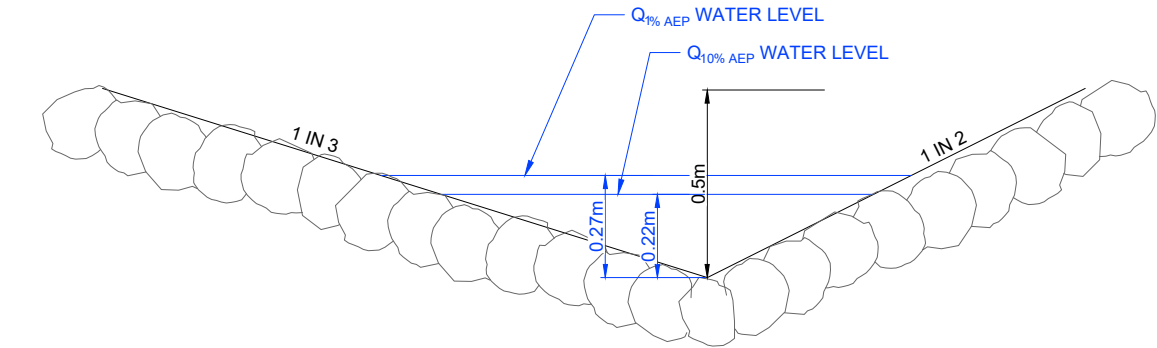
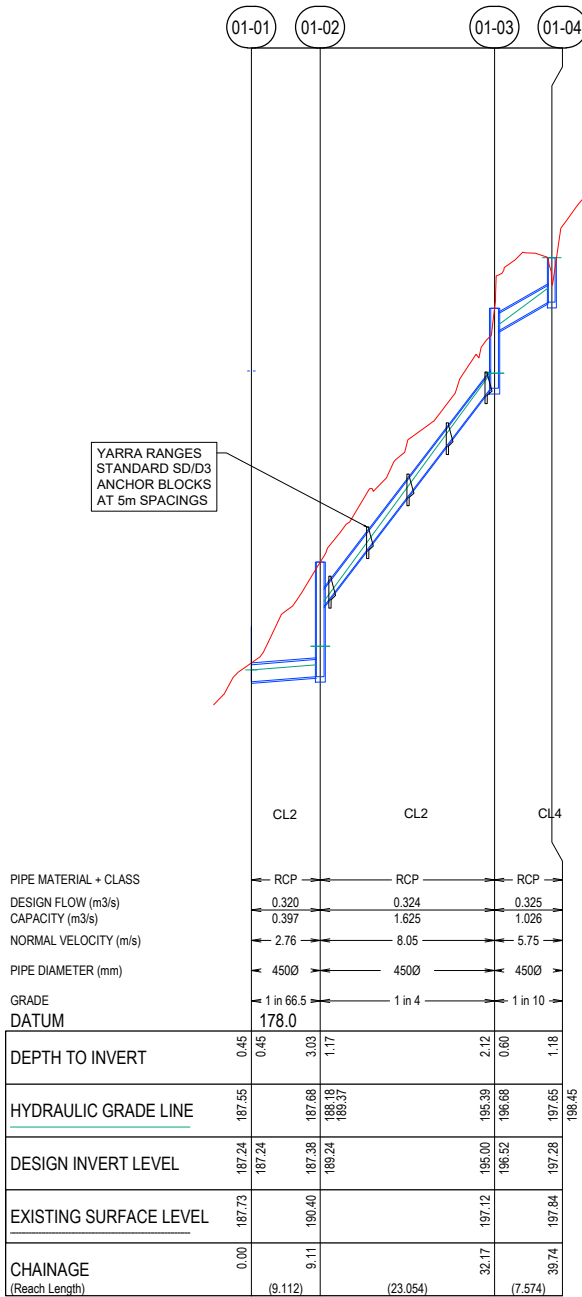
YARRA RANGES COUNCIL

DRAINAGE DESIGN

10 DALKEITH CRESCENT, BELGRAVE
CATCHMENT PLAN, SHEET INDEX, NOTES AND TBM SETOUT

CHECKED BY
XX
APPROVED
XXXX
MANAGER - INFRASTRUCTURE
SERVICES

SHEET NO.
C101
VERSION
01
DRAWING NO.
2025-04

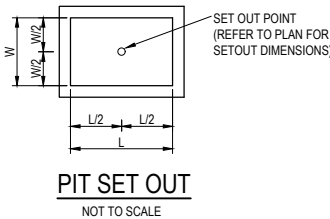


NOTE: THAT CROSS SECTION NEEDS TO BE MAINTAINED DOWNSTREAM OF WORK. VELOCITY = 2.7m/s WHICH WOULD REQUIRE SCOUR PROTECTION TO PREVENT EROSION IN HIGH FLOWS.

EXISTING DOWNSTREAM SWALE A-A

EROSION CONTROL OPTIONS

- 200mm d50 ROCK SPALLS/BEACHING
- EARTHLOK EROSION CONTROL MATTING
- 700GSM COIR MESH NETTING AND DENSE CHANNEL VEGETATION



PIT SCHEDULE														
PIT				INTERNAL		INLET		OUTLET		PIT				REMARKS
Name	TYPE	EASTING	NORTHING	WIDTH (mm)	LENGTH (mm)	DIA (mm)	INV LEVEL	DIA (mm)	INV LEVEL	COVER RL (Approx.)	DEPTH (Approx.)	STEP IRONS	STD DWG	
01-01	HEADWALL	355686.78	5802512.18	0	0	450	187.239			187.239	0		SD/E3	
01-02	YRC SD/P4	355687.85	5802521.23	0.9	1	450	189.237	450	187.376	190.405	3.029	Y	SD/P4	
01-03	YRC SD/P4	355690.34	5802544.15	0.9	1	450	196.519	450	195.001	197.12	2.119	Y	SD/P4	PIT TO HAVE CLASS D GATIC LID OR APPROVED EQUIVALENT
01-04	YRC SD/P5	355693.39	5802551.09	0.9	1			450	197.276	198.452	1.176	Y	SD/P5	

PIT TYPE LEGEND:
TDIP - TABLE DRAIN INLET PIT
JP - JUNCTION PIT
EW - END WALL
GP = GRATED PIT

DATE	REVISION	AUTHORISED	VER
06.09.24	PRELIMINARY DESIGN	SP	00
16.04.25	TENDER ISSUE	SP	01

TENDER ISSUE (NOT FOR CONSTRUCTION)

WARNING

BEWARE - UNDERGROUND SERVICES

THE LOCATIONS OF EXISTING UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT DEPTH AND LOCATION SHOULD BE VERIFIED AND PROVEN ON SITE BY THE APPROPRIATE SERVICE PROVIDERS PRIOR TO ANY SITE EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID CONFLICTS.

The Essential First Step

The Subdivision Specialists

Suite 9, 303 Maroochah Highway, Ringwood VIC 3134
T: 03 9755 4888 E: jca@jcalc.com.au W: www.jcalc.com.au

JCA Ref: 32769

SCALES:
AS SHOWN AT A1

SURVEY BY: JCA	LEVEL DATUM: A.H.D.
PLAN BY: J. BROUWERS (JCA)	COORDINATE DATUM: MGA
CHECKED BY: S. PIKE (JCA)	
PROJECT ENGINEER: L. GAGELONIA	
DATE: 16/04/2025	
CAD FILE: 32769_C6.dwg	

YARRA RANGES COUNCIL

DRAINAGE DESIGN

10 DALKEITH CRESCENT, BELGRAVE

DRAINAGE LONGITUDINAL SECTIONS

CHECKED BY: XX	SHEET NO. C601	VERSION 01
APPROVED: XXXX MANAGER - INFRASTRUCTURE SERVICES	DRAWING NO. 2025-04	

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1135142

APPLICANT'S NAME & ADDRESS

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

VENDOR

BOYLE, DENIS VERNON

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

4457

This certificate is issued for:

LOT 7 PLAN LP7911, LOT 8 PLAN LP7911 ALSO KNOWN AS 7 COLIN AVENUE BELGRAVE
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a RESTRUCTURE OVERLAY - SCHEDULE 41
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22
- and a EROSION MANAGEMENT OVERLAY

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

05 May 2025

Sonya Kilkeny
Minister for Planning

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

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

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

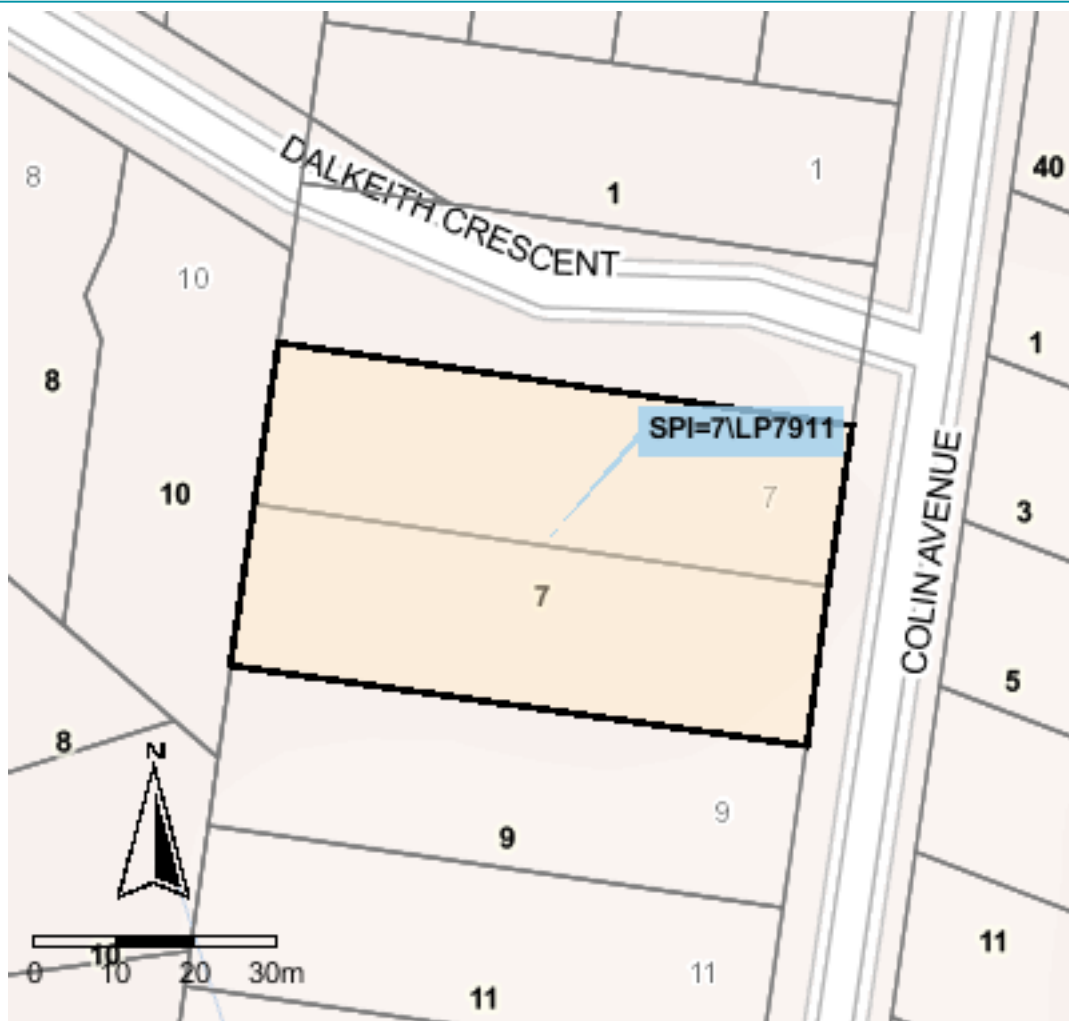
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

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

Privacy Statement

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

45.0531/07/2018
VC148**RESTRUCTURE OVERLAY**

Shown on the planning scheme map as **RO** with a number.

Purpose

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

To identify old and inappropriate subdivisions which are to be restructured.

To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

45.05-101/07/2021
VC203**Subdivision**

A permit is required to subdivide land.

A subdivision must be in accordance with a restructure plan for the land listed in the schedule to this overlay. This does not apply if the subdivision is for one of the following purposes and no additional lots or subdivision potential is created:

- To realign boundaries between lots that have been consolidated in accordance with the restructure plan.
- To consolidate a restructure lot with a section of closed road or other land not included in a proposed restructure lot.

Each lot must be provided with reticulated sewerage if available. If reticulated sewerage is not available, the application must be accompanied by:

- A Land Capability Assessment which demonstrates that each lot is capable of treating and retaining all waste water and the risks to human health and the environment of a on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*.
- A plan which indicates the building envelope and effluent disposal area for each lot.

Before deciding on an application to subdivide land into residential lots, the responsible authority must consider Clause 56.

45.05-219/01/2006
VC37**Dwellings and other buildings**

A permit is required to construct or extend a dwelling or other building.

A permit must be in accordance with a restructure plan for the land listed in a schedule to this overlay. This does not apply if:

- No restructure plan is listed in the schedule and the permit is required to extend an existing dwelling or other building.
- The land is a lot for which a permit has been granted under Clause 45.05-1.

45.05-331/07/2018
VC148**Exemption from notice and review**

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

45.05-401/01/2024
VC250**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

YARRA RANGES PLANNING SCHEME

- The objectives of the restructure plan for the area.
- Appropriate measures to cope with any environmental hazard or constraint affecting the land, including slope, drainage, salinity and erosion.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and fauna habitats and the need to revegetate along waterways, gullies, ridge lines and property boundaries.
- The availability of utility services, including sewerage, water, drainage, electricity, telecommunications, and, where the subdivision is not a residential subdivision, gas.
- The relationship of the intended use and development to the existing or likely use and development of adjoining and nearby land.
- The effect on surrounding uses, especially agricultural uses and nearby public land.
- The design of buildings.

SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY**Restructure plan**

PS map ref	Land	Title of restructure plan
RO1	Breen Terrace/Clarke Road, Ferny Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO2	Restructure Map deleted by Amendment C91	
RO3	Mt Dandenong Tourist Road/Driffield Crescent, Sassafras	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO4	Mt Dandenong Tourist Road/Colehurst Crescent, Sassafras	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO5	Hilton Road/Breen Terrace, Ferny Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO6	Wannawong Road/Alice Street, Sassafras	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO7	Janesdell Avenue, Ferny Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO8	Alpine Road, Ferny Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO9	Mt Dandenong Tourist Road/Dunstan Crescent, Tremont	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO10	Titania Crescent/Mt Dandenong Tourist Road, Ferny Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO11	Sassafras Creek Road/Colston Avenue, Sherbrooke	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO12	Restructure Map deleted by Amendment C91	
RO13	Warwick Farm Road, Olinda	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO14	Sunnyside Avenue, Kallista	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO15	Allen Road/Monbulk Road, Monbulk	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO16	Olinda Monbulk Road/Hunter Street, Monbulk	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO17	Restructure Map deleted by Amendment C91	

YARRA RANGES PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO18	Belgrave Gembrook Road, Menzies Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO19	William Road, Kallista	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO20	Belford Road/Grantulla Road, Kallista	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO21	Ramsay Court, The Patch	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO22	Kallista Emerald Road, Kallista	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO23	Thomas Road/Emerald Monbulk Road, Emerald	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO24	Woodleigh Avenue, Upwey	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO25	Restructure Map deleted by Amendment C91	
RO26	Burwood Highway, Upper Ferntree Gully	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO27	Burwood Highway, Upwey	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO28	The Serpentine, Tecoma	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO29	Restructure Map deleted by Amendment C91	
RO30	Glen Harrow Heights Road, Belgrave	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO31	Wedgewood Avenue/Gully Crescent, Belgrave	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO32	Lockwood Road/Huon Road, Belgrave South	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO33	Ropley Grange, Upper Ferntree Gully	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO34	Highcliff Road/Ferguson Street, Upwey	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO35	Royal Street, Upwey	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023

YARRA RANGES PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO36	Torry Hill Road, Upwey	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO37	Blackwood Street/Grandview Crescent, Tecoma	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO38	Restructure Map deleted by Amendment C91	
RO39	No restructure map	
RO40	Hazelvale Road, Upwey	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO41	Dalkeith Crescent, Belgrave	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO42	Carrington Court/Bay Street, Tecoma	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO43	Nation Road/Borang Avenue, Selby	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO44	Eveline Road/Belgrave Gembrook Road, Selby	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO45	Belgrave Gembrook Road/Arbor Avenue, Selby	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO46	Temple Road/Currajong Avenue, Selby	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO47	Maskell Street, Selby	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO48	Waratah Avenue/Currajong Avenue, Selby	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO49	McNicol Road, Belgrave	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO50	Burnham Road/McNicol Road, Tecoma	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO51	Mount Morton Road/Osborne Avenue, Belgrave South	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO52	Mount Morton Road, Belgrave South	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO53	Restructure Map deleted by Amendment C91	

YARRA RANGES PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO54	Judkins Avenue, Belgrave	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO55	Restructure Map deleted by Amendment C153	
RO56	Mount Morton Road/Ryans Road, Belgrave South	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO57	Restructure Map deleted by Amendment C153	
RO58	Gordon Grove/Selby Aura Road, Menzies Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO59	Selby Aura Road/Aura Vale Road, Menzies Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO60	Restructure Map deleted by Amendment C91	
RO61	Restructure Map deleted by Amendment C177yan	
RO62	Menzies Road/School Road, Menzies Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO63	Belgrave Gembrook/Menzies Road, Menzies Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO64	Mervyn Road/Wellington Road, Belgrave South	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO65	Mt Dandenong Tourist Road/Everest Crescent, Olinda	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO66	Olinda Monbulk Road (Coonara Road)/Howard Road, Olinda	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO67	Restructure Map deleted by Amendment C177yan	
RO68	Restructure Map deleted by Amendment C177yan	
RO69	Warwick Road, Olinda	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO70	Restructure Map deleted by Amendment C91	
RO71	Restructure Map deleted by Amendment C153	
RO72	Restructure Map deleted by Amendment C153	
RO73	Oakdale Road/Ferndale Road, Upper Ferntree Gully	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023

YARRA RANGES PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO74	Restructure Map deleted by Amendment C177	ran
RO75	Restructure Map deleted by Amendment C91	
RO76	Temple Road/Ronald Avenue, Selby	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO77	Restructure Map deleted by Amendment C153	
RO78	Restructure Map deleted by Amendment C91	
RO79	Belgrave Gembrook Road/Margaret Crescent, Kallista	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO80	Restructure Map deleted by Amendment C91	
RO81	Ben Cairn Estate, Don Valley	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO82	Restructure Map deleted by Amendment C91	
RO83	Old Warburton Road, Warburton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO84	Armstrong Creek Road, Reefton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO85	Reefton Estate (South), McMahons Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO86	Lester Street, Woori Yallock	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO87	Station Street, Wesburn	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO88	Big Pats Creek Road, Big Pats Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO89	Restructure Map deleted by Amendment C91	
RO90	Riverside Drive East, East Warburton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO91	Leith Road/Hall Road, McMahons Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO92	Restructure Map deleted by Amendment C91	
RO93	Earle Street, Launching Place	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023

YARRA RANGES PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO94	Restructure Map deleted by Amendment C177	ran
RO95	Restructure Map deleted by Amendment C91	
RO96	Hooks Road/Mildura Avenue, Warburton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO97	Don Road, Don Valley	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO98	Story Road, Warburton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO99	Lyrebird Avenue, East Warburton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO100	Elderberry Avenue, East Warburton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO101	Fisherman Drive, Reefton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO102	Reefton Estate (North), McMahon's Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO103	Warburton Heights Estate, Warburton	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO104	Restructure Map deleted by Amendment C153	
RO105	Blacksands Road, Yarra State Forest	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO106	Yarra Street, Powelltown	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO107	Robin Parade/Weiss Road, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO108	Kalamunda Terrace (Part A), Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO109	Kalamunda Terrace (Part B), Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO110	Lowes Road, Chum Creek	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO111	Baden Powell Drive, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023

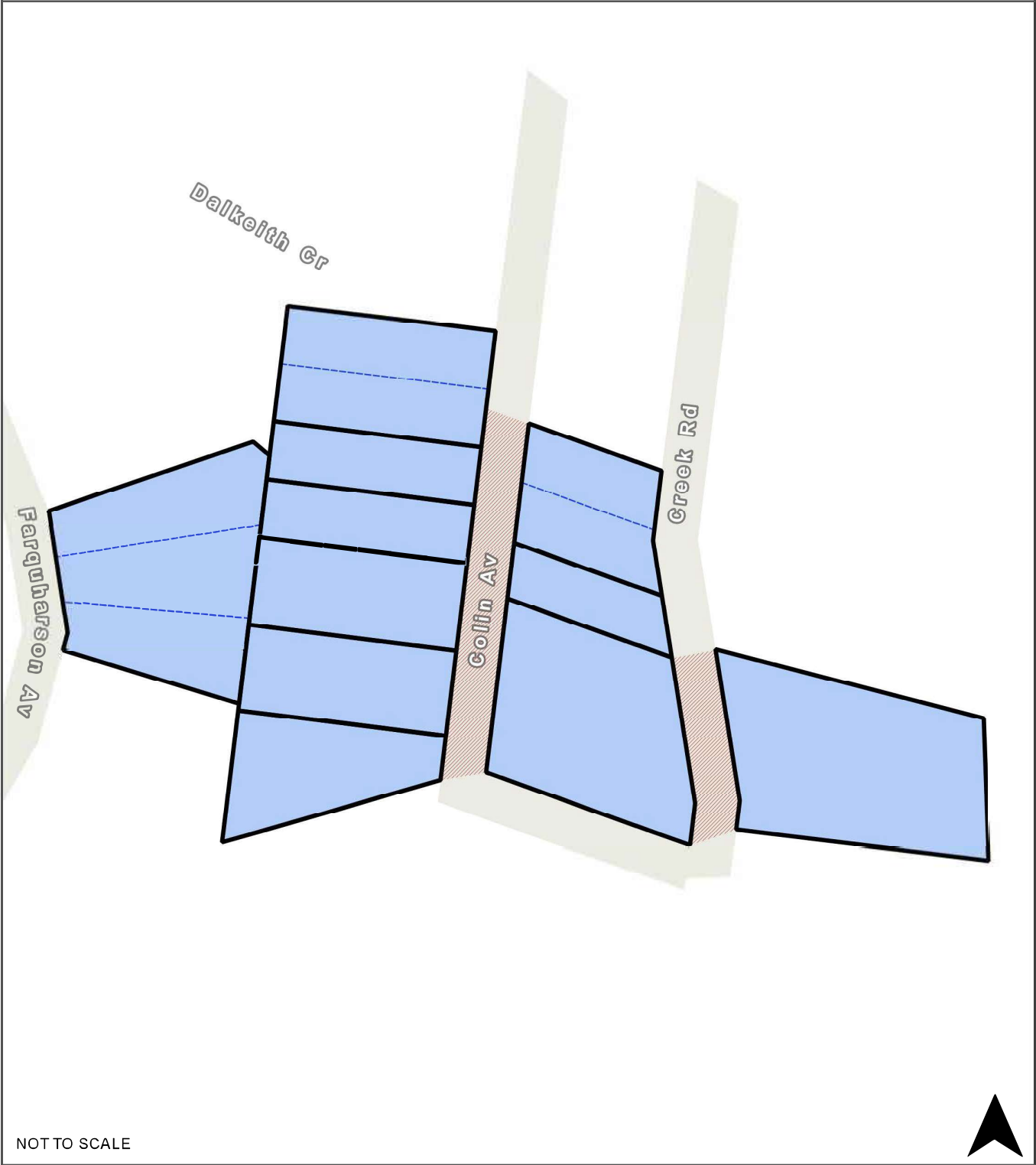
YARRA RANGES PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO112	Beverley Drive/Dorothy Street, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO113	Juliet Crescent/Graceburn Avenue, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO114	Restructure Map deleted by Amendment C153	
RO115	Romeo Road, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO116	Mt Lebanon Road, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO117	Restructure Map deleted by Amendment C91	
RO118	Restructure Map deleted by Amendment C91	
RO119	Old Fernshaw Road, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO120	Thompsons Road, Kalorama	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO121	Dodds Road, Olinda	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO122	Lily Avenue, Mt Evelyn	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO123	Inverness Road, Kalorama	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO124	Restructure Map deleted by Amendment C153	
RO125	Restructure Map deleted by Amendment C12	
RO126	Observatory Road, Mt Dandenong	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO127	Melba Highway, Yering	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO128	St Johns Road, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO129	Restructure Map deleted by Amendment C153	
RO130	No restructure map	






YARRA RANGES PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO131	Wilson Road, Healesville	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO132	Restructure Map deleted by Amendment C114	
RO133	Rymers Road – Hazeldene Road, Gladysdale	Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, May 2023
RO134	Restructure Map deleted by Amendment C153	

RO41 Dalkeith Crescent, Belgrave

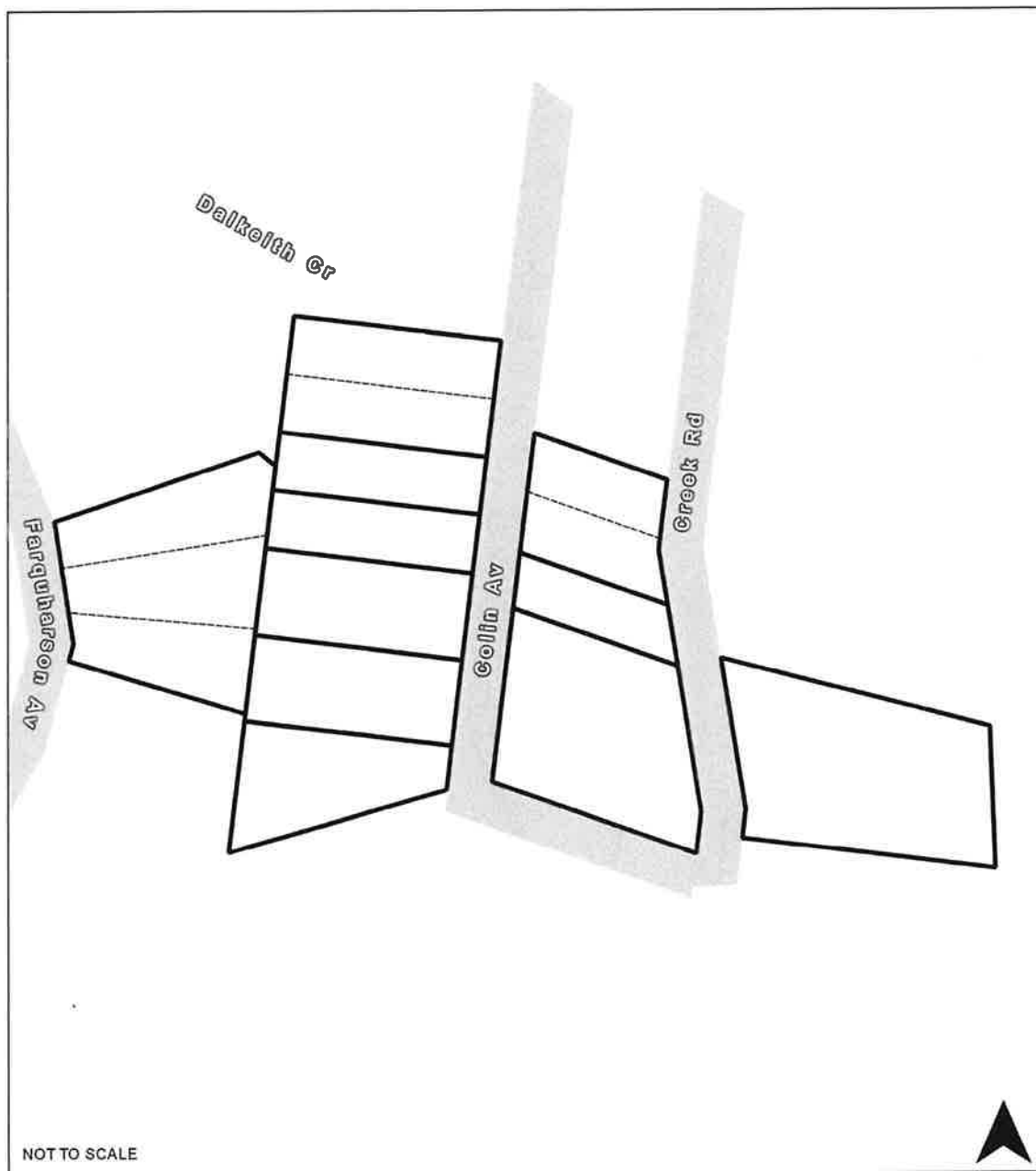


Restructure Proposal



- | | |
|--|--|
|  Parcel Boundary |  Retain |
|  Road Reserve |  Delete |
|  Restructure Lot Boundary | |

INCORPORATED DOCUMENT FOR THE RESTRUCTURE OVERLAY
 RESTRUCTURE PLAN FOR OLD & INAPPROPRIATE SUBDIVISIONS IN YARRA RANGES COUNCIL

RO41 Dalkeith Crescent, Belgrave



Map Legend

Map icon	Meaning
	Restructure lot boundary
	Parcel boundary

From www.planning.vic.gov.au at 28 April 2025 10:45 AM

PROPERTY DETAILS

Address: **7 COLIN AVENUE BELGRAVE 3160**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

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

Council Property Number: **222863**

Planning Scheme: **Yarra Ranges**

Directory Reference: **Melway 75 G11**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MONBULK**

OTHER

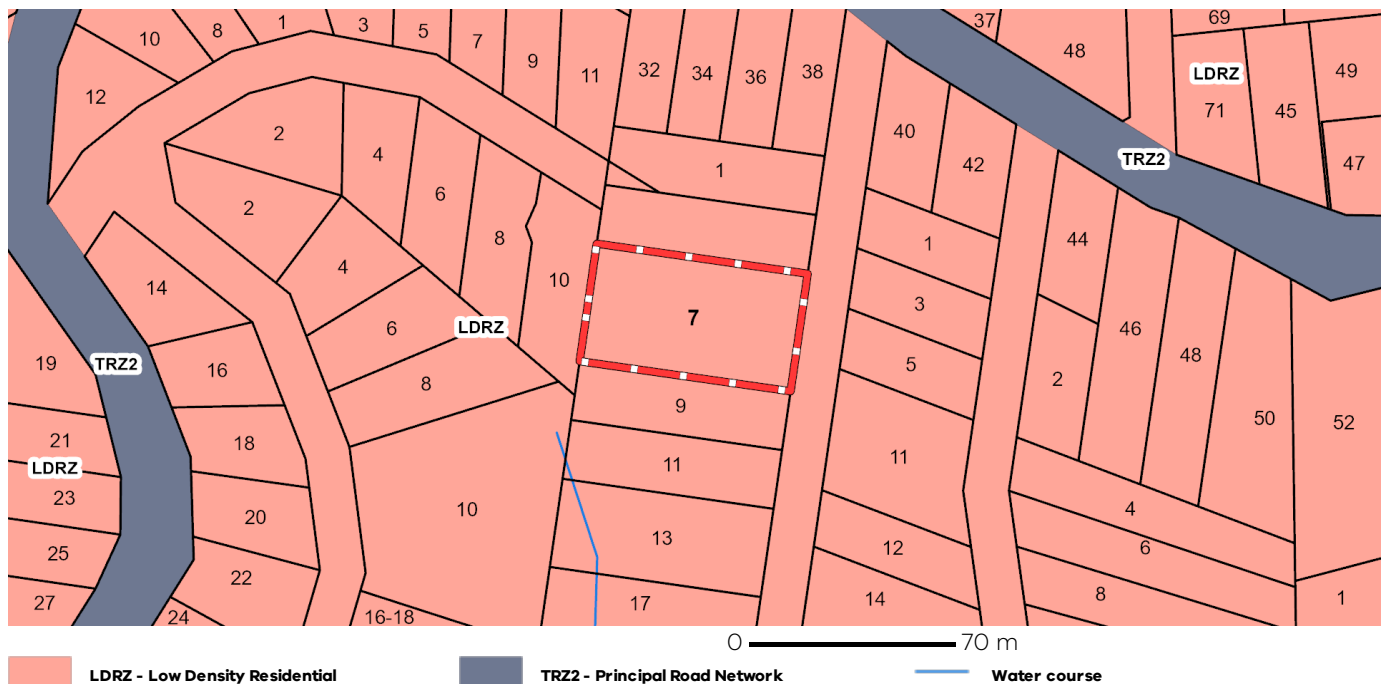
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

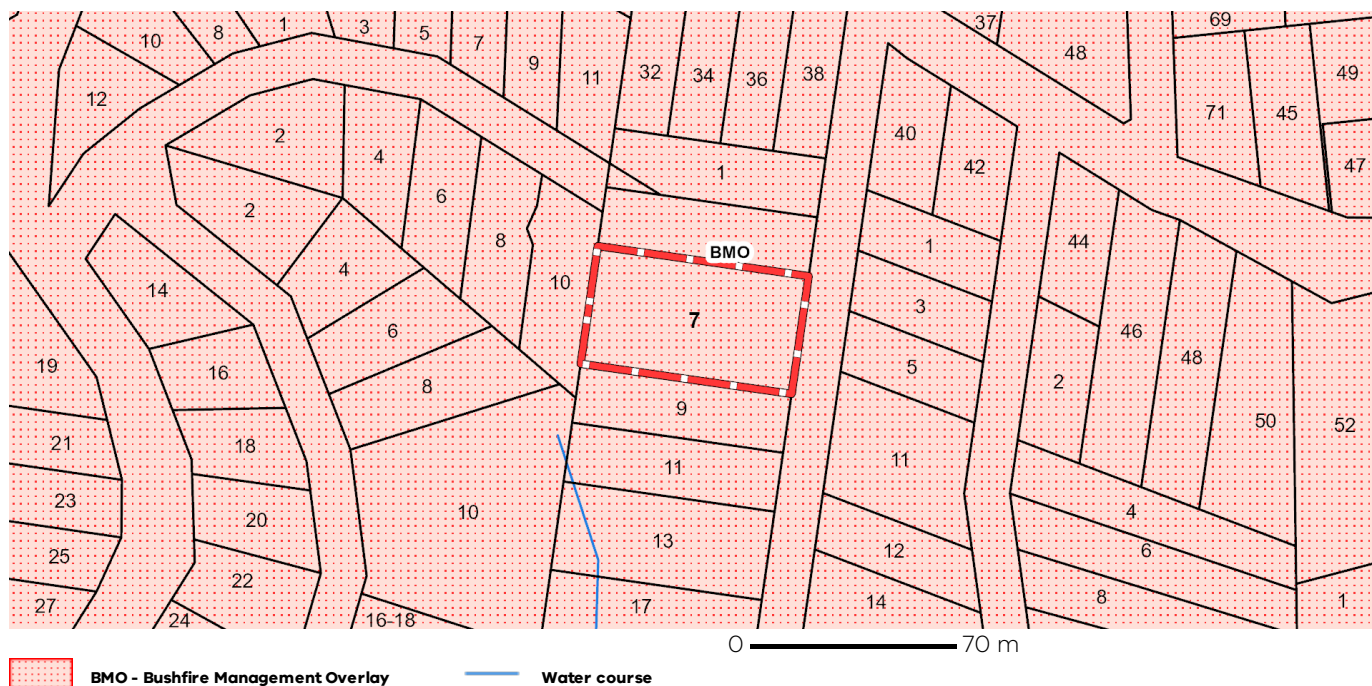
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

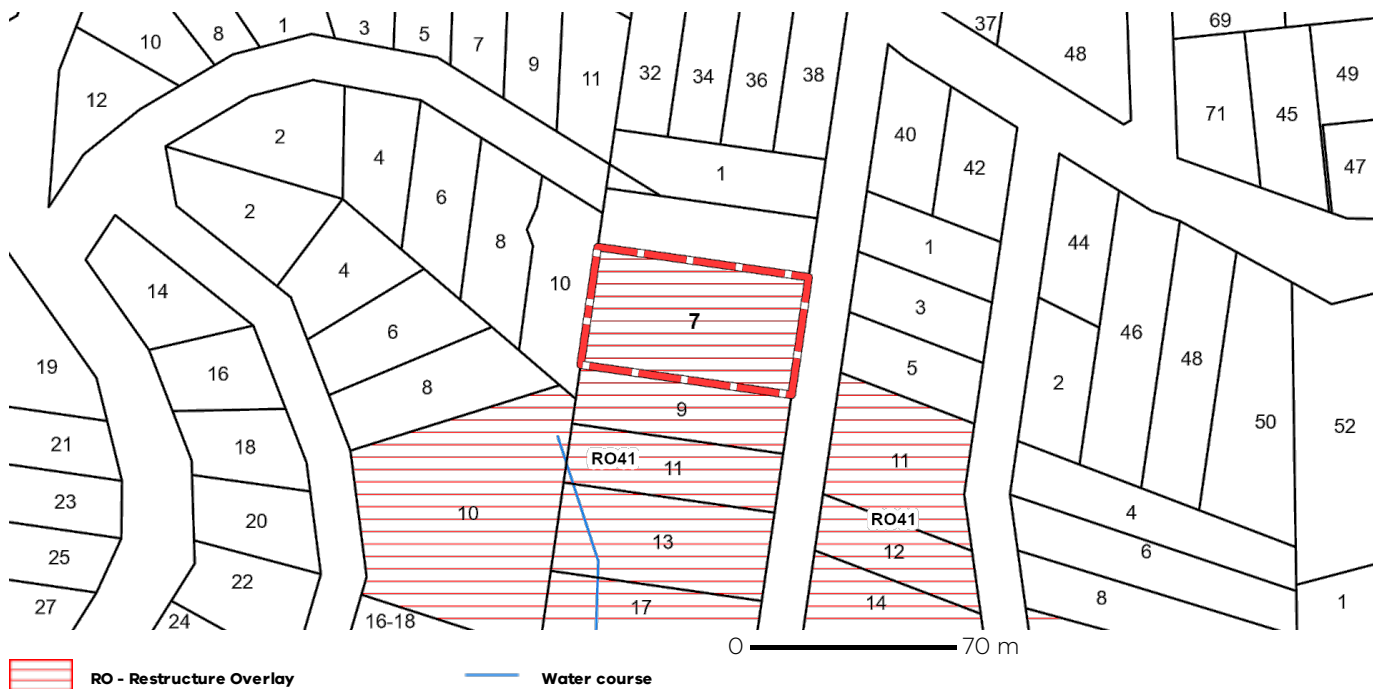


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 41 (RO41)



SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

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

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



Further Planning Information

Planning scheme data last updated on 24 April 2025.

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

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

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

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

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

PROPERTY REPORT

From www.land.vic.gov.au at 28 April 2025 10:45 AM

PROPERTY DETAILS

Address: **7 COLIN AVENUE BELGRAVE 3160**

Lot and Plan Number: **This property has 2 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

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

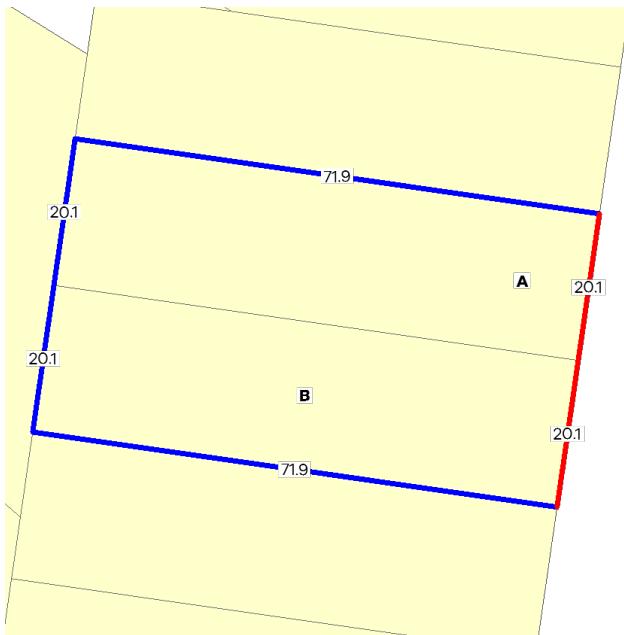
Council Property Number: **222863**

Directory Reference: **Melway 75 G11**

www.yarraranges.vic.gov.au

SITE DIMENSIONS

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



Area: 2893 sq. m

Perimeter: 224 m

For this property:

— Site boundaries

— Road frontages

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

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

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

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 7 LP7911	7\LP7911
B	Lot 8 LP7911	8\LP7911

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MONBULK**

PROPERTY REPORT

PLANNING INFORMATION

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

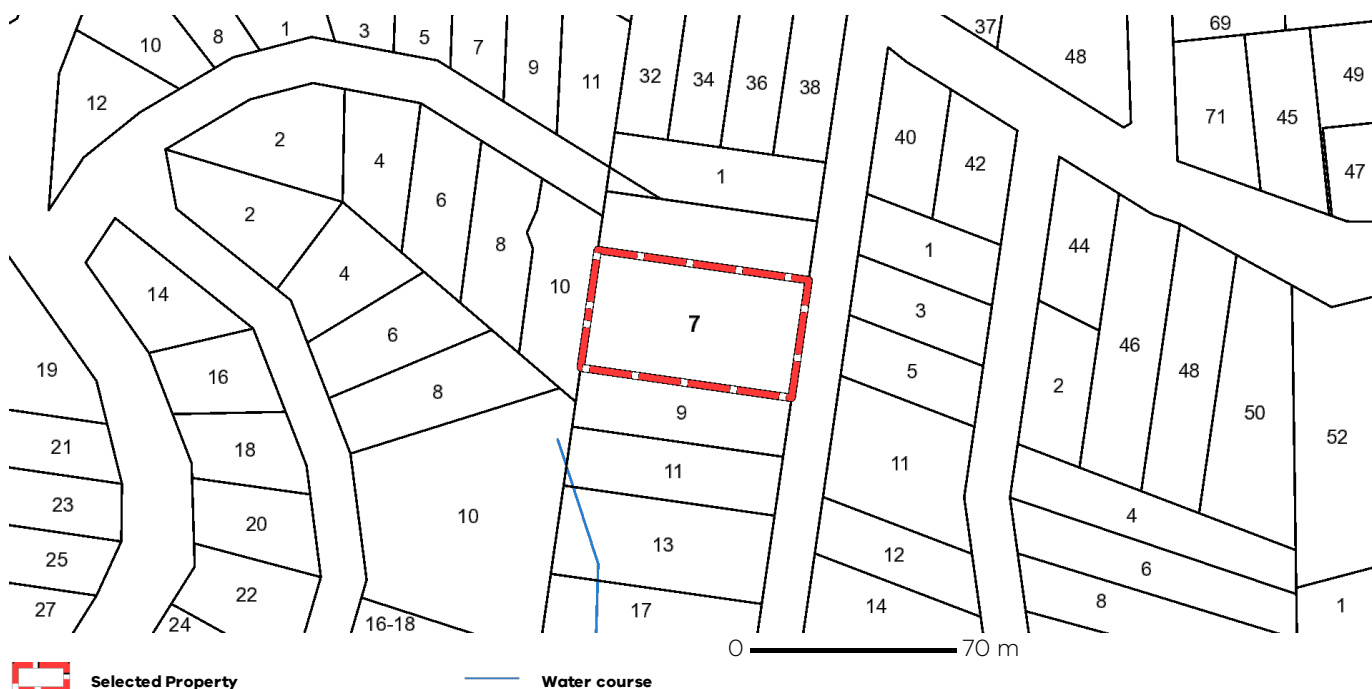
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

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

Area Map



Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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