



Maddocks

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Vendor's Statement – The Albertine

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

Land
Lot _____ on proposed plan of subdivision PS913307H The Albertine, 31 Queens Lane, Melbourne VIC 3004

Vendor's name	Mirvac Victoria Pty Limited ACN 006 708 363	Date 27 / 06 / 2025
Vendor's signature	 Mark Trovato – Development Director, Development as attorney for Mirvac Victoria Pty Limited under power of attorney dated 17 April 2023  Elysa Anderson – General Manager, Residential Development as attorney for Mirvac Victoria Pty Limited under power of attorney dated 17 April 2023	

I confirm I have read the full vendors statement	Print name of person signing	Signature	Date

1. Financial matters**1.1 Outgoings**

Details concerning any rates, charges or other similar outgoings affecting the land and any interest payable on any part of them are as contained in the attached certificates.

Amounts (including any proposed owners corporations levies) for which the purchaser may become liable in consequence of the sale are as follows:

- 1.1.1 The Purchaser's proportion of the outgoings at settlement including Owners Corporation contributions will be calculated in accordance with the proportion that the lot liability of the Property bears to the total lot liability shown on the Plan. The total amount of rates, charges or other similar outgoings (excluding Owners Corporation fees and levies) is estimated to not exceed approximately \$2,100.00 to \$14,200.00 depending on lot liability.
- 1.1.2 The Owners Corporations are not yet operative, but will become operative at or after settlement. The Vendor estimates that the levies, depending on the lot liabilities and lot entitlements shown on the Plan in respect of which Lot the Owners Corporations fees are assessed, will be in order of approximately \$5,500.00 to \$33,000.00 per year.
- 1.1.3 Following settlement the Purchaser will become a member of Owners Corporation No. 1 and will become liable to pay the Owners Corporation levies for those Owners Corporations.
- 1.1.4 Upon completion of the subdivision of the land there will be a supplemental valuation for rating purposes, which will result in a separate rate being assessed after settlement of the Property.

1.2 Charge

Amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation:

Nil.

1.3 Owner - Building

Particulars of any required insurance under the *Building Act 1993* applying to a residence on the land that was constructed by an owner-builder within the preceding 6 years and 6 months and s 137B *Building Act 1993* applies:

Not applicable.

1.4 Commercial and Industrial Property Tax

- 1.4.1 The land is not tax reform scheme land within the meaning of the *Commercial and Industrial Property Tax Reform Act 2024 (Vic)*.
- 1.4.2 The AVPCC (within the meaning of the *Commercial and Industrial Property Tax Reform Act 2024 (Vic)*) most recently allocated to the land is: 101 – Residential Development Site.

2. Land use

2.1 Easements, covenants or other similar restrictions

Details of any registered or unregistered easement, covenant or other similar restriction affecting the land, are as follows:

- 2.1.1 set out in the attached copies of title documents;
- 2.1.2 the Owners Corporation rules of Owners Corporation No. 1 to be created upon registration of the proposed plan of subdivision generally in the form attached to the contract;
- 2.1.3 any lease, licence or other right of occupation or other agreements granted or entered into by the Owners Corporation following registration of the proposed plan of subdivision including the Condenser Licences, Events Licence and Citipower Lease; and
- 2.1.4 the requirements of any planning permit in relation to the Property including but not limited to planning permit 877/2016/A (and any amendments or variations thereto).

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or similar restriction.

2.2 Designated bushfire-prone area

As per the attached report, the land is not in a designated bushfire-prone area.

2.3 Planning

Details of any planning instruments affecting the land, are as follows:

Contained in the attached certificate.

3. Notices

3.1 Notice, order, declaration, report or recommendation

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

None to the vendor's knowledge, other than:

- 3.1.1 Planning Permit 877/2016/A.

The vendor has no means of knowing all decisions of public authorities and government departments affecting the land unless communicated to the vendor.

3.2 Livestock disease or agricultural chemicals

Particulars of any notices, property, managements 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:

None to the vendor's knowledge.

3.3 Compulsory acquisition

The particulars of any notices of intention to acquire, served pursuant to s 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

None to the vendor's knowledge.

4. Building permits

Details of any building permit granted during the past 7 years under the *Building Act 1993* (required only where there is a residence on the land) -

Are contained in the attached certificate or statement.

5. Non connected services

The following services are not connected to the land:

- electricity supply;
- gas supply;
- water supply;
- sewerage; and
- telephone services.

6. Evidence of title

Attached are copies of the following:

- 6.1 Register Search Statement for certificate of title volume 12465 folio 843; and
- 6.2 Title Plan TP377081E.

7. Unregistered subdivision

Attached is a copy of:

- 7.1 Proposed Plan of Subdivision PS913307H



ATTACHMENTS TO VENDOR'S STATEMENT

1. Due Diligence Checklist
2. Proposed Plan of Subdivision PS913307H
3. Register Search Statement – Volume 12465 Folio 843
4. Title Plan TP377081E
5. Planning Certificate
6. Planning Property Report
7. Land Information Certificate
8. South East Water Certificate
9. Land Tax Clearance Certificate
10. Building Information (1) & (2) Certificate
11. EPA Certificate
12. VicRoads Certificate
13. Heritage Certificate
14. Aboriginal Heritage Certificate
15. Planning Permit 877/2016/A

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.

consumer.vic.gov.au/duediligencechecklist

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

PLAN OF SUBDIVISION

EDITION

PS 913307H

LOCATION OF LAND

PARISH: PARISH OF SOUTH MELBOURNE
CITY OF SOUTH MELBOURNE

TOWNSHIP: ---

SECTION: R

CROWN ALLOTMENT: 10

CROWN PORTION: ---

TITLE REFERENCE: VOL 12465 FOL 843

LAST PLAN REFERENCE: TP 377081E

POSTAL ADDRESS: 31 QUEENS ROAD
(at time of subdivision) MELBOURNE 3004

MGA 2020 CO-ORDINATES: E 321900 ZONE: 55
(approx. centre of land in plan) N 5809700

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
NIL	NIL	THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PDPL/00539/2024
		SURVEY THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) -- IN PROCLAIMED SURVEY AREA NO. ---
		DEPTH LIMITATION DOES NOT APPLY
		BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: INTERIOR FACE: ALL BOUNDARIES
		COMMON PROPERTY IS ALL THE LAND IN THE PLAN EXCEPT LOTS AND INCLUDES THE STRUCTURE OF ALL WALLS, FLOORS AND CEILINGS WHICH DEFINE BOUNDARIES
		ALL COLUMNS, BEAMS AND SERVICE DUCTS AND PIPE SHAFTS WHETHER OR NOT SHOWN WITHIN THIS PLAN ARE CONTAINED IN COMMON PROPERTY No.1, UNLESS OTHERWISE NOTED
		LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES

P - PROJECTION OF UNDERSIDE OF CEILING
T - TERRACE
B - BALCONY
PT - PART
CP No.1 - COMMON PROPERTY No.1
--- DENOTES STRUCTURE (NON BOUNDARY)

EASEMENT INFORMATION

EASEMENTS & RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE WHOLE OF THE LAND IN THIS PLAN.

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	ACCESS BY FOOT & USE FOR BUILDING MAINTENANCE AND CLEANING (LIMITED IN DEPTH & HEIGHT SEE SECTION A-A'	SEE DIAG	THIS PLAN	COMMON PROPERTY No.1

LICENSED SURVEYOR **LACHLAN JAMES McCLEARY**

DATE 17/06/25

REFERENCE 304546

ORIGINAL SHEET SIZE A3

VERSION J

DRAWING 304546-DJ

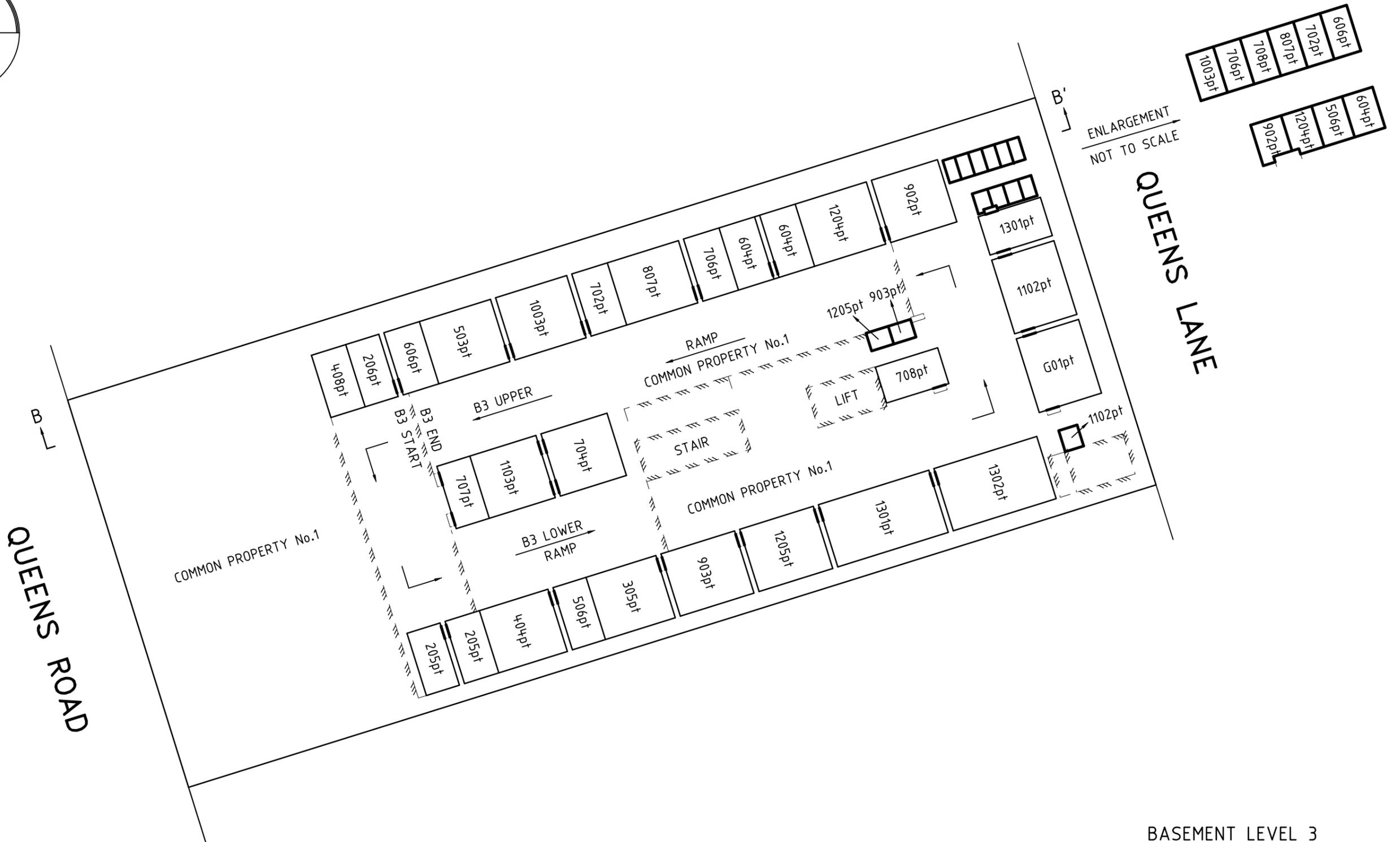
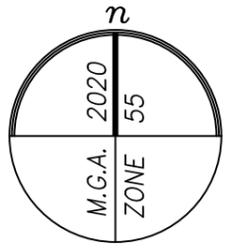
SHEET 1 OF 26 SHEETS

veris

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PLAN OF SUBDIVISION

PS 913307H



BASEMENT LEVEL 3
DIAGRAM 3

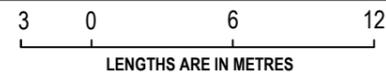


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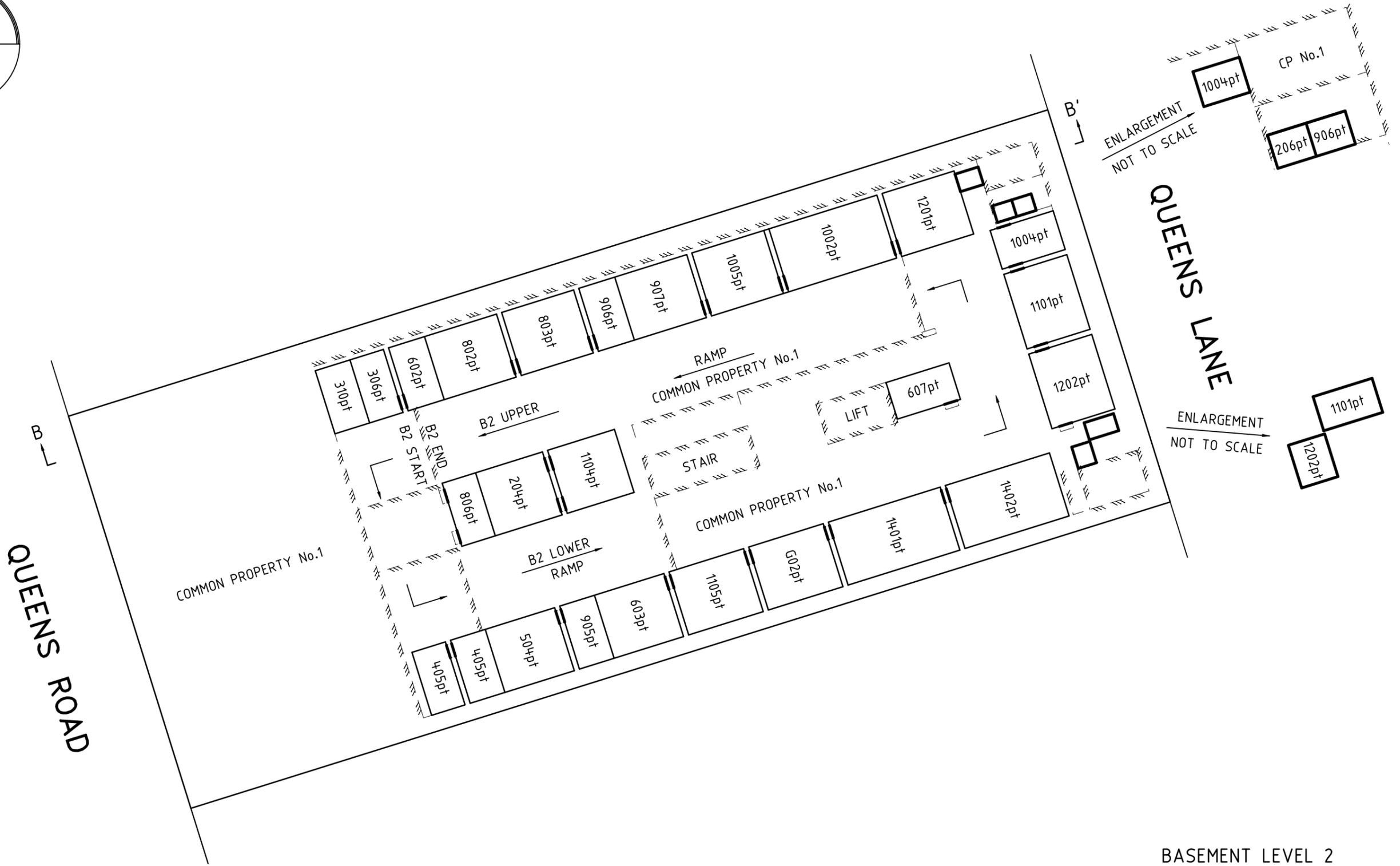
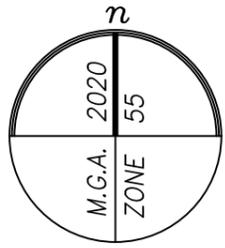


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SHEET 4

PLAN OF SUBDIVISION

PS 913307H

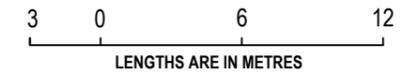


BASEMENT LEVEL 2
DIAGRAM 4



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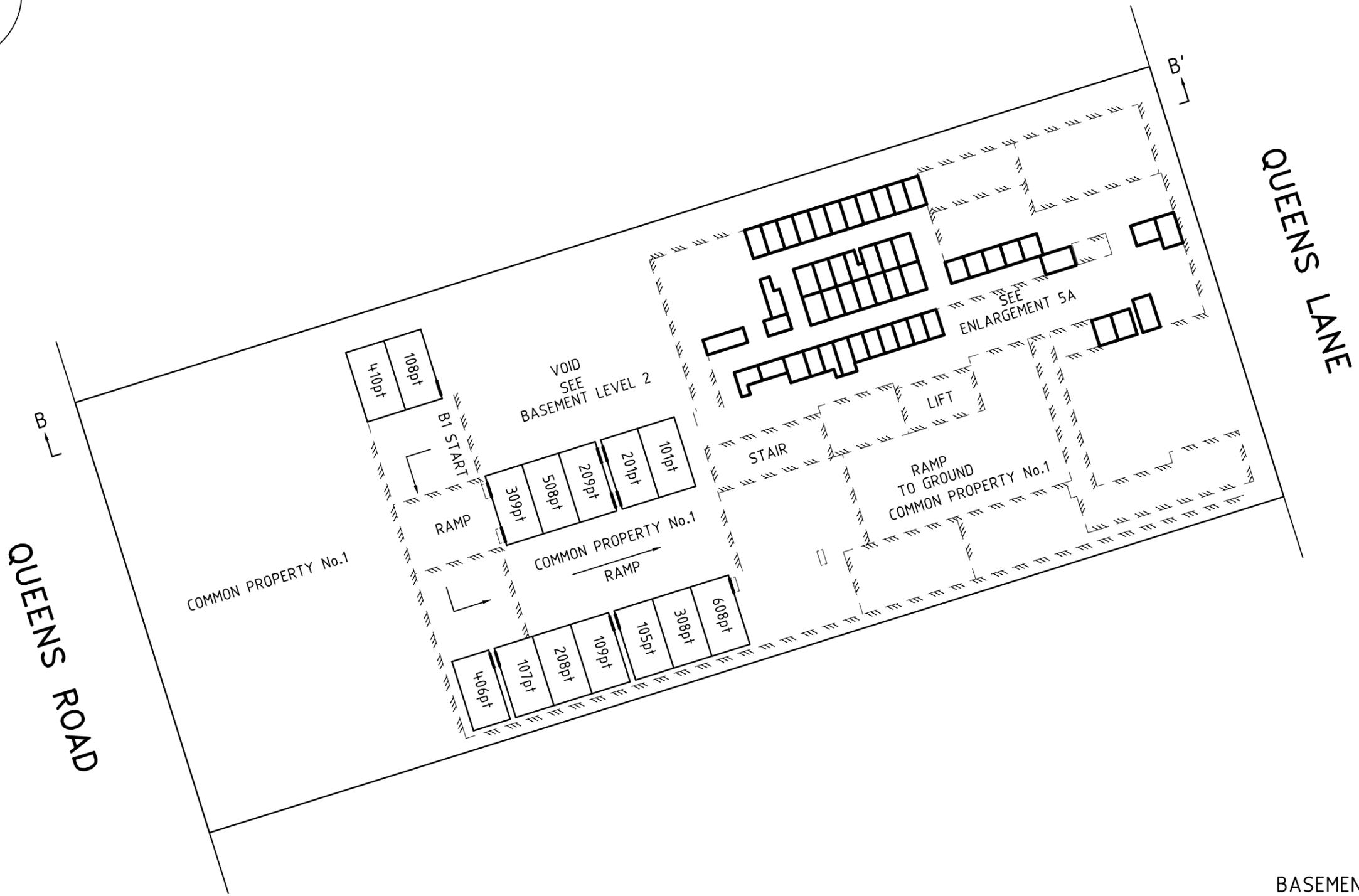
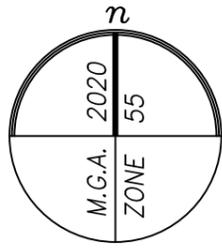


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SHEET 5

PLAN OF SUBDIVISION

PS 913307H



BASEMENT LEVEL 1
DIAGRAM 5

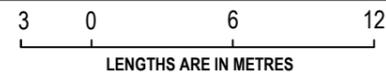


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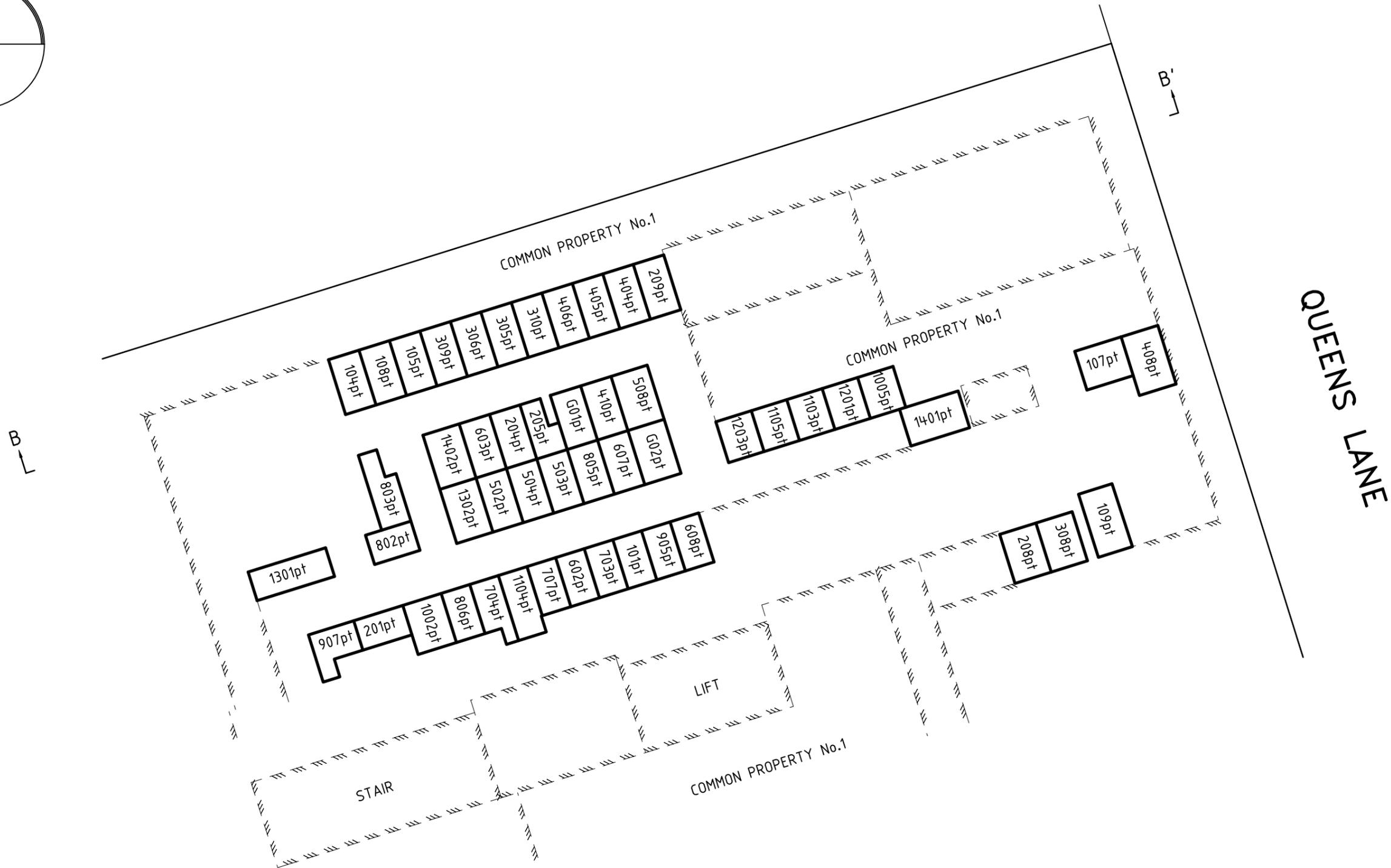
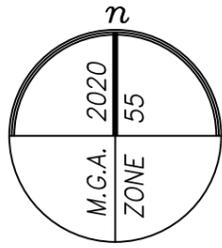


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SHEET 6

PLAN OF SUBDIVISION

PS 913307H



BASEMENT LEVEL 1 (PART)
DIAGRAM 5A

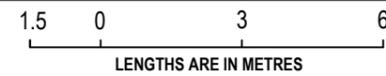


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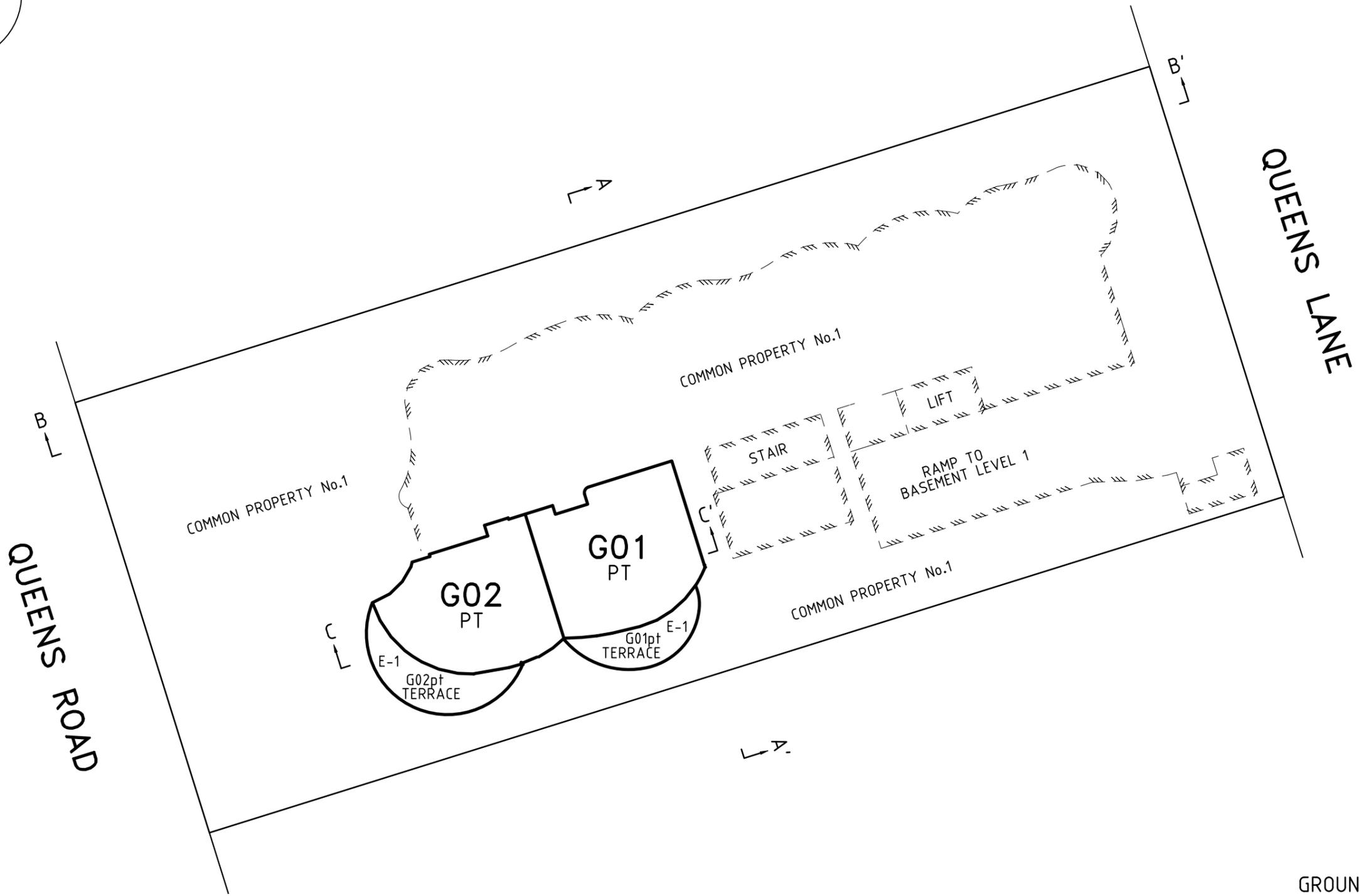
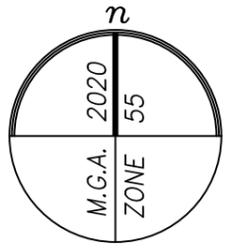


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SHEET 7

PLAN OF SUBDIVISION

PS 913307H



GROUND LEVEL
DIAGRAM 6

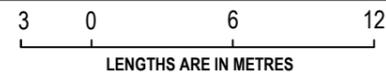


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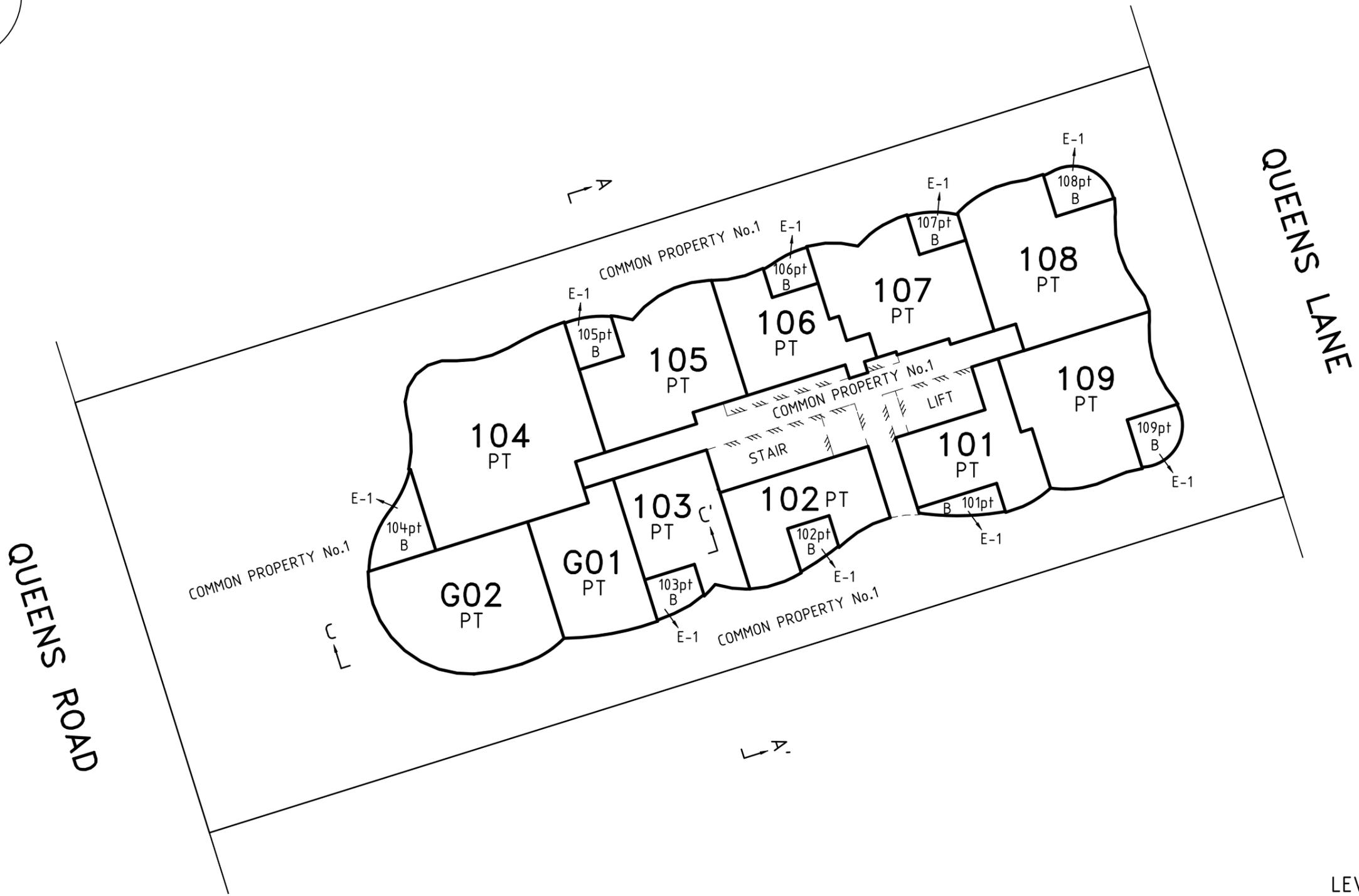
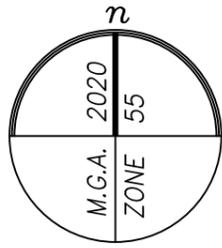


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 SHEET 8

PLAN OF SUBDIVISION

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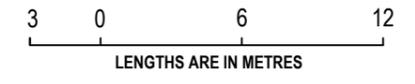
LEVEL 1
DIAGRAM 7



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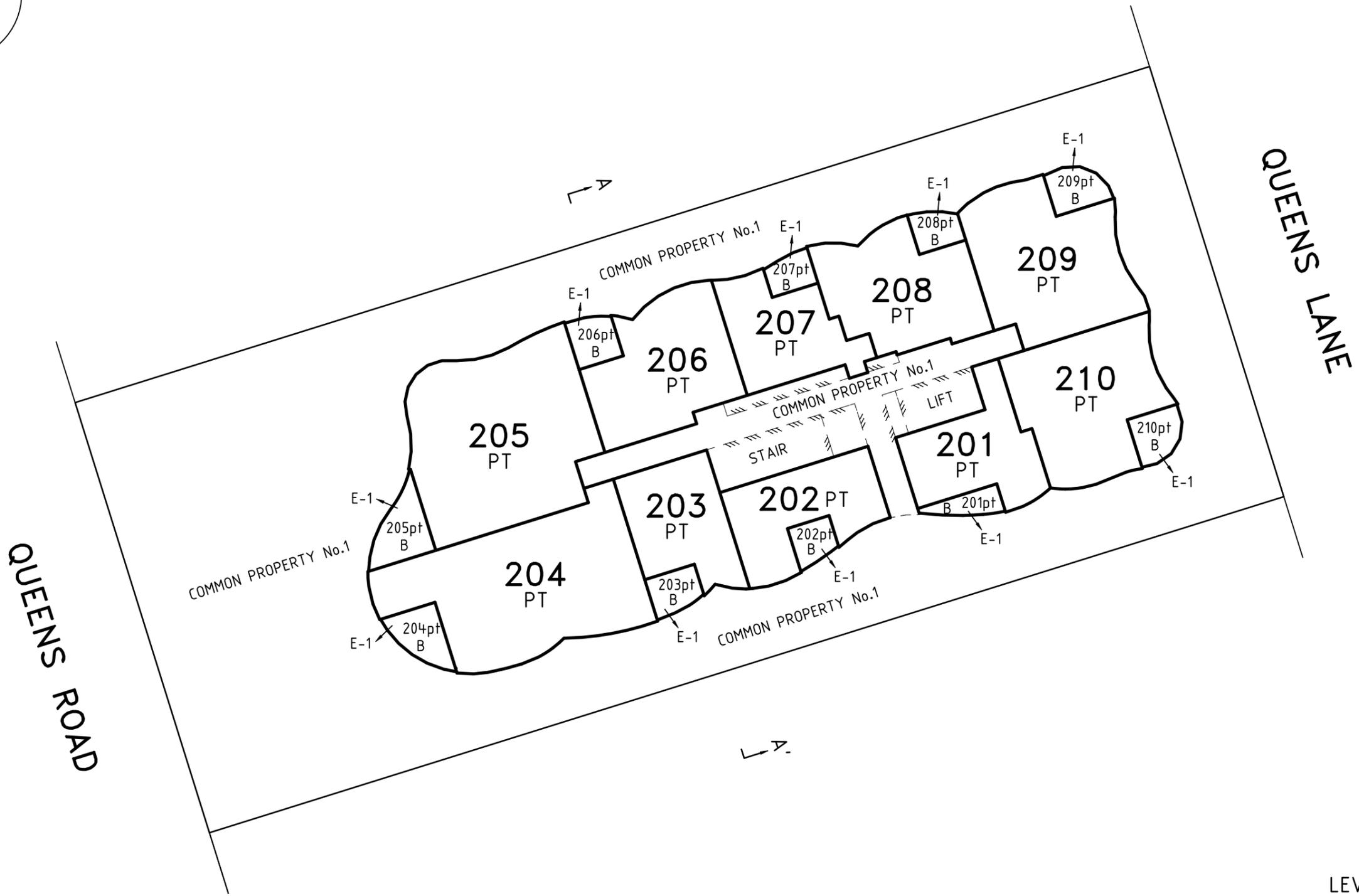
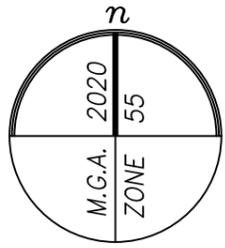


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SHEET 9

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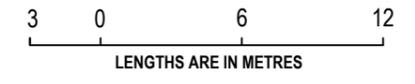


LEVEL 2
DIAGRAM 8



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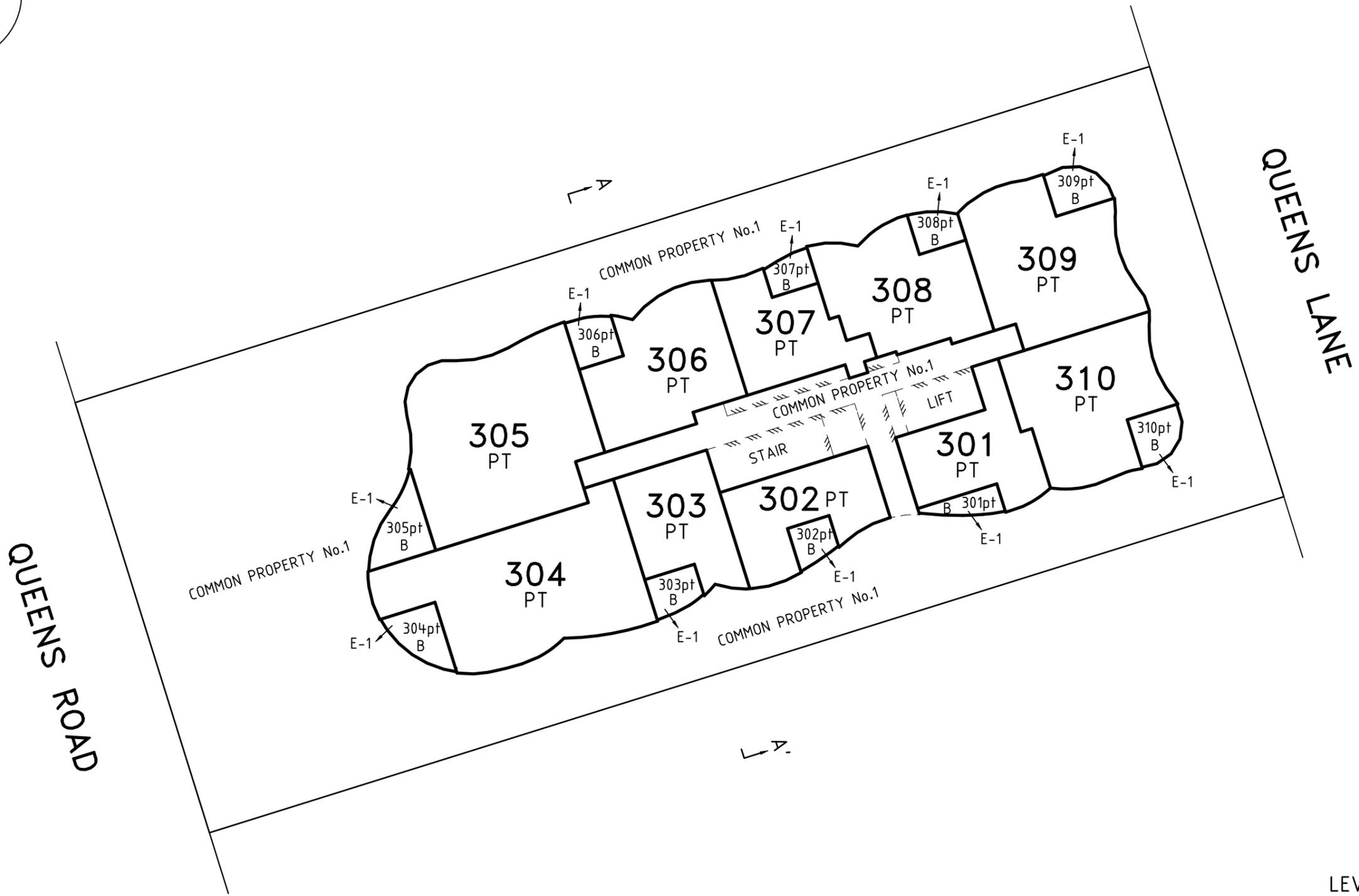
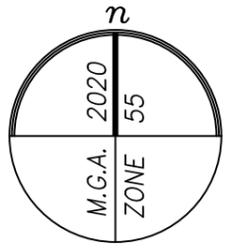


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SHEET 10

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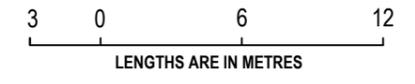
LEVEL 3
DIAGRAM 9



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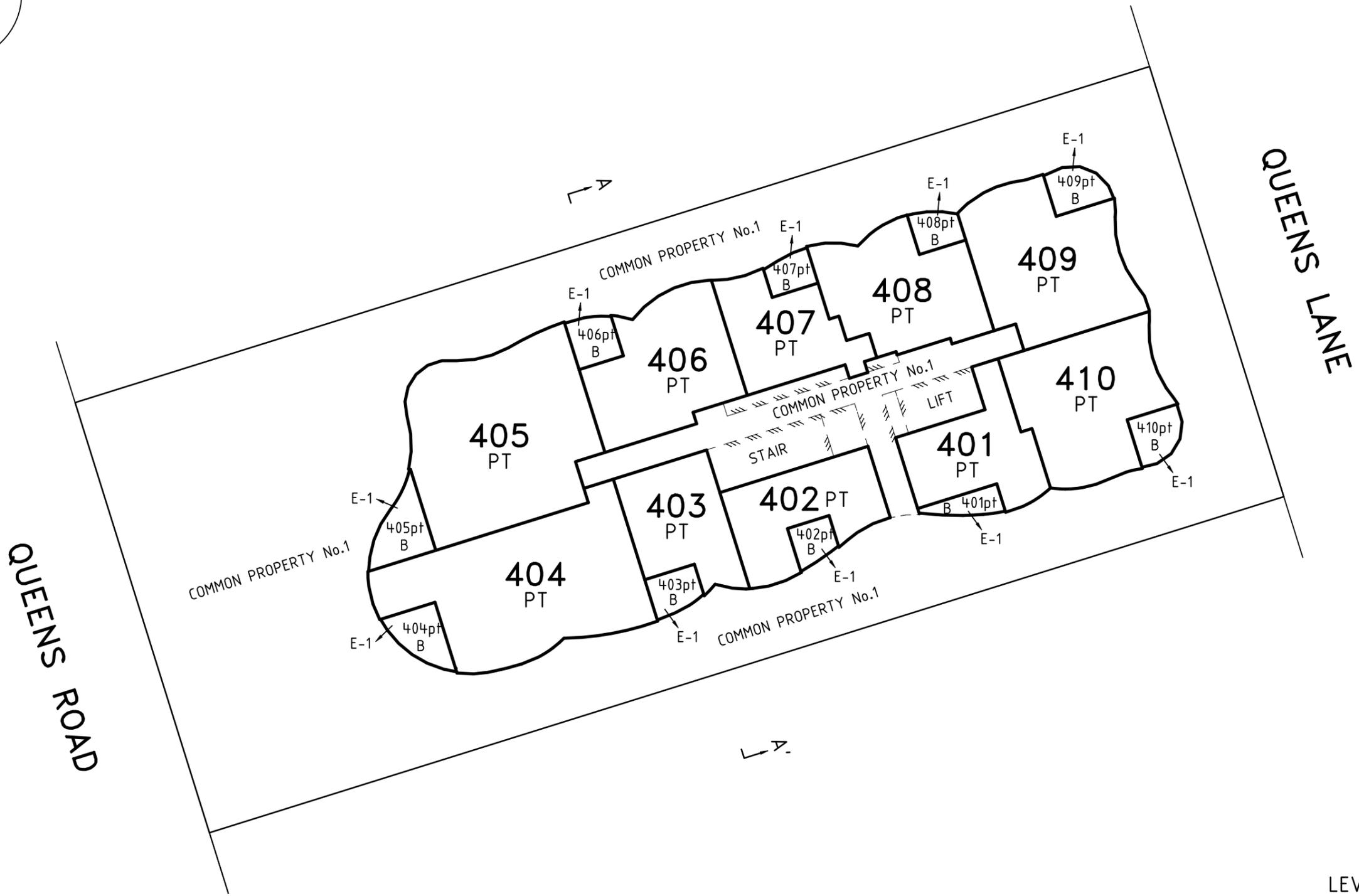
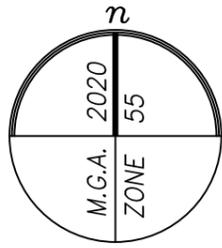


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PLAN OF SUBDIVISION

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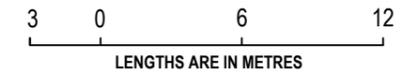
LEVEL 4
DIAGRAM 10



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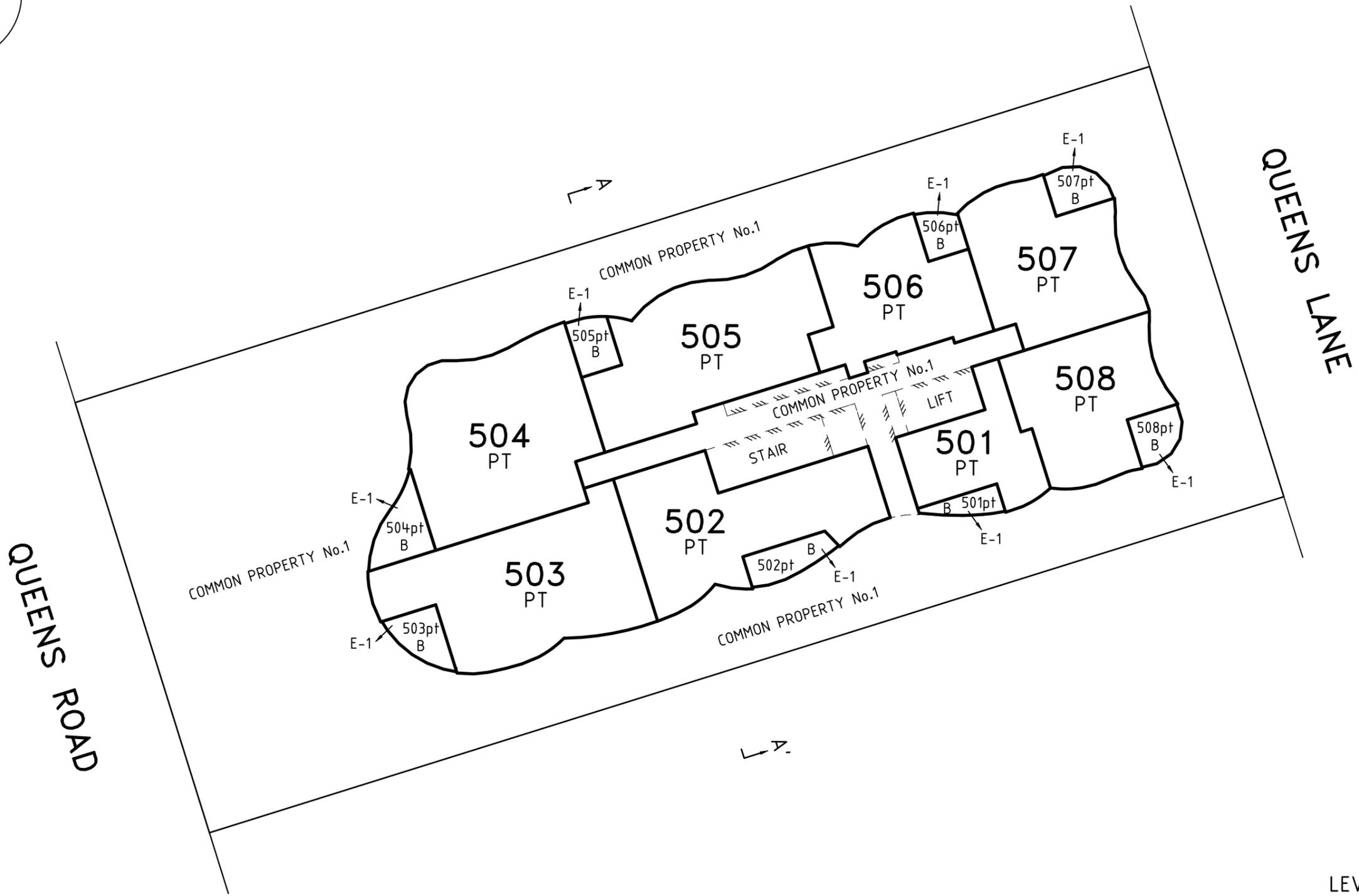
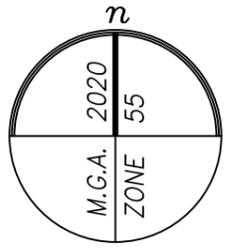


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ORIGINAL SHEET SIZE A3
SHEET 12

PLAN OF SUBDIVISION

PS 913307H



LEVEL 5
DIAGRAM 11

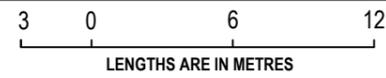


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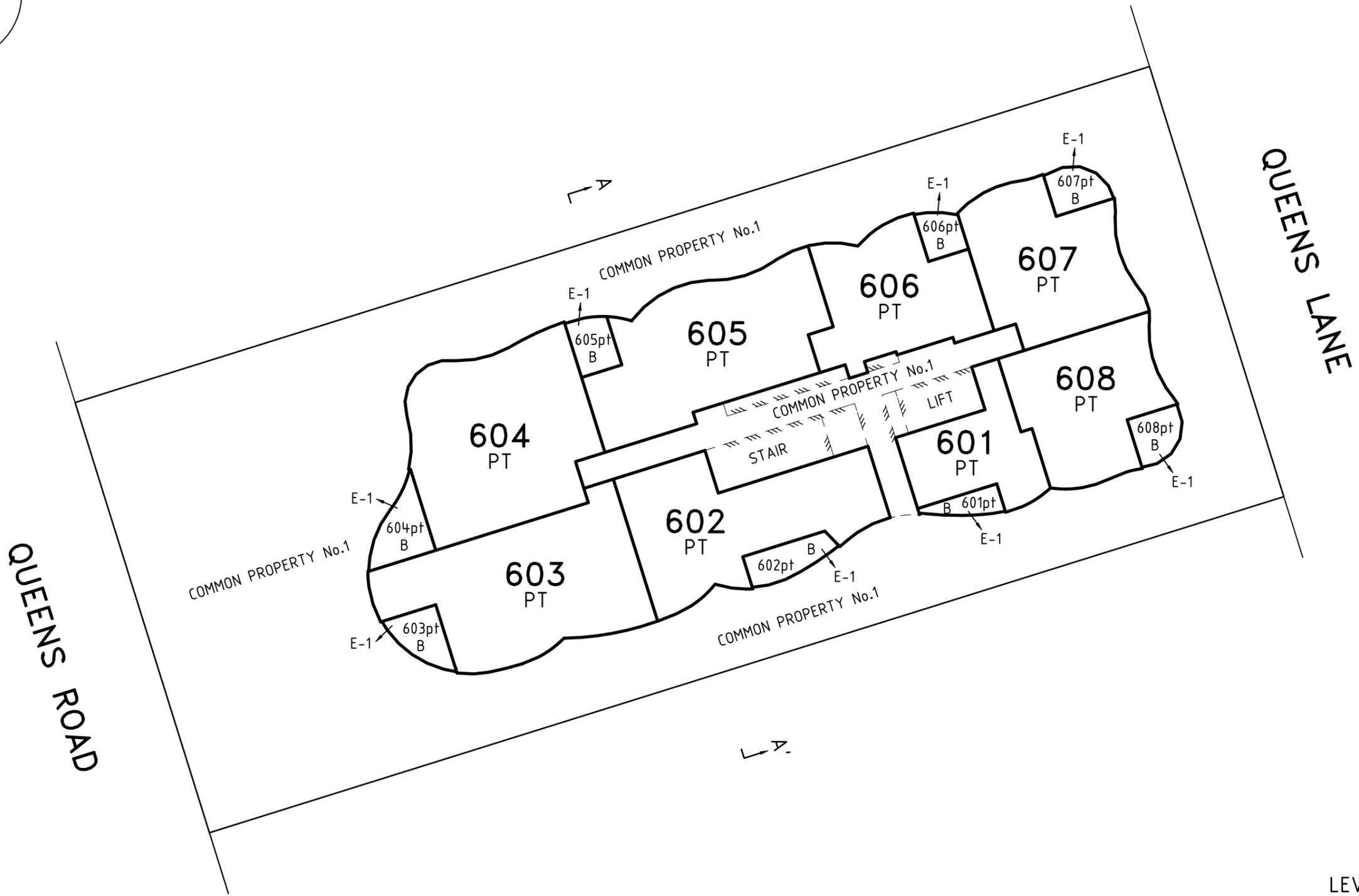
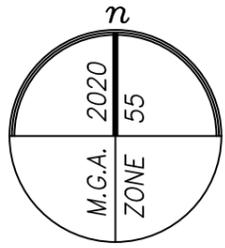


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ORIGINAL SHEET SIZE A3
SHEET 13

PLAN OF SUBDIVISION

PS 913307H



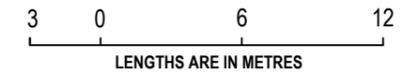
LEVEL 6
DIAGRAM 12



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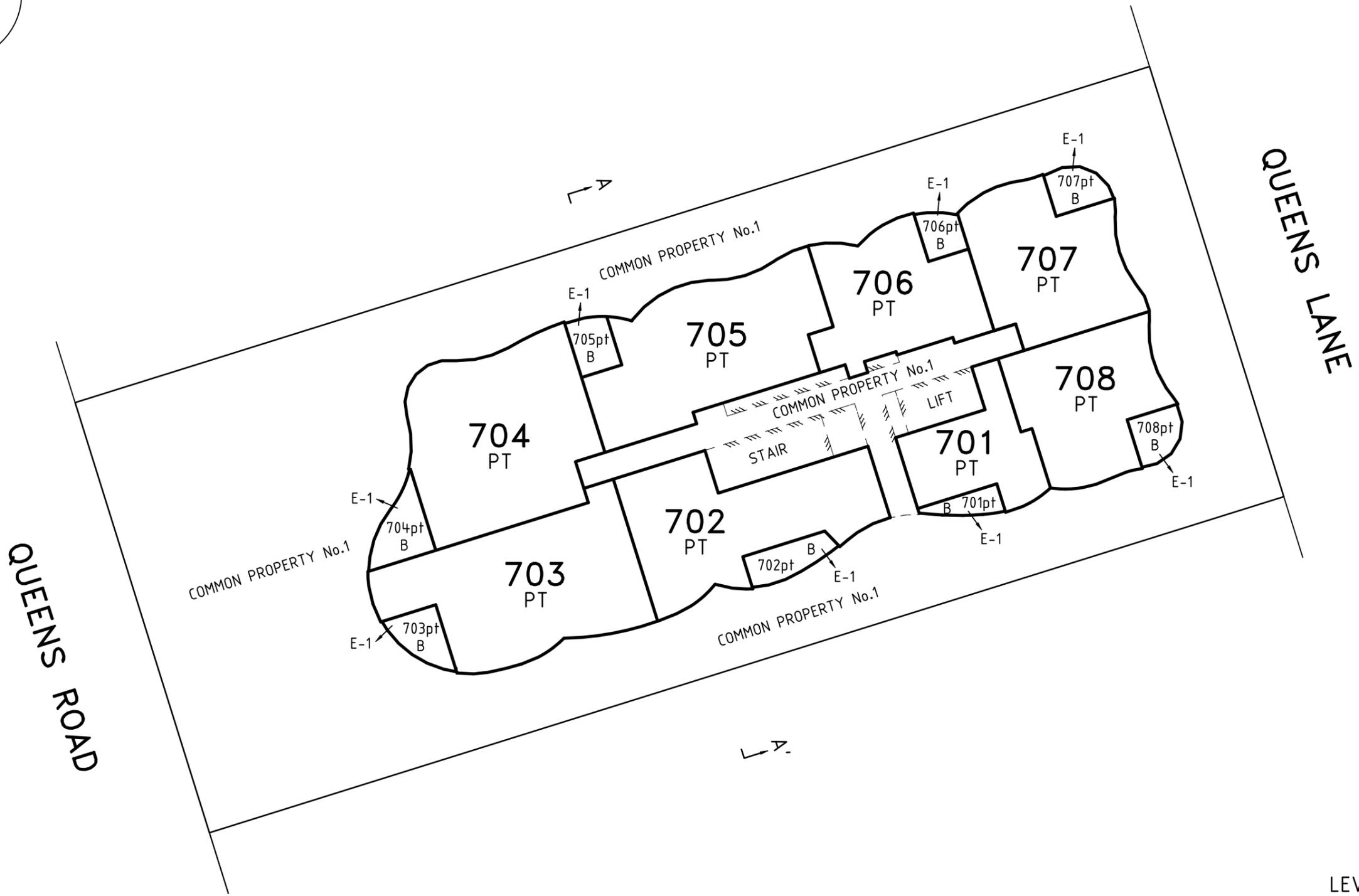
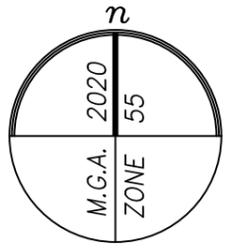


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ORIGINAL SHEET SIZE A3
SHEET 14

PLAN OF SUBDIVISION

PS 913307H

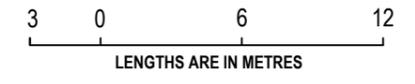


LEVEL 7
DIAGRAM 13



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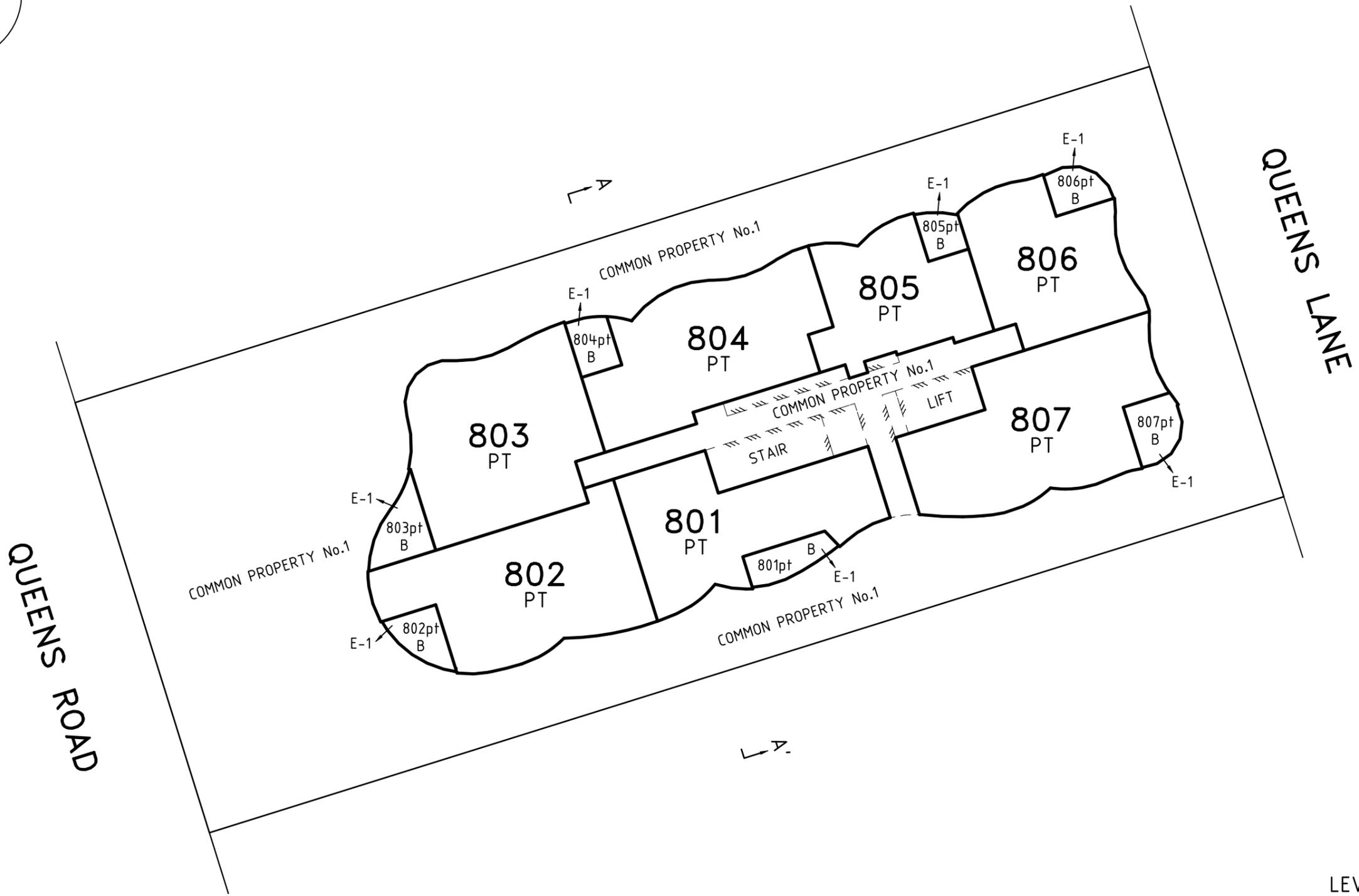
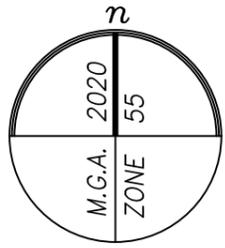


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ORIGINAL SHEET SIZE A3
SHEET 15

PLAN OF SUBDIVISION

PS 913307H

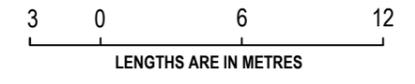


LEVEL 8
DIAGRAM 14



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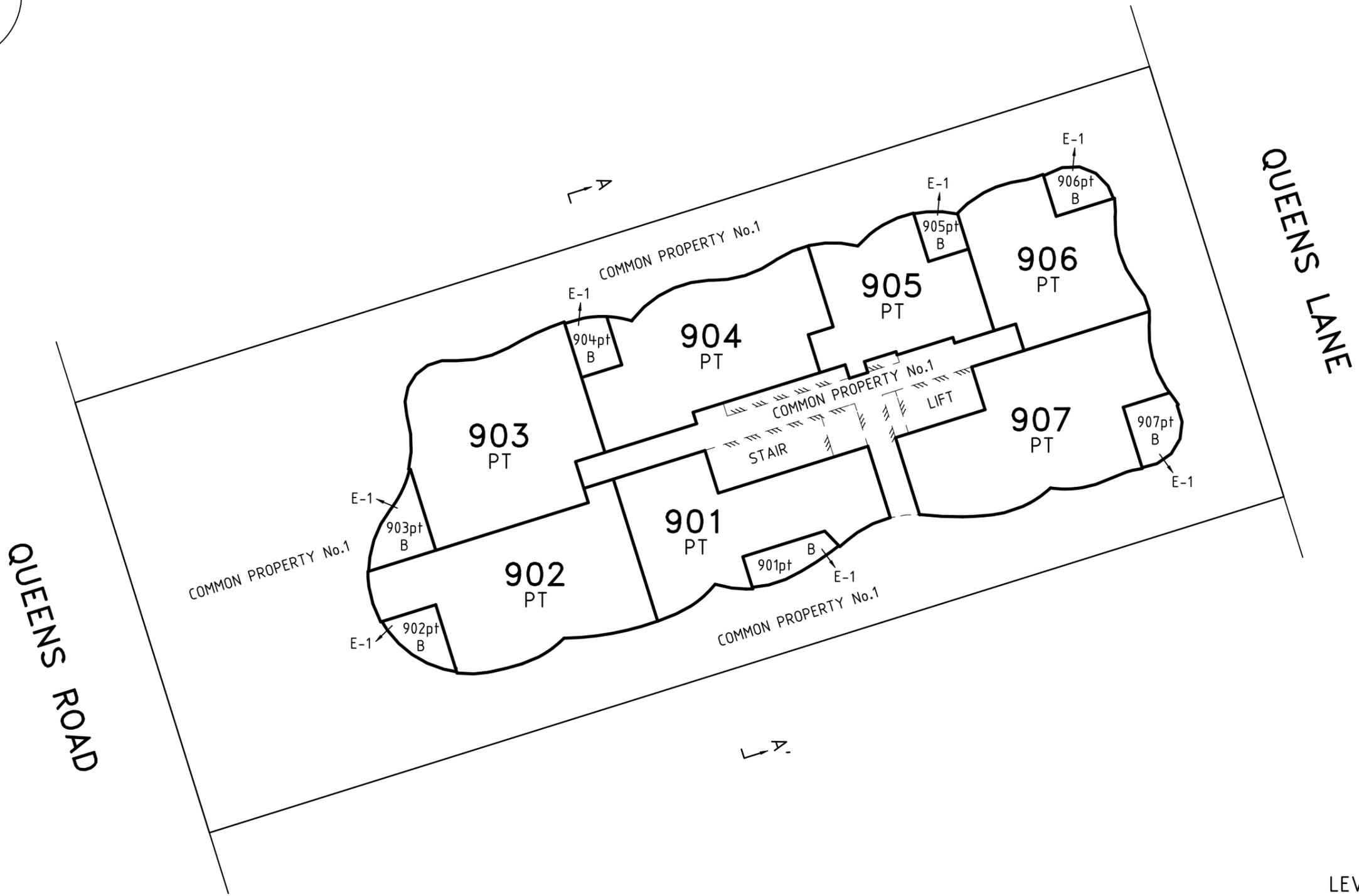
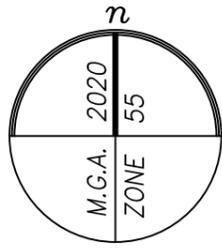


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ORIGINAL SHEET SIZE A3
SHEET 16

PLAN OF SUBDIVISION

PS 913307H



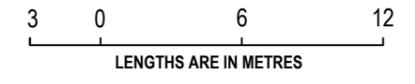
LEVEL 9
DIAGRAM 15



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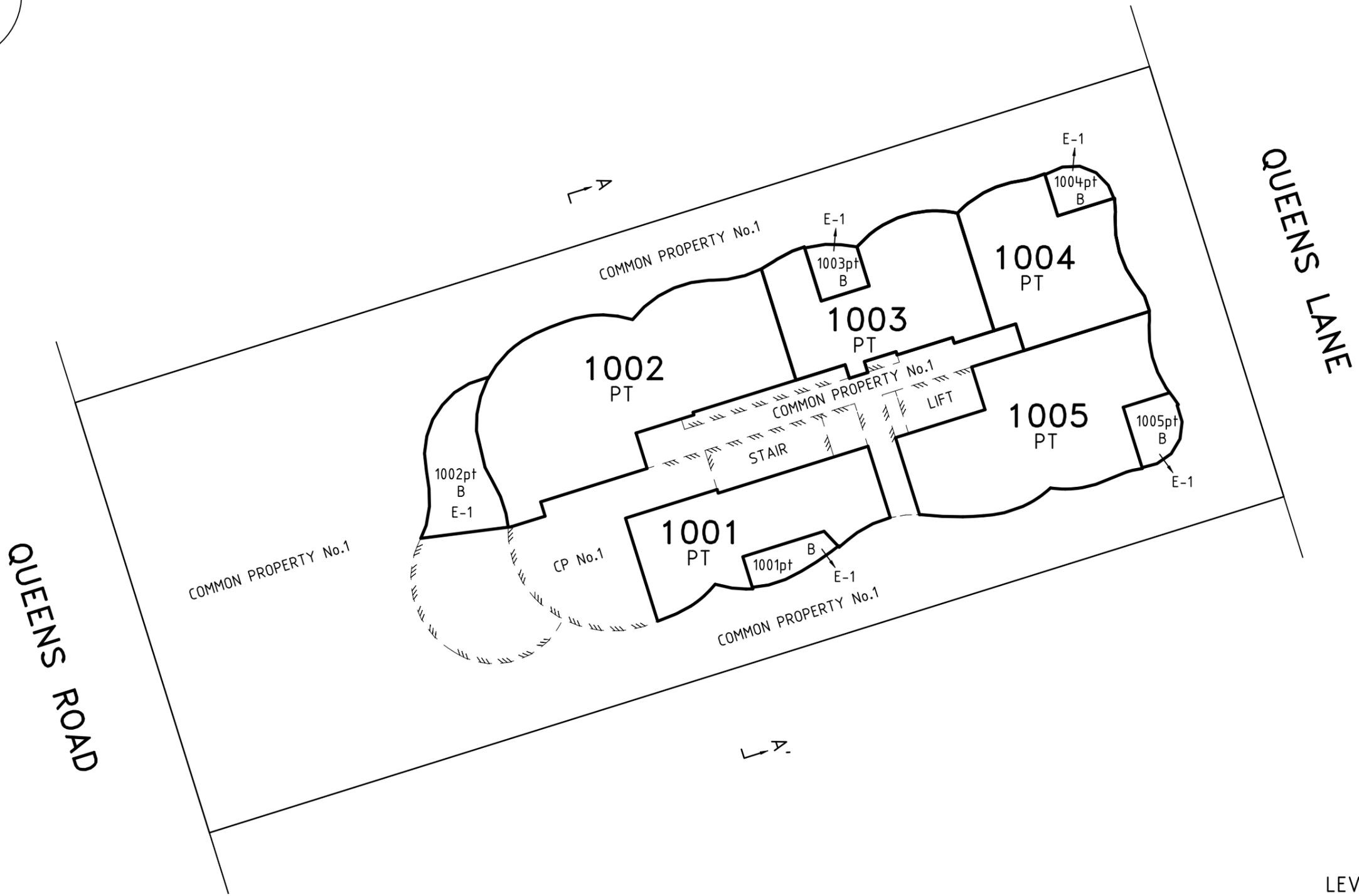
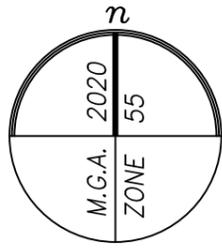


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ORIGINAL SHEET SIZE A3
SHEET 17

PLAN OF SUBDIVISION

PS 913307H



LEVEL 10
DIAGRAM 16

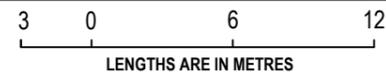


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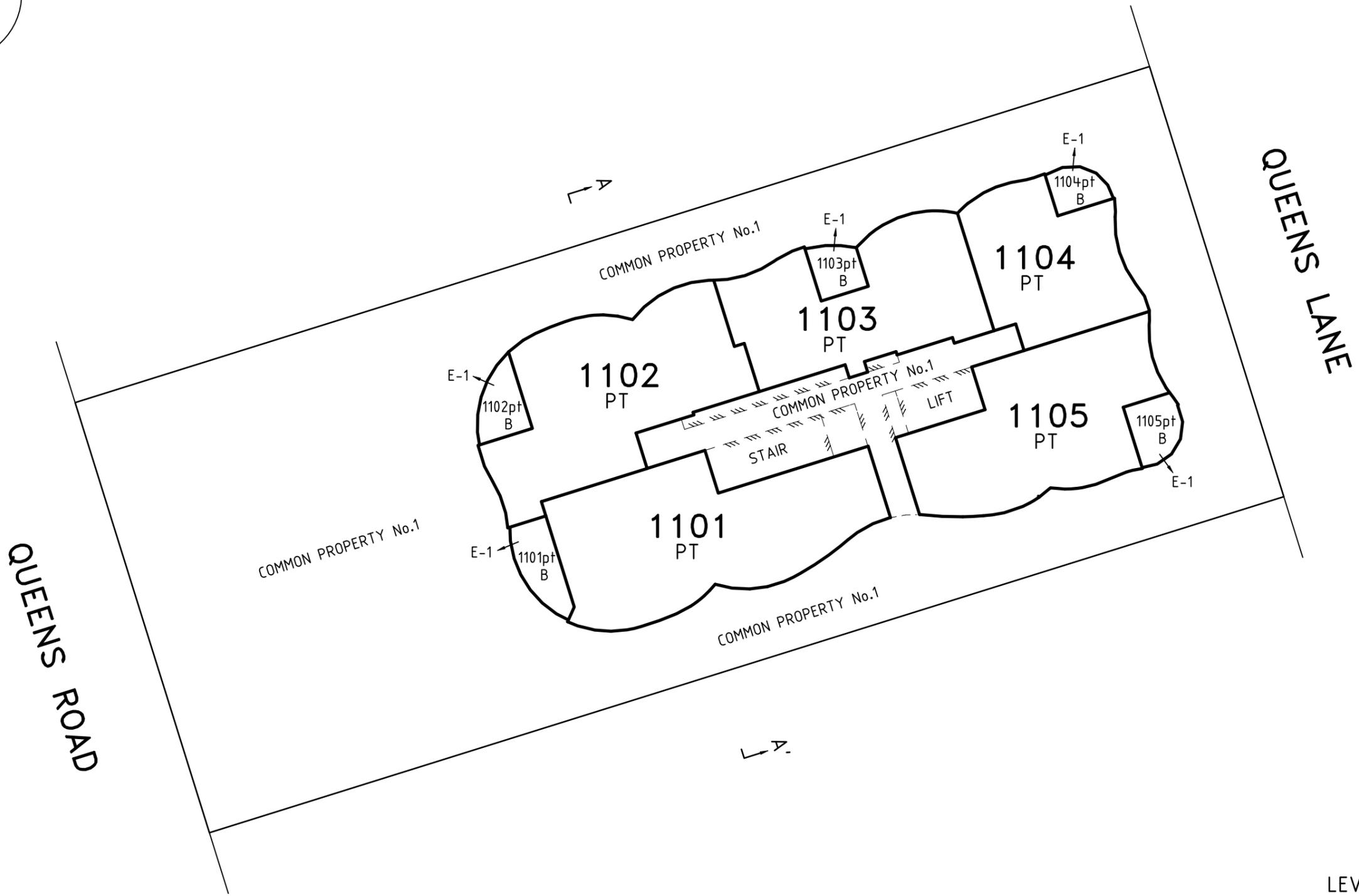
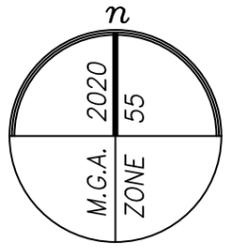


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ORIGINAL SHEET SIZE A3
SHEET 18

PLAN OF SUBDIVISION

PS 913307H

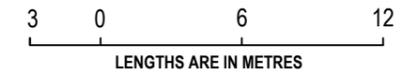


LEVEL 11
DIAGRAM 17



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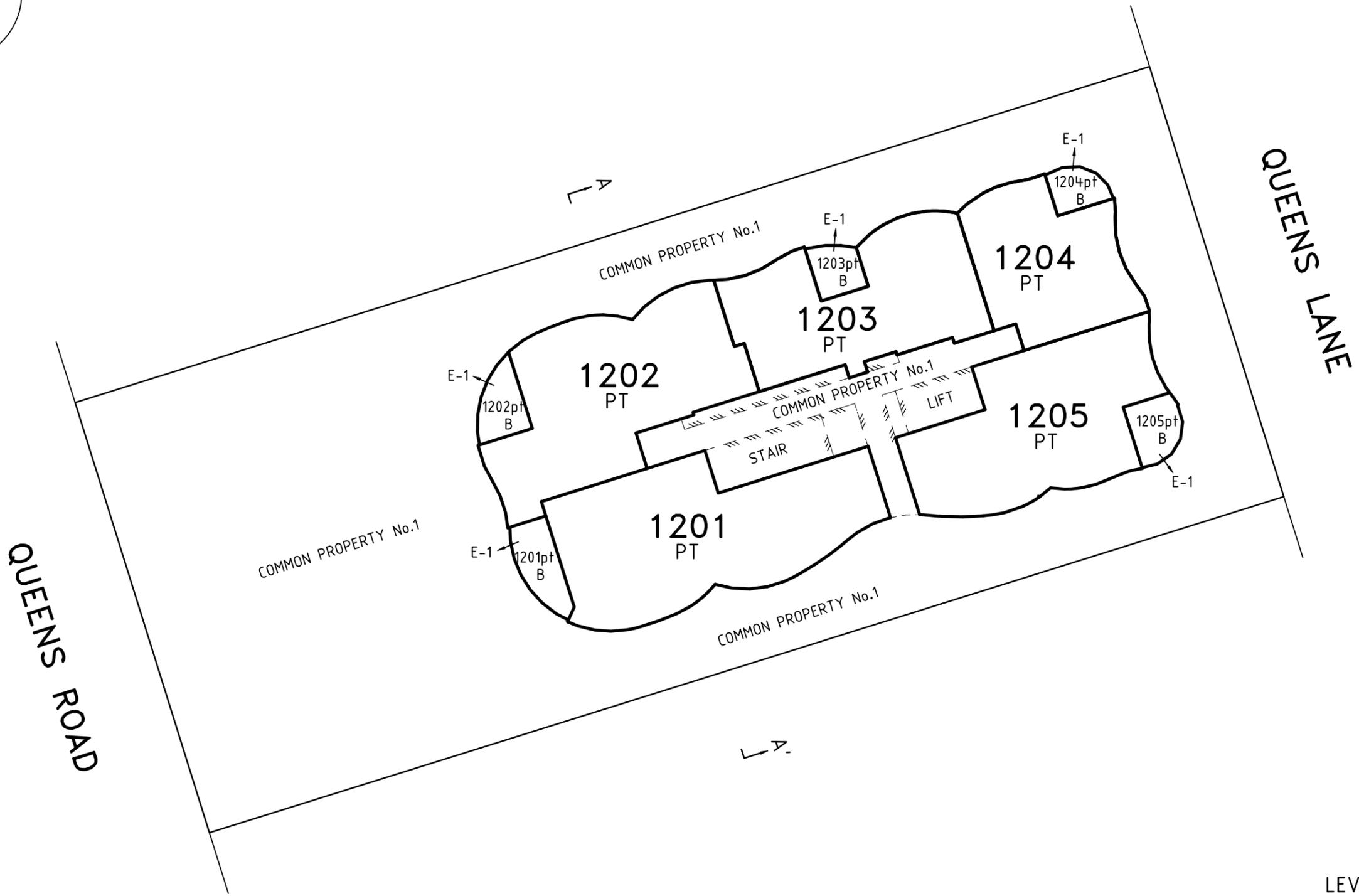
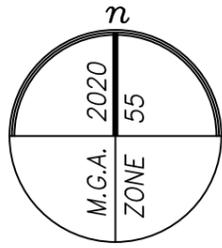


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ORIGINAL SHEET SIZE A3
SHEET 19

PLAN OF SUBDIVISION

PS 913307H



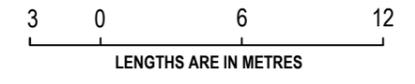
LEVEL 12
DIAGRAM 18



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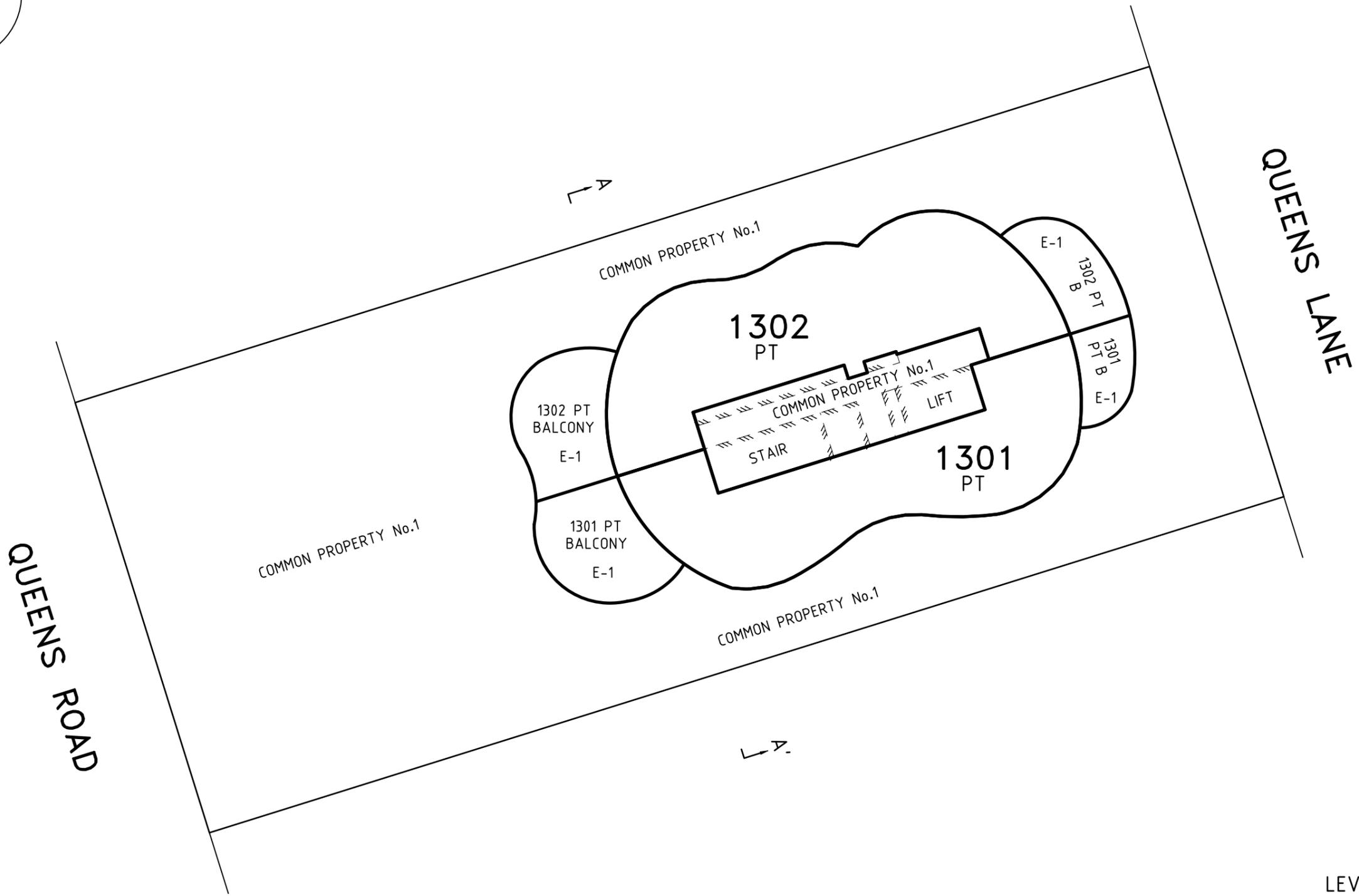
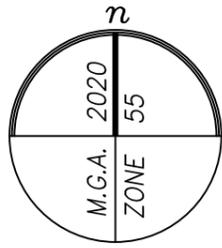


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ORIGINAL SHEET SIZE A3
SHEET 20

PLAN OF SUBDIVISION

PS 913307H



LEVEL 13
DIAGRAM 19

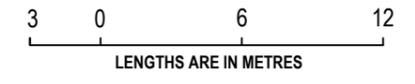


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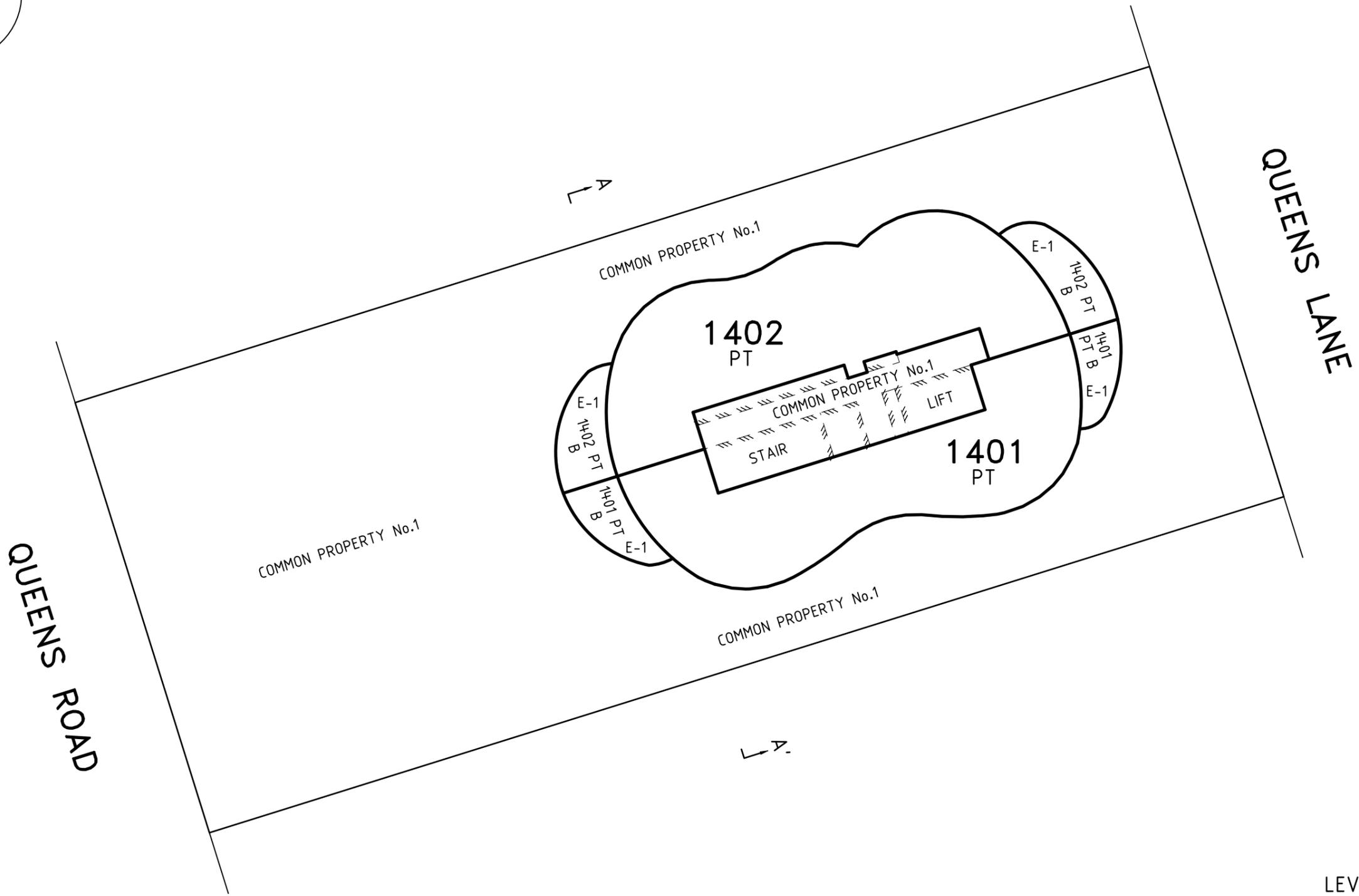
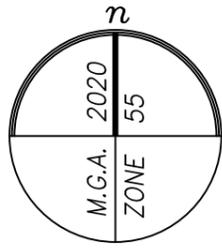


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ORIGINAL SHEET SIZE A3
SHEET 21

PLAN OF SUBDIVISION

PS 913307H



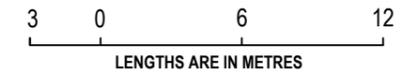
LEVEL 14
DIAGRAM 20



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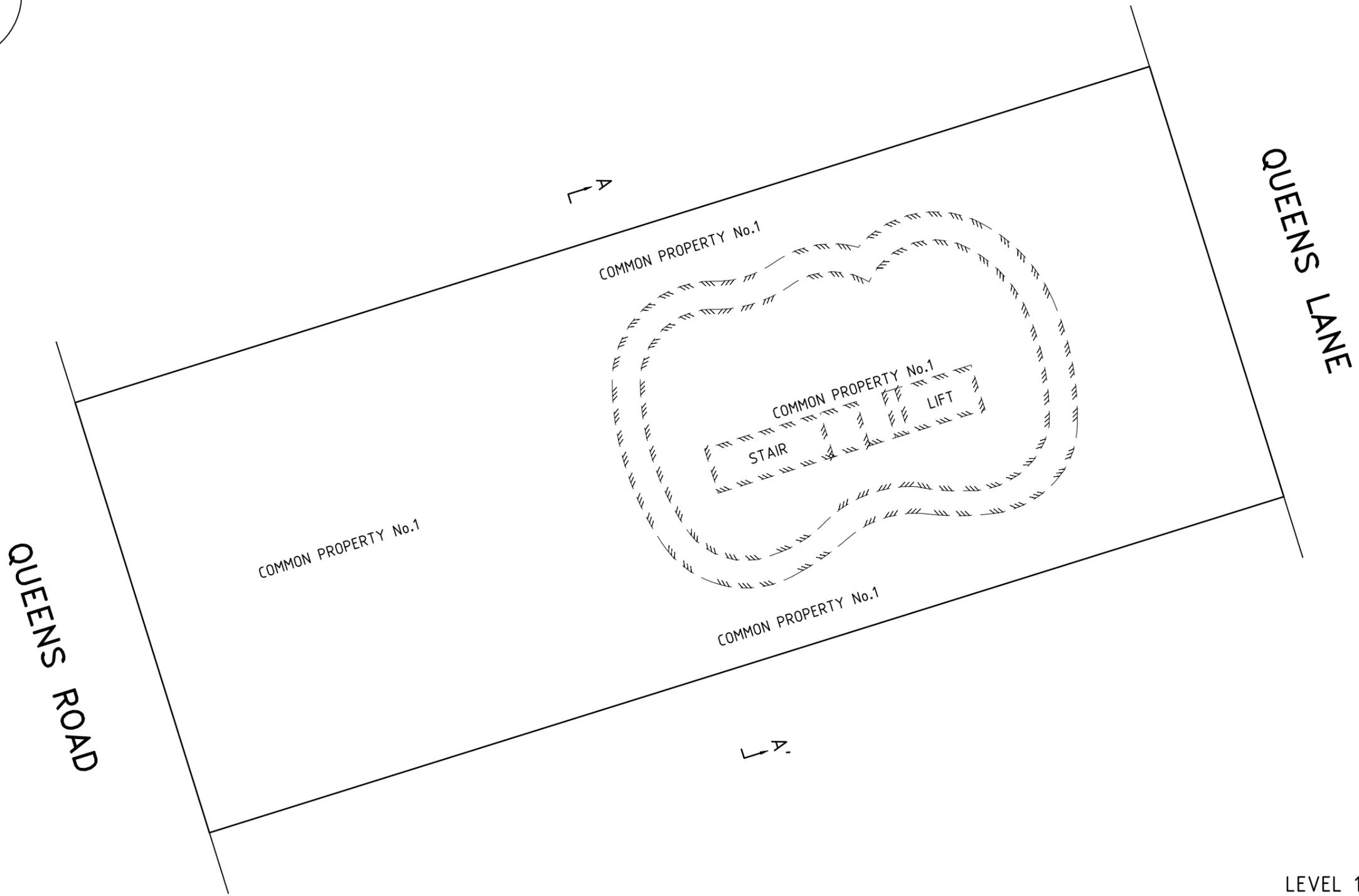
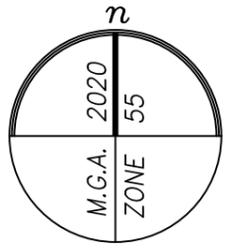


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ORIGINAL SHEET SIZE A3
SHEET 22

PLAN OF SUBDIVISION

PS 913307H



LEVEL 15 - ROOF
DIAGRAM 21

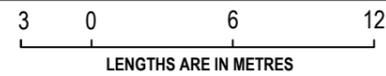


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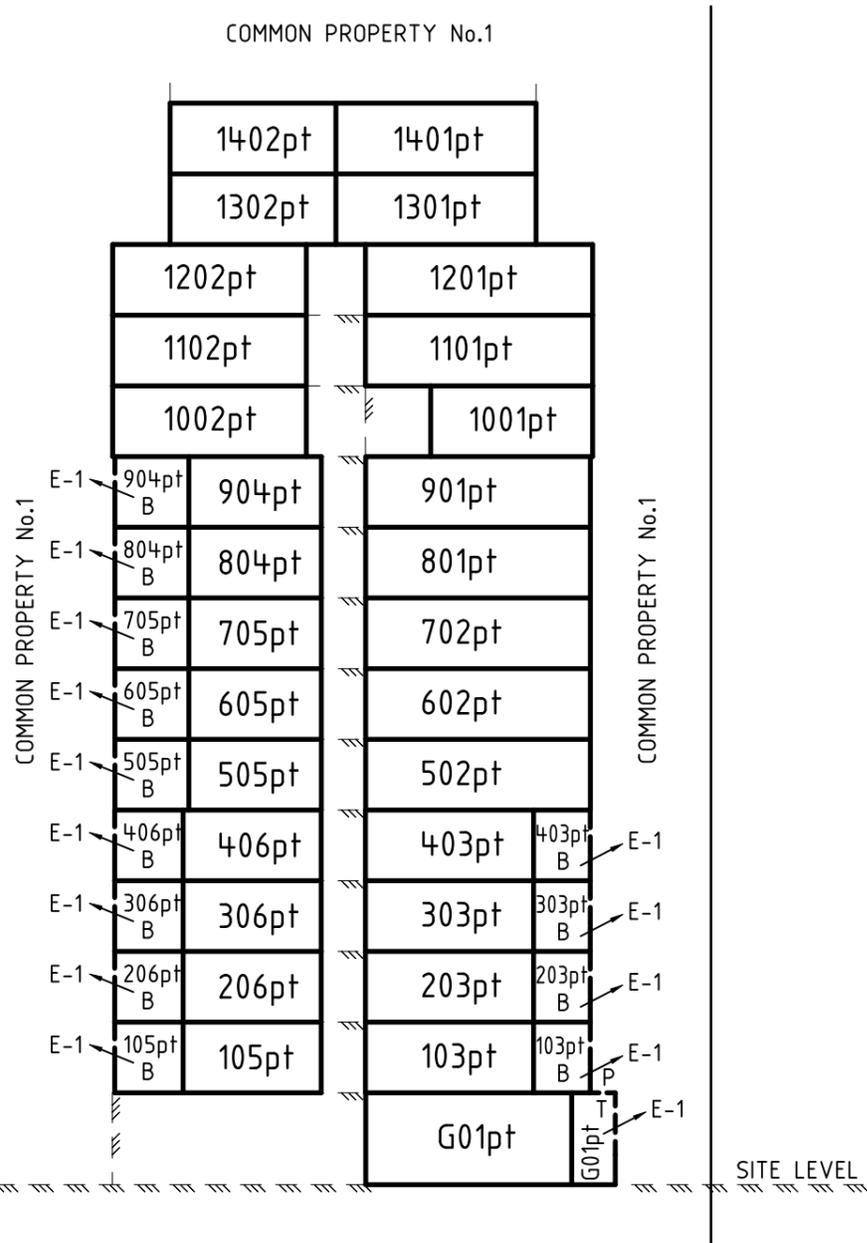


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ORIGINAL SHEET SIZE A3
SHEET 23

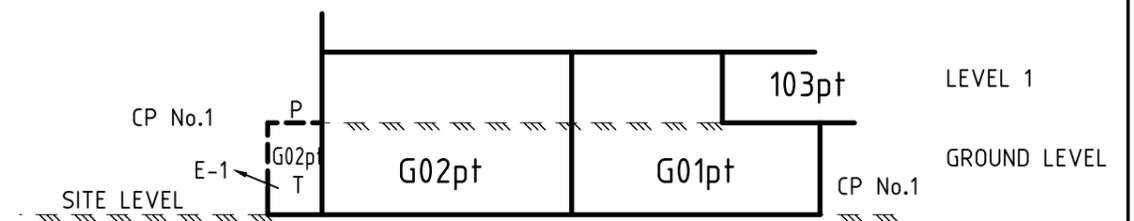
PLAN OF SUBDIVISION

PS 913307H



SECTION A-A'
NOT TO SCALE

- LEVEL 15 - ROOF
- LEVEL 14
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 13
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 12
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 11
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 10
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 9
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 8
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 7
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 6
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 5
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 4
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 3
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 2
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 1
TYPICAL FOR LOTS ON THIS LEVEL
EXCEPT FOR G02
- GROUND LEVEL



SECTION C-C'
NOT TO SCALE



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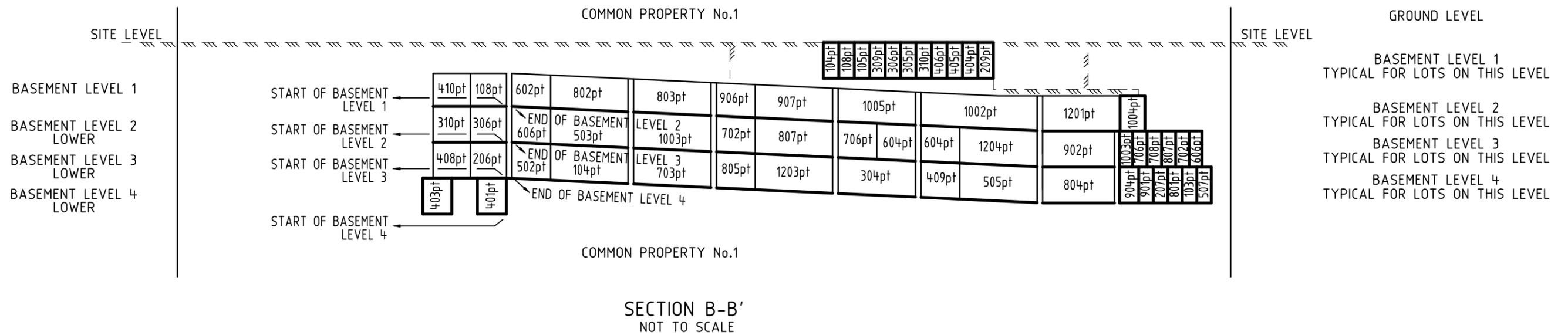


SCALE
N.T.S

ORIGINAL SHEET SIZE A3
SHEET 24

PLAN OF SUBDIVISION

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 VERSION J

REFERENCE 304546
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N.T.S

ORIGINAL SHEET SIZE A3
 SHEET 25

CREATION OF RESTRICTION

For the purposes of restriction 1 and 2:

- "Mirvac" means any of Mirvac Victoria Pty Ltd or any of its related bodies corporate within the meaning of the Corporations Act 2001 (Cth).
- "Plan" means this Plan of Subdivision.
- "Planning Scheme" means the Port Phillip Planning Scheme.
- "Responsible Authority" means the responsible authority under the Planning Scheme from time to time.

CREATION OF RESTRICTION NO.1

The following restriction is to be created upon registration of this Plan by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots in the plan and Common Property No 1.

Land to be burdened: Lots in the plan and Common Property No 1.

Description of Restriction:

Except with the written consent of:

1. Mirvac or its nominees; or
2. each and every registered proprietor of a benefiting lot on the Plan except Common Property 1, the registered proprietor or proprietors for the time being of any burdened lot on the Plan or any owners corporation for any common property on the Plan burdened by this restriction, must not:
 - (a) place or erect on or affix to the exterior of any lot any part of the common property any advertising hoarding or other structure which is intended or is suitable for the display of advertisements nor permit others to do so, except where the advertising hoarding or other structure is required by law;
 - (b) use any lot or any part of the common property for any trade or business and must not allow others to do so, unless:
 - (i) the Planning Scheme allows for the trade or business to be carried on and from that lot; and
 - (ii) any requirements in respect of the trade or business required by the Responsible Authority from time to time are complied with;
 - (c) grant a lease, licence or other right to occupy a lot or any part of a lot for a period of less than 3 months and must not allow others to do so (or, if written consent is given pursuant to clause 1 or 2 above, subject to such commercially reasonable restrictions and conditions as Mirvac or the registered proprietors may establish from time to time), except where the occupier is overholding under the terms of a lease, licence or other right to occupy that had a term of at least 3 months; nor
 - (d) grant a lease, licence or other right to occupy any part of a lot which forms a car parking space independently of a lease, licence or right to occupy all of the relevant lot nor permit others to do so.

Restriction No.1 shall cease to apply to or affect the burdened land on 31st December 2040.

Nothing in this restriction applies to Mirvac.

CREATION OF RESTRICTION NO.2

The following restriction is to be created upon registration of this plan of subdivision ("Plan") by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots in the plan and Common Property No 1.

Land to be burdened: Lots in the plan and Common Property No 1.

Description of Restriction:

Except with the written consent of:

1. Mirvac or its nominees; or
2. each and every registered proprietor of a benefiting lot on the Plan except Common Property 1, the registered proprietor or proprietors for the time being of any burdened lot on the Plan or any owners corporation for any common property on the Plan must not:
 - (a) install any fixtures, fittings, blinds or antennae which affect the external appearance of the burdened lot;
 - (b) install blinds, curtains or other coverings on the interior of any windows or doors which directly face the outside of a burdened lot unless the surface of the blinds, curtains or other coverings are:
 - (i) sheer curtains; in light grey colour
 - (ii) sunscreen roller blinds: manual chain operated or motorised; the fabric is to be charcoal backed fire rated polyester;
 - (iii) blackout roller blinds: equivalent to manual chain operated or motorised; flocked backing on fire rated polyester in charcoal colour; or
 - (iv) drawn curtain linings: hand drawn; in charcoal blackout liner.

Restriction No.2 shall cease to apply to or affect the burdened land on 31st December 2040.

Nothing in this restriction applies to Mirvac.

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DATE 17/06/25

REFERENCE 304546

ORIGINAL SHEET SIZE A3

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SHEET 26

OWNERS CORPORATION SCHEDULE

PS913307H

Owners Corporation No. 1 Plan No. PS913307H

Land affected by Owners Corporation Lots: All of the lots in the table below
Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	10000	10000
Balance of existing OC	0	0
Overall Total	10000	10000

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
G01	168	147	602	84	106						
G02	196	176	603	126	124						
101	35	52	604	138	128						
102	36	52	605	107	115						
103	35	52	606	62	77						
104	121	129	607	69	87						
105	55	75	608	62	81						
106	35	50	701	41	52						
107	51	70	702	87	106						
108	61	89	703	131	124						
109	54	81	704	142	128						
201	35	52	705	110	115						
202	36	52	706	65	77						
203	36	52	707	72	87						
204	113	124	708	65	81						
205	123	129	801	95	106						
206	56	75	802	137	124						
207	36	50	803	148	128						
208	52	70	804	117	115						
209	62	89	805	70	76						
210	55	81	806	79	87						
301	36	52	807	136	133						
302	37	52	901	99	106						
303	36	52	902	142	124						
304	115	124	903	153	128						
305	125	129	904	121	115						
306	57	75	905	74	76						
307	37	50	906	83	87						
308	53	70	907	141	133						
309	62	89	1001	96	90						
310	56	81	1002	244	199						
401	37	52	1003	120	93						
402	38	52	1004	95	85						
403	37	52	1005	151	133						
404	118	124	1101	207	160						
405	128	129	1102	193	143						
406	58	75	1103	153	116						
407	38	50	1104	93	86						
408	54	70	1105	157	133						
409	64	89	1201	213	160						
410	57	81	1202	198	143						
501	38	52	1203	158	116						
502	81	106	1204	98	86						
503	122	124	1205	162	133						
504	133	128	1301	284	240						
505	104	115	1302	371	288						
506	59	77	1401	283	207						
507	66	87	1402	373	246						
508	59	81									
601	39	52									

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LICENSED SURVEYOR: LACHLAN JAMES McCLEARY

DATE: 16/12/2024

VERSION: H

REFERENCE: 304546

DRAWING: 304546-DH

SHEET 1 OF 1

ORIGINAL SHEET
SIZE: A3

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

VOLUME 12465 FOLIO 843

Security no : 124125739487X

Produced 27/06/2025 03:48 PM

LAND DESCRIPTION

Crown Allotment 10 Section R City of South Melbourne Parish of Melbourne South.
PARENT TITLE Volume 12235 Folio 272
Created by instrument AW704907K 05/04/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

MIRVAC VICTORIA PTY LTD of LEVEL 28 200 GEORGE STREET SYDNEY NSW 2000
AW733203K 14/04/2023

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP377081E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AZ158488T (E)	WITHDRAWAL OF CAVEAT Registered	16/05/2025

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

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

Street Address: 31 QUEENS ROAD MELBOURNE VIC 3004

ADMINISTRATIVE NOTICES

NIL

eCT Control 19207U CORRS CHAMBERS WESTGARTH
Effective from 19/04/2023

DOCUMENT END

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Document Type	Plan
Document Identification	TP377081E
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/12/2024 14:13

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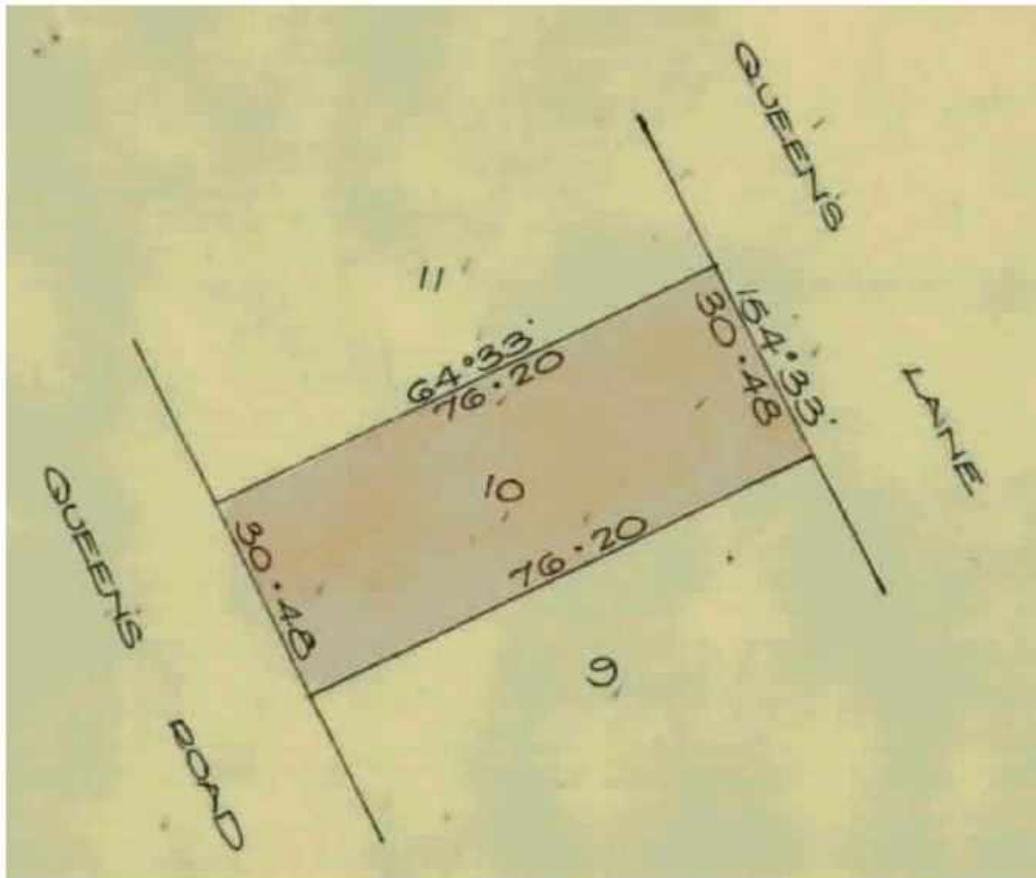
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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 377081E
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<p>Location of Land</p> <p>Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH Township: Section: R Crown Allotment: 10 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 4784 FOL 774 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 31-03-2000 VERIFIED: PC</p>
--	---



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1025424

APPLICANT'S NAME & ADDRESS

MADDOCKS C/- INFOTRACK (MAJOR ACCOUNTS) C/-
LANDATA
DOCKLANDS

VENDOR

MIRVAC VICTORIA PTY LIMITED

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

356744

This certificate is issued for:

LAND CONTAINED IN VOLUME: 12465 FOLIO: 843 CROWN ALLOTMENT 10 SECTION R TOWNSHIP OF STH
MELB, CITY (MELB SOUTH) PARISH OF MELBOURNE SOUTH ALSO KNOWN AS 31 QUEENS ROAD MELBOURNE
PORT PHILLIP CITY

The land is covered by the:

PORT PHILLIP PLANNING SCHEME

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

The land:

- is included in a RESIDENTIAL GROWTH ZONE - SCHEDULE 1
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26-6B
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

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

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

24 April 2024

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.

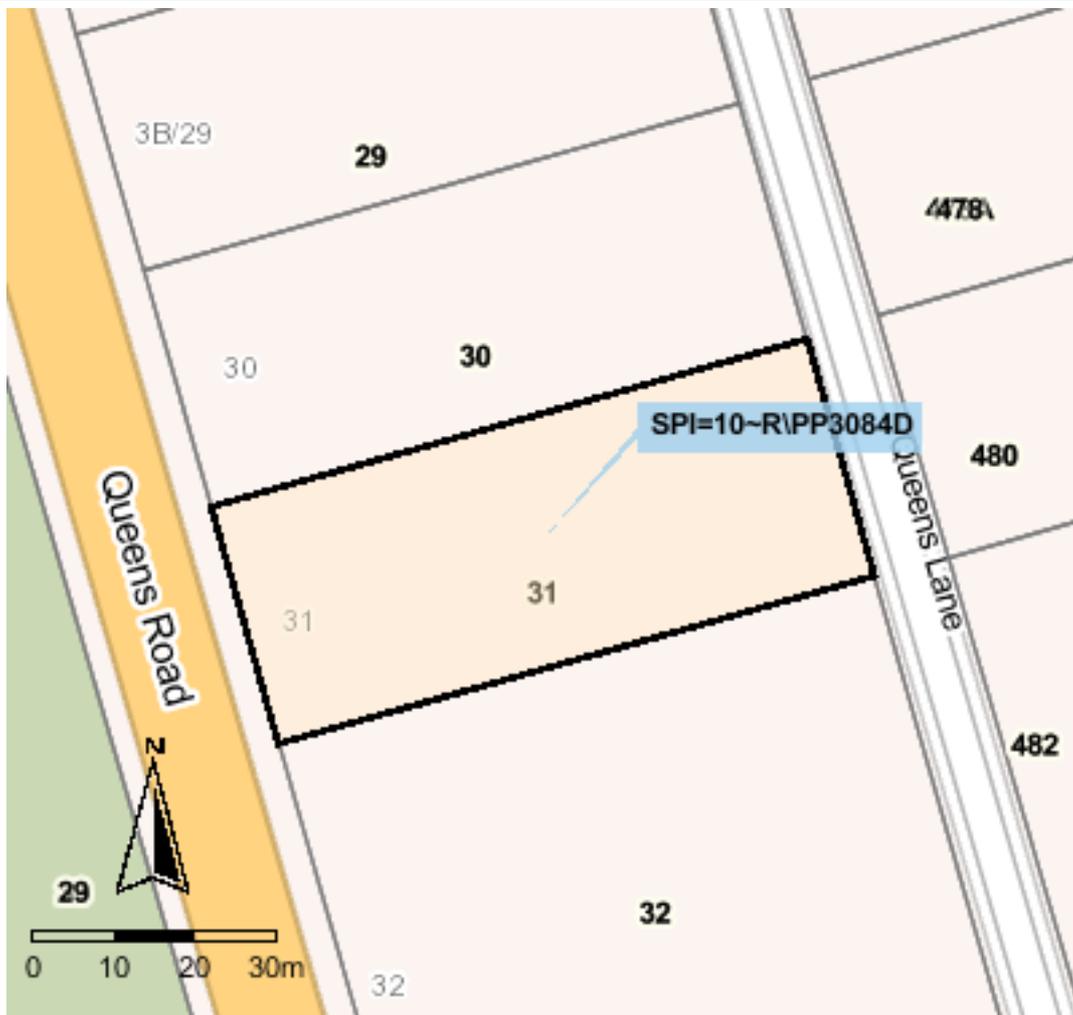
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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.

From www.planning.vic.gov.au at 08 May 2024 08:56 AM

PROPERTY DETAILS

Address: **31 QUEENS ROAD MELBOURNE 3004**

Crown Description: **Allot. 10 Sec. R CITY OF SOUTH MELBOURNE, PARISH OF MELBOURNE SOUTH**

Standard Parcel Identifier (SPI): **10-R\PP3084D**

Local Government Area (Council): **PORT PHILLIP** www.portphillip.vic.gov.au

Council Property Number: **216461**

Planning Scheme: **Port Phillip** [Planning Scheme - Port Phillip](#)

Directory Reference: **Melway 2L A7**

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**

Legislative Assembly: **PRAHRAN**

OTHER

Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RESIDENTIAL GROWTH ZONE \(RGZ\) \(PORT PHILLIP\)](#)
[RESIDENTIAL GROWTH ZONE - SCHEDULE 1 \(RGZ1\) \(PORT PHILLIP\)](#)

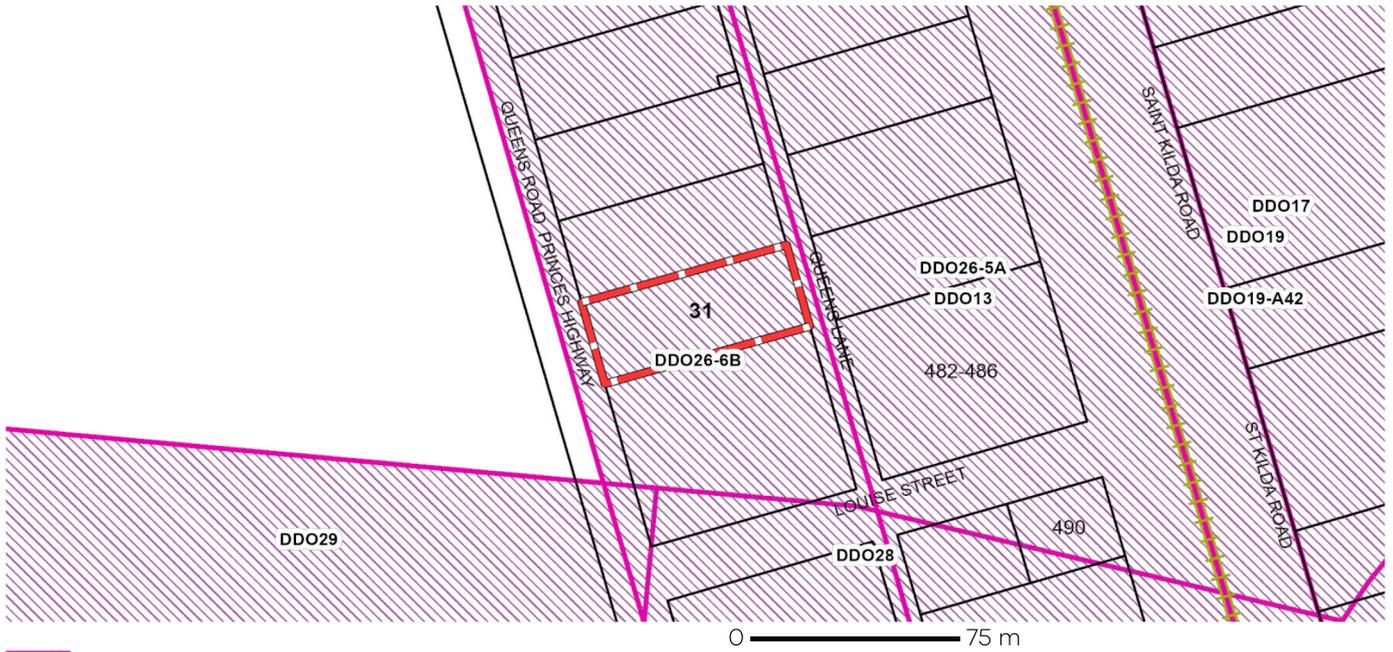


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\) \(PORT PHILLIP\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26-6B \(DDO26-6B\) \(PORT PHILLIP\)](#)



 **DDO - Design and Development Overlay**  **Tram line**

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\) \(PORT PHILLIP\)](#)

[HERITAGE OVERLAY \(HO\) \(MELBOURNE\)](#)



 **HO - Heritage Overlay**  **Tram line**

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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

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

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



Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](#)



**LAND INFORMATION CERTIFICATE
(Section 121 LGA 2020)
AND
VALUATION CERTIFICATE
(VLA 1960)**

Certificate No: CTLI/08104/2024
Property No: 216461
Issue Date: 24/12/2024

ABN 21 762 977 945

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

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

**The Trustee For Vhrs Trust (Web Certificates)
Level 1, Casselden Place/2 Lonsdale Street MELBOURNE
VIC 3000**

Your Ref: LANDATA|75304735-014-9

<u>Property</u>	<u>Title Details</u>
31 QUEENS ROAD MELBOURNE VIC 3004	Lot CA 10 Section R V12465 F843

Level of Valuation Date: 1/1/2024

Valuation Effective Date: 1/7/2024

Site Value	Capital Improved Value	Net Annual Value
\$18,000,000	\$18,000,000	\$900,000

1/7/2024 to 30/6/2025

Opening Balance at 1/7/2024	\$ 0.00
General Rates	\$ 31,014.00
Waste Bin Charge	\$ 203.60
Fire Services Property Levy	\$ 1,698.00
Special Rates	\$ 0.00
Legal Fees	\$ 0.00
Interest	\$ 0.00
Rebates	\$ 0.00
Receipts, Adjustments and Prepayments	\$ -32,915.60
Other Outstanding Charges/Property Debt	\$ 0.00
Total Due	\$ 0.00

PLEASE NOTE: Any rates not paid by the due date will be subject to interest charges and / or legal action without further notice. Interest will accrue on overdue rates at a rate of 10%.

PEXA Payments Biller Code: 356899 Reference: 2040 9527 2164 611

Please email Notice of Acquisition to: rates@portphillip.vic.gov.au



**LAND INFORMATION CERTIFICATE
(Section 121 LGA 2020)
AND
VALUATION CERTIFICATE
(VLA 1960)**

Certificate No: CTLI/08104/2024
Property No: 216461
Issue Date: 24/12/2024

ABN 21 762 977 945

PARKING PERMITS

PLEASE NOTE: That Owners or Occupiers of this property are not entitled to receive Resident or Visitor Parking Permits in any City of Port Phillip Parking Permit Scheme as the property is subject to Council's 'No Parking Permit' Policy. Contact the Senior Traffic Engineer on 03 9209 6445 to provide further clarification if required.

FLOOD LEVELS

Specified Flood Level

There has been no specified flood level recorded for this property pursuant to the provisions of Section 221 of the Local Government Act 2020. Please note that this does not infer that the building or land is not in an area that is subject to flooding pursuant to Regulation 153 & 154 of the Building Regulations 2018.

Designated Flood Level/ Land Liable to Flooding

A Certificate issued pursuant to Regulation 51(2) of the Building Regulations 2018 may be obtained from Councils Building Department ☎ (03) 9209 6253. This Certificate will advise if the building or land is in an area that is liable to flooding within the meaning of Building Regulations 2018 or is in an area of designated land or works within the meaning of Regulation 806 of the Building Regulations 2018.

Notices and Orders	
The following notices and orders on the land with continuing application under the Local Government Act 1958, Local Government Act 1989 or under a Local Law or By-Law of the Council: No Notices/Orders Applicable	
Cultural and Recreation Lands Act 1963 The potential liability for rates under the Cultural and Recreational Land Act 1963	Total Liability: \$ NIL
Moneys owed under section 227 of the Local Government Act 1989 and for works under the Local Government Act 1958, Section 18 of the Subdivision Act 1988	Total Money Owed: \$ NIL
Potential Liability for Land to become Rateable under section 173 or 174A of the Local Government Act 1989	Total Liability: \$ NIL

PRIVATE STREET SCHEMES

Private Street scheme under the provisions of section 163 (7) of the Local Government Act 1989

The property has not been subject to a Private Street Scheme.

Disclaimer

After the issue of this certificate, Council may be prepared to provide up-to-date verbal information to the applicant about matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Council will require a new certificate to be applied for at the expiry of 3 Months after the date of this Land Information Certificate.

This Certificate expires three (3) months from the date of issue.

For further information contact: ☎ (03) 9209 6777

**CHIEF FINANCIAL OFFICER
City of Port Phillip**

Maddocks C/- InfoTrack (Major Accounts)
E-mail: certificates@landata.vic.gov.au

Statement for property:
31 QUEENS ROAD MELBOURNE 3004

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
08A/03336/99	LANDATA CER 75304735-026-2	17 DECEMBER 2024	48278669

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	01/10/2024 to 31/12/2024	\$306.72
Melbourne Water Corporation Total Service Charges	01/10/2024 to 31/12/2024	\$30.52

(b) By South East Water

Water Service Charge	01/10/2024 to 31/12/2024	\$22.58
Sewerage Service Charge	01/10/2024 to 31/12/2024	\$98.05
Fire Service Charge	01/10/2024 to 31/12/2024	\$34.08
Subtotal Service Charges		<u>\$491.95</u>
Arrears		\$485.00
TOTAL UNPAID BALANCE		\$976.95

- The meter at the property was last read on 23/10/2024. Fees accrued since that date may be estimated by reference to the following historical information about the property:
 - 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.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

- 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.
- 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.

This property is supplied water via a private fire service. Maintenance and repair of the fire service is legally the responsibility of the property owner, not South East Water's. Private fire services extend beyond the property boundary to the connection valve on the water main. Repair and reinstatement of any footpath, nature strip or

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

road surface due to maintenance or repairs to fire services are the responsibility of the property owner. Further information can be obtained at www.southeastwater.com.au

This property has been fitted with a Backflow Prevention Device in accordance with the National Plumbing Code. Where these devices are installed South East Water requires that they are tested on an annual basis by a Licensed Plumber to ensure correct operation. A test report must be forwarded to confirm correct operation. These requirements are a Condition of Continuance of Supply, pursuant to Regulation 11, Owner to fit Backflow Prevention Device Policy, of the Water (Estimation, Supply and Sewerage) Regulations 2014. For details of our Backflow Prevention Device Policy please contact the Backflow Prevention Officer on Telephone 131694.

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.

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.

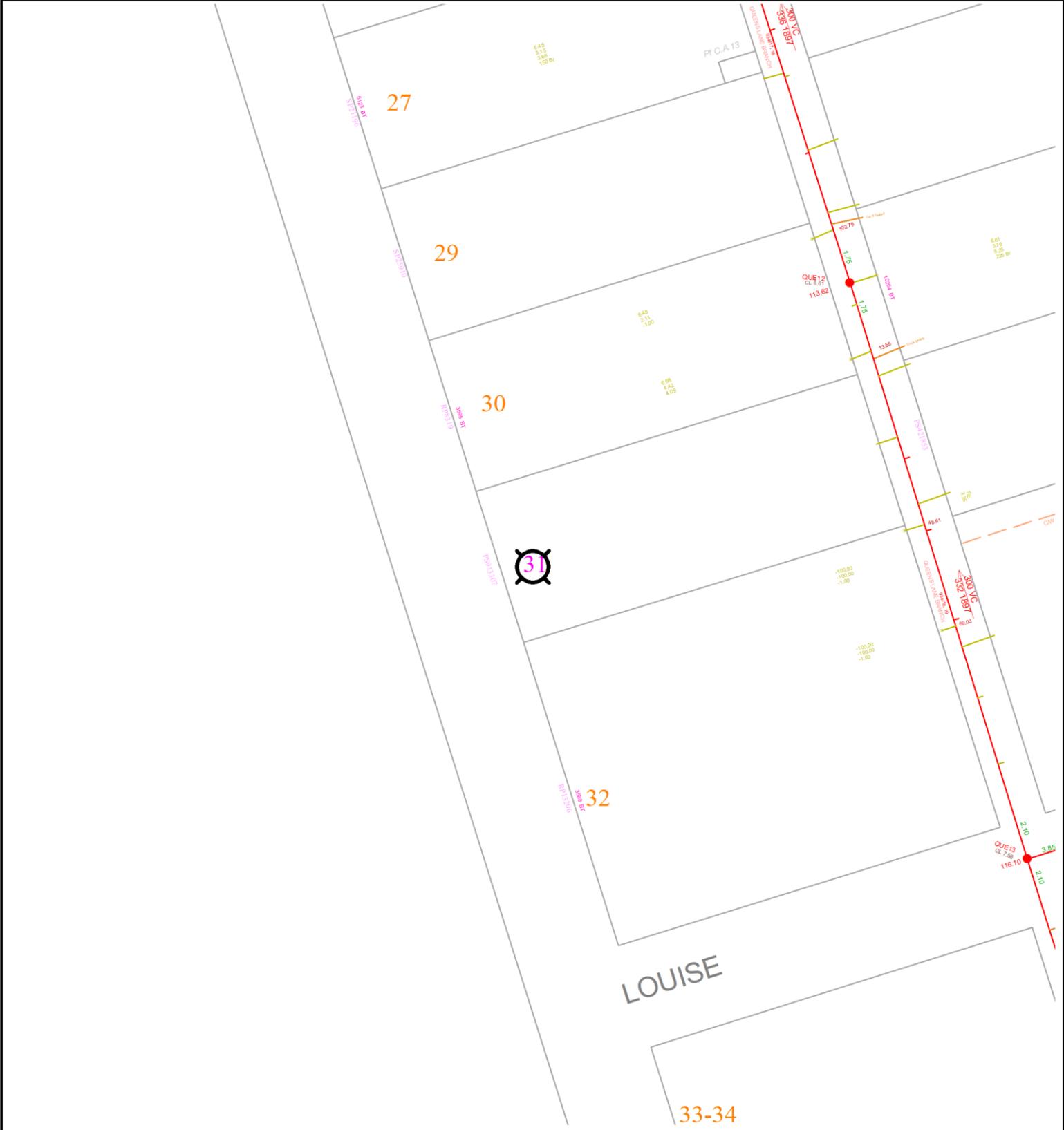
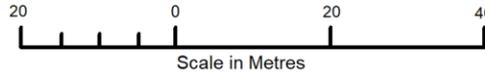
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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



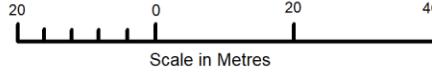
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

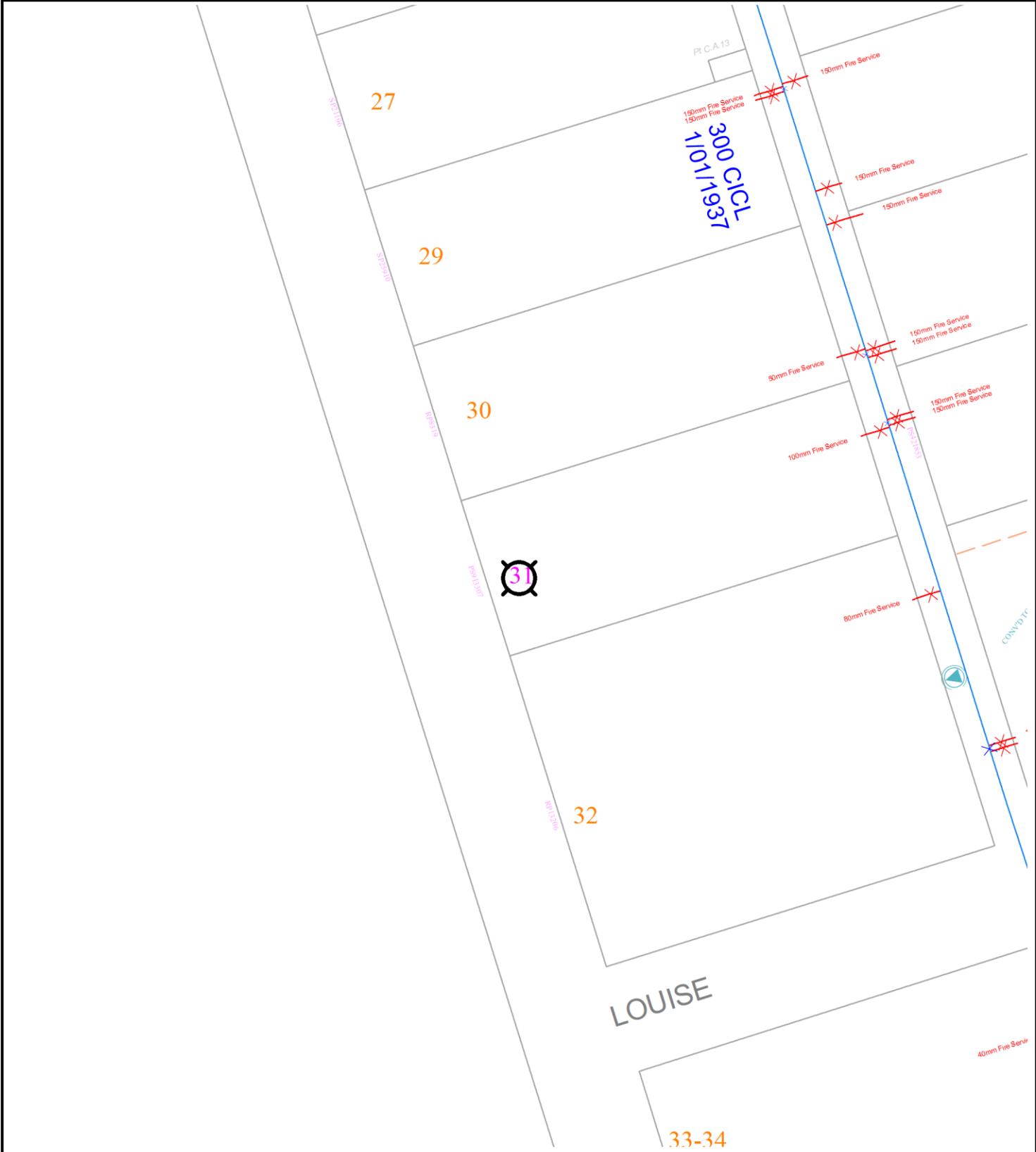


Property: 31 QUEENS ROAD MELBOURNE 3004

Case Number: 48278669



Date: 17DECEMBER2024



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

Property Clearance Certificate

Land Tax



INFOTRACK / MADDOCKS

Your Reference: 9193095.046

Certificate No: 81457127

Issue Date: 11 JAN 2025

Enquiries: DXS17

Land Address: 31 QUEENS ROAD MELBOURNE VIC 3004

Land Id	Lot	Plan	Volume	Folio	Tax Payable
728456			12465	843	\$472,432.03

Vendor: MIRVAC VICTORIA PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MIRVAC VICTORIA PTY LIMITED	2025	\$18,000,000	\$472,382.47	\$0.00	\$472,382.47

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

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
MIRVAC VICTORIA PTY LIMITED	2024	\$473,034.17	\$0.00	\$49.56

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: \$18,000,000

SITE VALUE: \$18,000,000

CURRENT LAND TAX CHARGE: \$472,432.03

Notes to Certificate - Land Tax

Certificate No: 81457127

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" 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 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 = \$429,150.00

Taxable Value = \$18,000,000

Calculated as \$31,650 plus (\$18,000,000 - \$3,000,000) multiplied by 2.650 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 81457127

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: 81457127

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 / MADDOCKS

Your Reference: 9193095.046

Certificate No: 81457127

Issue Date: 11 JAN 2025

Enquires: DXS17

Land Address: 31 QUEENS ROAD MELBOURNE VIC 3004

Land Id	Lot	Plan	Volume	Folio	Tax Payable
728456			12465	843	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
101	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:	\$18,000,000
SITE VALUE:	\$18,000,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 81457127

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 / MADDOCKS

Your Reference: 9193095.046

Certificate No: 81457127

Issue Date: 11 JAN 2025

Land Address: 31 QUEENS ROAD MELBOURNE VIC 3004

Lot	Plan	Volume	Folio
		12465	843

Vendor: MIRVAC VICTORIA PTY LTD

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

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

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 81457127

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>  <p>Biller Code: 416073 Ref: 81457129</p> <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>  <p>Ref: 81457129</p> <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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Extract of EPA Priority Site Register

Page 1 of 2



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

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 31 QUEENS ROAD

SUBURB: MELBOURNE

MUNICIPALITY: PORT PHILLIP

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 2K Reference K7
Melways 40th Edition, Street Directory, Map 2L Reference A7
Melways 40th Edition, Street Directory, Map 57 Reference K4
Melways 40th Edition, Street Directory, Map 58 Reference A4

DATE OF SEARCH: 24th April 2024

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be

[Extract of Priority Sites Register] # 72601258 - 72601258124732
'356744'



Extract of EPA Priority Site Register

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

consulted.

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it. To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA through the contact centre (details below). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

Environment Protection Authority Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)

Your Ref: CTPI/01673/2024
Enquiries to Building: 03 9209 6253
Building Regulations 2018: Part 4 – Building Permits r51(1)



24 April 2024

The Trustee For Vlrs Trust (Web Certificates)
Level 1, Casselden Place/2 Lonsdale Street
MELBOURNE VIC 3000

St Kilda Town Hall
99a Carlisle Street
St Kilda
Victoria 3182

portphillip.vic.gov.au

ASSIST Customer Service
03 9209 6777

Dear Sir/Madam,

RE: Building Information Details for 31 QUEENS ROAD MELBOURNE VIC 3004

I refer to your property enquiry concerning the above property and advise the following:

The following Building Permits have been issued for this property:

Council Reference Number	Date Issued	Description
BDPS/02185/2023	18 Sep 2023	Stage 1 - Solider Pile Installation and Capping Beam Construction Only (No Excavation Permitted)
BDPS/02747/2023	17 Nov 2023	Stage 1 - New building - BULK EXCAVATION, SHOTCRETE WALLS AND ANCHOR INSTALL
BDPS/00125/2024	19 Jan 2024	New Building - Stage 3: Foundation Piling, Hydrostatic Walls and Balance of Retention / Earthworks

There are no Certificates of Final Inspection issued for this property within the last 10 years.

There are no Occupancy Permits issued for this property within the last 10 years.

There are no outstanding Building Notices or Building Orders for this property.

For enquiries, please contact the Building Helpdesk on 9209 6253.

For copies of plans and documents, please call Building Records on 9209 6242 to lodge an application (please note application charges apply).

Yours sincerely,

A handwritten signature in blue ink, appearing to be a stylized 'S' or similar mark.

Bill Yannelis
Municipal Building Surveyor

St Kilda Town Hall, 99a Carlisle Street, St Kilda, Victoria 3182
ASSIST Customer Service 03 9209 6777

proudly portphillip.vic.gov.au   



Your Ref: CTPI/01674/2024
Enquiries to Building: 03 9209 6253
Building Regulations 2018: Part 4 – Building Permits r51(2)

24-Apr-2024

The Trustee For Vhrs Trust (Web Certificates)
Level 1, Casselden Place/2 Lonsdale Street
MELBOURNE VIC 3000

Dear The Trustee For Vhrs Trust (Web Certificates),

RE: Building or Land Information Details for 31 QUEENS ROAD MELBOURNE VIC 3004

Termite Area (r150)	Yes
Bushfire Area	No
Significate Snowfall Area (r152)	No
Sewered Area (r132)	Yes
Designated Land or Works – Council as relevant authority (r153)	No
Land Liable to Flooding (SBO2) – Council as relevant authority (r153)	No
Land Liable to Flooding (SBO1 or SBO3) – Melbourne Water as relevant authority (r153)	No
Costal Inundation – Melbourne Water as relevant authority (r153)	No
Drainage Network – Melbourne Water as relevant authority (r153)	No
Designated Land or Works – Melbourne Water as relevant authority (r154)	No

For further information on flood or overlay details contact:

Melbourne Water enquiries: 131 722
City of Port Phillip Development & Drainage Engineer: (03) 9209 6865

Yours sincerely,

Bill Yannelis
Municipal Building Surveyor

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Maddocks C/- InfoTrack (Major Accounts)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 356744

NO PROPOSALS. As at the 24th April 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

31 QUEENS ROAD, MELBOURNE 3004
CITY OF PORT PHILLIP

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

Date of issue: 24th April 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 72601258 - 72601258124732 '356744'

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

Maddocks C/- InfoTrack (Major Accounts)
135 King Street
SYDNEY 2000

CERTIFICATE NO:
72601258

PROPERTY ADDRESS:
31 QUEENS ROAD
MELBOURNE

PARCEL DESCRIPTION:
Allotment 10 Section R Parish of City of South Melbourne Parish of Melbourne South

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. The place or object is not being considered for inclusion in the Heritage Register.
6. The site is not included in the Heritage Inventory.
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
9. There is not a Governor in Council declaration made under section 227 in force against the owner of the place or object.
10. There is not a court order made under section 229 in force against a person in respect of the place or object.
11. There are no current proceedings for a contravention of this Act in respect of the place or object.
12. There has not been a rectification order issued in respect of the place or object.



CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

A handwritten signature in black ink, appearing to read "Adam King".

Executive Director

DATED: 01/05/2024

Note: This Certificate is valid at the date of issue.

Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land.

Reference Number:

40715

SECTION 1 – Applicant Information

Name of applicant:

- Emily Thompson

Organisation:

InfoTrack

Postal address:

Level 5, 459 Collins St

Melbourne

VIC 3000

Telephone number:

0386094740

Email address:

vicsearching@infotrack.com.au

Customer Reference No.

9193095.027

SECTION 2 – Land Description (as provided by the applicant)

Subdivisional References (Lot / Plan):

Crown References:

CA 10 Section R City of South Melbourne Parish of Melbourne South.

Title References (Volume / Folio) :

12465/843

Street Address:

31 QUEENS ROAD, MELBOURNE 3004

Other description:

Order ID: 135439867

Only search included parcels

Directory Reference:

Directory:

SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

No

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

Yes

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

No

Does a stop order exist in relation to any part of the nominated area of land?

No

Does an interim or ongoing protection declaration exist in relation to any part of the nominated area of land?

No

Does a cultural heritage agreement or Aboriginal cultural heritage land management agreement exist in relation to any part of the nominated area of land?

No

Signed:

Date: 01/May/2024



Oona Phillips
Senior Heritage Registrar
First Peoples-State Relations

SECTION 4 – Terms & Conditions

Terminology

In these terms and conditions, the expressions "we", "us" and "our" are a reference to the Government of the State of Victoria, acting through Aboriginal Victoria, an agency of the Department of Premier and Cabinet.

Advice provided from the Register

Access to the information requested from the Register in the "Application for advice as to the existence of records in relation to a nominated area of land" form (the "Form") is subject to the discretion of the Secretary and the requirements of the Act.

The absence of records on the Register for a nominated area of land does not necessarily mean that the area is devoid of Aboriginal cultural heritage values. Applicants should be aware of the provisions of s.17 and s.24 of the *Aboriginal Heritage Act 2006*, which require the reporting of Aboriginal remains, Aboriginal places and objects discovered in Victoria. Applicants should also be aware that it is an offence under the *Aboriginal Heritage Act 2006* to harm Aboriginal cultural heritage, for which significant penalties apply. This advice does not abrogate any requirement to prepare a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

Specific conditions of advice provided from the Register for an application under s.147

The Secretary, Department of Premier and Cabinet may refuse to provide any information to the Applicant if the provision of the information would be likely to endanger Aboriginal cultural heritage (refer to s.147 (4) of the Act).

Use of information

Information provided to the Applicant from the Register as a result of this application and for the land described in Section 2 ("Information") may only be used for the purposes nominated by the Applicant in the Form (and for no other purposes). The Information may not be on-sold or rebadged without our written permission.

Documents to be lodged with Registrar

Two copies (one of which must be in digital format) of any article, publication, report or thesis which relies on any Information provided to the Applicant must be lodged with the Registrar as soon as practicable after their completion.

Acknowledgment of source of Information

We must be acknowledged in any article, publication, report or thesis (including a newspaper article or display) which incorporates or refers to material supplied from the Register.

Copyright

We retain copyright in all materials for which legal title of the relevant organisation is clear. Apart from fair dealing for the purposes of private study, research, criticism or review, as permitted under the copyright legislation, and apart from uses specifically authorised by these terms and conditions, no part may be reproduced or reused for any commercial purposes whatsoever.

Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

Disclaimer

The Information is provided for information purposes only. Except as expressly stated to the contrary, no claim is made as to the accuracy or authenticity of its content. The Information is provided on the basis that any persons having access to it undertake responsibility for assessing the relevance and accuracy of its content. We do not accept responsibility for any loss or damage, however caused (including through negligence) which you may directly or indirectly suffer in connection with your use of the Information, nor do we accept any responsibility for any such loss arising out of your use or reliance (or any other person's use or reliance) on the Information.

The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

Indemnity

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

Governing Law

These terms and conditions are governed by the laws in force in the State of Victoria, Australia.

Third Party Disclosure

Where the information obtained from the Register is provided to a third party, details of the above Terms and Conditions must also be provided.

Areas of Cultural Heritage Sensitivity

You can find out more about 'areas of Aboriginal Cultural Heritage Sensitivity' including maps showing these areas, at

<https://www.firstpeoplesrelations.vic.gov.au/cultural-heritage-sensitivity>



PLANNING PERMIT

Application Number: **877/2016/A**

Planning Scheme: **Port Phillip**

Responsible Authority: **City of Port Phillip**

ADDRESS OF THE LAND:

31 QUEENS ROAD MELBOURNE VIC 3004

THE PERMIT ALLOWS:

Construction of a multi-storey building generally in accordance with the endorsed plans and subject to the following conditions:

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans Required

1. Before the development starts, (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems), amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the amended application (identified as those drawn by Mirvac Design, entitled "*31 Queens Road Melbourne*" revision D, dated 14/06/23 – Condition 1 RFI Response and received by Council on 22 June 2023) but modified to show:
 - a) Deletion of Level 14.
 - b) The building, including all balconies and the gas and water service structures on the ground floor, setback a minimum of 4.5m from the side boundaries of the site.
 - c) A pedestrian entry point to the Queens Road frontage of the building.
 - d) The retention of the existing Lemon Scented Gum tree identified as Tree 10 in the Arboricultural Construction Impact Assessment Report by Greenwood Consulting Pty Ltd dated 15 September 2016.
 - e) Screening of habitable windows and/or balconies to prevent direct views into habitable windows of any adjoining dwellings at 30 and 32 Queens Road within 9m of these proposed balconies and/or habitable windows. Where louvre or batten screening is to be used, cross section elevation drawings of the screens must be submitted to and approved by the Responsible Authority. The drawings must:

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- o Be drawn to scale and fully dimensioned;
 - o Clearly delineate any solid parts of the screen and any louvre or batten parts of the screen;
 - o Clearly illustrate how any louvre or batten system may allow horizontal or upward views but will prevent downward views to neighbouring properties;
 - o Show the exact width and thickness of each louvre or batten, the exact spacing between each louvre or batten and a section detail from behind the screen demonstrating that direct views of adjacent private open space are precluded, while allowing outlook horizontally and upward from the window.
- f) The location (other than the balcony) of clothes lines or drying rails within each apartment.
 - g) A note acknowledging connection of rainwater tanks to toilets within the development.
 - h) A full schedule of materials, finishes and paint colours, including colour samples (colour samples in a form that is able to be endorsed and held on file).
 - i) The location of the loading area at the rear of the site.
 - j) The provision of two (2) visitor spaces for the development
 - k) Any consequential changes to the development required as a result of the changes required by condition 1a) to 1e).
 - l) Any changes required by Conditions 3, 4, 5, 8, 9, 11, 12, 13 and 16.
 - m) All plant, equipment and domestic services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally.
 - n) All plan and elevation drawings fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD) and/or reduced levels.

No Alterations

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority, unless the Port Phillip Planning Scheme exempts the need for a permit.

Sustainable Management Plan

3. Before the development starts, (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems), a Sustainable Management Plan that outlines proposed sustainable design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

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Water Sensitive Urban Design

4. Before the development starts (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems) a Water Sensitive Urban Design Report that outlines proposed water sensitive urban design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The report must demonstrate how the development meets the water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) or as amended.

When approved, the Report will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)

5. Before the development starts (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems) a Maintenance Manual for Water Sensitive Urban Design Initiatives must be submitted to and approved by the Responsible Authority.

The manual must set out future operational and maintenance arrangements for all WSUD (stormwater management) measures. The program must include, but is not limited to:

- inspection frequency
- cleanout procedures
- as installed design details/diagrams including a sketch of how the system operates

The WSUD Maintenance Manual may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Building User's Guide or a Building Maintenance Guide.

Site Management Water Sensitive Urban Design

6. The developer must ensure that:
- a) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
 - b) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
 - c) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
 - d) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;

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- e) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice.

Walls on or facing the boundary

7. Before the occupation of the development allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or a laneway must be cleaned and finished to a uniform standard to the satisfaction of the Responsible Authority. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also to the satisfaction of the Responsible Authority. Painted or rendered or bagged walls must be finished to a uniform standard to the satisfaction of the Responsible Authority.

Urban Art Plan

8. Before the development starts (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems), an urban art plan in accordance with Council's Urban Art Strategy must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The value of the urban art must be at least 0.5% of the total building cost of the development to the satisfaction of the Responsible Authority. Urban art in accordance with the approved plan must be installed prior to the occupation of the building to the satisfaction of the Responsible Authority.

Waste Management Plan

9. Before the development starts (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems), an amended Waste Management Plan based on the City of Port Phillip's Waste Management Plan Guidelines for Developments must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include reference to the following:
- A private on site waste collection provider.
 - Land use type.
 - The estimated garbage and recycling volumes for the whole development.
 - Bin quantity, size and colour.
 - The garbage and recycling equipment to be used.
 - Collection frequency.
 - The location and space allocated to the garbage and recycling bin storage area and collection point.
 - The waste services collection point for vehicles.

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- How tenants will be regularly informed of the waste management arrangements.
- Scaled waste management drawings.
- Signage.

Once submitted and approved, the waste management plan must be carried out to the satisfaction of the Responsible Authority.

SEPP N1

10. All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 to the satisfaction of the Responsible Authority.

Arborist Report

11. Before the development starts (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems), a report and plan by a suitably qualified Arborist to comply with AS 4970 - 2009 Tree protection on development sites setting out how the Trees 1, 5, 6, 8, 9 at 30 Queen Road, Melbourne and Tree 10 at 30 Queen Road, Melbourne, as identified in the Arboricultural Construction Impact Assessment Report by Greenwood Consulting Pty Ltd, Dated 15 September 2016, will be protected during and after construction, must be submitted to, approved by and be to the satisfaction of the Responsible Authority.

When approved the report and plan will be endorsed and form part of the permit. The tree protection measures outlined in the report must be complied with to the satisfaction of the Responsible Authority.

Noise Attenuation for Apartments

12. External traffic noise intrusion within apartment bedroom and living areas (upon completion; with furnishing within the spaces and with windows and doors closed) and measured in accordance with AS/NZS2107/2000 Acoustics – Recommended Design Sound levels and Reverberation Times for Building Interior shall comply with the following:
- a) Between 10pm and 7am in bedrooms areas must not exceed LAeq, 9hour 40dB(A);
 - b) Between 7am and 10pm in living rooms must not exceed LAeq (15hour) 45dB(A).

Landscape Plan

13. Before the development starts (other than demolition or works to remediate contaminated land), an amended detailed Landscape Plan must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:

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- a) The retention of the existing Lemon Scented Gum trees identified as tree 10 in the Arboricultural Construction Impact Assessment Report by Greenwood Consulting Pty Ltd dated 15 September 2016.
- b) A survey plan, including botanical names, of all existing vegetation/trees to be retained;
- c) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary;
- d) Significant trees greater than 1.5m in circumference, 1m above ground;
- e) All street trees and/or other trees on Council land;
- f) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways;
- g) Landscaping and planting within all open space areas of the site;
- h) Water sensitive urban design;
- i) Trees are not to be sited over easements.

All species selected must be to the satisfaction of the Responsible Authority.

Completion of Landscaping

14. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

Landscaping Maintenance

15. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

Green Transport Plan

16. Before the development starts (other than demolition, works related to contaminated land, site establishment, bulk excavation, retention & foundation systems), a green travel plan to the satisfaction of the Responsible Authority, prepared by a suitably qualified professional, must be submitted to and approved by the Responsible Authority. The green travel plan must provide detailed advice regarding how traffic movements will be managed and ensure an alternative, non-private vehicle transport modes will be encouraged. The plan should also identify specific opportunities for the provision of more sustainable transport options and encouragement of their use. The plan must include but not be limited to:

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- a) Tram, train and bus timetables be installed in prominent locations in lifts and public areas (on noticeboards, etc)
- b) Bicycle parking areas to be installed in well secured and prominent locations
- c) Install signs in prominent locations advising of the location of existing share car schemes, bicycle parking facilities for residents and visitor, tram stops, taxi ranks, railway stations, bus stops and bicycle paths.
- d) Ensure that access to the on-site parking is restricted and controlled.
- e) Deleted.
- f) Deleted.
- g) Deleted.
- h) Deleted.
- i) Deleted.
- j) Deleted.
- k) Deleted.

Number of Dwellings

17. Without the further written consent of the Responsible Authority, no more than 155 dwellings may be constructed on the land.

Parking and Loading Areas Must Be Available

18. Car and bicycle parking and loading areas and access lanes must be developed and kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

Lighting

19. External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

No equipment or services

20. Any plant, equipment or domestic services visible from the primary street frontage (other than a lane) or public park must be located and visually screened to the satisfaction of the Responsible Authority.

Vehicle Crossings

21. Before the occupation of the development allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard

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drawings to the satisfaction of the Responsible Authority. All redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

Vehicle Crossings – Removal

22. Before the occupation of the development allowed by this permit, all disused or redundant vehicle crossings must be removed and the area re-instated with footpath, nature strip and kerb and channel at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

Applicant to Pay for Reinstatement

23. Before the occupation of the development allowed by this permit, the applicant/owner must do the following things to the satisfaction of the Responsible Authority:
- Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for the development.
 - Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
 - Comply with conditions (if any) required by the Council or other relevant Authorities in respect of alterations/reinstatement.

Public Services

24. Before the occupation of the development allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority. All costs associated with any such modifications must be borne by the applicant/owner.

Car Parking Allocation

25. Without the further written consent of the Responsible Authority car parking for the approved development must be allocated on any Plan of Subdivision as follows:
- One car space for each one and two bedroom apartment.
 - A minimum of two car spaces for each apartment with three or more bedrooms;
 - Not less than two (2) visitor spaces held in common property.

All to the satisfaction of the Responsible Authority.

Visitor Car Parking

26. The number and location of visitor car parking spaces as shown on the endorsed plans may only be altered with the written consent of the Responsible Authority. Prior to the occupation of the

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building, all visitor car parking spaces must be line marked and designated as visitor car parking to the satisfaction of the Responsible Authority and must be designated as common property on any plan of subdivision.

On-Site Bicycle Parking

27. Before the development starts, bicycle racks must be provided on the land to the satisfaction of the Responsible Authority.

Privacy Screens Must be Installed

28. Privacy screens as required in accordance with the endorsed plans must be installed prior to occupation of the building and thereafter maintained to the satisfaction of the Responsible Authority.

Loading and Unloading

29. The loading and unloading of trucks including but not limited to waste, delivery and removalist vehicles must only be carried out on the subject land within the designated loading bay, as detailed on the endorsed plans, and must be conducted in a manner which does not cause interference with the circulation and parking of vehicles on the land to the satisfaction of the Responsible Authority.

Time for Starting and Completion

30. This permit will expire if one of the following circumstances applies:
- The development is not started within four (4) years of the date of this permit.
 - The development is not completed within three (3) years of the date of commencement of works.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment
Date: 28 March 2018	This planning permit was amended on 26 April 2018 at the direction of	VCAT

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Date Amended: 21 September 2023

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	VCAT order P1906/2017 dated 28 March 2018.	
Date: 17 July 2023	<p>Amendment to the planning permit pursuant to Section 72 of the <i>Act</i> involving:</p> <p><u>Conditions</u></p> <ul style="list-style-type: none"> Conditions 1, 3, 4, 5, 8, 9, 11, 13 and 16 of the permit amended to allow early works. <p>It is noted that this was referred to as <u>Amendment B</u>. (The Amendment application was lodged after Amendment A but actually approved before Amendment A)</p>	City of Port Phillip
Date: 20 September 2023	<p>Amendment to the planning permit pursuant to Section 72 of the <i>Act</i> involving:</p> <p><u>Permit Preamble</u></p> <ul style="list-style-type: none"> Permit Preamble amended to remove reference to reduction of car parking <p><u>Conditions</u></p> <ul style="list-style-type: none"> Condition 1 amended to refer to the new plans approved by the 2023 amendment – referred to as plans received by Council on 22 June 2023. Condition 1(j) amended to change the requirement of visitor spaces from the 10 spaces currently required to 2 spaces. 	City of Port Phillip

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	<ul style="list-style-type: none"> Condition 25 amended to require 2 visitor spaces instead of the 10 originally required. <p><u>Plans</u></p> <ul style="list-style-type: none"> Plans amended to include the following changes: Reduction in number of dwellings from 155 to 98 apartments. The new configuration to comprise 19 x one bedroom, 43 x two bedroom, 34 x three bedroom apartments and 2 x four bedroom apartments. Reduction of visitor parking from 10 to 2 visitor spaces. Fine tuning of the façade whilst still maintaining its 'curvaceous' design. This includes refinement of curves to maximise internal amenity and alterations to balconies, generally maintaining the approved built form extent. It is noted that the condition 1 setback requirements of 4.5 metres from the side boundaries of the site (Condition 1b) would be met. The overall height will be consistent with original Planning Permit Plans by Plus Architecture (dated 23 September 2016) as shown on TP200. – Top of L15 slab 53.45m AHD – Top of L15 parapet 53.65m AHD Additional basement mezzanine floor (as identified in TP99.01). 	
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	<ul style="list-style-type: none"> • Reduction in extent of basement levels and minor internal reconfiguration as identified in TP096, TP097, TP098 and TP099. • Relocation of services and car park exhaust. • Removal of winter gardens and reinstatement of open balconies. This reflects wind advice, ensuring wind conditions are acceptable. • Change to corridor natural lighting on Level 13 and Level 14 to skylights as illustrated on TP107 and TP108. • Extension of some balconies at upper levels to enhance the usability of outdoor spaces, noting some balconies include additional wind screening at certain interfaces to provide satisfactory wind conditions. • Replacement of ground floor amenities in the southwest corner of the building with two, two-level apartments. It is proposed to utilise a portion of the adjoining site to provide ground level terraces for each dwelling, which is considered to be consistent with the landscaping response and will maintain the 4.5m setback of the principal building façade and enhance the amenity of each dwelling. • Relocation of the private dining room from Ground Level to Level 10 as highlighted in the southwest section of TP105. This is proposed to be replaced 	
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	<p>by two, two-level apartments as noted above.</p> <p>It is noted that this was referred to as Amendment A. (The Amendment application was lodged before Amendment B but actually approved after Amendment B)</p>	
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Permit Notes

No Resident or Visitor Parking Permits

The owners and occupiers of the development allowed by this permit will not be eligible for Council resident or visitor parking permits.

Building Approval Required

This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Building Surveyor.

Building Works to Accord with Planning Permit

The applicant/owner will provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with this planning permit.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the Responsible Authority prior to the commencement of any buildings or works.

Other Approvals May be Required

This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of the City of Port Phillip or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

Construction Management

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All construction activities associated with the development must comply with the requirements of Council's Local Law No. 1 (Community Amenity) 2013.

Days and Hours of Construction Works

Except in the case of an emergency a builder must not carry out building works outside of construction hours:-

- Monday to Friday: 7.00am to 6.00pm; or
- Saturdays: 9.00am to 3.00pm.

An Out of Hours permit cannot be obtained for an appointed public holiday under the Public Holidays Act, 1993.

Significant Trees

This permit does not authorise the pruning or removal of any significant trees and/or removal of vegetation. A permit must be obtained pursuant to Local Law No. 1 (Community Amenity) 2013, Clause 44. For further information contact Council's City Permits unit on Ph: (03) 9209 6216.

Laneways to be Kept Clear

During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless the necessary permits have been obtained from Council's City Permits unit pursuant to Local Law No. 1 (Community Amenity) 2013.

Impact of Council and Neighbouring Trees

The proposed development must take into account any existing Council trees, and those on neighbouring properties, and take measures to limit the impact of existing trees on the proposed development. This may involve installation of a tree root barrier on the subject property or construction methods sufficient to withstand future tree root growth.

To limit the impact of the development on existing trees, protection measures in accordance with AS4970-2009 (Protection of trees on development sites) must be implemented during both demolition and construction. Measures may include temporary fencing, and mulching and irrigation of the fenced-off area, or engaging a project Arborist to oversee all tree protection. For further information please contact Council's Tree Management Officers, on 9209 6777

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IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit at the direction of the Victorian Civil & Administrative Tribunal.

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning and Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from-
 - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - ii. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:-
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if:-
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if: -
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision –



IMPORTANT INFORMATION ABOUT THIS NOTICE

- the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal of the permit.

Sch. 1 Form 5 amended by S.R. No. 111/2020 reg. 5(1)

Planning and Environment Regulations 2015

Common planning compliance issues when developing land

Fact Sheet

Planning and building permit compliance

Building permit plans must match planning permit plans for development. While building permit plans will have more technical and structural detail than planning permit plans, they must be consistent with the endorsed planning permit plans.

Council will enforce compliance with the endorsed planning permit plans, even in cases where an error in the building permit plans causes an inconsistency.

The layout of the site and the size, levels, design, and location of buildings and works shown on the endorsed plans associated with the planning permit must not be modified for any reason without the prior written consent of the Responsible Authority (Council).

Expired planning permits

You must pay careful attention to any conditions relating to the expiration of your planning permit. Once the permit expires you may no longer be able to lawfully commence or continue any building and works allowed by the permit.

You can apply to extend your planning permit by contacting Council's Planning Department. This must be done while the permit is still valid; within six months of the permit's expiry date if the development has not commenced; or within 12 months of the permit's expiry date to complete the development.

Additional reports and documents

Most planning permits require you to submit additional documentation to Council prior to commencing the development allowed by the permit. These documents must be endorsed by Council by the times specified.

Typical examples of documents still required after the issue of a planning permit include revised plans, demolition method statements, arborist reports, sustainable design statements and acoustic reports.

Please pay careful attention to the conditions of your permit, as failure to comply with the requirements of these conditions can result in enforcement action being taken with no notice to you.

Demolition with heritage Overlay sites

Heritage Overlays are used to protect sites that have heritage significance and are contained within Council's planning schemes.

Much of the municipality is covered by a Heritage Overlay, and as such, many planning permits deal with partial demolition of protected heritage buildings.

It is essential that you take particular care not to exceed the extent of any demolition that has been allowed by the planning permit. You should ensure that you are familiar with the Demolition Method Statement and the plans indicating the extent of demolition permitted.

Council takes illegal demolition very seriously and offenders may be referred to the Magistrates' Court for prosecution.

Landscaping

Landscaping must be completed in accordance with the permit, usually before or within a set period of time after the occupation of the building.

➤ Please turn over for more information.

PLANNING COMPLIANCE



Tree protection

Some planning permits require you to take special measures to protect trees located on your land or on neighbouring properties.

If your planning permit includes conditions regarding tree protection, you must ensure you comply with these conditions. This often means installing protective fencing around trees and maintaining the fence during construction.

You may also be required to employ the services of a qualified arborist to supervise areas of construction near protected trees.

Building heights and setbacks

Floor levels and parapets must comply with the approved heights indicated on the endorsed plans. Over-height buildings are considered a serious breach and can be very expensive to rectify.

Any changes to the height of a building must be approved prior to carrying out any building works, even if these changes are required for technical reasons.

Screening – windows and decks

All privacy screening must be installed as approved prior to occupation of the building. Screening must comply with the conditions outlined in the approved permit and plans including materials, heights, and design.

Generally, windows that require screening must not be able to be opened below a height of 1.7 metres above floor level.

Screening materials must not be altered from those approved without first gaining further planning approval for the alternative screening proposal.

Domestic services

Domestic services shown on the endorsed plans form part of your planning permit, including any proposed screening, and must not be altered without the written consent of the Responsible Authority unless otherwise permitted by the planning permit.

If the associated land being developed is covered by a heritage overlay, domestic services including air conditioners, solar panels, heaters, and hot water services require planning approval if visible from a street (front, back or side) or public park.

Please note a further condition on the planning permit may also restrict domestic services except with further Council consent. Consideration should be given to any noise issues that may result for neighbours from the placing and operation of these types of units.

Finishes on boundary walls

Finishes must be completed to an acceptable standard in accordance with the conditions of the planning permit, prior to occupation.

Brick boundary walls must have any excess mortar removed and the brick face cleaned with joints tooled to a consistent finish, prior to occupation of the building.

For more information contact

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Ph: 03 9209 6293

Email: helpplanningcompliance@portphillip.vic.gov.au

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