

Vendor's Statement

30 Fisken Street, Maddingley VIC 3340

Fisken Property Holdings Pty Ltd

ACN 658 052 905

Vendor's Statement to the Purchaser under Section 32 of the *Sale of Land Act 1962* (Vic)

Date of this Statement:

Vendor: Fisken Property Holdings Pty Ltd

ACN 658 052 905

Property: 30 Fisken Street, Maddingley VIC 3340

The Vendor makes this statement in respect of the Land in accordance with section 32 of the *Sale of Land Act 1962* (Vic). The Vendor may sign this statement by electronic signature.

The Vendor must sign this statement and give it to the Purchaser before the Purchasers signs the Contract.

Signed by the Vendor:

Fisken Property Holdings Pty Ltd ACN 658 052 905

.....
Signature

.....
For and on behalf of the Vendor

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

Signed by the Purchaser:

.....
Signature

.....
For and on behalf of the Purchaser

Date of Purchaser's acknowledgement:

In this Statement:

1. Financial Matters

1.1 Outgoings

Particulars of any rates, taxes, charges or other similar outgoings (excluding any owners' corporation charges which, if any, are disclosed in the Owners Corporation Certificate attached to this statement) and any interest payable on any part of them:

Are contained in the attached certificates.

1.2 Charges

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

Not applicable.

1.3 Sale subject to mortgage

This section 1.3 applies where the Contract provides that the Property is sold subject to any mortgage (whether registered or unregistered) that will NOT be discharged before the Purchaser becomes entitled to possession or receipt of rent and profits.

Not applicable.

1.4 Terms Contract

This section 1.4 applies where the Contract is a terms contract where the Purchaser is required to make 2 or more payments (other than a deposit or final payment) to the Vendor after execution of the Contract and before the Vendor becomes entitled to a conveyance or transfer of the Property.

Not applicable.

2. Insurance

2.1 Damage and Destruction

This section 2.1 applies if this section 32 statement is in respect of a contract which does NOT provide for the Property to remain at the risk of the Vendor until the Purchaser becomes entitled to possession or receipt of rent and profits.

Not applicable.

2.2 Owner-Builder

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

Not applicable.

3. **Land Use**

3.1 **Easements, Covenants or Other Restrictions**

A description of any easement, covenant or other similar restriction affecting the Property (whether registered or unregistered):

As set out in the attached copy of title documents.

Particulars of any existing failure to comply with that easement, covenant or other similar restriction are as follows:

The Vendor is not aware of any existing failure to comply.

3.2 **Road Access**

There is access to the Property by road.

3.3 **Designated Bushfire Prone Area**

The Property is in a bushfire prone area within the meaning section 192A of the *Building Act 1993*.

3.4 **Planning Scheme**

Information concerning any planning instrument is contained in the attached certificate.

4. **Notices**

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

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

Are contained in the attached certificates and/or statements. The Vendor has no means of knowing of all decisions of public authorities and government departments affecting the Property unless these have been communicated to the Vendor.

4.2 **Livestock Diseases and Agricultural Chemicals**

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

Other than as disclosed in the attached certificates, none to the Vendor's knowledge. However, the Vendor has no means of knowing of all decisions of public authorities and government departments affecting the Property unless these have been communicated to the Vendor.

4.3 Compulsory Acquisition

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

Not applicable.

5. Building Permits

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

Not applicable.

6. Owners Corporation

This section 6 only applies if the Property is affected by an owners corporation within the meaning of the *Owners Corporation* 2006 (Vic).

Not applicable.

7. Growth Areas Infrastructure Contribution (GAIC)

The Property is not subject to a work-in-kind agreement and is NOT land in respect of which there is a GAIC recording within the meaning of Part 9B of the *Planning and Environment Act* 1987.

8. Services

The following services are connected to the Property unless otherwise indicated:

- Electricity supply
- Gas supply
- Sewerage
- Telephone services

Even if services are connected it may nevertheless be necessary for the Purchaser to request a connection and supply in the name of the Purchaser from the relevant authority. Any costs associated with the provision or connection of any services to the Property must be borne by the Purchaser and the Purchaser should satisfy itself of these costs before entering into the Contract.

Water supply is not connected to the Property.

9. Title

Attached are copies of the following documents:

1. Volume 12361 Folio 152

2. PS846439L

10. Subdivision

10.1 Unregistered Subdivision

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

As contained in the attached certificates and/or statement.

10.2 Staged Subdivision

This section 10.2 only applies if the Property is subject to a staged subdivision.

As contained in the attached certificates and/or statement.

10.3 Further Plan of Subdivision

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

Not applicable.

11. Disclosure of Energy Information

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

- 11.1 to be a building or part of a building used or capable of being used for administrative, clerical, professional or similar based activities including any support facilities; and
- 11.2 which has a net lettable area of at least 2,000 square metres (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date).

Not applicable.

12. Due Diligence Checklist

The *Sale of Land Act 1962* provides that the Vendor or the Vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence.

The due diligence checklist is NOT required to be provided with, or attached to, this Vendor's Statement but it is attached as a matter of convenience.

13. Attachments

- Title Volume 12361 Folio 152;
- Plan of Subdivision 846439L;

- Proposed Plan of Subdivision 933533K;
- Planning Permit PA2025065;
- Moorabool Shire Council Land Information Certificate;
- Southern Rural Water Information Statement;
- Land Tax Property Clearance Certificate;
- Commercial and Industrial Property Tax Property Clearance Certificate;
- Windfall Gains Tax Property Clearance Certificate;
- Planning Property Report;
- Bushfire Risk Search;
- Planning Certificate;
- Letter from Moorabool Shire Council Landata Online dated 3 June 2025 regarding Regulation 51(1) Building Regulations 2018;
- Letter from Moorabool Shire Council Landata Online dated 3 June 2025 regarding Regulation 51(2) Building Regulations 2018;
- Environmental Risk – Contaminated Land Search;
- VicRoads Property Certificate; and
- Heritage Victoria Certificate.

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

Page 1 of 1

VOLUME 12361 FOLIO 152

Security no : 124124978496M
Produced 02/06/2025 03:00 PM**LAND DESCRIPTION**

Lot A on Plan of Subdivision 846439L.

PARENT TITLES :

Volume 11421 Folio 013 to Volume 11421 Folio 015

Created by instrument PS846439L 03/03/2022

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

FISKEN PROPERTY HOLDINGS PTY LTD of 20-30 BALDWIN ROAD ALTONA NORTH VIC 3025
AV437736G 17/03/2022**ENCUMBRANCES, CAVEATS AND NOTICES**

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

DIAGRAM LOCATION

SEE PS846439L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: FISKEN STREET MADDINGLEY VIC 3340

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS846439L
Number of Pages (excluding this cover sheet)	2
Document Assembled	02/06/2025 15:00

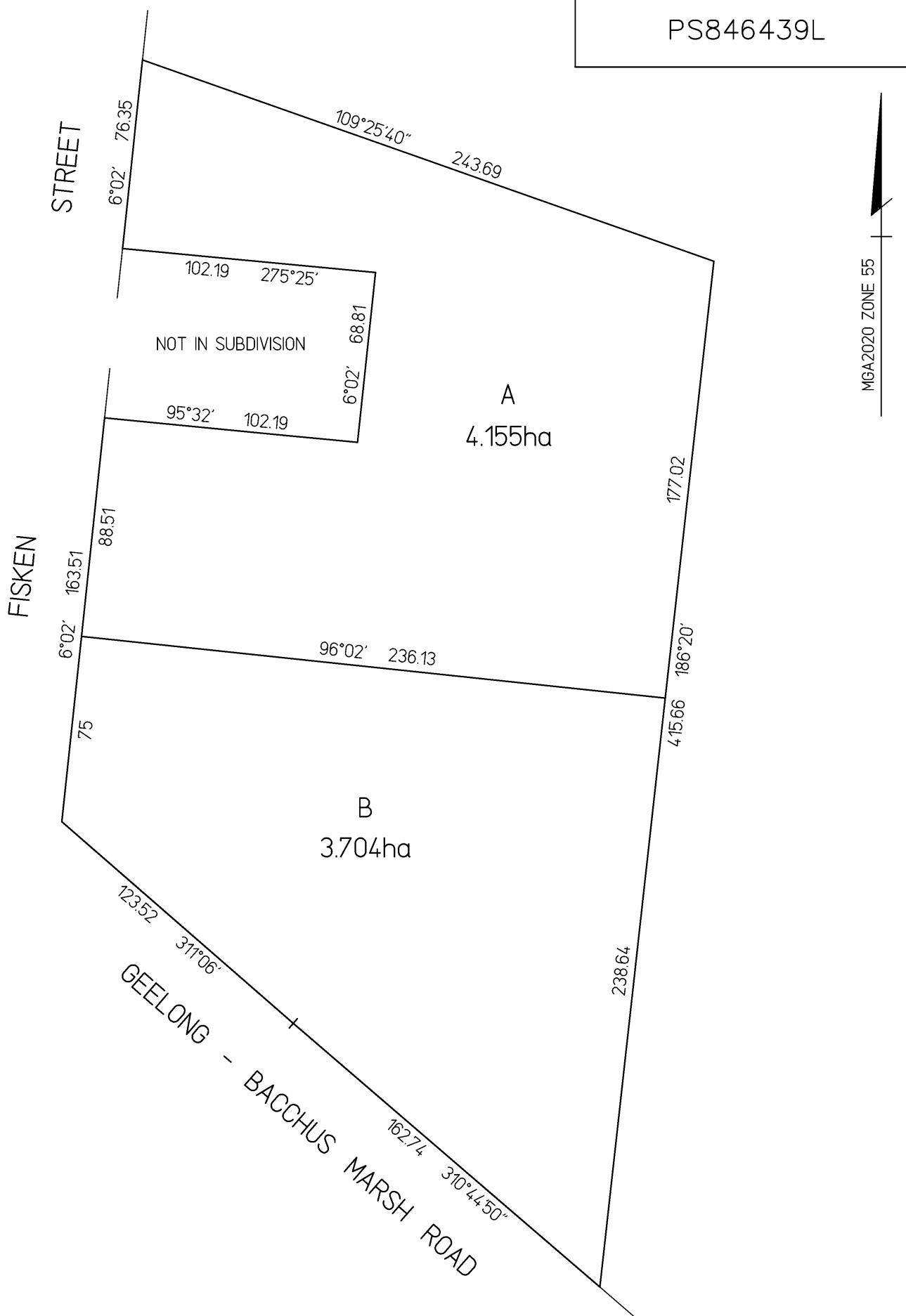
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PLAN OF SUBDIVISION		EDITION 1	PS846439L	
LOCATION OF LAND PARISH: PARWAN TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 35, 36, 39, 41, 42 (parts) & 40 CROWN PORTION: — TITLE REFERENCE: VOL.11421 FOL.013, VOL.11421 FOL.014 & VOL.11421 FOL.015 LAST PLAN REFERENCE: PS529687K, LOTS 1 & 2 AND TP856427Y, LOTS 3, 4, 5 & 6 POSTAL ADDRESS: (at time of subdivision) 30 FISKEN STREET MADDINGLEY 3340 MGA CO-ORDINATES (of approx. centre of land in plan) E 274 600 ZONE: 55 N 825 350 GDA 2020		Council Name: Moorabool Shire Council Council Reference Number: CA2021234 Planning Permit Reference: CA2021234 SPEAR Reference Number: S186830M Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Mark Lovell for Moorabool Shire Council on 14/02/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS		CREATION OF RESTRICTION UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED LAND TO BE BURDENED: LOT B ON THIS PLAN. LAND TO BENEFIT: LOT A ON THIS PLAN. DESCRIPTION OF RESTRICTION: THE BURDENED LAND SHALL NOT BE DEVELOPED FOR THE PURPOSES OF RESIDENTIAL PREMISES, CHILDCARE CENTRE, PRESCHOOL, PRIMARY SCHOOL, EDUCATION CENTRE OR INFORMAL OUTDOOR RECREATION SITE.		
DEPTH LIMITATION Does not apply. SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PA2021234 MOORABOOL SHIRE COUNCIL This survey has been connected to permanent marks no(s) 29 & 82 In Proclaimed Survey Area no. —		WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958		
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement		E - Encumbering Easement		
		R - Encumbering Easement (Road)		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 3060A Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (4), 10/02/2022, SPEAR Ref: S186830M		ORIGINAL SHEET SIZE : A3 SHEET 1 OF 2 SHEETS PLAN REGISTERED TIME: 10:25 AM DATE: 3/03/2022 YL Assistant Registrar of Titles

PS846439L



<p>STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699</p>	SCALE 1:1500	15 0 15 30 45 60 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE : A3	SHEET 2
	Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (4), 10/02/2022, SPEAR Ref: S186830M		Digitally signed by: Moorabool Shire Council, 14/02/2022, SPEAR Ref: S186830M	

PLAN OF SUBDIVISION

LV use only
EDITION 1

PS 933533K

Location of Land

Parish: PARWAN
Township: -
Section: -
Crown Allotment: 35, 36, 39, 40 & 41 (PARTS)
Crown Portion: -
Title Reference: VOL. 12361 FOL. 152

Last Plan Reference: LOT A ON PS846439L

Postal Address: FISKEN STREET
(at time of subdivision) MADDINGLEY VIC 3340

MGA2020 Co-ordinates (of approx. centre of land in plan) E 274 636 N 5 825 455 Zone: 55

Council Certification and Endorsement

Council Name: MOORABOOL SHIRE COUNCIL Ref:

WARNING:

THIS IS A COPY OF AN UNREGISTERED PLAN. AS ALTERATIONS BEYOND THE CONTROL OF THE SURVEYOR MAY BE REQUIRED BY OTHERS PRIOR TO CERTIFICATION AND REGISTRATION, LAND DIMENSIONS PTY LTD CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION WHO MAY RELY ON THIS PLAN FOR ANY PURPOSE.

Vesting of Roads and/or Reserves

Notations

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1	MOORABOOL SHIRE COUNCIL MOORABOOL SHIRE COUNCIL

Notations

Depth Limitation DOES NOT APPLY

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.
For details of Owners Corporation(s) including; purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information.

Staging This is not a staged subdivision
Planning Permit No.

Survey This plan is based on survey

This survey has been connected to permanent marks no(s) PARWAN PM29
In Proclaimed Survey Area No.

CP No. 1 - COMMON PROPERTY No. 1

RESTRICTION PS846439L

The following restriction created on PS846439L is to be transferred to all lots on this plan upon registration of this Plan.

Land to be Burdened: Lot B on PS846439L

Land to Benefit: All land in this Plan

Description of Restriction: The burdened land shall not be developed for the purposes of residential premises, childcare centre, preschool, primary school, education centre or informal outdoor recreation site.

OTHER PURPOSE OF PLAN

Creation of Restriction. Refer to Sheet 5 for details.

Grounds for Creation

Moorabool Shire Council. Permit No.

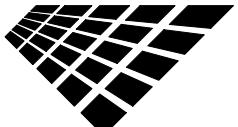
Easement Information

Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance

A - Appurtenant Easement
R - Encumbering Easement (Road)

Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of

LAND DIMENSIONS



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SURVEYORS FILE REF: 25200S-A2

ORIGINAL SHEET
SIZE: A3

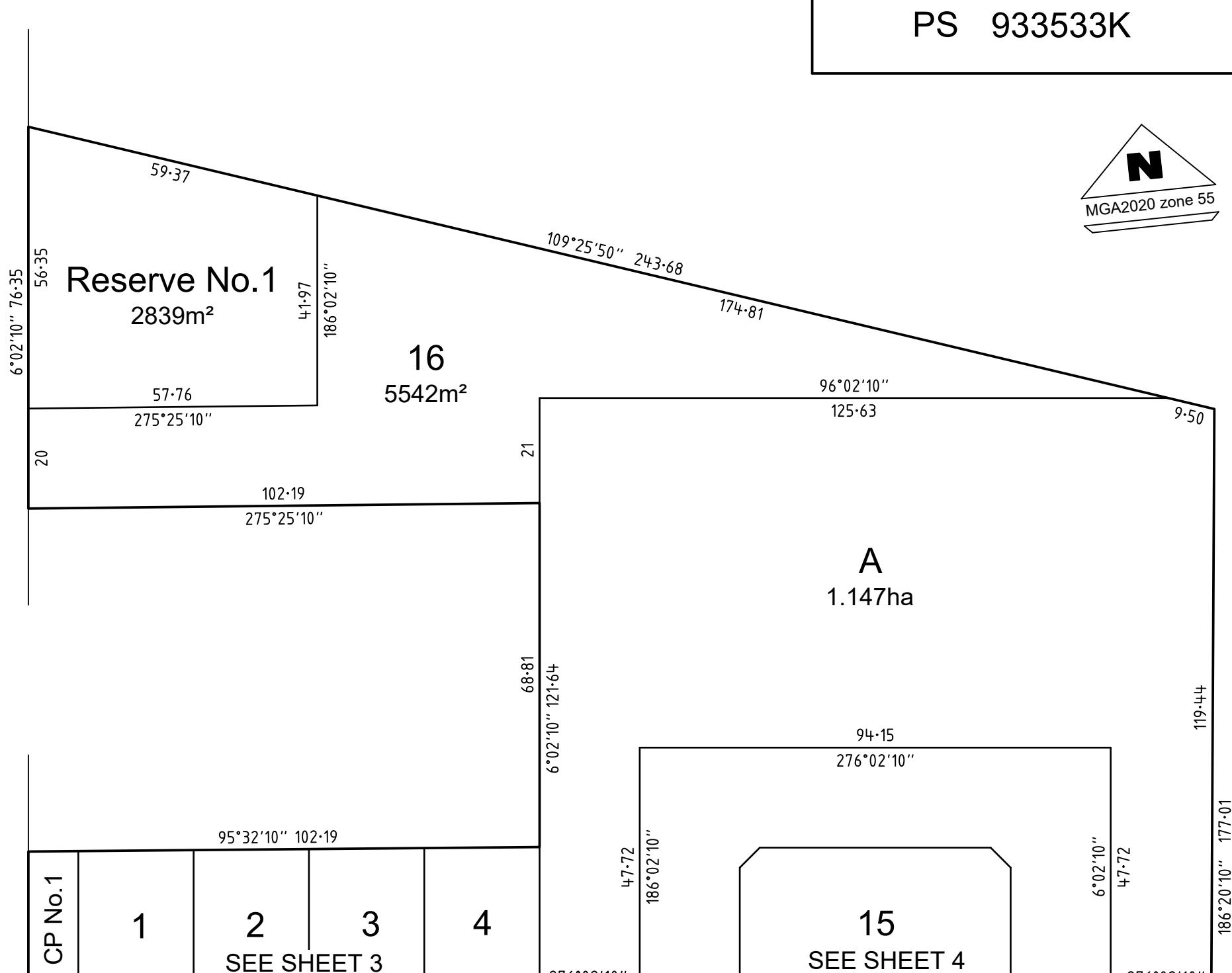
SHEET 1 OF 5 SHEETS

LICENSED SURVEYOR: ANDREAS CIRUGEDA
VERSION A2

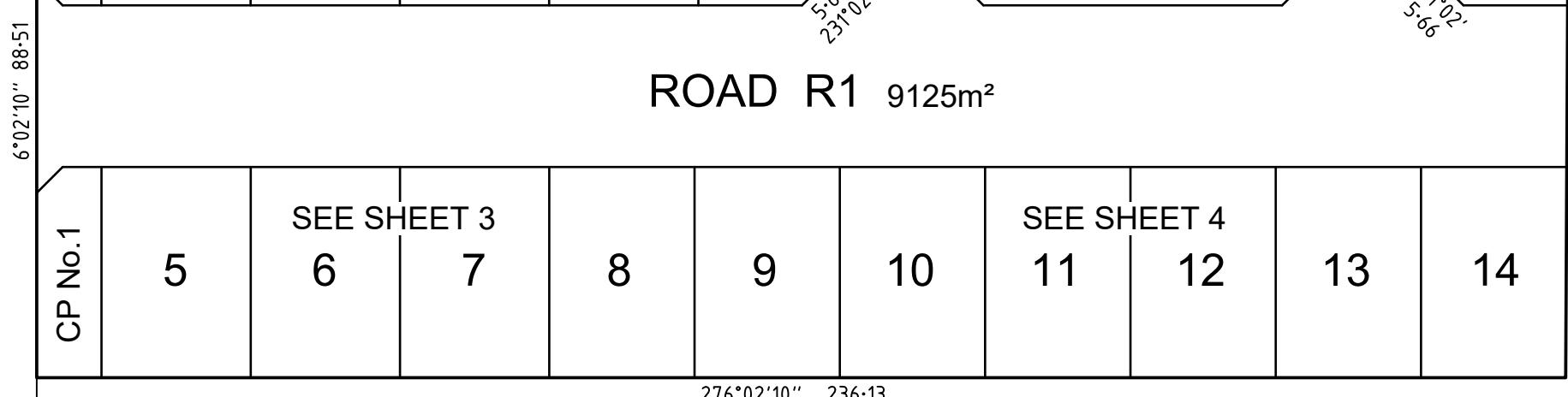
PS 933533K



STREET



FISKEN

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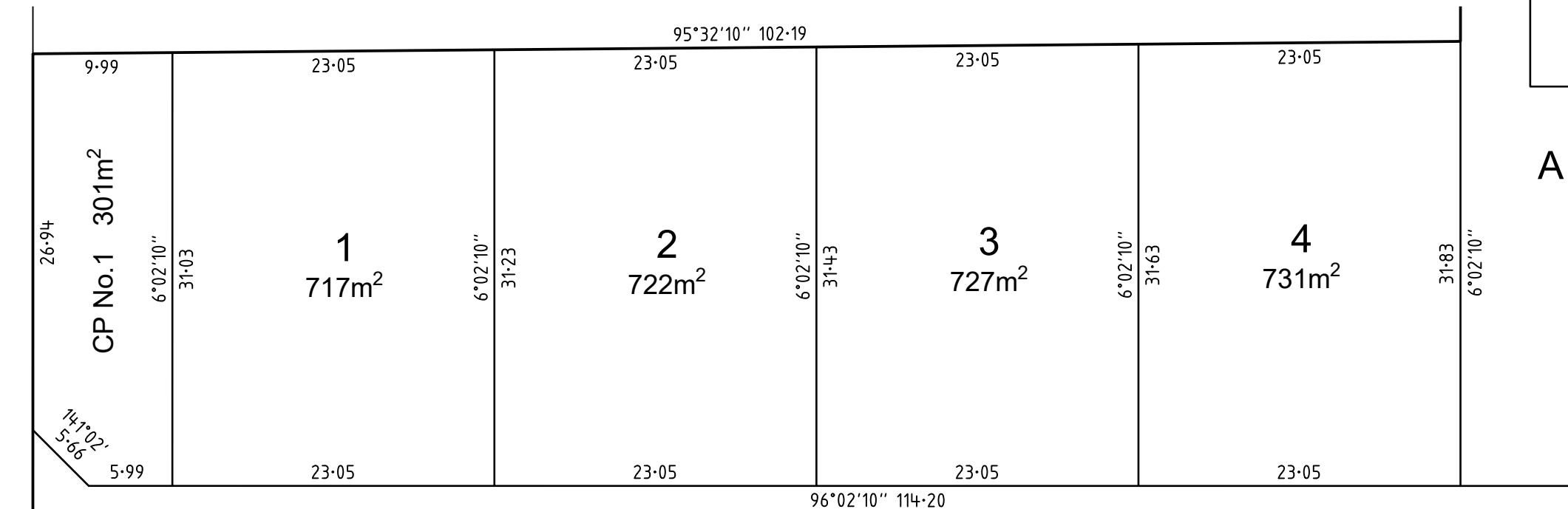
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SCALE
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SIZE: A3

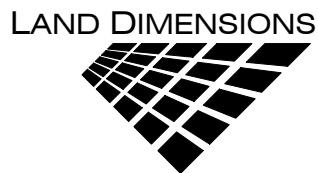
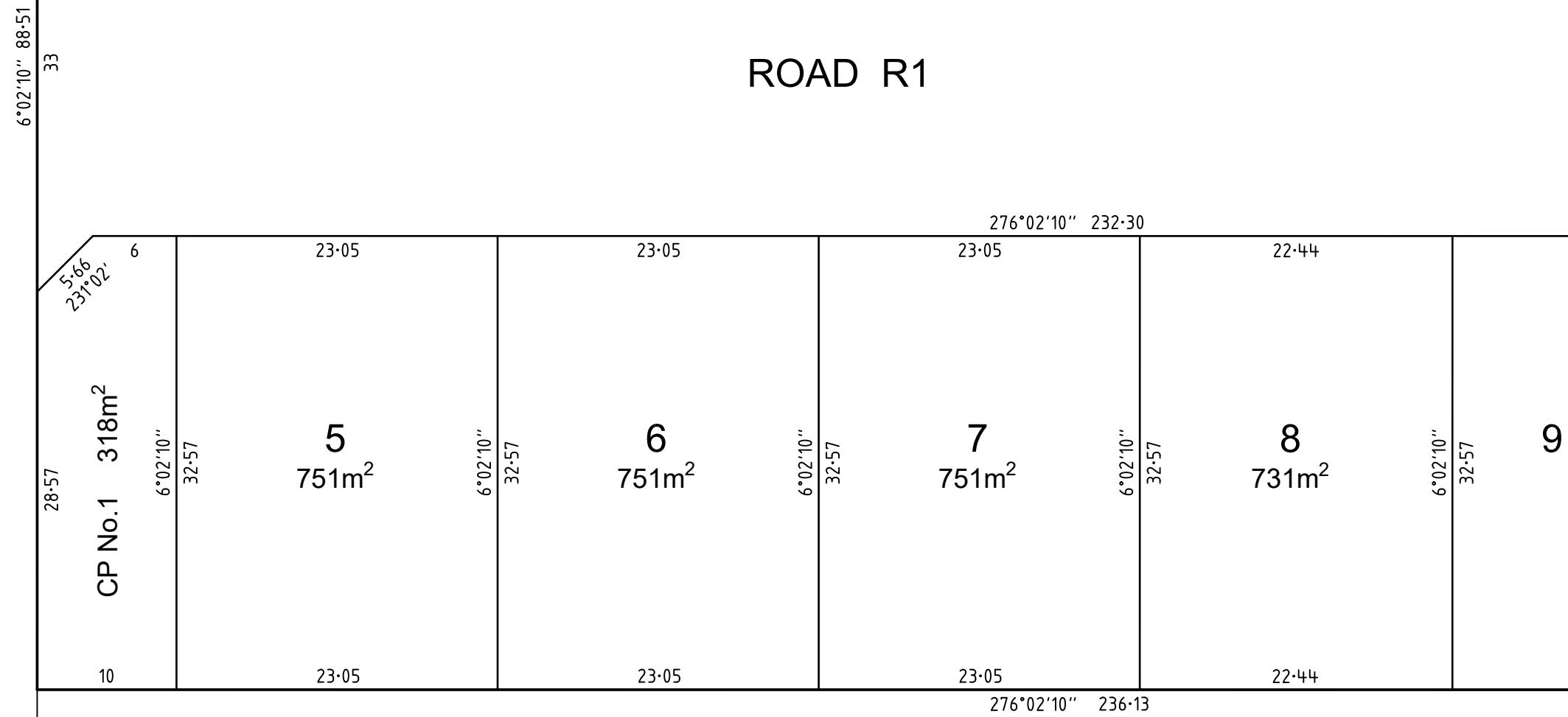
SHEET 2

LICENSED SURVEYOR: ANDREAS CIRUGEDA
SURVEYORS FILE REF: 25200S-A2
VERSION A2

STREET



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SCALE
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LENGTHS ARE IN METRES

LICENSED SURVEYOR: ANDREAS CIRUGEDA
SURVEYORS FILE REF: 25200S-A2
VERSION A2

ORIGINAL SHEET
SIZE: A3

SHEET 3

PS 933533K

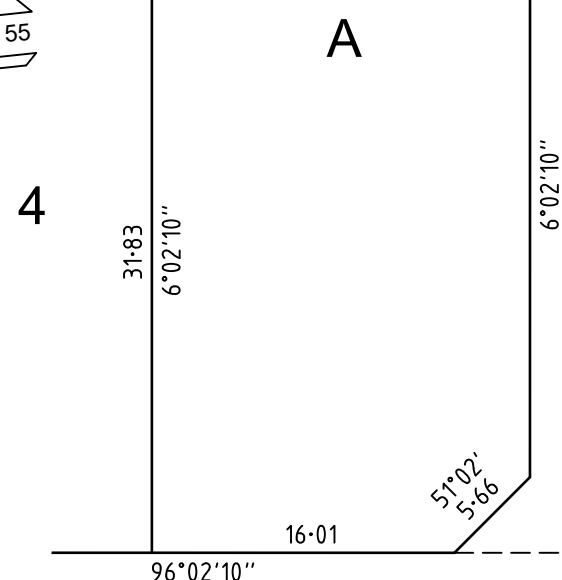
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SEE SHEET 4

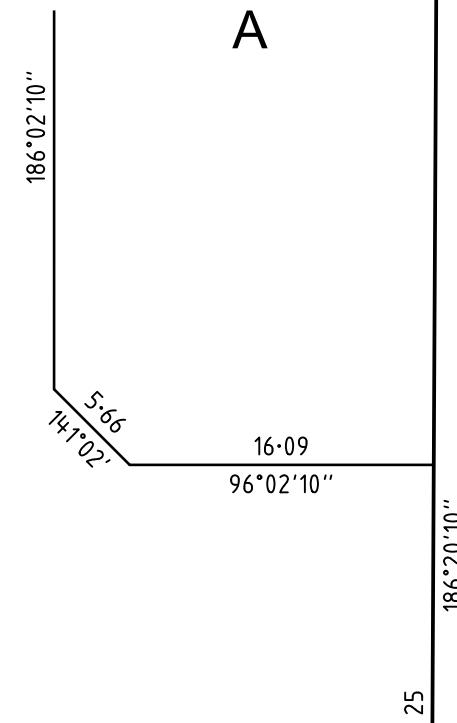


SEE SHEET 2



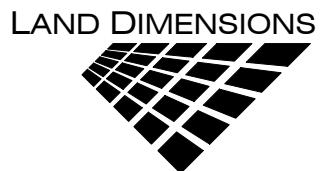
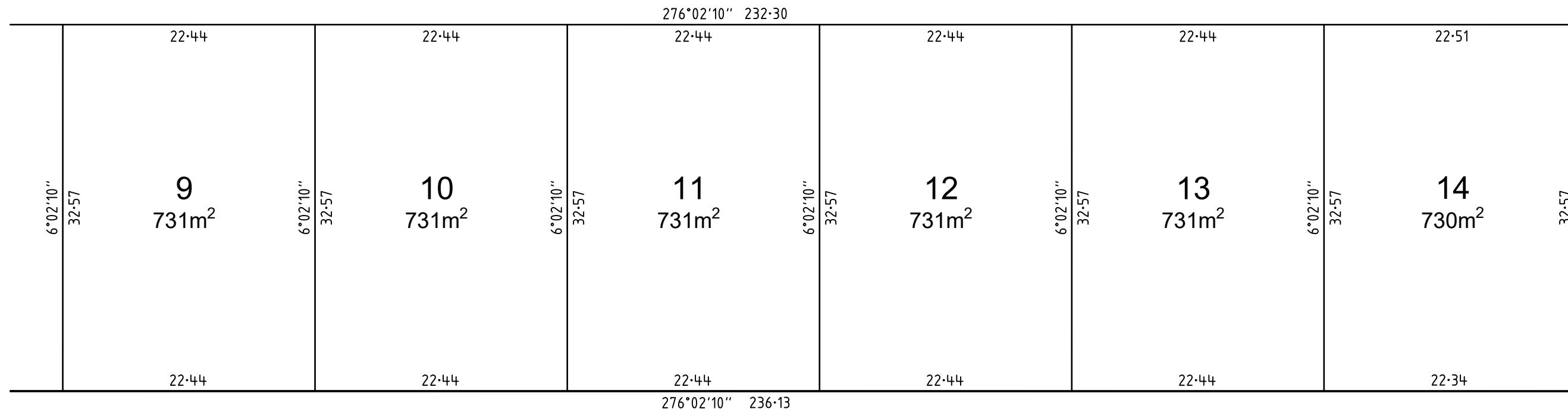
PS 933533K

SEE SHEET 2



SEE SHEET 3

ROAD R1



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SCALE
1:400

4 0 8 16
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: ANDREAS CIRUGEDA
SURVEYORS FILE REF: 25200S-A2
VERSION A2

CREATION OF RESTRICTION

The following restriction is to be created upon registration of this Plan.

Land to be Burdened: All Lots on this plan

Land to Benefit: All Lots on this plan

DESCRIPTION OF RESTRICTION

The burdened land shall not be developed for the purposes of residential premises, childcare centre, preschool, primary school, education centre or informal outdoor recreation site.

OWNERS CORPORATION SCHEDULE

PS933533K

Owners Corporation No.

1

Plan No. PS933533K

Land affected by Owners Corporation

Lots: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation:

UNLIMITED

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	10000	10000
Previous stages	0	0
Overall Total	10000	10000

Lot Entitlement and Lot Liability

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SURVEYORS FILE REFERENCE: 25200S-A2

SHEET 1

ORIGINAL SHEET
SIZE: A3

LICENSED SURVEYOR: ANDREAS CIRUGEDA
VERSION NO. A2

PLANNING PERMIT

APPLICATION NO:

PA2025065

PLANNING SCHEME:

Moorabool Planning Scheme

RESPONSIBLE AUTHORITY:

Moorabool Shire Council

ADDRESS OF THE LAND:

Fisken Street, Maddingley VIC 3340

Lot A on Plan of Subdivision PS 846439L

THIS PERMIT ALLOWS:

16 LOT INDUSTRIAL SUBDIVISION
CLAUSE 32.04-4 SUBDIVIDE LAND

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

1. Before the plan of subdivision is certified, 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 generally in accordance with the plans submitted with the application or some other specified plans but modified to show:
 - a) Building exclusion zone including for retaining walls for Lots 1 to 4 within 2 metres of northern property boundaries to protect the trees associated with the property at 40 Fisken Street, Maddingley. The building exclusion zone is to be registered as a restriction on the Certificate of Title.
 - b) Provision of landscaping plan showing 4 canopy trees with a planting height of 1.5m located in each common landscaping beds facing Fisken Street.
 - c) Details of fencing treatments surrounding the drainage reserve to prevent public access
2. The formal plan of subdivision lodged for certification must be generally in accordance with the endorsed plan and must not be modified except to comply with statutory requirements or with the written consent of the Responsible Authority.

Subdivisions

3. Before the statement of compliance is issued under the Subdivision Act 1988, the applicant or owner must pay to the Responsible Authority a sum equivalent to 5 per cent of the site value of all the land in the subdivision for public open space purposes. The permit holder/developer must pay the reasonable costs of Council in having the land valued for this purpose.

Operational

4. Sediment discharges must be restricted from any construction activity to within the property boundaries and any truck movements beyond the site that creates sediment discharges must comply with the Environmental Guidelines for Major Construction Sites (EPA 1995) to the satisfaction of the Responsible Authority.
5. All filling on the site must be carried out, supervised, completed and recorded in accordance with AS 3798 (Guidelines on earthworks for commercial and residential developments) to specifications to the satisfaction of the Responsible Authority.
6. Prior to the issue certification, a creation of restriction is added to the Plan of Subdivision, as follows:

Lots to Benefit - All lots

Lots to be Burdened - All Lots

Description of the Restriction: Burdened land shall not be developed for residential purposes.

Landscaping

7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Telecommunications

8. The owner of the land must enter into agreements with:
 - a) A telecommunications network or service provider for the provision of telecommunication service to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
9. Before the issue of Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is an area where the National Broadband Network will not be provided by optical fibre.

Development Infrastructure

10. Unless otherwise approved by the Responsible Authority there must be no buildings, tree structures, or improvements located over any drainage pipes and easements on the property
11. Prior to the construction commencing, engineering drainage plans and detailed computations must be submitted and approved by the Responsible Authority. The drainage plans are to undertake in accordance with the Infrastructure Design Manual and Australian Rainfall & Runoff 2019 and shall incorporate (but not limited to the following:

The development as a whole must be self-draining to the legal point of discharge;

- All drainage courses within the development must pass through easements or reserves shown on the plan of subdivision
- All outfall drainage land passing through other land must be provided at the cost of the developer and be constructed within easements shown on the plan of subdivision.
- Volume of water discharging from the development in a 10% AEP storm shall not exceed the 20% AEP storm prior to development. Peak flow must be controlled by the use of a detention system located and constructed to the satisfaction of the Responsible Authority.
- Each lot must be provided with a stormwater legal point of discharge at the low point of the lot, to the satisfaction of the Responsible Authority.
- Stormwater runoff must meet the "Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999)";
- Flow paths of the 1% AEP storm must be determined, and the subdivision designed so that no property is inundated by such a storm. The flow paths must be indicated on the engineering plans.
- The drainage design must take into account any applicable drainage or flood management strategy.
- If required, the layout of the subdivision must be modified based on the approved stormwater design.

PERMIT NO:PA2025065

12. Design computations for drainage of the whole site must be prepared and submitted to the Responsible Authority for approval, and must include analysis of the existing stormwater drainage system in the area to determine:
 - The requirements for drainage of the whole site.
 - If the existing drainage network has sufficient capacity to cater for the additional runoff from the ultimate development.
 - If additional outfall drainage or upgrading of the existing drainage network is required.
13. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).
14. Prior to the works commencing on the development, notification including photographic evidence must be sent to Council's Community Assets and Moorabool Shire Council Engineering Services Infrastructure department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority. If photographic evidence cannot be provided then the damage must be fully reinstated at no cost to and to the satisfaction of the Responsibility Authority.
15. Design computations for all road pavement construction, based on a geotechnical investigation of the site, must be prepared and submitted to the Responsible Authority for approval prior to the detailed design being issued.
16. Plans and specifications of all road, traffic and drainage works must be prepared and submitted to the responsible authority for approval prior to the commencement of such works and all such works must be carried out in accordance with the approved plans to the satisfaction of the Responsible Authority.
17. Traffic management treatments must be provided in the form of Linemarking, signage and pavement markers at intersections and vehicle turning areas, to the satisfaction of the Responsible Authority and approved prior to construction commencing.
18. The internal and external road network layout, including all associated infrastructure, must be designed and constructed to standards detailed in the Infrastructure Design Manual (IDM), to the satisfaction of the Responsible Authority. A justification to the satisfaction of the Responsible Authority is to be provided to any variation/discrepancy to the IDM.
19. Prior to the submission of the detailed design, Functional Layout plans are to be submitted and approved by the Responsible Authority. The Functional Layout Plan is to include all internal roads proposed to be constructed, Fiskin Street frontage road upgrades, pedestrian link and associated drainage infrastructure. Following the approval of the Functional Layout plan(s) by the Responsible authority, a submission can be made to Council for the Detailed Design.

The submission is to include but not limited to all construction issued plans in line with the Infrastructure Design Manual, all appropriate reports and investigations, a completed checklist from the Infrastructure Design Manual and any other documents/information to support the Detailed Drainage design

20. An Environmental/Construction Management Plan for the construction works must be submitted to the and approved by the Responsible Authority prior to the commencement of construction. All works must be performed in accordance with the approved Environmental/Construction Management Plan.
21. The Environmental/Construction Management Plan shall include (but not limited to the following items):
 - Details of Site security;
 - Off Street parking for employees and site access for construction vehicles and equipment;
 - Public safety in the event that the construction site is adjacent to public active areas;
 - Provisions for loading and unloading; Moorabool Shire Council Engineering Services
 - Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site;
 - Details of management of storm water run-off and the proposed sediment and erosion control measures including the location of any rubble grids;
 - Details of any air and dust management.
 - Details of noise and vibration controls;
 - Provision of Traffic Management Plan (TMP) and Traffic Control Plans (TCP);
 - Proposed start and completion time of construction activities including the delivery of material to site.
22. No work shall commence onsite until all approvals are obtained by the relevant authority. The approvals include, but not limited to;
 - Detailed Designs in the form of Stamped for Construction Plans;
 - Approved Environmental Management Plan;
 - Approved Construction Management Plan ,which is to include Traffic Management Plan (TMP), Project Management Plan (PMP) and
 - Any other approvals forming part of other planning Certificate conditions.
23. All relevant test results required for the road construction, including but not limited to, compaction test of each road layer, compaction test of earthworks and certificates for the soil used must be provided to the Responsible Authority.

PERMIT NO:PA2025065

Upon the completion of all works as approved, a minimum of seven days' notice is to be provided to the Responsible Authority for the purpose of organising a maintenance inspection.

24. A copy of all approved documents are to be kept onsite at all times and consent from the relevant authority is required for any departure to the approvals.
25. Prior to the issue of Statement of Compliance for the subdivision, street lighting must be provided in accordance with the requirements of AS1158 – Lighting for Roads and Public Places, to the satisfaction of the Responsible Authority. All lighting fittings must be "Standard" fittings maintained by the electricity network provider at no additional cost to Council. All lights must utilise LED type luminaires where available.
26. Street names and street signs must be provided to the satisfaction of the responsible authority.
27. Prior to the issue of a Statement of compliance for the subdivision, the developer must pay:
 - 0.75 % of the total estimated cost of works for the checking of engineering plans associated with that stage of the development.
 - 2.5% of the total estimated cost of works for the supervision of works associated with that stage of the development.
 - The fees are to be determined based on the requirements as specified within the Infrastructure Design Manual and the Subdivision Act
28. Prior to the issue of a Statement of Compliance for the subdivision, after all engineering works pertaining to the stage have been completed in accordance with the approved plans and the following "as constructed" details must be submitted in the specified format and approved by the Responsible Authority:
 - Drainage construction details in "D-Spec" format.
 - Roadworks construction details in "R-Spec" format.
 - Open space details in "O-Spec" format.
 - As built plans clearing detailing any changes from the as approved drawings
 - CCTV for all stormwater drainage infrastructure
 - All relevant test results, including but not limited to, compaction test of each road layer, compaction test of earthworks and certificates for the soil used
 - Upon the completion of all works as approved by the relevant authority, a minimum of 7 days' notice is to be provided to the relevant authority for the purpose of organising an on maintenance inspection.
29. All road, drainage and infrastructure works must be maintained in good condition and repair for a minimum of 3 months after completion of the works, to the satisfaction of the Responsible Authority.

30. Prior to the issue of a Statement of Compliance for the subdivision, a security deposit of 5% of the total value of engineering works for that stage as approved by the Responsible Authority must be lodged with the Responsible Authority, to cover the maintenance of all works. The deposit will be returned after the final inspection of works, 3 months after the completion of works, subject to the satisfactory completion of all required maintenance and rectification works.
31. Prior to landscaping works being undertaken and prior to the issue of Statement of Compliance a landscaping plan must be submitted to the satisfaction of the Responsible Authority. Landscaping within the development must be provided in accordance with this approved landscape plan, to the satisfaction of the responsible authority. All landscape plans and associated works must comply with Moorabool Shire's Landscape Design Manual.
32. Street trees must be provided at approved locations in all internal roads of the subdivision at a rate of one tree per lot frontage and one tree per lot sideage, with an approved species to the satisfaction of the responsible authority. All street trees must be installed as per the guidelines identified within Moorabool Shire's Landscape Design Manual.
33. Street trees & Landscaping must be maintained for a minimum period of 24 months including watering, mulching, weeding and formative pruning, to the satisfaction of the responsible authority.
34. Permanent survey marks must be provided at a maximum spacing of 200m and registered, to the satisfaction of the Responsible Authority.
35. A security deposit equal to 150% of the cost of planting street trees & Landscaping must be lodged with the Council. The deposit will be returned after the final inspection of street trees, 24 months after the completion of planting of the trees, only if Council requires no further maintenance of the trees to be undertaken
36. Prior to the issue of Statement of Compliance for the subdivision, Fisken Street fronting the property (including the section fronting 40 Fisken Street) must be upgraded to the satisfaction of the Responsible Authority with:
 - Kerb and channel and pavement widening as required along the frontage of the site.
 - Stormwater drainage.
 - Nature strip and landscaping • Public lighting.
 - A 1.5m concrete footpath along the frontage of the property (including frontage of 40 Fisken Street) .

Greater Western Water

37. It is essential the owner of the land enters into an agreement with Greater Western Water for the provision of water supply.
38. It is essential the owner of the land enters into an agreement with Greater Western Water for the provision of sewerage.

PERMIT NO:PA2025065

39. Prior to certification, the Plan of Subdivision must be referred to Greater Western Water in accordance with Section 8 of the Subdivision Act 1988.

Powercor

40. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
41. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant
42. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR). Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.
43. The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations. Notes: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:

RESERVES established by the applicant in favour of the Distributor.
SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision

44. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new power lines to service the lots or adjust the positioning existing easements.

Notes:

Existing easements may need to be amended to meet the Distributor's requirements
Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows: Easement Reference
Purpose Width (Metres) Origin Land Benefited / In Favour Of Power Line This Plan
(Section 88 - Electricity Industry Act 2000) Powercor Australia Ltd.

Transport for Victoria

45. Prior to statement of compliance, the retarding basin is to be built to ANCOLD standard, to the satisfaction of the Head, Transport for Victoria
46. The retarding basin should be designed and constructed within the subject land so any outflow or overflow mechanism should go to a legal point of discharge onto Fiskin Street, to the satisfaction of the Head, Transport for Victoria
47. No drainage, effluent, waste, soil, or other materials must enter or be directed to railway land or stored or deposited on railway land, to the satisfaction of the Head, Transport for Victoria.

Permit Expiry

48. This permit will expire if the plan of subdivision is not certified within two (2) years of the date of issue of the permit.

Statement of Compliance must be achieved and certified plans registered at Titles office within five (5) years from the date of certification.

Permit Notes

Powercor: It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link: <https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator>

Date Issued: 21 August 2025



Signature of the Responsible Authority: Mark Lovell
Coordinator Planning Services

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED ?

The Responsible Authority has issued a permit.

WHEN DOES A PERMIT BEGIN ?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - 1) the date of the decision of the Victorian Civil and Administrative Appeals Tribunal, if the permit was issued at the direction of the direction of the Tribunal, or
 - 2) 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 that 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 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1998*.

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.
- 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 -

- 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 APPEALS ?

The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Appeals Tribunal.

- where in such case, no right of appeal exists.
- An appeal 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 appeal must be lodged within 60 days after the giving of that notice.

An appeal is lodged with the Victorian Civil and Administrative Appeals Tribunal.

An appeal must be made on a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Appeals Tribunal, and be accompanied by the prescribed fee.

- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority.

Details about appeals and the fees payable can be obtained from the Victorian Civil and Administrative Appeals Tribunal.

LAND INFORMATION CERTIFICATE

in accordance with Section 229 of The Local Government Act 1989

Certificate No: 1520

Date of Issue: 03/06/2025



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

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

APPLICANTS DETAILS

APPLICANT: Landata GPO Box 527 MELBOURNE VIC 3001	Applicant's Ref: 76963849-012-5
	Applicant's Solicitor: Kain Lawyers
	Purchaser: NA

PROPERTY DETAILS

Property Number: 535710
Address: Fisken Street Bacchus Marsh VIC 3340
Area (Ha): 4.155000000
Description: Lot A PS 846439 PSH Parwan

PROPERTY VALUATIONS

Land Valuation Date:	1/01/2024
Operative Date of Valuation:	1/07/2024
Site Value:	\$3,950,000.00
Capital Improved Value:	\$3,950,000.00
Net Annual Value:	\$197,500.00

2024/2025 LEGISLATED PAYMENT DATES AND METHODS

Instalment 1	30/09/2024
Instalment 2	02/12/2024
Instalment 3	28/02/2025
Instalment 4	02/06/2025
Full Payment	17/02/2025

Other payment options are available and therefore updates prior to settlement should be conducted to ensure no further interest will be applied.



Biller Code: 129155
Ref: 20161760

Statement of Rates and Charges for YEAR ENDING 30 June 2025

RATES AND CHARGES	BALANCE DUE
Balance as at 1 July	\$0.00
Fire Services Property Levy - Fixed Charge	\$132.00
Fire Services Property Levy - Variable Charge	\$343.65
State Landfill Levy	\$65.00
Vacant Land General	\$19,007.48
Waste Management Service Charge	\$118.00
Interest	\$0.00
Payments	-\$19,666.14
Total	-\$0.01

If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement. **Total** **-\$0.01**
Refer to the next page for Additional Information and Disclosure statement.

Mail PO Box 18 Ballan Vic 3342

Ballan 15 Stead St Ballan

Bacchus Marsh 215 Main St Bacchus Marsh

Darley 182 Halletts Way Darley

P (03) 5366 7100

E info@moorabool.vic.gov.au

W www.moorabool.vic.gov.au

ABN 293 5275 4296



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twitter.com/mooraboolshire

LAND INFORMATION CERTIFICATE NUMBER: 1520

PROPERTY NUMBER: 535710

ADDITIONAL INFORMATION REGARDING CERTIFICATE:

1. Verbal confirmation or variations will only be given for a period of 60 days from the date of issue to the applicant of the certificate. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days
2. Amounts shown as paid on this Certificate may be subject to clearance by a Bank.
3. Overdue amounts accrue interest on a daily basis.
4. Please contact the relevant local water authority(ies) for any additional fees and charges relating to the property.

DISCLOSURES:

1. Any details regarding notices or orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989, or any other Act or Regulation, or under a Local Law of the Council, which have a continuing application at the date of the certificate need to be sought via a Property Information Certificate.
2. There ARE NO monies owed for works under the Local Government Act 1958.
3. There IS NO potential liability for rates under the Cultural and Recreational Lands Act 1963.
4. Any monies owed under Section 227 of the Local Government Act 1989 are shown in the Rates and Charges section of this certificate.
5. Personal information will be held securely and will not be used or disclosed for any other purpose.
6. Please contact the relevant Water Authority as a Melbourne Waterway charge may be applicable to this property.

OTHER INFORMATION/DISCLOSURES

I hereby certify that, as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the MOORABOOL SHIRE COUNCIL, together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

I acknowledge having received the appropriate statutory fee for this certificate.



Authorised Officer

INFORMATION STATEMENT

Issued pursuant to S. 158 of the *Water Act (1989)* showing Orders, Rates and Charges due to be paid to Southern Rural Water (SRW) with respect to the land described here under.

SRW Reference:	OD1881997
Your Reference:	76963849-025-5
Date:	3 June 2025

Applicant: Kain Lawyers Pty Limited C/- InfoTrack (ActionStep)
C/- Landata
landata.online@servictoria.com.au

Vendor Name(s):	Address:
Fisken Property Holdings Pty Ltd	Fisken Street Maddingley

Thank you for your application for information made under Section 158 of the *Water Act 1989* (the Act). I advise that we have performed a search on the land described and provide the following information as required under Section 158 of the Act.

Whilst this property is within our jurisdiction, we have been unable to locate any Southern Rural Water (SRW) services that match the details in your application.

SRW is the licensing authority for water taken from Dams, Rivers, and Bores, and manages Channel Supplied Irrigation Areas in Southern Victoria. SRW is a Rural Water Corporation that does not supply town water or sewerage.

Bores that are used for domestic and/or stock purposes do not require an ongoing licence to take and use water under the *Water Act 1989*. As such, no service will appear on this statement for bores that are used for these purposes only.

Please contact SRW on 1300 139 510 should you have any queries.



Alisha Clark
Manager Water Licensing

NOTE: The information provided is current as at the date of this statement and is provided in good faith.

Version 1.2 Jan-2024

Property Clearance Certificate

Land Tax



INFOTRACK / KAIN LAWYERS PTY LIMITED

Your Reference: 50608

Certificate No: 91340348

Issue Date: 02 JUN 2025

Enquiries: ESYSPROD

Land Address: FISKEN STREET MADDINGLEY VIC 3340

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48907654	A	846439	12361	152	\$0.00

Vendor: FISKEN PROPERTY HOLDINGS PTY LTD

Purchaser: NOT KNOWN NOT KNOWN

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
FISKEN PROPERTY HOLDINGS PTY LTD	2025	\$3,950,000	\$56,825.00	\$0.00	\$0.00

Comments: Land Tax of \$56,825.00 has been assessed for 2025, an amount of \$56,825.00 has been paid.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$3,950,000
SITE VALUE (SV):	\$3,950,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00

Notes to Certificate - Land Tax

Certificate No: 91340348

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$56,825.00

Taxable Value = \$3,950,000

Calculated as \$31,650 plus (\$3,950,000 - \$3,000,000) multiplied by 2.650 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$39,500.00

Taxable Value = \$3,950,000

Calculated as \$3,950,000 multiplied by 1.000%.

Land Tax - Payment Options



Biller Code: 5249
Ref: 91340348

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: 91340348

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 / KAIN LAWYERS PTY LIMITED

Your Reference: 50608

Certificate No: 91340348

Issue Date: 02 JUN 2025

Enquires: ESYSPROD

Land Address: FISKEN STREET MADDINGLEY VIC 3340

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48907654	A	846439	12361	152	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
102	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:	\$3,950,000
SITE VALUE:	\$3,950,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 91340348

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 / KAIN LAWYERS PTY LIMITED

Your Reference: 50608
Certificate No: 91340348
Issue Date: 02 JUN 2025

Land Address: FISKEN STREET MADDINGLEY VIC 3340

Lot	Plan	Volume	Folio
A	846439	12361	152

Vendor: FISKEN PROPERTY HOLDINGS PTY LTD

Purchaser: NOT KNOWN NOT KNOWN

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 91340348

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

BPAY



Biller Code: 416073
Ref: 91340349

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: 91340349

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

From www.planning.vic.gov.au at 31 July 2025 02:57 PM

PROPERTY DETAILS

Address:	FISKEN STREET MADDINGLEY 3340
Lot and Plan Number:	Lot A PS846439
Standard Parcel Identifier (SPI):	A\PS846439
Local Government Area (Council):	MOORABOOL
Council Property Number:	www.moorabool.vic.gov.au 535710
Planning Scheme:	Moorabool
Directory Reference:	Planning Scheme - Moorabool Melway 333 K10

UTILITIES

Rural Water Corporation:	Southern Rural Water
Melbourne Water Retailer:	Greater Western Water
Melbourne Water:	Inside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

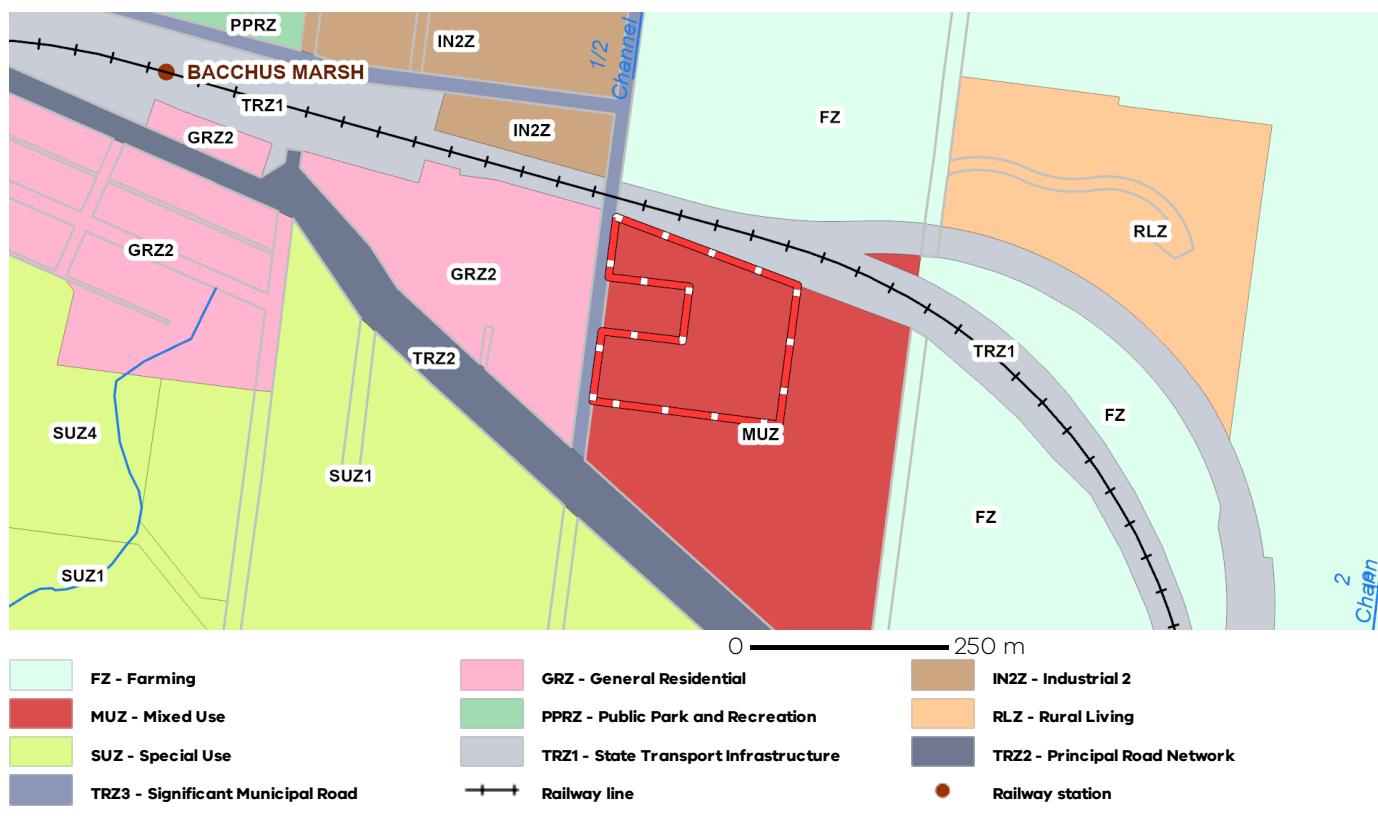
Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	EUREKA
OTHER	
Registered Aboriginal Party:	Wadawurrung Traditional Owners Aboriginal Corporation
Fire Authority:	Country Fire Authority

[View location in VicPlan](#)

Planning Zones

MIXED USE ZONE (MUZ)

SCHEDULE TO THE MIXED USE ZONE (MUZ)



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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

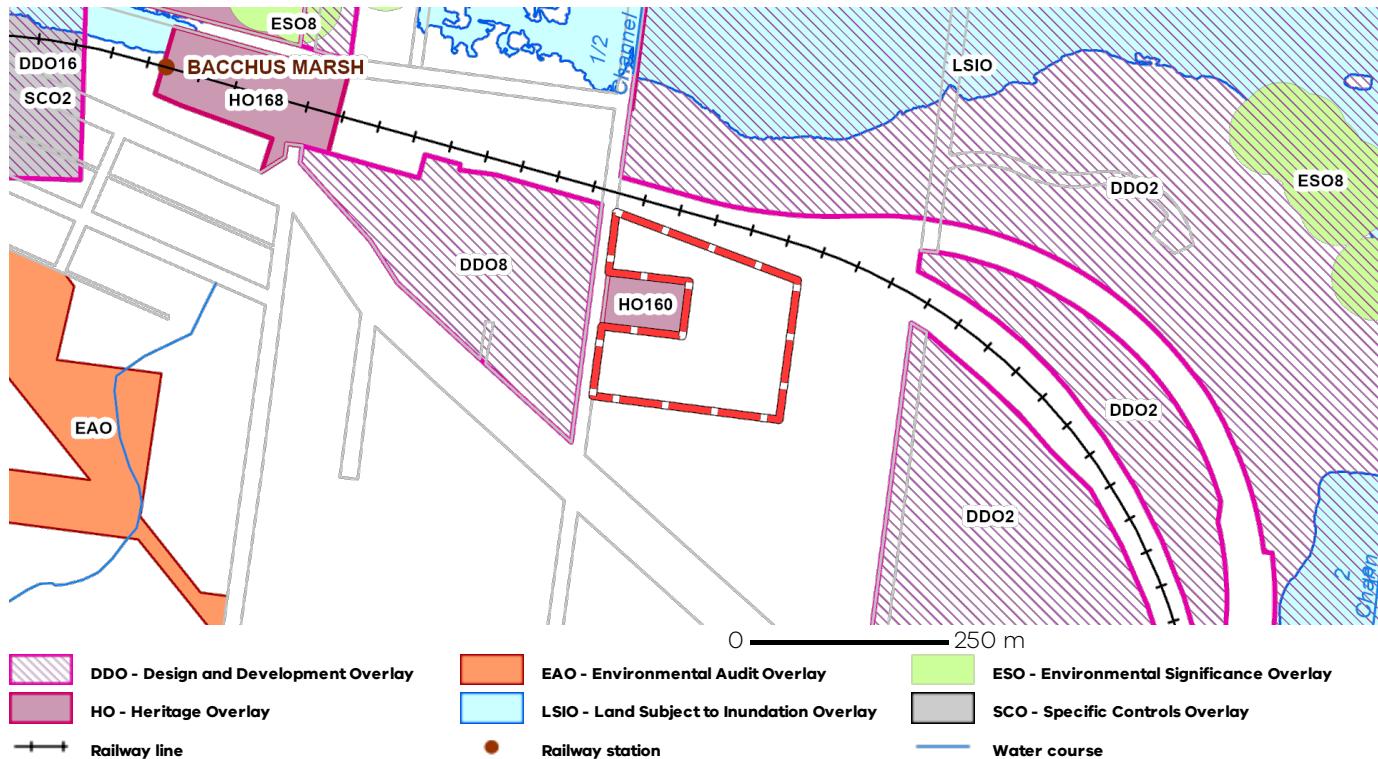
[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

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

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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

Further Planning Information

Planning scheme data last updated on 24 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

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

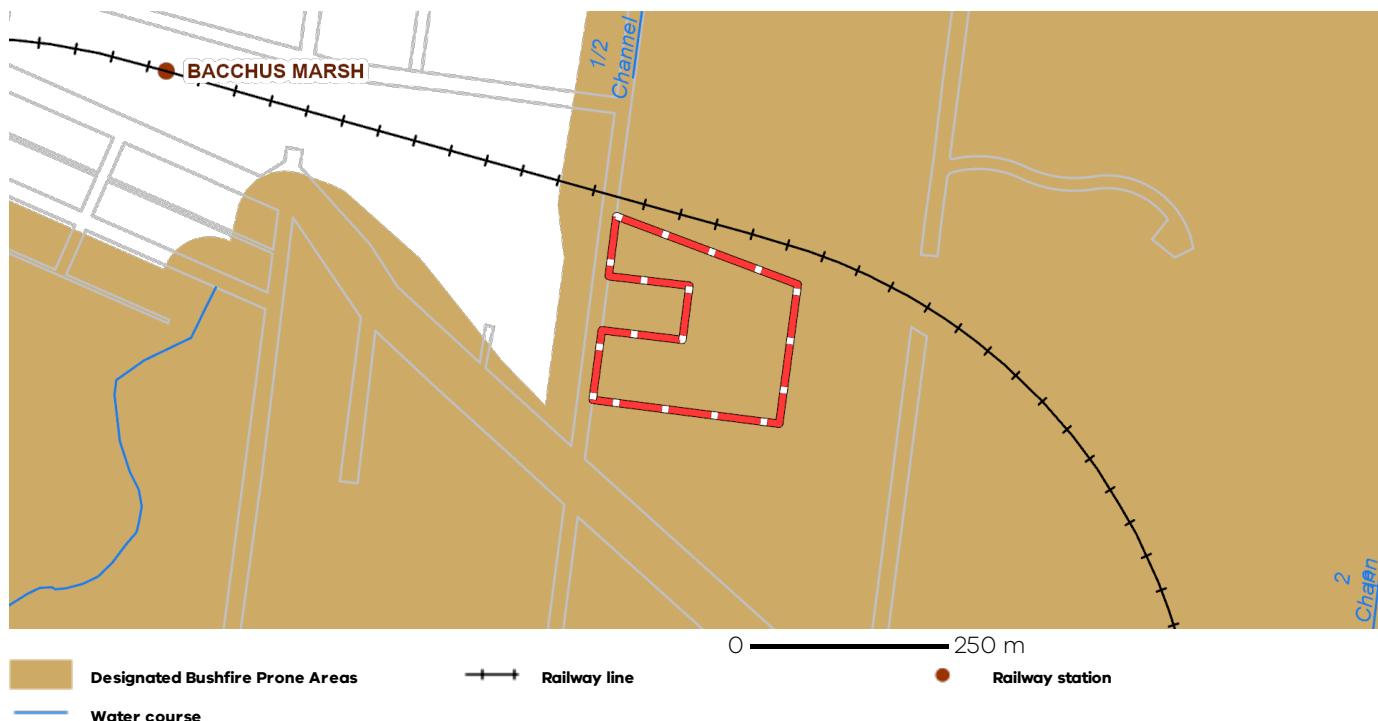
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

LOTSEARCH REFERENCE
LS084137 BR

REPORT DATE
05 Jun 2025 09:39:18

CLIENT ID
164132213

ADDRESS
FISKEN STREET, MADDINGLEY VIC
3340

SITE AREA
41576m²

COUNCIL
Moorabool Shire



LOTSEARCH
ENVIRONMENTAL

LOT/PLAN
Lot A, PS846439

Bushfire Risk Search

Disclaimer:

The purpose of this report is to provide a summary of publicly available bushfire information affecting the site as defined by the boundary shown on the maps within this report.

You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.

You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of bushfire risk at the site or the desirability or market value of the property or its features.

You should obtain independent advice from a suitably qualified consultant or advisor before you make any decision based on the information within the report.

A link to the detailed terms applicable to the use of this report is available at the end of this report.

Natural hazard reporting and mapping by public authorities is constantly changing. This report is based on data listed in Report Datasets and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time

You should always seek an up-to-date report before relying on any of the content.



Bushfire Risk Search

Bushfire Risk Summary

Bushfire is a major natural hazard in many parts of Australia. The existence of bushfire hazards at a site could have a range of potential site impacts, including:

- how land can be used or developed;
- requirements under planning and building regulations;
- availability and cost of insurance; and
- threats to human safety and biodiversity values.

This report provides information on the potential bushfire hazard for a site and its surrounding area. It can be used to assist with understanding bushfire risk. The search results are based upon the data supplied on the dates given in the 'Report Datasets' section of this report.



Bushfire Prone Areas

Is this site in a designated Bushfire Prone Area?

Yes

Is the site on the Bushfire Management Overlay?

No



Bushfire History

Does the bushfire history data indicate that a bushfire has previously burnt this site?

No

The nearest recorded bushfire was over 500m from this site.

Next Steps

Additional planning requirements may apply for development that is on land designated as Bushfire Prone. Refer to the 'Further Information' section of this report for an explanation of the hazard area and links to important resources. You should consult a suitably qualified consultant or advisor for specific information about how the bushfire hazard(s) presented in this report affect your particular circumstances.

LOTSEARCH REFERENCE
LS084137 BR

REPORT DATE
05 Jun 2025 09:39:18

CLIENT ID
164132213

ADDRESS
FISKEN STREET, MADDINGLEY VIC 3340

SITE AREA
41576m²

COUNCIL
Moorabool Shire

LOT/PLAN
Lot A, PS846439

CUSTOMER SUPPORT
support@lotsearch.com.au
+61 (02) 8287 0680
lotsearch.com.au



Bushfire Risk Search

Further Information

What are Bushfire Prone Areas?

In Victoria, a Bushfire Prone Area (BPA) is an area where bushfire hazard has been identified and mapped under the *Building Act 1993* (Vic). Properties located in a designated BPA are subject to specific building regulation requirements, including building to a national bushfire construction standard (Building Code of Australia).

What is the Bushfire Management Overlay?

The Bushfire Management Overlay (BMO) is a planning control at Clause 44.06 of the Victoria Planning Provisions, in the Planning Scheme. It applies to land with very high and extreme bushfire hazards. All areas where the BMO applies are also designated BPAs. A planning permit is required for some types of development to ensure bushfire risk is considered and bushfire protection measures are in place.

Further Resources for Bushfire Prone Areas and the Bushfire Management Overlay

Please consult your local planning scheme and the following links for further information:

- [Bushfire controls and preparing your property](#)
- [Clause 44.06 of the Victorian Planning Provisions](#)

Bushfire Preparation and Survival Resources

The absence of a mapped area of bushfire hazard does not mean that the site or its surroundings are hazard-free. Whether your site is in a BPA or not, you should consider visiting the links below to further understand bushfire hazards:

- [Country Fire Authority](#)
- [Bushfire Survival Plan](#)



Bushfire Prone Areas

FISKEN STREET, MADDINGLEY VIC 3340



Bushfire Prone Areas

Site Boundary

Search Radius - 500m

Property Boundary

Bushfire Management Overlay

Bushfire Management Overlay

Bushfire Management Overlay - Schedule 1

Bushfire Management Overlay - Schedule 2

Bushfire Management Overlay - Schedule 3

Out of State Coverage

Coordinate System:
GDA 1994 MGA Zone 55

Imagery Years:

2016 - 2023

Imagery Source:

© Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS UserCommunity

Scale (m)

0 200 400 600 800



Bushfire History

FISKEN STREET, MADDINGLEY VIC 3340



■ Site Boundary

■ Search Radius - 500m

■ Property Boundary

■ Area Burnt by Past Bushfire

■ Bushfire Boundaries

■ Out of State Coverage

Coordinate System:
GDA 1994 MGA Zone 55

Imagery Years:

2016 - 2023

Imagery Source:

© Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS UserCommunity

Scale (m)

0 200 400 600 800



LOTSEARCH

ENVIRONMENTAL

Bushfire Risk Search

Report Datasets

Datasets used within this report, detailing their custodian and currency. Please note:

- Prescribed burns have been excluded from bushfire history datasets
- Bushfire history data from neighbouring states may be excluded

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Bushfire Prone Area	VIC Department of Energy, Environment and Climate Action	29/05/2025	10/09/2024	Monthly
Planning Scheme Overlay	VIC Department of Energy, Environment and Climate Action	20/05/2025	20/05/2025	Monthly
Fire History	State Government Victoria - Department of Energy, Environment and Climate Action	30/05/2025	28/01/2025	Monthly

Useful Contacts

To obtain further information regarding bushfire hazard, please contact your local council or the Country Fire Authority.

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au
(02) 8287 0680

Country Fire Authority
www.cfa.vic.gov.au
(03) 9262 8444

Moorabool Shire
<http://www.moorabool.vic.gov.au>
info@moorabool.vic.gov.au
(03) 5366 7100

[Click for 'Use of Report - Applicable Terms'](#)

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1144112

APPLICANT'S NAME & ADDRESS

KAIN LAWYERS PTY LIMITED C/- INFOTRACK (ACTIONSTEP)
C/- LANDATA

DOCKLANDS

VENDOR

FISKEN PROPERTY HOLDINGS PTY LTD

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

356299

This certificate is issued for:

LOT A PLAN PS846439 ALSO KNOWN AS FISKEN STREET MADDINGLEY
MOORABOOL SHIRE

The land is covered by the:

MOORABOOL PLANNING SCHEME

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

The land:

- is included in a MIXED USE ZONE
- and abuts a TRANSPORT ZONE 3 - SIGNIFICANT MUNICIPAL ROAD

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

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

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

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

02 June 2025

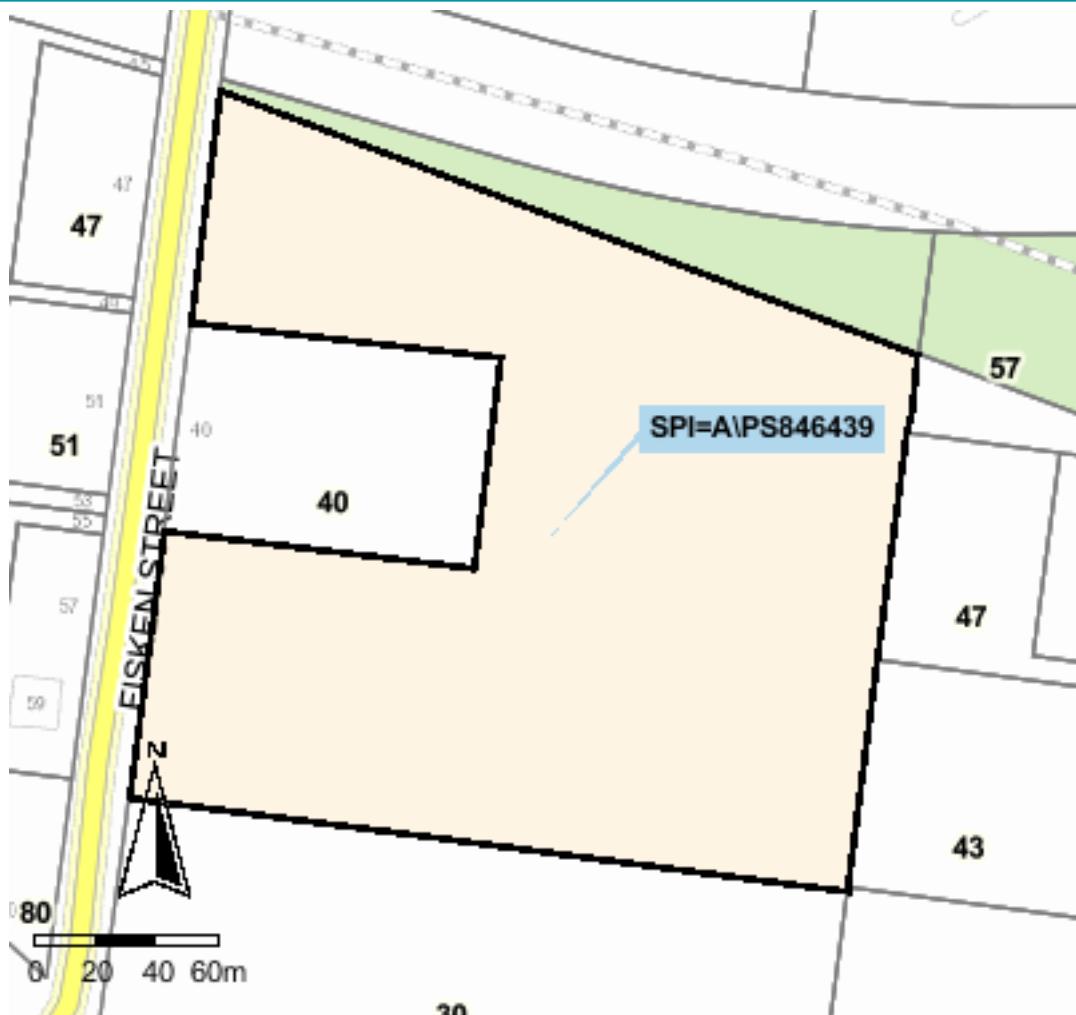
Sonya Kilkenny
Minister for Planning

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.



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.

Date 3 June 2025

Landata
GPO Box 527 Melbourne
Vic 3001
landata.online@servictoria.com.au

Ref: PI2500451
File: 535710
Your Ref: 76963849-014-9

Dear Sir/Madam,

RE: Regulation 51(1) Building Regulations 2018
PROPERTY DETAILS: Lot A Fisken Street Maddingley Vic 3340

With regard to your request for property information, a check of Council's records indicates the following:

- Details of building permits, occupancy permits, certificates of final inspection, notices and orders issued in the preceding 10 years on this property are set out on the following page.

Information supplied in accordance with Regulation 51(1) of the Building Regulations 2018 is provided based on the information contained in records held by Council.

Should you require any further information please contact this office.

Kind Regards,

Debra Lindsey
Statutory Planning & Building Administraion

Enc Permits issued in the preceding 10 years



Property address:	Lot A Fisken Street Maddingley Vic 3340				
--------------------------	---	--	--	--	--

Permit No:	Relevant Building Surveyor	Description	Permit issue date	Occupancy Permit / Certificate of Final Inspection date	Regulation 64 (1) or exemption granted under Regulation 231 (2)

Building Notice / Order No:	Relevant Building Surveyor	Description	Notice/Order issue date	Occupancy Permit / Certificate of Final Inspection date	Regulation 64 (1) or exemption granted under Regulation 231 (2)

Mail PO Box 18 Ballan Vic 3342

Ballan 15 Stead St Ballan

Bacchus Marsh 215 Main St Bacchus Marsh

Darley 182 Halletts Way Darley

P (03) 5366 7100

E info@moorabool.vic.gov.au

W www.moorabool.vic.gov.au

ABN 293 5275 4296



facebook.com/mooraboolshirecouncil



twitter.com/mooraboolshire



Determinations made under Regulation 64(1) or exemptions granted under Regulation 231(2)

Council has no record or any determination or exemptions granted. Check current Building or Occupancy Permit for these details.

Outstanding orders or notices

Our records show that there are no outstanding notices or orders under the building regulations, however, it is to be noted that we have not conducted an inspection of the property in regard to this enquiry and that this does not preclude Council from taking action on any illegal building works subsequently identified.

Make your own enquiries

The information supplied in this letter is based solely on current Building Services records. We have made no enquiry beyond consulting these records. Consequently, we recommend that you make your own enquiries for any specific details you may require.

Disclaimer

We expressly disclaim any liability for loss, however occasioned from reliance upon the information herein.

Mail PO Box 18 Ballan Vic 3342

Ballan 15 Stead St Ballan

Bacchus Marsh 215 Main St Bacchus Marsh

Darley 182 Halletts Way Darley

P (03) 5366 7100

E info@moorabool.vic.gov.au

W www.moorabool.vic.gov.au

ABN 293 5275 4296



facebook.com/mooraboolshirecouncil



twitter.com/mooraboolshire

Date 3 June 2025

Landata
GPO Box 527
Melbourne Vic 3001
landata.online@servictoria.com.au

Ref No: PI2500452
File No: 535710
Your Ref: 76963849-015-6

Dear Sir/Madam,

RE: Regulation 51(2) Building Regulations 2018
PROPERTY ADDRESS: Lot A Fisken Street Maddingley Vic 3340

With regard to your request for property information, Council's records indicate the following:

• Is the land liable to flooding within the meaning of Regulation 153, Building Regulations 2018?	No
• Is the land designated under Regulation 150, Building Regulations 2018 as an area in which buildings are likely to be subject to attack by termites?	No
• Is the land in an area for which a bushfire attack level area has been specified in a planning scheme? (Reg 156 (1))	No
• Is the land in an area determined under Regulation 152, Building Regulations 2018 as likely to be subject to significant snowfalls?	No
• Is the land designated land? (Reg 154)	No
• Is the land designated works? (Reg 154)	No

Information supplied in accordance with Regulation 51 of the Building Regulations 2018 is provided based on the information contained in records held by Council.

Kind Regards,

Debra Lindsey
Statutory Planning & Building Administraion

LOTSEARCH REFERENCE
LS084135 ER

REPORT DATE
05 Jun 2025 09:55:29

CLIENT ID
164132215

ADDRESS
Na Fisken Street, Maddingley, VIC
3340

COUNCIL
Moorabool Shire



LOTSEARCH
Spatial Intelligence | Mapping Risk

LOT/PLAN
Lot A, PS846439

Environmental Risk - Contaminated Land Search

Disclaimer:

The purpose of this report is to provide a summary of some of the publicly available environmental risk information, based on the site boundary shown on the maps within this report. The report does not constitute an exhaustive set of all repositories or sources of information available.

You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.

You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

A link to the detailed terms applicable to the use of this report is available at the end of this report.



Environmental Risk - Contaminated Land Search



- This report provides information sourced from registers held by state environmental regulators and certain federal government agencies.
- Land contamination can contain substances that harm human health and the environment and these may migrate across property boundaries.
- Records identified are categorised below, with search results and a site map provided on the following pages.

HOW THIS REPORT HELPS

- Be informed of potential contamination issues - this search simplifies access to multiple government information sources
- Contamination risk is an important consideration in land-use planning, development matters and property valuations and transactions
- Delays and clean-up costs from land contamination can be high - be prepared with early information that supports your due diligence
- Be aware of potential problems from neighbouring properties - contamination ignores property boundaries



1. Contaminated Land Registers

No Records Identified

State environmental regulators have registers of known or notified contaminated land. These sites are typically those that pose the greatest environmental risk, and will often be actively managed, regulated or remediated.



2. Regulated Activities

No Records Identified

State regulators issue environmental licences, permits or authorisations, to owners or operators that undertake activities which have a potential risk to human health or the environment. Conditions on these licences can relate to pollution prevention, control, and monitoring.



3. Contamination Investigations

No Records Identified

Government departments may undertake or enforce investigations into specific or suspected contamination issues. For example, investigation or management programs may be undertaken at airports or defence sites suspected of PFAS contamination. Further information on PFAS can be accessed [here](#).



4. Other Contamination Issues

No Records Identified

Government registers can identify other contamination issues. These registers can include but are not limited to pollution, penalty or clean up notices, and records that indicate restrictions on the use of groundwater.

WHAT NEXT?

This information in this report is only part of the picture. Other records are held by government agencies, councils and Lotsearch.

- Visit our website or contact our support team to access more Lotsearch products & additional government searches
- Contact an environmental consultant for additional advisory services. Consultants are listed by industry bodies [ALGA](#), [ACLCA](#) & [EIANZ](#).

 support@lotsearch.com.au

 +61 (02) 8287 0680

 lotsearch.com.au



Site Map

Na Fisken Street, Maddingley, VIC 3340

LOTSEARCH REFERENCE

LS084135 ER

REPORT DATE

05 Jun 2025



LEGEND

- Site Boundary
- Search Area
- Search Results

Data Source Aerial Imagery:
© Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
and the GIS UserCommunity





Search Results

The following table contains records that were identified specifically for your property, or areas or features covering your property:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records for your property were identified							

The following table contains records that were identified in the surrounding search area:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records were identified							

The following table contains records that could not be located to a specific property, feature or area. These records have been mapped to a road corridor or suburb within this report's search area, but may relate to a more specific property including the property in this report:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records were identified							



Data Sources

The results in this report are based upon the following datasets only:

Dataset Name	Data Source	Lotsearch Update Date
Current EPA Priority Sites	Environment Protection Authority Victoria	04/06/2025
EPA Site Management Orders	Environment Protection Authority Victoria	26/05/2025
EPA Register of Permissions	Environment Protection Authority Victoria	07/05/2025
Legacy EPA Licensed Activities	Environment Protection Authority Victoria	19/07/2022
Legacy EPA Works Approvals	Environment Protection Authority Victoria	13/12/2022
Legacy EPA Prescribed Industrial Waste	Environment Protection Authority Victoria	12/08/2020
EPA Preliminary Risk Screening Assessments	Environment Protection Authority Victoria	28/04/2025
EPA Environmental Audit Reports	Environment Protection Authority Victoria	26/05/2025
Planning Scheme Overlay - Environmental Audits	VIC Department of Energy, Environment and Climate Action	20/05/2025
EPA PFAS Site Investigations	Environment Protection Authority Victoria	28/05/2025
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	18/02/2025
Airservices Australia National PFAS Management Program	Airservices Australia	07/04/2025
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	07/04/2025
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	07/04/2025
Former EPA Priority Sites & other Remedial Notices	Environment Protection Authority Victoria	25/10/2024
EPA Groundwater Zones with Restricted Uses	Environment Protection Authority Victoria	20/05/2025
EPA Victorian Landfill Register	Environment Protection Authority Victoria	20/05/2025

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au
(02) 8287 0680

Environment Protection Authority Victoria
www.epa.vic.gov.au
contact@epa.vic.gov.au
1300 372 842

Moorabool Shire
<http://www.moorabool.vic.gov.au>
info@moorabool.vic.gov.au
(03) 5366 7100

[Click for USE OF REPORT - APPLICABLE TERMS](#)



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ROADS PROPERTY CERTIFICATE

The search results are as follows:

Kain Lawyers Pty Limited C/- InfoTrack (ActionStep)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 356299

NO PROPOSALS. As at the 2th June 2025, 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®.

FISKEN STREET, MADDINGLEY 3340
SHIRE OF MOORABOOL

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: 2th June 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 76963849 - 76963849145831 '356299'

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

APPLICANT:

Kain Lawyers Pty Limited C/- InfoTrack (ActionStep) FISKEN STREET
MADDINGLEY

CERTIFICATE NO:

76963849

PROPERTY ADDRESS:

FISKEN STREET
MADDINGLEY

PARCEL DESCRIPTION:

Lot A PS846439L

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environ 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. An application for exclusion from the Victorian Heritage Register has not been made.
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.

Authorised by:



Steven Avery
Executive Director, Heritage Victoria

DATE AUTHORISED: 03/06/2025

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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