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

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

VOLUME 10283 FOLIO 265

Security no : 124104637813A  
Produced 14/03/2023 04:17 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 348585B.  
PARENT TITLE Volume 10052 Folio 415  
Created by instrument PS348585B 23/05/1996

REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 99 of a total of 100 equal undivided shares  
Sole Proprietor  
                  */S*                  of 3 PENNY LANE MCCRAE VIC 3938  
As to 1 of a total of 100 equal undivided shares  
Sole Proprietor  
                  */S*                  of 3 PENNY LANE MCCRAE VIC 3938  
                  AJ058909S 08/07/2011

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 PS348585B 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: 3 PENNY LANE MCCRAE VIC 3938

DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>		STAGE No. —	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 348585 B</b>
<b>LOCATION OF LAND</b> PARISH: <u>WANNAEUE</u> TOWNSHIP: _____ SECTION: <u>B</u> CROWN ALLOTMENT: _____ CROWN PORTION: <u>1 (PART)</u>  LTO BASE RECORD: TITLE REFERENCES: VOL.10052 FOL.414 VOL.10052 FOL.415 LAST PLAN REFERENCE: <u>PS.310930Y</u> LOTS 1 & 2 POSTAL ADDRESS: <u>607-609 POINT NEPEAN</u> AMG Co-ordinates <u>ROAD, MCCRAE</u> <u>N 575 3600 ZONE 55</u> (of approx. centre of plan) <u>E 319400</u>		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> MORNINGTON COUNCIL NAME: <u>PENINSULA</u> REF: <u>S2153/95</u> 1. This plan is certified under section 6 of the Subdivision Act 1988  2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under section 6</del> _____  3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made.  (ii) The requirement has been satisfied.  (iii) <del>The requirement is to be satisfied in Stage</del> _____  Council Delegate <del>Council Seal</del> Date <u>15/12/95</u>  Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE: <u>7/5/96</u>  LTO USE ONLY PLAN REGISTERED TIME <u>5:00 PM</u> <b>I/S</b> DATE <u>23/5/96</u> Assistant Registrar of Titles
<b>VESTING OF ROADS OR RESERVES</b>				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
<b>EASEMENT INFORMATION</b>				
LEGEND    A - Appurtenant Easement                    E - Encumbering Easement                    R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THE PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/in Favour Of
E-1	DRAINAGE	1.52	L.P. 11038	LOTS IN L.P. 11038
<b>POINT NEPEAN ROAD</b>  				
<b>WATSONS PTY. LTD.</b>				
ENGINEERS SURVEYORS · TOWN PLANNERS 5 MAIN ST. MORNINGTON 3931 059 75 4644				
SCALE 0    5    10    15    20    25 LENGTHS ARE IN METRES		ORIGINAL SCALE    SHEET 1:500    SIZE A3	LICENSED SURVEYOR (PRINT) <u>Ian Thomas Muir</u> SIGNATURE ..... DATE <u>31/10/95</u> REF <u>29188A</u> VERSION <u>1</u>	
		Sheet 1 of 1 Sheet		
		DATE <u>15/12/95</u>		COUNCIL DELEGATE SIGNATURE

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

914391

## APPLICANT'S NAME & ADDRESS

**SAM TIMMS C/- GXS  
MELBOURNE**

## VENDOR

I/S

## PURCHASER

**MORAN, NICHOLAS**

## REFERENCE

230405

This certificate is issued for:

LOT 4 PLAN PS348585 ALSO KNOWN AS 3 PENNY LANE MCCRAE  
MORNINGTON PENINSULA SHIRE

The land is covered by the:

MORNINGTON PENINSULA PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3
- and a VEGETATION PROTECTION OVERLAY - SCHEDULE 1
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 25

A Proposed Amending Planning Scheme C219morn has been placed on public exhibition which shows this property :

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 12 - C219morn

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

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

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

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

14 March 2023

**Sonya Kilkenny**  
Minister for Planning

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

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

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

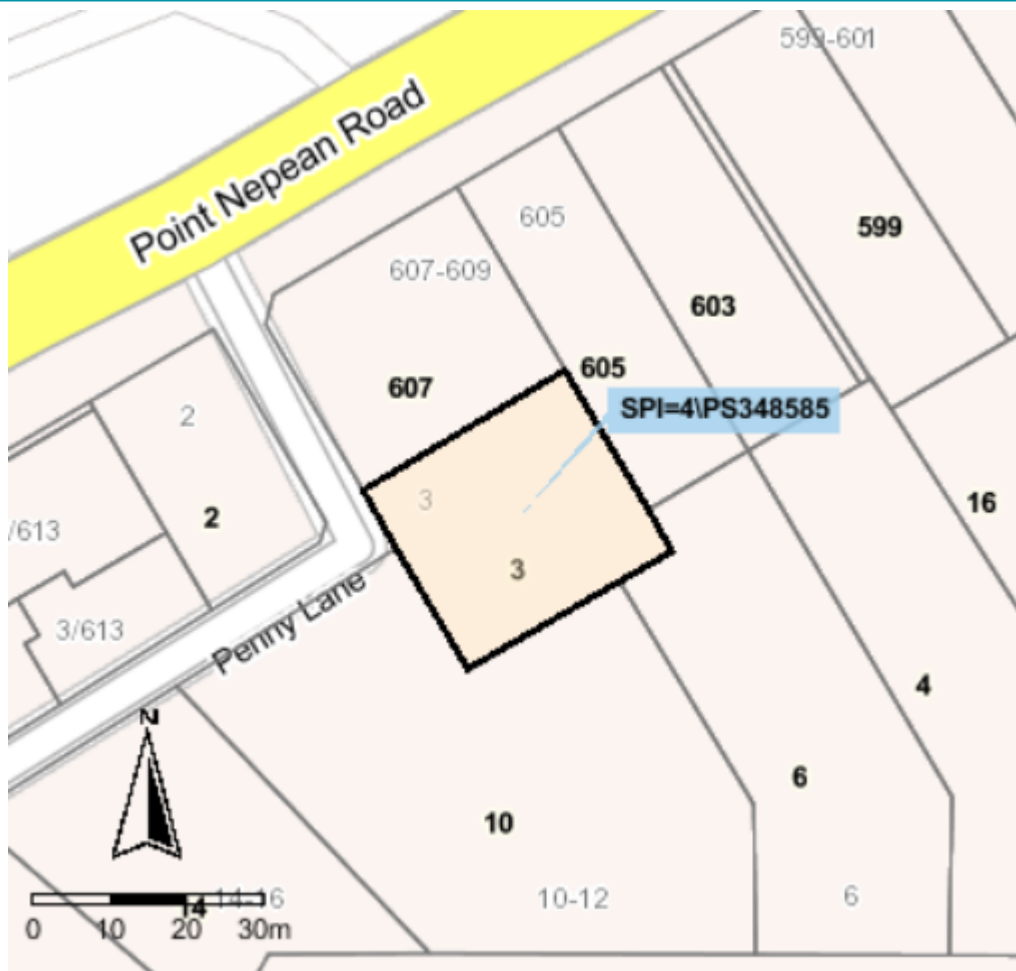
LANDATA@  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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

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

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

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



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### Choose the authoritative Planning Certificate

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

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

#### Privacy Statement

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



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Sam Timms  
PO Box 211  
RINGWOOD 3134

Client Reference: 230405

NO PROPOSALS. As at the 14th March 2023, 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®.

3 PENNY LANE, MCCRAE 3938  
SHIRE OF MORNINGTON PENINSULA

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: 14th March 2023

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 68217490 - 68217490161703 '230405'**



# INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Sam Timms  
E-mail: [certificates@landata.vic.gov.au](mailto:certificates@landata.vic.gov.au)

Statement for property:  
LOT 2 3 PENNY LANE MCCRAE 3938  
2 LP 310930

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
02E//00464/1	LANDATA CER 68217490-022-7	14 MARCH 2023	43642979

## 1. Statement of Fees Imposed

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

### (a) By Other Authorities

<b>Parks Victoria - Parks Service Charge</b>	01/07/2022 to 30/06/2023	\$81.60
<b>Melbourne Water Corporation Total Service Charges</b>	01/01/2023 to 31/03/2023	\$27.42

### (b) By South East Water

<b>Water Service Charge</b>	01/01/2023 to 31/03/2023	\$20.93
<b>Sewerage Service Charge</b>	01/01/2023 to 31/03/2023	\$91.94
<b>Subtotal Service Charges</b>		<u>\$221.89</u>
<b>Payments</b>		\$81.60
<b>TOTAL UNPAID BALANCE</b>		\$140.29

- The meter at the property was last read on 29/11/2022. Fees accrued since that date may be estimated by reference to the following historical information about the property:

<b>Water Usage Charge</b>	<b>\$1.18 per day</b>
<b>Sewage Disposal Charge</b>	<b>\$0.31 per day</b>

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

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

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

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

AUTHORISED OFFICER:

I/S

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

MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT



## INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at [www.southeastwater.com.au](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

### 2. Encumbrance Summary

This property is supplied with water by a private agreement with South East Water whereby South East Water does not guarantee continuity of supply, pressure or water quality. The supply is either from a privately owned water main which is connected to South East Water's reticulated water supply system or supplied directly from a South East Water or other Water Authority's major water main. Maintenance of private water mains is the responsibility of the property owners connected to the private water main. For further information contact South East Water on 131694.

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

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au) Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity

AUTHORISED OFFICER:

I/S

MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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



## INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

### ENCUMBRANCE ENQUIRY EMAIL [infostatements@sew.com.au](mailto:infostatements@sew.com.au)

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

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

### **Important Warnings**

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

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

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

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

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

### **3. Disclaimer**

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

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

AUTHORISED OFFICER:

I/S

MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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



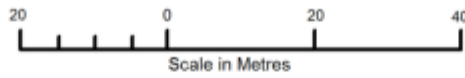


# ASSET INFORMATION - SEWER & DRAINAGE

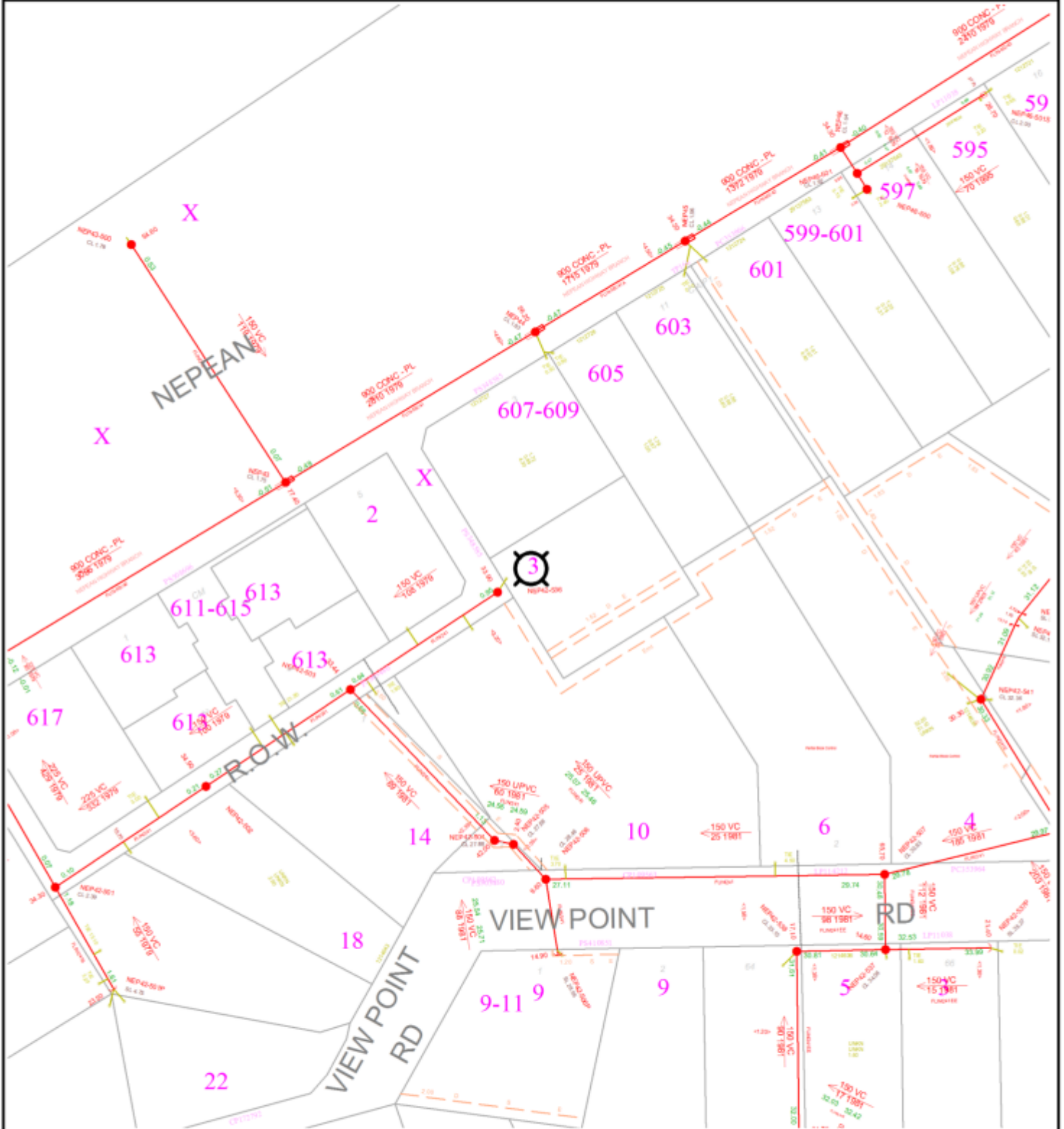
Property: Lot 2 3 PENNY LANE MCCRAE 3938



Case Number: 43642979



Date: 14MARCH2023



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

Title/Road Boundary	Subject Property	Maintenance Hole
Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft
Easement	Direction of Flow	Offset from Boundary
<b>Melbourne Water Assets</b>		
Sewer Main	Underground Drain	Natural Waterway
Maintenance Hole	Channel Drain	Underground Drain M.H.

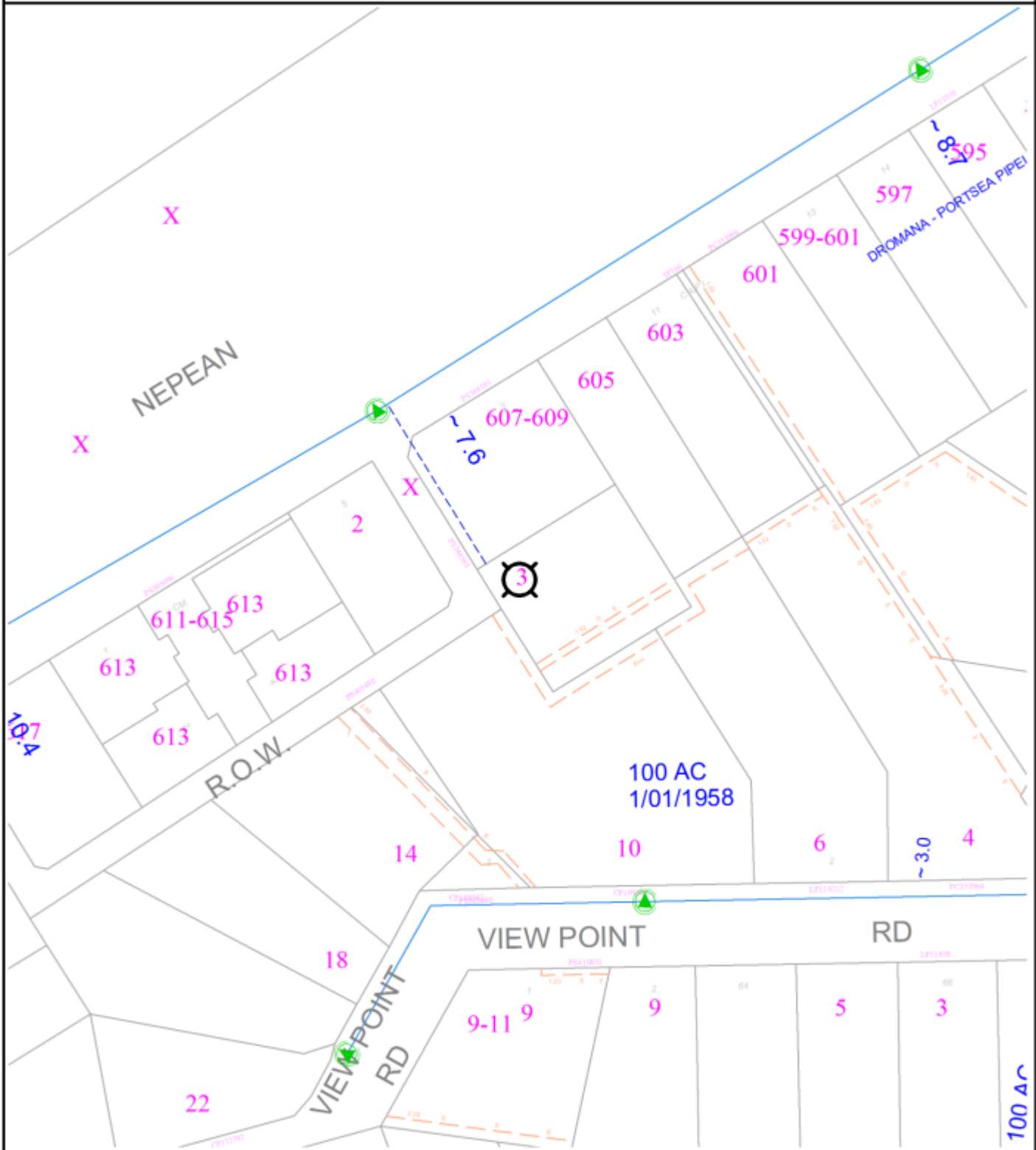
# ASSET INFORMATION - WATER

Property: Lot 2 3 PENNY LANE MCCRAE 3938

Case Number: 43642979














Date: 14MARCH2023



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## LEGEND

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

# ASSET INFORMATION - RECYCLED WATER

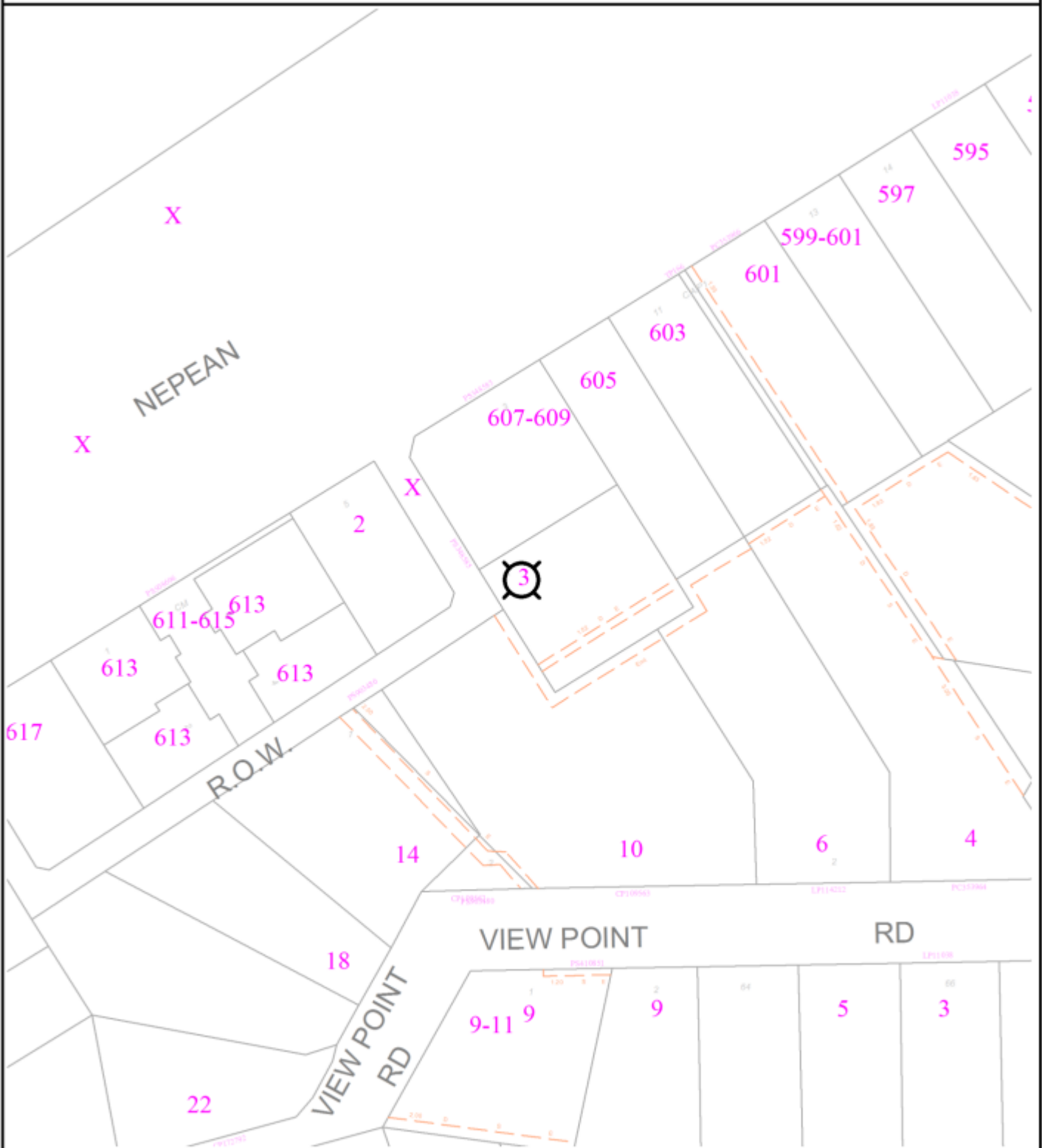
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 2 3 PENNY LANE MCCRAE 3938

Case Number: 43642979



Date: 14MARCH2023



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## LEGEND

— Title/Road Boundary

- - - - - Proposed Title/Road

- - - - - Easement



Subject Property



Recycled Water Main Valve

Recycled Water Main & Services



Hydrant



Fireplug/Washout



~ 1.0 Offset from Boundary

# Property Clearance Certificate

## Taxation Administration Act 1997



SAM TIMMS

**Your Reference:** LD:68217490-007-4.230405**Certificate No:** 61917068**Issue Date:** 21 MAR 2023**Enquiries:** AXT8**Land Address:** 3 PENNY LANE MCCRAE VIC 3938

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24069646	4	348585	10283	265	\$0.00

**Vendor:** Redacted**Purchaser:** KELLIE MORAN & NICHOLAS MORAN

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR LINDSAY BENEDICT WELLS	2023	\$1,220,000	\$0.00	\$0.00	\$0.00

**Comments:** Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	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.

I/S

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMP VALUE: \$1,720,000

SITE VALUE: \$1,220,000

**AMOUNT PAYABLE: \$0.00**

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

**Certificate No:** 61917068

## Power to issue Certificate

1. The Commissioner of State Revenue can 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. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. 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.

## General information

6. 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.
7. 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 = \$4,735.00

Taxable Value = \$1,220,000

Calculated as \$2,975 plus ( \$1,220,000 - \$1,000,000)  
multiplied by 0.800 cents.

## Property Clearance Certificate - Payment Options

<b>BPAY</b>	
	Biller Code: 5249 Ref: 61917068
<b>Telephone &amp; Internet Banking - BPAY®</b>	
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	
<a href="http://www.bpay.com.au">www.bpay.com.au</a>	

<b>CARD</b>	
	Ref: 61917068
<b>Visa or Mastercard</b>	
Pay via our website or phone 13 21 61. A card payment fee applies.	
<a href="http://sro.vic.gov.au/paylandtax">sro.vic.gov.au/paylandtax</a>	

Property No: 57476  
Issue Date: **20 March 2023**

Certificate No: **BLIC04762/23**

Applicant's Name:

**Sam Timms**  
Landata  
2 Lonsdale Street  
MELBOURNE VIC 3000



Your Reference: **230405**

**LAND INFORMATION CERTIFICATE**  
**Section 229 Local Government Act, 1989**

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notice made under the Local Government Act 1958, Local Government Act 1989 or under a Local Law of Council and specified flood level by Council (if any). This Certificate **is not required** to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

Property Address: 3 Penny Lane MCCRAE VIC 3938

Legal Description: Lot 4 PS 348585 Vol 10283 Fol 265

**\* RATES, CHARGES AND OTHER MONIES \***  
**For Year Ending 30<sup>th</sup> June 2023**

Current Year's Rates	
General Rates	<b>2051.75</b>
Waste Service Charge	<b>366.00</b>
Fire Services Levy	<b>208.15</b>
Payment/Adjustments	<b>-2625.90</b>
Balance Outstanding	<b>\$0.00</b>

**Valuations:**

Level of Value Date: **1/01/2022**

Effective Date: **1/07/2022**

Site Value: **1220000**

Capital Improved Value: **1720000**

Net Annual Value: **86000**

1. This certificate may be updated verbally to the person to whom it was issued within a period of 90 days from date of issue.
2. In accordance with Section 175 (1) Local Government Act 1989, the purchaser must pay any current rate or charge on the land and any arrears of rates and charges (including interest) which are due and payable.

Floodprone - Land liable to flooding

**For further information, please contact Council's Revenue Team on (03) 5950 1080.**

**Payment Details – PEXA**

**Authorised Officer**



**Bill Code:** 304618  
**Ref:** 4000574765

I/S

Reference: ms Land No: 44715 - F1727/23 Direct Dial: 03-5950 1060

Your Ref: 68217490-012-8



20 March 2023

Landata  
2 Lonsdale Street  
MELBOURNE VIC 3000

Dear Sir/Madam,

**REQUEST FOR BUILDING INFORMATION - 3 Penny Lane MCCRAE VIC 3938**

In response to your request received 14/03/2023 for building approval particulars in accordance with Regulation 51 of the Building Regulations 2018, the following information is provided:

1. Council has no record of Building Permits issued in the previous ten years.
2. Council has no record of any Occupancy Permits issued in the previous ten years.
3. **Outstanding Notices & Orders**  
Council has no record of outstanding notices or reports issued in the previous 10 years pursuant to the Building Act 1993.
4. **Swimming Pools/Spas**  
There is no known swimming pool/spa on this property.

*As a site inspection has not been undertaken, I wish to draw your attention to the requirements of Building Regulations 2018 requiring **owners** to ensure compliance with:*  
*Regulation 137 - safety of existing swimming pools and spas;*  
*Regulation 142 & 143 - swimming pool safety maintenance and operation;*  
*Regulation 145 - the provision of self-contained smoke detection and alarms in residential buildings.*

Council's records may be deficient (due to limitations in the period they have been kept and/or because of their accuracy in recording or failing to record other permits, orders, variations or revocations), therefore the information provided may be incomplete and/or inaccurate. In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals, or whether further additions, alterations or structures exist without approval. Independent enquiries should be made, and independent experts used, if any doubt or problem is anticipated or encountered

Yours faithfully

I/S

Mathew Hopwood-Glover  
**Municipal Building Surveyor**  
Mornington Peninsula Shire Council





## Extract of EPA Priority Site Register

Page 1 of 2

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### PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 3 PENNY LANE  
 SUBURB: MCCRAE  
 MUNICIPALITY: MORNINGTON PENINSULA  
 MAP REFERENCES: Melways 40th Edition, Street Directory, Map 159 Reference A9  
 DATE OF SEARCH: 14th March 2023

### PRIORITY SITES REGISTER REPORT:

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

### IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

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

Priority Sites are sites for which EPA has issued a:

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

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

The Environment Protection Authority does not warrant the accuracy or completeness

**[Extract of Priority Sites Register] # 68217490 - 68217490161703  
 '230405'**





## Extract of EPA Priority Site Register

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of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it. To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

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

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