

SECTION 32 **STATEMENT**

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

Vendor:	Catherine Wendy Gardner and Derek James Gaskin
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Property:	5 Doonaha Road, Cockatoo VIC 3781
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VENDORS REPRESENTATIVE

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

Email: info@victorianstatewide.com.au

Ref: AW:20250546

32A FINANCIAL MATTERS

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

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

None to the vendors knowledge

Their total does not exceed \$3,600.00 per annum.

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

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

Not Applicable

Commercial and Industrial Property Tax

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

Yes ☐ No ☒

2. The AVPCC number is; 117
3. The Entry Date of the land was;

32B INSURANCE

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

Not Applicable

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

Not Applicable

32C LAND USE

- (a) RESTRICTIONS

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

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.

- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

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

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Cardinia Shire Council Planning Scheme

Responsible Authority: Cardinia Shire Council

Zoning: Low Density Residential – Schedule 2

Planning Overlay/s: Bushfire Management Overlay; Design and Development Overlay – Schedule 1;

Significant Landscape Overlay – Schedule 1; Vegetation Protection Overlay – Schedule 1.

32D NOTICES

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

32E BUILDING PERMITS

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

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

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

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

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

32H SERVICES

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

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

32I TITLE

Attached are the following documents concerning Title:

1. Register Search Statement Volume 9807 Folio 988
2. Plan of Subdivision 167337H
3. Covenant 1547991

DATE OF THIS STATEMENT

15 / 04 /20 25

Name of the Vendor

Catherine Wendy Gardner and Derek James Gaskin

Signature/s of the Vendor

x  

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

DATE OF THIS ACKNOWLEDGMENT

	/		/20	
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Name of the Purchaser

--

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

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

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

VOLUME 09807 FOLIO 988

Security no : 124122842592W
Produced 14/03/2025 02:36 PM

LAND DESCRIPTION

Land in Plan of Consolidation 167337H.
PARENT TITLES :
Volume 08592 Folio 093 Volume 09788 Folio 187
Created by instrument CP167337H 06/05/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DEREK JAMES GASKIN
CATHERINE WENDY GARDNER both of 5 DOONAHA ROAD COCKATOO VIC 3781
AN776439P 28/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN776440F 28/04/2017
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT as to part 1547991

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

DIAGRAM LOCATION

SEE CP167337H 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: 5 DOONAHA ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 15314Q ANZ RETAIL BANKING
Effective from 28/04/2017

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	CP167337H
Number of Pages (excluding this cover sheet)	1
Document Assembled	14/03/2025 14:37

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Number of Pages (excluding this cover sheet)	2
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3356584

SEPTIMIUS JONES

1547991



C. paid

VICTORIA



TRANSFER OF LAND

I, JOHN JOSEPH CORRIGAN of Cockatoo Farmer being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of SIXTY POUNDS paid to me by JOHN HENRY FAXMAN of 51 Rupert Street Footscray Blacksmith DO HEREBY TRANSFER to the said John Henry Faxman ALL my estate and interest in All That piece of land being Lots 25 and 31 on Plan of Subdivision Number 11341 lodged in the Office of Titles being part of Crown Allotment 77 Parish of Gembrook County of Evelyn and being part of the land more particularly described in Certificate of Title Volume 5095 Folio 1018955 AND the said John Henry Faxman DOETH HEREBY for himself his heirs executors administrators and transferees COVENANT with the said John Joseph Corrigan his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land comprised in the said Certificate of Title remaining untransferred that he or they will not at any time hereafter excavate carry away or remove or permit to be excavated carried away or removed any earth clay stone gravel or sand from the said land hereby transferred except for the purpose of excavating for the foundations of any building to be erected thereon or use or permit or allow the said land hereby transferred to be used for the manufacture or winning of bricks tiles or pottery ware AND IT IS HEREBY REQUESTED that the above covenants may appear as an encumbrance on the Certificate of Title to be issued on this or any subsequent transfer or transfers of the said land hereby transferred.

DATED the Fourth day of May One thousand nine hundred and thirty four

SIGNED in Victoria by the said JOHN JOSEPH CORRIGAN by his Attorney under Power (File Number 56321) T.M. Burke Proprietary Limited - THE COMMON SEAL of T.M. BURKE PROPRIETARY LIMITED was hereto affixed by the express authority of the Governing Director Thomas Michael Burke and in the presence of:

John Joseph Corrigan
by his Attorney

DIRECTOR.

SECRETARY.

SIGNED in Victoria by the said JOHN HENRY FAXMAN in the presence of:

J. H. Faxman

*Septimus Jones
Solicitor Melbourne.*

ENCUMBRANCES REFERRED TO



5095 sub 955

small an acre

See book herein

24/3/34

1-6-34

24/3/34

maining 27

24/3/34

IMAGED

DATED 19

SEPTIMUS JONES
Solicitor
340 Collins Street
MELBOURNE. C.I.

TRANSFER OF LANDS ACT 1958
CORRIGAN'S ESTATE.

MR. J. J. CORRIGAN.

to

MR. J. J. CORRIGAN.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
TRANSFER AS TO PART	THE 11 th DAY OF May 1934.	TO John Henry Paxman	1547991

J. M. Rae
ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 5095 FOLIO 18955.

J. M. Rae
ASSISTANT REGISTRAR OF TITLES.

Valuation, rates and charges notice

For period 1 July 2024 to 30 June 2025



ABN 32 210 906 807

Gaskin, D J & Gardner, C W
5 Doonaha Rd
COCKATOO VIC 3781

Date of issue **15/08/2024**
Property number **2234050400**

Instalment 1 Due 30 September 2024	\$707.00
Instalment 2 Due 30 November 2024	\$707.00
Instalment 3 Due 28 February 2025	\$707.00
Instalment 4 Due 31 May 2025	\$706.32

Any arrears shown on this notice are overdue and payable immediately and may continue to accrue interest at 10% p.a. until paid in full

028

Rates and valuation information for your property

Description and location of property

5 Doonaha Rd
Cockatoo 3781
CP167337 V9807 F988

Capital Improved Value (CIV) as at 1 January 2024	\$1,020,000
Site Value (SV)	\$500,000
Net Annual Value (NAV)	\$51,000
Land Use Classification	Residential

Australian Valuation Property Classification Code (AVPCC)

117 : Single Residential Accommodation - Residential Rural/Rural Lifestyle (0.4 to 20 Hectares)

Owner Name(s) Gaskin, D J & Gardner, C W

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

Rates and Charges

Base Rate	1020000 x \$0.0021041	\$2,146.18
80lt Garbage & Recycling Charge	1 x \$331.70	\$331.70
240lt Green Waste Charge	1 x \$128.70	\$128.70
State Fire Services Property Levy	1020000 x \$0.000087 + \$132.00	\$220.74
Total		\$2,827.32



Scan here to pay



Payment options

Set up regular direct debit payments at cardinia.vic.gov.au/flexipay
Verification code: HN05

Bill code: 858944
Ref: 22340504004

BPAY® this payment via internet or phone banking
BPAY View® - view and pay this bill via internet banking
BPAY View registration number: 22340504004

Billpay Code: 0860
Ref: 2234 0504 0000 004

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

POST billpay®



Instalment *860 223405040000004



Set up regular Centrepay deductions from your Centrelink payments at www.servicesaustralia.gov.au/centrepay CRN: 555 012 959V



Pay in person at our Customer Service Centre
20 Siding Avenue, Officer. (Open Monday to Friday, 8.30am-5pm).



Call 131 816 to pay by credit card over the phone



To have your notice emailed
Register at cardinia.enotices.com.au
Reference No: **E7D3432F8L**



To verify your property in MyCardinia use
verification code: **HN05**
www.cardinia.vic.gov.au/mycardinia

Financial hardship and assistance

If you are experiencing financial hardship which is affecting your ability to pay your rates, please visit www.cardinia.vic.gov.au/rateshelp or call us to discuss your options. To access free financial counselling and advice visit the National Debt Helpline's website www.ndh.org.au or call them on 1800 007 007.

You may apply for a waiver, deferral or payment plan for your rates and charges in accordance with sections 170, 171, 171A or 171B of the Local Government Act 1989. A copy of the legislation is available on our website at www.cardinia.vic.gov.au/rates

Council may enter into a payment plan with you, upon certain terms and conditions determined by Council and in accordance with the applicable legislation, to make smaller, more regular payments towards your rates and charges. Please visit www.cardinia.vic.gov.au/rates or call us for more information.

Payment of rates and charges

Rates and charges are payable in 4 instalments as per the due dates on the front of this notice, or by weekly, fortnightly, monthly or quarterly direct debit payments. To set up a direct debit payment plan please visit www.cardinia.vic.gov.au/flexipay

Interest may be charged on overdue rates and charges in accordance with sections 172 and 172A of the Local Government Act 1989. Subject to sections 180 and 180A of the Local Government Act 1989 legal action may also be taken for recovery of unpaid rates and charges and may incur additional costs.

Please note, Council does not offer payment in full by February 15.

If you wish to pay all four instalments in a single payment, you must do so by the due date of the first instalment to avoid interest.

All payments received will be allocated in the following order:

- | | |
|-------------------------|------------------------------|
| 1) Legal costs (if any) | 2) Interest (if any) |
| 3) Arrears (if any) | 4) Current rates and charges |

Concessions and rebates

If you have a Centrelink or Department of Veterans' Affairs Pensioner Concession Card or specific Department of Veterans' Affairs gold card you may be eligible for the Municipal rates concession. The property must be your principal place of residence and match the address on your eligible card.

To apply for the concession go to www.cardinia.vic.gov.au/rates for a link to the 'Municipal rates concession' web page on the Department of Families, Fairness and Housing website (DFFH) or call us to obtain a hard copy form. Please complete the application form and return the completed form to Council by post or email.

If you receive Jobseeker payments you may be eligible for the Jobseeker rebate provided by Council. To apply for this rebate please go to www.cardinia.vic.gov.au/rates or call us to obtain a hard copy form and return the completed form to Council by post or email.

Change of mailing address and property ownership

If your mailing address has changed please go to www.cardinia.vic.gov.au/rates to update your details.

Property owners are legally required to advise Council of a change in ownership by way of a Notice of Acquisition or copy of title.

Differential rates

Council applies differential rates depending on property location and property type. Information on our differential rates is contained in our Revenue and Rating Plan and is available at www.cardinia.vic.gov.au

We are required by legislation to provide the below rate comparison information to show what rates would be for your property for each differential rate. The actual rate levied for your property is shown on the front of this notice, based on location and predominant land use.

Differential rate	Rate in \$	Amount
Base rate	0.0021041	\$2,146.18
Farm land	0.0015781	\$1,609.66
Urban farm land	0.0017880	\$1,823.76
Urban commercial and industrial land	0.0030511	\$3,112.12
Urban residential	0.0022509	\$2,295.92
Urban vacant land	0.0048187	\$4,915.07

For more information about rates and your legal rights and responsibilities visit www.cardinia.vic.gov.au/rates or contact us on 1300 787 624 or mail@cardinia.vic.gov.au

Privacy statement

Personal information collected by Council is used for municipal purposes as specified in the *Local Government Act 1989*. Personal information will be held securely and used solely by Council for these purposes and/or directly related purposes. Council may disclose this information to other organisations if required or permitted by legislation.

The Victorian Government's rate cap

Council has complied with the Victorian Government's rates cap of 2.75%. The cap applies to the average annual increase of total general rates. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- (i) the valuation of your property relative to the valuation of other properties in the municipality;
- (ii) the application of any differential rate by Council;
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rate cap e.g. waste charges and the State Fire Services Property Levy.

Property valuations

Property valuations are undertaken annually by the Valuer General Victoria and is an assessment of the market value of a property as at 1 January each year.

Supplementary valuations are also made during the year where there has been a material change to the property such as a new building or land subdivision.

There are 3 separate valuations returned and Council may use any of these as its system of valuation for levying rates:

Site Value (SV) – the land value only.

Capital Improved Value (CIV) – the market value of the property, being the Site Value plus the value of any buildings and other improvements on the land.

Net Annual Value (NAV) – for residential and rural/farm properties 5% of the CIV, for commercial and industrial properties the higher of the estimated annual market rent or 5% of the CIV.

Cardinia Shire uses the CIV system of valuation to levy general rates.

Fire Services Property Levy

This is a Victorian Government levy, collected by Councils, to fund the State's fire services. The amount payable varies depending on the property's Land Use Classification and Capital Improved Value. You have the right to apply for a waiver, deferral, or discount on the levy amount under section 27 of the Fire Services Property Levy Act 2012 for rateable land, and under section 28 for non-rateable residential land. Visit www.sro.vic.gov.au/fire-services-property-levy for more information.

Australian Valuation Property Classification Code (AVPCC)

This code is assigned to your property according to the predominant use of the land and is used to determine your property's Land Use Classification, in accordance with the Fire Services Property Levy Act 2012.

Land Use Classification

This classification is used to calculate the Fire Services Property Levy amount payable for your property. It does not refer to the zoning of the property or how Council rates are calculated.

Appeal, review and objection to rates and charges, differential rates, valuations and AVPCC

You can object to the valuation of your property and/or the AVPCC assigned within 60 days of the notice issue date. Section 17 of the Valuation of Land Act 1960 specifies the grounds for objection. An objection can be made in writing on the prescribed form or online at ratingvaluationobjections.vic.gov.au

Under section 183 of the Local Government Act 1989 you can apply to the Victorian Civil and Administrative Tribunal (VCAT) for a review of any differential rate applied to your property within 60 days of the notice issue date.

You can appeal to the County Court for a review of any rate or charge applied to your property within 60 days of the notice issue date. Section 184 of the Local Government Act 1989 specifies the grounds for appeal.

14th March 2025

VICTORIAN STATEWIDE CONVEYANCING P/L.
Victorian Statewide Conveyancing

Dear VICTORIAN STATEWIDE CONVEYANCING P/L.,

RE: Application for Water Information Statement

Property Address:	5 DOONAH ROAD COCKATOO 3781
Applicant	VICTORIAN STATEWIDE CONVEYANCING P/L. Victorian Statewide Conveyancing
Information Statement	30925643
Conveyancing Account Number	8998494776
Your Reference	20250546

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address propertyflow@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	5 DOONAH ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

Melbourne Water Property Information Statement

Property Address	5 DOONAH ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

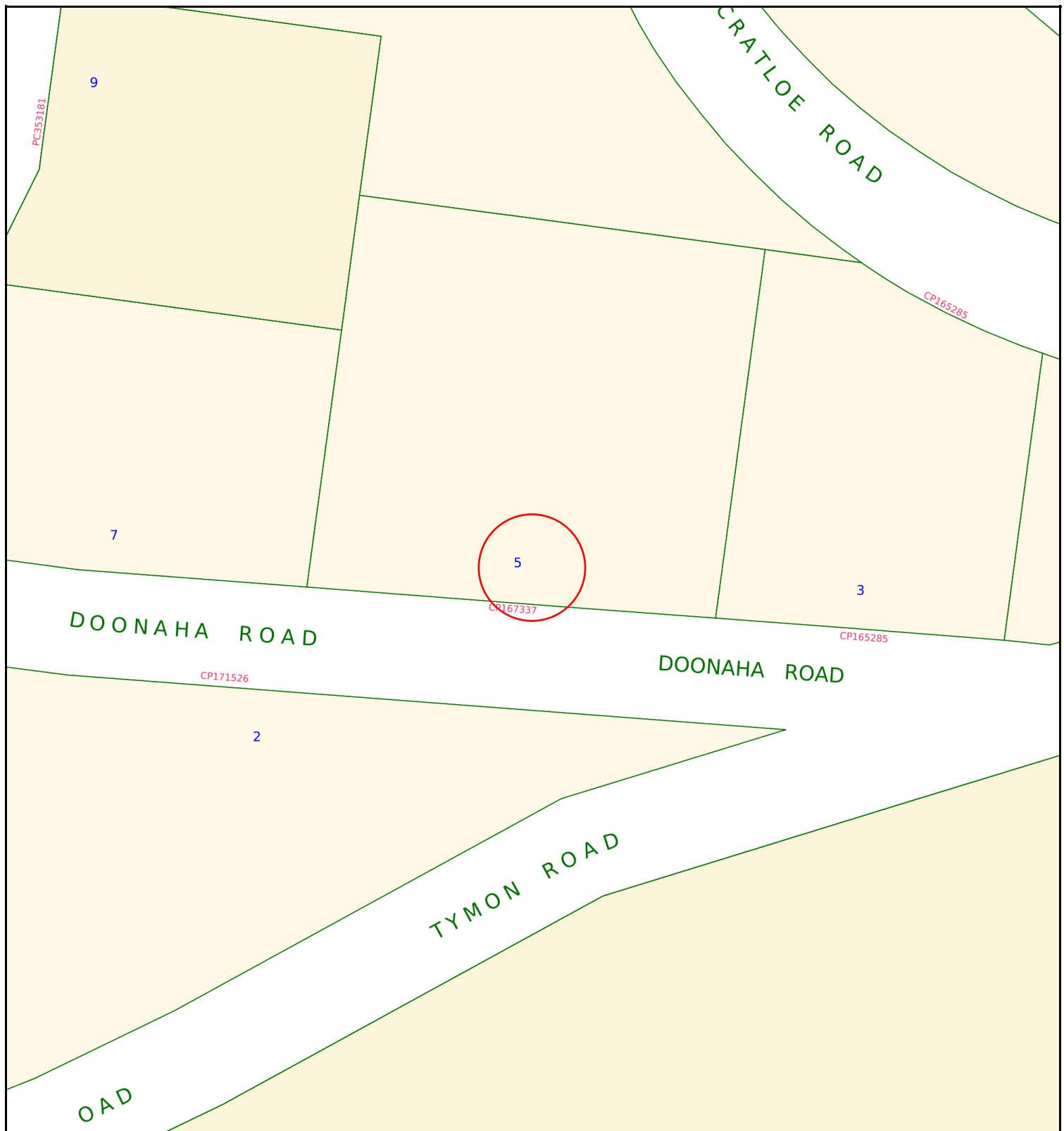
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



**Yarra Valley Water
Information Statement
Number: 30925643**

Address	5 DOONAHA ROAD COCKATOO 3781
Date	14/03/2025
Scale	1:1000



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

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

VICTORIAN STATEWIDE CONVEYANCING P/L.
Victorian Statewide Conveyancing
rhiannon@victorianstatewide.com.au

RATES CERTIFICATE

Account No: 2196600660
Rate Certificate No: 30925643

Date of Issue: 14/03/2025
Your Ref: 20250546

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
5 DOONAH RD, COCKATOO VIC 3781		1433494	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2025 to 31-03-2025	\$20.41	\$20.41
Residential Water Usage Charge Step 1 – 42.240000kL x \$2.56310000 = \$108.27 Step 2 – 42.240000kL x \$3.27600000 = \$138.38 Step 3 – 5.520000kL x \$4.85340000 = \$26.79 Estimated Average Daily Usage \$2.85	06-12-2024 to 12-03-2025	\$273.44	\$271.44
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$16.52
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$308.37



GENERAL MANAGER
RETAIL SERVICES

Note:

- From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
- From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection

activities - pursuant to section 275 of the Water Act 1989.

5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.

8. From 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2024, Residential Recycled Water Usage is billed 192.59 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a **Special Meter Reading**:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

Property No: 1433494

Address: 5 DOONAH RD, COCKATOO VIC 3781

Water Information Statement Number: 30925643

HOW TO PAY



Bill Code: 314567
Ref: 21966006606

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

PROPERTY REPORT

5 Doonaha Road, Cockatoo Vic 3781

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

CPI67337

LOCAL GOVERNMENT (COUNCIL)

Cardinia

LEGAL DESCRIPTION

CPI67337

COUNCIL PROPERTY NUMBER

2234050400

LAND SIZE

5,665m² Approx

ORIENTATION

North

FRONTAGE

77.86m Approx

ZONES

LDRZ - Low Density Residential Zone - Schedule 2

OVERLAYS

BMO - Bushfire Management Overlay

DDO - Design And Development Overlay - Schedule 1

SLO - Significant Landscape Overlay - Schedule 1

VPO - Vegetation Protection Overlay - Schedule 1

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Monbulk District

Schools

CLOSEST PRIVATE SCHOOLS

Maxwell Creative School (2938 m)

Dandenong Ranges Steiner School - School Road Campus (9191 m)

Mountain District Christian School (11174 m)

CLOSEST PRIMARY SCHOOLS

Cockatoo Primary School (1307 m)

CLOSEST SECONDARY SCHOOLS

Emerald Secondary College (4891 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 192 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 85 Homes

Council Information - Cardinia

PHONE

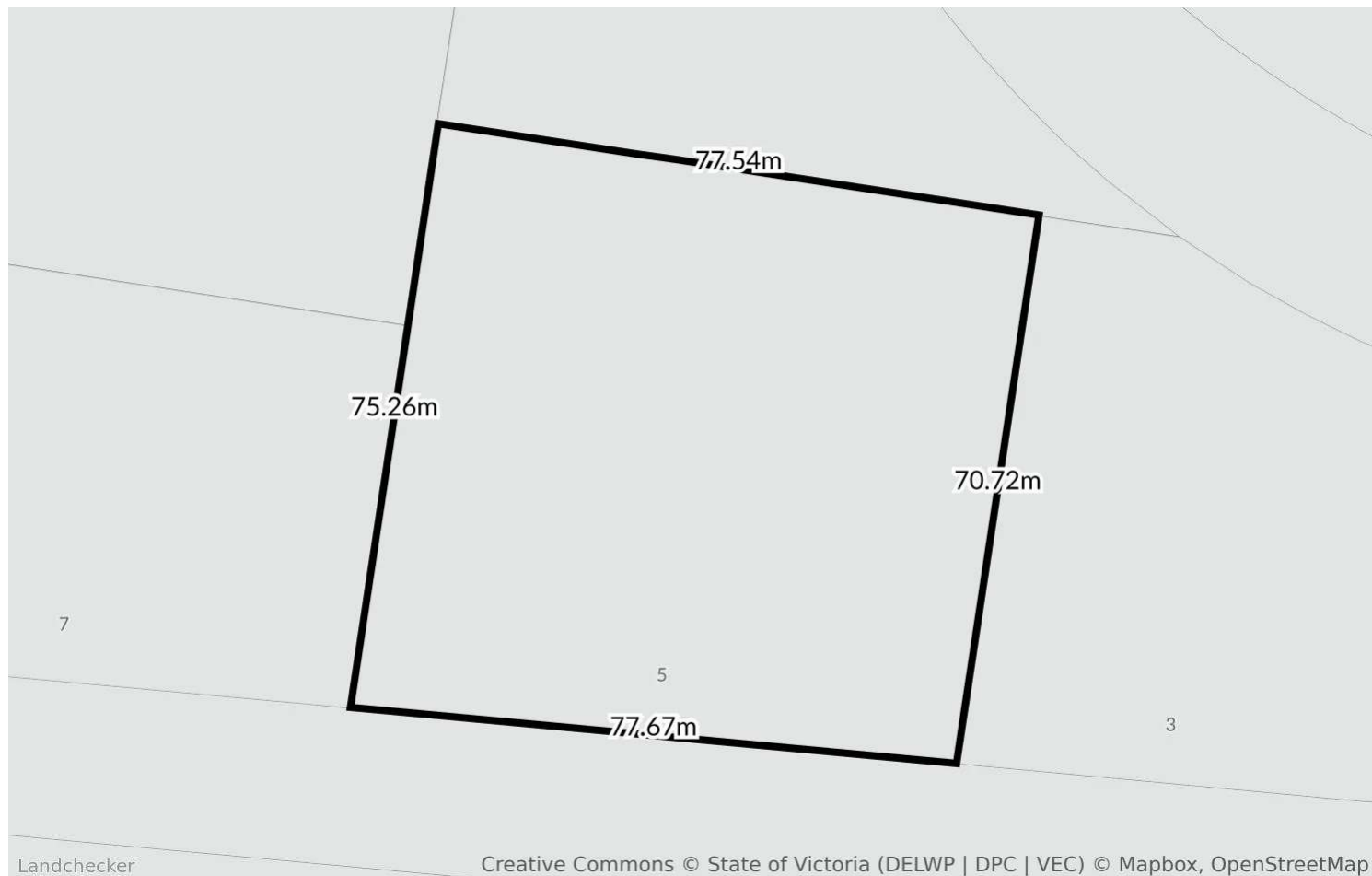
1300787624 (Cardinia)

EMAIL

mail@cardinia.vic.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

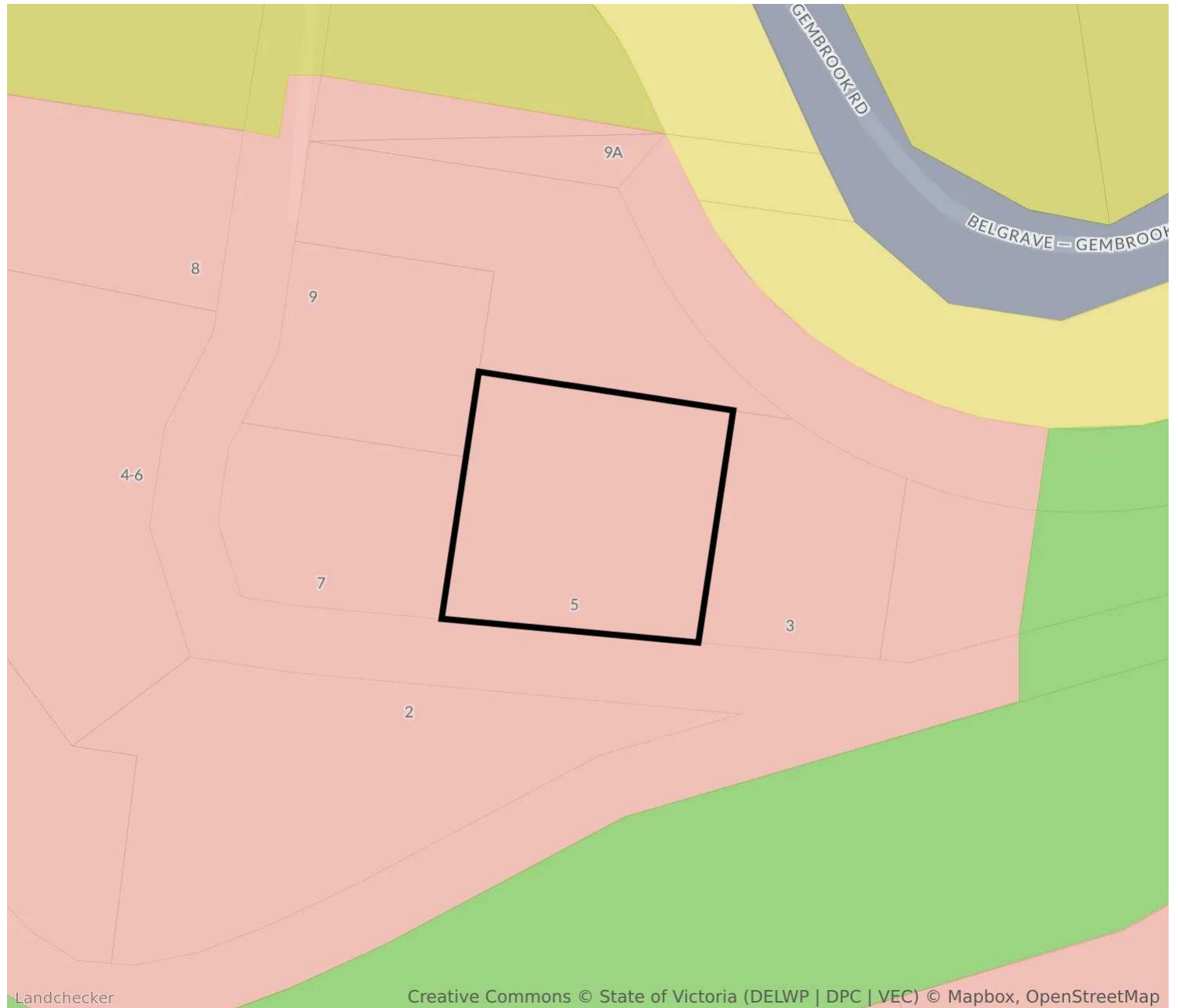
5 Doonaha Road, Cockatoo Vic 3781

Status	Code	Date	Description
APPROVED	VC267	05/03/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC266	02/03/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	C274card	27/02/2025	The amendment introduces the Officer South (Employment) Precinct Structure Plan (PSP) and Infrastructure Contributions Plan into the Cardinia Planning Scheme and makes other changes to the planning scheme to implement the directions of the PSP.
APPROVED	VC274	27/02/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
APPROVED	VC257	24/02/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034
APPROVED	VC270	05/02/2025	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.
APPROVED	VC237	13/01/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.

PROPOSED PLANNING SCHEME AMENDMENTS

5 Doonaha Road, Cockatoo Vic 3781

Status	Code	Date	Description
PROPOSED	C278card	09/01/2025	The amendment introduces a new Environmentally Sustainable Development (ESD) local policy (Clause 22.11) and makes associated changes to the Municipal Strategic Statement (MSS).



LDR22 - Low Density Residential Zone - Schedule 2

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

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

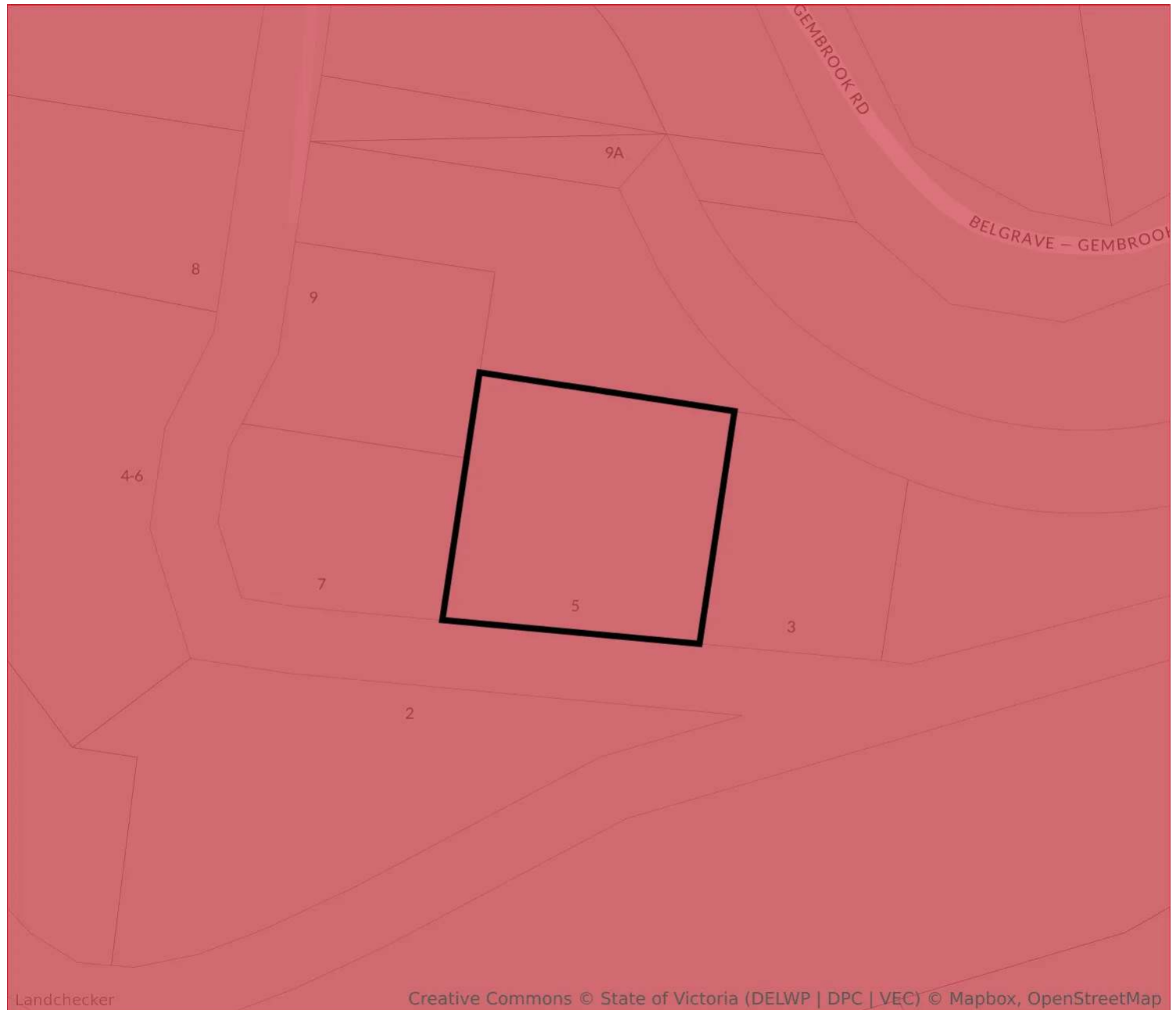
VPP 32.03 Low Density Residential Zone

LPP 32.03 Schedule 2 To Clause 32.03 Low Density Residential Zone

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

Other nearby planning zones

- GWZ - Green Wedge Zone
- PCRZ - Public Conservation And Resource Zone
- PUZ - Public Use Zone
- TRZ2 - Transport Zone



Landchecker

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BMO - Bushfire Management Overlay

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

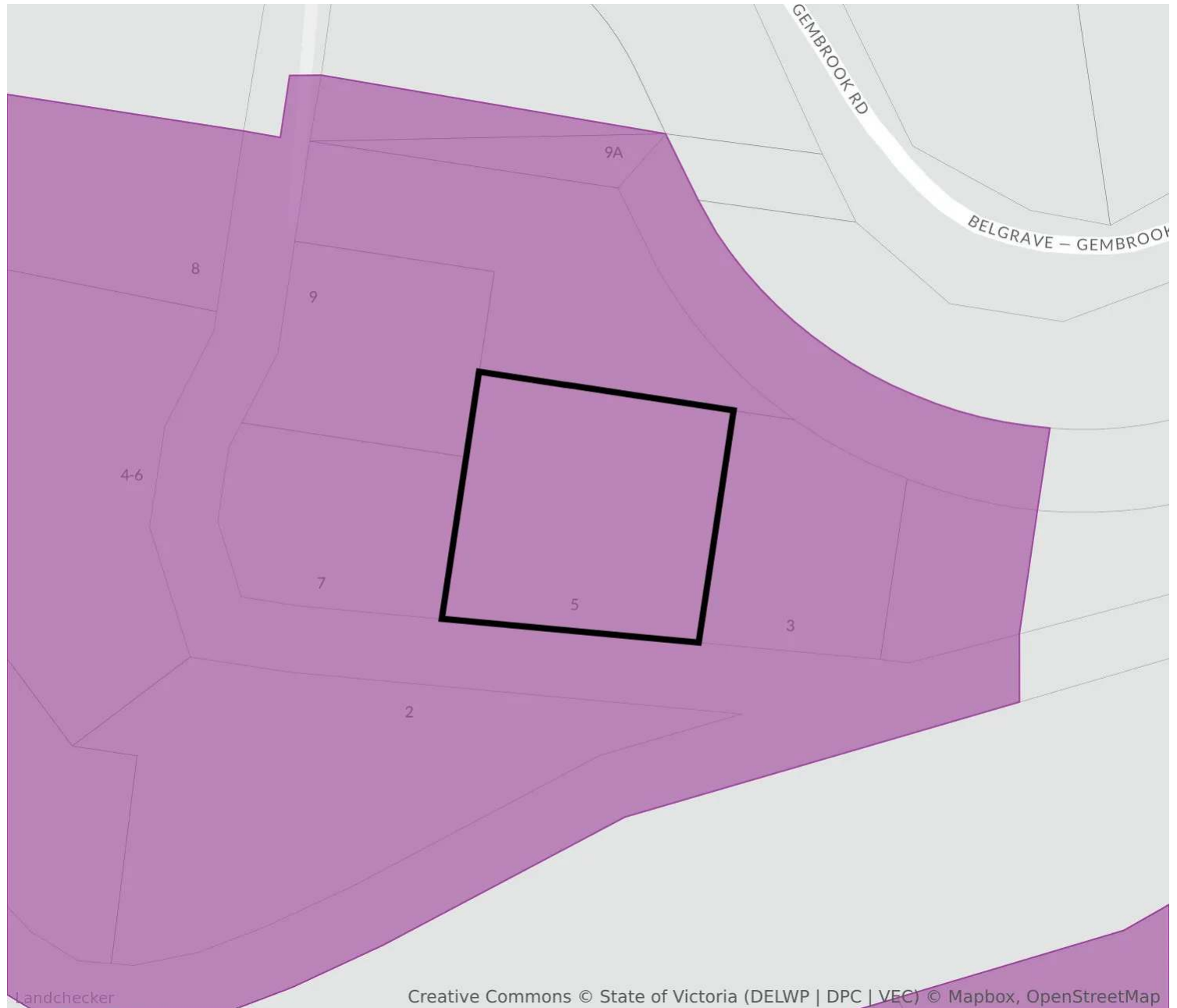
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

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

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

[VPP 44.06 Bushfire Management Overlay](#)

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



DDO1 – Design And Development Overlay – Schedule 1

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

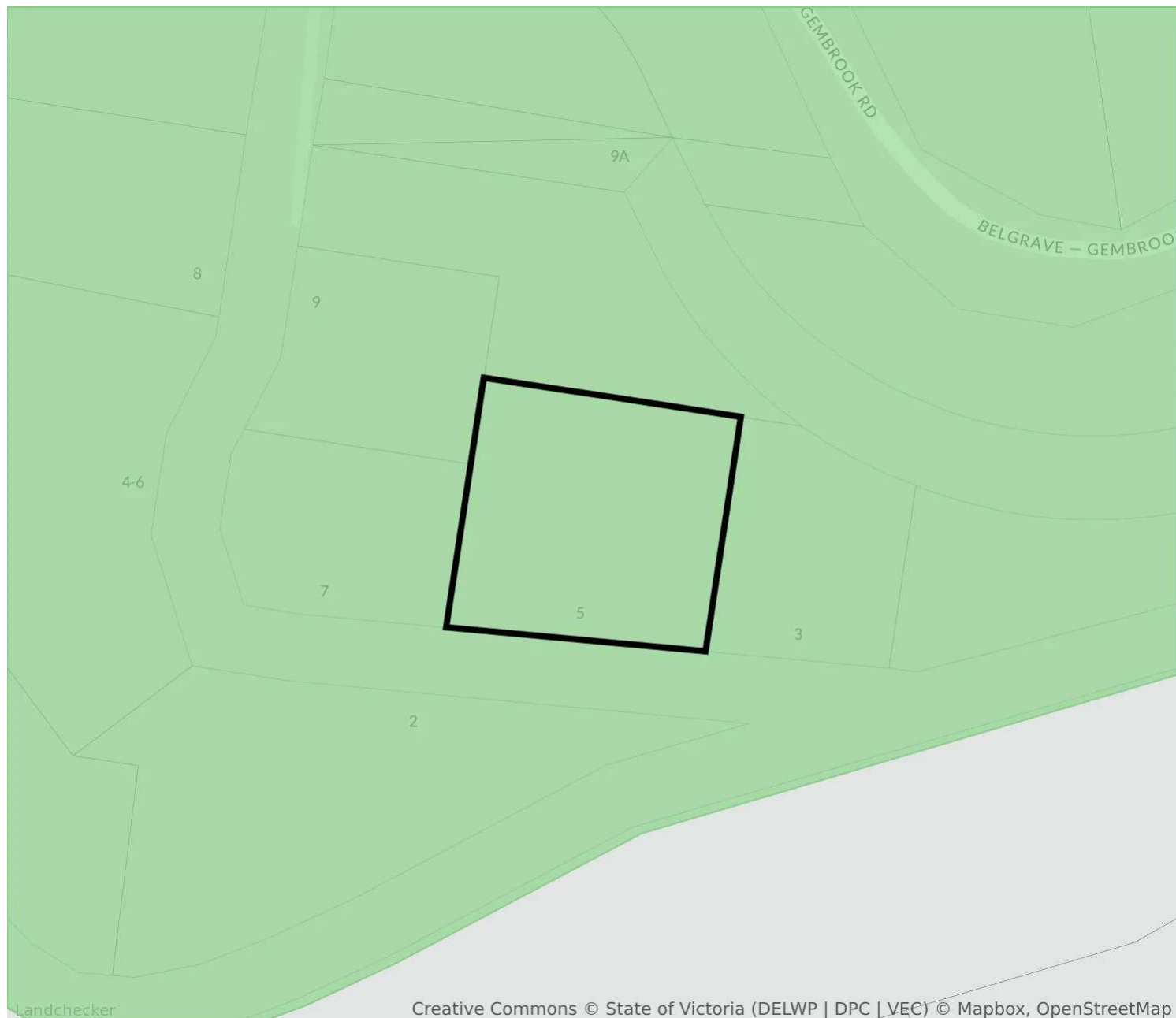
To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

To ensure that the location and design of buildings creates an attractive low density residential environment. To ensure that any development has regard to the environmental features and constraints of the land. To ensure that the subdivision of land has regard to the existing pattern of subdivision in the area.

LPP 43.02 Schedule 1 To Clause 43.02 Design And Development Overlay

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



SLO1 - Significant Landscape Overlay - Schedule 1

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

To identify significant landscapes.

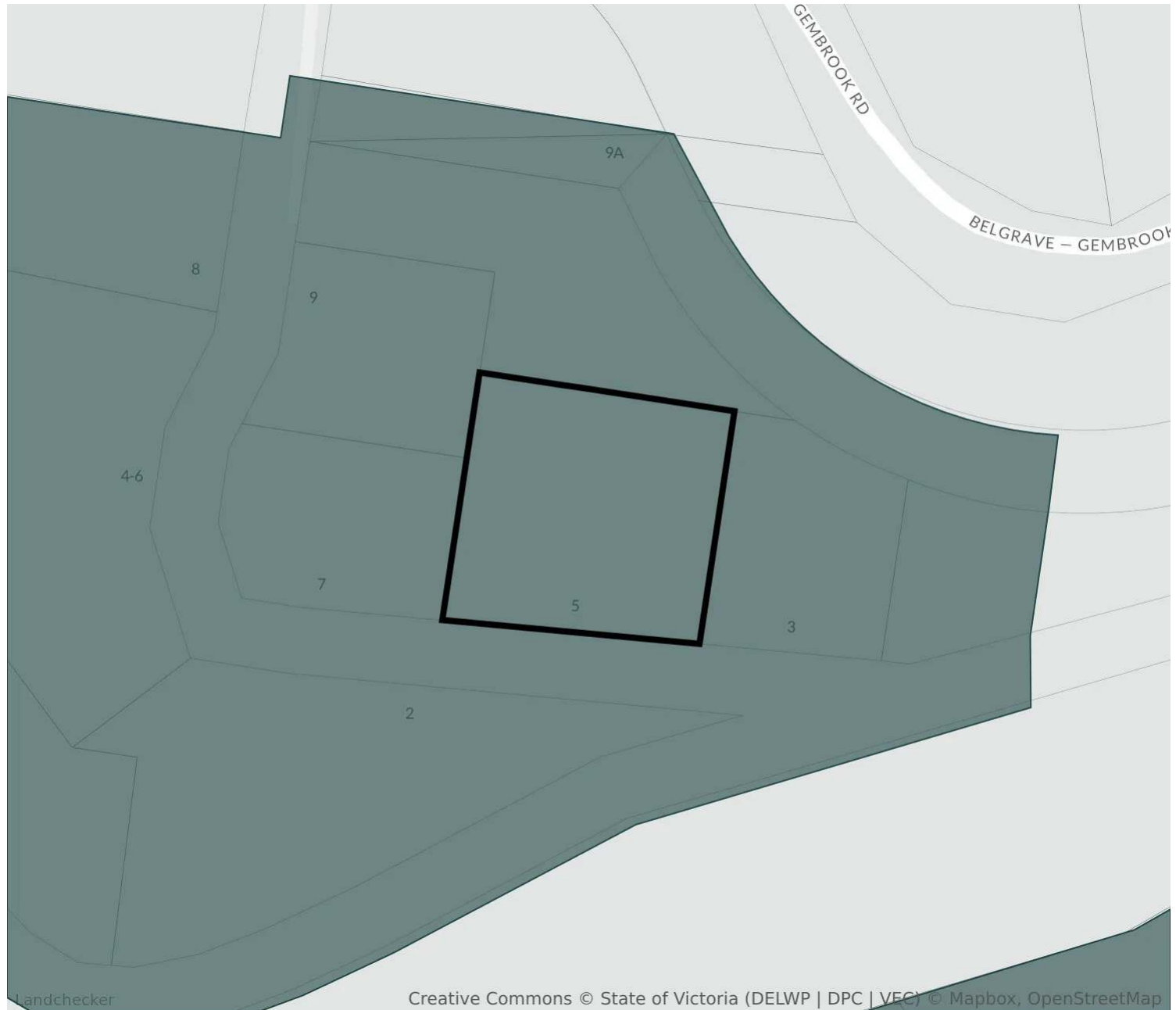
To conserve and enhance the character of significant landscapes.

[VPP 42.03 Significant Landscape Overlay](#)

The Puffing Billy Tourist Railway is a significant part of Victoria's cultural heritage and is a popular tourist attraction within the region. A major attraction of the Puffing Billy Tourist Railway is the scenic views over rural and natural landscapes as it passes through the foothills of the Dandenong Ranges. It is important that the landscape and environmental qualities of the scenic corridor, which has been recognised by the National Trust, are protected and that any development is sited and designed to integrate with or enhance the landscape. The scenic corridor also provides an important biolink between the Dandenong Ranges National Park in the west, parks adjacent to the corridor such as Wright Forest and parks to the east such as Gembrook Park and further to the east, Bunyip State Park. Rare plants such as the Emerald Star Bush are found along the corridor. Background documents: "Puffing Billy Corridor Landscape Evaluation Study" (Scenic Spectrums, May 1992)

[LPP 42.03 Schedule 1 To Clause 42.03 Significant Landscape Overlay](#)

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



VPO1 - Vegetation Protection Overlay - Schedule 1

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

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

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

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

To encourage the regeneration of native vegetation.

VPP 42.02 Vegetation Protection Overlay

The low density residential areas within the Shire support substantial areas of remnant indigenous vegetation and mature exotic species.

The maintenance and enhancement of the flora habitat is vital for the long term protection of these areas and the native fauna they support. Some of these areas contain small lots which are not protected under the native vegetation controls of Clause 52.17 resulting in areas of vegetation becoming increasingly fragmented. The remnant vegetation is important for its contribution to habitat and environmental values and processes. This vegetation

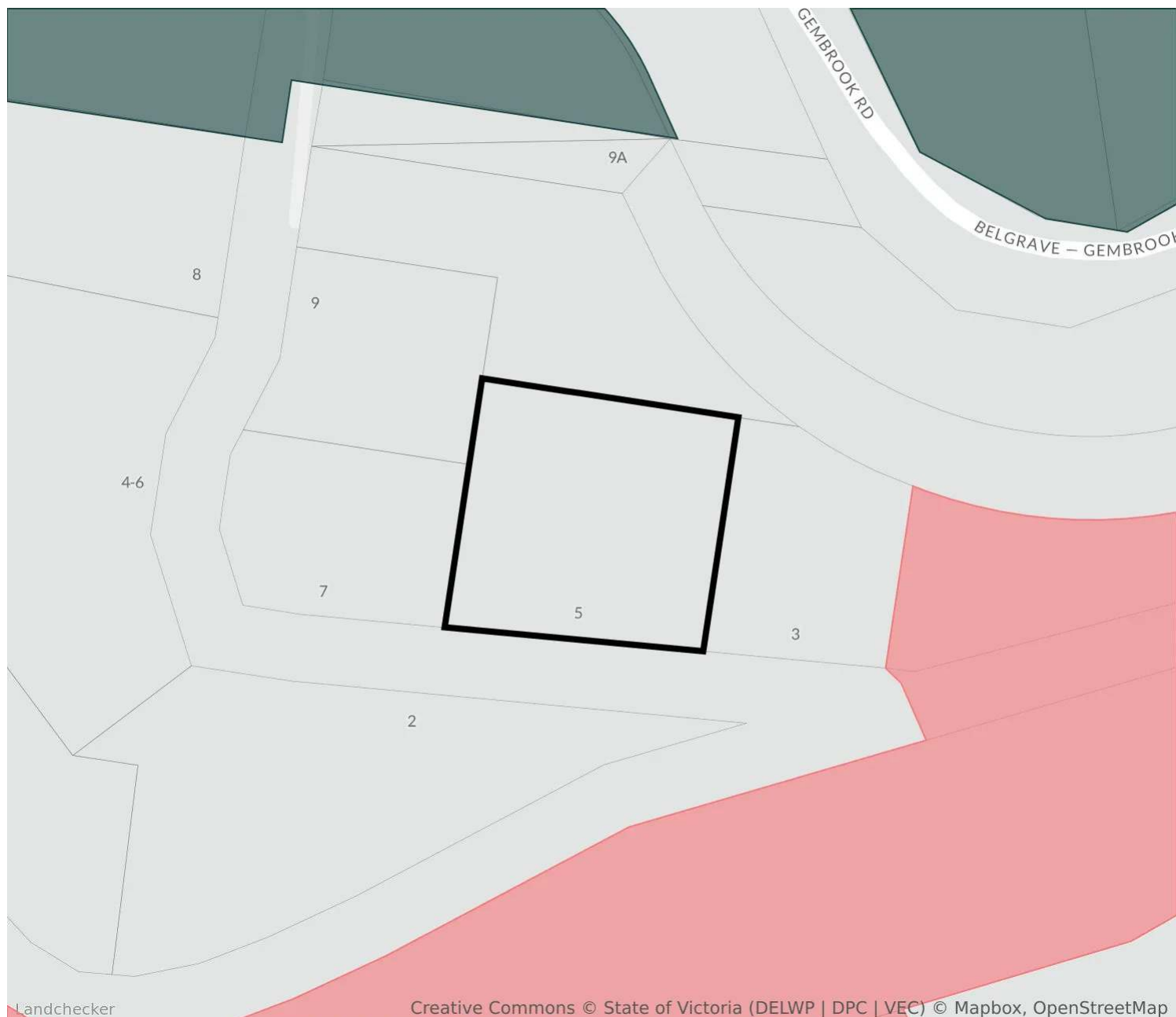
provides protection to waterways including in the reduction of siltation and contributes to habitat corridors as well as playing a role in supporting soil stability, reducing stormwater runoff, and limiting erosion and salinity.

LPP 42.02 Schedule 1 To Clause 42.02 Vegetation Protection Overlay

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

NEARBY OVERLAYS

5 Doonaha Road, Cockatoo Vic 3781



ESO - Environmental Significance Overlay

RO - Restructure Overlay

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



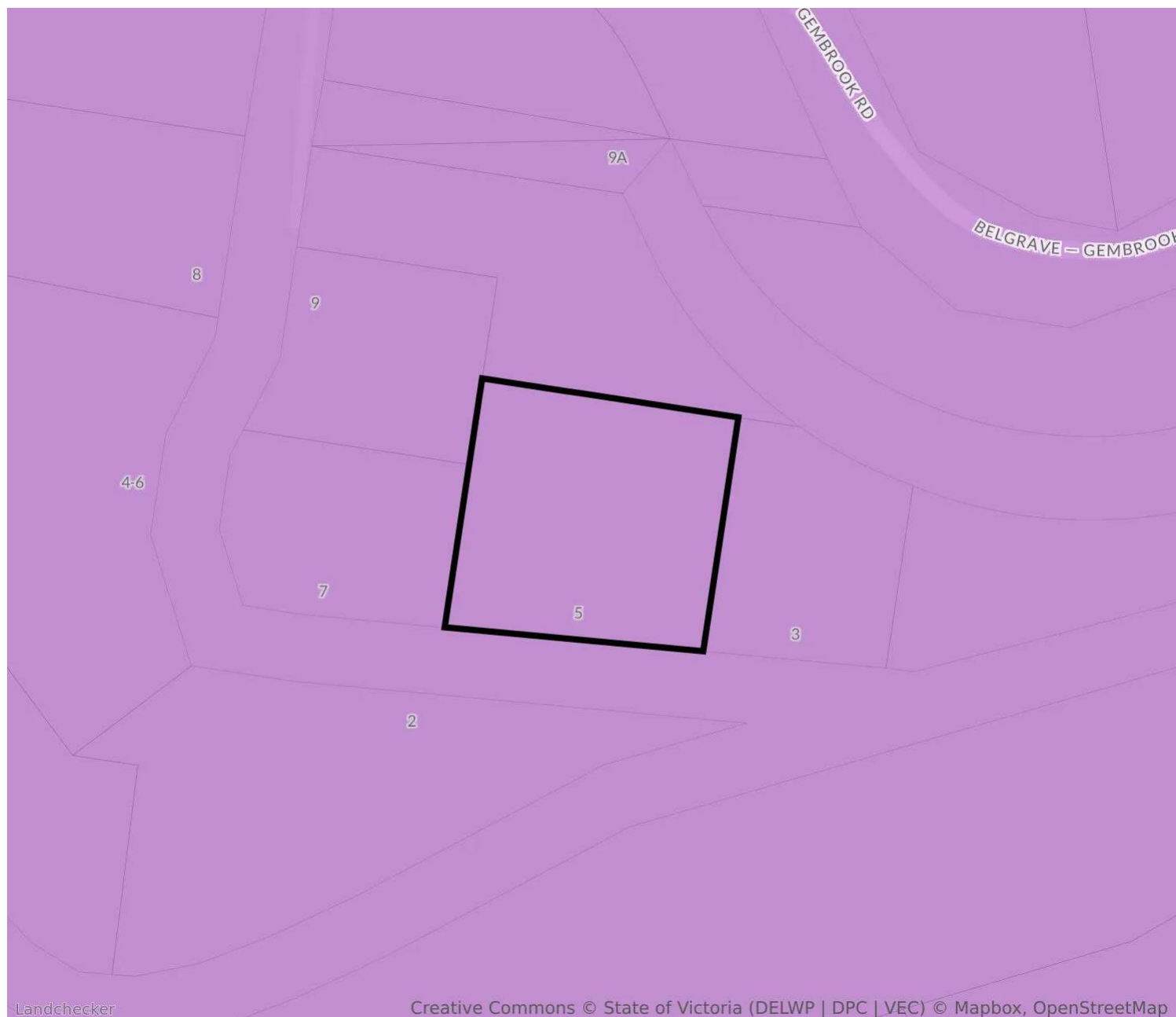
Aboriginal Cultural Heritage Sensitivity

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

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

BUSHFIRE PRONE AREA

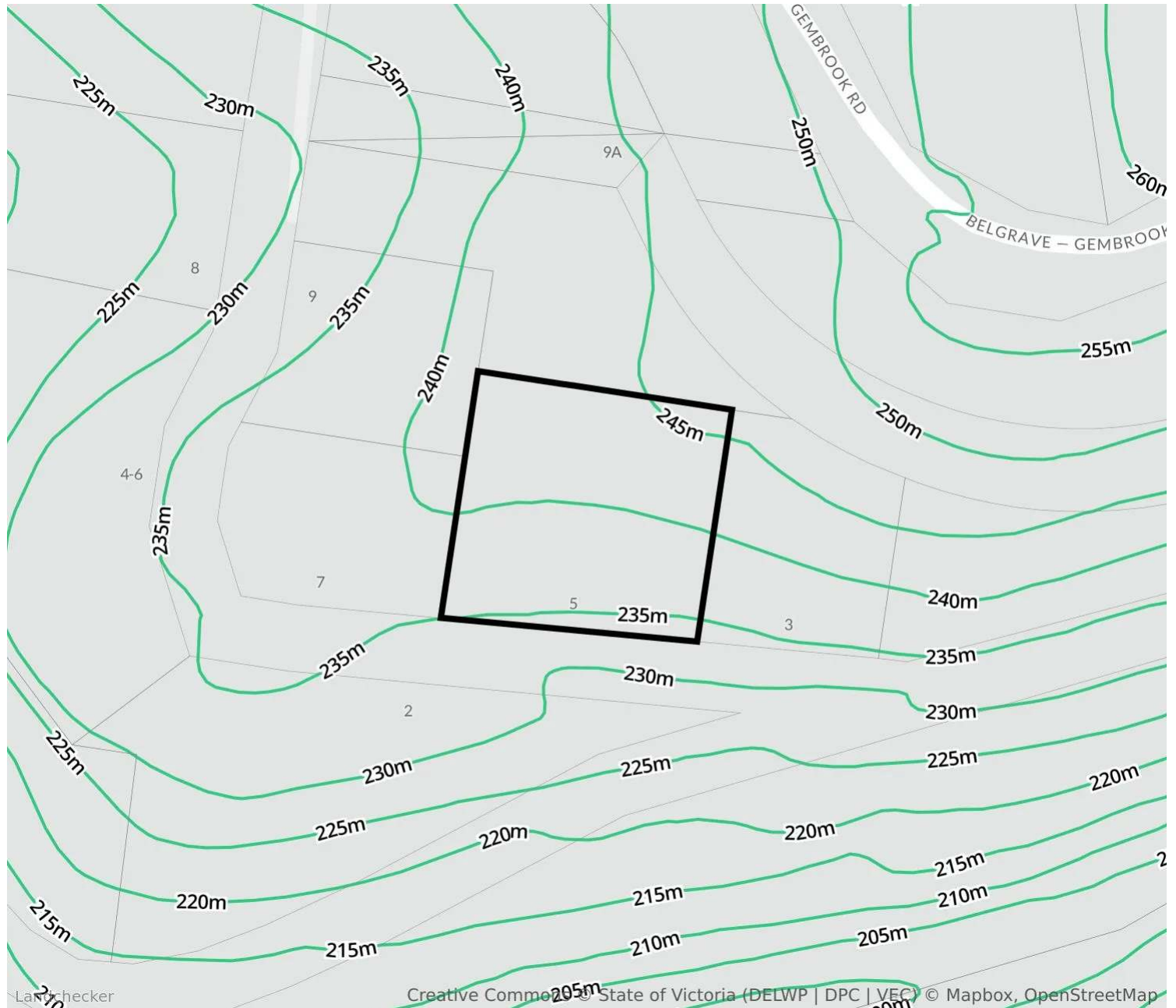
5 Doonaha Road, Cockatoo Vic 3781



Bushfire Prone Area

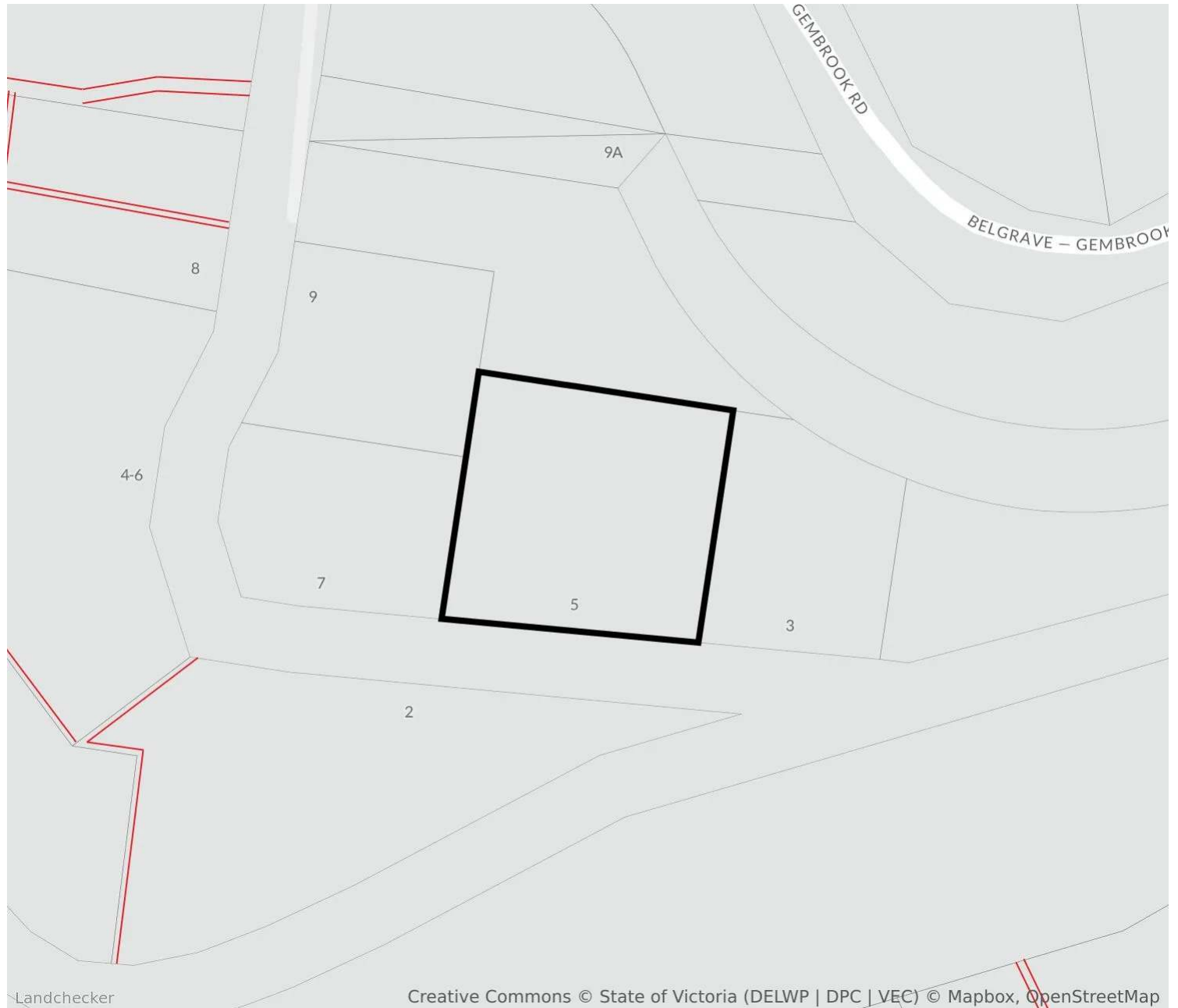
This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact CARDINIA council on 1300787624.



1 - 5m Contours

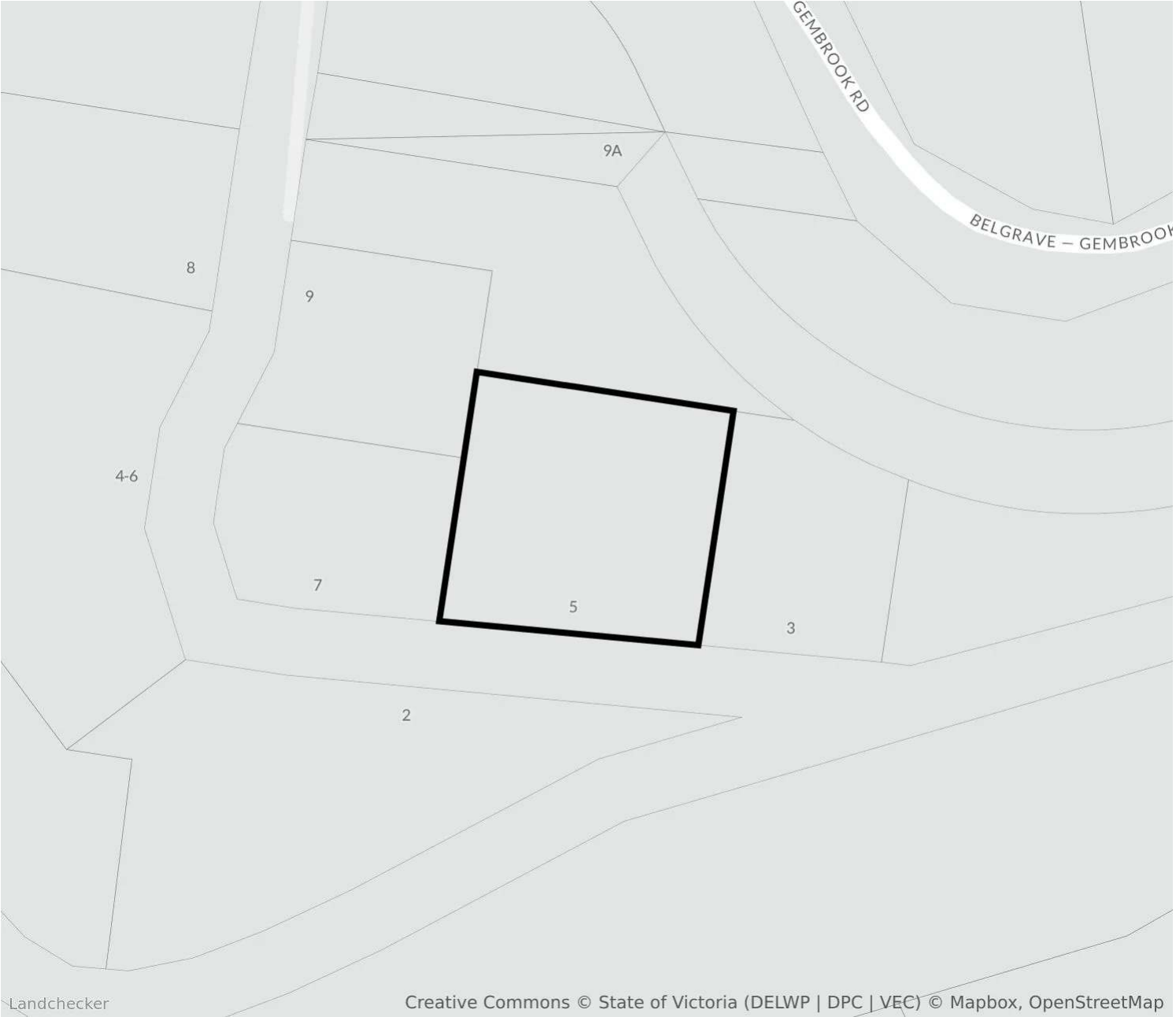
For confirmation and detailed advice about the elevation of the property, please contact CARDINIA council on 1300787624.



Easements

The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact CARDINIA council on 1300787624.

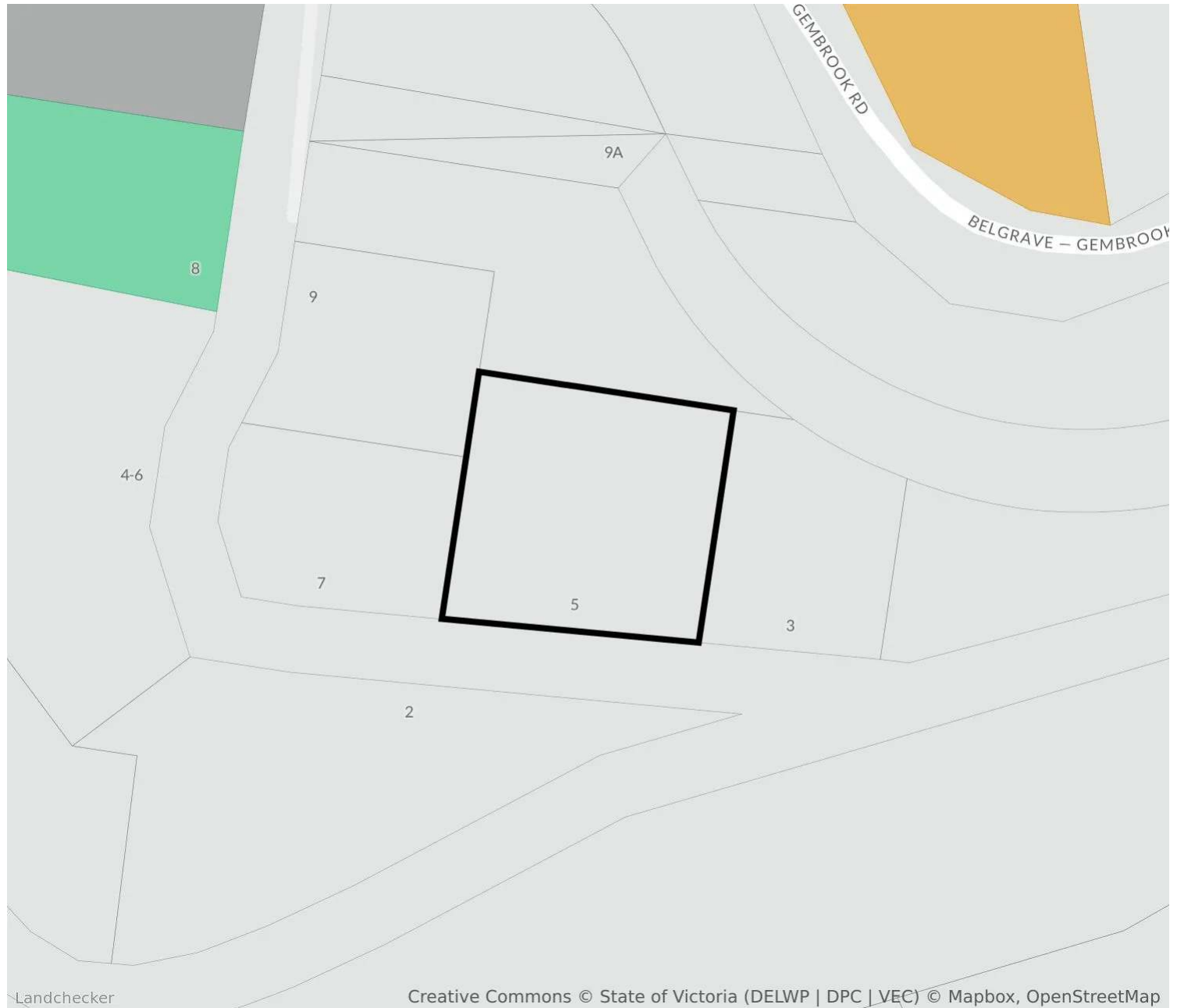


Status	Code	Date	Description
APPROVED	T100564	28/09/2010	Development of the land for an outbuilding.

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

NEARBY PLANNING PERMITS

5 Doonaha Road, Cockatoo Vic 3781



Status	Code	Date	Address	Description
PENDING	T230215	Received 09/05/2023	<u>4 Tymon Road, Cockatoo</u>	On our property we have a 45m manna gum that we have had assessed by an arborist, and the findings are that it is a dead tree that is a danger to life and property; the arborist has recommended that the tree is taken down.
OTHER	T240232	03/02/2025	<u>2 Kilbaha Road, Cockatoo</u>	Development of the land for a dwelling.
OTHER	T230215 (VicSmart)	07/09/2023	<u>4 Tymon Road, Cockatoo</u>	Removal of one (1) native vegetation.
OTHER	T160597 - 1	14/08/2023	<u>11 Aclare Road, Cockatoo</u>	Amendments to planning permit t160597 to delete condition 1 and amend plans.
OTHER	T160597 - PC1	16/01/2023	<u>11 Aclare Road, Cockatoo</u> <u>11 Aclare Road, Cockatoo</u>	T160597 pc1 (con. 01 clp) - plans to comply application.
APPROVED	T200122	13/11/2020	<u>8 Doonaha Road, Cockatoo</u>	Construction of one (1) dwelling, one (1) outbuilding and associated earthworks.

Status	Code	Date	Address	Description
APPROVED	T190144	18/07/2019	<u>Belgrave-Gembrook Road, Gembrook</u> <u>400 Belgrave-Gembrook Road, Gembrook</u>	Alterations and additions to existing sports pavilion.
APPROVED	T160597	10/12/2018	<u>11 Aclare Road, Cockatoo</u> <u>11 Aclare Road, Cockatoo</u>	Three (3) lot subdivision (re-subdivision of existing titles).
APPROVED	T170181	15/08/2017	<u>Belgrave-Gembrook Road, Gembrook</u> <u>Belgrave-Gembrook Road, Gembrook</u>	Vegetation removal.
OTHER	T160080	28/04/2016	<u>11 Aclare Road, Cockatoo</u>	Three (3) lot boundary realignment.
APPROVED	T140559 – PC1	30/09/2015	<u>2 Kilbaha Road, Cockatoo</u>	The development of the land for a dwelling (within a bushfire prone area) and earthworks exceeding one (1) metre.
APPROVED	T140559	24/04/2015	<u>2 Kilbaha Road, Cockatoo</u>	The development of the land for a dwelling (within a bushfire prone area) and earthworks exceeding one (1) metre.
APPROVED	T130163	13/06/2013	<u>39 Lisheen Road, Cockatoo</u>	Development of the land for a carport.
APPROVED	T100564	28/09/2010	<u>5 Doonaha Road, Cockatoo</u>	Development of the land for an outbuilding.
APPROVED	T100271	12/08/2010	<u>9A Doonaha Road, Cockatoo</u>	The removal of three (3) native trees.
APPROVED	T090321	03/09/2009	<u>9 Doonaha Road, Cockatoo</u>	The development of the land for a dependent person's unit generally in accordance with the approved plans.
APPROVED	T070136	06/07/2007	<u>3 Doonaha Road, Cockatoo</u>	Tree removal.
APPROVED	T060017	29/05/2006	<u>3 Tymon Rd, Cockatoo</u>	Creation of easements to enable the construction of the gembrook sewer transfer main.
APPROVED	T060053	31/03/2006	<u>2 Doonaha Rd, Cockatoo</u>	Dwelling extension.

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

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Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.

- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

Can you change how the property is used, or

the buildings on it?

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

There are laws and regulations about how buildings and retaining walls are constructed,

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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