



HERBERT
SMITH
FREEHILLS

Vendor's Statement

39-47 Camden Street, Balaclava
VIC 3183



Vendor's statement Section 32 *Sale of Land Act 1962*

Vendor: City of Port Phillip ABN 21 762 977 945.

Property: 39-47 Camden Street, Balaclava VIC 3183.

Important notices to purchasers:

The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy.

The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

1 Title

Copies of these documents concerning title are attached:

- register search statement for certificates of title volume 1732 folio 339, volume 3840 folio 823, volume 4883 folio 528 and volume 11468 folio 134; and
- title plans 702671Y, 707315V, 696058T and 952966F.

2 Restrictions

- (a) All information concerning any easement, covenant or other similar restriction affecting the property (whether registered or unregistered) is set out in the attached copies of these documents:
- (1) register search statement for certificates of title volume 1732 folio 339, volume 3840 folio 823, volume 4883 folio 528 and volume 11468 folio 134;
 - (2) title plans 702671Y, 707315V, 696058T and 952966F; and
 - (3) information statement issued under section 158 of the Water Act 1989.
- (b) There are no existing failures to comply with the terms of any easement, covenant or other similar restriction.



3 Planning

Important notice to purchasers:

The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy.

Information concerning a planning instrument applying to the property is set out in the attached copy of the planning certificate.

4 Outgoings

- (a) The total amount of any rates, taxes, charges or other similar outgoings affecting the property and any interest payable on any part of them is contained in the attached certificates.
- (b) The property may not be separately rated or assessed for rates and taxes at the date of this statement.
- (c) Apart from the usual adjustments at settlement, there are no other rates, taxes, charges or outgoings for which the purchaser may become liable in consequence of the sale and which the vendor might reasonably be expected to have knowledge of, other than land tax when the purchaser owns the property, depending on how much other land the purchaser owns.

5 Statutory charges

There is no registered or unregistered charge over the property imposed by or under an Act to secure an amount owing.

6 Services

Warning:

The purchaser should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the property.

Information about the supply of the following services:

Service	Connected
Electricity	Available



Service	Connected
Gas	Available
Water	Not available
Sewerage	Available
Telephone	Available

The vendor may disconnect some or all of the above services prior to settlement. The purchaser is responsible for the payment of any connection or reconnection fees in respect of the services.

7 Notices

- (a) To the vendor's knowledge there are no notices, orders, declarations, reports or recommendations of a public authority or government department or approved proposal affecting the property. The vendor has no means of knowing of all decisions of public authorities and government departments affecting the property unless they have been communicated to the vendor.
- (b) In particular, no notice of intention to acquire has been served under section 6 of the *Land Acquisition and Compensation Act 1986*.

8 Building approvals

Copies of all building permits or approvals that have been granted during the last 7 years under the *Building Act 1993* in relation to the residence on the property are attached.

9 Owners corporation

Not applicable.

10 Growth Areas Infrastructure Contribution ("GAIC")

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 *Building Energy Efficiency Disclosure Act 2010* (Cth):

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m² (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 statement but the checklist may be attached as a matter of convenience.



Date of this statement:

Signed by the vendor
or on behalf of the vendor
with the vendor's authority

The purchaser acknowledges being given a copy of this statement signed by the vendor before the purchaser signed any contract concerning the property.

Date of this acknowledgment:

Signed by the purchaser
or on behalf of the purchaser
with the purchaser's authority

Register Search Statement - Volume 1732 Folio 339

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

VOLUME 01732 FOLIO 339

Security no : 124089583430K
Produced 29/04/2021 12:02 PM

LAND DESCRIPTION

Lot 1 on Title Plan 702671Y.
PARENT TITLE Volume 01033 Folio 447
Created by instrument 153647 02/09/1885

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PORT PHILLIP CITY COUNCIL of 99A CARLISLE STREET ST KILDA VIC 3182
AK643897B 09/10/2013

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 TP702671Y 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: 39-47 CAMDEN STREET BALACLAVA VIC 3183

ADMINISTRATIVE NOTICES

NIL

eCT Control 09917S PORT PHILLIP CITY COUNCIL
Effective from 10/10/2013

DOCUMENT END

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of Victoria to provide this information
via LANDATA® System. Delivered at 29/04/2021, for Order Number 67805358. Your reference: HS 82708054.

TITLE PLAN		EDITION 1	TP 702671Y
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Location of Land

Parish: AT ST. KILDA PARISH OF PRAHRAN

Township:

Section:

Crown Allotment:

Crown Portion: 136A (PT)

Last Plan Reference:

Derived From: VOL 1732 FOL 339

Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 07-12-2000

VERIFIED: A.D.

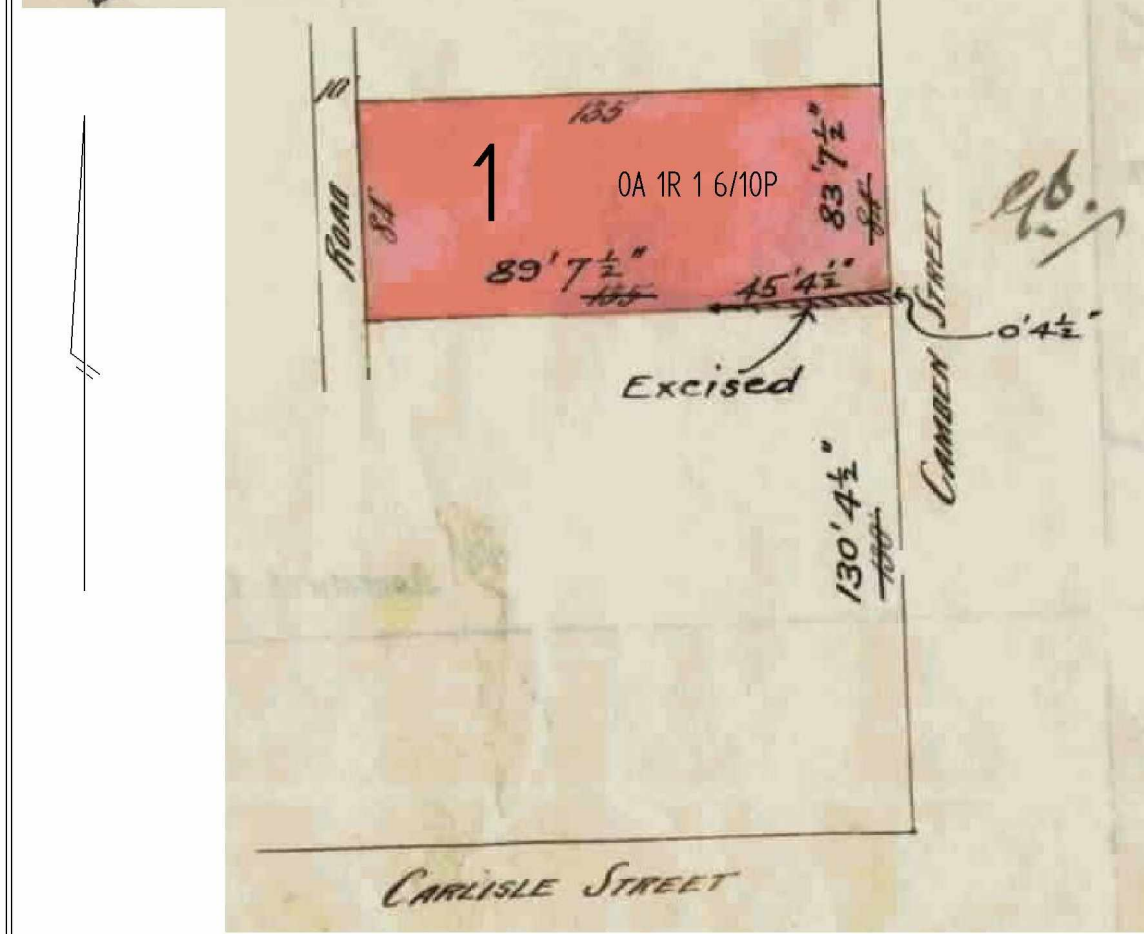
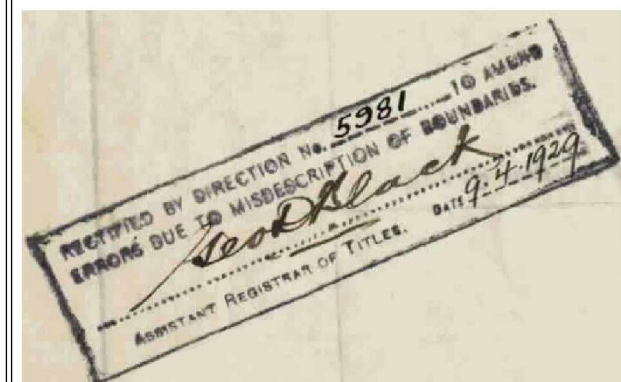


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 136A (PT)

Register Search Statement - Volume 3840 Folio 823

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

VOLUME 03840 FOLIO 823

Security no : 124089583433G
Produced 29/04/2021 12:02 PM

LAND DESCRIPTION

Lot 1 on Title Plan 707315V.
Created by Application No. 041230 31/10/1914

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PORT PHILLIP CITY COUNCIL of 99A CARLISLE STREET ST KILDA VIC 3182
AK643897B 09/10/2013

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 TP707315V 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: 39-47 CAMDEN STREET BALACLAVA VIC 3183

ADMINISTRATIVE NOTICES

NIL

eCT Control 09917S PORT PHILLIP CITY COUNCIL
Effective from 10/10/2013

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 707315V
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Location of Land Parish: AT EAST ST. KILDA PARISH OF PRAHRAN Township: Section: Crown Allotment: Crown Portion: 136A (PT) Last Plan Reference: Derived From: VOL 3840 FOL 823 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 08/12/2000 VERIFIED: HG
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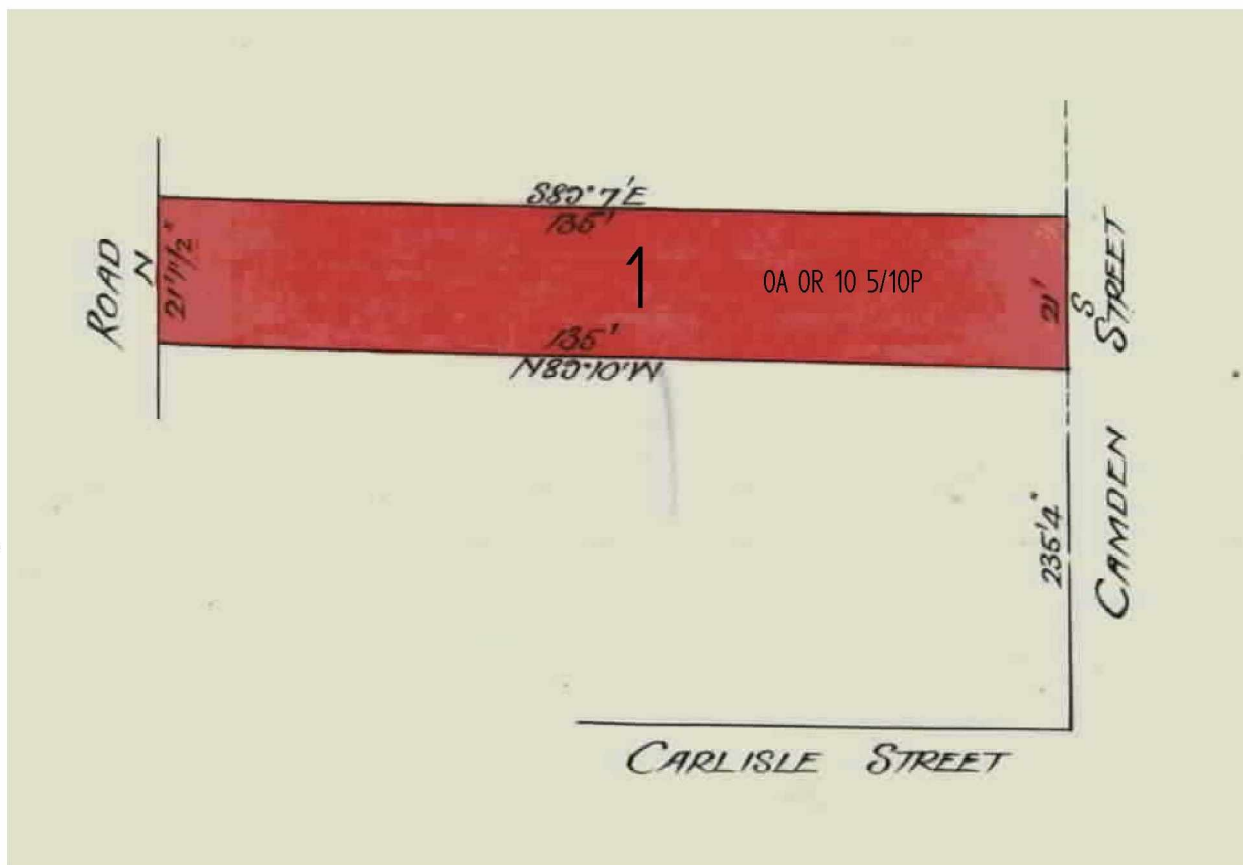


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 136A (PT)

Register Search Statement - Volume 4883 Folio 528

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

VOLUME 04883 FOLIO 528

Security no : 124089583437B
Produced 29/04/2021 12:02 PM

LAND DESCRIPTION

Lot 1 on Title Plan 696058T.
PARENT TITLE Volume 03840 Folio 920
Created by instrument 1173112 03/07/1924

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PORT PHILLIP CITY COUNCIL of 99A CARLISLE STREET ST KILDA VIC 3182
AK643897B 09/10/2013

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 TP696058T 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: 39-47 CAMDEN STREET BALACLAVA VIC 3183

ADMINISTRATIVE NOTICES

NIL

eCT Control 09917S PORT PHILLIP CITY COUNCIL
Effective from 10/10/2013

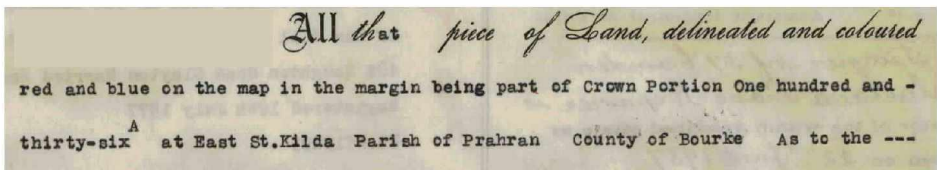
DOCUMENT END

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via LANDATA® System. Delivered at 29/04/2021, for Order Number 67805358. Your reference: HS 82708054.

TITLE PLAN	EDITION 1	TP 696058T
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Location of Land Parish: AT EAST ST KILDA PARISH OF PRAHRAN Township: Section: Crown Allotment: Crown Portion: 136A (PT) Last Plan Reference: Derived From: VOL 4883 FOL 528 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information  <p><i>All that piece of Land, delineated and coloured red and blue on the map in the margin being part of Crown Portion One hundred and - thirty-six^A at East St.Kilda Parish of Prahran County of Bourke As to the --- land colored blue Together with the use of the party wall which was on the 16th -- day of June 1924 standing on the land colored yellow on the said map - - - - -</i></p>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21/11/2000 VERIFIED: C.L.
--	--

ENCUMBRANCES REFERRED TO.

As to the land colored blue ---
 THE PARTY WALL EASEMENT reserved by Instrument of Transfer No.1173112 in the Register Book----

COLOUR CODE

R = RED
 BL = BLUE
 Y = YELLOW

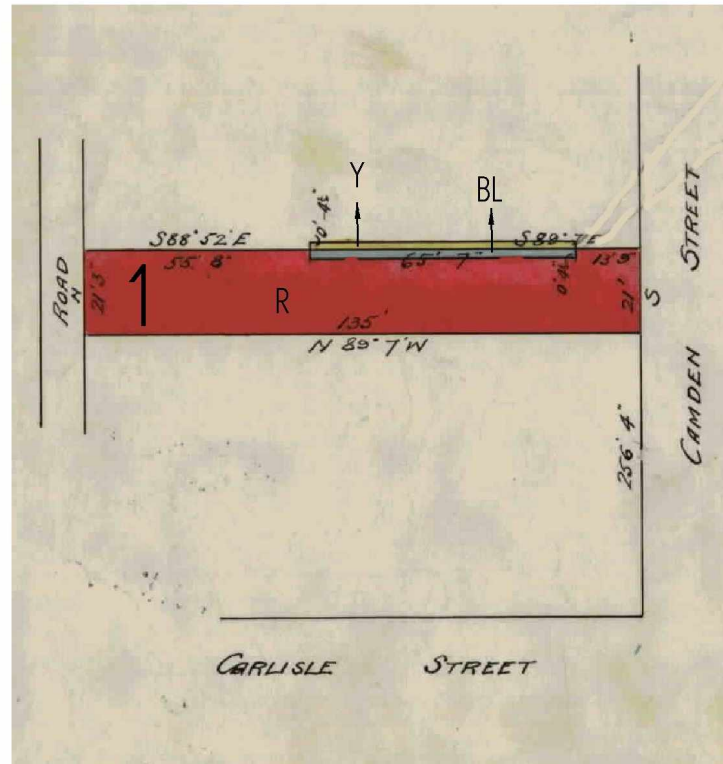


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 136A (PT)

Register Search Statement - Volume 11468 Folio 134

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

VOLUME 11468 FOLIO 134

Security no : 124089583439A
Produced 29/04/2021 12:02 PM

LAND DESCRIPTION

Lot 1 on Title Plan 952966F.
Created by Application No. 115134L 18/09/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PORT PHILLIP CITY COUNCIL of 99A CARLISLE STREET ST KILDA VIC 3182
Application No. 115134L 18/09/2013

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP952966F 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 09917S PORT PHILLIP CITY COUNCIL
Effective from 15/01/2014

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 29/04/2021, for Order Number 67805358. Your reference: HS 82708054.

AP115134L

18/09/2013

\$0 23



APPLICATION

*to bring land under the operation of the
Transfer of Land Act 1958*

SECTION 23 Transfer of Land Act 1958

Lodged by:

Name: CITY-OF-PORT-PHILLIP

Address: PRIVATE-BAG-3-ST-KILDA 382

Phone: _____

Ref: _____

Customer Code: 9917S _____

The Applicant applies to bring the land under the operation of the Act.

LAND: in Conveyance Book 312 No 660

APPLICANT:

(name & address) — CITY-OF-PORT-PHILLIP-COUNCIL of 99a Carlisle-Street
St. Kilda 3182

DATE:

18/9/2013

SIGNED:

For the Applicant

TITLE PLAN			EDITION 1	TP952966F	
LOCATION OF LAND PARISH: PRAHRAN TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 136A (PT) LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL			NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.		
EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.				THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: MS Date: 14/1/2014 Assistant Registrar of Titles	
Easement Reference	Purpose / Authority	Width (Metres)	Origin		
<p style="text-align: center;">LOT 1</p> <p style="text-align: center;">90°00' 41.15 41.15 270°00'</p> <p style="text-align: center;">0°00' 6.40 6.40 180°00'</p> <p style="text-align: center;">65.23</p> <p style="text-align: center;">CAMDEN STREET</p> <p style="text-align: center;">CARLISLE STREET</p>					
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: AP115134L		DEALING CODE: 23	
GOVERNMENT GAZETTE No:				SHEET 1 OF 1	

APPLICATION BY SUCCESSOR CORPORATION

Section 59A Transfer of Land Act 1958

Lodged by:


Name: **PORT PHILLIP CITY COUNCIL**

Phone: _____

Address: _____

Ref: _____

Customer Code: **9917S**

Private The i collec used i public in the	AK643897B
	09/10/2013 \$226 59
	

MADE AVAILABLE / CHANGE CONTROL
Office Use Only

The applicant, being the successor in law to the registered proprietor, applies to be registered as proprietor of the estate and interest of the former body corporate in the land described.

Land: *(title, mortgage, charge or lease)*

SEE ATTACHED SCHEDULE

Applicant: *(full name and address including postcode)*

PORT PHILLIP CITY COUNCIL

Grounds of Application:

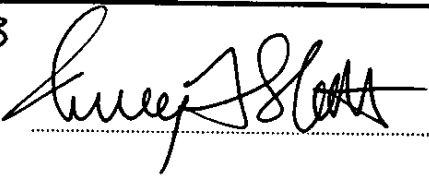
SUCCESSOR IN LAW TO THE REGISTERED PROPRIETOR

Registered Proprietor: *(full name(s) of former body corporate)*

SEE CERTIFICATE ATTACHED

Dated: **30 SEPTEMBER 2013**

Signature of applicant



or

Signature of Australian Legal Practitioner
under the *Legal Profession Act 2004*
for applicant

59A

ORDER TO REGISTER
Please register and issue title to

Signed

Cust. Code:

THE BACK OF THIS FORM MUST NOT BE USED
Land Victoria, 570 Bourke St, Melbourne, 3000

AK643897B

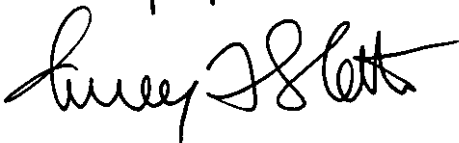
09/10/2013 \$226 59


**CERTIFICATE PURSUANT TO
SECTION 59A (2) OF THE TRANSFER OF LAND ACT 1958**

I, **TRACEY SLATTER** certify that:

1. I am the Chief Executive Officer of the **PORT PHILLIP CITY COUNCIL**
2. The successor body is the successor at law to the body or bodies listed below ("the former body").
3. The property, rights or liabilities of the former body have been vested by operation of law in, or become the property, rights and liabilities of, the successor body.

Dated : **30/9/13**

Signed: 

Name(s) of former body or bodies:

THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF PORT MELBOURNE

PORT MELBOURNE CITY COUNCIL

THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF SOUTH MELBOURNE

SOUTH MELBOURNE CITY COUNCIL

THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF ST KILDA

ST KILDA CITY COUNCIL

THE MAYOR COUNCILLORS AND BURGESSES OF THE BOROUGH OF ST KILDA

THE MAYOR COUNCILLORS AND BURGESSES OF THE BOROUGH OF EMERALD HILL

AK643897B

09/10/2013 \$226 59



0149/678	2500/864	3963/453	4632/217	5617/351	6594/750	8296/878	9148/893	9435/192	9740/191	11122/493
0234/715	2561/141	3971/064	4648/550	5705/869	6648/556	8304/435	9198/975	9463/340	9751/961	11122/494
0264/684	2709/632	3980/895	4652/231	5741/038	6732/230	8352/404	9198/981	9474/330	9800/720	11131/057
0264/685	2724/668	3998/600	4778/488	5752/360	6921/099	8382/561	9201/922	9484/480	9800/721	11188/031
0270/993	2730/841	4014/686	4883/528	5830/983	7096/160	8422/094	9221/188	9505/414	9800/722	11188/032
0358/578	2818/437	4014/696	4943/524	5853/461	7146/125	8435/978	9249/887	9505/415	9830/297	11283/605
0363/506	2818/541	4016/104	4967/363	5855/806	7162/344	8438/217	9260/745	9508/531	9881/620	
0371/126	2893/433	4016/142	4982/260	5896/123	7210/873	8474/423	9271/793	9526/083A	9902/250	
0410/810	2913/536	4054/616	4987/314	5917/285	7212/212	8474/424	9274/386	9526/084	9904/495	
0523/574	3025/880	4069/683	4996/070	5928/437	7218/536	8474/425	9278/166	9538/960	9904/496	
0726/166	3045/919	4081/050	5010/921	5932/242	7341/042	8687/235	9278/566	9549/518	9904/498	
0939/750	3146/161	4085/850	5011/179	5941/051	7379/695	8711/752	9278/930	9550/829	9904/500	
1142/363	3229/626	4103/474	5070/855	5968/409	7515/011	8733/099	9278/931	9551/170	9904/501	
1245/994	3307/227	4128/467	5110/853	5973/578	7538/104	8744/423	9278/932	9562/503	9904/510	
1250/890	3342/296	4139/782	5113/490	5974/747	7670/135	8746/708	9278/933	9562/504	9904/511	
1488/585	3378/504	4162/234	5170/941	5987/251	7788/052	8753/221	9278/934	9562/505	9915/286	
1497/326	3378/505	4172/324	5176/178	6044/669	7946/199	8780/694	9278/935	9562/506	9915/375	
1559/692	3386/133	4208/564	5197/255	6048/439	8041/322	8782/637	9278/936	9562/507	9924/639	
1577/326	3397/304	4227/228	5220/900	6049/690	8079/918	8783/252	9278/937	9562/508	9934/255	
1671/129	3412/302	4277/316	5221/024	6172/287	8090/725	8785/075	9300/090	9562/509	10070/752	
1732/339	3550/961	4326/163	5272/202	6274/720	8095/445	8830/170	9302/586	9562/510	10089/027	
1793/517	3652/255	4346/145	5272/203	6325/843	8178/149	8874/570	9313/034	9575/820	10089/180	
1839/786	3728/538	4370/805	5272/204	6343/416	8179/787	8913/703	9313/035	9583/143	10094/667	
1843/467	3734/603	4404/799	5291/118	6344/746	8183/508	8916/880	9340/512	9612/916	10126/084	
1885/850	3742/361	4411/064	5314/693	6380/855	8196/673	8945/008	9358/587	9620/138	10162/265	
2035/880	3797/374	4422/270	5389/652	6385/864	8203/821	8950/640	9361/862	9622/780	10168/886	
2111/090	3803/417	4463/477	5461/032	6392/386	823/483	8958/714	9366/689	9646/811	10168/890	
2126/103	3840/823	4507/286	5503/463	6458/425	8244/069	9029/312	9366/690	9646/812	10168/891	
2176/073	3851/109	4513/477	5507/310	6507/281	8248/538	9067/688	9374/200	9648/742	10168/892	
2242/244	3867/256	4573/422	5517/341	6526/152	8249/002	9080/497	9374/201	9690/293	10168/893	
2265/901	3910/999	4573/423	5520/824	6543/596	8256/017	9112/115	9374/802	9703/682	10168/898	
2437/239	3929/689	4603/477	5576/122	6567/372	8256/232	9138/072	9412/654	9725/527	10175/640	
2454/644	3947/207	4632/216	5609/618	6584/636	8271/246	9144/538	9425/491	9735/633	10201/941	

Planning Certificate

PROPERTY DETAILS

Property Address: 39-47 Camden Street BALACLAVA VIC 3183

Title Particulars: Vol 1732 Fol 339; Vol 3840 Fol 823; Vol 4883 Fol 528; Vol 11468 Fol 134

Vendor: PORT PHILLIP CITY COUNCIL

Purchaser: N/A

Certificate No: 67805708

Date: 30/04/2021

Matter Ref: HS 82708054

Client: Herbert Smith Freehills

MUNICIPALITY

PORT PHILLIP

PLANNING SCHEME

PORT PHILLIP PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

PORT PHILLIP CITY COUNCIL

ZONE

COMMERCIAL 1 ZONE

ABUTTAL TO A ROAD ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE

OVERLAY

DESIGN AND DEVELOPMENT OVERLAY: DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 21

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY: NOT APPLICABLE

DEVELOPMENT PLAN OVERLAY: NOT APPLICABLE

ENVIRONMENTAL AUDIT OVERLAY: NOT APPLICABLE

ENVIRONMENTAL SIGNIFICANCE OVERLAY: NOT APPLICABLE

HERITAGE OVERLAY: NOT APPLICABLE

PUBLIC ACQUISITION OVERLAY: NOT APPLICABLE

SIGNIFICANT LANDSCAPE OVERLAY: NOT APPLICABLE

SPECIAL BUILDING OVERLAY: SPECIAL BUILDING OVERLAY - SCHEDULE 1

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: NOT APPLICABLE

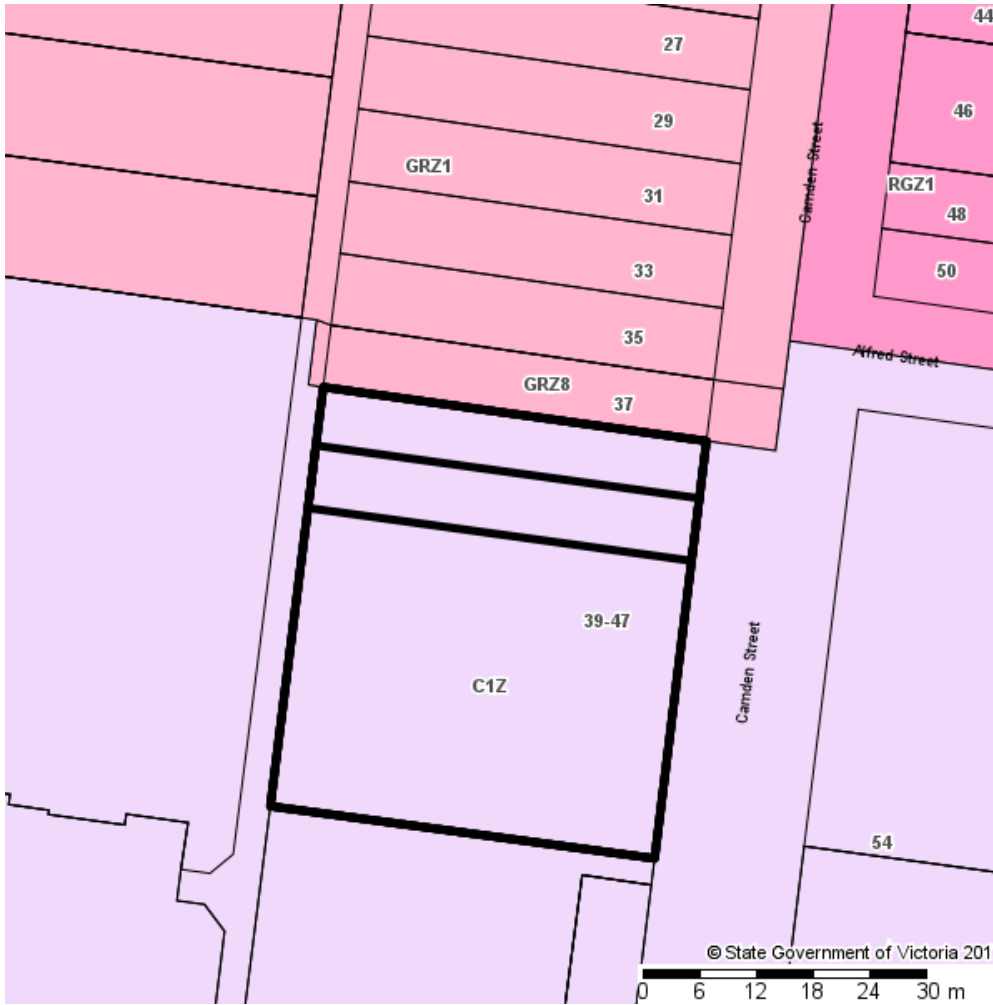
PROPOSED PLANNING SCHEME AMENDMENTS

NOT APPLICABLE

ADDITIONAL INFORMATION

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

PLANNING ZONE MAP



- ZONING**
- COMMERCIAL 1 ZONE
 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1
 - GENERAL RESIDENTIAL ZONE - SCHEDULE 8
 - RESIDENTIAL GROWTH ZONE - SCHEDULE 1

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and SAI Global Property Division Pty Ltd does not accept any liability to any person for the information provided.

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Disclaimer: The information source for each entry on this certificate has been checked and if not shown on this report, is not applicable. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land.

Property Clearance Certificate

Taxation Administration Act 1997



HERBERT SMITH FREEHILLS VIA SAI GLOBAL PROPERTY
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 67805708:103223994

Certificate No: 46915986

Issue Date: 03 MAY 2021

Enquiries: SXS14

Land Address: 39 -47 CAMDEN STREET BALACLAVA VIC 3183

Land Id	Lot	Plan	Volume	Folio	Tax Payable
23755294	1	702671	1732	339	\$0.00
	1	696058	3840	823	

Vendor: PORT PHILIP CITY COUNCIL

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
PORT PHILLIP CITY COUNCIL	2021	\$6,500,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX municipality.

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.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$6,500,000

SITE VALUE: \$6,500,000

AMOUNT PAYABLE: \$0.00

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

Certificate No: 46915986

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 = \$103,725.00

Taxable Value = \$6,500,000

Calculated as \$24,975 plus (\$6,500,000 - \$3,000,000)
multiplied by 2.250 cents.

Property Clearance Certificate - Payment Options

BPAY




Billers Code: 5249
Ref: 46915986

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: 46915986

Visa or Mastercard

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

sro.vic.gov.au/paylandtax



**LAND INFORMATION CERTIFICATE
(Section 229 LGA 1989)
AND
VALUATION CERTIFICATE
(Section 13DJ VLA 1960)**

Certificate No: 5421/2021
Assess No: 95818
Issue Date: 06-May-2021

ABN 21 762 977 945

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

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

**SAI GLOBAL PROPERTY DIVISION PTY LTD
PO BOX 5420
SYDNEY NSW 2001**

Your Ref: 67805708:103223988:72581

<u>Property</u>	<u>Title Details</u>
39-47 Camden Street, BALACLAVA VIC 3183	4883 528 3840 823 11468 134 1732 339 Car Park-Open Air Lot 1 TP 696058T Lot 1 TP 707315V Lot 1 TP 702671Y Lot 1 TP 952966F

Level of Valuation Date: 01 Jan 2020

Valuation Effective Date: 01 Jul 2020

Site Value	Capital Improved Value	Net Annual Value
\$6,500,000	\$6,500,000	\$325,000

1 July 2020 to 30 June 2021

Levy for Year Ending 30 June 2021 – Due 15 Feb 2021		
General Rate	\$	0.00
Fire Services Property Levy	\$	4,201.50
Special Rate (if applicable)	\$	0.00
Waste Bin Charge (if applicable)	\$	0.00
Arrears and Additional Charges/Adjustments		
Arrears: Inc. General Rate, Interest, Legal Costs & Special Rate (if applicable) to 30 Jun 2020	\$	0.00
Current Interest as at 06 May 2021	\$	118.25
Current Legal Charges	\$	0.00
Less Rates and Payments		
Rebates (inc. \$50 Fire Services Property Levy Rebate, if eligible)	\$	0.00
Payments (subject to clearance)	\$	0.00
Refunds	\$	0.00
TOTAL DUE	\$	4,319.75

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

Important Note regarding Parking Permits: Not all residential properties are eligible for some parking permit types. As of 1 October 2002, Council's **No Parking Permit Policy** was extended to include all new residential developments where the number of households increased on a property, irrespective of the level of off street parking provided. For further information please visit www.portphillip.vic.gov.au/resident-visitor-foreshore-parking-permits.htm ☎ Assist on 03 9209 6777.

<p>PEXA Payments Biller Code: 8672 Reference: 0500 0095 8184 Please email Notice of Acquisition to: rates@portphillip.vic.gov.au</p>



**LAND INFORMATION CERTIFICATE
(Section 229 LGA 1989)
AND
VALUATION CERTIFICATE
(Section 13DJ VLA 1960)**

Certificate No: 5421/2021
Assess No: 95818
Issue Date: 06-May-2021

ABN 21 762 977 945

Specified Flood Level

There has been no specified flood level recorded for this property pursuant to the provisions of Section 229 of the *Local Government Act 1989*. Please note that this does not infer that the building or land is not in an area that is subject to flooding pursuant to Regulation 802 & 806 of the *Building Regulations 2006*.

Designated Flood Level/ Land Liable to Flooding

A Certificate issued pursuant to Regulation 326(2) of the *Building Regulations 2006* may be obtained from Councils Building Department. This Certificate will advise if the building or land is in an area that is liable to flooding within the meaning of Regulation 802 or is in an area of designated land or works within the meaning of Regulation 806 of the *Building Regulations 2006*. For further information contact the City of Port Phillip Building Department on ☎ (03) 9209 6253.

Notices and Orders

The following notices and orders on the land with continuing application under the Local Government Act 1958, Local Government Act 1989 or under a Local Law or By-Law of the Council:

No Notices/Orders Applicable

Cultural and Recreation Lands Act 1963

The potential liability for rates under the Cultural and Recreational Land Act 1963

Total Liability:
\$ NIL

Moneys owed under section 227 of the Local Government Act 1989 and for works under the Local Government Act 1958, Section 18 of the Subdivision Act 1988

Total Money Owed:
\$ NIL

Potential Liability for Land to become Rateable under section 173 or 174A of the Local Government Act 1989

Total Liability:
\$ NIL

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

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

Disclaimer

After the issue of this certificate, Council may be prepared to provide up-to-date verbal information to the applicant about matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information.

Council will require a new certificate to be applied for at the expiry of 3 Months after the date of this Land Information Certificate.

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

For further information contact: ☎ (03) 9209 6777

CHIEF FINANCIAL OFFICER
City of Port Phillip

SAI Global
E-mail:
property.certificates@saiglobal.com

Statement for property:
CAR PARK 39-47 CAMDEN STREET
BALACLAVA 3183

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
10F//03871/41	67805708:103223997	03 MAY 2021	38772248

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) By South East Water

TOTAL UNPAID BALANCE \$0.00

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

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

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

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

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

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

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

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

Melbourne Water provides main drainage services to this property, consistent with the standards that applied at the time Melbourne Water drainage system was constructed. In the event of a storm exceeding the design capacity of the underground drain /open drain, this property will be affected by overland flows. The estimated flood level for this property that has a probability of 1% in any one year is RL 6.06 metres to Australian Height Datum (AHD). A licensed surveyor should be engaged to determine the exact effect of the applicable flood level on the property. For any further information contact Melbourne Water on 9679-7517.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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

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

Important Warnings

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

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

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.

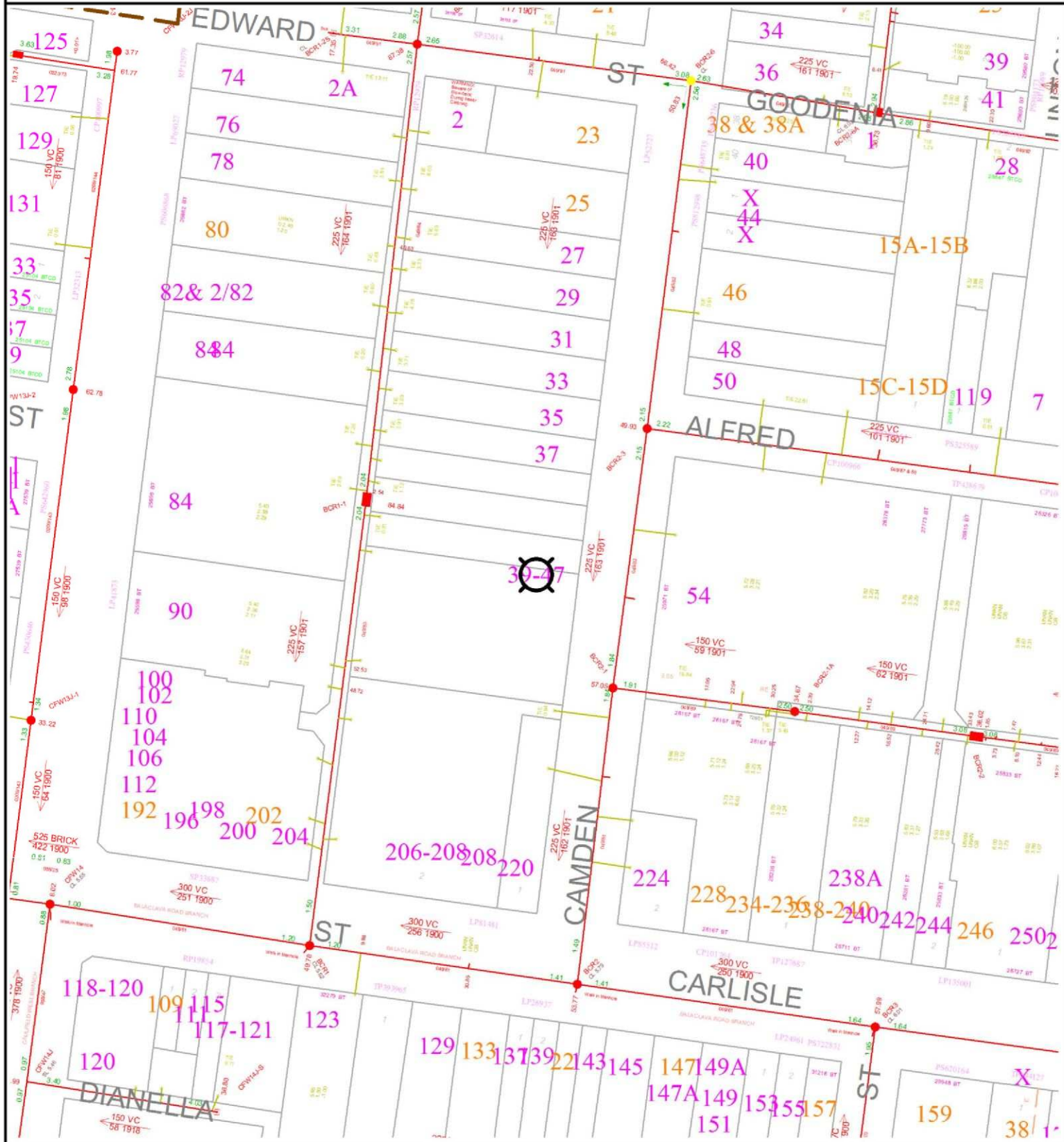
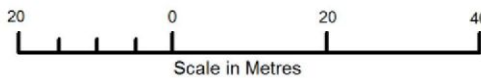
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:



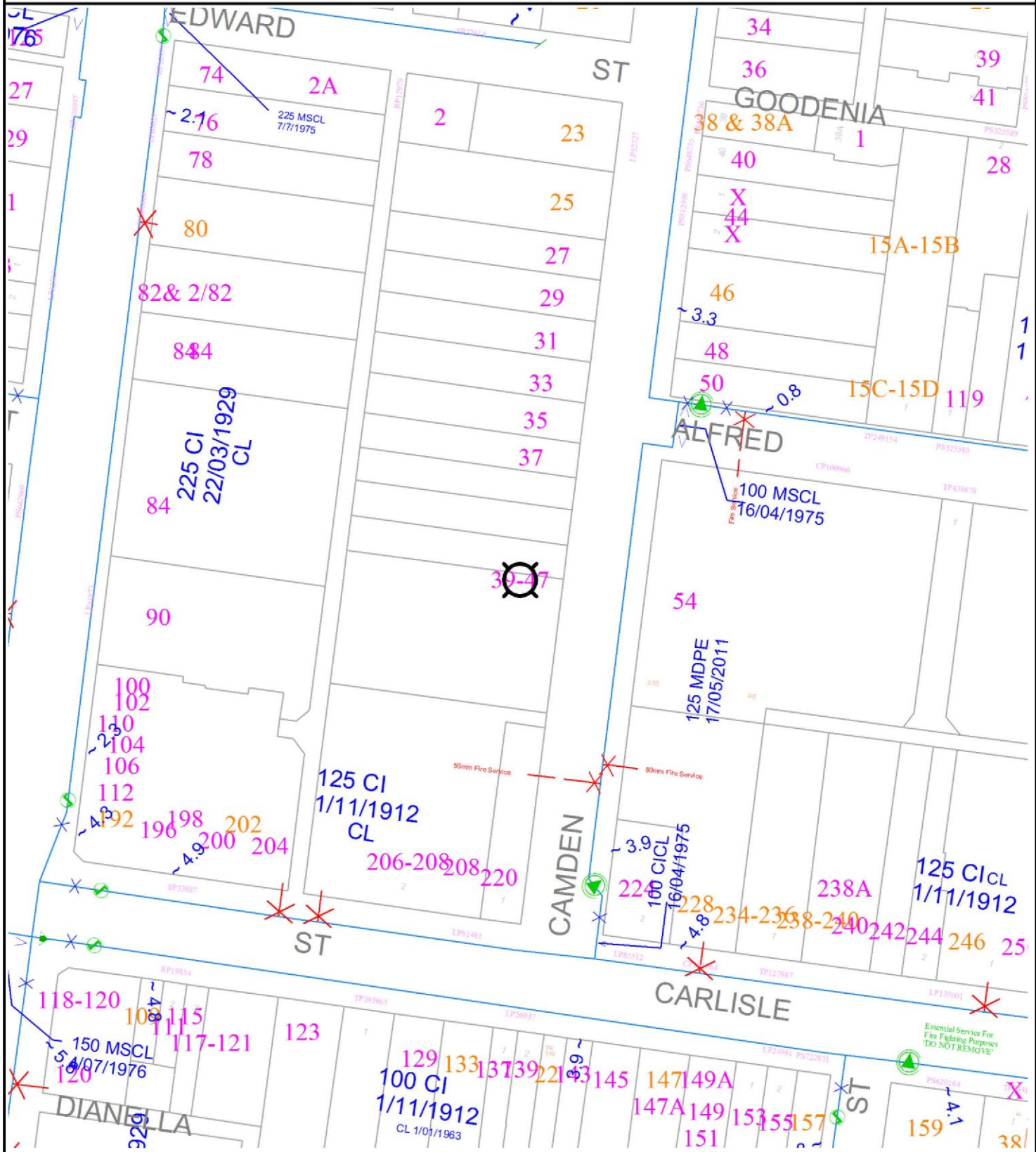
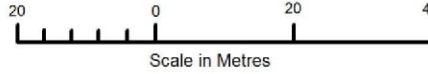
MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



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

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

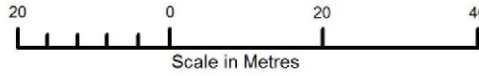


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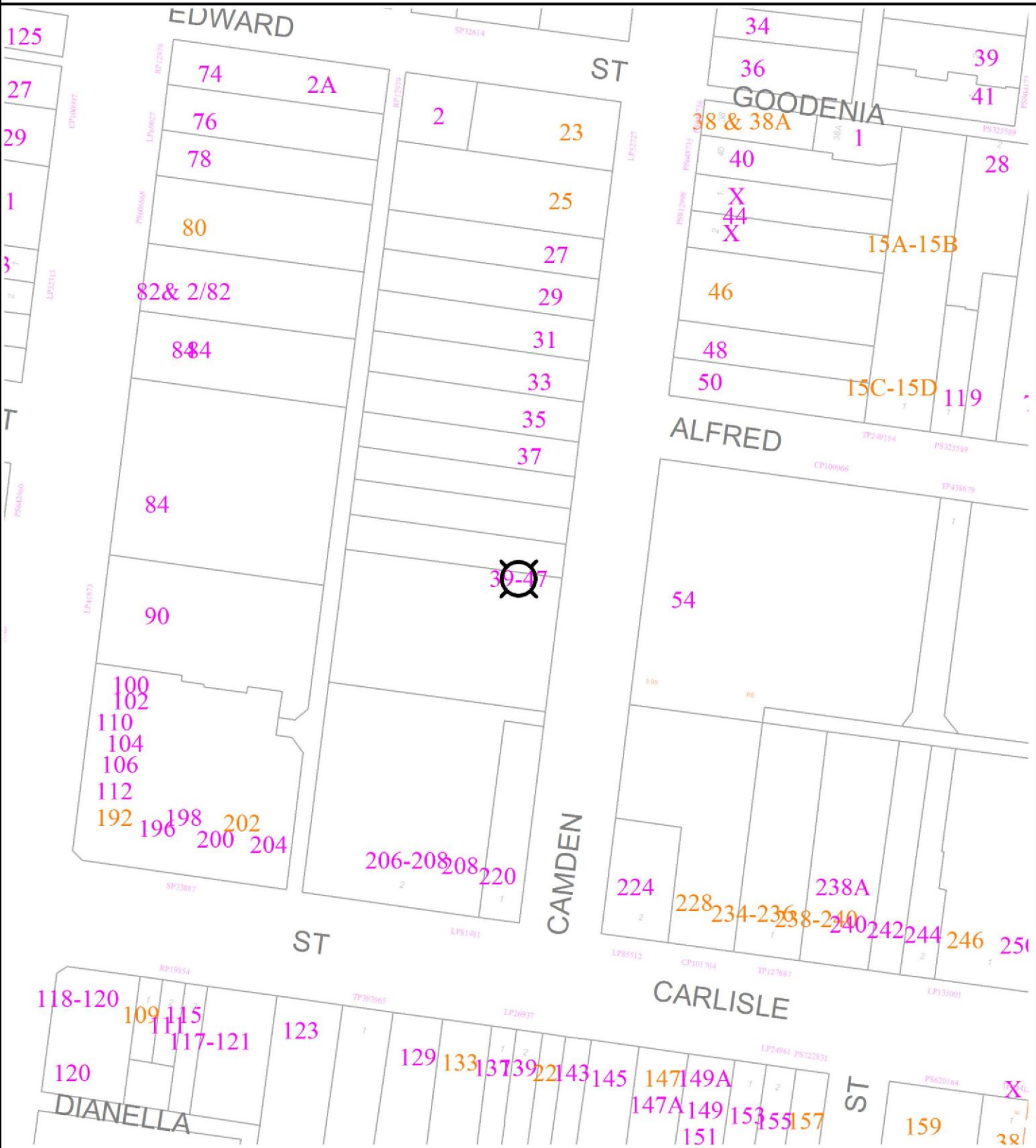
LEGEND	
	Title/Road Boundary
	Proposed Title/Road
	Easement
	Subject Property
	Water Main Valve
	Water Main & Services
	Hydrant
	Fireplug/Washout
	~ 1.0 Offset from Boundary



Case Number: 38772248



Date: 03MAY2021



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

LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
			~ 1.0 Offset from Boundary

Your Ref: 67805708:103223998:72657
Enquiries to Building: (03) 9209 6253
Building Regulations 2018: Part 4 – Building Permits r51(1)



ABN 21 762 977 945

3 May 2021

SAI GLOBAL PROPERTY DIVISION PTY LTD
PO BOX 5420
SYDNEY NSW 2001

Dear Sir/Madam,

RE: Building Information Details for 39-47 Camden Street, BALACLAVA VIC 3183

I refer to your property enquiry concerning the above property and according to our records no building approvals or Certificate of Occupancy/Final Inspection have been issued to the property in the last ten (10) years.

There are no outstanding building notices or orders for this property.

For enquiries please contact the **Building Helpdesk on (03) 9209 6253**.

For copies of plans and documents please contact the **Building Records Officer on (03) 9209 6242** (please note application charges apply).

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Bill Yannelis'.

Bill Yannelis
Municipal Building Surveyor

Note:

1. A Certificate of Occupancy is issued for the following building construction:
 - a) New Buildings
 - b) Total refurbishment's associated with a change of use of the building and where extensive alterations and additions have been carried out.
2. A Certificate of Occupancy is not issued for:
 - a) Minor alterations and additions and Tenancy fit outs.

Your Ref: 67805708:103223999:72655
Enquiries To: (03) 9209 6253
Our Reference: 1113/2014



7 May 2021

SAI GLOBAL PROPERTY DIVISION PTY LTD
PO BOX 5420
SYDNEY NSW 2001

ABN 21 762 977 945

Dear Sir/Madam,

Re: Property Information Details for 39-47 Camden Street, BALACLAVA VIC 3183

Termite Area:	YES	Melbourne Water SBO1* or Flood Zone (Reg 153)	YES
Alpine Area:	NO	Council SBO2* Flood Zone (Reg 153)	NO
Sewered:	YES	Melbourne Water SBO3* or Flood Zone (Reg 153)	NO
Council Flood Zone (Reg 154)	NO	Council Flood Zone (Reg 153)	NO

*SBO – Special Building Overlay (the natural path that water follows when runoff from heavy rainfall exceeds the capacity of an underground drainage system under the responsibility of either Melbourne Water or Council).

A Town Planning Permit may need to be obtained for building works at this property. Confirmation of such requirements may be given by contacting Councils Planning Department on (03) 9209 6424.

For further information on flood or overlay details contact:

Melbourne Water enquiries:

131 722

City of Port Phillip Development & Drainage Engineer:

(03) 9209 6865

Additional information not specified above may require written owners consent and fee dependant on the request.

For enquiries, regarding this certificate please contact:

- **Building Helpdesk on (03) 9209 6253.**
- To apply for copies of plans and documents, please contact the **Building Records Officer on (03) 9209 6242** or visit our website <http://www.portphillip.vic.gov.au/>.

Yours sincerely

Bill Yannelis
Municipal Building Surveyor

Asset Protection Permit

A builder must:

- (a) obtain an Asset Protection Permit before carrying out the building work or allowing the building work to be carried out on land; and
- (b) not carry out or allow to be carried out building work on that land unless an Asset Protection permit has been obtained.

Applications can be downloaded at http://www.portphillip.vic.gov.au/asset_protection_permit.html

Enquiries to be directed to: **PH: 03 9209 6259 FAX: 03 9536 2745 EMAIL: devpermits@portphillip.vic.gov.au**

Roads Certificate



PROPERTY DETAILS

Property Address: 39-47 Camden Street BALACLAVA VIC 3183

Title Particulars: Vol 4883 Fol 528; Vol 3840 Fol 823; Vol 1732 Fol 339; Vol 11468 Fol 134

Vendor: PORT PHILIP CITY COUNCIL

Purchaser: N/A

Certificate No: 68001214

Date: 12/05/2021

Matter Ref: 82708054

Client: Herbert Smith Freehills



MUNICIPALITY

PORT PHILLIP



ADVICE OF APPROVED VICROADS PROPOSALS

VICROADS HAS NO APPROVED PROPOSAL 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.

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Disclaimer: Refer to the Planning Certificate for details of land reserved in the Planning Scheme for Road Proposals. VicRoads have advised that investigative studies exist which may form part of information provided on VicRoads certificates.

EPA Priority Sites Register Extract



Client: Herbert Smith Freehills
DX: 240 Melbourne

Client Ref: HS 82708054
Certificate No: 67805708:103224001

Property Inquiry Details:

Street Address: 39-47 CAMDEN Street
Suburb: BALACLAVA
Map Reference: Melways Edition 39, Map No:58, Grid Letter: D, Grid Number: 11

Date of Search: 29/04/2021

Priority Sites Register Report:

A search of the Priority Sites Register **for the above map reference**, 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 date last notified by the EPA.

Important Information about the Priority Sites Register:

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

- EPA has requirements for active management of land and groundwater contamination; 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.

Where EPA has requirements for active management of land and/or groundwater, appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites that are 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. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

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 for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA information bulletin: Priority Sites Register (EPA Publication 735, December 2000). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre
200 Victoria Street, Carlton 3053
Tel: 1300 372 842 Email:foi@epa.vic.gov.au

The information contained in this Extract of the Priority Sites Register may not be used for resale or for the preparation of mailing lists or for direct marketing. Any contravention of this notice will result in immediate revocation of access (including future access) to information contained on the Priority Sites Register.

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The information contained in this document has been sourced from the Environment Protection Authority who provides the Priority Sites Register information based only on the map reference entered when ordering this extract. Please ensure that you have used the correct edition of the directory and have entered the map reference correctly. SAI Global Property Division Pty Ltd does not warrant the accuracy or completeness of information provided by the EPA and therefore expressly disclaim liability arising from the use of this information.

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

SAI Global Property

CERTIFICATE NO:
48151373

PROPERTY ADDRESS:
39 - 47 CAMDEN STREET BALACLAVA

PARCEL DESCRIPTION:
Lot 1 TP696058T; Lot 1 TP702671Y; Lot 1 TP707315V

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



Ainsley Thompson
Heritage Officer (Registry)

(as delegate for Steven Avery, Executive Director, Heritage Victoria, pursuant to the instrument of delegation)

DATED: 10 May 2021

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

29 April 2021



6 Parliament Place
East Melbourne
VIC 3002

Herbert Smith Freehills via SAI Global Property

c/- Dye & Durham Property Pty Ltd
PO BOX A2151
SYDNEY SOUTH NSW 1235

Email: conservation@nattrust.com.au
Web: www.nationaltrust.org.au

T 03 9656 9818

Re: VOL 1732 FOLIO 339 VOL 3840 FOLIO 823 VOL 4883 FOLIO 528 VOL
11468 FOLIO 134, 39-47 CAMDEN STREET, BALACLAVA VIC 3183
Reference: 67805708:103224004

Dear Sir/Madam,

With reference to your recent enquiry, I write to advise that as of this date the above property is **not classified** by the National Trust.

Please note that the property may have been identified on the following statutory registers:

- Victorian Heritage Register—Heritage Victoria, Department of Environment, Land, Water and Planning
<https://www.heritage.vic.gov.au/> or 03 9938 6894
- Victorian Aboriginal Heritage Register—Department of Premier and Cabinet
vahr@dpc.vic.gov.au or 1800 762 003
- Municipal planning controls—contact the Statutory Planning department of the **Shire of Port Phillip**
- World, National and Commonwealth Heritage Lists—Department of the Environment
<http://www.environment.gov.au/topics/heritage/heritage-places>

For further information about classification on the National Trust Register visit:

<https://www.nationaltrust.org.au/services/heritage-register-vic/>

For enquiries, please contact the National Trust Conservation & Advocacy Team on 03 9656 9818.

Yours faithfully,

Felicity Watson
Executive Manager - Advocacy
National Trust of Australia (Victoria)

From www.planning.vic.gov.au at 28 April 2021 07:35 PM

PROPERTY DETAILS

Address: **39-47 CAMDEN STREET BALACLAVA 3183**

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

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

Local Government Area (Council): **PORT PHILLIP**

Council Property Number: **199595**

Planning Scheme: **Port Phillip**

Directory Reference: **Melway 2P H9**

www.portphillip.vic.gov.au

[Planning Scheme - Port Phillip](#)

This property has 4 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **CITIPOWER**

[View location in VicPlan](#)

STATE ELECTORATES

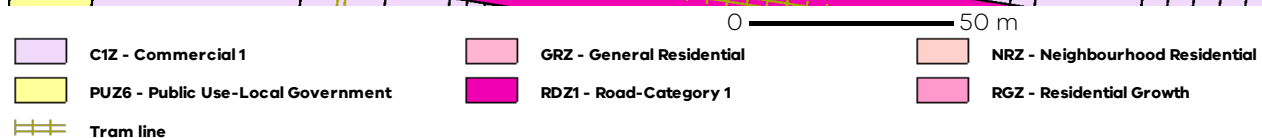
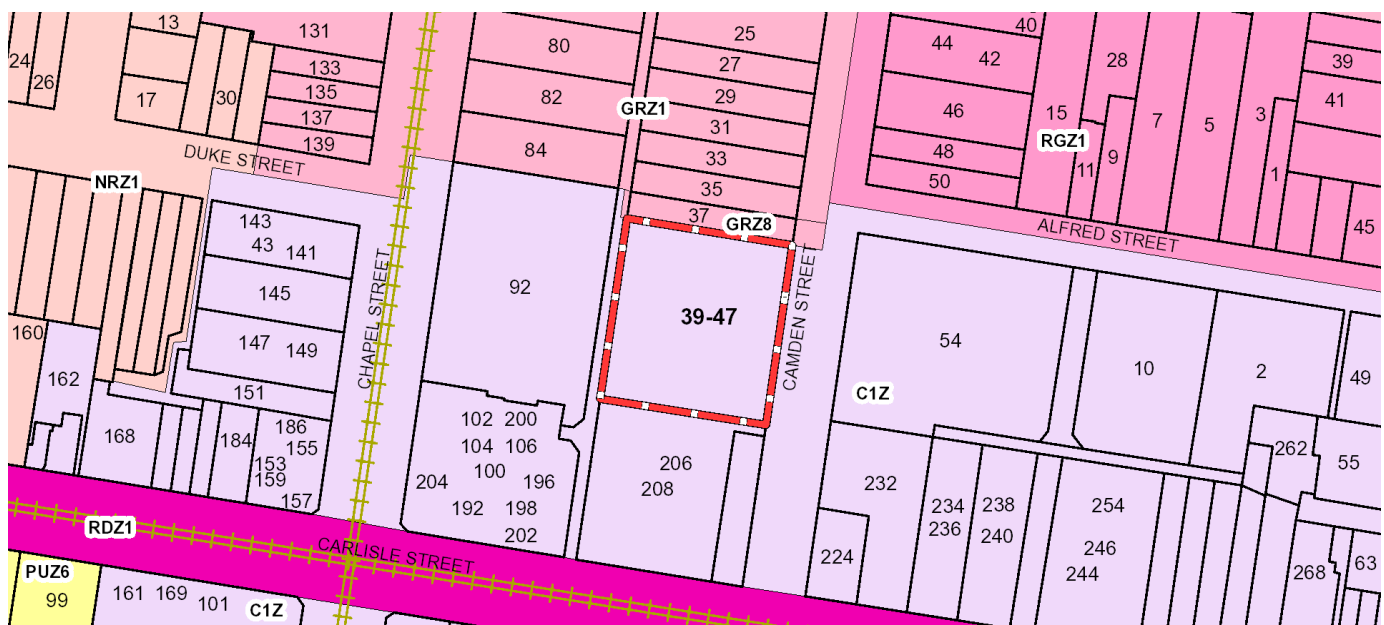
Legislative Council: **SOUTHERN METROPOLITAN**

Legislative Assembly: **CAULFIELD**

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)

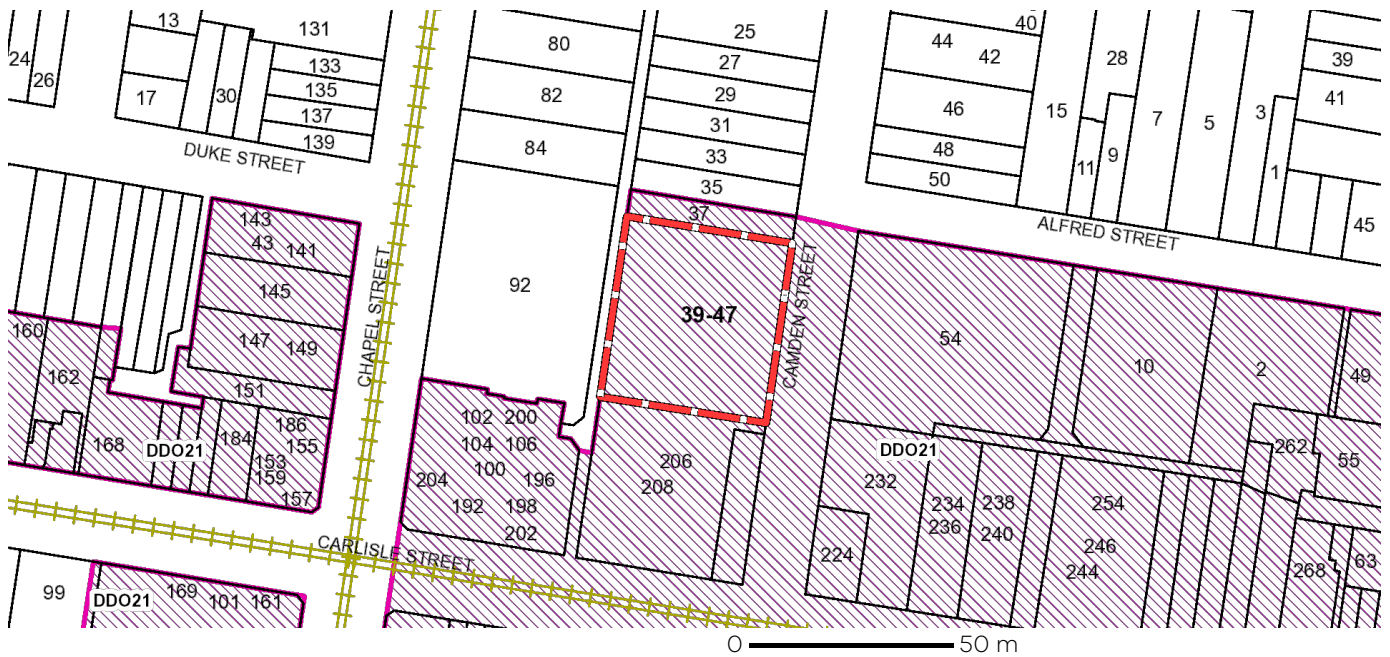


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

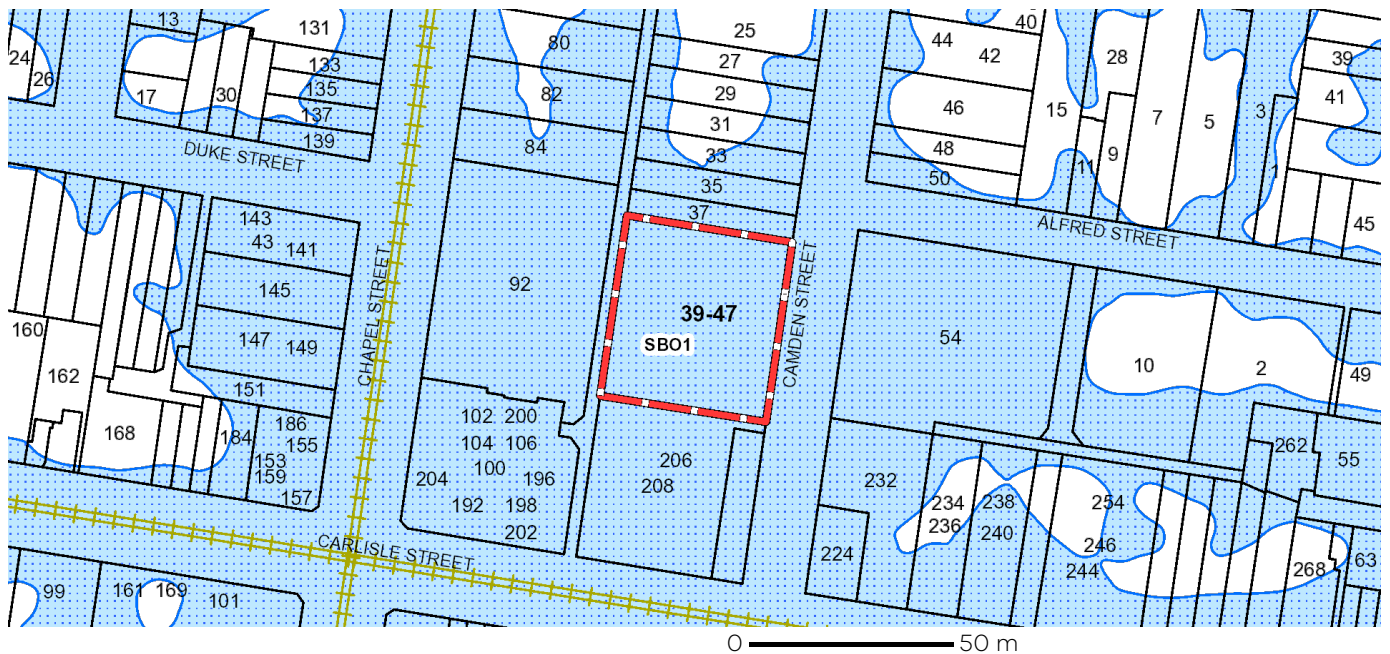
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 21 (DDO21)



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

SPECIAL BUILDING OVERLAY (SBO)

SPECIAL BUILDING OVERLAY - SCHEDULE 1 (SBO1)



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

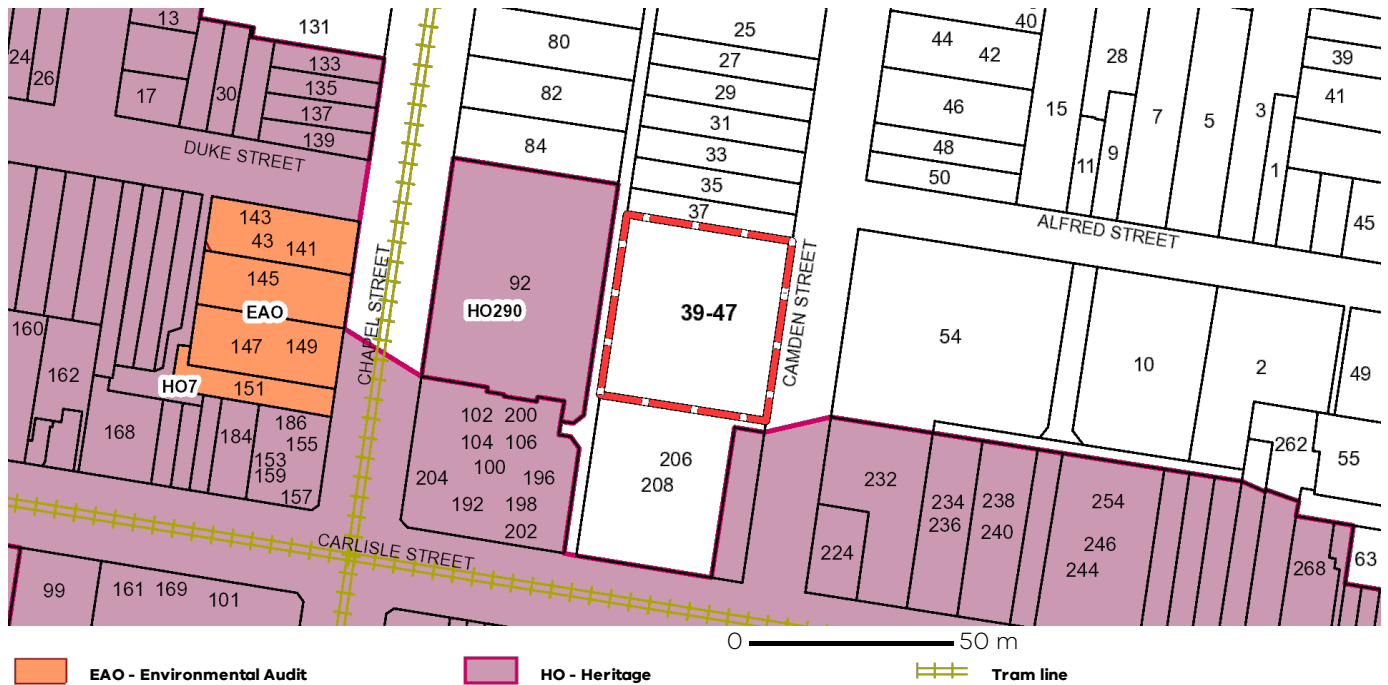
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

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



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 22 April 2021.

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

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

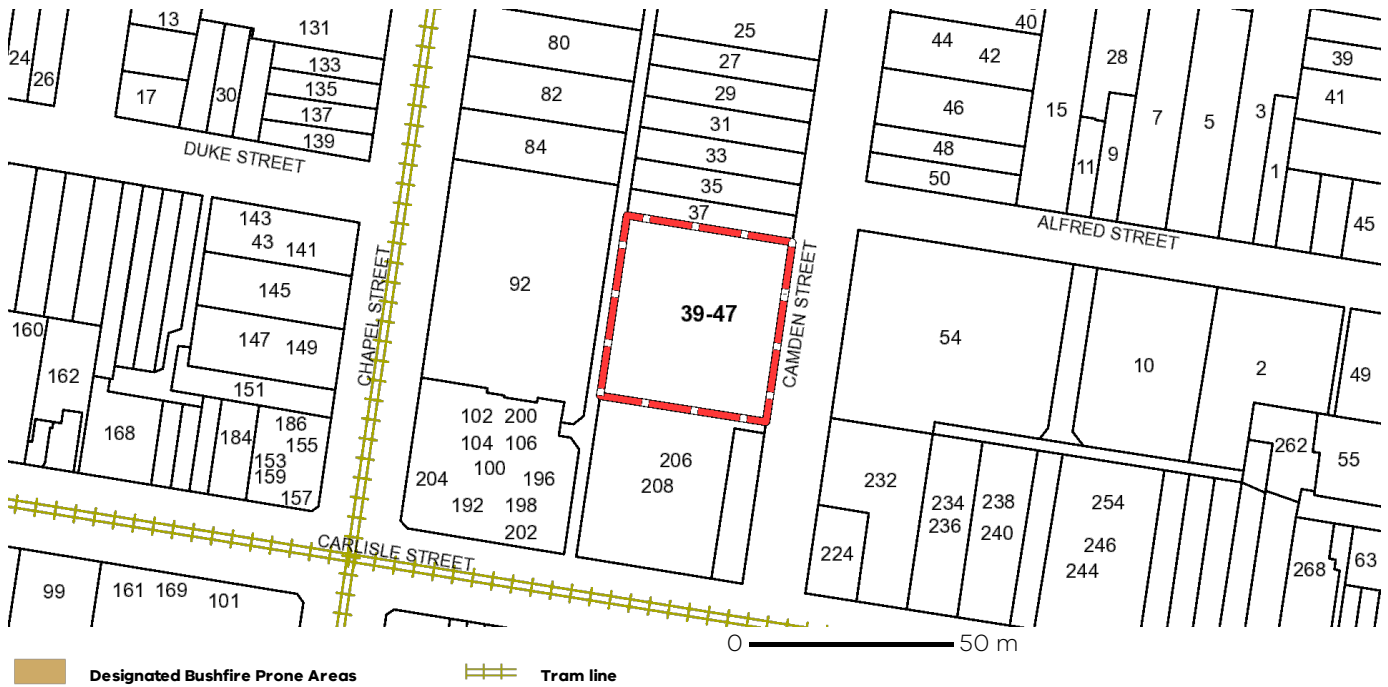
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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>



Catchment and Land Protection (Section 90)

SAI Global Property
PO BOX 447
SOUTHBANK 3205

CERTIFICATE

Pursuant to Section 90 of the *Catchment and Land Protection Act 1994*

YOUR REF: 67805708

CERTIFICATE NO: **48151373**

This Certificate is issued for the following property:

PROPERTY ADDRESS:

39 - 47 Camden Street, Balaclava

PROPERTY DESCRIPTION:

Lot/Plan:

Lot 1 TP696058T, Lot 1 TP702671Y, Lot 1 TP707315V

Crown Description:

Volume/Folio:

4883/528|1732/339|3840/823

Directory Reference:

2P H9, 2P G9, 58 D11

- | | |
|--|------------|
| 1. A regional catchment strategy applies to the land. | YES |
| 2. The land is in a special area. | No |
| 3. A special area plan applies to the land. | No |
| 4. A land use condition applies to the land. | No |
| 5. A land management notice is in force in relation to the land. | No |
| 6. A copy of the land management notice is attached. | No |

By Authority

Secretary to the Department of Environment, Land, Water & Planning

DATED: 30/04/2021

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

Reference Number:

29931

SECTION 1 – Applicant Information

Name of applicant:

Mr SAIG Property

Organisation:

SAI Global

Postal address:

PO BOX 447 SOUTHBANK, VIC 3006

SOUTHBANK

VIC 3006

Telephone number:

1300 730 000

Email address:

eproperysupport@saiglobal.com

Customer Reference No.

67805708:103224016

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

Subdivisional References (Lot / Plan):

1/TP707315V,1\tp702671Y,1\tp696058, 1\tp952966

Crown References:

Title References (Volume / Folio) :

1732/339, 3840/823, 4883/528, 11468/134

Street Address:

39-47 CAMDEN Street

BALACLAVA VIC 3183

Other description:

Directory Reference:

Directory:

VicRoads

SECTION 3 – Registered Information

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

No

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

No

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

No

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

No

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

No

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

No

Signed:

Date: 04/May/2021



Oona Phillips
Senior Heritage Registrar
Aboriginal Victoria

SECTION 4 – Terms & Conditions**Terminology**

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

Advice provided from the Register

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

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

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

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

Use of information

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

Documents to be lodged with Registrar

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

Acknowledgment of source of Information

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

Copyright

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

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

Indemnity

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

Governing Law

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

Third Party Disclosure

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

Areas of Cultural Heritage Sensitivity

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

<https://w.www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/planning-and-development-of-land.html>