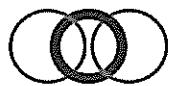


YarraBend



Vendor Statement



**KALUS KENNY
INTELEX**
LAWYERS. ADVISORS.

Vendor's Statement

Vendor:

Alphington Developments Pty Ltd ACN 164 529 864

Property:

**Lot _____ on Proposed Plan of Subdivision No. 747685W, 801752K,
801753H or 801754F, Latrobe Avenue and Parkview Road, ALPHINGTON 3078**

ADVICE. STRATEGY. OUTCOME MANAGEMENT.

KALUS KENNY INTELEX
9874 5292 430 796

Executive Suite 3
Level 3, The Como Centre

299 Toorak Road
South Yarra, Victoria 3141

Telephone +61 (03) 8825 4800
Facsimile +61 (03) 9826 9909

DX 32802 COMO
www.kaluskennyintelex.com.au

VENDOR'S STATEMENT TO THE PURCHASER OF REAL ESTATE PURSUANT TO Section 32 of the Sale of Land Act 1962 (Act)

Vendor Alphington Developments Pty Ltd ACN 164 529 864

Property Lot _____ on Proposed Plan of Subdivision No. 747685W, 801752K, 801753H or 801754F, Latrobe Avenue and Parkview Road, ALPHINGTON 3078

Details must be attached where necessary, if insufficient space is available.

1. RESTRICTIONS: information concerning any easement, covenant or other similar restriction (including any caveat) affecting the property (registered or unregistered):

1.1 Description:

- As set out in the attached copies of title documents, including:
 - Any easements, covenants and restrictions disclosed in the Certificates of Title and the Plan of Subdivision; and
 - Any easements implied under the Subdivision Act 1988 and all easements, restrictions or other rights appropriated, reserved or created by the registration of the proposed Plan of Subdivision;
- Any Section 173 Agreements(s) to be registered on title;
- The encumbrances (if any) shown on the attached Yarra Valley Water Information Statements; and
- Any restrictions contemplated by the Contract of Sale including, without limitation, the Vendor's option to purchase referred to in Special Condition 42.

1.2 Particulars of any existing failure to comply with their terms are as follows:

So far as the Vendor is aware, nil.

2. PLANNING & ROAD ACCESS: information concerning any planning instrument:

2.1 As contained in the attached certificates.

2.2 There is access to the property by road.

2.3 Development Plan endorsed by Council on 27 May 2016, a copy of which is available at <http://bit.ly/Yarrabend> (password = YarraBend3078).

3. OUTGOINGS & STATUTORY CHARGES: information concerning any rates, taxes, charges or other similar outgoings (including any owners corporation charges) AND any interest payable on any part of them:

3.1 Current outgoings are shown on the attached certificates.

3.2 The property is not separately rated.

3.3 As a result of the subdivision of the property, it is likely that there will be a supplemental valuation for rating purposes which will result in separate rate and tax assessments being issued in due course for the property.

NB: The water rates shown do not include the separate charges made by the supply authority for water consumption or sewerage disposal which charges vary according to usage and are adjusted at settlement by the supply authority directly.

- 3.4 Amounts (including any proposed Owners Corporation levy) for which the purchaser may become liable in consequence of the purchase of the Property are as follows:
- Usual adjustment of rates, taxes and charges at settlement.
- 3.5 The amount owing under any other registered or unregistered statutory charges that secures an amount due under any other legislation:
- So far as the Vendor is aware, nil.

4. SERVICES: information concerning the connection of the following services:

SERVICE	CONNECTED
4.1 Electricity	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.2 Gas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.3 Water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4 Sewerage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.5 Telephone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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 its account with the service provider before settlement, and the Purchaser may have to have the service reconnected.

Warning to the Purchaser: You should check with the appropriate authorities as to the availability of, and cost of providing, any essential services not connected to the land.

- 5. BUILDING APPROVALS, GUARANTEES AND INSURANCE** - Where the Property includes a residence:
- 5.1 particulars of any building permit under the Building Act 1993 in the preceding 7 years in relation to a building on the land:
Refer to the attached certificates.
- 5.2 in the case of a residence which was constructed by an owner-builder within the meaning of the House Contracts Guarantee Act 1987 within the preceding 7 years, particulars of any guarantee under that Act applying to that residence (where Part 2 of the House Contracts Guarantee Act 1987 applies):
Not applicable.
- 5.3 in the case of a residence which was constructed within the preceding 6 years, particulars of any required insurance under that Act applying to that residence (where section 137B of the Building Act 1993 applies):
No such insurances have been effected.
- 6. NOTICES:** particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the Property including any:
- 6.1 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 land for agricultural purposes;
- 6.2 notice pursuant to section 6 of the *Land Acquisition and Compensation Act 1986*:
None to the vendor's knowledge. The vendor advises that a Public Acquisition Overlay has

been applied over part of the 'Adjacent Land' (as that term is defined in the Contract of Sale).

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

7. **TITLE:** attached are copies of the following documents concerning the title:

7.1 The following Register Search Statements:

- (a) Certificate of Title Volume 4247 Folio 246;
- (b) Certificate of Title Volume 3581 Folio 198;
- (c) Certificate of Title Volume 4468 Folio 576;
- (d) Certificate of Title Volume 4935 Folio 969;
- (e) Certificate of Title Volume 9189 Folio 426;
- (f) Certificate of Title Volume 4602 Folio 366;
- (g) Certificate of Title Volume 8250 Folio 161;
- (h) Certificate of Title Volume 5108 Folio 460;
- (i) Certificate of Title Volume 4475 Folio 803;
- (j) Certificate of Title Volume 4804 Folio 659;
- (k) Certificate of Title Volume 3869 Folio 662;
- (l) Certificate of Title Volume 5851 Folio 168;
- (m) Certificate of Title Volume 3586 Folio 197;
- (n) Certificate of Title Volume 4159 Folio 798;
- (o) Certificate of Title Volume 3738 Folio 583;
- (p) Certificate of Title Volume 4282 Folio 337;
- (q) Certificate of Title Volume 3653 Folio 527;
- (r) Certificate of Title Volume 5308 Folio 499;
- (s) Certificate of Title Volume 3780 Folio 842;
- (t) Certificate of Title Volume 3888 Folio 511;
- (u) Certificate of Title Volume 8519 Folio 930;
- (v) Certificate of Title Volume 3744 Folio 714;
- (w) Certificate of Title Volume 3599 Folio 653;
- (x) Certificate of Title Volume 3900 Folio 920;
- (y) Certificate of Title Volume 3910 Folio 988;
- (z) Certificate of Title Volume 3910 Folio 989;
- (aa) Certificate of Title Volume 3679 Folio 793;
- (bb) Certificate of Title Volume 3796 Folio 141;
- (cc) Certificate of Title Volume 8636 Folio 106;
- (dd) PS006414;
- (ee) PS005677;
- (ff) TP175057C;
- (gg) TP225392M;

- (hh) TP475045M;
 - (ii) TP475047H;
 - (jj) TP475046K; and
 - (kk) TP475049D;
- 7.2 Proposed Plans of Subdivision No. 747685W, 801752K, 801753H, 801754F;
- 7.3 Planning Certificates;
- 7.4 Yarra City Council Land Information Certificates;
- 7.5 Yarra Valley Water Information Statements;
- 7.6 State Revenue Office Land Tax Clearance Certificates;
- 7.7 Yarra City Council Building Regulations Certificates (1) & (2);
- 7.8 VicRoads Certificates;
- 7.9 EPA Certificates;
- 7.10 Victorian Aboriginal Heritage Register Certificates;
- 7.11 Bushfire Certificates;
- 7.12 Natural Surface Levels Plans;
- 7.13 Heritage Victoria Notice of Power Station B (1954 Boiler House); and
- 7.14 GHD Environmental Report titled 'Former Amcor Paper Mill Alphington Site Remediation Strategy' dated May 2014 which is attached to the Development Plan, a copy of which is available at <http://bit.ly/Yarrabend> (password = YarraBend3078).

8. OWNERS CORPORATION ACT 2006

The land is NOT affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

9. INSURANCE

Where the Contract does not provide for the Property to remain at the risk of the Vendor until settlement, particulars of any policy of insurance maintained by the Vendor in respect of any damage to or destruction of the Property:

Not applicable.

10. TERMS CONTRACT

Not applicable.

11. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION - In the case of land in respect of which there is a GAIC recording (within the meaning of Part 9B of the Planning and Environment Act 1987), the following certificates or notices:

Not applicable.

12. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION - Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the Building Energy Efficiency Disclosure Act 2010 (Cth):

- 12.1 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
- 12.2 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.

13. BUSH-FIRE PRONE LAND

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

14. CLEARANCE CERTIFICATE

The Vendor is a non-foreign Vendor. See attached Clearance Certificate.

DATE OF THIS STATEMENT:

3 / 8 / 2016

.....
Alphington Developments Pty Ltd ACN 164 529 864

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

Signature of the Purchaser:
.....

PLEASE NOTE THAT WHERE THE PROPERTY IS TO BE SOLD ON TERMS PURSUANT TO SECTION 32A(d) OF THE ACT AND/OR SOLD SUBJECT TO A MORTGAGE THAT IS NOT TO BE DISCHARGED BY THE DATE OF POSSESSION (OR RECEIPT OF THE RENTS AND PROFITS) OF THE PROPERTY PURSUANT TO SECTION 32A(a) OF THE ACT - then the vendor must provide an additional statement containing the particulars specified in Schedules 1 and 2 of the Act.

Register Search Statement - Volume 4247 Folio 246

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

VOLUME 04247 FOLIO 246

Security no : 124061470209J
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 25 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 0897415 11/08/1919

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: LATROBE AVENUE ALPHINGTON VIC 3078

DOCUMENT END

PLAN OF SUBDIVISION OF
PART OF CROWN PORTION 118
AT ALPHINGTON
PARISH OF JIKA JIKA
COUNTY OF BOURKE
VOL.3778 FOL.519

Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES

LP 6414

EDITION 3

PLAN MAY BE LODGED
22/07/14

3 SHEETS
SHEET 1.

COLOUR CODE

E-1 = BLUE

R1 = BROWN

ROADS COLOURED BROWN

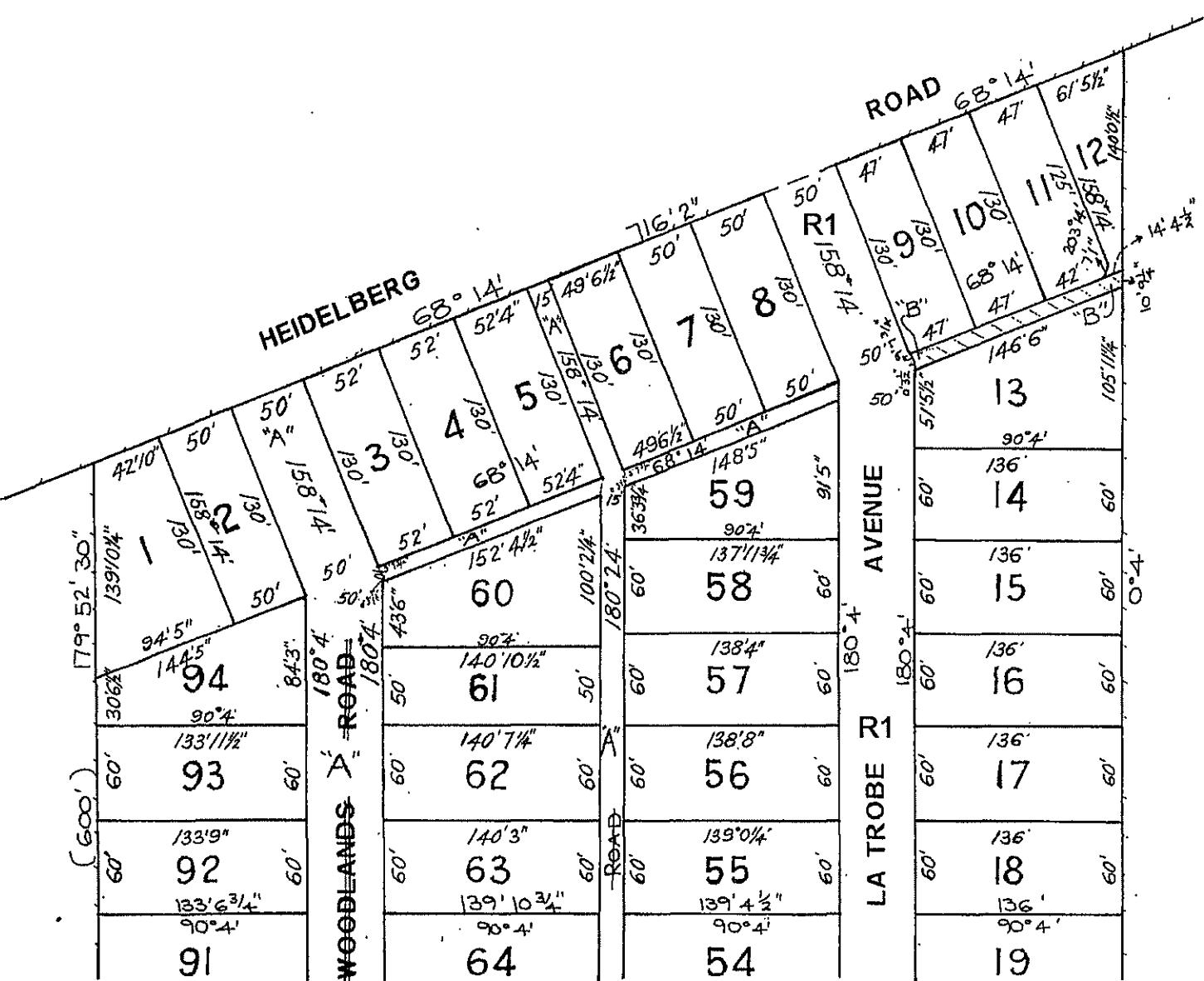


ENCUMBRANCES

AS TO THE LAND MARKED E-1
THE EASEMENT TO THE M.M.B.W.
CREATED BY INST. No.742509

AS TO THE LAND MARKED R1
ANY EASEMENTS AFFECTING
THE SAME

AS TO THE LAND MARKED R1
THE RIGHTS OF THE PUBLIC TO
USE THE SAME AS A PUBLIC
HIGHWAY VIDE AP.10174 SEC.233



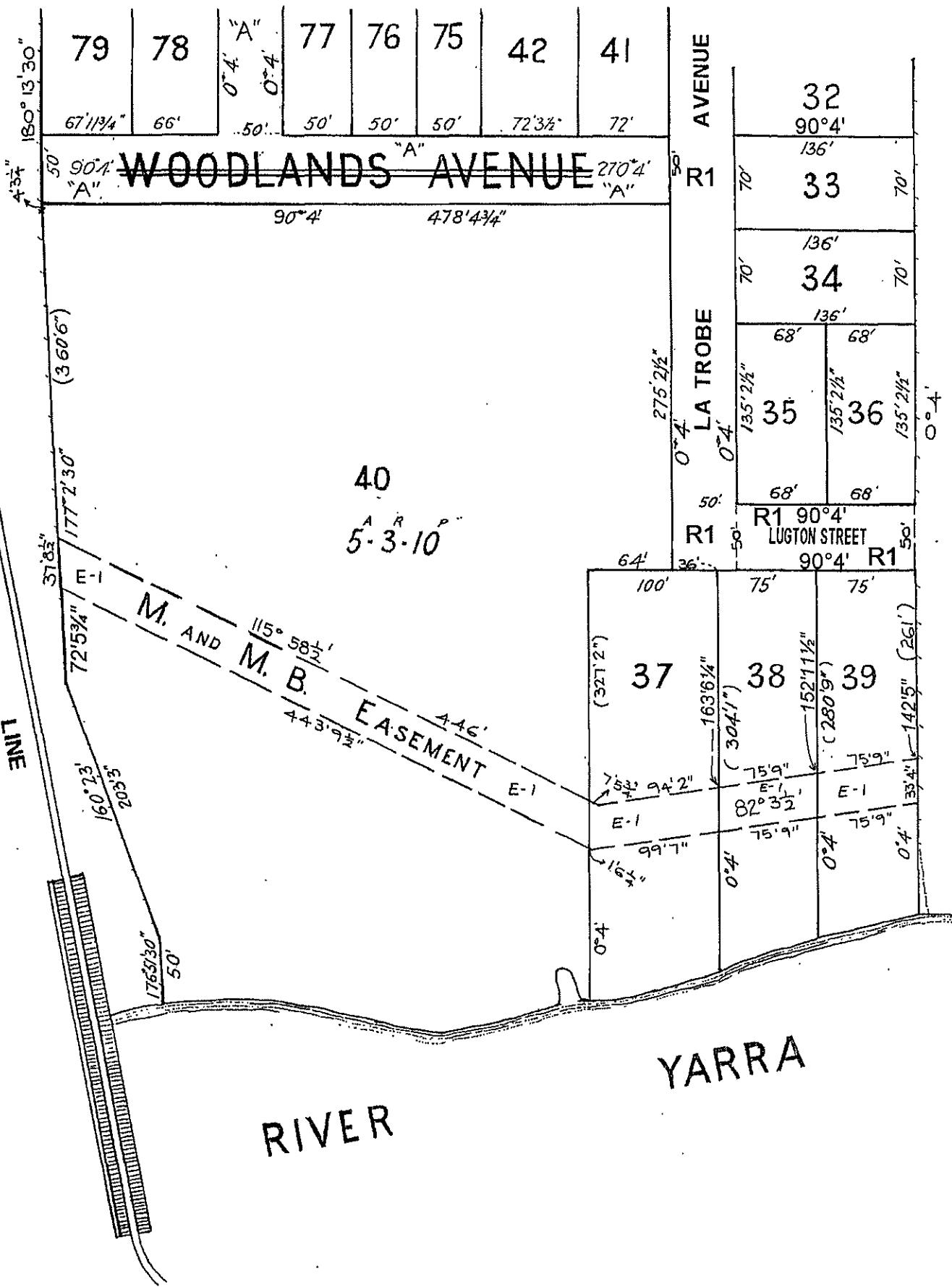
SEE SHEET 2

SEE SHEET 2

SEE SHEET 3

SEE SHEET 2

3 SHEETS
SHEET 3.



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 6414

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
	"A"	ROADS CANCELLED	C.O.20607			1	
	"B"	ROAD EXCISED	APP.271 SEC.63			1	
LOTS 40, 75 & 94		EASEMENTS CANCELLED	C.O.20607			1	
		STREET NAME AMENDED FROM ST ELMO AVENUE TO PEASLAKE AVENUE	CORR.39/24544			1	
		STREET NAME AMENDED FROM ST ELMO ROAD TO O'CARROLL STREET	CORR.39/24544			1	
		STREET NAME AMENDED FROM O'CARROLL STREET TO LA TROBE AVENUE	CORR.39/35721			1	
		STREET NAME AMENDED FROM PEASLAKE AVENUE TO LUGTON STREET	CORR.39/35721			1	
		WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.					
LOTS 37 TO 40 (B)		EASEMENTS ENHANCED	INST. No.742509			2	MLB
ROAD	R1	EASEMENTS ENHANCED				3	AD
ROAD	R1	PUBLIC HIGHWAY NOTATION ADDED	AP.10174 SEC.233			3	AD

Register Search Statement - Volume 3581 Folio 198

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

VOLUME 03581 FOLIO 198

Security no : 124061470213E
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 005677.
PARENT TITLE Volume 03540 Folio 991
Created by instrument 0678598 19/03/1912

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 12/440 COLLINS STREET MELBOURNE VIC 3000
AM871229E 21/06/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM871230V 21/06/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM871229E	TRANSFER	Registered	21/06/2016
AM871230V	MORTGAGE	Registered	21/06/2016

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

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

Street Address: 28 PARKVIEW ROAD ALPHINGTON VIC 3078

DOCUMENT END

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Delivered at 27/07/2016, for Order Number 38207464. Your reference: LF:160493.

PLAN OF SUBDIVISION

Part of Crown Portion 119 at Alphington

Parish of Jika-Jika
County of Bourke

VOL.3540 FOL.991

Measurements are In Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

LP 5677

EDITION 3

PLAN MAY BE LODGED 9/2/12

COLOUR CODE

E-1 & E-3 = BLUE
E-2 = BROWN

STREET NAME AMENDED

FROM: ROAD
TO: PEASLAKE AVENUE
VIDE: CORR. 39/24544
FROM: PEASLAKE AVENUE
TO: LUGTON STREET
VIDE: CORR.39/25721

2 SHEETS
SHEET 1

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

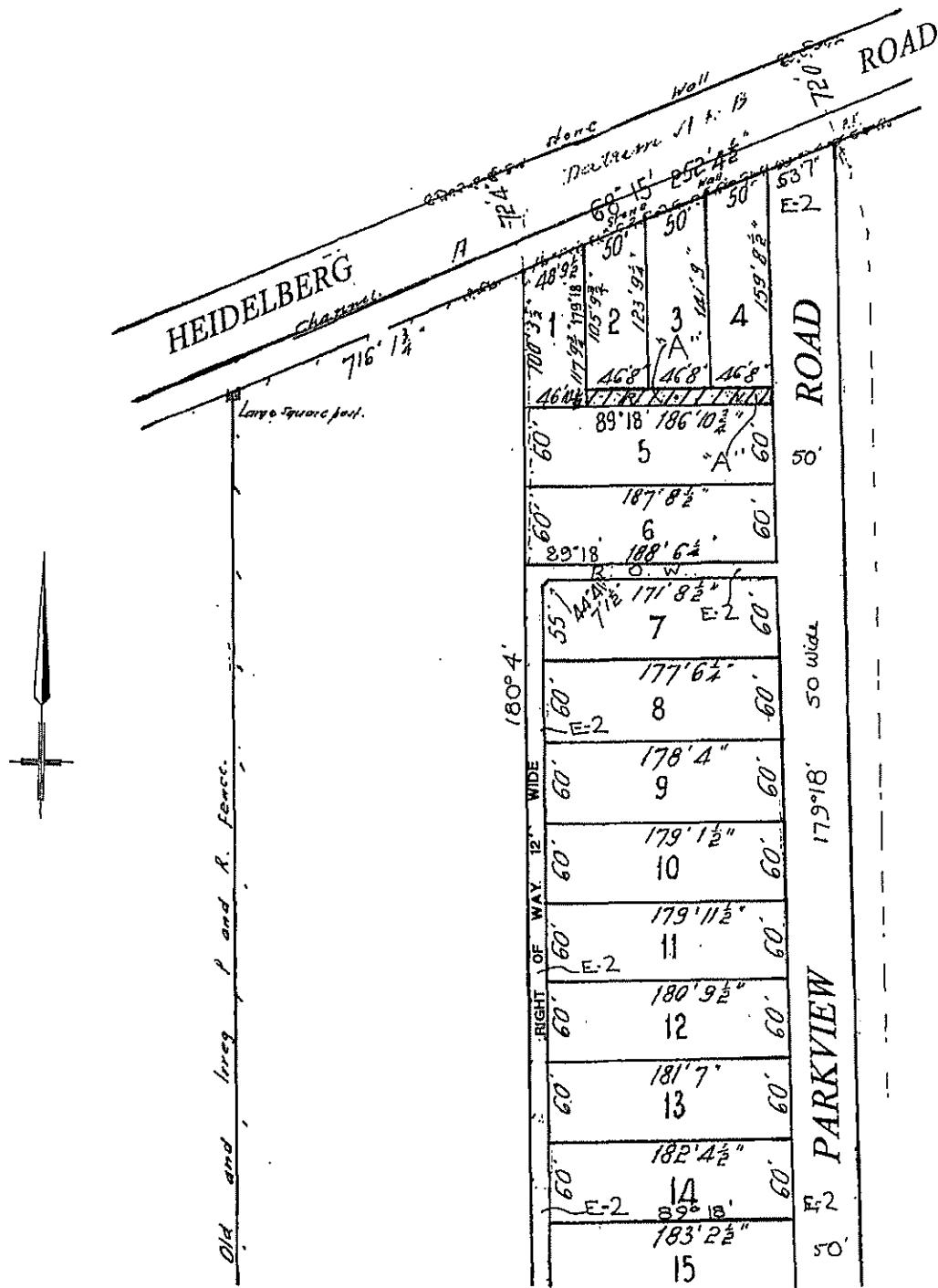
APPURTEENCIES

AS TO LOTS 4, 7 TO 16, 24 26, 28 & 29 TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS COLOURED BROWN ON THIS PLAN

ENCUMBRANCES

AS TO THE LAND MARKED E-2 ANY EASEMENTS AFFECTING THE SAME.

AS TO THE LAND MARKED E-3 THE EASEMENT TO M.M.B.W. CREATED BY INST. 737907.



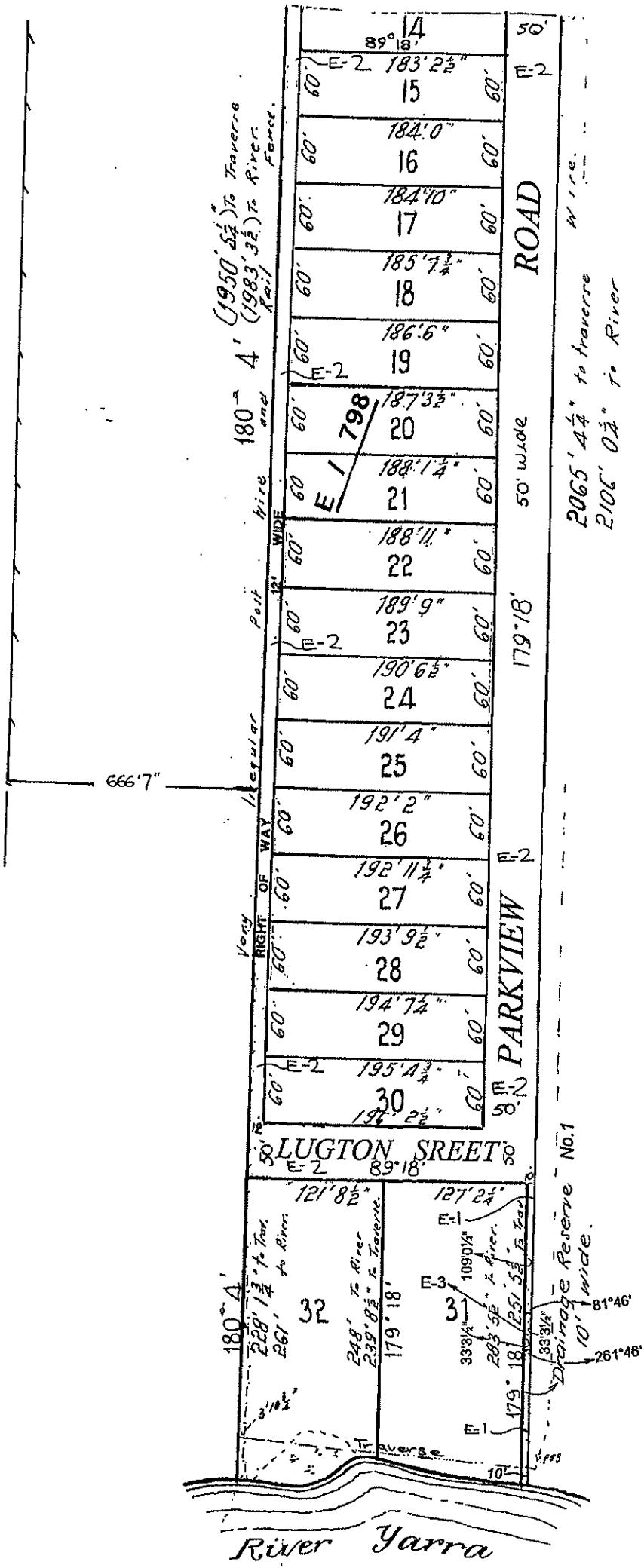
SEE SHEET 2

SEE SHEET 1

LP 5677



2 SHEETS
SHEET 2



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 5677

Register Search Statement - Volume 4468 Folio 576

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

VOLUME 04468 FOLIO 576

Security no : 124061470214D
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 26 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 1004583 13/07/1921

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: LATROBE AVENUE ALPHINGTON VIC 3078

DOCUMENT END

Register Search Statement - Volume 4935 Folio 969

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

VOLUME 04935 FOLIO 969

Security no : 124061470217A
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 27 on Plan of Subdivision 006414.
PARENT TITLE Volume 04555 Folio 906
Created by instrument 1195059 04/12/1924

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
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DIAGRAM LOCATION

SEE LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: LATROBE AVENUE ALPHINGTON VIC 3078

DOCUMENT END

Register Search Statement - Volume 9189 Folio 426

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

VOLUME 09189 FOLIO 426

Security no : 124061470219X
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 175057C.

PARENT TITLES :

Volume 03593 Folio 544 Volume 03937 Folio 294
Created by instrument G440160 13/12/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP175057C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

DOCUMENT END

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Delivered at 27/07/2016, for Order Number 38207464. Your reference: LF:160493.

TITLE PLAN		EDITION 1		TP 175057C
Location of Land		Notations		
Parish:	JIKA JIKA			
Township:				
Section:				
Crown Allotment:				
Crown Portion:				
Last Plan Reference:	LP 5677			
Derived From:	VOL 9189 FOL 426			
Depth Limitation:	NIL			ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
<p>Description of Land / Easement Information</p> <p><u>ALL THAT</u> piece of land delineated and coloured red and blue on -- the map hereon being Lot 20 and part of Lot 21 on Plan of Subdivision No.5677- Parish of Jika Jika County of Bourke Together with a right of carriage way -- over the roads coloured brown on the said Plan of Subdivision As to the said - part of Lot 21 Together with a right to use the land coloured yellow on the -- said map for drainage and sewerage purposes</p>				
<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 06/10/1999 VERIFIED: E.W.A</p>				
<p>ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue - - - - - <u>THE DRAINAGE AND SEWERAGE EASEMENT</u> - - - - - created by Transfer A749073 - - - - -</p>				
<p>COLOUR CODE BL = BLUE R = RED Y = YELLOW</p>				
<p>TABLE OF PARCEL IDENTIFIERS</p> <p>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</p> <p>PARCEL 1 = LOT 20 ON LP 5677</p> <p>PARCEL 2 = LOT 21 (PT) ON LP 5677</p>				
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet			
	Metres = 0.201168 x Links			
Sheet 1 of 1 sheets				

Register Search Statement - Volume 4602 Folio 366

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

VOLUME 04602 FOLIO 366

Security no : 124061470220W
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 28 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 1059070 07/08/1922

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 08250 FOLIO 161

Security no : 124061470221V
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 1 on Title Plan 225392M.
PARENT TITLE Volume 03593 Folio 544
Created by instrument A749073 02/06/1959

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 TP225392M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

DOCUMENT END

TITLE PLAN		EDITION 1	TP 225392M
Location of Land		Notations	
Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion:			
Last Plan Reference: LP 5677 Derived From: VOL 8250 FOL 161 Depth Limitation: NIL		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: 25/11/1999 VERIFIED: A.D.	
<p>All that piece of Land, delineated and coloured red and blue on the map in - the margin being part of Lot 21 on Plan of Subdivision No.5677 Parish of Jika Jika Together with a right to use the land coloured yellow on the said map for - - - - - drainage and sewerage purposes - - - - -</p> <p>ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue--</p> <p>THE DRAINAGE AND SEWERAGE BASEMENT reserved- by instrument of Transfer No.A.749073 in - - the Register Book - - - - -</p> <p>COLOUR CODE R = RED BL = BLUE Y = YELLOW</p>			
<p>Hand-drawn title plan diagram showing lots 21 and 22. Lot 21 is shaded blue and contains dimensions 89'10" x 105'. Lot 22 is shaded yellow and contains dimensions 20' x 105'. The plan shows boundaries with labels like 'HEIDELBERG ROAD', 'PARCELINE ROAD', and 'PARKVIEW ROAD'. A north arrow is present.</p>			
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 = LOT 21 (PT) ON LP 5677			
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201108 x Links	Sheet 1 of 1 sheets

Register Search Statement - Volume 5108 Folio 460

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

VOLUME 05108 FOLIO 460

Security no : 124061470223T
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 29 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 1246317 18/12/1925

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 04475 FOLIO 803

Security no : 124061470226Q
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 005677.
PARENT TITLE Volume 03638 Folio 554
Created by instrument 1007730 04/08/1921

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 04804 FOLIO 659

Security no : 124061470228N
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 30 on Plan of Subdivision 006414.
PARENT TITLE Volume 03896 Folio 185
Created by instrument 1147571 22/01/1924

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 03869 FOLIO 662

Security no : 124061470231K
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 23 on Plan of Subdivision 005677.
PARENT TITLE Volume 03638 Folio 554
Created by instrument 0770601 12/03/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
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DIAGRAM LOCATION

SEE LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 05851 FOLIO 168

Security no : 124061470234G
Produced 27/07/2016 03:01 pm

LAND DESCRIPTION

Lot 31 on Plan of Subdivision 006414.
PARENT TITLE Volume 03896 Folio 185
Created by instrument 1528405 27/07/1933

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
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DIAGRAM LOCATION

SEE LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 03586 FOLIO 197

Security no : 124061470240A
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 24 on Plan of Subdivision 005677.
PARENT TITLE Volume 03540 Folio 991
Created by instrument 0680199 03/04/1912

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 04159 FOLIO 798

Security no : 124061470244V
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 32 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 0868497 18/10/1918

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 03738 FOLIO 583

Security no : 124061470247S
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 25 on Plan of Subdivision 005677.
PARENT TITLE Volume 03540 Folio 991
Created by instrument 0729382 05/11/1913

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 TP475045M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

Street Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

DOCUMENT END

TITLE PLAN**EDITION 1**

TP 475045M

Location of Land

Parish : AT ALPHINGTON PARISH OF JIKA JIKA
Township :
Crown Portion: 119 (PT)
Section :

Base record : DCMB
Last Plan Reference : LOT 25 ON LP 5677
Derived From : VOL. 3738 FOL. 583

Depth Limitation : NIL

Notations

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

Description of Land/ Easement Information

All that piece of Land, delineated and coloured

*red on the map in the margin, being Lot 25 on Plan of Subdivision No. 5677 lodged in
the Office of Titles and being part of Crown Portion One hundred and nineteen at --:*

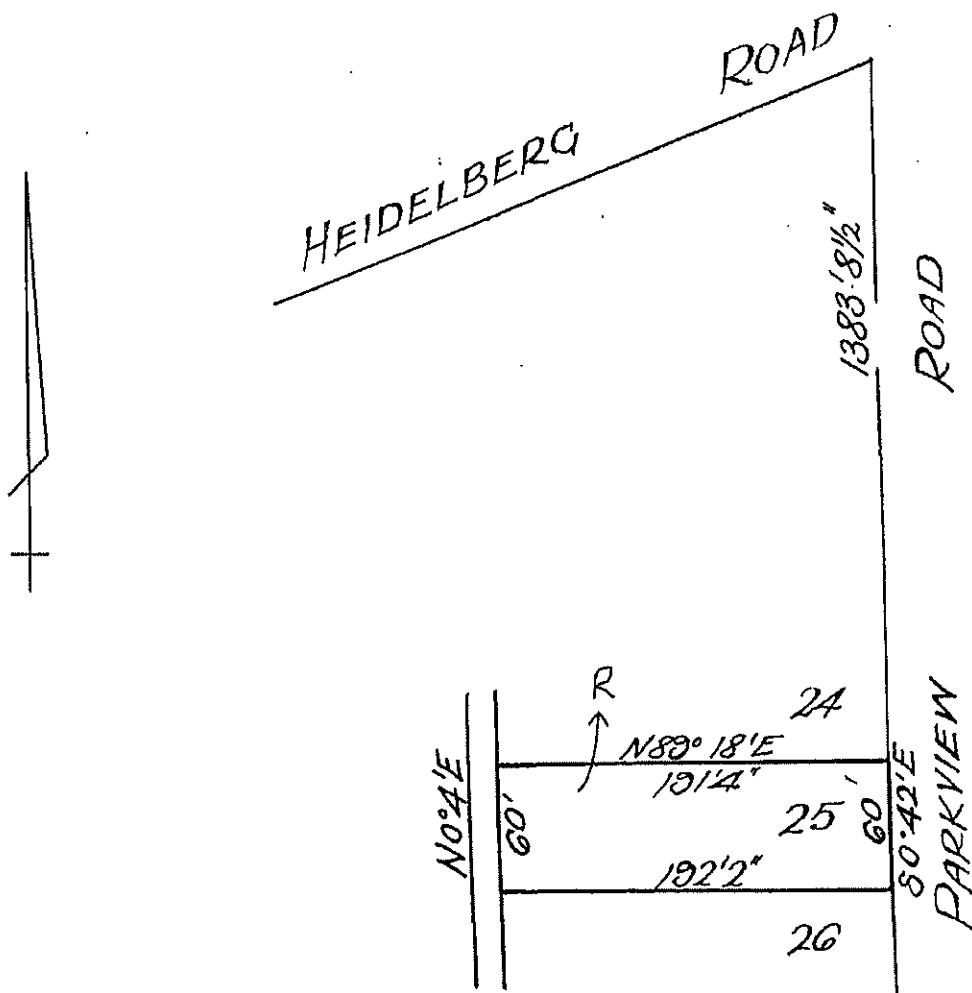
*Alphington Parish of Jika Jika County of Bourke Together with a right of carriage
way over the roads coloured brown on the said Plan of Subdivision and Together with
a right of drainage over the land coloured blue on the said Plan of Subdivision -----*

THIS PLAN HAS BEEN PREPARED BY
LAND REGISTRY, LAND VICTORIA FOR
TITLE DIAGRAM PURPOSES

COMPILED: Date 12/05/05

VERIFIED: A. DALLAS
*Assistant Registrar of Titles***COLOUR CODE**

BL=BLUE G=GREEN
BR=BROWN P=PURPLE
Y=YELLOW R=RED



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

VOLUME 04282 FOLIO 337

Security no : 124061470250P
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 33 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 0920896 27/01/1920

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 03653 FOLIO 527

Security no : 124061470253L
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 26 on Plan of Subdivision 005677.
PARENT TITLE Volume 03615 Folio 845
Created by instrument 0701809 29/11/1912

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 05308 FOLIO 499

Security no : 124061470256H
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lots 34,35 and 36 on Plan of Subdivision 006414.

PARENT TITLE Volume 04555 Folio 906

Created by instrument 1333007 26/08/1927

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016

COMMONWEALTH BANK OF AUSTRALIA

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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

DOCUMENT END

Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 27/07/2016, for Order Number 38207464. Your reference: LF:160493.

Register Search Statement - Volume 3780 Folio 842

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

VOLUME 03780 FOLIO 842

Security no : 124061470258F
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 27 on Plan of Subdivision 005677.
PARENT TITLE Volume 03540 Folio 991
Created by instrument 0742586 02/04/1914

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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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 TP475047H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

DOCUMENT END

TITLE PLAN		EDITION 1	TP 475047H								
Location of Land		Notations									
Parish : JIKA JIKA Township : Crown Allotment : Crown portion : 119 [PT] Section : Base record : DCMB Last Plan Reference : LOT27 ON LP 5677 Derived From : V 3780 F 842		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN									
Depth Limitation :		Description of Land/ Easement Information									
<p>All that piece of Land, delineated and coloured red on the map in the margin being Lot 27 on Plan of Subdivision No. 5677 lodged in the Office of Titles and being part of Crown Portion One hundred and nineteen at --- Alphington Parish of Jika Jika County of Bourke Together with a right of carriage way over the roads colored brown on the said map and Together with a right of ----- drainage over the land colored yellow on the said map---</p>		<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>COMPILED: Date 23/05/05 VERIFIED: A. DALLAS Assistant Registrar of Titles</p>									
<p>COLOUR CODE</p> <table><tr><td>BL=BLUE</td><td>G=GREEN</td></tr><tr><td>BR=BROWN</td><td>P=PURPLE</td></tr><tr><td>Y=YELLOW</td><td>R=RED</td></tr><tr><td>H=HATCH</td><td>CH=CROSS HATCH</td></tr></table> <p>The diagram illustrates a title plan for four lots (26, 27, 28, 30) in a subdivision. Lot 27 is the central focus, bounded by roads on three sides. Its dimensions are given as N89'18"E, 192'11 1/4", and 193'0 1/2". Lot 26 is to the west, Lot 28 to the south, and Lot 30 to the east. Roads are indicated by arrows pointing outwards from the lots. A 'PARKVIEW' area is shown to the east of Lot 28. The plan also includes a reference to a 'HEIDELBERG' location. A river, labeled 'River Yarra', is depicted at the bottom of the plan.</p>				BL=BLUE	G=GREEN	BR=BROWN	P=PURPLE	Y=YELLOW	R=RED	H=HATCH	CH=CROSS HATCH
BL=BLUE	G=GREEN										
BR=BROWN	P=PURPLE										
Y=YELLOW	R=RED										
H=HATCH	CH=CROSS HATCH										
LENGTHS ARE IN FEET AND INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets									

Register Search Statement - Volume 3888 Folio 511

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

VOLUME 03888 FOLIO 511

Security no : 124061470262C
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 28 on Plan of Subdivision 005677.
PARENT TITLE Volume 03540 Folio 991
Created by instrument 0776199 31/05/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

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

VOLUME 08519 FOLIO 930

Security no : 124061470264Y
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 29 on Plan of Subdivision 005677.
PARENT TITLE Volume 03893 Folio 506
Created by instrument C059147 15/10/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

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Register Search Statement - Volume 3744 Folio 714

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

VOLUME 03744 FOLIO 714

Security no : 124061470266W
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 30 on Plan of Subdivision 005677.
PARENT TITLE Volume 03540 Folio 991
Created by instrument C745427 07/04/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 TP475046K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

DOCUMENT END

TITLE PLAN		EDITION 1	TP 475046K
Location of Land		Notations	
Parish : JIKA JIKA Township : - Crown Allotment : - Section : -			
Base record : DCMB Last Plan Reference : LOT 30 ON LP 5677 Derived From : VOL.3744 FOL.714 Depth Limitation : -		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land/ Easement Information			
<p>Together with a right of carriage way over the roads coloured brown on the said Plan of Subdivision and Together with a right of drainage over the land coloured blue on - - - - - Plan of Subdivision No.5677 - - - - -</p>			
<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>COMPILED: Date 13/05/05 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i></p>			
<p>ROAD</p> <p>HEIDELBERG</p> <p>29</p> <p>89° 18'</p> <p>105' 4 3/4"</p> <p>30</p> <p>196' 2 1/2"</p> <p>60'</p> <p>179 1/8'</p> <p>PARKVIEW</p> <p>LUGTON</p> <p>STREET</p>			
LENGTHS ARE IN FEET AND INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets	

Register Search Statement - Volume 3599 Folio 653

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

VOLUME 03599 FOLIO 653

Security no : 124061470269T
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 19 on Plan of Subdivision 005677.
PARENT TITLE Volume 03540 Folio 991
Created by instrument 0683542 11/05/1912

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
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DIAGRAM LOCATION

SEE LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

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

VOLUME 03900 FOLIO 920

Security no : 124061470274N
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 0780240 03/07/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 03910 FOLIO 988

Security no : 124061470276L
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 23 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 0783850 25/08/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

VOLUME 03910 FOLIO 989

Security no : 124061470278J
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 24 on Plan of Subdivision 006414.
PARENT TITLE Volume 03778 Folio 519
Created by instrument 0783850 25/08/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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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 LP006414 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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Register Search Statement - Volume 3679 Folio 793

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

VOLUME 03679 FOLIO 793

Security no : 124061470281F
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 005677.
PARENT TITLE Volume 03615 Folio 845
Created by instrument 0710032 31/03/1913

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

VOLUME 03796 FOLIO 141

Security no : 124061470288X
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 005677.
PARENT TITLE Volume 03615 Folio 845
Created by instrument 0748144 27/05/1914

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016
COMMONWEALTH BANK OF AUSTRALIA

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 LP005677 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM918430F	CAVEAT	Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

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Register Search Statement - Volume 8636 Folio 106

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

VOLUME 08636 FOLIO 106

Security no : 124061470291U
Produced 27/07/2016 03:02 pm

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 005677.

PARENT TITLES :

Volume 06450 Folio 967 to Volume 06450 Folio 968

Created by instrument C535672 11/07/1966

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ALPHINGTON DEVELOPMENTS PTY LTD of 480 CHURCH STREET CREMORNE VIC 3121
AM957463T 21/07/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM957464R 21/07/2016

COMMONWEALTH BANK OF AUSTRALIA

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 TP475049D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AM918430F		Registered	06/07/2016
AM957462V	WITHDRAWAL OF CAVEAT	Registered	21/07/2016
AM957463T	TRANSFER	Registered	21/07/2016
AM957464R	MORTGAGE	Registered	21/07/2016
AM972633J	RECTIFY PROPRIETORSHIP	Registered	27/07/2016

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

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

Street Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

DOCUMENT END

TITLE PLAN		EDITION 1	TP 475049D
Location of Land		Notations	
Parish : JIKA JIKA Township : - Crown Allotment : - Section : -			
Base record : DCMB Last Plan Reference : LOT 17 ON LP 5677 Derived From : VOL. 8636 FOL. 106			
Depth Limitation : NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land/ Easement Information			
<p><u>ALL THAT</u> piece of land delineated and coloured red on - the map in the margin being Lot 17 on Plan of Subdivision No.5677 Parish of Jika Jika County of Bourke Together with a right of carriageway over the -- roads coloured brown on the said Plan of Subdivision and Together with a -- right of drainage over the land coloured blue on the said Plan of Subdivision</p>			
<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>COMPILED: Date 28/01/05 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i></p> <p>COLOUR CODE R = RED</p>			
<p>HEIDELBERG ROAD</p> <p>ROAD</p> <p>PARKVIEW</p> <p>R</p> <p>B</p> <p>C</p> <p>16' 89°18'</p> <p>184'10"</p> <p>17'</p> <p>185'7 3/4"</p> <p>12' 269°18'</p> <p>18'</p> <p>90'3 1/2"</p> <p>180'</p>			
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet	Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

PLAN OF SUBDIVISION**EDITION 1**

PLAN NUMBER

PS 747685W**LOCATION OF LAND**

PARISH: JIKA JIKA AT ALPHINGTON

TOWNSHIP:

SECTION:

CROWN ALLOTMENT:

CROWN PORTION: 118 AND 119 (PARTS)

TITLE REFERENCES: SEE BELOW

LAST PLAN REFERENCE: LP6414 LOTS 22 TO 36 (BOTH INCLUSIVE),
LP5677 LOTS 15 TO 19 AND 22 TO 30 (B.I.)
TP175057C LOTS 1 & 2, TP225392M LOT 1
PS734842F LOTS V & WPOSTAL ADDRESS: LATROBE AVENUE AND PARKVIEW ROAD
(at time of subdivision) ALPHINGTON 3078MGA CO-ORDINATES: E 326 397 ZONE: 55
(of approximate centre of N 5 816 303 GDA 94 land in plan)

COUNCIL NAME : CITY OF YARRA

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROADS, R-1	CITY OF YARRA

PARK PRECINCT

NUMBER OF LOTS IN THIS PLAN: 19

TOTAL AREA OF LAND IN THIS PLAN: 3.070ha

DEPTH LIMITATION: DOES NOT APPLY

NOTATIONS**SCHEDULE OF TITLE REFERENCES**

VOL. 3900 FOL. 920 VOL. 3679 FOL. 793 VOL. FOL.
VOL. 3910 FOL. 988 VOL. 3796 FOL. 141 VOL. FOL.
VOL. 3910 FOL. 989 VOL. 8636 FOL. 106
VOL. 4247 FOL. 246 VOL. 3581 FOL. 198
VOL. 4468 FOL. 576 VOL. 3599 FOL. 653
VOL. 4935 FOL. 969 VOL. 9189 FOL. 426
VOL. 4602 FOL. 366 VOL. 8250 FOL. 161
VOL. 5108 FOL. 460 VOL. 4475 FOL. 803
VOL. 4804 FOL. 659 VOL. 3869 FOL. 662
VOL. 5851 FOL. 168 VOL. 3586 FOL. 197
VOL. 4159 FOL. 798 VOL. 3738 FOL. 583
VOL. 4282 FOL. 337 VOL. 3653 FOL. 527
VOL. 5308 FOL. 499 VOL. 3780 FOL. 842
VOL. 3888 FOL. 511
VOL. 8519 FOL. 930
VOL. 3744 FOL. 714

OTHER PURPOSE OF THIS PLAN - REMOVAL OF EASEMENT:
EASEMENT TO BE REMOVED1. THE DRAINAGE AND SEWERAGE EASEMENTS SHOWN ON
VOL. 8250 FOL. 161 AND VOL. 9189 FOL. 426.**GROUNDS FOR REMOVAL**

BY DIRECTION OF YARRA CITY COUNCIL PLANNING PERMIT No.....

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF
SUBDIVISION, DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

EASEMENT INFORMATION

LEGEND: A - APPURTEGAN EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 37-43 (B.I.) AND 64-70 (B.I.) IN THIS PLAN
AND IS LIMITED TO SUPPORT ONLY

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	THIS IS A SPEAR PLAN
E-1	DRAINAGE	2m	THIS PLAN	YARRA CITY COUNCIL	<p>STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY BP2916Y</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). -----</p> <p>IN PROCLAIMED SURVEY AREA No. -----</p>

REF: VERSION: DATE: 25/07/16
22185-G/PP G 22185G-PP1-PS-M.G.DGNORIGINAL SHEET
SIZE A3

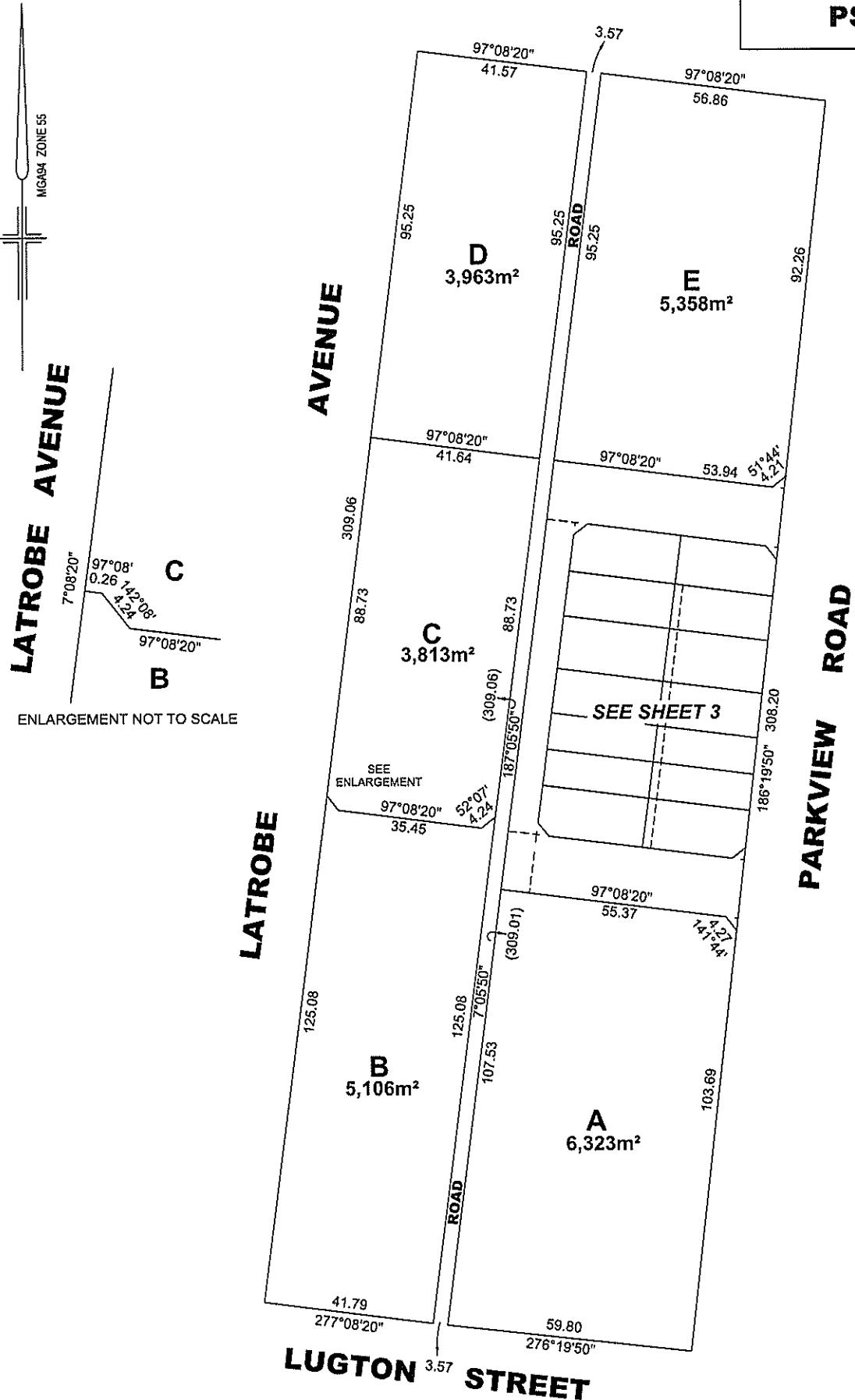
SHEET 1 OF 4 SHEETS



Reeds Consulting Pty Ltd
Lvl 5, 440 Elizabeth Street
Melbourne Victoria 3000
P (03) 8660 3000
www.reedsconsulting.com.au
surveyor@reedsconsulting.com.au

LICENSED SURVEYOR
ALAN DAVID NORMAN

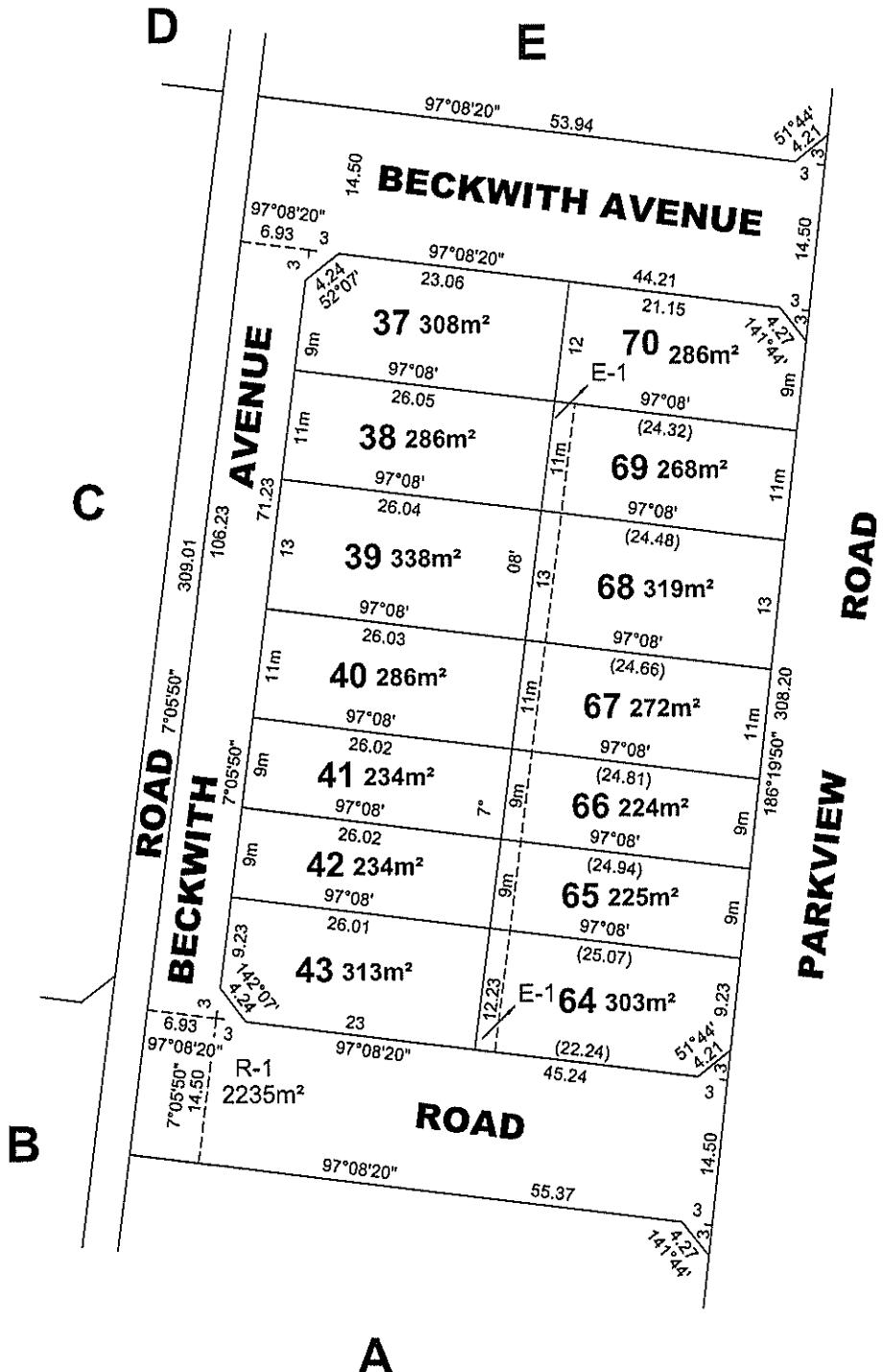
PLAN NUMBER

PS 747685W

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF
SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

REF: 22185-G/PP	VERSION: G	DATE: 25/07/16 22185G-PP1-PS-M-G.DGN	SCALE 1:750	10 0 10 20 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 2
REEDS CONSULTING	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR ALAN DAVID NORMAN				

MGA94 ZONE 55



WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF
SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE: 25/07/16	SCALE 1:500	ORIGINAL SHEET SIZE A3	SHEET 3
22185-G/PP	G	22185G-PP1-PS-M-G.DGN	10 0 10 20 L L L L L L L L L L LENGTHS ARE IN METRES		
REEDS CONSULTING	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR ALAN DAVID NORMAN			

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

The following Restriction is to be created upon Registration of this plan:

For the purposes of this restriction:

- (a) "Minimum Front Boundary Setback" means, in respect of each lot, the distance between the Front Boundary and the building facade at ground level.
- (b) "Front Boundary" means:
 - (i) in the case of any lot where only one boundary of that lot abuts a road, the boundary which abuts the road; and
 - (ii) in the case of any lot where two boundaries of that lot each abut a road, the shorter boundary which abuts the road and where there is a splayed corner on a lot, that part of the boundary which is created by the splay shall be disregarded.
- (c) "Facade" means any front wall of a dwelling, excluding verandahs, porches, balconies, decks, landings or steps.
- (d) All distances are to be measured at right angles to the respective boundary.

LAND TO BENEFIT: LOTS 37 TO 43 AND 64 TO 70 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 37 TO 43 AND 64 TO 70 (BOTH INCLUSIVE)

Description of Restriction:

Without the consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened lot shall not:

- 1 Build or permit more than one dwelling house to be built or remain on the burdened lot.
- 2 Build or permit any dwelling house to be built or remain on the burdened lot that is greater than two storeys in height.
- 3 Build or permit any dwelling house to be built or remain on the burdened lot whose front facade is set back less than the Minimum Front Boundary Setback as specified below:
 - (i) for lots fronting Parkview Road: 3 metres;
 - (ii) for all other lots: 2 metres.
- 4 Erect or cause to be erected:
 - (i) any fence along the front boundary;
 - (ii) any fence on the burdened lots between the Front Boundary and the Minimum Front Boundary Setback of a height greater than 1.2 metres and which is less than 50% transparency.
- 5 Construct or cause or permit to be constructed on any burdened lots on this plan any:
 - (i) verandah with lacework;
 - (ii) window constructed from lead light;
 - (iii) letterbox constructed from materials other than rendered masonry with metal insert and greater than 1.2 metres in height;
 - (iv) carport.
- 6 At any time keep, place or maintain any rubbish bins on any burdened lots so as to be visible from any street adjacent to or abutting that lot.
- 7 Build or permit any garage to be built or remain on the burdened lot that is setback less than 1 metre behind the front building facade.
- 8 Erect, display or exhibit or allow to be erected, displayed or exhibited or to remain erected, displayed or exhibited any satellite dish, antennae or roof mounted air conditioning or heating unit visible from the Front Boundary.
- 9 Build or permit to build any structure to be built or remain on the burdened lots that reduces the private open space to an area of less than 25m² with a minimum width of 3.0 metres.

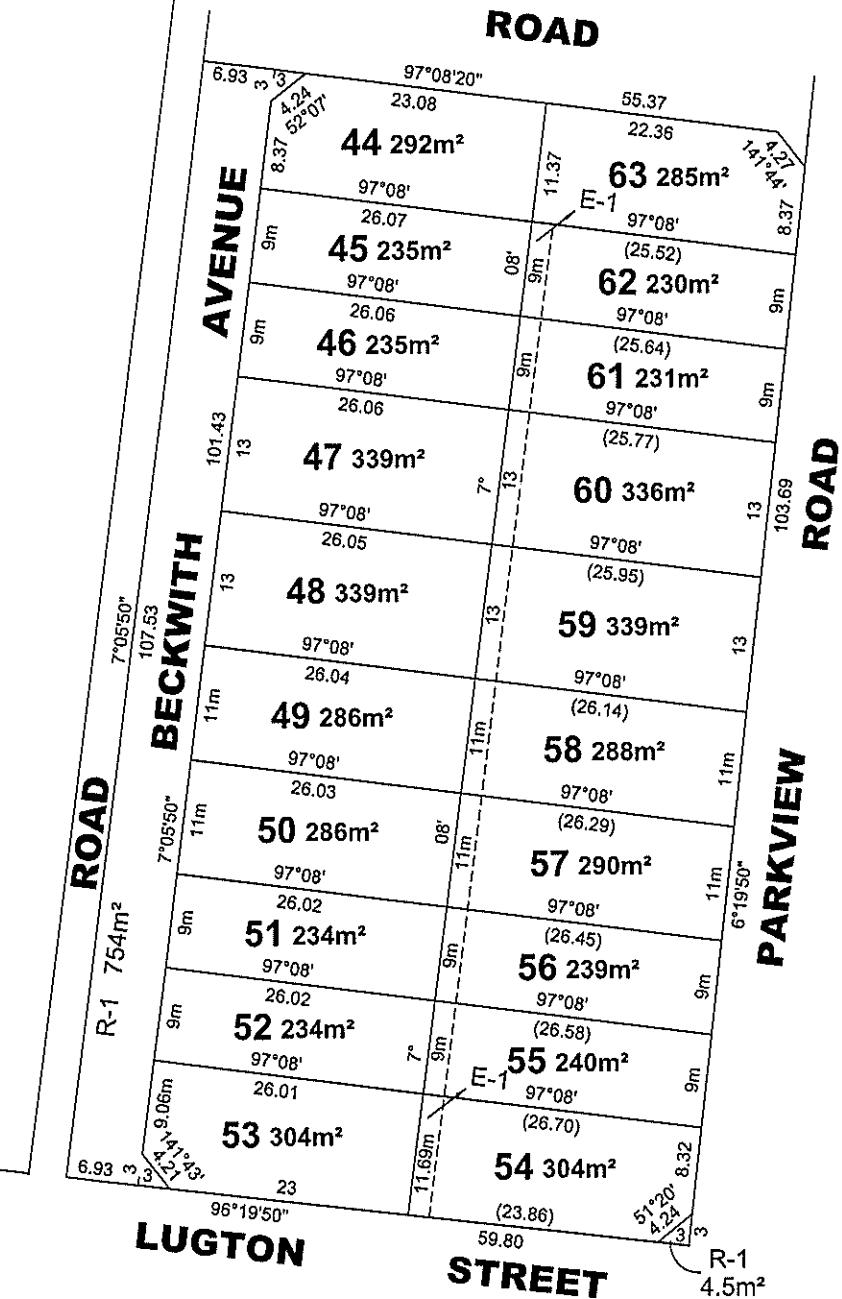
These restrictions shall expire on the 31st of December 2026.

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF
SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

REF: 22185-G/PP	VERSION: G	DATE: 25/07/16	SCALE 1:500	10 0 10 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 4
REEDS CONSULTING	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR ALAN DAVID NORMAN				

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS 801752K				
LOCATION OF LAND PARISH: JIKA JIKA AT ALPHINGTON TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 118 AND 119 (PARTS) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS747685W LOT A POSTAL ADDRESS: LUGTON STREET AND PARKVIEW ROAD (at time of subdivision) ALPHINGTON 3078 MGA CO-ORDINATES: E 326 397 ZONE: 55 (of approximate centre of N 5 816 303 GDA 94 land in plan)		COUNCIL NAME : CITY OF YARRA					
VESTING OF ROADS OR RESERVES <table border="1"> <tr> <td>IDENTIFIER</td> <td>COUNCIL / BODY / PERSON</td> </tr> <tr> <td>ROADS, R-1</td> <td>CITY OF YARRA</td> </tr> </table>		IDENTIFIER	COUNCIL / BODY / PERSON	ROADS, R-1	CITY OF YARRA	PARK PRECINCT NUMBER OF LOTS IN THIS PLAN: 20 TOTAL AREA OF LAND IN THIS PLAN: 6,324m ² DEPTH LIMITATION: DOES NOT APPLY	
IDENTIFIER	COUNCIL / BODY / PERSON						
ROADS, R-1	CITY OF YARRA						
NOTATIONS							
<div style="text-align: right; margin-top: -20px;"> <div style="border: 1px solid black; padding: 2px; font-size: small;">WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN.</div> </div>							
EASEMENT INFORMATION					THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. SURVEY: THIS PLAN IS BASED ON SURVEY BP2916Y THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. -----		
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 44-63 (B.I.) IN THIS PLAN AND IS LIMITED TO SUPPORT ONLY							
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF			
E-1	DRAINAGE	2m	THIS PLAN	YARRA CITY COUNCIL			
REF: 22185-G/PP	VERSION: G	DATE: 25/07/16 22185G-PP2-PS-M.G.DGN			ORIGINAL SHEET SIZE A3		
 Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au			LICENSED SURVEYOR ALAN DAVID NORMAN				

MGA4 ZONE 55



WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF
SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE:	SCALE	ORIGINAL SHEET SIZE	SHEET 2
22185-G/PP	G	25/07/16	1:500	A3	
LICENCED SURVEYOR ALAN DAVID NORMAN					
Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au					

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

The following Restriction is to be created upon Registration of this plan:

- For the purposes of this restriction:
- (a) "Minimum Front Boundary Setback" means, in respect of each lot, the distance between the Front Boundary and the building facade at ground level,
 - (b) "Front Boundary" means:
 - (i) in the case of any lot where only one boundary of that lot abuts a road, the boundary which abuts the road; and
 - (ii) in the case of any lot where two boundaries of that lot each abut a road, the shorter boundary which abuts the road and where there is a splayed corner on a lot, that part of the boundary which is created by the splay shall be disregarded.
 - (c) "Facade" means any front wall of a dwelling, excluding verandahs, porches, balconies, decks, landings or steps.
 - (d) All distances are to be measured at right angles to the respective boundary.

LAND TO BENEFIT: LOTS 44 TO 63 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 44 TO 63 (BOTH INCLUSIVE)

Description of Restriction:

Without the consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened lot shall not:

- 1 Build or permit more than one dwelling house to be built or remain on the burdened lot.
- 2 Build or permit any dwelling house to be built or remain on the burdened lot that is greater than two storeys in height.
- 3 Build or permit any dwelling house to be built or remain on the burdened lot whose front facade is set back less than the Minimum Front Boundary Setback as specified below:
 - (i) for lots fronting Parkview Road: 3 metres;
 - (ii) for all other lots: 2 metres.
- 4 Erect or cause to be erected:
 - (i) any fence along the front boundary;
 - (ii) any fence on the burdened lots between the Front Boundary and the Minimum Front Boundary Setback of a height greater than 1.2 metres and which is less than 50% transparency.
- 5 Construct or cause or permit to be constructed on any burdened lots on this plan any:
 - (i) verandah with lacework;
 - (ii) window constructed from lead light;
 - (iii) letterbox constructed from materials other than rendered masonry with metal insert and greater than 1.2 metres in height;
 - (iv) carport.
- 6 At any time keep, place or maintain any rubbish bins on any burdened lots so as to be visible from any street adjacent to or abutting that lot.
- 7 Build or permit any garage to be built or remain on the burdened lot that is setback less than 1 metre behind the front building facade.
- 8 Erect, display or exhibit or allow to be erected, displayed or exhibited or to remain erected, displayed or exhibited any satellite dish, antennae or roof mounted air conditioning or heating unit visible from the Front Boundary.
- 9 Build or permit to build any structure to be built or remain on the burdened lots that reduces the private open space to an area of less than 25m² with a minimum width of 3.0 metres.

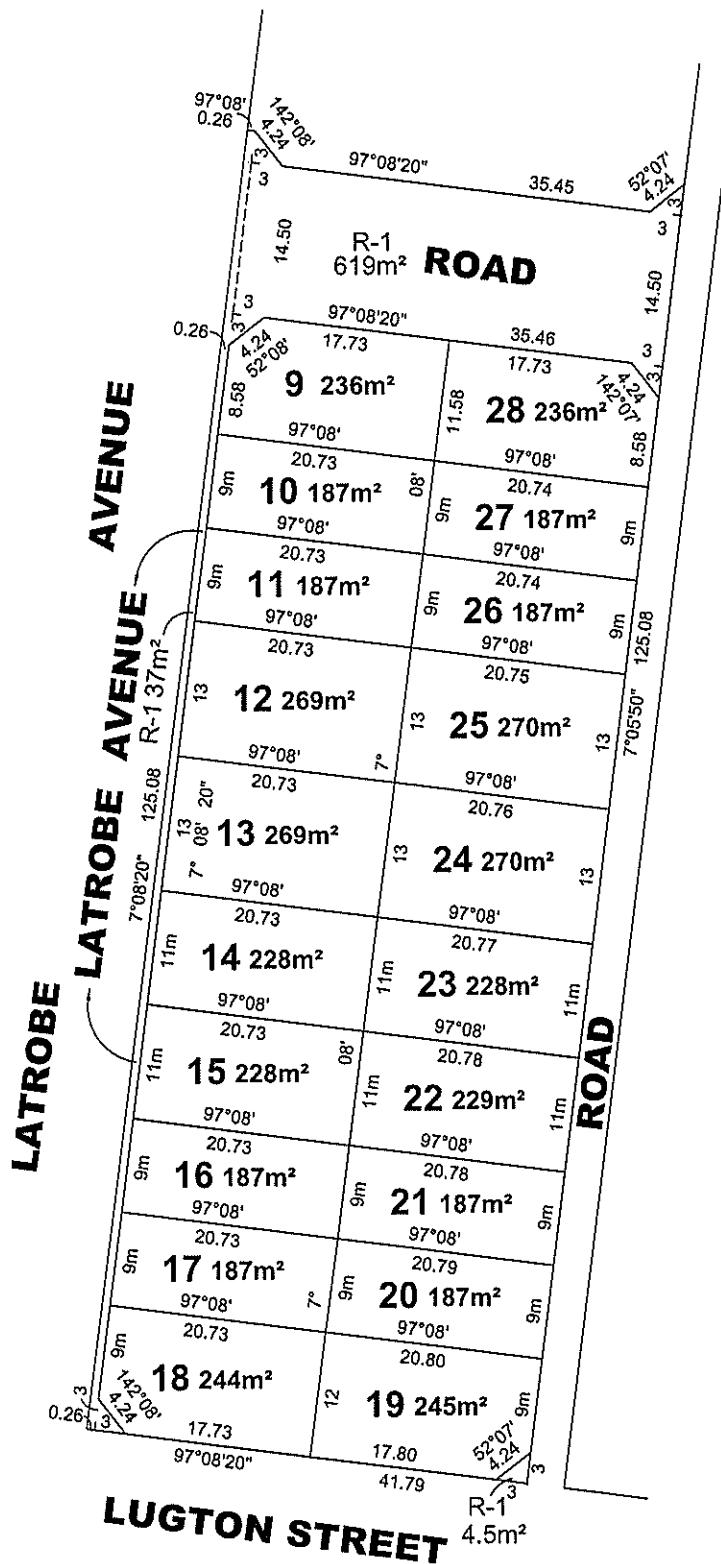
These restrictions shall expire on the 31st of December 2026.

WARNING
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SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

REF: 22185-G/PP	VERSION: G	DATE: 25/07/16	SCALE 1:750	10 0 10 20 30 L U M M I U M LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 3
REEDS CONSULTING	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR ALAN DAVID NORMAN				

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS 801753H				
LOCATION OF LAND PARISH: JIKA JIKA AT ALPHINGTON TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 118 AND 119 (PARTS) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS747685W LOT B POSTAL ADDRESS: LATROBE AVENUE AND LUGTON STREET (at time of subdivision) ALPHINGTON 3078 MGA CO-ORDINATES: E 326 397 ZONE: 55 (of approximate centre of N 5 816 303 GDA 94 land in plan)		COUNCIL NAME : CITY OF YARRA					
VESTING OF ROADS OR RESERVES <table border="1"> <tr> <td>IDENTIFIER</td> <td>COUNCIL / BODY / PERSON</td> </tr> <tr> <td>ROADS, R-1</td> <td>CITY OF YARRA</td> </tr> </table>		IDENTIFIER	COUNCIL / BODY / PERSON	ROADS, R-1	CITY OF YARRA	PARK PRECINCT NUMBER OF LOTS IN THIS PLAN: 20 TOTAL AREA OF LAND IN THIS PLAN: 5,107m ² DEPTH LIMITATION: DOES NOT APPLY	
IDENTIFIER	COUNCIL / BODY / PERSON						
ROADS, R-1	CITY OF YARRA						
		NOTATIONS					
		<div style="text-align: right; border: 1px solid black; padding: 2px;"> WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN </div>					
EASEMENT INFORMATION LEGEND: A - APPURTEGAN EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 9-28 (B.I.) IN THIS PLAN AND IS LIMITED TO SUPPORT ONLY					THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. SURVEY: THIS PLAN IS BASED ON SURVEY BP2916Y THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. -----		
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF			
REF: 22185-G/PP	VERSION: G	DATE: 25/07/16 22185G-PP3-PS-M-G.DGN			ORIGINAL SHEET SIZE A3		
		Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsc Consulting.com.au survey@reedsc Consulting.com.au		LICENSED SURVEYOR ALAN DAVID NORMAN			

MG94 ZONE 55



WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF
SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE:	SCALE	ORIGINAL SHEET SIZE	SHEET 2
22185-G/PP	G	25/07/16	1:500	A3	
		22185G-PP3-PS-M-G.DGN	10 5 0 10 20 LENGTHS ARE IN METRES		

REEDS
CONSULTING

Reeds Consulting Pty Ltd
Lvl 6, 440 Elizabeth Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
ALAN DAVID NORMAN

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

The following Restriction is to be created upon Registration of this plan:

For the purposes of this restriction:

- (a) "Minimum Front Boundary Setback" means, in respect of each lot, the distance between the Front Boundary and the building facade at ground level.
- (b) "Front Boundary" means:
 - (i) in the case of any lot where only one boundary of that lot abuts a road, the boundary which abuts the road; and
 - (ii) in the case of any lot where two boundaries of that lot each abut a road, the shorter boundary which abuts the road and where there is a splayed corner on a lot, that part of the boundary which is created by the splay shall be disregarded.
- (c) "Facade" means any front wall of a dwelling, excluding verandahs, porches, balconies, decks, landings or steps.
- (d) All distances are to be measured at right angles to the respective boundary.

LAND TO BENEFIT: LOTS 9 TO 28 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 9 TO 28 (BOTH INCLUSIVE)

Description of Restriction:

Without the consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened lot shall not:

- 1 Build or permit more than one dwelling house to be built or remain on the burdened lot.
- 2 Build or permit any dwelling house to be built or remain on the burdened lot that is greater than two storeys in height.
- 3 Build or permit any dwelling house to be built or remain on the burdened lot whose front facade is set back less than the Minimum Front Boundary Setback as specified below:
 - (i) for lots fronting Parkview Road: 3 metres;
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 - (i) any fence along the front boundary;
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 - (ii) window constructed from lead light;
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- 9 Build or permit to build any structure to be built or remain on the burdened lots that reduces the private open space to an area of less than 25m² with a minimum width of 3.0 metres.

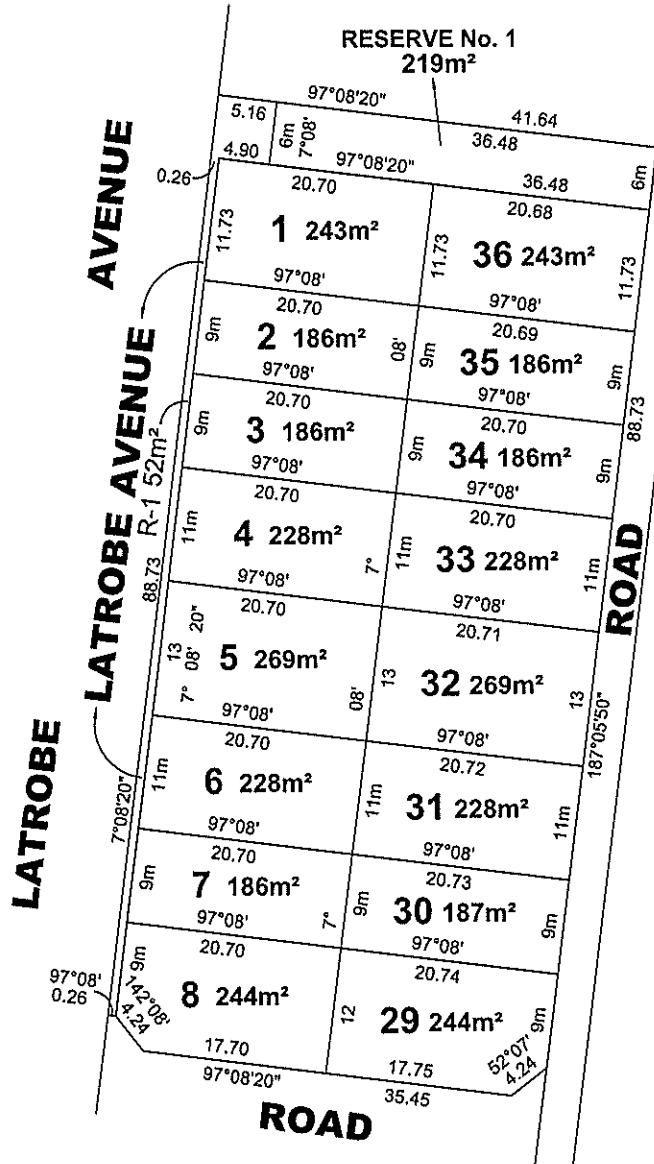
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WARNING
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REF: 22185-G/PP	VERSION: G	DATE: 25/07/16 22185G-PP3-PS-M-G.DGN	SCALE 1:750	10 0 10 20 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 3
REEDS CONSULTING	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR ALAN DAVID NORMAN				

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS 801754F				
LOCATION OF LAND PARISH: JIKA JIKA AT ALPHINGTON TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 118 AND 119 (PARTS) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS747685W LOT C POSTAL ADDRESS: LATROBE AVENUE <small>(at time of subdivision)</small> ALPHINGTON 3078 MGA CO-ORDINATES: E 326 397 ZONE: 55 <small>(of approximate centre of land in plan)</small> N 5 816 303 GDA 94		COUNCIL NAME: CITY OF YARRA					
VESTING OF ROADS OR RESERVES <table border="1"> <tr> <th>IDENTIFIER</th> <th>COUNCIL / BODY / PERSON</th> </tr> <tr> <td>ROADS, R-1 RESERVE No. 1</td> <td>CITY OF YARRA CITY OF YARRA</td> </tr> </table>		IDENTIFIER	COUNCIL / BODY / PERSON	ROADS, R-1 RESERVE No. 1	CITY OF YARRA CITY OF YARRA	PARK PRECINCT NUMBER OF LOTS IN THIS PLAN: 16 TOTAL AREA OF LAND IN THIS PLAN: 3,813m ² DEPTH LIMITATION: DOES NOT APPLY	
IDENTIFIER	COUNCIL / BODY / PERSON						
ROADS, R-1 RESERVE No. 1	CITY OF YARRA CITY OF YARRA						
		NOTATIONS					
		<div style="text-align: right; border: 1px solid black; padding: 2px;"> <small>WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN</small> </div>					
EASEMENT INFORMATION LEGEND: A - APPURTEANANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1-8 (B.I.) AND 29-36 (B.I.) IN THIS PLAN <small>AND IS LIMITED TO SUPPORT ONLY</small>					THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. SURVEY: THIS PLAN IS BASED ON SURVEY BP2916Y THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. -----		
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF			
REF: 22185-G/PP	VERSION: G	DATE: 25/07/16 22185G-PP4-PS-M.G.DGN			ORIGINAL SHEET SIZE A3		
 REEDS Consulting Pty Ltd Lot 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au					SHEET 1 OF 3 SHEETS		
LICENSED SURVEYOR ALAN DAVID NORMAN							

MGA54 ZONE 55



WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF
SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN.

REF:	VERSION:	DATE:	SCALE	ORIGINAL SHEET SIZE	SHEET 2
22185-G/PP	G	25/07/16	1:500	A3	
Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au					
LICENSED SURVEYOR ALAN DAVID NORMAN					

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

The following Restriction is to be created upon Registration of this plan:

- For the purposes of this restriction:
- (a) "Minimum Front Boundary Setback" means, in respect of each lot, the distance between the Front Boundary and the building facade at ground level.
 - (b) "Front Boundary" means:
 - (i) in the case of any lot where only one boundary of that lot abuts a road, the boundary which abuts the road; and
 - (ii) in the case of any lot where two boundaries of that lot each abut a road, the shorter boundary which abuts the road and where there is a splayed corner on a lot, that part of the boundary which is created by the splay shall be disregarded.
 - (c) "Facade" means any front wall of a dwelling, excluding verandahs, porches, balconies, decks, landings or steps.
 - (d) All distances are to be measured at right angles to the respective boundary.

LAND TO BENEFIT: LOTS 1 TO 8 AND 29 TO 36 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 1 TO 8 AND 29 TO 36 (BOTH INCLUSIVE)

Description of Restriction:

Without the consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened lot shall not:

- 1 Build or permit more than one dwelling house to be built or remain on the burdened lot.
- 2 Build or permit any dwelling house to be built or remain on the burdened lot that is greater than two storeys in height.
- 3 Build or permit any dwelling house to be built or remain on the burdened lot whose front facade is set back less than the Minimum Front Boundary Setback as specified below:
 - (i) for lots fronting Parkview Road: 3 metres;
 - (ii) for all other lots: 2 metres.
- 4 Erect or cause to be erected:
 - (i) any fence along the front boundary;
 - (ii) any fence on the burdened lots between the Front Boundary and the Minimum Front Boundary Setback of a height greater than 1.2 metres and which is less than 50% transparency.
- 5 Construct or cause or permit to be constructed on any burdened lots on this plan any:
 - (i) verandah with facework;
 - (ii) window constructed from lead light;
 - (iii) letterbox constructed from materials other than rendered masonry with metal insert and greater than 1.2 metres in height;
 - (iv) carport.
- 6 At any time keep, place or maintain any rubbish bins on any burdened lots so as to be visible from any street adjacent to or abutting that lot.
- 7 Build or permit any garage to be built or remain on the burdened lot that is setback less than 1 metre behind the front building facade.
- 8 Erect, display or exhibit or allow to be erected, displayed or exhibited or to remain erected, displayed or exhibited any satellite dish, antennae or roof mounted air conditioning or heating unit visible from the Front Boundary.
- 9 Build or permit to build any structure to be built or remain on the burdened lots that reduces the private open space to an area of less than 25m² with a minimum width of 3.0 metres.

These restrictions shall expire on the 31st of December 2026.

WARNING
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SUBDIVISION. DIMENSIONS AND LAYOUT MAY
VARY PRIOR TO FINAL APPROVAL OF PLAN

REF: 22185-G/PP	VERSION: G	DATE: 25/07/16 22185G-PP4-PS-M.G.DGN	SCALE 1:750	10 0 10 20 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 3
REEDS C O N S U L T I N G	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR ALAN DAVID NORMAN				



CERTIFICATE No: 37312079 DATE: 16/06/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE

Client: Kalus Kenny
DX: 32802 Como**Matter Ref:** 160887
Vendor: ALPHINGTON
DEVELOPMENTS PTY LTD
Purchaser:**Subject Property:** 626 HEIDELBERG ROAD ALPHINGTON VIC 3078**Title Particulars:** Vol 4475 Fol 803; Vol 5108 Fol 460; Vol 3888 Fol 511; Vol 4282 Fol 337; Vol 4468 Fol 576; Vol 3653 Fol 527; Vol 5851 Fol 168; Vol 4247 Fol 246; Vol 4935 Fol 969; Vol 3744 Fol 714; Vol 3869 Fol 662; Vol 3780 Fol 842; Vol 3738 Fol 583; Vol 4804 Fol 659; Vol 8250 Fol 161; Vol 4602 Fol 366; Vol 5308 Fol 499; Vol 3586 Fol 197; Vol 9189 Fol 426; Vol 4159 Fol 798; Vol 8519 Fol 930**Municipality:** YARRA**Planning Scheme:** YARRA PLANNING SCHEME**Responsible Authority for administering and enforcing the Scheme:** YARRA CITY COUNCIL**Zone:** MIXED USE ZONE**Abuttal to a Road Zone or a Public Acquisition Overlay for a Proposed Road or Road Widening:** Not Applicable**Design and Development Overlay:** Not Applicable**Development Contributions Plan Overlay:** Not Applicable**Development Plan Overlay:** DEVELOPMENT PLAN OVERLAY - SCHEDULE 11**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:** Not Applicable**Vegetation Protection Overlay:** Not Applicable**Other Overlays:** Not Applicable**Specific Site Provisions:** ALPHINGTON PAPER MILL SITE - SPECIFIC SITES AND EXCLUSIONS - PLANNING SCHEME CLAUSE 52.03**Specific Area Provisions:** LANDMARKS AND TALL STRUCTURES - PLANNING SCHEME CLAUSE 22.03;
~~ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT - PLANNING SCHEME CLAUSE 22.17; STORMWATER~~

The information source for each entry on this certificate has been checked and if shown as Not Applicable does not apply to the subject property. 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 use and development of land. Heritage Register Information included in this service provides information regarding buildings currently registered on the Heritage Registers listed. Information regarding a site's archaeological significance and listing on the Archaeological Sites Heritage Inventory may be obtained from Heritage Victoria.

CERTIFICATE No: 37312079 DATE: 16/06/2016



PREMIUM PLANNING & HERITAGE CERTIFICATE

MANAGEMENT (WATER SENSITIVE URBAN DESIGN) - PLANNING SCHEME CLAUSE 22.16; BUILT FORM AND DESIGN POLICY - PLANNING SCHEME CLAUSE 22.10

Proposed Planning Scheme Amendments: Not Applicable

Victorian Heritage Register: Not Applicable

Register of the National Trust of Australia (Victoria): Not Applicable

National Heritage List: Not Applicable

Commonwealth Heritage List: Not Applicable

Additional Notes: Not Applicable



CERTIFICATE No: 37312079 DATE: 16/06/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE

MAP Image
Not Available
For This Property



CERTIFICATE No: 37942700 DATE: 15/07/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE

Client: Kalus Kenny
DX: 32802 ComoMatter Ref: LF:160493
Vendor: AMCOR LTD
Purchaser:**Subject Property:** 626 HEIDELBERG ROAD ALPHINGTON VIC 3078**Title Particulars:** Vol 3900 Fol 920; Vol 3679 Fol 793; Vol 3910 Fol 988; Vol 3796 Fol 141; Vol 3910 Fol 989; Vol 8636 Fol 106; Vol 3599 Fol 653**Municipality:** YARRA**Planning Scheme:** YARRA PLANNING SCHEME**Responsible Authority for administering and enforcing the Scheme:** YARRA CITY COUNCIL**Zone:** MIXED USE ZONE**Abuttal to a Road Zone or a Public Acquisition Overlay for a Proposed Road or Road Widening:** Not Applicable**Design and Development Overlay:** Not Applicable**Development Contributions Plan Overlay:** Not Applicable**Development Plan Overlay:** DEVELOPMENT PLAN OVERLAY - SCHEDULE 11**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:** Not Applicable**Vegetation Protection Overlay:** Not Applicable**Other Overlays:** Not Applicable**Specific Site Provisions:** ALPHINGTON PAPER MILL SITE - SPECIFIC SITES AND EXCLUSIONS - PLANNING SCHEME CLAUSE 52.03**Specific Area Provisions:** LANDMARKS AND TALL STRUCTURES - PLANNING SCHEME CLAUSE 22.03;
ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT - PLANNING SCHEME CLAUSE 22.17; BUILT FORM AND DESIGN POLICY - PLANNING SCHEME CLAUSE 22.10; STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN) - PLANNING SCHEME CLAUSE 22.16

The information source for each entry on this certificate has been checked and if shown as Not Applicable does not apply to the subject property. 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 use and development of land. Heritage Register information included in this service provides information regarding buildings currently registered on the Heritage Registers listed. Information regarding a site's archaeological significance and listing on the Archaeological Sites Heritage Inventory may be obtained from Heritage Victoria.



CERTIFICATE No: 37942700 DATE: 15/07/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE

Proposed Planning Scheme Amendments: Not Applicable

Victorian Heritage Register: 'CHANDLER HIGHWAY BRIDGE' IS INCLUDED ON THE VICTORIAN HERITAGE REGISTER - HERITAGE PLACE NO. H2354

Register of the National Trust of Australia (Victoria): Not Applicable

National Heritage List: Not Applicable

Commonwealth Heritage List: Not Applicable

Additional Notes: Not Applicable



CERTIFICATE No: 37942700 DATE: 15/07/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE

MAP Image
Not Available
For This Property



CERTIFICATE No: 37313965 DATE: 16/06/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE

Client: Kalus Kenny
DX: 32802 ComoMatter Ref: 160887
Vendor: ALPHINGTON
DEVELOPMENTS PTY LTD
Purchaser:

Subject Property: 28 PARKVIEW ROAD ALPHINGTON VIC 3078

Title Particulars: Vol 3581 Fol 198

Municipality: YARRA

Planning Scheme: YARRA PLANNING SCHEME

Responsible Authority for administering and enforcing the Scheme: YARRA CITY COUNCIL

Zone: MIXED USE ZONE

Abuttal to a Road Zone or a Public Acquisition Overlay for a Proposed Road or Road Widening: Not Applicable

Design and Development Overlay: Not Applicable

Development Contributions Plan Overlay: Not Applicable

Development Plan Overlay: DEVELOPMENT PLAN OVERLAY - SCHEDULE 11

Environmental Audit Overlay: Not Applicable

Environmental Significance Overlay: Not Applicable

Heritage Overlay: HERITAGE OVERLAY (HO362)

Public Acquisition Overlay: Not Applicable

Significant Landscape Overlay: Not Applicable

Special Building Overlay: Not Applicable

Vegetation Protection Overlay: Not Applicable

Other Overlays: Not Applicable

Specific Site Provisions: SPECIFIC SITES AND EXCLUSIONS - PLANNING SCHEME CLAUSE 52.03 - INCORPORATED PLAN UNDER THE PROVISIONS OF THE HERITAGE OVERLAY, PLANNING PERMIT EXEMPTIONS, JULY 2014**Specific Area Provisions:** DEVELOPMENT GUIDELINES FOR SITES SUBJECT TO THE HERITAGE OVERLAY - PLANNING SCHEME CLAUSE 22.02; LANDMARKS AND TALL STRUCTURES - PLANNING SCHEME CLAUSE 22.03; ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT - PLANNING SCHEME CLAUSE 22.17; STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN) - PLANNING SCHEME CLAUSE 22.16

The information source for each entry on this certificate has been checked and if shown as Not Applicable does not apply to the subject property. 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 use and development of land. Heritage Register information included in this service provides information regarding buildings currently registered on the Heritage Registers listed. Information regarding a site's archaeological significance and listing on the Archaeological Sites Heritage Inventory may be obtained from Heritage Victoria.

CERTIFICATE No: 37313965 DATE: 16/06/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE



Proposed Planning Scheme Amendments: Not Applicable

Victorian Heritage Register: Not Applicable

Register of the National Trust of Australia (Victoria): Not Applicable

National Heritage List: Not Applicable

Commonwealth Heritage List: Not Applicable

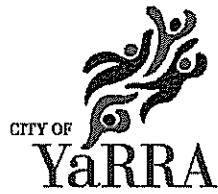
Additional Notes: Not Applicable

CERTIFICATE No: 37313965 DATE: 16/06/2016

PREMIUM PLANNING & HERITAGE CERTIFICATE



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.



City of Yarra
Rates Department
PO Box 168
Richmond VIC 3121
DX 30205
T (03) 9205 5406 or 9205 5407
F (03) 8417 6666
E info@yarracity.vic.gov.au
W www.yarracity.vic.gov.au
Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

Date: 04 May 2016

Land Information Certificate *Section 229 Local Government Act 1989*

Certificate No: wLIC16/3575
Property Number: 270870

SAI Global Property Division Pty Ltd
Attention: Accounts Payable
Gpo Box 5420
SYDNEY NSW 2001

Applicant Reference: 160404

Agent Reference: 36299715:59566284

Applicant Phone:

Location:

626 Heidelberg Rd
Alphington VIC 3078

Title Description: Lot 1-2 TP 895779U Vol 8552 Fol 425, Lot 1 TP 390904K Vol 8607 Fol 563,
Site Dimensions: Front 380 Rear Left Right 495

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

VALUATION DETAILS

Base Date of Valuation: 01/01/2014
Effective Date of Valuation: 01/07/2014
Current Net Annual Value: \$4150000
Current Capital Improved Value: \$83000000
Current Site Value: \$83000000

RATES AND CHARGES

	<i>Amount</i>
Current Years Rates	\$191813.00
Current Years Fire Service Levy	\$85036.00
Payments	-\$207637.00
Balance Outstanding	\$69212.00



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Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

Certificate No: wLIC16/3575

THE 2015/2016 RATING PERIOD IS FROM 1/7/2015 to 30/6/2016

- Any arrears shown are now overdue for payment and may already be the subject of separate legal action.
- Any payments shown are subject to clearance by bank.
- Interest is calculated at 9.5% p.a. on all overdue amounts.

Rates are levied on the Net Annual Value (NAV) of properties.

In accordance with Section 175 of the *Local Government Act 1989*, the new owner must pay all amounts unpaid by the following dates:

- FULL PAYMENT due by 15 February 2016
- INSTALMENTS due by 30 September 2015, 30 November 2015, 29 February 2016 and 31 May 2016.

NOTICES and ORDERS

Money owing for works under the <i>Local Government Act 1958</i>	-----	NIL
Potential liability for rates under the <i>Recreational and Cultural Lands Act 1963</i>	-----	NIL
Outstanding amount for recreational purposes or any transfer of land under Section 18 of the <i>Subdivisions Act 1988</i> or the <i>Local Government Act 1958</i>	-----	NIL
Money owing under Section 94(5) of the <i>Electricity Industry Act 2000 Local Government Act 1989</i> :	-----	NIL
• Section 173 - Supplementary valuation and rates;	-----	No
• Section 174A - Cessation of Residential Use Rate - back rates;	-----	No
• Section 227 - Money owing by former owner/occupier for other services;	-----	NIL
Special Rates and Charges	-----	No
Outstanding Orders under By-Laws or Local Laws:	-----	No
Outstanding Prohibition / Improvement Notices under <i>Public Health and Wellbeing Act 2008</i>	-----	No

PLEASE NOTE

This property may not be eligible to receive a Parking Permit.

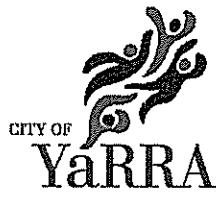
In 2003 Council introduced a policy to ease the pressure on street parking. New development that increase the density (e.g. dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without the provision of a parking permit.

For further information please contact Parking Services on (03) 9205 5255.

Designated Flood Level: The authority for the designated flood levels has been delegated to: Melbourne Water, Land Development Water Ways & Drainage, phone (03) 9679 7100.

Signed:

(Authorised Officer)



City of Yarra
Rates Department
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W www.yarracity.vic.gov.au
Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

Date: 02 June 2016

Land Information Certificate *Section 229 Local Government Act 1989*

Certificate No: wLIC16/3930
Property Number: 273610

SAI Global Property Division Pty Ltd
Attention: Accounts Payable
Gpo Box 5420
SYDNEY NSW 2001

Applicant Reference: 150313

Agent Reference: 36932054:60460668

Applicant Phone:

Location:

28 Parkview Rd
Alphington VIC 3078

Title Description: Lot 18 5677 Vol 3581 Fol 198

Site Dimensions: Front 18 Rear Left Right 58

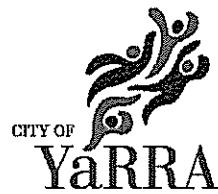
This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law of the Council. This certificate is not required to include information regarding planning,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

VALUATION DETAILS

Base Date of Valuation: 01/01/2014
Effective Date of Valuation: 01/07/2014
Current Net Annual Value: \$61000
Current Capital Improved Value: \$1220000
Current Site Value: \$915000

RATES AND CHARGES

	<i>Amount</i>
Current Years Rates	\$2819.42
Current Years Fire Service Levy	\$208.92
Payments	-\$3028.34
Balance Outstanding	\$0.00



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W www.yarracity.vic.gov.au
Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

Certificate No: wLIC16/3930

THE 2015/2016 RATING PERIOD IS FROM 1/7/2015 to 30/6/2016

- Any arrears shown are now overdue for payment and may already be the subject of separate legal action.
- Any payments shown are subject to clearance by bank.
- Interest is calculated at 9.5% p.a. on all overdue amounts.

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- INSTALMENTS due by 30 September 2015, 30 November 2015, 29 February 2016 and 31 May 2016.

NOTICES and ORDERS

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Outstanding amount for recreational purposes or any transfer of land under Section 18 of the <i>Subdivisions Act 1988</i> or the <i>Local Government Act 1958</i>	NIL
Money owing under Section 94(5) of the <i>Electricity Industry Act 2000 Local Government Act 1989</i> :	NIL
• Section 173 - Supplementary valuation and rates;	No
• Section 174A - Cessation of Residential Use Rate - back rates;	No
• Section 227 - Money owing by former owner/occupier for other services;	NIL
Special Rates and Charges	No
Outstanding Orders under By-Laws or Local Laws:	No
Outstanding Prohibition / Improvement Notices under <i>Public Health and Wellbeing Act 2008</i>	No

PLEASE NOTE

This property may not be eligible to receive a Parking Permit.

In 2003 Council introduced a policy to ease the pressure on street parking. New development that increase the density (e.g. dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without the provision of a parking permit.

For further information please contact Parking Services on (03) 9205 5255.

Designated Flood Level: The authority for the designated flood levels has been delegated to: Melbourne Water, Land Development Water Ways & Drainage, phone (03) 9679 7100.

Signed:

(Authorised Officer)



Yarra
Valley
Water

YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

12th May 2016

Kalus Kenny via SAI Global Property
SAIGPROPERTY

Dear Kalus Kenny via SAI Global Property,

RE: Application for Water Information Statement

Property Address:	626 HEIDELBERG ROAD ALPHINGTON 3078
Applicant	Kalus Kenny via SAI Global Property SAIGPROPERTY
Information Statement	30217039
Conveyancing Account Number	2469580000
Your Reference	LF:160404

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 Encumbrance Statement
- Melbourne Water Encumbrance Statement
- Asset Plan
- Conditions of Connection and Consent
- 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 enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Steve Lennox".

Steve Lennox
General Manager, Billing and Contact Services



YARRA VALLEY WATER
ABN 03 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1359

E enquiry@yvw.com.au
yvw.com.au

Yarra Valley Water Encumbrance

Property Address	626 HEIDELBERG ROAD ALPHINGTON 3078
------------------	-------------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE 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.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Melbourne Water Encumbrance

Property Address	626 HEIDELBERG ROAD ALPHINGTON 3078
------------------	-------------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

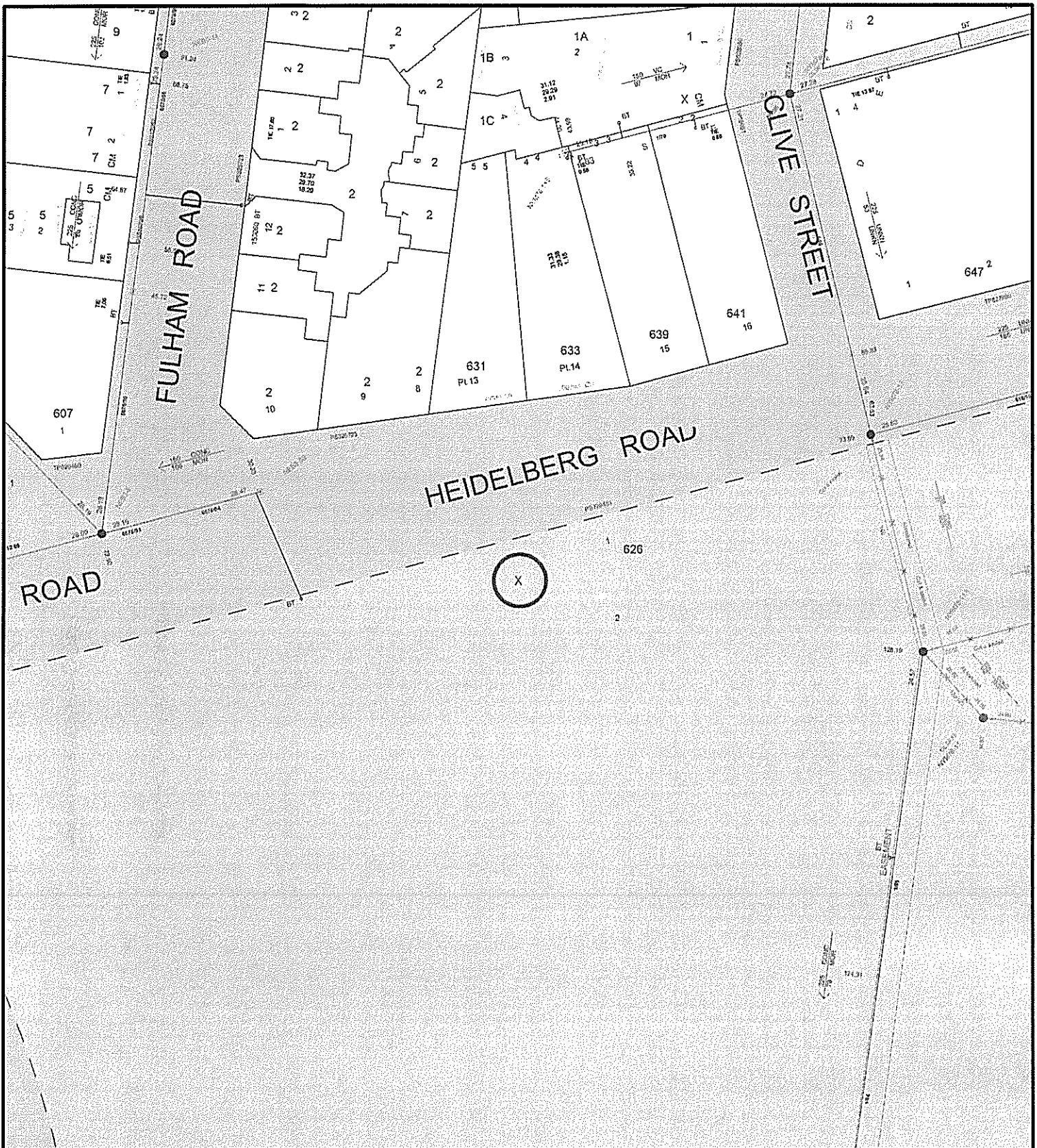
Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Melbourne Water advises this property is located in the area of the Alphington sewer replacement project. Construction works will replace the existing sewer mains which are located in Alphington and Kew. The project will commence in late 2013 and is expected to take approximately three years to complete. For further information please call 1800 673 151 or visit www.melbournewater.com.au/alphingtonsewer.

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 : 30217039**

Address 626 HEIDELBERG ROAD ALPHINGTON 3078

Date 12/05/2016

Scale 1: 1000

ABN 93 066 902 501



100 CICL 64 1994	Sewer Pipe Flow	<input checked="" type="checkbox"/>	Existing Title
	Sewer	<input type="checkbox"/>	Proposed Title
(18)	Subject Property	<input checked="" type="checkbox"/>	Easement
SPS12-34	Access Point No.		

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;



12th December 2013

Application ID: 122770

CONDITIONS OF CONNECTION

Approval is subject to payment of all charges and completion of conditions. This approval covers the following services and connections:

Approval Detail

Water

Required Services

Product	Qty
Standard Plugging Small	1
Standard Plugging Large	2

Conditions of Connection Details

GENERAL

In these conditions the terms,

- (a) 'You' and 'Your' refer to the owner of a property connected (or about to be connected) to Yarra Valley Water assets
- (b) 'We', 'Us' and 'Our' refer to Yarra Valley Water.

Section 145 of the Water Act 1989 details the legislative rights and responsibilities of both the applicant and Yarra Valley Water in relation to connection, alteration or removal and discharging to the works of Yarra Valley Water. These Conditions of Connection set out the terms and conditions to be satisfied for connecting a property to sewer, potable and recycled water.

These conditions are binding on successor-in-title of the person who applied for that consent, under section 145 of the Water Act 1989. If you are not the owner of the property, please provide a copy of this letter to the owner.

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake must be done by a Licensed Plumber, engaged by you, at your cost. It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Plumbing Industry Commission.

Any sewer connection branch and the connecting works must be installed so that they comply, in all respects, with the:

- Plumbing Regulations 1998 (Vic);
 - Water Industry Regulations 2006 (Vic);
 - Building Act 1993 (Vic);
 - Relevant AS/NZS series of standards applicable to sewer connection branch and connecting works from time to time,
- and any other technical requirements which we reasonably specify.

If your property is subject to flooding you should contact Melbourne Water to confirm any actual recorded flood level and assess this information for any impact to the proposed development.

It is the responsibility of the person performing any excavation in a road reserve to obtain a Road Opening Permit from the relevant Authority before any excavation work commences. All traffic management requirements contained in the permit must be complied with.

WATER

The existing service is to be disconnected and the main plugged. The meter must be returned to Yarra Valley Water, so please make sure it is available for our contractor to collect at the time of disconnection. If the meter is not available for collection, the tapping may be cancelled and a rebooking fee will apply.

Water supply(s) services that are to be removed are listed in the Conditions of Connection. In a mandated recycled water area the recycled water service(s) must also be removed and are referenced in the same table.

All tappings, pluggings and metering products may be arranged directly via the easyACCESS system. Work is to be carried out in accordance with the Water Metering & Servicing Guidelines available on our website.

All meters are supplied by Yarra Valley Water after payment of the relevant fees.

If the tapping and/or plugging is required to be performed outside of business hours, either at your request or as determined by Yarra Valley Water's plumbing contractor, an additional after hours fee will apply.

Meters are not permitted to be installed inside units/dwellings. In all situations where the meter is deemed inaccessible, either by your advice, or as determined by Yarra Valley Water plumbing contractor, remote read meters must be fitted at your cost. Remote read meters must be installed in the following circumstances: high rise developments; any water meter which is located where Yarra Valley Water will have to enter a building to read the meter; where access to the meter will be restricted by gates/fences. If you are aware that remote read meters will be required, please inform the easyACCESS staff at the time of booking.

For all tappings and/or pluggings, it is the responsibility of the person performing the excavation to obtain a Road Opening Permit from the local municipal authority before any excavation work commences. All traffic management requirements contained in the Road Opening permit must be complied with. The excavation must expose the main at the tapping/plugging point and be made safe prior to the tapping / plugging appointment time. If you choose to have Yarra Valley Water's plumbing contractor carry out the excavation, Yarra Valley Water will organize the necessary permit at an additional cost on a per road opening basis.

Failure to comply with any of these requirements will result in the booking being cancelled and a rebooking fee will apply.

Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858.

Where you have elected for your plumber to provide the excavation, you will be contacted by Yarra Valley Water within 2 working days of your booking to confirm an appointment date and time. If you have elected for Yarra Valley Water to provide the excavation, you will be contacted to confirm your preferred location for the service. Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858. If you wish to cancel the booking you will need to return to the easyACCESS store where the booking was made (if applicable) to seek a refund. A cancellation fee may apply.

A cathodic protection device is attached to the water main in the vicinity of this property. Please exercise extreme caution when excavating in this area.

METER ASSEMBLIES & POSITIONING

It is the responsibility of the private plumber to ensure that containment, zone and individual backflow

prevention is provided.

Water meter assemblies:

- a) Must be within 2 metres of the title boundary that abuts the water main
- b) Must be fitted at right angles to the water main, in line with the tapping
- c) Must be fully supported with minimum ground clearance of 150mm and should not be >300mm from the finished ground level to the base of the assembly
- d) Must not be encased in concrete surrounds
- e) Must be readily accessible for reading, maintenance and replacement. If Yarra Valley Water deem meters to be inaccessible, remote meters may be required at additional cost to the customer
- f) Can be installed in utility rooms or meter cabinets located within a common access area and must be readily accessible, subject to Yarra Valley Water's approval

If meters need to be moved >600mm a plugging and re-tapping must be booked and the relevant fee paid.

Meters which are in a public space such as a reserve or school must be protected by an appropriate cage to prevent tampering.

Meters are not permitted to be installed in pits unless prior approval has been given by Yarra Valley Water.

Meter assemblies must adhere to the meter installation diagrams available on the Yarra Valley Water website (www.yvw.com.au) to ensure the installations meet the required standard.

REMOVAL OF WATER METERS

Only Yarra Valley Water's plumbing contractor is permitted to remove water meters.

If redevelopment of the site is occurring and the meter is no longer required, a plugging of the service must be arranged and the meter will be collected by our contractor at the time of the plugging.

AMENDMENTS

We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations require an amendment to be made.

We may also amend these conditions from time to time if we consider that it is necessary to:

- ensure that we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our bulk supplier of sewage transfer and treatment services; or
- the health or safety of anyone; or
- any part of the environment; or
- any of our works.

INDEMNITY

You must indemnify Yarra Valley Water against:

- all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
- all proceedings, prosecutions or demands brought or made against us by anyone, as a result of you failing to perform any of our obligations under these conditions, except to the extent that the failure has been caused by our negligence.

You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of Yarra Valley Water amending these conditions.

You must pay us any costs we reasonably incur in:

- making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- inspecting our assets or works to see if such damage has been caused.



Kalus Kenny via SAI Global Property
SAIGPROPERTY
certificates@property.saiglobal.com

YARRA VALLEY WATER
ABN 93 086 902 501

Lucknow Street
Mitcham Victoria 3132
Private Bag 1
Mitcham Victoria 3132
DX 13204
F (03) 9872 1353
E enquiry@yvw.com.au
yvw.com.au

RATES CERTIFICATE

Account No: 0310000000
Rate Certificate No: 30217039

Date of Issue: 12/05/2016
Your Ref: LF:160404

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
626 HEIDELBERG RD, ALPHINGTON VIC 3078	2Pt 2 TP430393	1069610	Commercial

Agreement Type	Period	Charges	Outstanding
Commercial Sewer Service Charge	01-04-2016 to 30-06-2016	\$136.02	\$0.00
Commercial Water Service Charge	01-04-2016 to 30-06-2016	\$70.48	\$0.00
Commercial Water Usage Charge <i>Water Usage - 400.000000KL x \$2.8233000 = \$1129.32</i>	31-03-2016 to 29-04-2016	\$1129.32	\$1129.32
Estimated Average Daily Usage \$40.33			
Parks Fee	01-07-2015 to 30-06-2016	\$18661.50	\$0.00
Drainage Fee	01-04-2016 to 30-06-2016	\$12462.61	\$1270.49
Metered Fire Service Charge	01-04-2016 to 30-06-2016	\$10.09	\$0.00
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
		Total Arrears	\$0.00
		Total Due	\$2399.81

Usage - The usage above is the last amount billed to this property. For up to date usage information, please book a special meter reading (SMR) via our Propertyflow system, or contact your agent.

GENERAL MANAGER
BILLING AND CONTACT SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2015 – 30/09/2015 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also 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.
3. 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.
4. Any deferred property debt is included in the arrears figures.

5. 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.
6. 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.
7. From 01/07/2015, Residential Water Usage is billed using the following step pricing system: 262.00 cents per kilolitre for the first 44 kilolitres; 307.39 cents per kilolitre for 44-88 kilolitres and 454.16 cents per kilolitre for anything more than 88 kilolitres
8. From 01/07/2015, Commercial Water Usage is billed 282.33 cents per kilolitre
9. From 01/07/2015, Commercial Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 206.61 cents per kilolitre



Yarra
Valley
Water

YARRA VALLEY WATER
ABN 93 068 902 501

Lucknow Street
Mitcham Victoria 3132
Private Bag 1
Mitcham Victoria 3132
DX 13204
F (03) 9872 1353
E enquiry@yvw.com.au
yvw.com.au

Property No: 1069610

Address: 626 HEIDELBERG RD, ALPHINGTON VIC 3078

Water Information Statement Number: 30217039

HOW TO PAY



Biller Code: 344366
Ref: 0310000001



Mail a Cheque with the Remittance Advice
below to:
Yarra Valley Water
GPO Box 2753 Melbourne VIC 3001

Amount
Paid

Date
Paid

Receipt
Number

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1069610

Address: 626 HEIDELBERG RD, ALPHINGTON VIC 3078

Water Information Statement Number: 30217039

Cheque Amount: \$

Did you know?

PEXA is a property exchange network that allows secure, online lodgment and Financial Settlement.

Property Land Titles are lodged online at settlement, whilst funds are settled through the Reserve Bank of Australia, meaning that the vendor will usually receive their cleared funds on the same day.

There's no need to wait on the phone for payout figures as transfer and Electronic Notice of Sale documents are transmitted automatically at settlement.

Key benefits for you

- Free to register
- Fast, immediate updates
- Potential to settle in minutes (not days)
- Pre-lodgement verification improves information accuracy
- Conveyancers, banks, legal firms and land registries share information
- No need to physically attend settlement
- Funds settle through the Reserve Bank of Australia

Want to know more or register?

Please visit the PEXA website or contact them directly:

<https://www.pexa.com.au/howpexaworks>

Phone: 1300 084 515 between 7am-10pm AEST/AEDT Monday to Friday excluding national public holidays

Email: support@pexa.com.au



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132
Private Bag 1
Mitcham Victoria 3132
DX 13204
F (03) 9872 1353
E enquiry@yvw.com.au
yvw.com.au

30th May 2016

Kalus Kenny via SAI Global Property
SAIGPROPERTY

Dear Kalus Kenny via SAI Global Property,

RE: Application for Water Information Statement

Property Address:	28 PARKVIEW ROAD ALPHINGTON 3078
Applicant	Kalus Kenny via SAI Global Property SAIGPROPERTY
Information Statement	30220479
Conveyancing Account Number	2469580000
Your Reference	150313

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 Encumbrance Statement
- Melbourne Water Encumbrance 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 enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Steve Lennox'.

Steve Lennox
General Manager, Billing and Contact Services



Yarra
Valley
Water

YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Yarra Valley Water Encumbrance

Property Address	28 PARKVIEW ROAD ALPHINGTON 3078
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE 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.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1359

E enquiry@yvw.com.au
yvw.com.au

Melbourne Water Encumbrance

Property Address	28 PARKVIEW ROAD ALPHINGTON 3078
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE 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.

Melbourne Water advises this property is located in the area of the Alphington sewer replacement project. Construction works will replace the existing sewer mains which are located in Alphington and Kew. The project will commence in late 2013 and is expected to take approximately three years to complete. For further information please call 1800 673 151 or visit www.melbournewater.com.au/alphingtonsewer

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

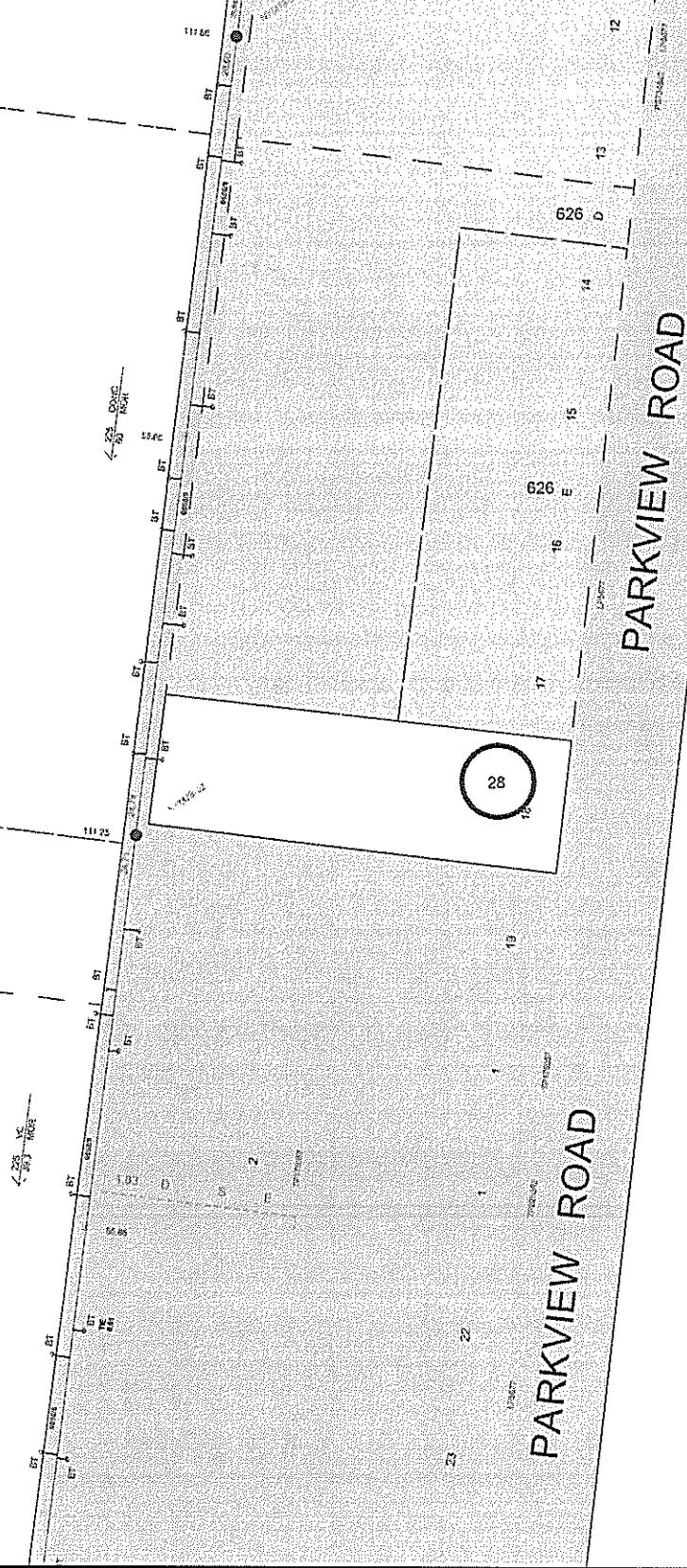
1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

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

LATROBE AVENUE

626

F 626



Yarra Valley Water
Information Statement
Number : 30220479

Address 28 PARKVIEW ROAD ALPHINGTON 3078

Date 30/05/2016

Scale 1: 1000

ABN 93 066 902 501



100 CICL 64 1094	Sewer Pipe Flow	<input checked="" type="checkbox"/>	Existing Title
	Sewer	<input type="checkbox"/>	Proposed Title
(18)	Subject Property	<input checked="" type="checkbox"/>	Easement
SPS12-34	Access Point No.	<input checked="" type="checkbox"/>	/

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;





Kalus Kenny via SAI Global Property
SAIGPROPERTY
certificates@property.saiglobal.com

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E enquiry@yvw.com.au
yvw.com.au

RATES CERTIFICATE

Account No: 8682255933
Rate Certificate No: 30220479

Date of Issue: 30/05/2016
Your Ref: 150313

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
28 PARKVIEW RD, ALPHINGTON VIC 3078	18\LP5677	1069717	Residential

Agreement Type	Period	Charges	Outstanding
Residential Sewer Service Charge	01-04-2016 to 30-06-2016	\$87.40	\$87.40
Residential Sewer Usage Charge $4.000000kL \times 0.794466 = 3.177864 \times 0.900000 = 2.860078 \times \$2.1280000 = \$6.09$	24-02-2016 to 23-05-2016	\$6.09	\$6.09
Estimated Average Daily Usage \$0.07			
Residential Water Service Charge	01-04-2016 to 30-06-2016	\$43.42	\$43.42
Residential Water Usage Charge $Step 1 - 4.000000kL \times \$2.6200000 = \$10.48$	24-02-2016 to 23-05-2016	\$10.48	\$10.48
Estimated Average Daily Usage \$0.12			
Parks Fee	01-07-2015 to 30-06-2016	\$72.56	\$0.00
Drainage Fee	01-04-2016 to 30-06-2016	\$23.74	\$23.74
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
		Total Arrears	\$0.00
		Total Due	\$171.13

Usage - The usage above is the last amount billed to this property. For up to date usage information, please book a special meter reading (SMR) via our Propertyflow system, or contact your agent.

GENERAL MANAGER
BILLING AND CONTACT SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2015 – 30/09/2015 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also 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.
3. 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.

4. Any deferred property debt is included in the arrears figures.

5. 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.

6. 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.

7. From 01/07/2015, Residential Water Usage is billed using the following step pricing system: 262.00 cents per kilolitre for the first 44 kilolitres; 307.39 cents per kilolitre for 44-88 kilolitres and 454.16 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2015, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 212.80 cents per kilolitre



Yarra
Valley
Water

YARRA VALLEY WATER
ABN 93 068 902 501

Lucknow Street

Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1069717

Address: 28 PARKVIEW RD, ALPHINGTON VIC 3078

Water Information Statement Number: 30220479

HOW TO PAY



Biller Code: 344366
Ref: 86822559330



Mail a Cheque with the Remittance Advice
below to:
Yarra Valley Water
GPO Box 2753 Melbourne VIC 3001

Amount
Paid

Date
Paid

Receipt
Number

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1069717

Address: 28 PARKVIEW RD, ALPHINGTON VIC 3078

Water Information Statement Number: 30220479

Cheque Amount: \$



YARRA VALLEY WATER
ABN 03 068 902 501

Lucknow Street
Mitcham Victoria 3132
Private Bag 1
Mitcham Victoria 3132
DX 13204
F (03) 9872 1353
E enquiry@yvw.com.au
yvw.com.au

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<https://www.pexa.com.au/howpexaworks>

Phone: 1300 084 515 between 7am-10pm AEST/AEDT Monday to Friday excluding national public holidays

Email: support@pexa.com.au

Land Tax Clearance Certificate

Land Tax Act 2005

STATE
REVENUE
OFFICE
VICTORIA
ABN 76 775 195 331
SRO - ISO 9001 Quality Certified

KALUS KENNY VIA SAI GLOBAL PROPERTY
LEVEL 3, 355 SPENCER ST
WEST MELBOURNE VIC 3003

Your Reference: 36585346:59975699

Certificate No: 97208940

Issue Date: 24 MAY 2016

Enquiries: DXL3

Land Address: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
3347089	35	6414	4602	367	\$83,000,000	\$1,825,492.84
	12	5677	3839	682		

Vendor: AMCOR PACKAGING (AUSTRALIA) PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
AMCOR LIMITED	2016	\$1,824,975.00	\$0.00	\$1,824,975.00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total
AMCOR LIMITED	2013	\$1,832,106.74	\$0.00	\$517.84

Comments: Land Tax will be payable but is not yet due - please see note 5 on reverse.
Also includes references volume/folios 7006/155, 4514/612 & 4164/682.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.
To request an update for this certificate go to:
www.sro.vic.gov.au/certificates

TAXABLE VALUE: \$83,000,000

AMOUNT PAYABLE: \$1,825,492.84

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 97208940

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Land ID: 3347089

Amount Payable: \$1,825,492.84

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

Notes to certificates under Section 105 of the Land Tax Act 2005



Certificate No: 97208940

1. Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
3. The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
5. If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - a. the vendor, or
 - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
8. If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner
- will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
9. If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF \$83,000,000

Land Tax = \$1,824,975.00

Calculated as \$24,975 plus (\$83,000,000 - \$3,000,000) multiplied by 2.250 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Land Tax Clearance Certificate

Land Tax Act 2005



KALUS KENNY VIA SAI GLOBAL PROPERTY
LEVEL 3, 355 SPENCER ST
WEST MELBOURNE VIC 3003

Your Reference: 36932054:60460669

Certificate No: 97276676

Issue Date: 31 MAY 2016

Enquiries: ESYSPROD

Land Address: 28 PARKVIEW ROAD ALPHINGTON VIC 3078

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
9167966	18	5677	3581	198	\$915,000	\$0.00

Vendor: PHILIP HILL

Purchaser: ALPHINGTON DEVELOPMENTS PTY LTD

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
ESTATE OF MR JOSEPH ALEXANDER DUNSTON	2016	\$4,480.05	\$0.00	\$0.00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total

Comments: Land Tax of \$4,480.05 has been assessed for 2016, an amount of \$4,480.05 has been paid. Property is exempt: LTX Administration Trust - surcharge exempt.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.
To request an update for this certificate go to:
www.sro.vic.gov.au/certificates

TAXABLE VALUE: \$915,000

AMOUNT PAYABLE: \$0.00

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 97276676

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Land ID: 9167966

Amount Payable: \$0.00

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

Notes to certificates under Section 105 of the Land Tax Act 2005



Certificate No: 97276676

1. Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
3. The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
5. If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - a. the vendor, or
 - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
8. If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
9. If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF \$915,000

Land Tax = \$2,550.00

Calculated as \$975 plus (\$915,000 - \$600,000) multiplied by 0.500 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

08/00 -bds29
Please Refer to Phone: Fax: 8417 6666
Our Ref: wBC16/01021 Your Ref: 160887
Agent Ref: 37312079:60994304



16 June 2016

City of Yarra
Yarra Building Services
PO Box 168
Richmond VIC 3121
DX 30205
T (03) 9205 5095
F (03) 8417 6666
E info@yarracity.vic.gov.au
W www.yarracity.vic.gov.au
Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

SAI Global Property Division Pty Ltd
Attention: Accounts Payable
Gpo Box 5420
SYDNEY NSW 2001

Address: 626 Heidelberg Rd Alphington

BUILDING REGULATIONS 2006
Regulation 327
REQUEST FOR BUILDING APPROVAL PARTICULARS

We acknowledge your request for building particulars regarding the above property.
Our building records indicate the following information:

326(1) Details of building permits issued in the preceding 10 years.

Building Permit No.	Date	Brief Description of works	Occupancy Permit or Certificate of Final Inspection Date
2012/0397/1	07/11/2012	Removal/Alteration Works Associated with Relocation of Plant Equipment (FRC Building)	Councils records indicate that a Certificate of Final Inspection/Occupancy Permit has not been issued.
130208/1	07/08/2013	Demolition of existing buildings - Amcor (Stage 1)	12/04/2016
130208/2	22/01/2014	Demolition of existing buildings - Amcor (Stage 2)	
130208/3	05/02/2014	Demolition of existing buildings - Amcor (Stage 3)	
130208/4	03/04/2014	Demolition of existing buildings - Amcor (Stage 4)	
130208/4	20/05/2014	Demolition of existing buildings - Amcor (Amendment to Stage 4)	
130208/5	03/07/2014	Demolition of existing buildings - Amcor (Stage 5)	
130208/6	25/07/2014	Demolition of existing buildings - Amcor (Stage 6)	
130208/7	17/03/2015	Demolition of existing buildings - Amcor (Stage 7)	
130208/8	12/08/2015	Demolition of existing buildings - Amcor (Stage 8)	
130208/9	04/09/2015	Demolition of existing buildings - Amcor (Stage 9)	

Permit No. 2012/0397/1 was issued by Philip Chun & Associates Pty Ltd who should be contacted on 9662 2200 regarding the final inspection

Details of any current notice, order, statement or certificate issued under the Building Act 1993 or the Building Regulations 2006.

No record of any outstanding Notices is held by Council's Building Department
No record of any outstanding Orders is held by Council's Building Department

Council is unable to provide information regarding statements issued under Regulation 502 (Combined allotments) or Regulation 503 (Subdivision of existing buildings). Should you require this information, you may request access to council's building file on 9205 5351.
Please Note: Additional fees will apply.

Details of building envelopes on the allotment or adjoining allotments may be obtained from the Certificate of Title. Certificates of Title are available from www.land.vic.gov.au.

Please Note:

All residential properties containing existing swimming pools or spas are required to have safety pool fencing erected and that failure to do so can result in a penalty of \$500.00

Owners or purchasers of residential properties are to ensure that smoke alarms exist and that failure to do so can result in a penalty of \$500.00. For further detailed information, please contact the Council's Building Department.

This property may not be eligible to receive a Parking Permit.

In 2003 Council introduced a policy to ease the pressure on street parking. New developments that increase the density (e.g dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without the provision of a parking permit.

For further information please contact Parking Services on 92055255.

Yours sincerely



Dan Curlis
Building Services Co-ordinator

08/00 -bds29
Please Refer to Phone: Fax: 8417 6666
Our Ref: wBC16/01022 Your Ref:
Agent Ref: 37312079:60994305

16 June 2016



City of Yarra
Yarra Building Services
PO Box 168
Richmond VIC 3121
DX 30205
T (03) 9205 5095
F (03) 8417 6666
E info@yarracity.vic.gov.au
W www.yarracity.vic.gov.au
Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

SAI Global Property Division Pty Ltd
Attention: Accounts Payable
Gpo Box 5420
SYDNEY NSW 2001

Address: 626 Heidelberg Rd Alphington

BUILDING REGULATIONS 2006
Regulation 327
REQUEST FOR BUILDING APPROVAL PARTICULARS

We acknowledge your request for building particulars regarding the above property.
Our building records indicate the following information:

326(2) The property is liable to flooding within the meaning of Building Regulation 802.

The property is not in an area which is:

designated under Building Regulation 803 as an area in which buildings are likely to be subject to infestation by termites;
an area determined under Building Regulation 805 likely to be subject to significant snowfalls.

Details of building envelopes on the allotment or adjoining allotments may be obtained from the Certificate of Title. Certificates of Title are available from www.land.vic.gov.au.

Please Note:

All residential properties containing existing swimming pools or spas are required to have safety pool fencing erected and that failure to do so can result in a penalty of \$500.00

Owners or purchasers of residential properties are to ensure that smoke alarms exist and that failure to do so can result in a penalty of \$500.00. For further detailed information, please contact the Council's Building Department.

Melbourne Water has recently changed flood information on properties within the City of Yarra. You must make an enquiry with Melbourne Water in respect to land that is liable to flooding on designated land or works.

This property may not be eligible to receive a Parking Permit.

In 2003 Council introduced a policy to ease the pressure on street parking. New developments that increase the density (e.g dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without the provision of a parking permit.

For further information please contact Parking Services on 92055255.

Yours sincerely



Dan Cirlis
Building Services Co-ordinator

08/00 -bds29
Please Refer to Phone: Fax: 8417 6666
Our Ref: wBC16/01023 Your Ref: 160887
Agent Ref: 37313965:60994732



16 June 2016

City of Yarra
Yarra Building Services
PO Box 168
Richmond VIC 3121
DX 30205
T (03) 9205 5095
F (03) 8417 6666
E info@yarracity.vic.gov.au
W www.yarracity.vic.gov.au
Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

SAI Global Property Division Pty Ltd
Attention: Accounts Payable
Gpo Box 5420
SYDNEY NSW 2001

Address: 28 Parkview Rd Alphington

BUILDING REGULATIONS 2006
Regulation 327
REQUEST FOR BUILDING APPROVAL PARTICULARS

We acknowledge your request for building particulars regarding the above property.
Our building records indicate the following information:

326(1) Details of building permits issued in the preceding 10 years.

Council Building Records do not indicate that any Building Approvals have been issued in relation to the above property for the previous ten (10) years.

Details of any current notice, order, statement or certificate issued under the Building Act 1993 or the Building Regulations 2006.

No record of any outstanding Notices is held by Council's Building Department
No record of any outstanding Orders is held by Council's Building Department

Council is unable to provide information regarding statements issued under Regulation 502 (Combined allotments) or Regulation 503 (Subdivision of existing buildings). Should you require this information, you may request access to council's building file on 9205 5351.
Please Note: Additional fees will apply.

Details of building envelopes on the allotment or adjoining allotments may be obtained from the Certificate of Title. Certificates of Title are available from www.land.vic.gov.au.

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Owners or purchasers of residential properties are to ensure that smoke alarms exist and that failure to do so can result in a penalty of \$500.00. For further detailed information, please contact the Council's Building Department.

Con't

This property may not be eligible to receive a Parking Permit.

In 2003 Council introduced a policy to ease the pressure on street parking. New developments that increase the density (e.g dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without the provision of a parking permit.

For further information please contact Parking Services on 92055255.

Yours sincerely



Dan Curlis
Building Services Co-ordinator

08/00 -bds29
Please Refer to Phone: Fax: 8417 6666
Our Ref: wBC16/01024 Your Ref:
Agent Ref: 37313965:60994733

16 June 2016



City of Yarra
Yarra Building Services
PO Box 168
Richmond VIC 3121
DX 30205
T (03) 9205 5095
F (03) 8417 6666
E info@yarracity.vic.gov.au
W www.yarracity.vic.gov.au
Interpreter Services (03) 9280 1940
TTY (03) 9421 4192
ABN 98 394 086 520

SAI Global Property Division Pty Ltd
Attention: Accounts Payable
Gpo Box 5420
SYDNEY NSW 2001

Address: 28 Parkview Rd Alphington

BUILDING REGULATIONS 2006
Regulation 327
REQUEST FOR BUILDING APPROVAL PARTICULARS

**We acknowledge your request for building particulars regarding the above property.
Our building records indicate the following information:**

326(2) The property is not in an area which is liable to flooding within the meaning of Building Regulations 802 or 806.

The property is not in an area which is:

designated under Building Regulation 803 as an area in which buildings are likely to be subject to infestation by termites;
an area determined under Building Regulation 805 likely to be subject to significant snowfalls.

Details of building envelopes on the allotment or adjoining allotments may be obtained from the Certificate of Title. Certificates of Title are available from www.land.vic.gov.au.

Please Note:

All residential properties containing existing swimming pools or spas are required to have safety pool fencing erected and that failure to do so can result in a penalty of \$500.00

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Melbourne Water has recently changed flood information on properties within the City of Yarra. You must make an enquiry with Melbourne Water in respect to land that is liable to flooding on designated land or works.

This property may not be eligible to receive a Parking Permit.

In 2003 Council introduced a policy to ease the pressure on street parking. New developments that increase the density (e.g dual occupancies) are not eligible for parking permits. Developers either have to provide off-street parking or the property is sold without the provision of a parking permit.

For further information please contact Parking Services on 92055255.

Yours sincerely

Dan Curlis
Building Services Co-ordinator



CERTIFICATE No: 37312079 DATE: 16/06/2016

ROADS CERTIFICATE

Client: Kalus Kenny
DX: 32802 Como**Matter Ref:** 160887
Vendor: ALPHINGTON
DEVELOPMENTS PTY LTD
Purchaser:**Subject Property:** 626 HEIDELBERG ROAD ALPHINGTON VIC 3078**Title Particulars:** Vol 4475 Fol 803; Vol 5108 Fol 460; Vol 3888 Fol 511; Vol 4282 Fol 337; Vol 4468 Fol 576; Vol 3653 Fol 527; Vol 5851 Fol 168; Vol 4247 Fol 246; Vol 4935 Fol 969; Vol 3744 Fol 714; Vol 3869 Fol 662; Vol 3780 Fol 842; Vol 3738 Fol 583; Vol 4804 Fol 659; Vol 8250 Fol 161; Vol 4602 Fol 366; Vol 5308 Fol 499; Vol 3586 Fol 197; Vol 9189 Fol 426; Vol 4159 Fol 798; Vol 8519 Fol 930**Municipality:** YARRA**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.*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.*



CERTIFICATE No: 37938727 DATE: 15/07/2016

ROADS CERTIFICATE

Client: Kalus Kenny
DX: 32802 Como

Matter Ref: FR:160493
Vendor: AMCOR LIMITED
Purchaser:

Subject Property: 626 HEIDELBERG ROAD ALPHINGTON VIC 3078

Title Particulars: Vol 3599 Fol 653; Vol 3900 Fol 920; Vol 3910 Fol 988; Vol 3910 Fol 989; Vol 3679 Fol 793; Vol 3796 Fol 141; Vol 8636 Fol 106

Municipality: YARRA

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.

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.



CERTIFICATE No: 37313965 DATE: 16/06/2016

ROADS CERTIFICATE

Client: Kalus Kenny
DX: 32802 Como

Matter Ref: 160887
Vendor: ALPHINGTON
DEVELOPMENTS PTY LTD
Purchaser:

Subject Property: 28 PARKVIEW ROAD ALPHINGTON VIC 3078

Title Particulars: Vol 3581 Fol 198

Municipality: YARRA

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.

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: Kalus Kenny
DX: 32802 Como

Client Ref: 160887
Certificate No: 37312079:60994306

Property Inquiry Details:

Street Address: 626 Heidelberg Road
Suburb: ALPHINGTON
Map Reference: Melways Edition 39, Map No:31, Grid Letter: B, Grid Number: 11

Date of Search: 16/06/2016

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. 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: (03) 9695 2722 Fax: (03) 9695 2610

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.

© Environment Protection Authority. This publication is copyright and the information contained within it is confidential to the Environment Protection Authority. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement or otherwise for the purposes of processing the property transaction for which the information was acquired.

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

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.

EPA Priority Sites Register Extract



Client: Kalus Kenny
DX: 32802 Como

Client Ref: 160887
Certificate No: 37313965:60994734

Property Inquiry Details:

Street Address: 28 Parkview Road
Suburb: ALPHINGTON
Map Reference: Melways Edition 39, Map No:31, Grid Letter: B, Grid Number: 12

Date of Search: 16/06/2016

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. 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.

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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:

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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.

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

Reference Number:

13319

SECTION 1 – Applicant Information

Name of applicant:

Mrs. Priyanka Chakraborty

Organisation:

SAI Global Property 37312079

Postal address:

PO BOX 447
Southbank
VIC 3205

Telephone number:

1300730000

Email address:

epropertysupport@saiglobal.com

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

Subdivisional References (Lot / Plan):

26-36/LP6414; 22-30/LP5677; 1-2/TP175057; 1/TP225392

Crown References:

Title References (Volume / Folio) :

Street Address:

Other description:

626 Heidelberg Road ALPHINGTON VIC 3078

Directory Reference:

Directory:

Melways

SECTION 3 – Registered Information

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

 No

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

 Yes

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

 No

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

 No

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

 No

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

 No

Signed:

Date: 28/Jun/2016

Kellie Clayton
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 Office of Aboriginal Affairs Victoria, an agency of the Department of Premier and Cabinet.

Advice provided from the Register

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

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

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

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

Use of information

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

Documents to be lodged with Registrar

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

Acknowledgment of source of Information

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

Copyright

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

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

Disclaimer

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

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

Indemnity

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

Governing Law

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

Third Party Disclosure

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

Areas of Cultural Heritage Sensitivity

You can find out more about 'areas of Aboriginal Cultural Heritage Sensitivity' including maps showing these areas, at
<http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/heritage-tools/areas-of-cultural-heritage-sensitivity>

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

Reference Number:

13313

SECTION 1 – Applicant Information

Name of applicant:

Mrs. Priyanka Chakraborty

Organisation:

SAI Global Property 37313965

Postal address:

PO BOX 447

Southbank

VIC 3205

Telephone number:

1300730000

Email address:

epropertysupport@saiglobal.com

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

Subdivisional References (Lot / Plan):

Lot 18 Plan LP 5677

Crown References:

Title References (Volume / Folio) :

VOLUME 3581 FOLIO 198

Street Address:

Other description:

28 Parkview Road ALPHINGTON VIC 3078

Directory Reference:

Directory:

Melways

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 exist in relation to any part of the nominated area of land?

 No

Signed:



Date: 24/Jun/2016

Kellie Clayton
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 Office of Aboriginal Affairs Victoria, an agency of the Department of Premier and Cabinet.

Advice provided from the Register

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

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

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

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

Use of information

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

Documents to be lodged with Registrar

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

Acknowledgment of source of Information

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

Copyright

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

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

Disclaimer

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

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

Indemnity

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

Governing Law

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

Third Party Disclosure

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

Areas of Cultural Heritage Sensitivity

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

<http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/heritage-tools/areas-of-cultural-heritage-sensitivity>

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:09 AM

Lot and Plan Number: Lot 19 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

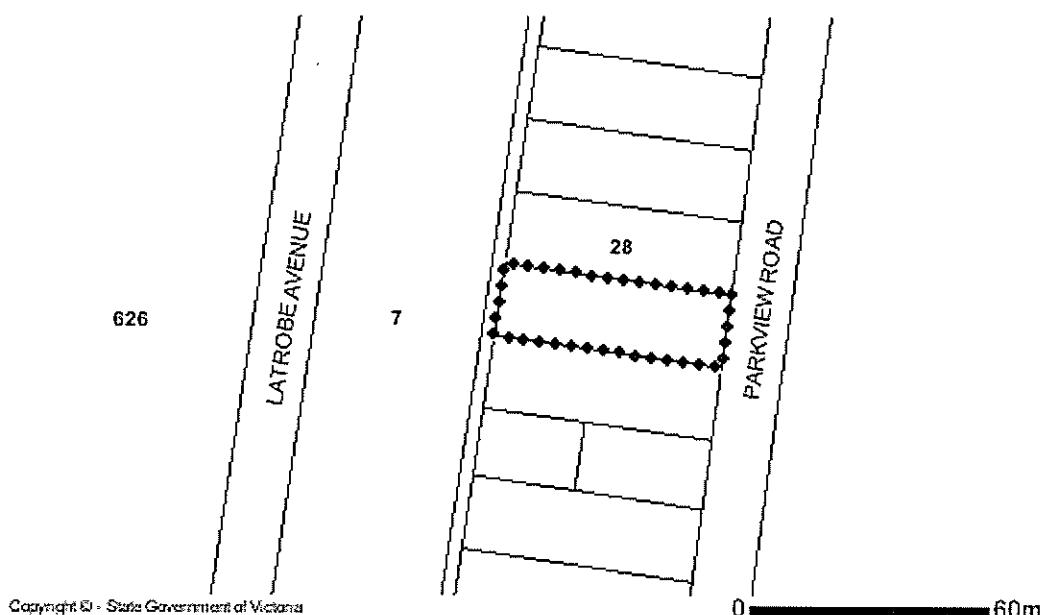
For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 19 August 2015 and 21 April 2016.

The Building Regulations 2006 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 via the Bushfire Prone Areas Map Service at services.land.vic.gov.au/maps/bushfire.jsp 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 in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:06 AM

Lot and Plan Number: Lot 30 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

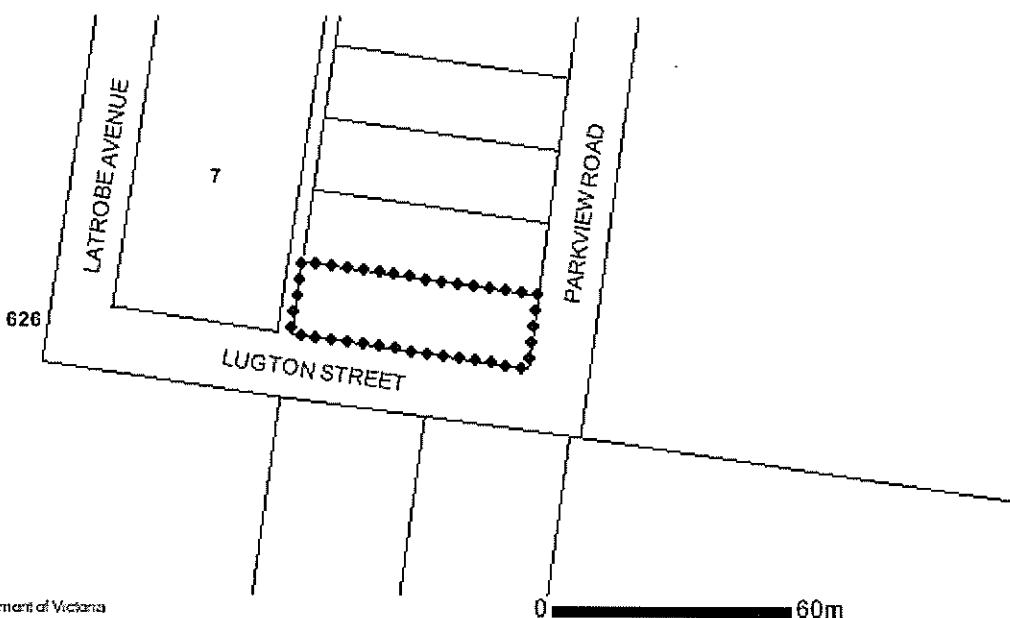
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Copyright © - State Government of Victoria

Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:05 AM

Lot and Plan Number: Lot 29 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

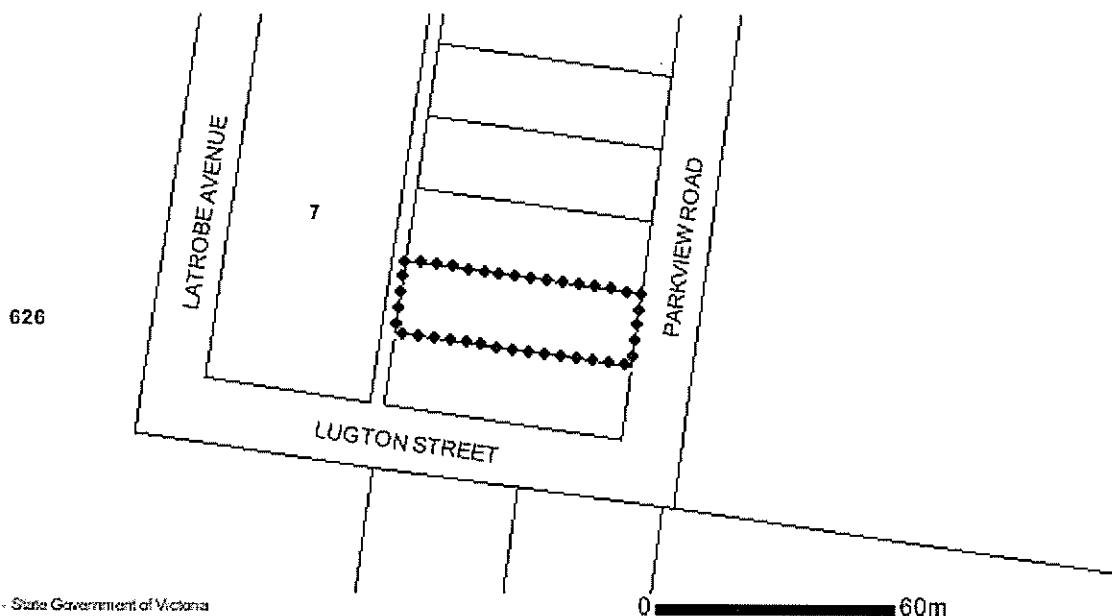
For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

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

Designated Bushfire Prone Area Map



Copyright © - State Government of Victoria

Bushfire Prone Area Legend



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Environment,
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and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:04 AM

Lot and Plan Number: Lot 28 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

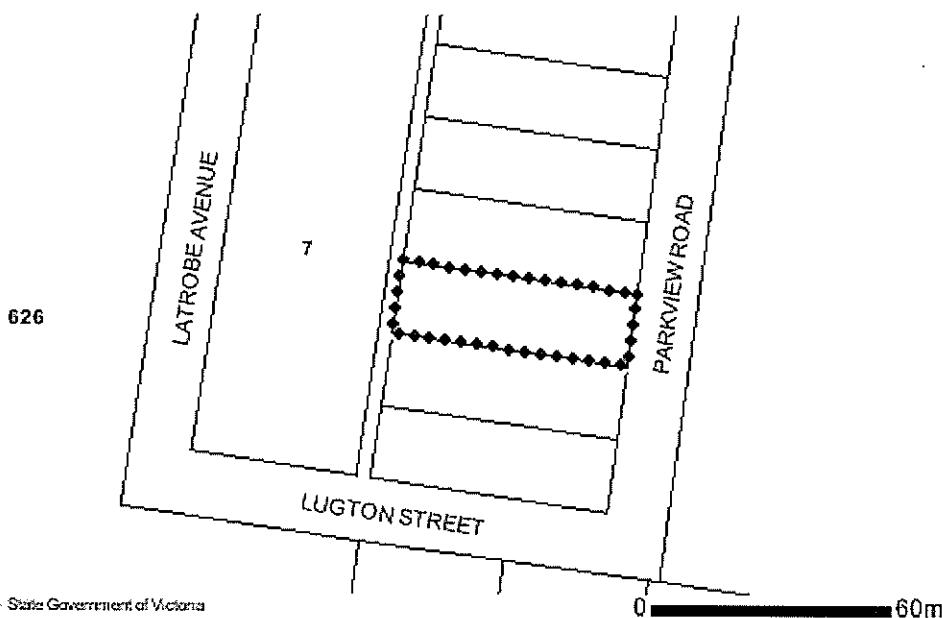
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



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Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:03 AM

Lot and Plan Number: Lot 27 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

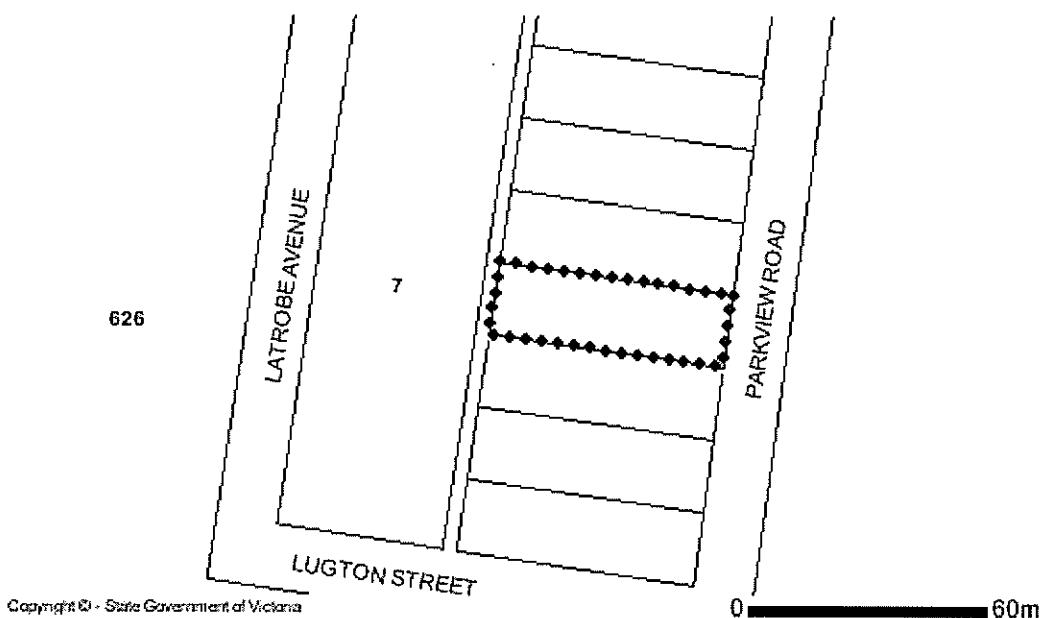
Local Government (Council): YARRA COUNCIL Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



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Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:01 AM

Lot and Plan Number: Lot 34 LP6414

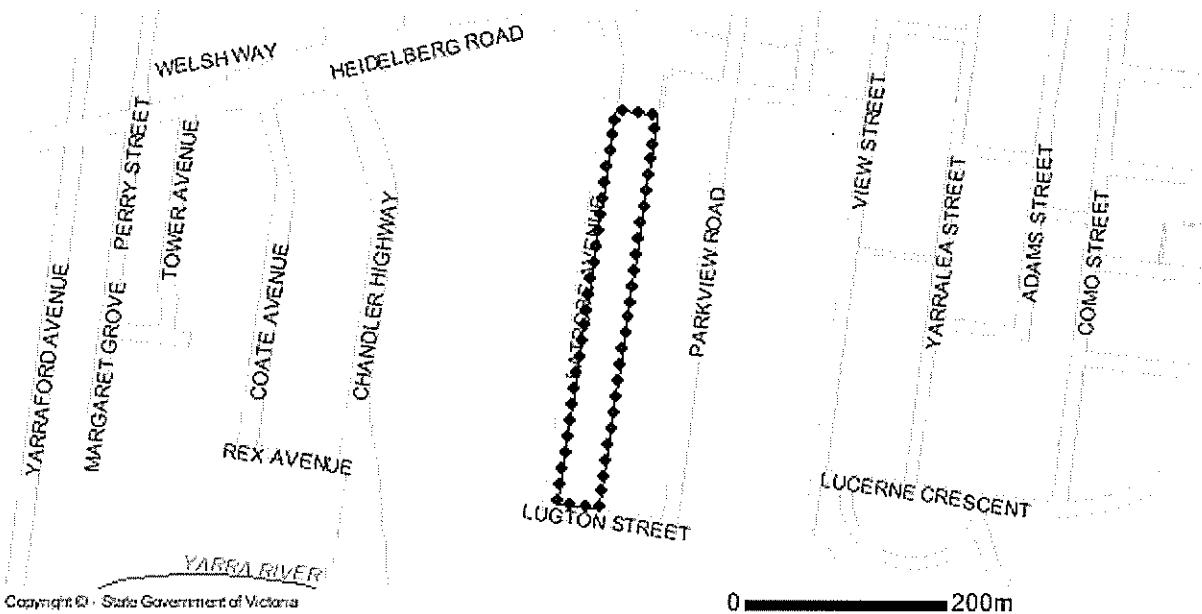
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:02 AM

Lot and Plan Number: Lot 35 LP6414

Address: LATROBE AVENUE ALPHINGTON 3078

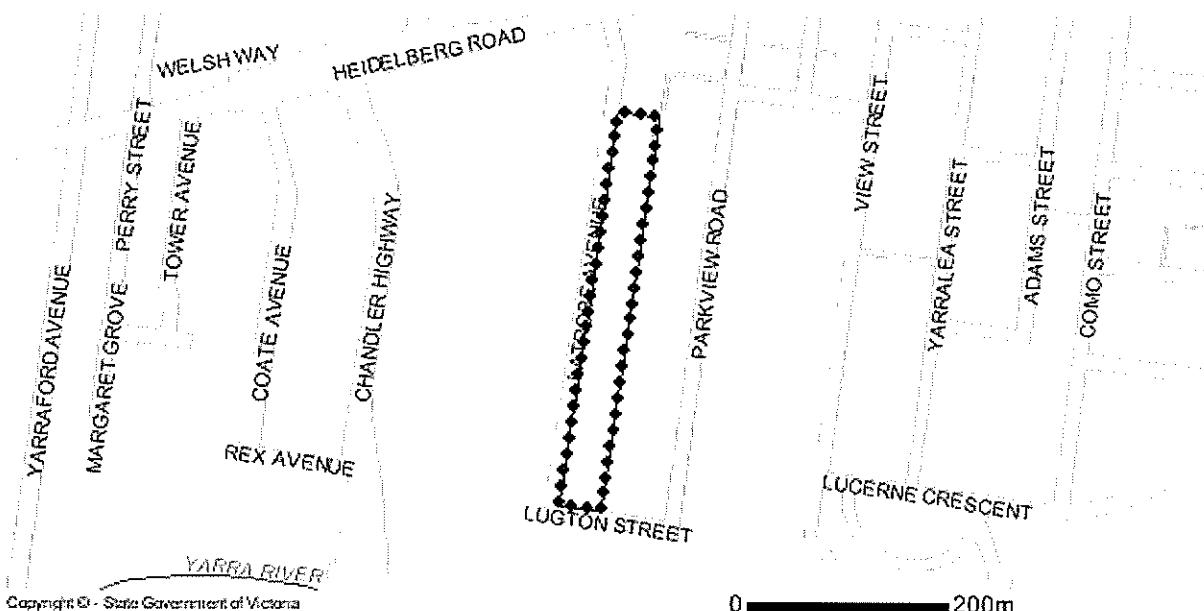
Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

Bushfire Prone Area

Selected Land

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Environment,
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and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:02 AM

Lot and Plan Number: Lot 36 LP6414

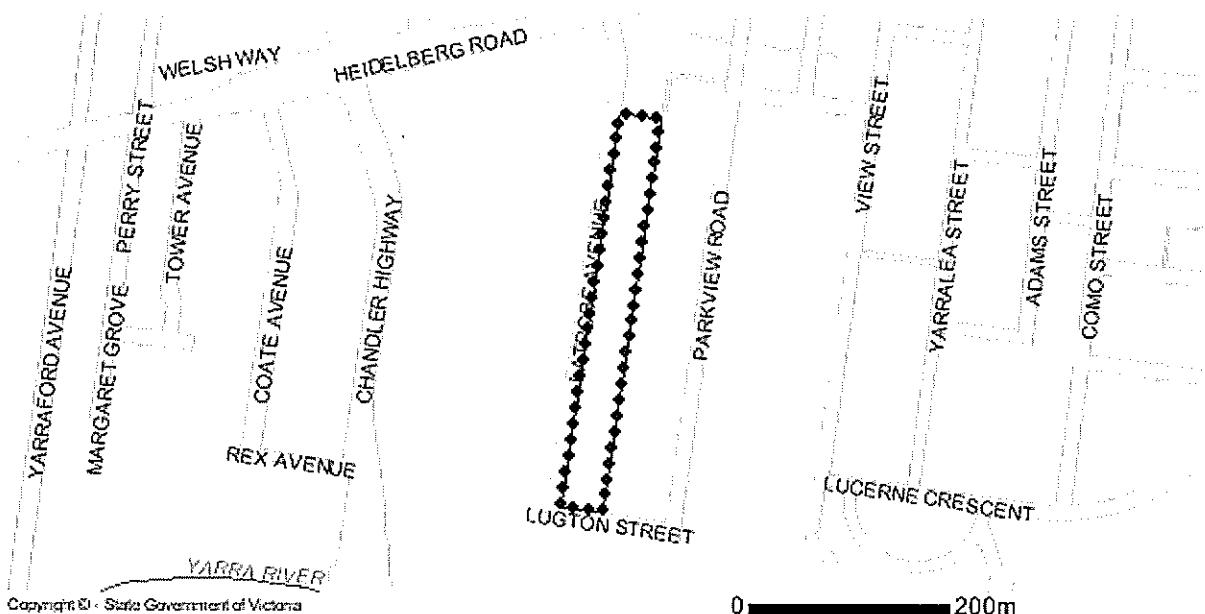
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:01 AM

Lot and Plan Number: Lot 26 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

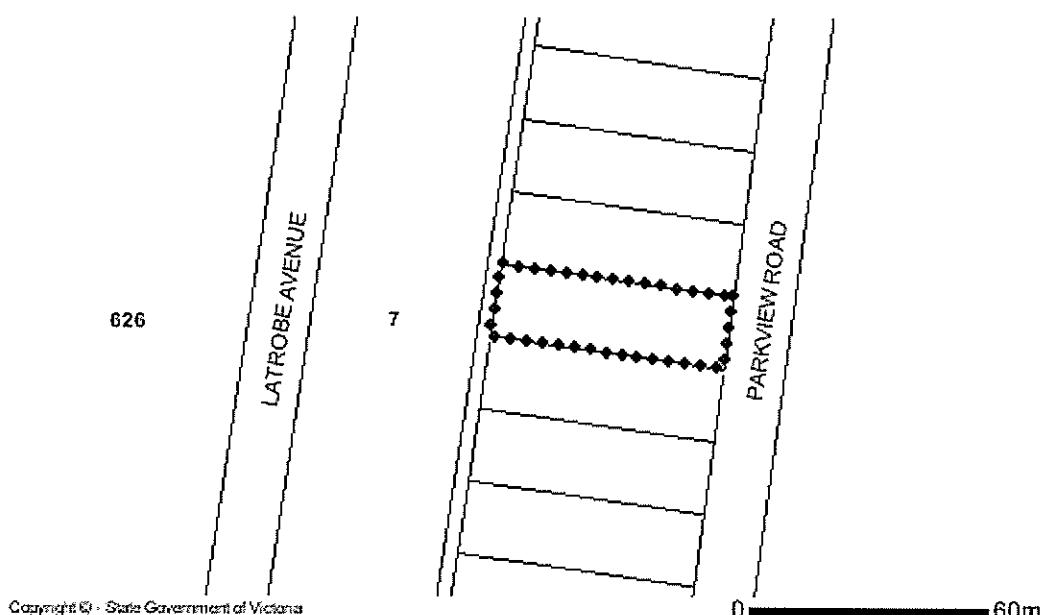
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 10:00 AM

Lot and Plan Number: Lot 33 LP6414

Address: LATROBE AVENUE ALPHINGTON 3078

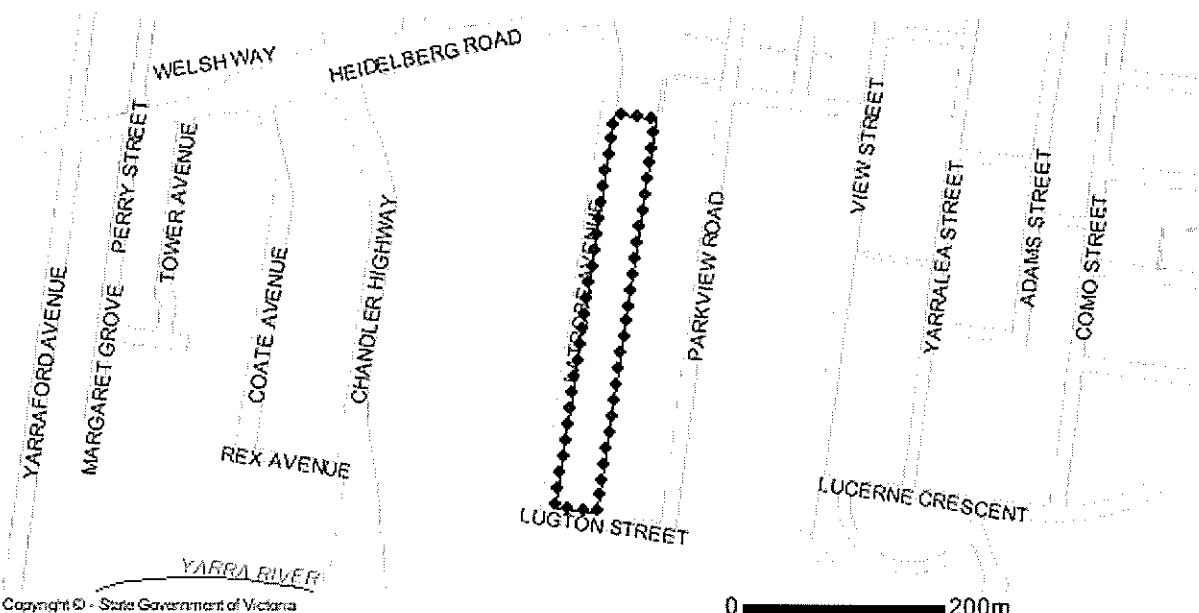
Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:59 AM

Lot and Plan Number: Lot 25 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

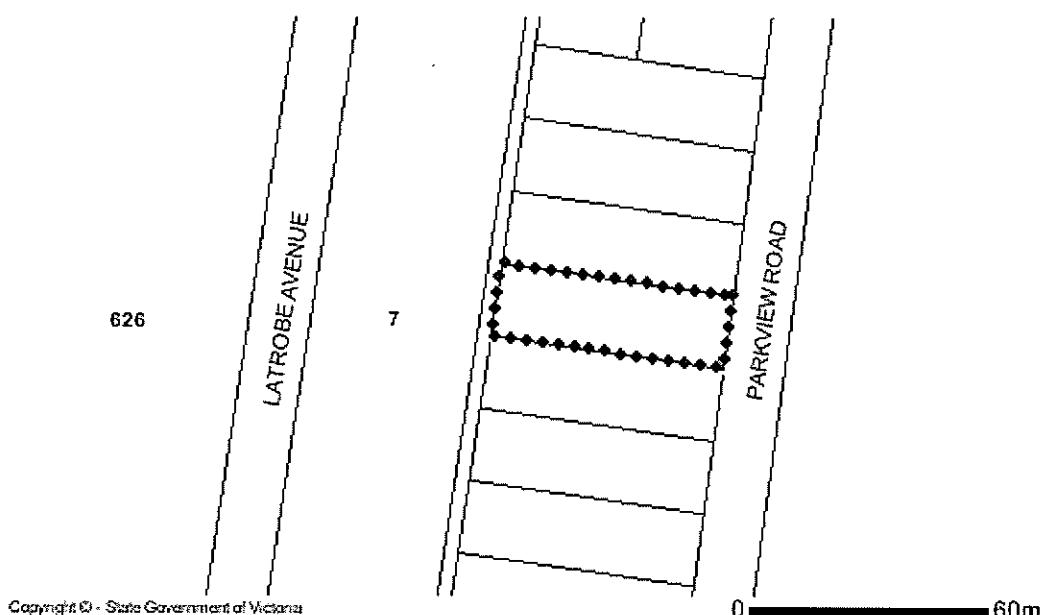
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

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Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 19 August 2015 and 21 April 2016.

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For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:58 AM

Lot and Plan Number: Lot 32 LP6414

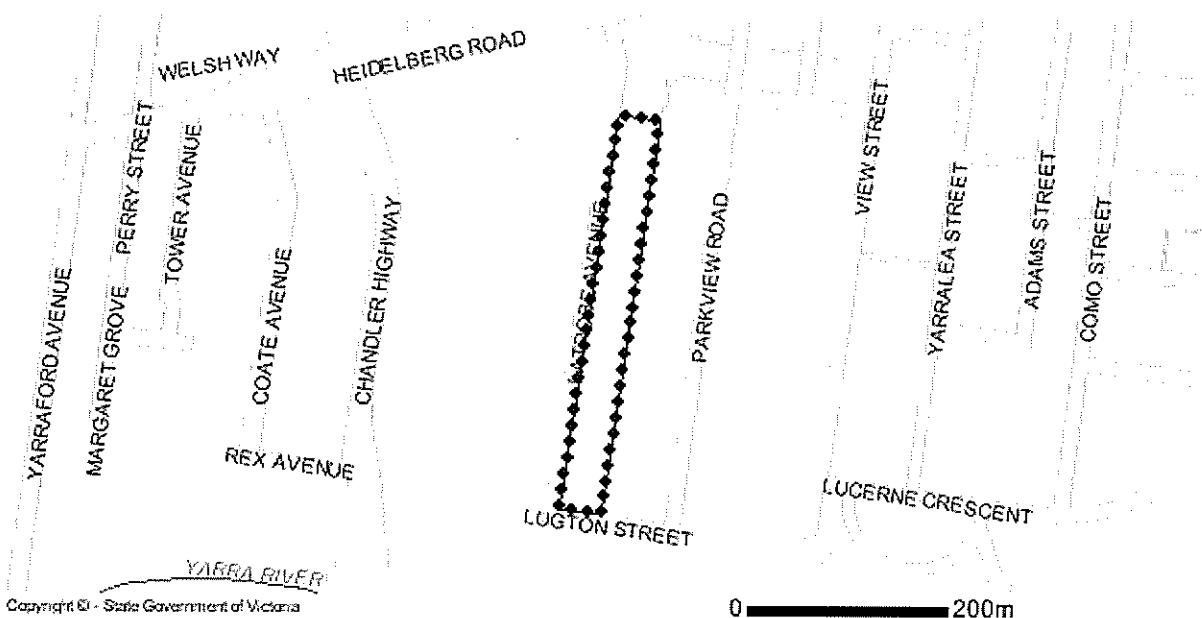
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 19 August 2015 and 21 April 2016.

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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:57 AM

Lot and Plan Number: Lot 24 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

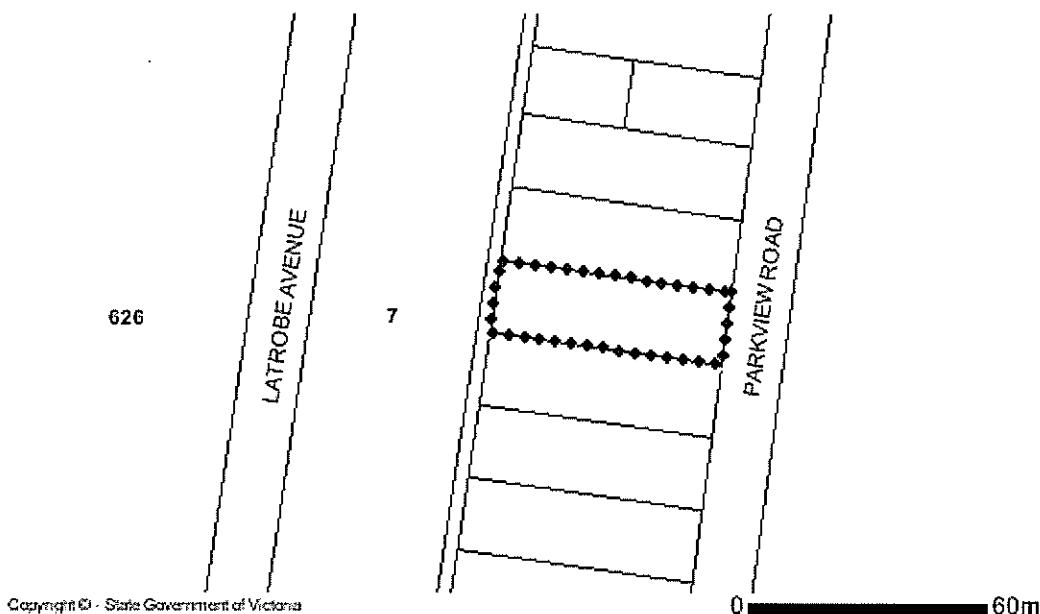
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:57 AM

Lot and Plan Number: Lot 31 LP6414

Address: LATROBE AVENUE ALPHINGTON 3078

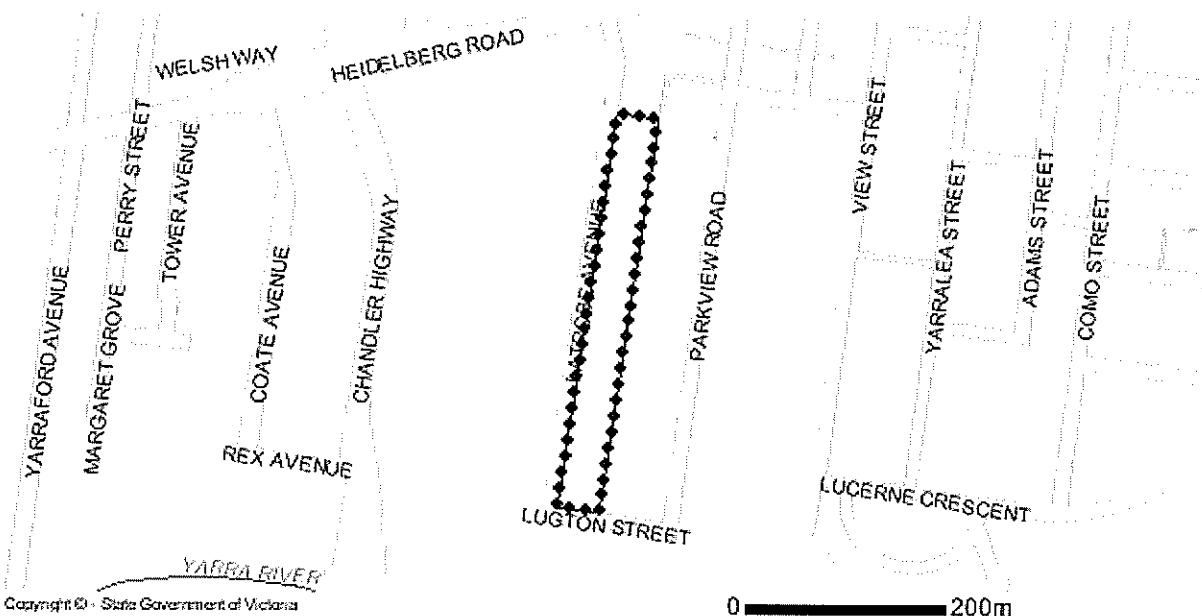
Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

Bushfire Prone Area

Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:56 AM

Lot and Plan Number: Lot 23 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

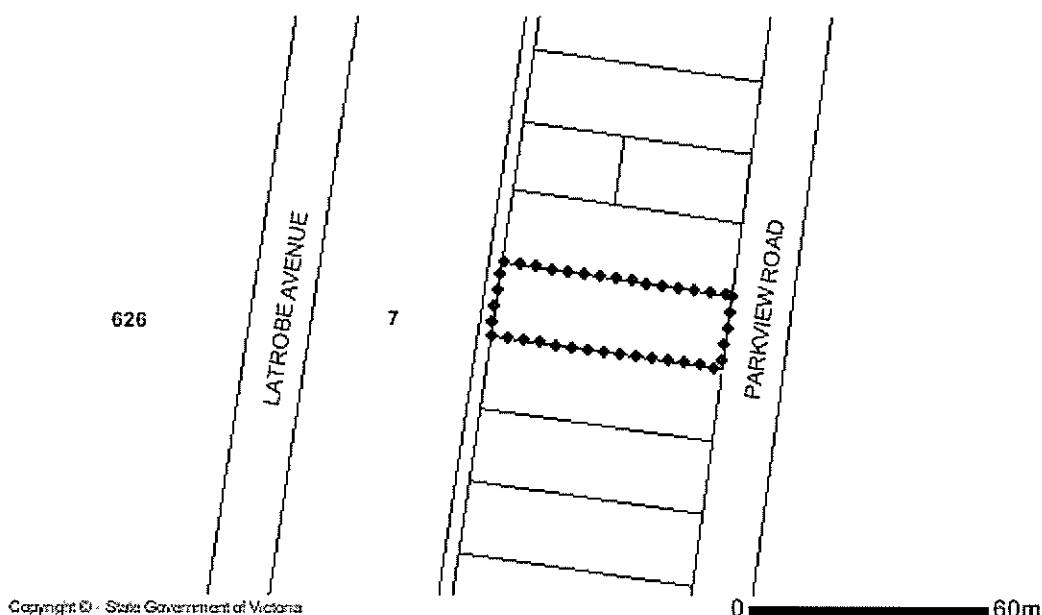
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



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Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

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Environment,
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:55 AM

Lot and Plan Number: Lot 30 LP6414

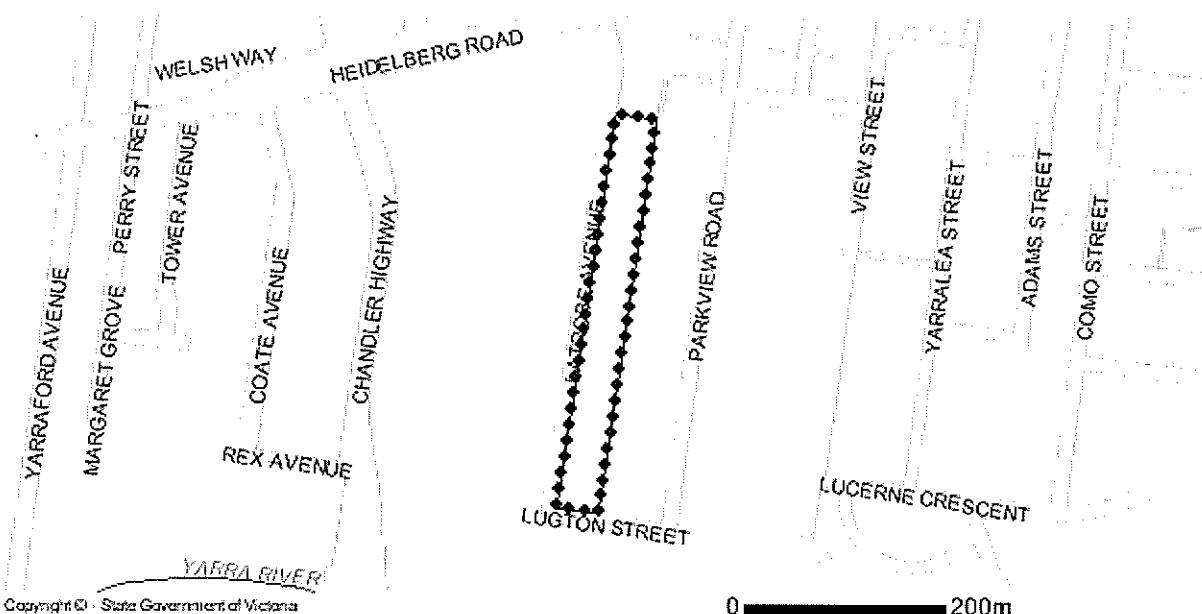
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:54 AM

Lot and Plan Number: Lot 22 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

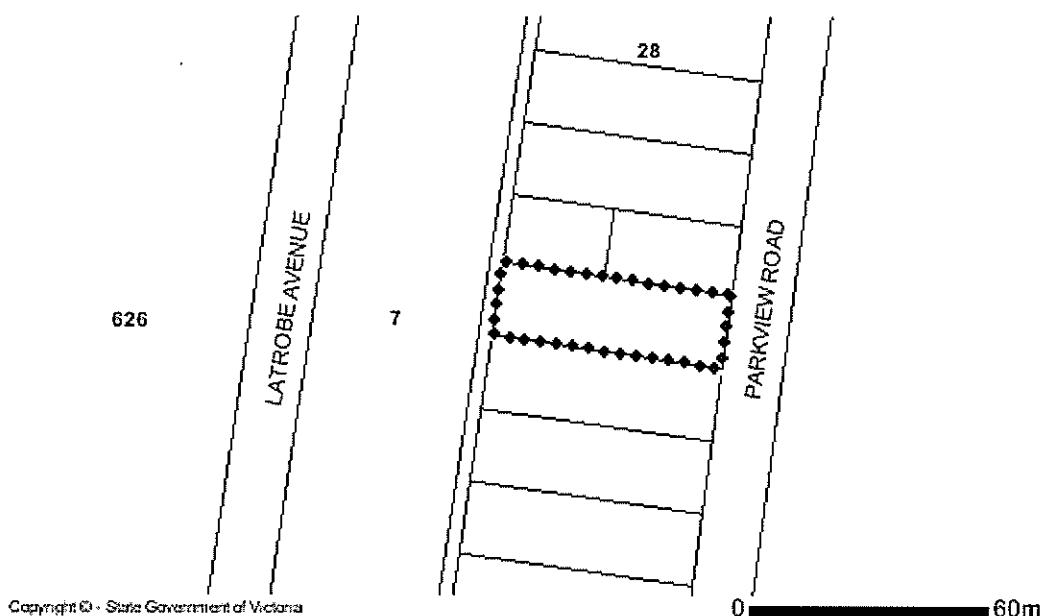
Local Government (Council): YARRA COUNCIL Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:54 AM

Lot and Plan Number: Lot 29 LP6414

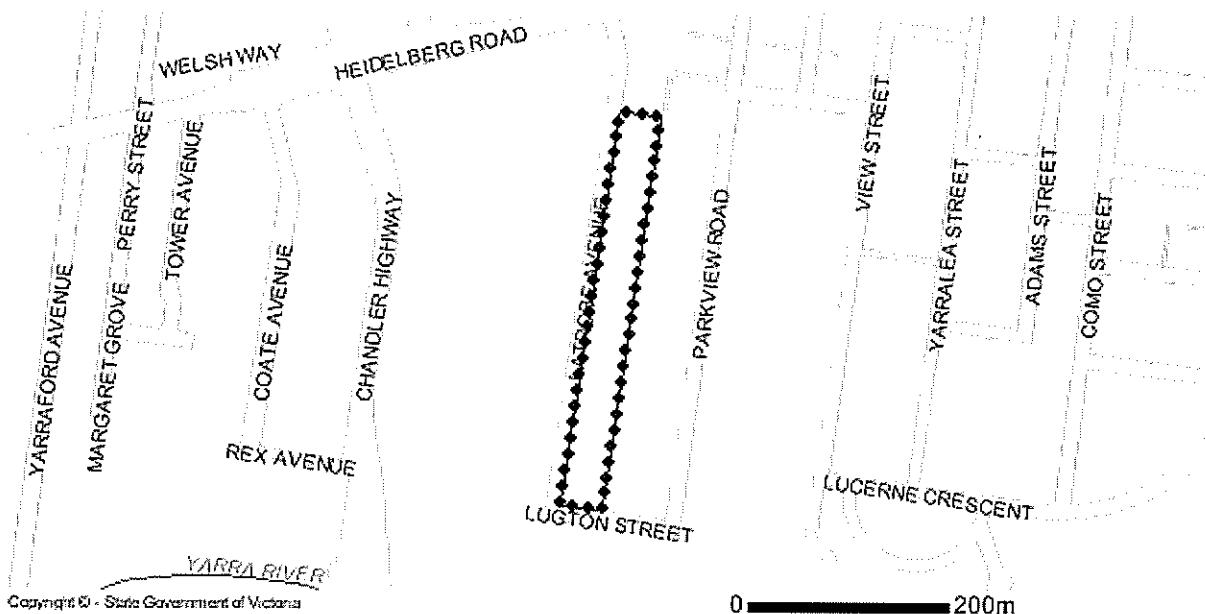
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:50 AM

Lot and Plan Number: Lot 1 TP225392

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

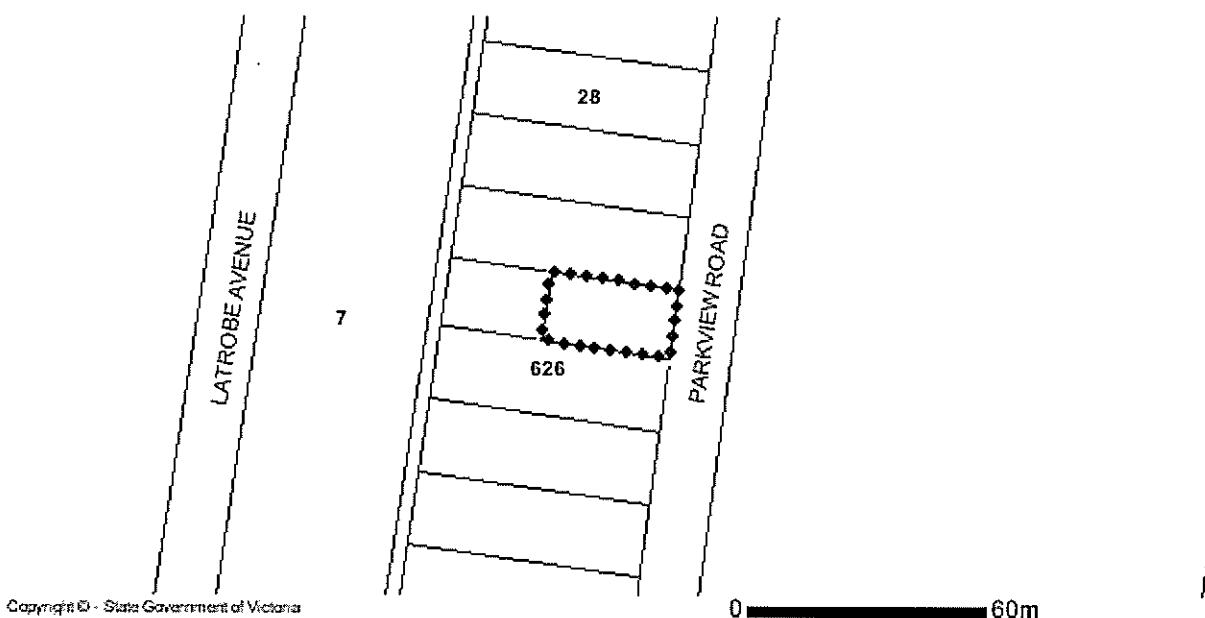
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



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Bushfire Prone Area Legend



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Environment,
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:49 AM

Lot and Plan Number: Lot 28 LP6414

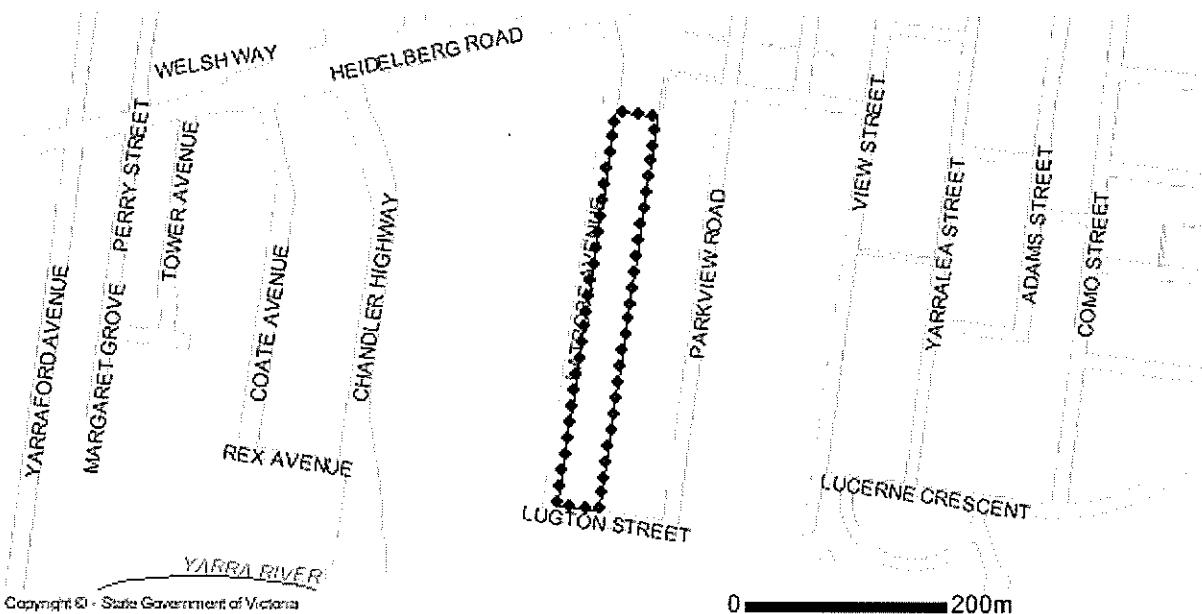
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
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and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:47 AM

Lot and Plan Number: Lot 1 TP175057

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

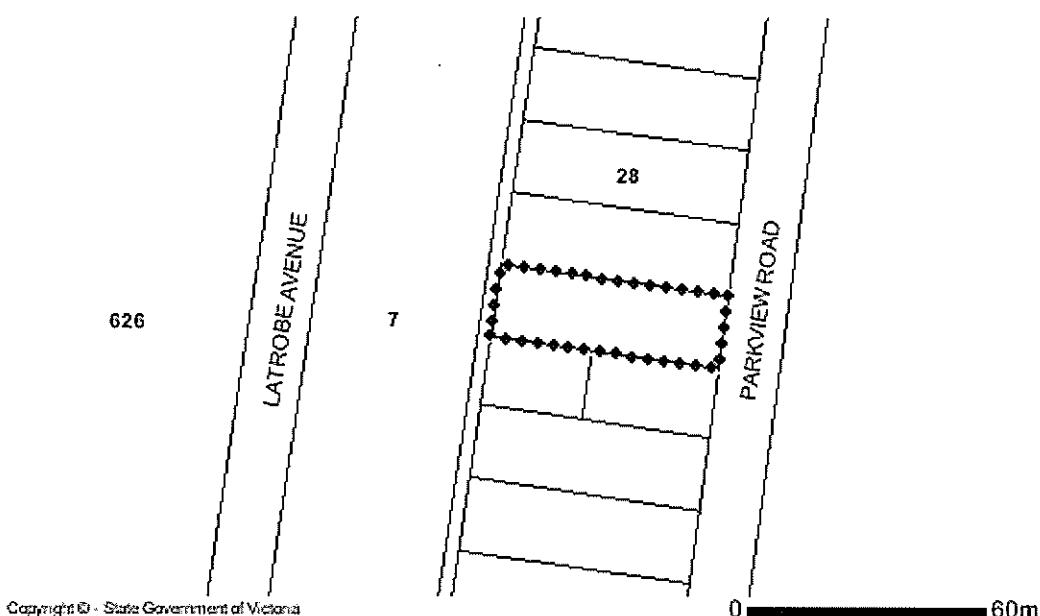
For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): YARRA Council Property Number: 270870 (Part)

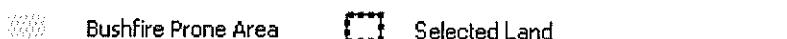
Directory Reference: Melway 31 B12

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:48 AM

Lot and Plan Number: Lot 2 TP175057

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

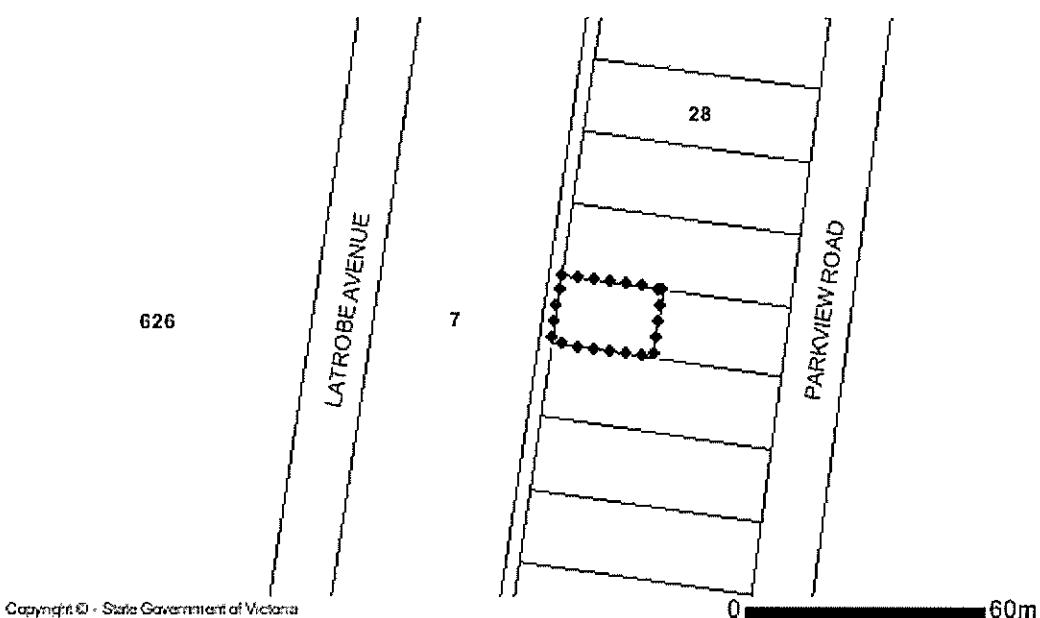
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Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:46 AM

Lot and Plan Number: Lot 27 LP6414

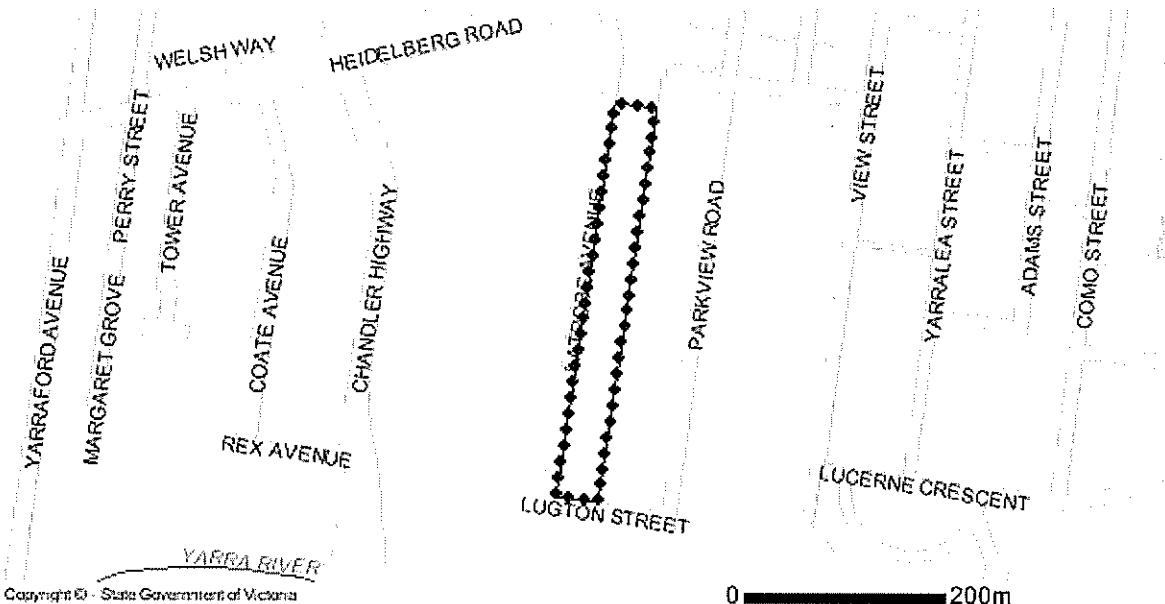
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:46 AM

Lot and Plan Number: Lot 26 LP6414

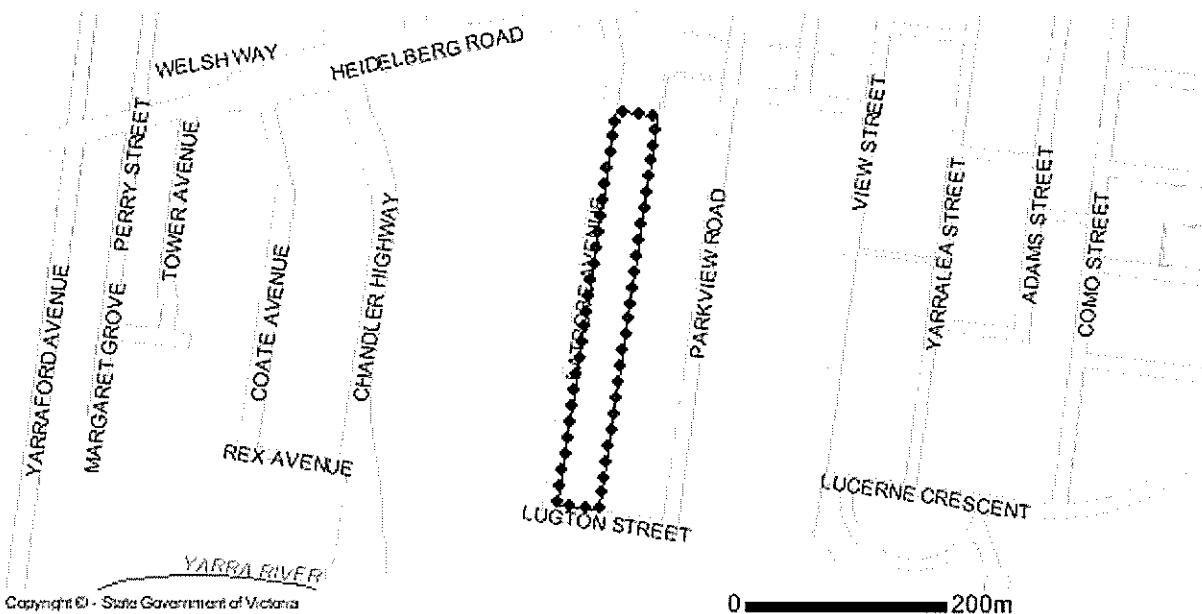
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:39 AM

Lot and Plan Number: Lot 18 LP5677

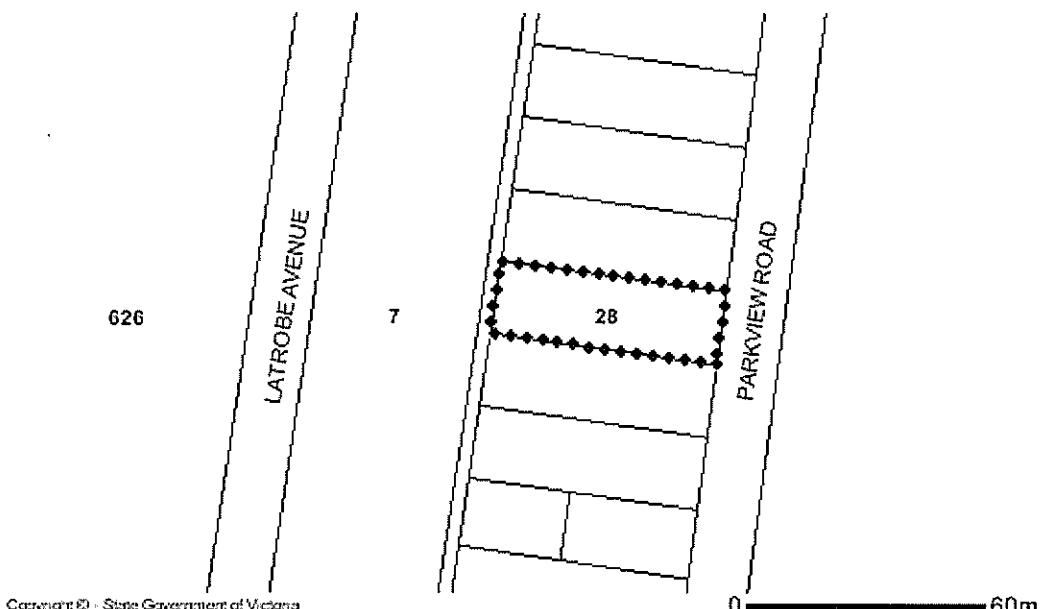
Address: 28 PARKVIEW ROAD ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: 273610

Directory Reference: Melway 31 B12

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 08 July 2016 09:38 AM

Lot and Plan Number: Lot 25 LP6414

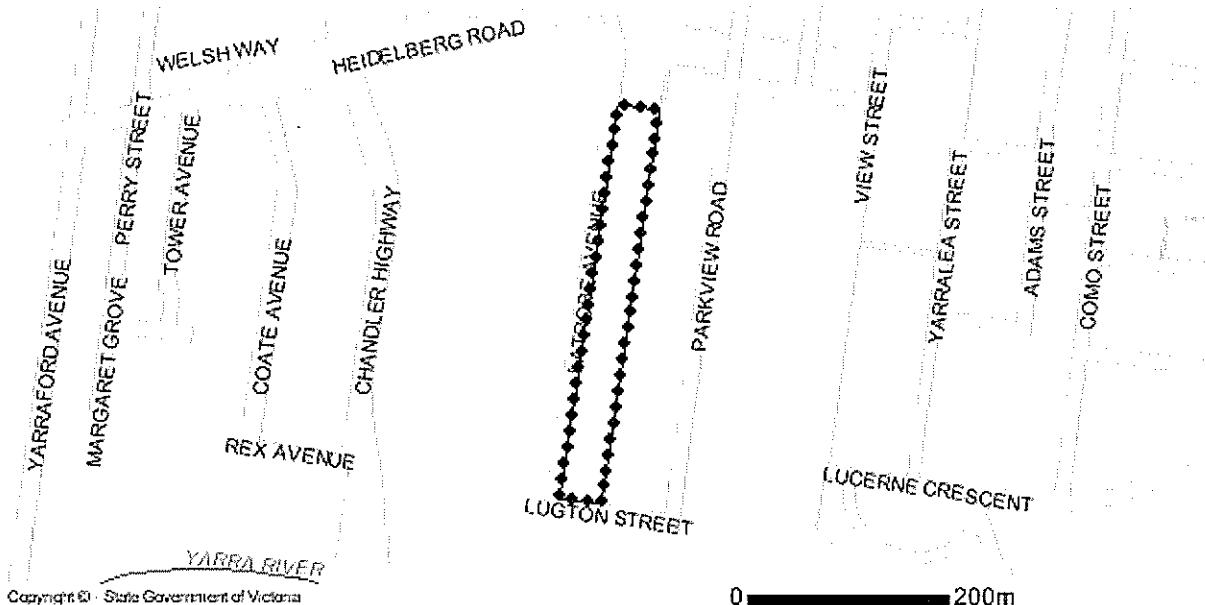
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 19 August 2015 and 21 April 2016.

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 12 July 2016 05:04 PM

Lot and Plan Number: Lot 17 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

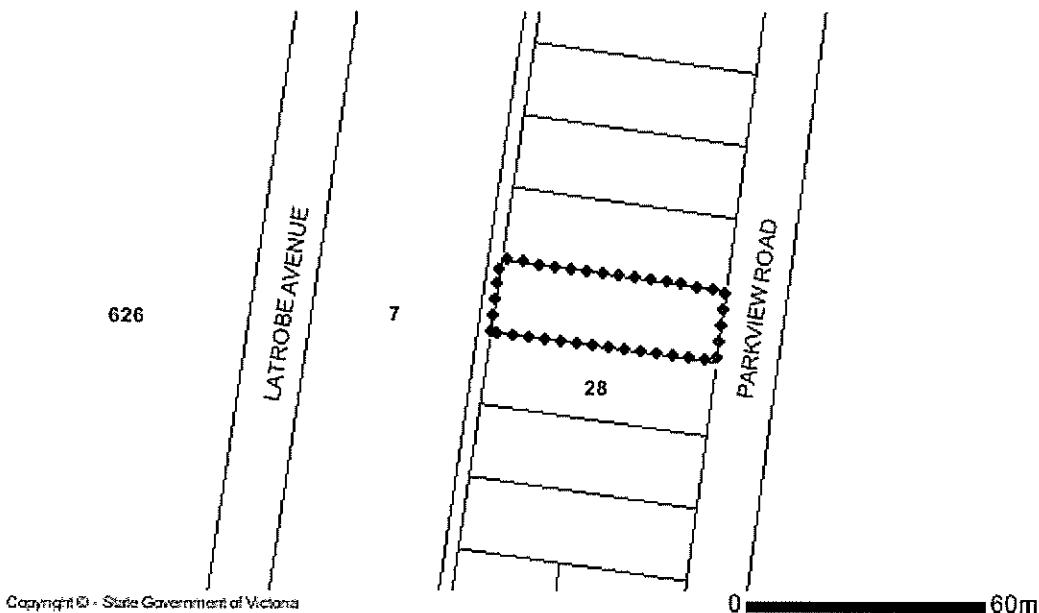
Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 B12

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 12 July 2016 05:02 PM

Lot and Plan Number: Lot 16 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

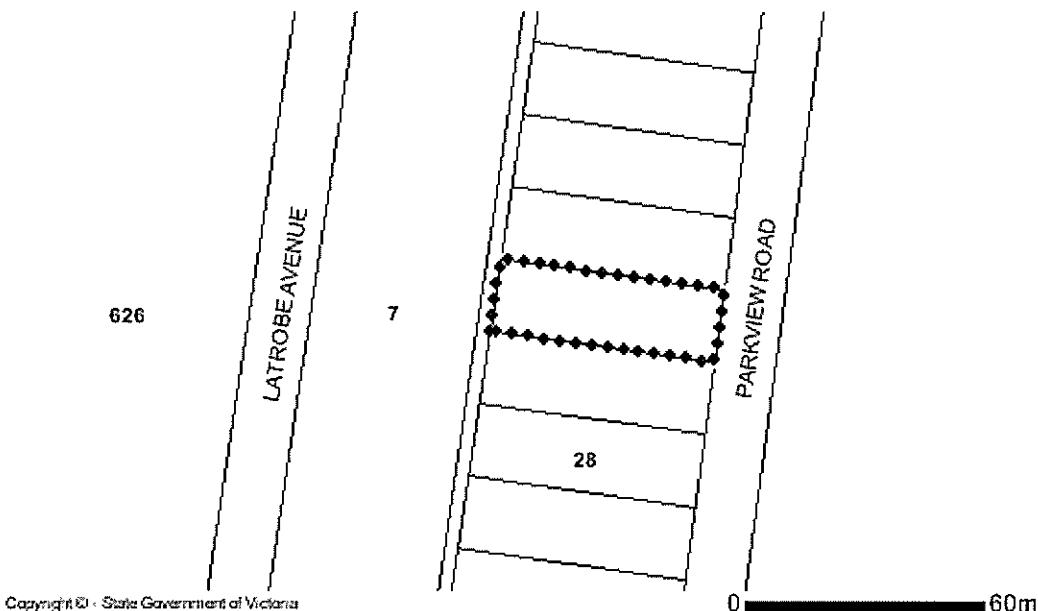
For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 C12

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 12 July 2016 05:01 PM

Lot and Plan Number: Lot 15 LP5677

Address: 626 HEIDELBERG ROAD ALPHINGTON 3078

This parcel is one of 41 parcels comprising the property.

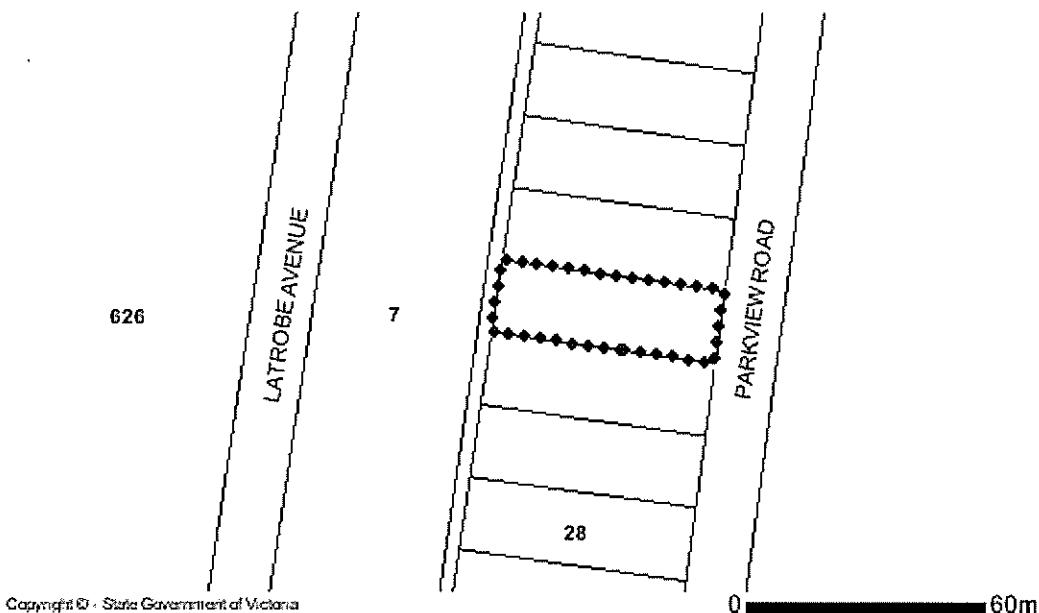
For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): YARRA Council Property Number: 270870 (Part)

Directory Reference: Melway 31 C12

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 12 July 2016 05:00 PM

Lot and Plan Number: Lot 24 LP6414

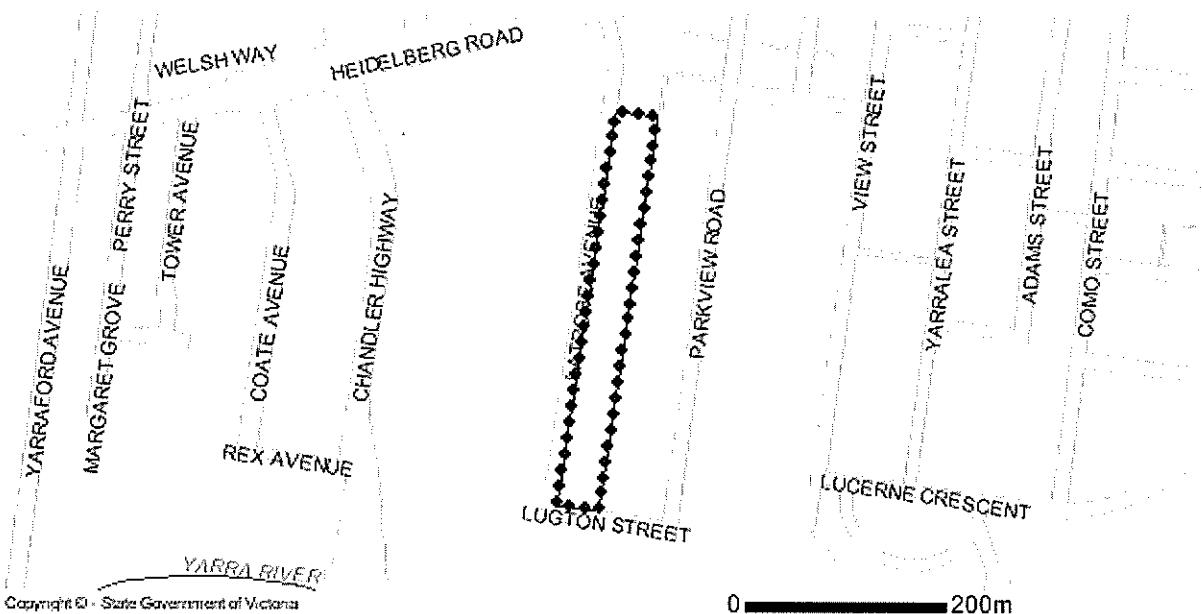
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

Bushfire Prone Area

Selected Land

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Designated Bushfire Prone Areas

from www.dpli.vic.gov.au/planning on 12 July 2016 05:00 PM

Lot and Plan Number: Lot 22 LP6414

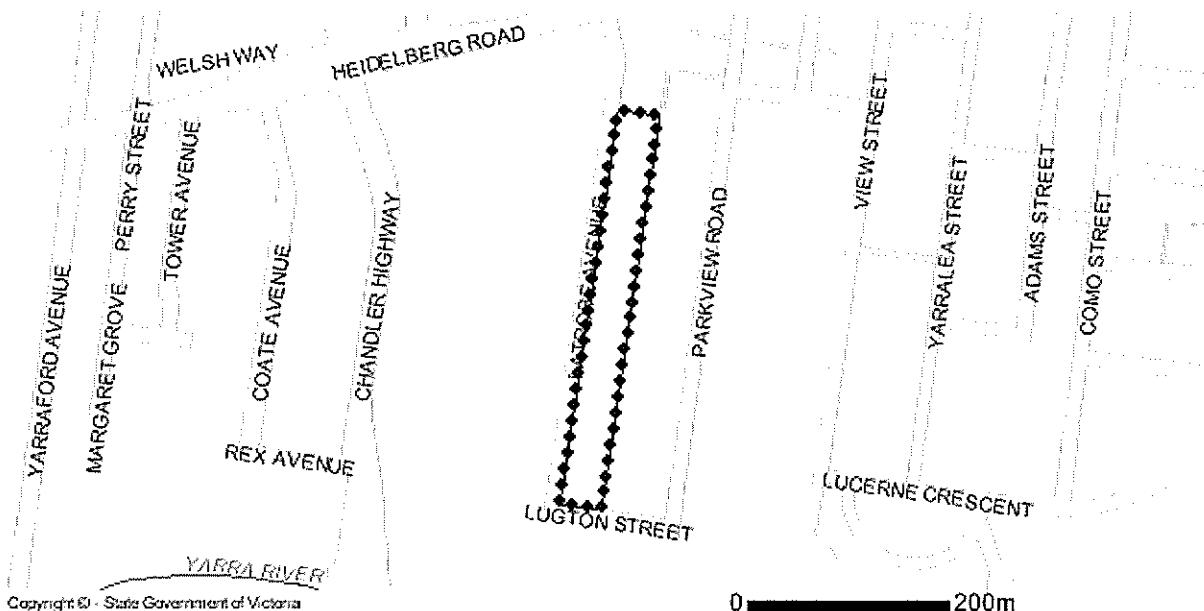
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

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Environment,
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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 12 July 2016 04:59 PM

Lot and Plan Number: Lot 23 LP6414

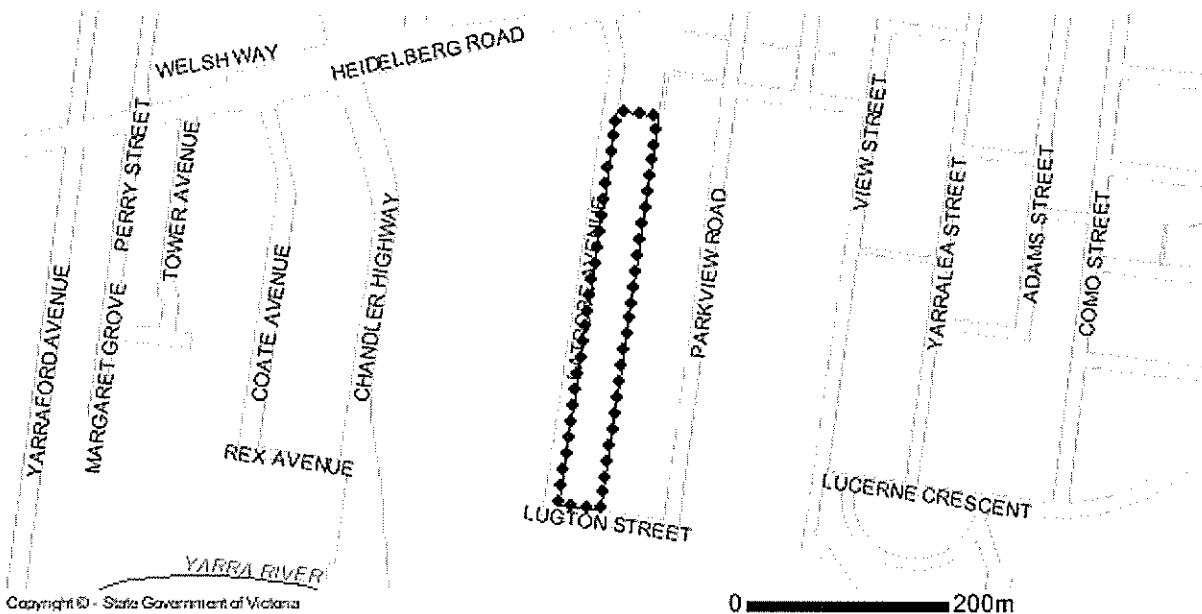
Address: LATROBE AVENUE ALPHINGTON 3078

Local Government (Council): YARRA Council Property Number: N/A

Directory Reference: Melway 31 B11

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Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



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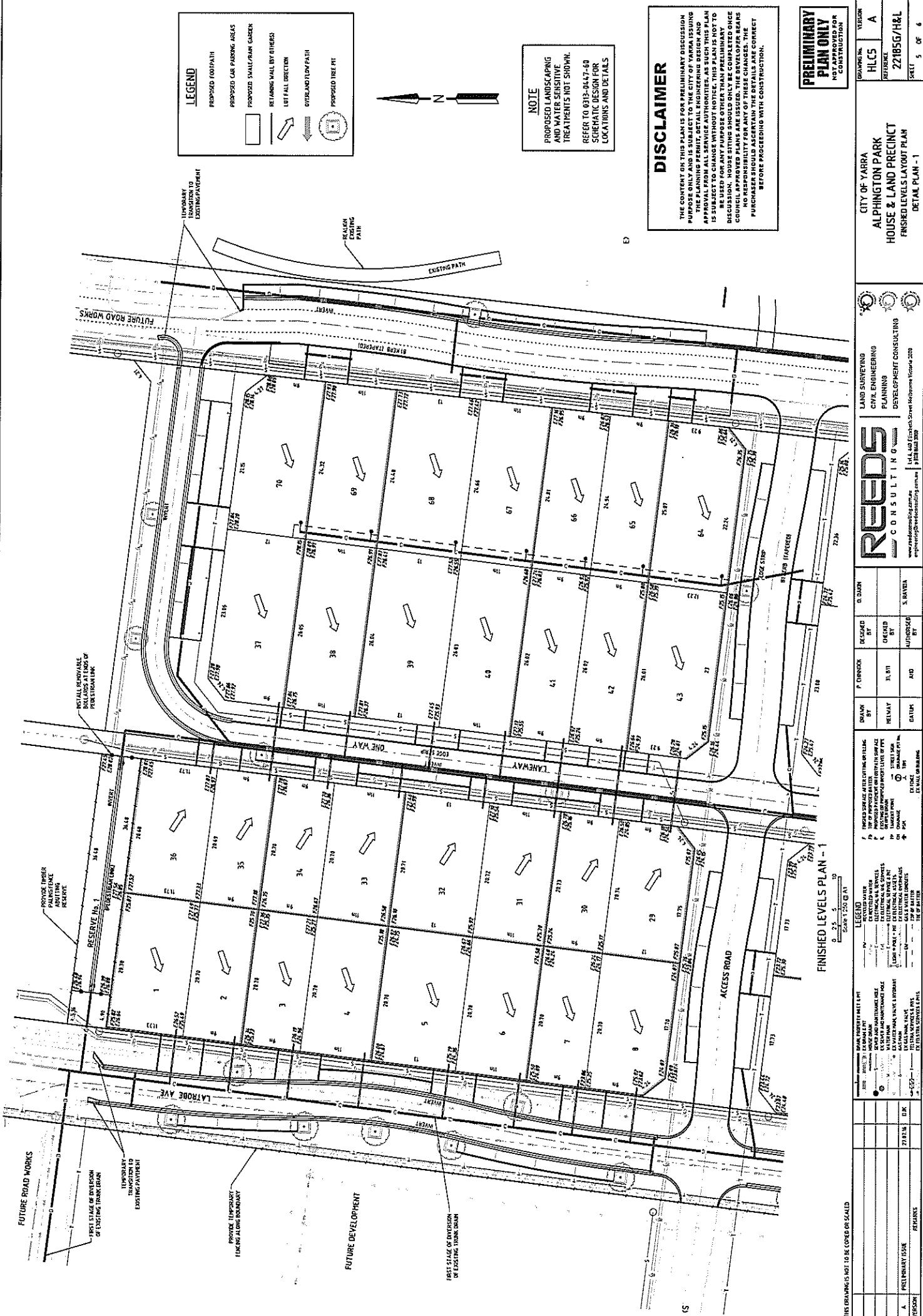
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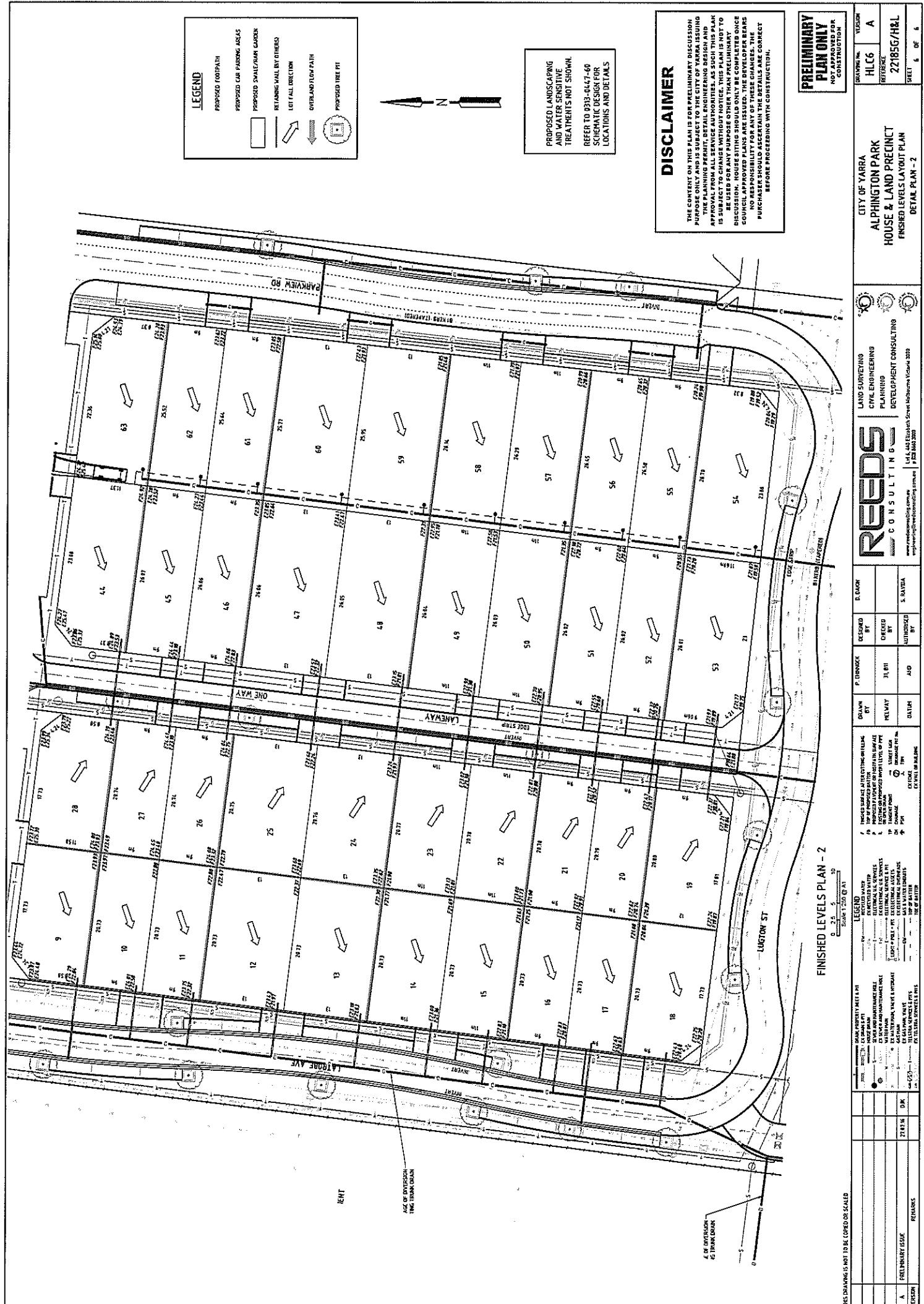
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Environment,
Land, Water
and Planning







Department of Environment, Land, Water & Planning

File No. FOL/16/20336 [REGISTRATIONS FILE]

15 June 2016

Mr Craig Trembath
General Manager, Glenville Development

Via email: craig.tembath@glenvill.com.au

Level 7, 8 Nicholson Street
East Melbourne Victoria 3002
Telephone: 03 9938 6894
www.delwp.vic.gov.au
DX210098

Dear Mr Trembath

NOMINATION OF POWER STATION B (1954 BOILER HOUSE) AT THE FORMER AMCOR PAPER MILL, 626 HEIDELBERG ROAD ALPHINGTON, TO THE VICTORIAN HERITAGE REGISTER

I am writing to advise that I have received and accepted a nomination for the above place to be considered for inclusion in the Victorian Heritage Register. A copy of the nomination is enclosed for your information. Please note that the *Heritage Act 1995* requires Heritage Victoria to accept nomination applications which are administratively complete. The acceptance of this application does not indicate any assessment or judgement around the level of cultural heritage significance of this place.

A leaflet outlining the process that follows my acceptance of a nomination is provided with this letter. In summary, the process involves:

- assessment of the nomination by a Heritage Victoria officer;
- a recommendation by me on whether the Heritage Council should or should not include the place in the Victorian Heritage Register;
- public notice of my recommendation (60 days are provided for public submissions to be made on the recommendation);
- a hearing by the Heritage Council, if requested;
- a decision by the Heritage Council to include or not include the place in the Victorian Heritage Register.

When the assessment has been completed, I will make one of the following recommendations to the Heritage Council:

- that the place be included in the Victorian Heritage Register
- that the place not be included in the Victorian Heritage Register

You will be notified of my recommendation and will be provided with an opportunity to make a submission. If the recommendation is that the place be included in the Victorian Heritage Register, you will be given details of exactly what is proposed to be included and the reasons why I believe it is a heritage place of state-level heritage significance. It is important to note that my recommendation is not the final decision. This decision will be made by the Heritage Council, an independent statutory authority, following its consideration of my recommendation and all submissions made in response to my recommendation.

Please note that under the *Heritage Act 1995*, an owner has the following obligations if a place or object that has been nominated is proposed for sale:

- s.31(1): The owner of land or an object that is the subject of a nomination must, before entering into a contract for the sale of that land or object, inform the purchaser of the land or object of the nomination and of any deferral of consideration of the nomination.
- s.31(2): If the owner of land or an object that is the subject of a nomination fails to comply with s.31(1), the contract is not invalid, but is voidable at the option of the purchaser.

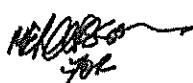
If you are aware of any person or organisation who has an interest in this matter and would like to receive correspondence, I would be grateful if you could ensure they make themselves known to Heritage Victoria so that they may be included on our mailing list.

If you have any queries about the process which are not covered in the accompanying documents please contact Dr Marina Larsson, Principal, Assessments on 03 9938 6881 or email heritage.registrations@delwp.vic.gov.au.

Our preferred method of contacting you is by email at: craig.trembath@glenvill.com.au. Please advise if you have an alternative email or would prefer to receive correspondence by post.

Please note that the Conservation Management Plan (prepared by Lovell Chen in 2014) is not enclosed with the nomination due to its size. If you require a copy, please email heritage.registrations.delwp.vic.gov.au.

Yours sincerely



TIM SMITH
Executive Director
Heritage Victoria

Attachments:
Copy of Nomination
Registration by the Heritage Council Leaflet

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



Application to nominate a place or object for inclusion in the Victorian Heritage Register

For the purposes of s.23 of the *Heritage Act 1995*

Place/object details

Place/object name	Power Station B (aka Boiler House; Turbine House) Former AMCOR Mill (former Australian Paper Manufacturers Ltd)
Address or GPS location	Rear, 626 Heidelberg Road (fronting Chandler Highway, opposite Rex Avenue) Alphington
Local Council or Shire	City of Yarra

Ownership details

Who owns this place?	Alphington Developments Pty Ltd/Alpha APM No 2 Pty Ltd
Provide an address and contact details of the current owner(s).	Alphington Developments Pty Ltd (ACN 164 529 864) C/- 840 Dandenong Road CAULFIELD 3145 Alpha APM No 2 Pty Ltd (ACN 164 402 484) C/- 15 William Street MELBOURNE 3000
If the place is owned by a company, who is the Director?	This information is not available

Land details (for places)

Is the place located on Crown Land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, you are not required to provide a Certificate of Title.
What are the title details of this land? You must provide a Certificate of Title for places not on Crown Land. You can search for a title online at www.landata.vic.gov.au	For example: "All of Lot 1 on Title Plan 893920 and all of Lot 1 on Title Plan 387843". Lots 1 and 2 of Title Plan P895779 (subject building occupies only a small part of this large site) As the site was once part of a residential subdivision, there are many individual historic titles (eg Lots 22 to 32, LP5677). It has not been possible to confirm if a specific historic title applies to the specific site of the subject building.
What is the extent of nomination? How much land do you wish to be included in the registration? For an object, how much of the object do you wish to nominate? It is usual for place extents to accord with title boundaries or fence lines. You must include a simple and accurate extent diagram clearly showing the extent (boundaries) of your nomination of a place. This may take the form of a copy of an existing map or plan (eg: from Google Maps) with a clear hand drawn line around the extent showing the land, buildings and other key features you are nominating.	For example: "All of the place known as the John Smith Homestead shaded on the attached diagram." All of the place known as Power Station B (deemed to include the boiler house, turbine house and coal conveyor), with sufficient curtilage to the west side to maintain unobstructed public views from Chandler Highway I have attached an accurate extent diagram of the place which clearly shows the land I have nominated. <input checked="" type="checkbox"/> Yes

Supporting documentation

You **must** provide the following information in the format prescribed here. You may provide information on additional sheets of paper attached to this form.

Local Heritage Overlay Information

Is this place already included in the Local Heritage Overlay (HO) as a place of local cultural heritage significance?

Yes No *Please contact the planning department of your local council for more information.*

If yes, is does the place have its own HO or is it in a precinct? Individual HO Precinct HO

If yes, what is the HO number? _____ HO67 _____

Photographs

You must include recent photographs of the place/object, you may include historical photographs as well.

Conservation Management Plan

If there is a Conservation Management Plan(s) for this place please provide copies.

Inventory

If you are nomination a collection of objects, you will need to provide an inventory. Please contact Heritage Victoria prior to nominating a collection to discuss the most appropriate format for your inventory.

Which Heritage Council of Victoria Criteria does this place meet?

Tick the Heritage Council of Victoria Criteria which apply to this place/object. For a place or object to be included in the Victorian Heritage Register it must meet at least one of the Heritage Council of Victoria Criteria at a level of state significance. Please address only the relevant criteria. It is usual for a place/object to meet 2 or 3 criteria.

Further explanation about these Criteria can be found in the *Victorian Heritage Register Criteria and Threshold Guidelines*.

- Criterion A Importance to the course, or pattern, of Victoria's cultural history.
- Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
- Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history. (This usually refers to archaeological potential).
- Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects. (A 'class' may be a particular architectural style or type of heritage).
- Criterion E Importance in exhibiting particular aesthetic characteristics.
- Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Statement of Cultural Heritage Significance.

You must prepare a brief statement in the following format to illustrate what, how and why the place or object is of state level significance. Use the structure below.

What is significant?

Describe the place/object in one paragraph naming the most significant elements.

For example: "All of the John Smith Homestead including the original 1860s residence and garden, woolshed, boundary riders quarters, cookhouse with cellar, driveway lined by row of English Oaks, chapel and Aboriginal scarred tree".

All of the fabric of the building known as Power Station B dating from its original construction phase if 1951-54 (deemed to include the components referred to as the boiler house, turbine house, coal conveyors and chimney) but excluding post-1954 additions, notably the two gas-fired boilers added to the north side in c.1963 and c.1973.

How is it significant?

For example: "The John Smith Homestead satisfies the following criterion for inclusion in the Victorian Heritage Register: Criterion A, D, and H."

Power Station B satisfies the following criteria for inclusion in the Victorian Heritage Register: *Criterion F*

Why is it significant?

Justify why the place/object meets the criteria at the level of state significance. Write one paragraph addressing each Criterion separately in the following style:

'The John Smith Homestead is historically significant because is of historical significance as one of the earliest surviving homesteads built at a remote pastoral station in Victoria ... *provide more details and evidence of this claim...* [Criterion A]

'The John Smith Homestead is architecturally significant as a surviving example of a early colonial vernacular homestead in Victoria and as a demonstration of early timber bush construction. ... *provide more details and evidence of this claim...* [Criterion D]

'The John Smith Homestead is of historical significance for its special association with John Smith a influential member of Victoria's first Parliament who later achieved public eminence for ... *provide more details and evidence of this claim...* [Criterion H]

Power Station B is of demonstrates a high degree of creative and technical achievement as one of Victoria's earliest examples of curtain walling, in the modern sense of a non-structural infill of continuous metal-framed glazing, uninterrupted by structural elements. Although a unique and atypical example of this technology emerged in Melbourne before the war (in Walter Burley's Griffin's Leonard House of 1924, since demolished), it would not become more widely accepted on the local architectural scene until the 1950s. While not published until 1954, Power Station B was designed as early as 1951 and already well under construction in 1951-52, thus significantly predating other early examples of curtain-walling in Victoria, which included a number of factories, office blocks and other buildings designed and between 1952 and 1956. With a sheer metal-framed glass wall extending over the equivalent of five storeys, Power Station B made used this new technology to make a bold architectural statement, ushering in an new era of sheer glass-fronted skyscrapers that burgeoned from 1955 (with the completion of Gilbert Court in Collin Street) and continued into the 1960s and beyond.

... please continue on an additional sheet of paper if necessary.

History

Write a short history of the place/object (two to three paragraphs or longer if desired). You may attach documents. A place/object cannot be considered for the Heritage Register until its history is understood. It is not necessary to write a definitive or comprehensive history. Your history should draw out why the place is of state level heritage significance. You should provide evidence for any claims you make and indicate the sources of your information.

The history of the entire Amcor Mill site is well documented in the CMP prepared by Lovell Chen in 2013 (attached), and will only be briefly summarised here. The history of the subject building incorporates new research by the nominator, confirming its date of construction to be somewhat earlier than previously assumed.

The subject building, commonly referred to as the boiler house, turbine house or power house but more properly known as "Power Station B", forms part of the so-called Fairfield Mill established in 1919 at Heidelberg Road, Alphington, by what was then known as the Australian Paper & Pulp Company Ltd. This firm, known after 1926 as Australian Paper Manufacturers Ltd, resulted from the merging or takeover of several paper manufacturers in Sydney, Geelong and Melbourne, including one that had been established in South Melbourne in 1868.

When it commenced operation in 1921, APM's Fairfield Mill comprised an H-shaped production building, offices, railway siding and boiler house (aka Power Station A). The complex expanded considerably in the inter-war period, which included enlargement of the original boiler house in 1932, and the subsequent installation of a turbo-electric generator. Expansion of the complex continued into the early post-war era, which necessitated the construction of a second power station to provide the necessary power supply.

It is often stated that the second boiler house (aka Power Station B) dates from 1954. This date was first cited in Don Ward's *Guide to Melbourne Architecture* (1956) and has been re-iterated in more recent sources including Philip Goad's *Melbourne Architecture* (1999) and various heritage assessments. The date appears to stem from the first photographs of the completed building were published in October 1954. However, new research undertaken for this nomination confirms that construction was already well underway by 1951-52. The building was indisputably designed by September 1952, when a perspective drawing was published in that month's issue of *Architecture & Arts* (see attached). The caption accompanying the image cited the date of 1951. This should be considered reliable, given that engineer Norman Mussen, one of the designers of the building, is credited in the front pages as one of the contributors to that issue.

Newspaper references confirm that Power Station B was not only designed but already under construction in 1951. At the end of March, there was a report of industrial action by "200 carpenters and builder's labourers employed in constructing a power house for the Australian Paper Mills at Fairfield" (*Argus*, 30/03/1951:6). In August, project builders John Holland (Constructions) Pty Ltd invited tenders for the plumbing sub-contact for "Power Station B, APM Ltd, Fairfield" (*Argus*, 15/08/1951:13). The following March, the same firm invited tenders for the painting of Power Station B (*Argus*, 29/03/1952:17). Construction of the building was still underway in late September 1952, when a worker, Edwin Spencer, was killed after scaffolding collapsed at the boiler house site (*Age*, 01/10/1952:9; see also *Age*, 01/09/1954:4).

While the foregoing research confirms indisputably that the building was designed as early as 1951, and already under construction in March of that year, the date of completion is less well documented. Photographs of the completed building appeared in both *Architecture & Arts* and *Cross Section* in October 1954, with further publicity early the following year (*Cross Section*, 01/1955; *Architecture & Arts*, 02/1955:50-51). A subsequent newspaper profile of the John Holland construction company drew attention to the "glass-walled boiler house" at Fairfield as one of the firm's recent major projects (*Argus*, 12/08/1955:39).

The post-war period saw further expansion of the AMP complex, with the last major phase (comprising the vast brick buildings along the site's Heidelberg Road frontage) completed in 1967-68. Post-war changes to Power Station B included the construction of an additional coal-fired boiler (1963); a decade later, this was converted to natural gas, and a new gas-fired boiler installed as well. In 1977, the chimney of the building was extended by approximately twelve metres, apparently in response to concerns about environmental impact.

In 1986, APM Ltd was renamed Amcor Limited. The company continued to operate from the Alphington site until 2012, when its paper manufacturing activities were consolidated at Botany in New South Wales.

Comparisons

Here you should demonstrate the state level significance of the place/object in relation to other places/objects (two to three paragraphs or longer if desired). You should provide a comparison with other places of the same or relevant era, architect, function, location, type, or ownership. This comparison should make reference to places in Victoria, not just in the local area. It is useful to compare with other places/objects already in the Victorian Heritage Register. Consider what special characteristics the place/object offers that may make the place of state significance. It is not sufficient to say that there are no similar places or that this place is ‘unique’.

Power Station B has often been discussed in the context of early use of curtain-walled technology in Victoria. This includes research by Professor Miles Lewis in his online resource *Building Culture* (Section 8.10, metal windows & curtain walling), in Philip Goad’s *Guide to Melbourne Architecture* (p168) and, more recently, in Lovell Chen’s CMP for the AMCOR site. It must be noted, however, that all three of these sources cite the building’s date as 1954. Consequently, the comparative analysis contained therein need to be re-appraised in the light of new research that now confirms the building to have been designed as early as 1951.

In its modern sense, the curtain-wall has been defined as “a type of external non-loadbearing wall composed of repeating modular elements, shop-manufactured and erected on site, which performs all the functions of separation between indoors and out, and in particular those of defence against external agencies, thermal and acoustical insulation and regulation of view, light and air” (Gerd Hadje (ed), *Encyclopedia of Modern Architecture*: 78-9). There has been some lengthy discussion (notably by Lewis) of the antecedence of curtain-wall technology in the nineteenth and early twentieth centuries. While Lewis has identified such local pre-war manifestations such as McPherson’s Building in Collins Street (Reid & Pearson with Stuart Calder, 1936) and Barnett’s Building in Bourke Street (Seabrook & Fildes, 1937-38), he points out that their use of continuous glazing is not, strictly speaking, a curtain wall in the modern sense. The one example that might be described thus, Leonard House at 44-46 Elizabeth Street (Walter Burley Griffin, 1924), must also be considered as an anomaly on the local scene, being the work of an idiosyncratic and experimental non-local architect known for resolving details from first principles. In any case, Leonard House is of no value as a current comparator to Power Station B, as the building was demolished in 1976.

In the CMP for the AMCOR complex, the comparative analysis for Power Station B cites an earlier post-war example in the boiler house at the Yallourn power station, dated 1947, which reportedly had a continuous glazed wall to the equivalent of five storey height. However, this was deemed to be only a ‘partial curtain wall’ as it incorporated light columns at broad intervals, which are absent at Power Station B, a true curtain wall.

Chronology

All of the other early local examples of curtain wall technology, whether cited in Lewis’s *Building Culture* or the CMP for the AMCOR site (which, in any case, drew much of its information from Lewis), date from 1952 to 1956. As such, they were all demonstrably predated by Power Station B at Alphington, which was designed in 1951 and already well under construction by 1951-52. In the following list, comparators are arranged in date order, with brief annotation to clarify the chronology of design, construction and completion in comparison to Power Station B.

Heinz factory, Princes Highway, Dandenong (Hassell & McConnell, 1952-55). The firm’s scheme to erect a new factory at Dandenong was announced in May 1951 (*Argus*, 15/05/1951:2); five months later, it was stated that planning would soon start (*Dandenong Journal*, 31/10/1951:11). A perspective drawing was published in May 1952 (*Dandenong Journal*, 14/05/1952:1). In April 1953, it was noted that site excavation was underway and construction would soon begin (*Dandenong Journal*, 08/04/1952:11). Work began in November, and it was anticipated to be finished by June 1954 (*Cross Section*, 11/52:1). Photographs of the completed factory were published in April 1955, and it was officially opened on 7 November 1955.

The Olympic Swimming Pool (1952-56). These dates are drawn from a CMP prepared for the building by Michael Taylor Architects (2013). The competition for the design of the Olympic Swimming Pool was launched in October 1952, and the deadline for entries set as 17 December. The winners (the team of Kevin Borland, Peter McIntyre and John & Phyllis Murphy) were announced before Christmas, but the project was delayed by several factors, including a change of site, in the first half of 1953. Final plans were approved in January 1954. Preliminary site work began in February and tenders for construction were called in June. Although early reports stated that the building would be completed by December 1955, it was not completed until early September 1956.

Cheseborough Manufacturing Company factory, Dandenong Road, Clayton (Hugh Peck & Associates, 1952-53).

The project was under construction in late 1952 (*Cross Section*, 12/52:2). It was in operation early the following year, when the company advertised for staff "for their new factory" (*Dandenong Journal*, 18/03/1953:4). Photographs of the completed building were belatedly published in early 1955 (*Cross Section*, 02/1955:4).

Administration building, Kirstall-Repco Pty Ltd, Clayton (Hassell & McConnell, 1953-54). Tenders for construction of the project were called in June 1953 (*Construction*, 24/06/1953:9). Photographs of the completed building were published in early 1954 (*Cross Section*, 04/1954:1).

Doring Implements factory at Dandenong (Frank Heath, 1953-54). Tenders for the construction of this project were called in mid-1953 (*Construction*, 07/1953:9). In late 1953, it was reported that the company anticipated moving into its new building "early in the new year" (*Dandenong Journal*, 04/11/1953:5). Photographs of the completed buildings were published in August 1954 (*Architecture & Arts*, 08/1954:38-40)

Administration building, Shell Refinery in Geelong (Buchan, Laird & Buchan, 1953-54). Construction commenced during 1953, as it was reported in early 1954 that the ten-month construction contract had recently been completed (*Cross Section*, 03/1954:1). A photograph of the amenities block was published in late 1953 (*Herald*, 27/11/1953:12). The completed facility was opened by the Governor-General in April 1954.

Wilson Hall, University of Melbourne, Parkville (1953-56). The original Gothic Revival hall on the site was destroyed by fire in April 1952, although the ruins were not removed until May 1953. A photograph of the model of Bates Smart McCutcheon's scheme for the new hall was published in August 1953. In March 1954, it was announced that tenders would soon be called and that construction was expected to commence in June (*Age*, 16/03/1954:5). A tender was awarded in October 1954, and the steel frame had been erected by March 1955. The completed building was officially opened on 22 March 1956 (*Argus*, 10/02/1956:3).

Gilbert Court, 100 Collins Street (J A LA Gerche, 1953-55). Often cited as Melbourne's first true curtain-walled office building, the design of this building had evidently been resolved by late 1953, when a perspective drawing was published (*Herald*, 19/09/1953:10). Photographs of the completed building were published in 1955 (*Cross Section*, 07/55:3; *Architecture & Arts*, 10/1955: 36-37).

Physical extent and expression

Setting aside the issue of chronology, it might also be noted that the physical extent of curtain walling varied across these seven comparators. In many cases, it was used only sparingly as a feature, or extending across the equivalent of just one or two floor levels. The Cheseborough factory at Clayton, for example, used curtain walling only for a projecting stairwell bay. While the administration buildings at the Shell refinery, Kirstall-Repco factory and Doring Implements plant all had curtain walling across entire façades, they were all relatively small two-storey buildings.

Professor Lewis makes the important point that, in all of these early industrial examples, the curtain wall was divided into separate bays and not expressed as a continuous sheer surface. He considered the articulation of curtain walls without bays, as a sheer glazed surface, as a somewhat later development. Lewis went on to identify three local examples as "very dramatic uses of curtain walling in Melbourne": the aforementioned Wilson Hall at Melbourne University (with its sheer glass wall, 36 metres long and 15 metres high), the Olympic swimming pool (with its vast trapezoidal glazed walls at either end) and the subject building, Power Station B at Alphington. Lauding the latter as being "even more dramatic" than Wilson Hall, Lewis described it was "a volume equivalent to a four or five storey building, consisting of glass and aluminium hung on a steel frame, wrapping right around the building in a strikingly simple and clean manner". This pre-empted similar expression that soon became ubiquitous in central Melbourne in a string of glass-fronted skyscrapers, commencing with J A La Gerche's Gilbert Court (1953-55).

Aboriginal Cultural Heritage Values

Who are the Traditional Aboriginal Owners of this place/object?

N/A

Does this place/object have Aboriginal cultural heritage values in addition to non-Aboriginal cultural heritage values (shared values)? Provide details below. Examples could include Aboriginal protectorates and missions, honorary correspondents' depots, native police paddocks, scarred trees, sites of frontier conflict, sites of political protest, associations with eminent Aboriginal leaders, burial sites, graves, special objects or places of state level social or spiritual significance to the Aboriginal community in Victoria.

Note: If the place/object is of cultural heritage significance only on the grounds of its association with Aboriginal tradition, Aboriginal traditional use, or Aboriginal archaeology, it may be more appropriate for registration in the Victorian Aboriginal Heritage Register. Please contact the Office of Aboriginal Affairs Victoria on 1800 762 003 or aboriginalaffairs@dpc.vic.gov.au

N/A

... please continue on an additional sheet of paper if necessary.

Condition

Is there any damage to the fabric (the materials from which the place/object is made)? Specify which materials and the extent of damage. For example: 20% of the original roof has been lost; the whole interior has been repainted; the fence has deteriorated and is in poor condition. Is the place/object generally in excellent, good, fair, poor condition?

It was not possible to undertake an internal inspection of the building as part of this nomination, nor to gain access to the site for a more detailed external inspection.

When seen from key public viewpoints along Chandler Highway and Rex Avenue, the exterior of the original building appears to remain in fair condition. It appears to have suffered some neglect, or possibly vandalism, since the CMP was completed in 2013.

... please continue on an additional sheet of paper if necessary.

Intactness/Integrity

How much of the original form/appearance remains? What alterations are present and why was the place altered? Is it still possible to read the heritage values of the place/object if it has changed or been altered?

Originally, Power Station B comprised the boiler house proper (the tall building facing Chandler Highway) and the smaller turbine house (to its east side). As noted elsewhere, it has been altered by the addition of two more boilers on the north side: a coal-fired boiler with tall concrete chimney (c.1963) and a later gas-fired boiler (c.1973).

In the 2013 CMP, Power Station B was described as being "substantially more intact" than its pre-war counterpart alongside, which has been gutted and its chimney partly demolished. It was further noted that the newer building "contains much of its original equipment, including the turbine room, external coal conveyors and annexe buildings".

The alterations made to the building in the 1960s and '70s, which relate to increasing the capacity of the building for its original use, and to changes in technology (ie conversion from coal to gas-firing) are not considered to have compromised the heritage values of the original building, which can still be readily interpreted. In any case they have been demolished since they were documented in the 2013 CMP.

... please continue on an additional sheet of paper if necessary.

Threat

Is the place under imminent threat of demolition or development? Yes No

This information is sought to assist Heritage Victoria to prioritise assessments. 'Threat' is not a criterion for inclusion in the Victorian Heritage Register nor is it a factor in determining state level significance. Please note that the proposed sale of a place or object does not necessarily, in itself, constitute a threat of demolition or disturbance.

If yes, what form does the threat take?

- | |
|--|
| Has a demolition permit has been issued under the <i>Building Act 1993</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Has a planning permit been issued by the responsible authority for the redevelopment of the land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is there evidence of plant and equipment being mobilised to demolish the place? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is there evidence of an imminent proposal to destroy, remove or disassemble the object (or group of objects) or elements of the place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Are there any known proposals to relocate buildings/the object(s) to another location? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is the deteriorating condition of the place/object posing a threat to its intactness/integrity? <input type="checkbox"/> Yes <input type="checkbox"/> No |

Provide details

The entire Amcor factory site has been slated for redevelopment as "a major residential precinct with shops, offices, open spaces and community facilities". A City of Yarra council resolution, dated 2 December 2015 and available online, notes that that is intended for Power Station B to be demolished. For further details, see:

<http://www.yarracity.vic.gov.au/planning--building/Major-developments/alphington-papermill/>

Books and other references

Please name books and/or other sources that may provide historical information about this place.

- | |
|---|
| <i>Architecture & Arts</i> , No 2 (September 1952), p 33; No 18 (February 1955), pp 50-51 |
| <i>Cross Section</i> , No 24 (1 October 1954), p 1; No 27 (January 1955), p 4 |
| D C Ward, <i>Guide to Victorian Architecture</i> (1956), p 29 |
| Philip Goad et al, <i>Melbourne Architecture</i> (Sydney: Watermark Press, 1999), p 168 |

... please continue on an additional sheet of paper if necessary.

Application checklist

I have completed all sections of this application form as follows:

- Local Heritage Overlay Information
- Heritage Council Criteria
- Statement of Cultural Heritage Significance
- History
- Comparisons
- Aboriginal cultural heritage significance
- Condition
- Integrity/Intactness
- Threat

I have attached:

- A copy of the Certificate of Title dated no more than one month ago (not necessary for places on Crown Land)
- An extent diagram clearly showing the extent (boundaries) of my nomination.
- Recent photographs of the place/object.
- A copy of the Conservation Management Plan(s) for this place (if applicable).

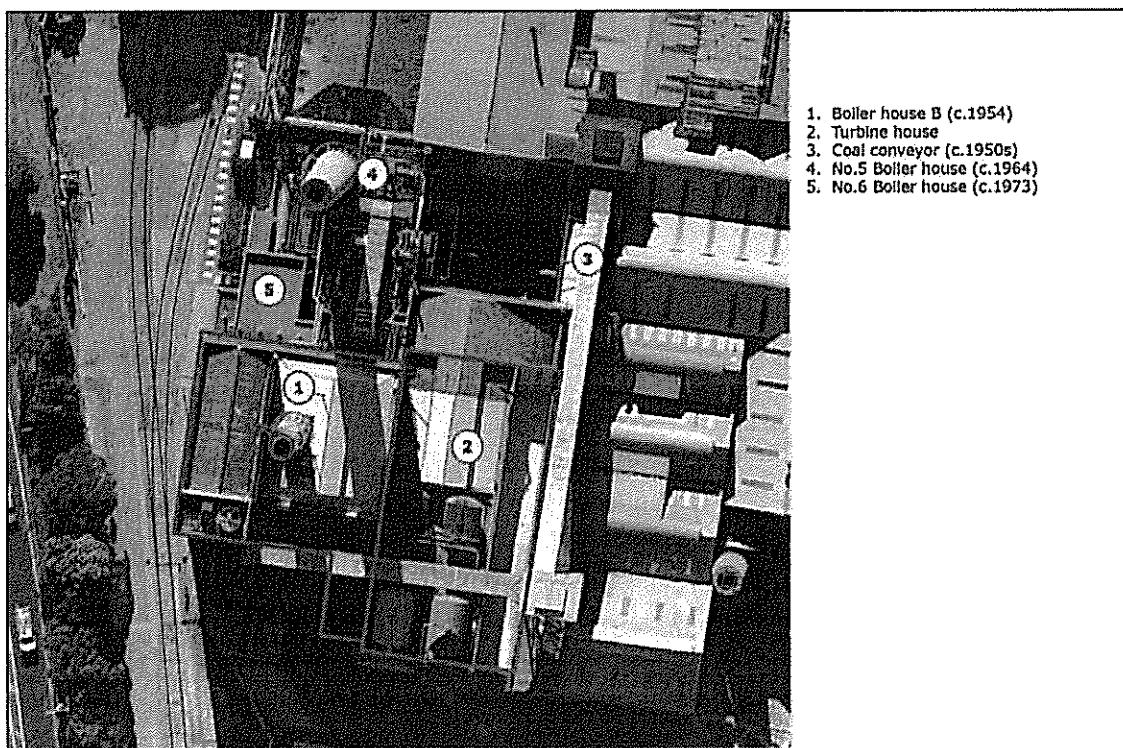
I understand:

- That my nomination will not be formally accepted until all documentation is provided in the form requested.

Proposed extent of registration

This following illustration, taken from the Lovell Chen CMP for the AMCOR complex (Citation P2, unpaginated), is an c.2013 aerial photograph of Power Station B, identifying its individual components.

The fabric of the building deemed to be significant at the state level comprises all of the fabric from the original phase of construction from 1951 to 1954. This includes the boiler house proper (outlined below as 1), the turbine house (2) and the coal conveyor (3). The two subsequent phases of addition to the north side, indicated below as (4) and (5) are not considered to be significant, and, in any case, have been demolished since the CMP was completed. The original 1920s boiler house (aka Power Sttation A), partly shown to the east side, is also not considered to be of significance at the state level.

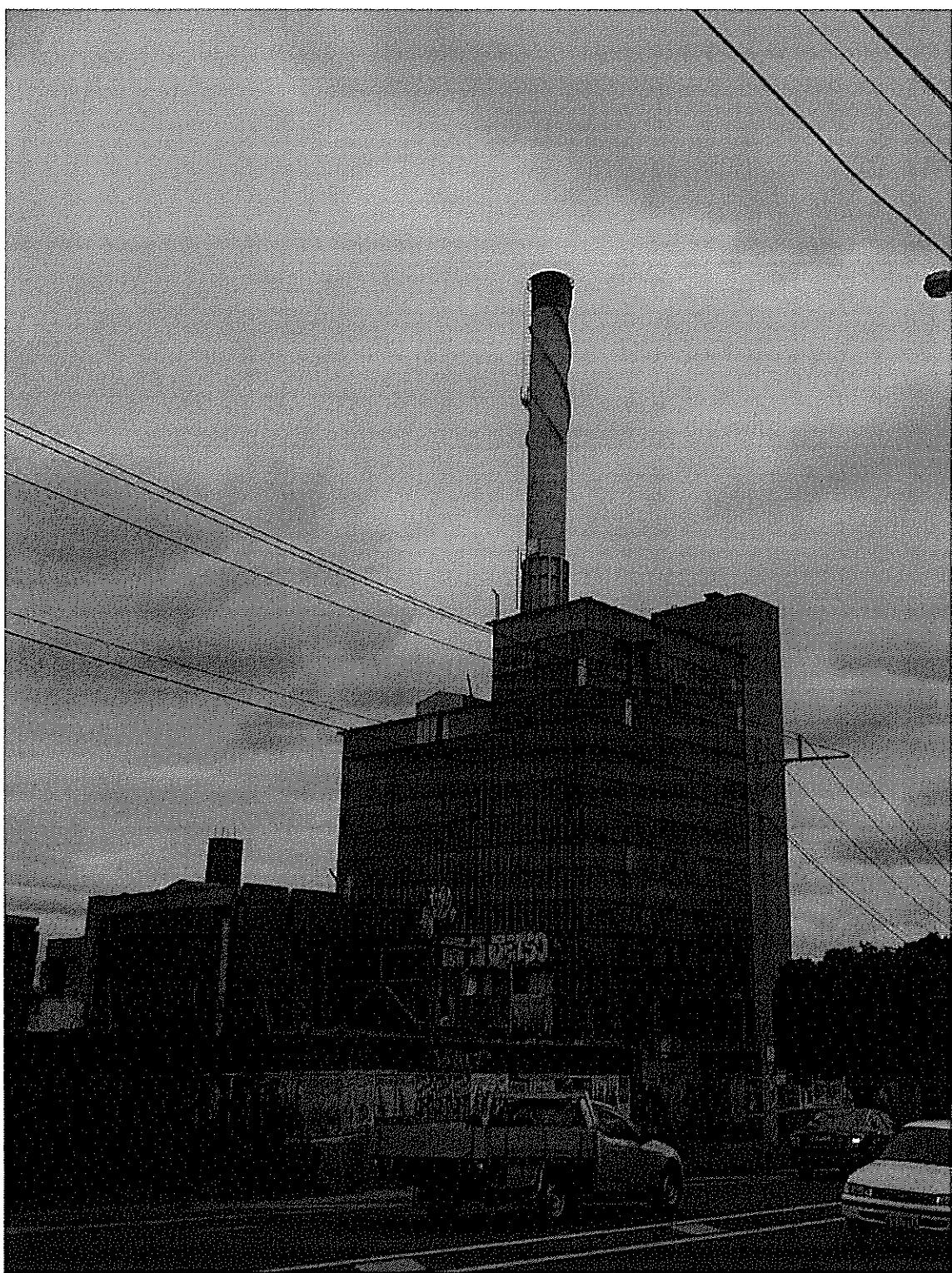


This (More recent) aerial photograph, shows the proposed extent of registration, including the items identified on the previous page as well as additional curtilage, extending to the property's Chandler Highway boundary, in order to allow the building to remain visible from public viewpoints.

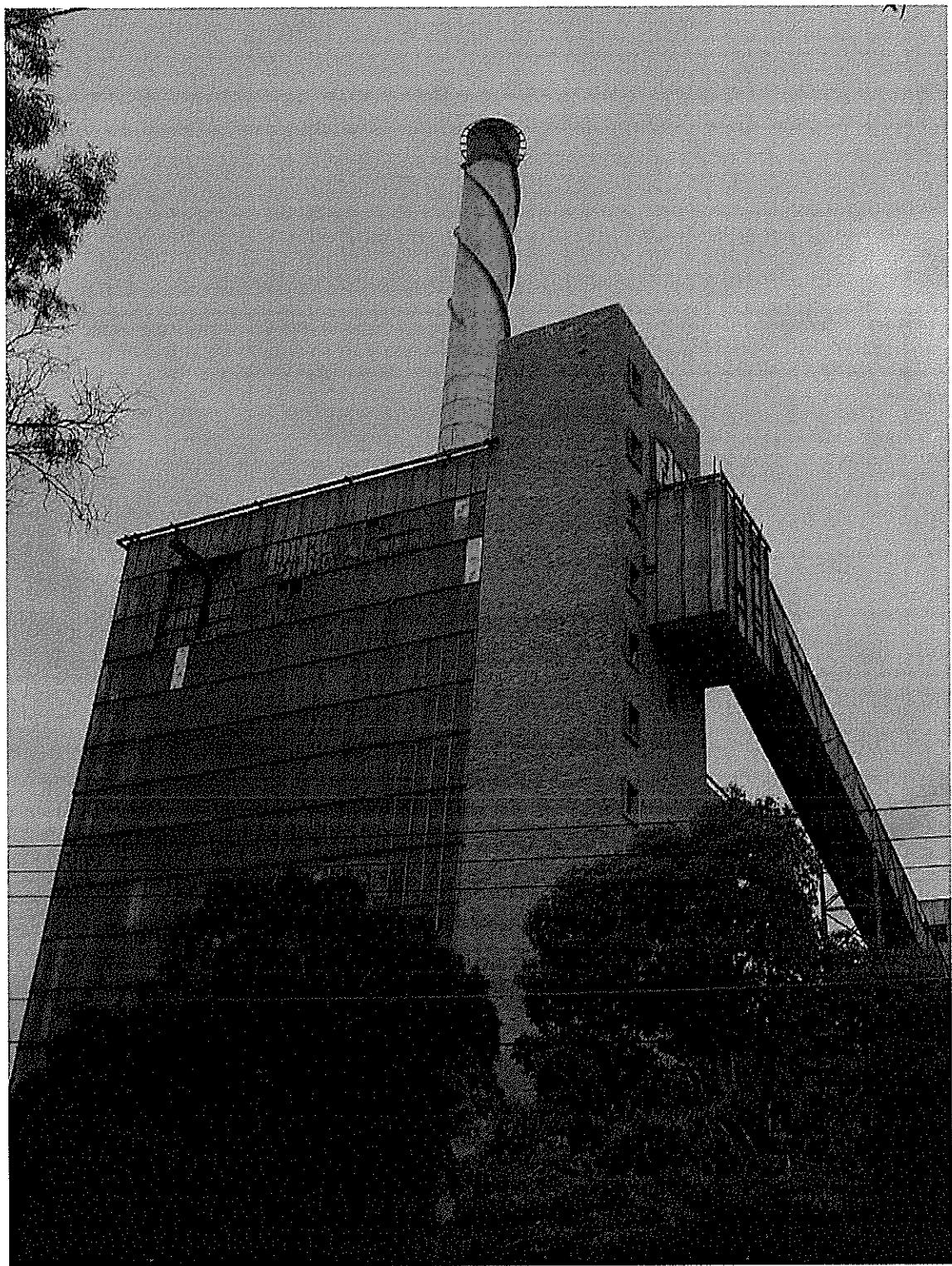
Note that the post-1954 additions to the north side have been demolished, and that the original 1920s boiler house (Power Station A) still stands to the east side.

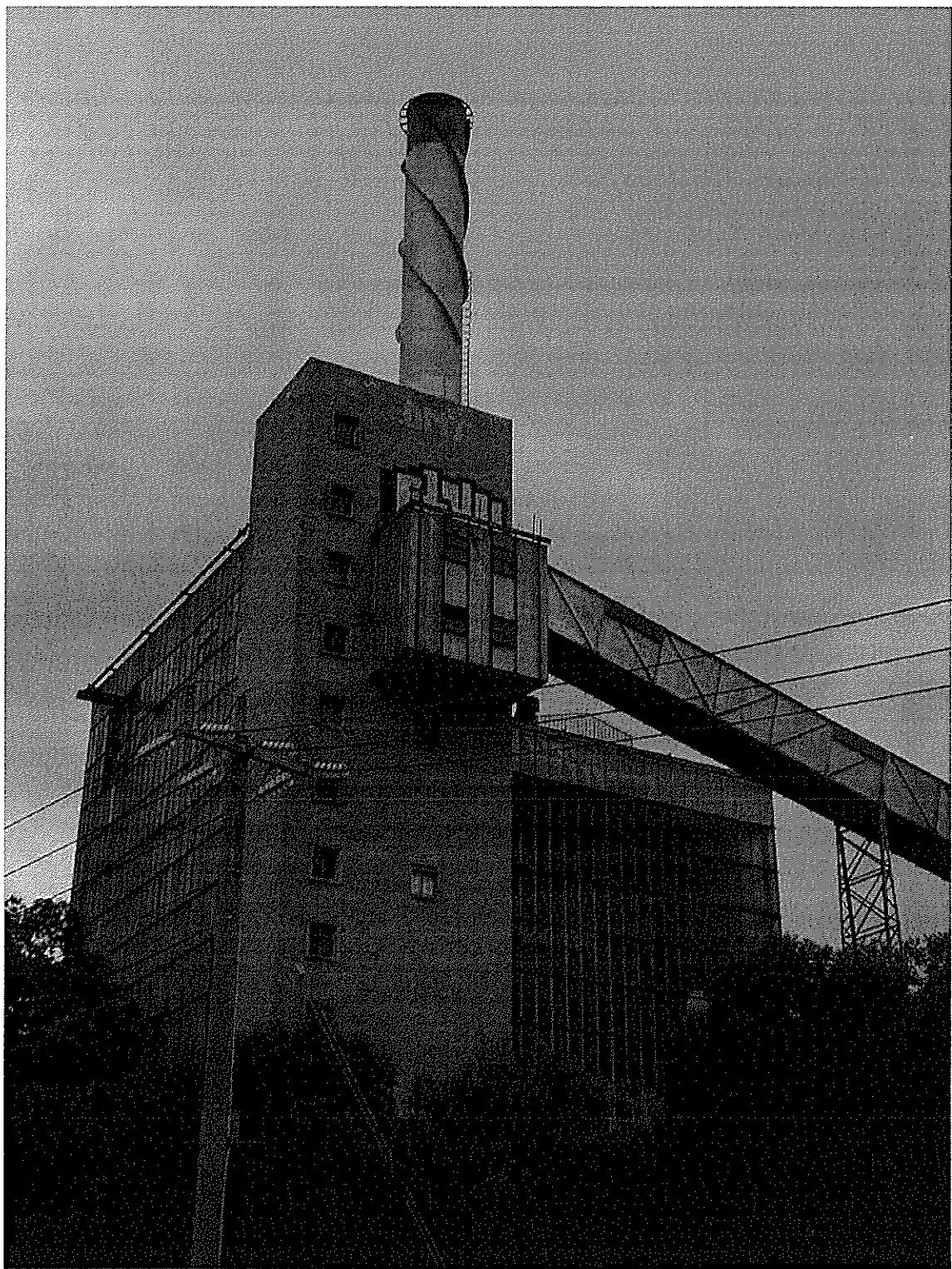


Photographs taken by Simon Reeves, 30 March 2016



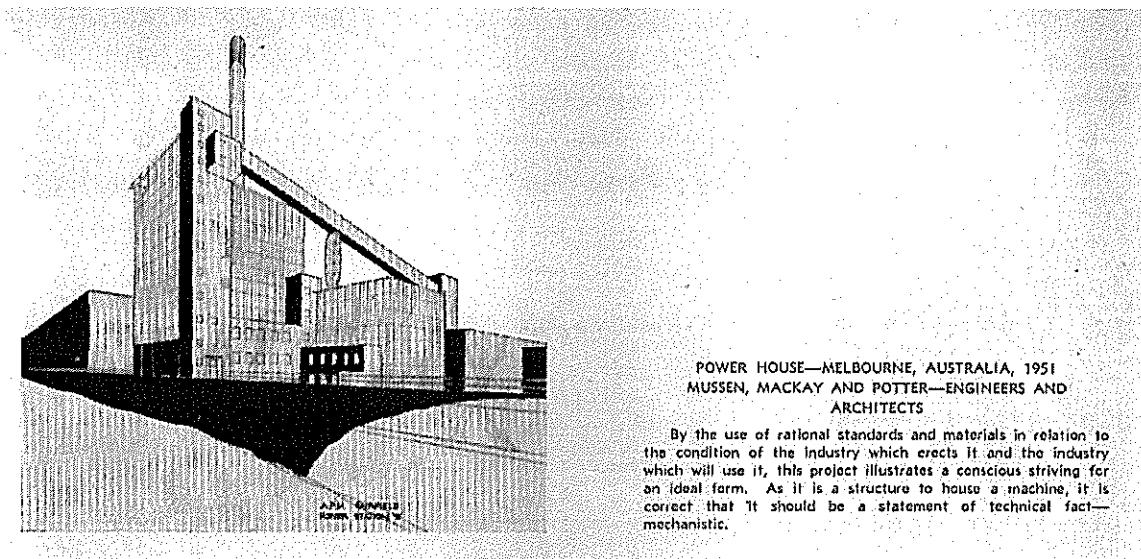








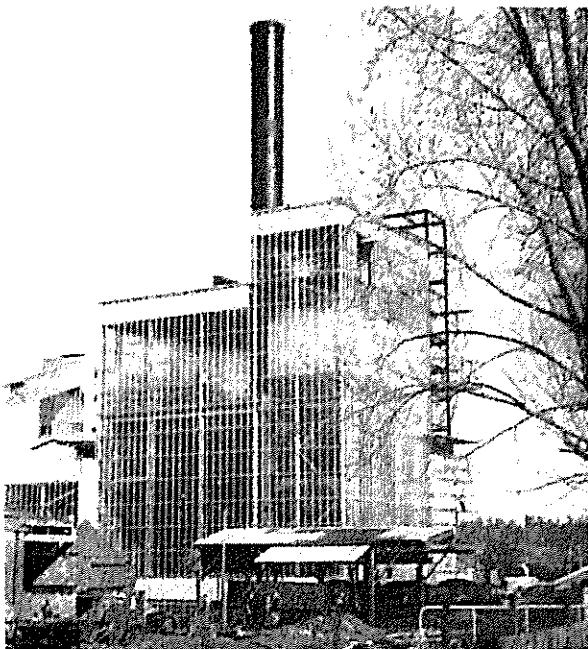
Architect & Arts, No 2 (September 1952), p 33



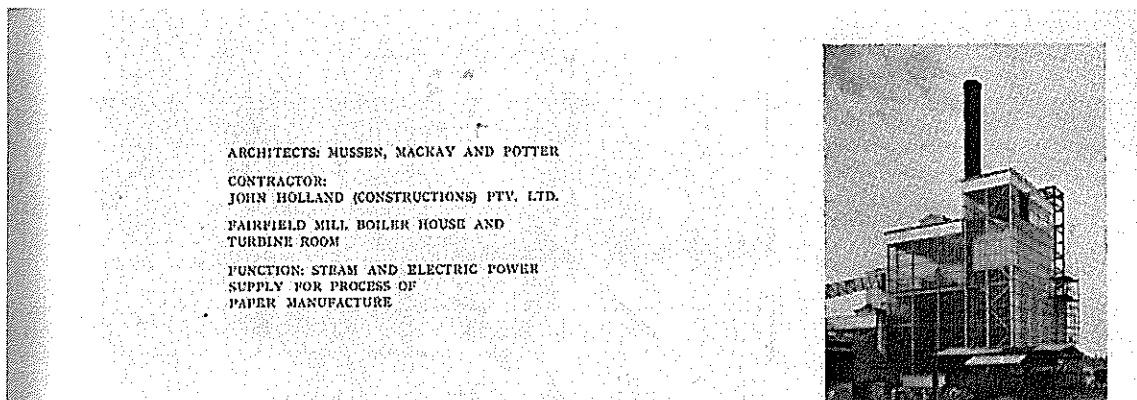
POWER HOUSE—MELBOURNE, AUSTRALIA, 1951
MUSSEN, MACKAY AND POTTER—ENGINEERS AND
ARCHITECTS

By the use of rational standards and materials in relation to the condition of the industry which erects it and the industry which will use it, this project illustrates a conscious striving for an ideal form. As it is a structure to house a machine, it is correct that it should be a statement of technical fact—mechanistic.

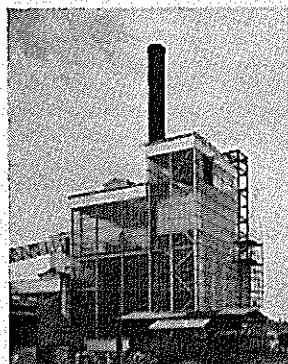
Cross Section, No 24 (1 October 1954), p 1



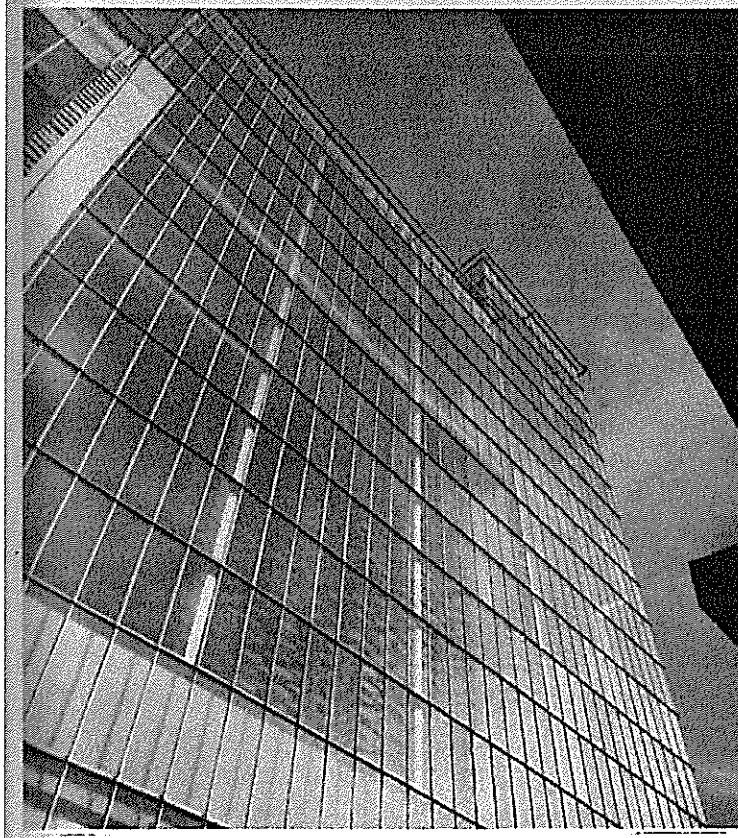
Structural steel, clad only in glass & a little aluminium, surrounds the new boiler & turbine for Aust'n Paper Manufacturers at Fairfield, Vic. Fans supplement the boiler's own forced-draught to circulate air up the tower to keep operatives' temperatures down. (MusSEN, Mackay & Potter, arch'ts & struct-eng'r's; John Holland Constr'n, bldrs; boiler by Babcock & Wilcox.) /In Q'land the APM has resumed work on its £5-m factory at Petrie, after a halt during a business slump.



ARCHITECTS: HUSSON, MACKAY AND POTTER
CONTRACTOR:
JOHN HOLLAND (CONSTRUCTIONS) PTY. LTD.
FAIRFIELD MILL, BOILER HOUSE AND
TURBINE ROOM
FUNCTION: STEAM AND ELECTRIC POWER
SUPPLY FOR PROCESS OF
PAPER MANUFACTURE



£300,000 GLASSHOUSE



This impressive boiler house, for Australian Paper Manufacturers Limited, has been built on the site of an old creek bed. Foundations are of reinforced concrete and framing is of structural steel.

Using a technique new to such buildings in this country, the external walls are mainly of glass. Six feet by two feet sheets of quarter-in. cast wired glass are held by galvanised mild steel glazing bars spanning between horizontal steel angle girts. Parapets are faced with pressed aluminium sheets continuing the pattern of the glazing.

To help maintain agreeable working conditions, air circulation is effected by boiler forced-draught and induced-draught fans drawing their air supply up through the building from ground level.

The Boiler, by Babcock and Wilcox, has a capacity of 100,000 lb. steam per hour at 420 lb. per square inch.

The Extraction Turbine of 3,500 kW. is by British Thompson Houston.

Architect & Arts, No 18 (February 1955), p 50 – advert for John Holland Constructions

WESTERN WALL OF A.P.M. LTD. BOILER HOUSE, FAIRFIELD, VICTORIA.

● REINFORCED CONCRETE

● PRE-STRESSED CONCRETE

● STRUCTURAL STEEL ERECTION

● HEAVY FOUNDATIONS

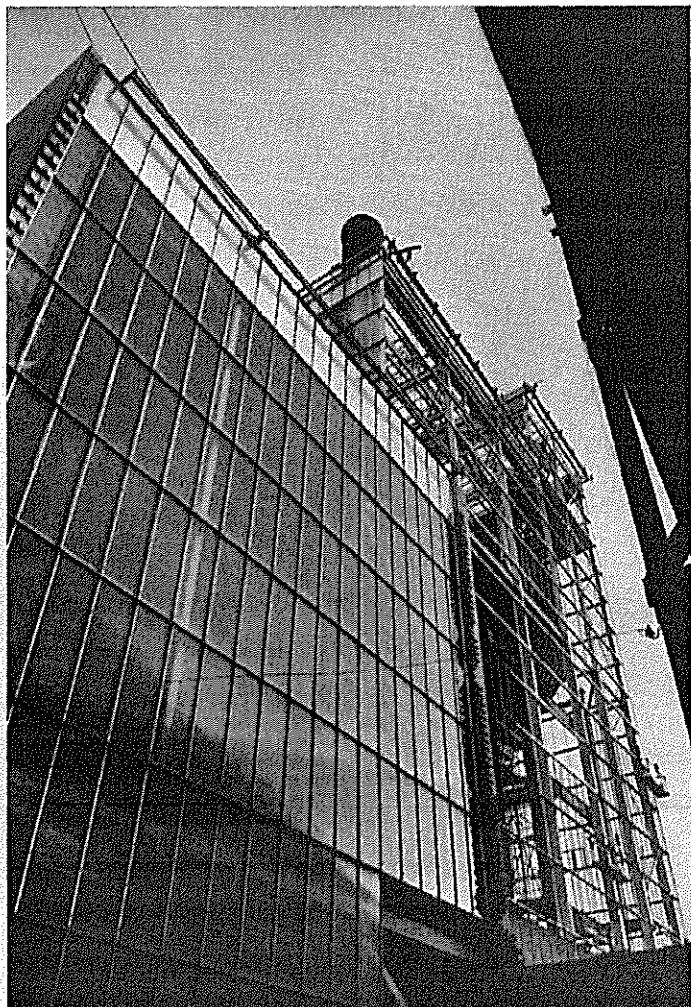
● POWER STATIONS

● PIPE LINES

● COMMERCIAL BUILDING

● INDUSTRIAL PROJECTS

● BRIDGES



ARCHITECTS: MUSSEN, MACKAY AND POTTER

JOHN HOLLAND

(CONSTRUCTIONS) PTY. LTD.

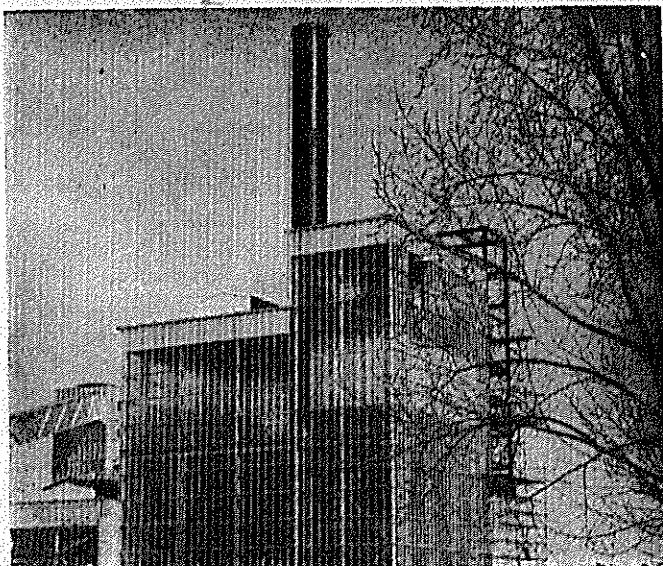
Registered Office: 108 Queen St., Melb. MU 5109. Administrative Office: 28 Haughton Rd., Oakleigh. UM 4028, UM 4029.

50

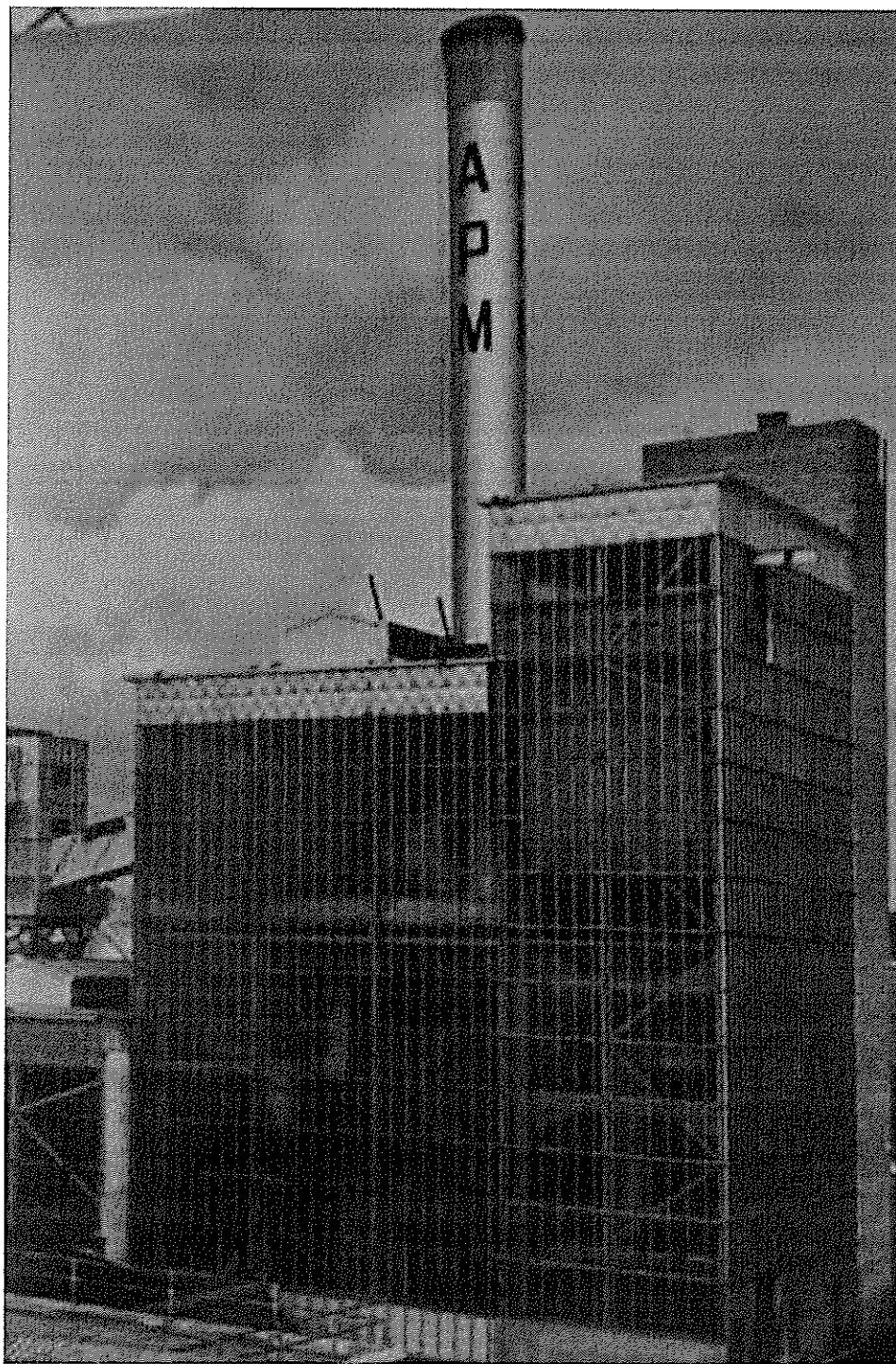
Architecture and Arts and the MODERN HOME—FEBRUARY, 1955

Donald C Ward (ed), *Guide to Victorian Architecture* (1956), p 29.

BOILER AND TURBINE BUILDING at the works of Australian Paper
Manufacturing Ltd., South of 626 Heidelberg Road, Alphington.
MUSSEN, MACKAY & POTTER, 1954.



From the Annual Report of Australian Paper Manufacturers Ltd, 1956
(reproduced from Lovell Chen, *Former Amcor Mill Conservation Management Plan*, p 33)





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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 1 of 4

Produced 31/05/2016 03:04 PM

Volume 09189 Folio 426

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 03593 Folio 544

Volume 03937 Folio 294

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 31/08/2002 05:01 AM

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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23/07/2013	23/07/2013	AK480025T	Y
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CAVEAT

CAVEAT AK480025T 23/07/2013

Caveator

ALPHA APM NO 2 PTY LTD

APHINGTON DEVELOPMENTS PTY LTD

Capacity PURCHASER/FEE SIMPLE

Lodged by

KING & WOOD MALLESONS

Notices to

KING & WOOD MALLESONS of LEVEL 50 600 BOURKE STREET MELBOURNE VIC 3000

09/05/2014	08/07/2014	BP002916Y	Y
------------	------------	-----------	---

BOUNDARY PLAN

25/02/2015	31/03/2015	AL713284Q	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:

CONTAINERS PTY LTD

TO:

AMCOR LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

AMCOR LTD of 109 BURWOOD ROAD HAWTHORN VIC 3122

AL713284Q 25/02/2015

STATEMENT END

VOTS Snapshot

VOLUME 09189 FOLIO 426
124046675731N



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HISTORICAL SEARCH STATEMENT

Land Victoria

Page 2 of 4

Produced 23/07/2013 12:40 pm

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 175057C (formerly known as Lot 20 on Plan of Subdivision 005677, part of Lot 21 on Plan of Subdivision 005677).

PARENT TITLES :

Volume 03593 Folio 544 Volume 03937 Folio 294
Created by instrument G440160 13/12/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CONTAINERS PTY LTD of 971 BURKE ROAD CAMBERWELL 3124
V630394Q 09/09/1998

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 TP175057C FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9189/426 - Version 0, Date 18/09/1999

G440160

ORIGINAL**NOT TO BE TAKEN FROM THE OFFICE
OF TITLES**

REGISTER BOOK

VOL. 9189 FOL. 426

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

VOL.

AUSTRALIAN PAPER MANUFACTURERS LIMITED of 4 South Gate South Melbourne is now-
the proprietor of an estate in fee simple subject to the encumbrances notified
hereunder in ALL THAT piece of land delineated and coloured red and blue on --
the map hereon being Lot 20 and part of Lot 21 on Plan of Subdivision No. 5677-
Parish of Jika Jika County of Bourke Together with a right of carriage way - -
over the roads coloured brown on the said Plan of Subdivision As to the said
part of Lot 21 Together with a right to use the land coloured yellow on the - - - - -
said map for drainage and sewerage purposes - - - - -

Delivered
on-line by
LANDATA®

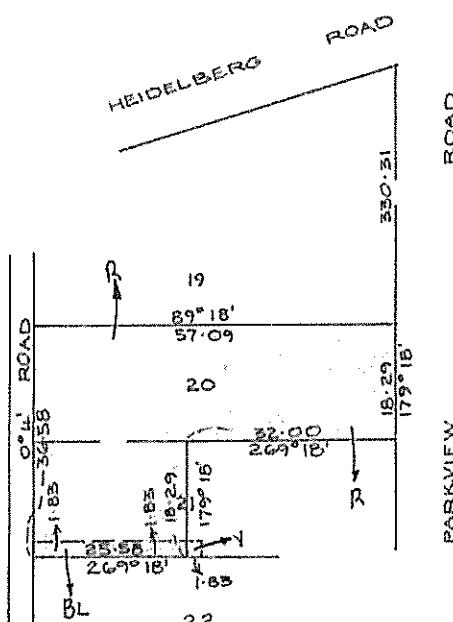
THIS IS A SUPERSEDED FORM OF THE REGISTER.
Both text and diagram for this Foto have been fully converted to a computer Foto.

FULLY CONVERTED TITLE

Assistant Registrar of Titles

**ENCUMBRANCES REFERRED TO**

As to the land coloured blue - - - - -
THE DRAINAGE AND SEWERAGE EASEMENT - - - - -
created by Transfer A749073 - - - - -



MEASUREMENTS ARE IN METRES.

M4

Derived from Vols. 3593 Fols. 544
3937 294

G440160

VOL. 9189 FOL. 426

INSTRUMENT

APPLICATION

CAVEAT NO M197176 LODGED 24 MAR 1986
CAVEAT WITHDRAWN U387593K P.J.S.
3 SEP 1996 M.L.M.

CAVEAT NO. M324844F LODGED 18 JUN 1986

CAVEAT WITHDRAWN U387593K 1.E.
3 SEP 1996 M.L.M.

PROPRIETOR

CONTAINERS PTY. LTD.
971 BURKE ROAD, CAMBERWELL 3124.

U630394Q 09/09/98



T09189-426-1-2

PO BOX 3000, Penrith NSW 2740



Australian Government
Australian Taxation Office

Alphington Developments Pty Ltd
Attn: Lisa Fowler
Suite 3, Level 3
299 Toorak Road
SOUTH YARRA VIC 3141

Our reference: 1013054732885
Phone: 13 28 69

18 July 2016

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Dear Sir/Madam,

We have decided that purchasers are not required to withhold and pay an amount. Your vendor certificate is below.

Reference number	1013054732885
Vendor name	Alphington Developments Pty Ltd
Vendor address	480 Church Street, Richmond VIC 3121
Clearance certificate period	18 July 2016 to 17 July 2017

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating the vendor is a foreign resident.

NEED HELP?

You can find out more about foreign resident capital gains withholding on our website at ato.gov.au/FRCGW

CONTACT US

If you have any questions, contact us between 8:00am and 5:00pm Australian Eastern Standard Time, Monday to Friday on:

- › 13 28 69 if located in Australia, or
- › +61 2 6216 1111 if located outside Australia

Yours sincerely

Michael Cranston
Deputy Commissioner of Taxation