

## Notice of an application for an amendment to a planning permit

**Land affected by the application**

16-18 Grimshaw Street GREENSBOROUGH

**Application reference**

P227/2008 pt5

**Applicant**

Ryandale Construction Pty Ltd

**Responsible Authority**

Banyule City Council

**Application is to amend a permit for**

- Development of the land with a multi-level commercial building including a reduction in the car parking required and the creation of access adjacent a road zone (category 1)

**Amendments to the permit include**

- Amendment of the permit preamble to include Use of land for a Secondary School (Level 2)
- Amendment of the endorsed plans to:
  - Allow for internal alterations of Level-2 for use as a secondary school
  - Repurposing of 5 car parking spaces to provide an additional 23 bicycle parking spaces
  - Alter the parking allocation schedule to reflect current use and changes resulting from the repurposing of 5 parking spaces.

**Planning Scheme Clause**

Clause 37.08 - 2 (Activity Centre Zone)

**Matter for which a permit is required**

Use of the land for a Secondary School

**Review the application for free**

Scan or visit [banyule.vic.gov.au/PlanningNotices](https://banyule.vic.gov.au/PlanningNotices)

alternatively

Visit during business hours:

**Banyule Council offices Level 3, 1 Flintoff Street, Greensborough VIC 3088**

To discuss this application, call our Planning Department on 9490 4222

**The Responsible Authority will not decide on the application before: 4 February 2025**

Submissions lodged after this date will only be considered if received by Council before a decision is made.

✓ Application lodged	✓ Council initial assessment	➔ <b>Public notice</b>	<input type="checkbox"/> Consider submissions	<input type="checkbox"/> Final assessment	<input type="checkbox"/> Decision
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**What are my options?**

You may object or make other submissions in writing if you are affected by the granting of a permit for this application. If you object, we will tell you our decision and options available.

An objection must be:

- made in writing
- include the reasons for the objection
- state how the objector would be affected.

We must make a copy of every objection available at our office for any person to inspect during office hours. You can view the objections for free until the opportunity to seek a review of the decision for this application passes.



# Application to AMEND a Planning Permit

Planning Enquiries  
Phone: 9490 4222  
Web: <http://www.banyule.vic.gov.au>

If you need help to complete this form, read *How to Complete the Application to Amend a Planning Permit form*.

- ⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.
- ⚠ This form cannot be used to amend a permit issued at the direction of VCAT.
- ⚠ Questions marked with an asterisk (\*) are mandatory and must be completed.

## The Land

- ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:	St. No.:	St. Name:
LEVEL 2	16	GRIMSHAW STREET
Suburb/Locality: GREENS BOROUGH		Postcode: 3088

### Formal Land Description \*

Complete either A or B.

- ⚠ This information can be found on the certificate of title.

A ☐ Lot No.: 182 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No: PC371610N

OR

B ☐ Crown Allotment No.: ☐ Section No.:

Parish/Township Name:

## Planning Permit Details

- ② What permit is being amended? \*

Planning Permit No.: P227/2008

## The Amended Proposal

- ⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

- ③ What is the amendment being applied for? \*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

- ☐ what the permit allows ☐ plans endorsed under the permit
- ☐ current conditions of the permit ☐ other documents endorsed under the permit

Describe: INCLUDE LAND USE FOR A SECONDARY SCHOOL AND AMENDMENT OF THE ENDORSED PLANS. LEVEL 2 ONLY.

- ☒ Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

## Development Cost

- ④ Estimate cost of development \*

If the permit allows *development*, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development	Cost of the permitted development	Cost difference (+ or -):
\$ N/A,	\$	\$

Insert 'NA' if no development is proposed by the permit (eg. change of use, subdivision, removal of covenant)

- ⚠ You may be required to verify this estimate.



## Existing Conditions

⑤ Describe how the land is used and developed now \*

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? ☐ Yes ☒ No  
If yes, please provide details of the existing conditions.

☒ Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

## Title Information

⑥ Encumbrances on title \*

If you need help about the title, read:

*How to Complete the Application to Amend a Planning Permit Form*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)  
☒ No  
☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

## Applicant and Owner Details

⑦ Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number \*

Name:  
Title: MR First Name: RAY Surname: PAULA  
Organisation (if applicable): RYANDALE BUILDING GROUP  
Postal Address:  
Unit No.: St. No.: 15 If it is a P.O. Box, enter the details here:  
St. Name: SIMMS ROAD  
Suburb/Locality: GREENSBOROUGH State: VIC Postcode: 3088

Contact person's details \* Same as applicant (if so, go to 'contact information') ☐  
Name:  
Title: MR First Name: RAY Surname: PAULA  
Organisation (if applicable): RYANDALE BUILDING GROUP  
Postal Address:  
Unit No.: St. No.: 15 If it is a P.O. Box, enter the details here:  
St. Name: SIMMS ROAD  
Suburb/Locality: GREENSBOROUGH State: VIC Postcode: 3088

Contact information  
Business Phone: Email: rayp@ryandale.com.au  
Mobile Phone: 0418115387 Fax:

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Same as applicant ☐  
Title: First Name: Surname:  
Organisation (if applicable): TARAS NOMINEES P/L  
Postal Address:  
Unit No.: St. No.: 650 If it is a P.O. Box, enter the details here:  
St. Name: LORIMER STREET  
Suburb/Locality: FORT MELBOURNE State: VIC Postcode: 3207  
Owner's Signature (Optional): Date:   
dd / mm / yyyy



## Declaration

⑧ This form must be signed by the applicant \*

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

☒ I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amendment proposal at Question 3 of this form; and that the owner (if not myself) has been notified of the permit application.

Signature:

Date:

25/11/24,  
dd / mm / yyyy

## Need help with the Application?

If you need help to complete this form, read *How to complete the Application to Amend a Planning Permit Form* or contact Council's planning department. General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

⑨ Has there been a pre-application meeting with a council planning officer?

☐ No

☒ Yes

If 'yes', with whom?:

Date:

dd / mm / yyyy

## Checklist

⑩ Have you:

☐ Filled in the form completely?

☐ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

☒ Attached all necessary supporting information and documents?

☐ Completed the relevant council planning permit checklist?

☐ Signed the declaration (section 8)?

## Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Banyule City Council  
PO Box 51 Ivanhoe VIC 3079  
275 Upper Heidelberg Road, Ivanhoe VIC 3079

Contact information:

Telephone: 9490 4222  
Fax: 03 9499 1391  
Email: [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au)  
TTY: 9432 7211  
DX: 97904



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

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

VOLUME 11136 FOLIO 205

Security no : 124119447329A  
Produced 30/10/2024 10:19 AM

LAND DESCRIPTION

Land in Plan of Consolidation 371610N.  
PARENT TITLES :  
Volume 10558 Folio 595 to Volume 10558 Folio 596  
Created by instrument PC371610N 20/05/2009

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
TARAS NOMINEES PTY LTD of LEVEL 4 650 LORIMER STREET PORT MELBOURNE VIC 3207  
PC371610N 20/05/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH065391J 26/02/2010  
BANK OF CYPRUS AUSTRALIA LTD

MORTGAGE AW687469W 31/03/2023  
BENDIGO AND ADELAIDE BANK LTD

CAVEAT as to part AN759199E 20/04/2017

Caveator  
AUSNET ELECTRICITY SERVICES PTY LTD  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
14/09/2015  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST  
Lodged by  
AUSNET ELECTRICITY SERVICES PTY LTD  
Notices to  
AUSNET SERVICES OF PROPERTY of LEVEL 31 2 SOUTHBANK BOULEVARD SOUTHBANK  
VIC 3006

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 PC371610N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

ADVERTISED PLAN  
Application No. P227/2008

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eCT Control 18057S BENDIGO BANK  
Effective from 15/05/2023

DOCUMENT END

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Application No. P227/2008

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Document Identification	<b>PC371610N</b>
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Document Assembled	<b>08/05/2023 16:40</b>

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Application No. P227/2008

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<b>PLAN OF CONSOLIDATION</b>		LR use only <b>EDITION 1</b>	Plan Number <b>PC 371610N</b>										
<b>Location of Land</b> Parish: <b>KEELBUNDORA</b> Township: ----- Section: ----- Crown Allotment: ----- Crown Portion: <b>18 PART</b>  <b>Title Reference:</b> VOL 10558 FOL 595 VOL 10558 FOL 596  <b>Last Plan Ref:</b> LOTS 1 & 2 ON PS 424645M <b>Postal Address:</b> 16-22 GRIMSHAW STREET (at time of consolidation) <b>GREENSBOROUGH 3088</b>  <b>MGA Co-ordinates</b> E <b>333100</b> (of approx. centre    N <b>5825250</b> of land in plan)        Zone: <b>55</b>		<b>Council Certification and Endorsement</b> Council Name: <b>BANYULE CITY COUNCIL</b> Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6    /    / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  Council Delegate Council Seal Date        /        /  Re-certified under section 11(7) of the Subdivision Act 1988  Council Delegate Council Seal Date        /        /											
<b>Easement Information</b> <b>Legend:</b> A – Appurtenant Easement    E – Encumbering Easement    R – Encumbering Easement (Road)		LR use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date <b>18 / 05 / 2009</b>  LR use only PLAN REGISTERED TIME <b>2:29 PM</b> DATE <b>20 / 05 / 2009</b> A. Taubman Assistant Registrar of Titles											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Subject Land</th> <th>Purpose</th> <th>Width (metres)</th> <th>Origin</th> <th>Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>SEWERAGE</td> <td>SEE DIAG</td> <td>PS424645M</td> <td>YARRA VALLEY WATER LIMITED</td> </tr> </tbody> </table>		Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	E-1	SEWERAGE	SEE DIAG	PS424645M	YARRA VALLEY WATER LIMITED	<b>Notations</b>  <b>Depth Limitation DOES NOT APPLY</b>  THE DRAINAGE EASEMENT PURPOSE OF E-1 ON PS 424645M WILL MERGE ON REGISTRATION OF THIS PLAN  THIS IS A SPEAR PLAN  <b>Survey</b> This plan is/is not based on survey This survey has been connected to permanent marks no(s) _____ In Proclaimed Survey Area No. _____	
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of									
E-1	SEWERAGE	SEE DIAG	PS424645M	YARRA VALLEY WATER LIMITED									
<b>Bosco Jonson Pty Ltd</b> A.C.N 080 522 256 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		<div style="border: 1px solid red; padding: 5px;"> <b>ADVERTISED PLAN</b>                  Application No. P227/2008                    This copied document is made available for the sole purpose of enabling its consolidation and release as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.             </div>											
ORIGINAL SCALE 1:400 SHEET SIZE A3	SCALE LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT)    ANDREI FIJAN SIGNATURE    DIGITALLY SIGNED    DATE    /    / REF    6841    23/04/09    VERSION    A DWG    684100AA	COUNCIL DELEGATE SIGNATURE Original sheet size A3										



## Plan of Consolidation PC371610N

# Certification & Statement of Compliance (Form 6)

### SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S003669C

Plan Number: PC371610N

Council Name: Banyule City Council

Council Reference Number 1: C45/09

Surveyor's Plan Version: A

### Certification

This plan is certified under section 6 of the Subdivision Act 1988

### Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

### Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Kerryn Woods

Organisation:

Banyule City Council

Date:

13/05/2009

ADVERTISED PLAN  
Application No. P227/2008

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**AN759199E**

# Caveat

Section 89 Transfer of Land Act 1958

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

**1. Land/s***Land Title*

Volume 11136 Folio 205

Description THE AREA MARKED E-1 ON THE  
PLAN HERETO ATTACHED AND  
BEING PART OF THE LAND  
DESCRIBED IN CERTIFICATE OF  
TITLE VOLUME 11136 FOLIO 205

**2. Caveator/s***Caveator*

Name AUSNET ELECTRICTY SERVICES  
PTY LTD

ABN 0 6 4 6 5 1 1 1 8

**3. Grounds of Claim**

LEASE WITH THE FOLLOWING PARTIES AND  
DATE.

**Parties**

THE REGISTERED PROPRIETOR(S)

**Date of Claim**

Date: (DD/MM/YYYY) 14/09/2015

**4. Estate or Interest claimed**

LEASEHOLD ESTATE

**5. Prohibition**

ANY INSTRUMENT THAT AFFECTS MY/OUR  
INTEREST

**6. Address for Service of Notice***Lawyer/Conveyancer/Firm Name*

AUSNET SERVICES OF PROPERTY

*Address*

Property Name

*Unit Type*

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 31 Floor Suffix

Unit Street No 2

Street Name SOUTHBANK

Street Type BOULEVARD

Locality SOUTHBANK

State VIC Postcode 3006

**7. Signing**

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

ADVERTISED PLAN  
Application No. P227/2008

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Page 1 of 2

LV-V10-Dec-2015

Approval Number: 33711111R

THE BACK OF THIS FORM MUST NOT BE USED



**AN759199E**

# Caveat

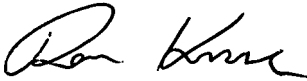
Section 89 Transfer of Land Act 1958

## Privacy Collection Statement

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### Caveator

Executed for AusNet Electricity Services Pty Ltd  
(ACN 064 651 118) by its Authorised  
Representative Ron Knox



### 8. Date

Date: (DD/MM/YYYY) **20/04/2017**

### 9. Lodging Party

Customer Code 1333P

Reference X11830

ADVERTISED PLAN  
Application No. P227/2008

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Approval Number: 33711111R

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Page 2 of 2

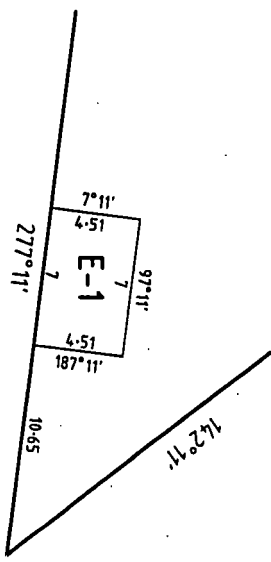
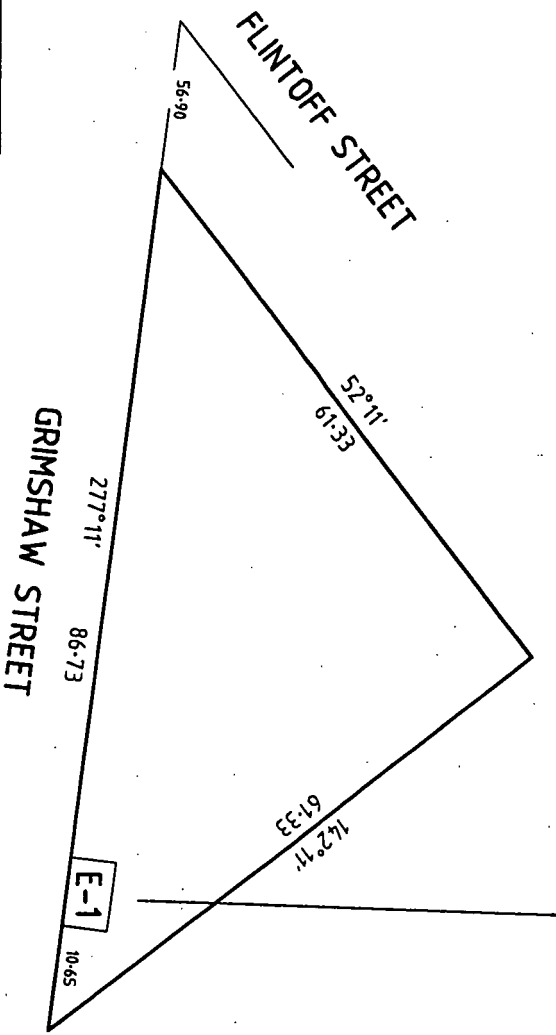
LV-V10-Dec-2015



AMG  
ZONE 55

GRIMSHAW STREET

ENLARGEMENT  
SCALE 1:250



REV 'A'	OBJECTIVE 1ST ISSUE
---------	---------------------

MELWAY REF	20 K2
FIELD BOOK	-
LEASE NUMBER	X-11830
PROJECT NUMBER	74/198700
SURVEY NUMBER	1812128
MIN GROUND CLEARANCE	- m

SURVEY	K. GOWDER 02/09/2015
DRAWN	K. GOWDER 02/09/2015
CHECKED	F. THAM 10/09/2015
FOR MANAGER	Andrew Webber 14/09/2015
AUSNET	AUSNET ELECTRICITY SERVICES PTY LTD AUSNET SERVICES DESIGN (LLYDIALE)
LEASE FOR SUBSTATION SITE	SUBSTATION : "GRIMSHAW N16 WARWICK" SUB. NUMBER : 2108-2650-00
16-22 GRIMSHAW STREET	GREENSBORO
DRG. No. VEZL	198700/1 A

OFFICE USE ONLY

NOTATIONS

E-1  
REQUIRED FOR  
KIOSK  
TYPE SUBSTATION

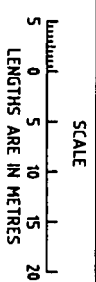
ADVERTISE HERE  
Application No. 27/200

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THE SERVIENT TITLE VOL. 11136 FOL. 205  
IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES  
LAST PLAN REF : PC371610N

PLAN FOR CREATION OF  
LEASE

PARISH KEELBUNDORA  
SECTION -  
CROWN PORTION 18 (PART)



SCALE ORIGINAL  
SCALE 1:500  
SHEET SIZE A3

OFFICE USE ONLY  
VICTORIA



## Indie Secondary School Planning Application

**Subject site:** 16 – 22 Grimshaw Street Greensborough Level 2.  
(Entire Second floor used for Secondary School)

**Existing Land use:** All levels are, classified class 5 office use under existing planning permit P227/2008, Ground floor Centre link, First floor handling house, Second floor (level 2) vacant.

**Proposal:** Use level 2 (second story) for a secondary school.

Number of Staff: 12 Females and 3 Males.  
Total number of Staff 15

Number of Students: 63 Females, 45 Males and 2 Unisex  
Total number of Students 110

Hours of operation: 8.30am – 4.30pm Monday to Friday

Carparking allocation to level 2 (Second floor) is a total of 28  
we only require 18 based on the number of staff.

Bike rack allocation is 23 racks

ADVERTISED PLAN  
Application No. P227/2008

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**Planning Zone:** Greensborough Major Activity centre  
Schedule 1, clause 37.08 activity centre zone (ACZ1)  
Precinct 6A

## Greensborough Major Activity Centre Centre



ADVERTISED PLAN  
Application No. P227/2008

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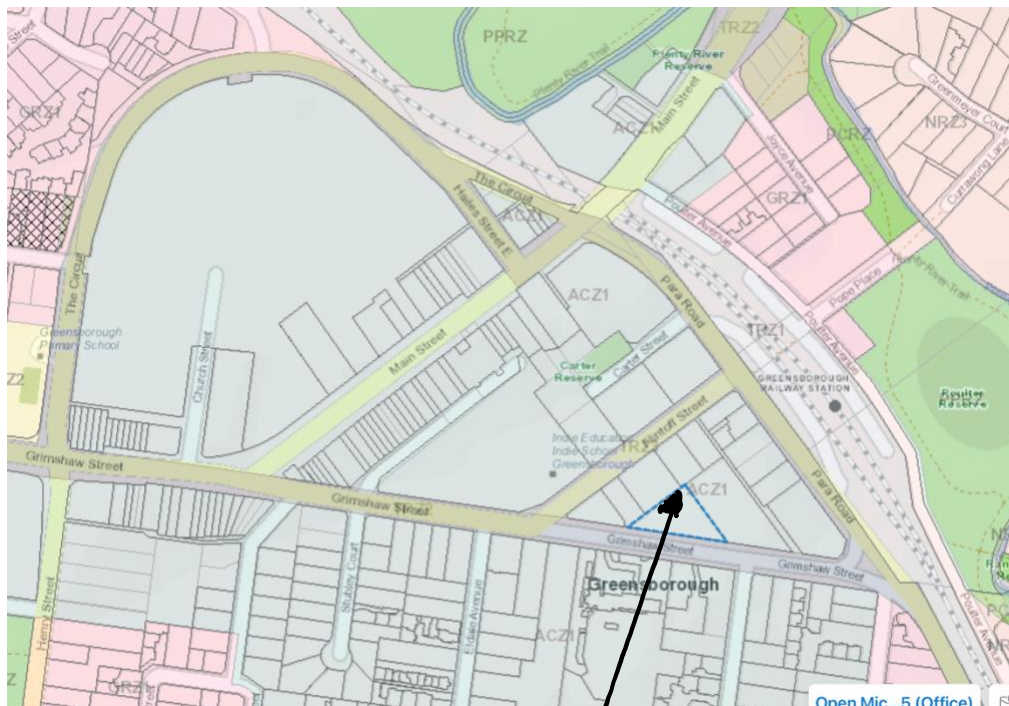
## Transport Network & Surrounds:

The activity centre accommodates a diverse transport Network. Public transport is located within 500m from the subject site. This includes the Greensborough railway station and new bus hub. Taxi ranks are in front of the railway station as well as in front of the main shopping centre Main Street.

Pedestrian access to the subject site and surrounding public transport and services are A/W the BCA and planning requirements. Carparking and bike racks are within the subject site (refer to existing planning permit P227/2008 and proposed plans)

There are medical services, Council offices and swimming centre complex located across the road.

Major shopping centre and arcade strip shops housing restaurants, fast food outlets and many other services. Regular housing and apartments all within 600m from the subject site.



Subject Site

ADVERTISED PLAN  
Application No. P227/2008

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## Signs, clause 52.05

The proposed Sign will be a direction sign displayed on the ground floor windows facing the street.



The sign shown below will replace the existing Apprenticeship sign located on the front window of the building as shown above. The sign is 700mm high and 600mm wide.



ADVERTISED PLAN  
Application No. P227/2008

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## Carparking Clause 52.06

Carparking as per 52.06 table 1 Secondary school 1.2 x number of employees.  
Total amount of employees proposed in this application is 15 hence only 18 car-parking spots required as a min.

Carparking is provide as follows (read in conjunction with existing planning permit P227/2008):

Basement level 1 and 2 refer to sheet A1 shaded in a colour purple (68,69, 81 – 92).  
Total of 14 carparking spots allocated to level 2 (second floor).

Basement level 4 and 5 refer to sheet A3 shaded in a colour purple (16-21, 33-36).  
Total of 14 carparking spots allocated to level 2 (second floor).

Based on the proposal a total of 28 carparking spots are allocated to level 2 (second floor) for use by the secondary school.

## Bike parking Clause 52.34

Bike parking as per 52.34 table 1 Secondary school, 1 for each 20 employers, and 1 for each 5 pupils / students.

Total amount of employees proposed in this application is 15  
Total amount of pupils / students in this application is 110  
Total number of bike parking needed is 1 for employees and 22 for students.

Bike parking provided is as follows (read in conjunction with existing planning permit P227/2008):

Basement level 4 refer to sheet A3 storeroom (402) will have 12 existing bike parking racks (coloured in light blue).

These are to accommodate the existing ground, and first floor employees.

Basement level 5 refer to sheet A3 shaded in a light pink colour.  
Total of 23 Bike parking racks allocated only to level 2 (second floor) for use by the secondary school.

Yours faithfully



Ray Psaila  
Ryandale Building Group.  
0418115387

ADVERTISED PLAN  
Application No. P227/2008

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# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

927947

## APPLICANT'S NAME & ADDRESS

COLIN BIGGERS & PAISLEY C/- INFOTRACK (MAJOR  
ACCOUNTS) C/- LANDATA

DOCKLANDS

## VENDOR

TARAS NOMINEES PTY LTD

## PURCHASER

N/A, N/A

## REFERENCE

723658

This certificate is issued for:

PLAN PC371610 ALSO KNOWN AS 1/16 GRIMSHAW STREET GREENSBOROUGH  
BANYULE CITY

The land is covered by the:

BANYULE PLANNING SCHEME

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

The land:

- is included in a ACTIVITY CENTRE ZONE - SCHEDULE 1
- is within a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

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

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

08 May 2023

**Sonya Kilkeny**  
Minister for Planning

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

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

## ADVERTISED PLAN

Application No. P227/2008

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

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

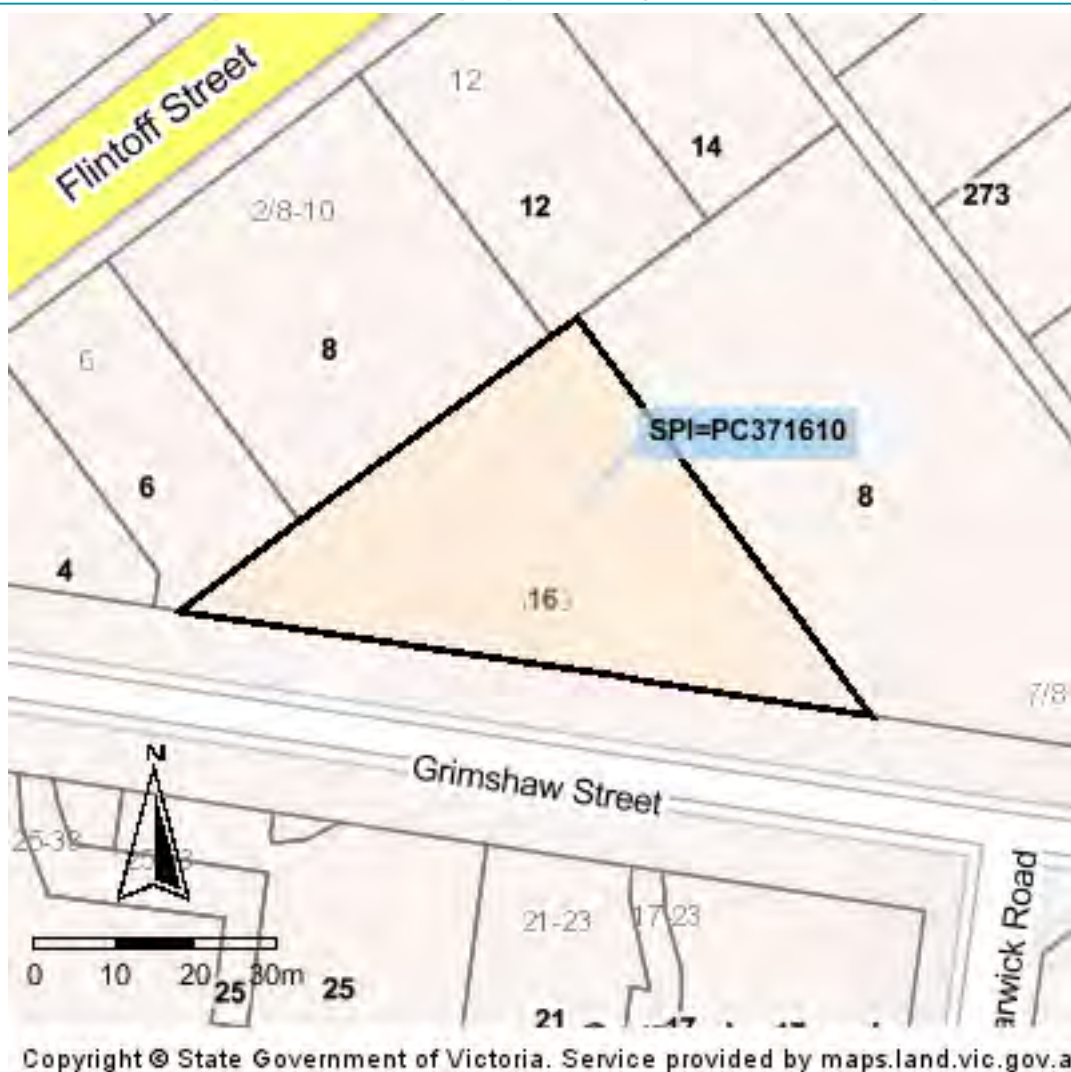


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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

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

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



### Choose the authoritative Planning Certificate

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

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

### Privacy Statement

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

ADVERTISED PLAN  
Application No. P227/2008

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# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2023 11:34 AM

## PROPERTY DETAILS

Address: **1/16 GRIMSHAW STREET GREENSBOROUGH 3088**  
Lot and Plan Number: **Plan PC371610**  
Standard Parcel Identifier (SPI): **PC371610**  
Local Government Area (Council): **BANYULE**  
Council Property Number: **672055**  
Planning Scheme: **Banyule**  
Directory Reference: **Melway 20 K2**

[www.banyule.vic.gov.au](http://www.banyule.vic.gov.au)

[Planning Scheme - Banyule](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**  
Legislative Assembly: **BUNDOORA**

## OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural  
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[ACTIVITY CENTRE ZONE \(ACZ\)](#)

[ACTIVITY CENTRE ZONE - SCHEDULE 1 \(ACZ1\)](#)



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

ADVERTISED PLAN  
Application No. P227/2008

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PLANNING PROPERTY REPORT: 1/16 GRIMSHAW STREET GREENSBOROUGH 3088

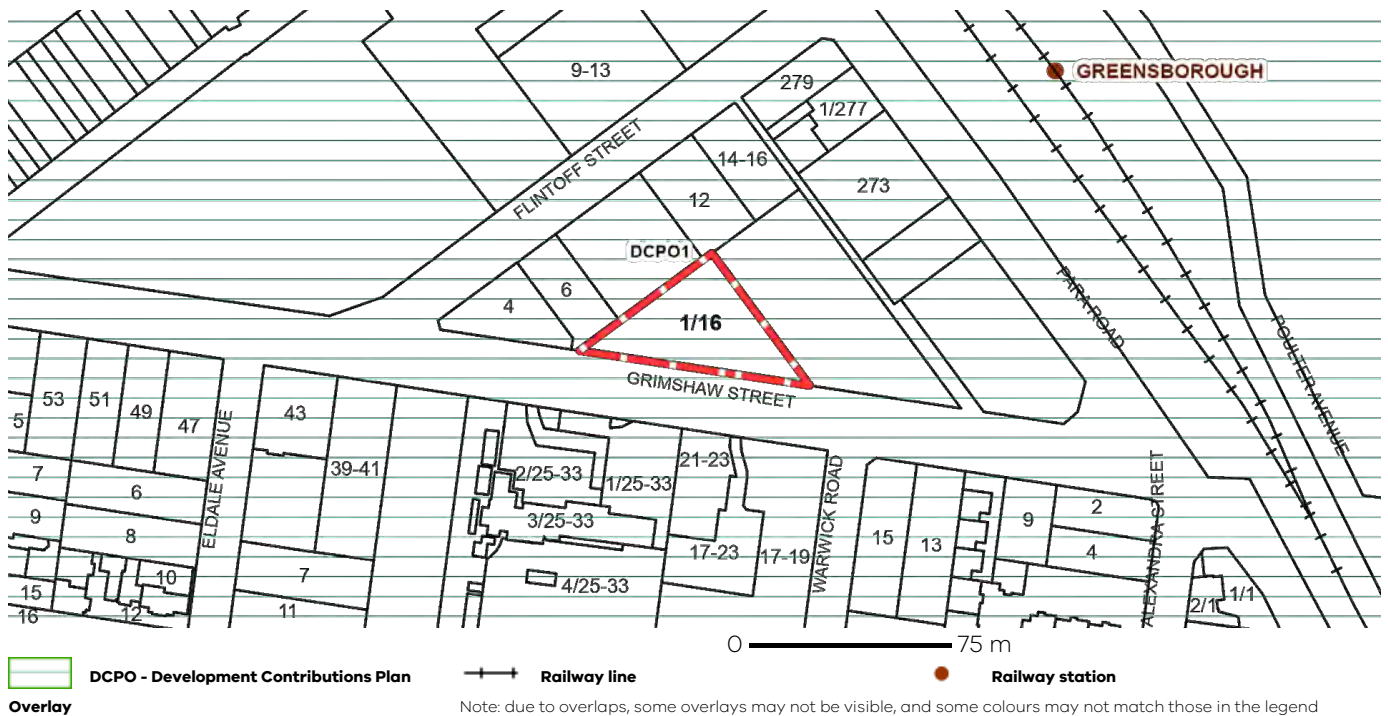
Page 1 of 4



## Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



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Application No. P227/2008

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# PLANNING PROPERTY REPORT

## OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

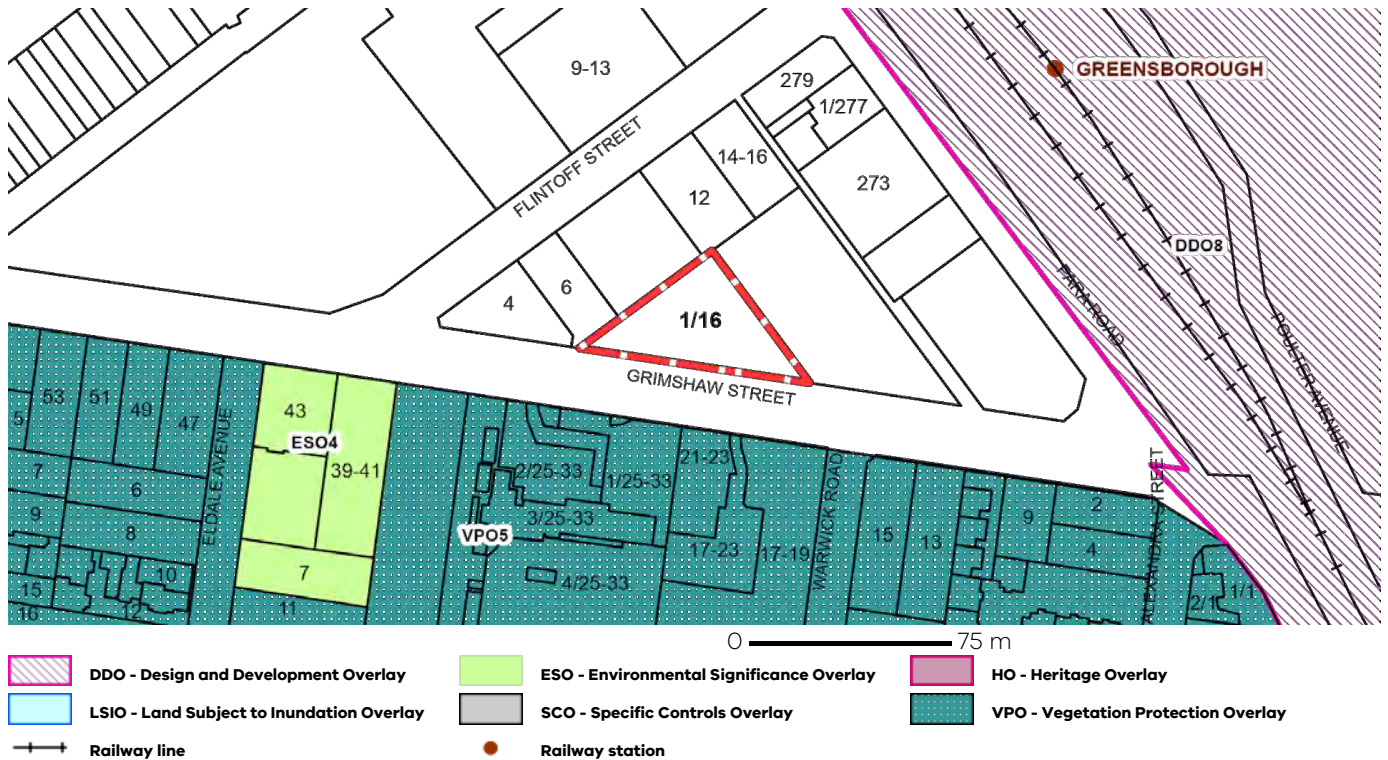
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

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

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

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

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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

## Further Planning Information

Planning scheme data last updated on 10 May 2023.

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

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

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

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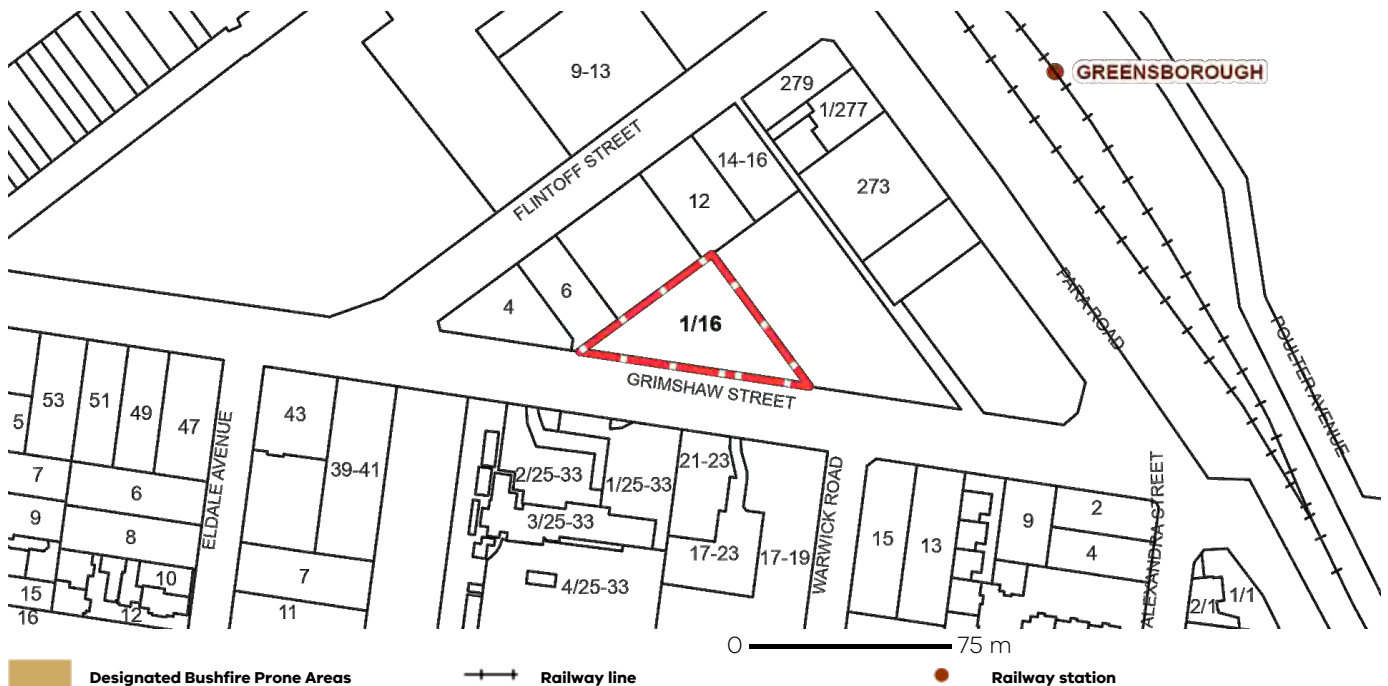


## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2023 11:36 AM

## PROPERTY DETAILS

Address: **2/16 GRIMSHAW STREET GREENSBOROUGH 3088**

Lot and Plan Number: **Plan PC371610**

Standard Parcel Identifier (SPI): **PC371610**

Local Government Area (Council): **BANYULE**

Council Property Number: **672063**

Planning Scheme: **Banyule**

Directory Reference: **Melway 20 K2**

[www.banyule.vic.gov.au](http://www.banyule.vic.gov.au)

[Planning Scheme - Banyule](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

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## OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[ACTIVITY CENTRE ZONE \(ACZ\)](#)

[ACTIVITY CENTRE ZONE - SCHEDULE 1 \(ACZ1\)](#)



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PLANNING PROPERTY REPORT: 2/16 GRIMSHAW STREET GREENSBOROUGH 3088

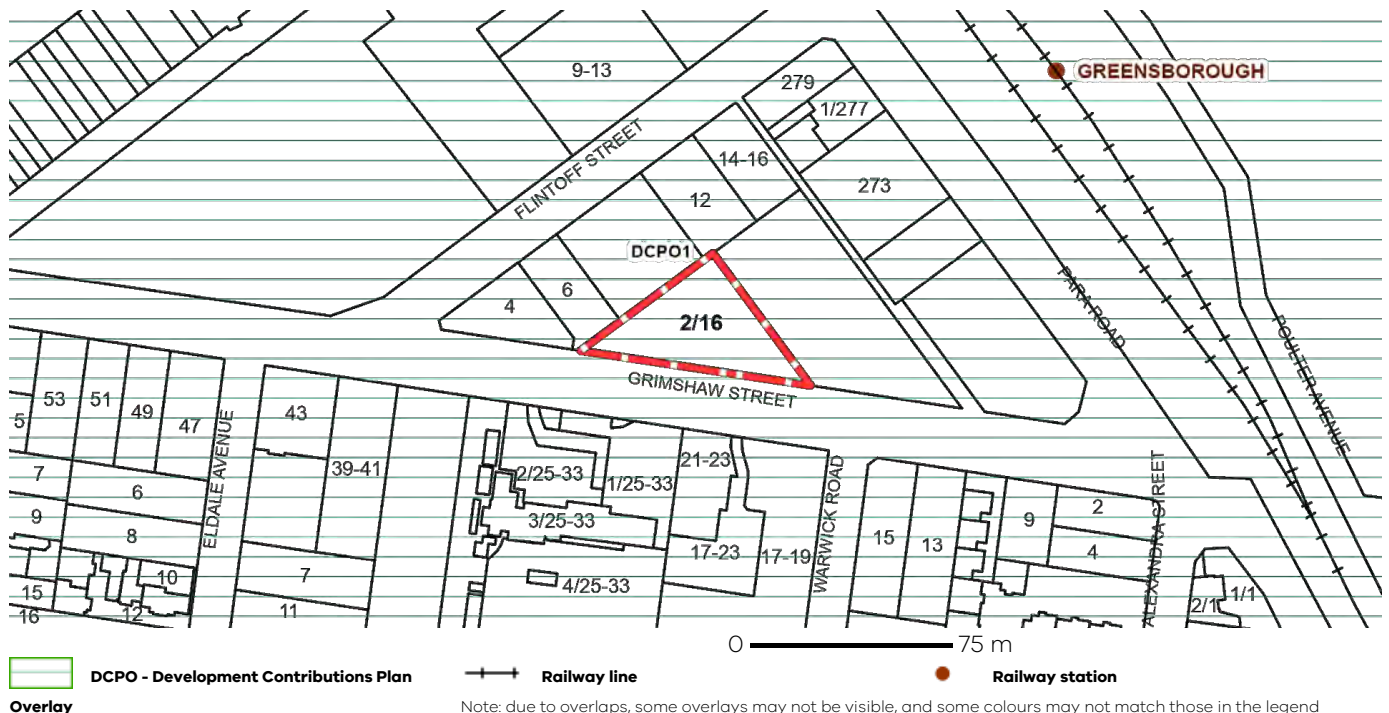
Page 1 of 4



## Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



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# PLANNING PROPERTY REPORT

## OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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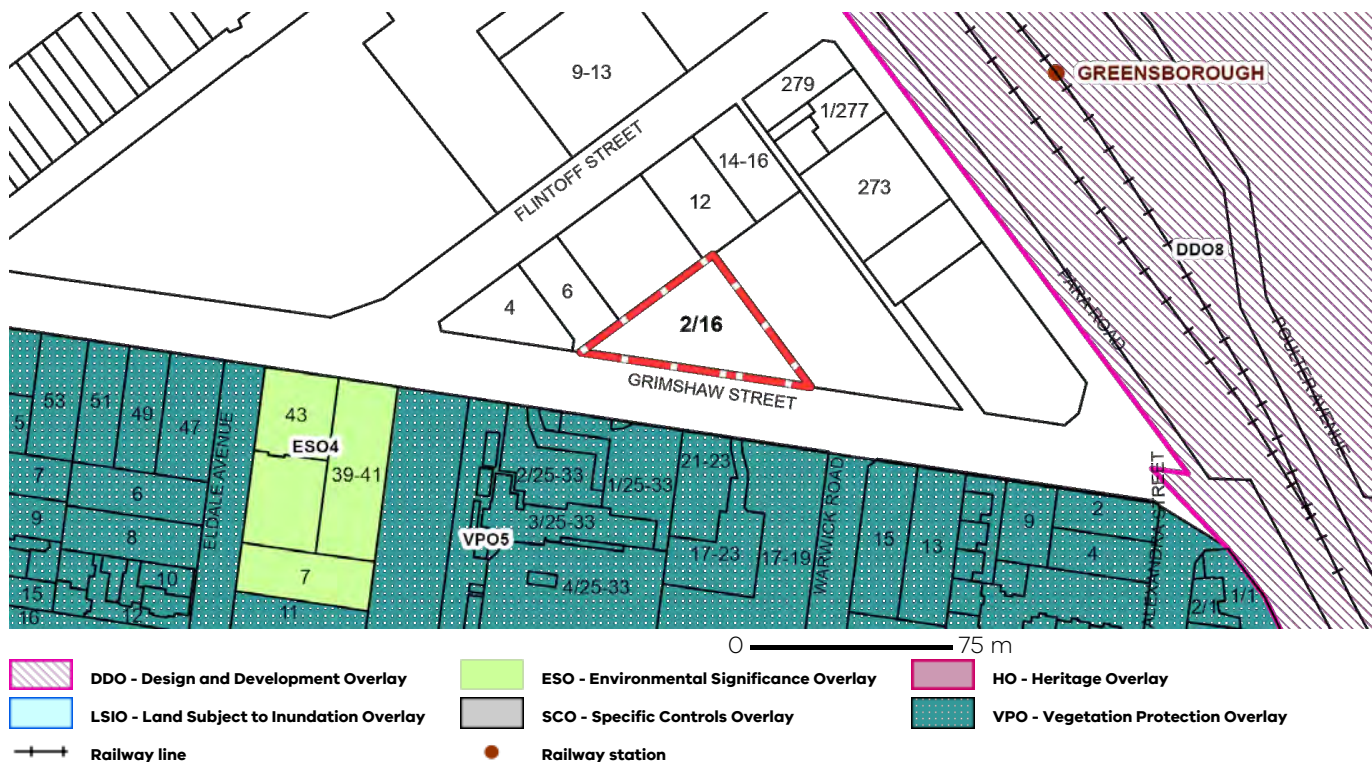
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## Further Planning Information

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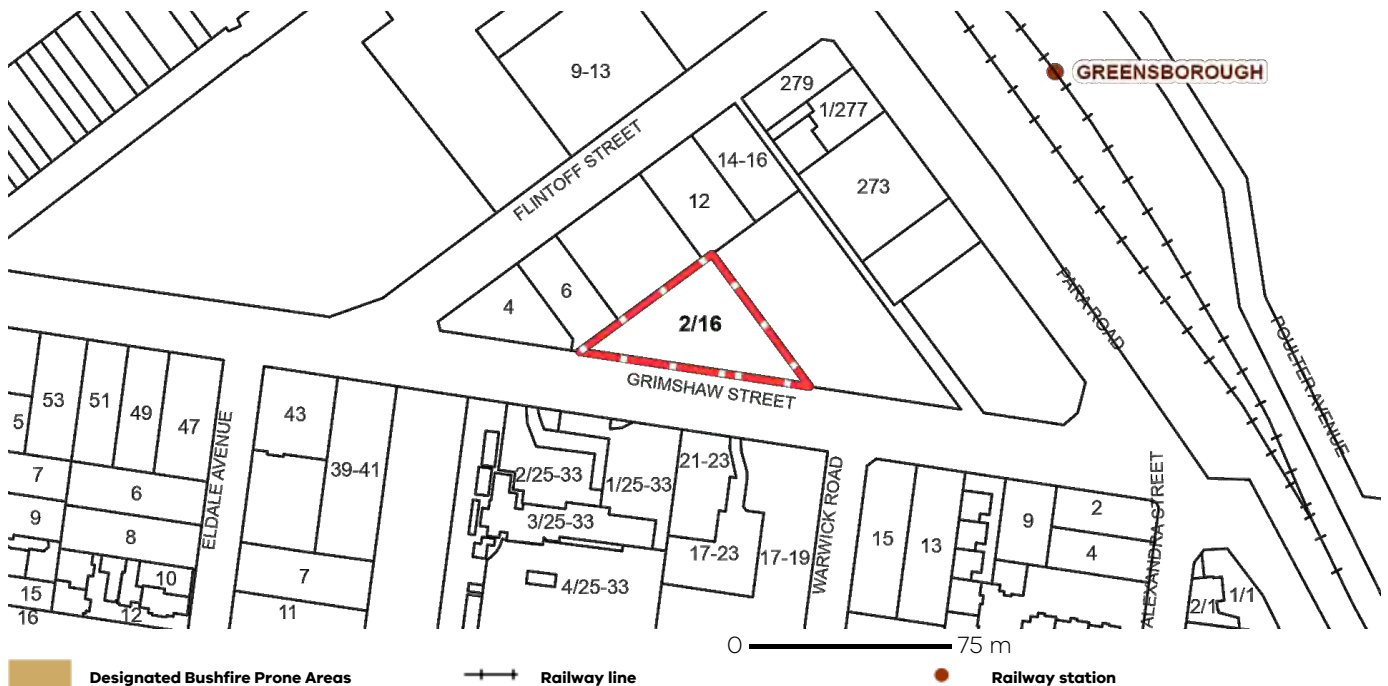


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## LAND INFORMATION CERTIFICATE

Section 121 Local Government Act, 2020

### Applicant:

Colin Biggers & Paisley  
C/- Infotrack via LANDATA  
GPO Box 527  
MELBOURNE VIC 3001

Issue date: 12/05/2023  
Assessment Number: 656546  
Certificate Number: 99083701

Your Reference: 68853592-014-9

Property Location: Office 1 Ground Level 16 Grimshaw Street GREENSBOROUGH 3088  
Title:

Volume No:  
Folio No.

Capital Improved Value: \$8,380,000  
Site Value: \$1,510,000  
Net Annual Value: \$625,000  
Effective Date: 01/07/2022  
Base Date: 01/01/2022

Period: 01 July 2022 – 30 June 2023

.....

This certificate provides information regarding valuation, rates, charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council. This certificate is not required to include information regarding planning, building, health, 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.

### 1. RATES CHARGES AND OTHER MONIES:

Commercial Improved Date Levied 02/07/2022	\$16,115.41
Public Waste Rate Date Levied 02/07/2022	\$716.49
Fire Levy - Commercial Fixed Date Levied 02/07/2022	\$238.00
Fire Levy - Commercial ad valorem Date Levied 02/07/2022	\$5,069.90
Rate Arrears to 30/06/2022:	\$13.21
Interest to 12/05/2023:	\$203.16
Other Monies:	\$0.00
Less Pensioner Rebate:	\$0.00
Less Payments:	-\$11,085.01
Less Other Adjustments:	\$0.00
Total Due:	\$11,271.16
<b>Additional Monies Owed:</b>	
Debtor Balance Owing	
<b>Special Rates and Charges:</b>	
55.00656546 Greensborough Town Centre Part 1 Special Rate	\$5,334.16
Less Payments	-\$5,289.32
Total Due	\$44.84
<b>Total Rates, Debtors and Special Rates and Charges:</b>	<b>\$11316.00</b>

ADVERTISED PLAN  
Application No. P227/2008

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**NOTE:** In accordance with section 175(1) & (2) Local Government Act 1989, a person who becomes the owner of rateable land must pay any rate or charge on the land which is current and any arrears of rates or charges (including any interest on those rates or charges) on the land that are due and payable. **RATES ARE PAYABLE BY 4 INSTALMENTS. OVERDUE AMOUNTS ACCRUE INTEREST ON A DAILY BASIS AT 10.0% P.A applied from the date the instalment was due.** Instalment due dates are 30 September, 30 November, 28 February and 31 May each year.

## 2. OUTSTANDING OR POTENTIAL LIABILITY/SUBDIVISIONAL REQUIREMENT:

There is no money owed for works under the Local Government Act 1989 or the Local Government Act 1958.

There is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is no potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989 unless shown below.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no notices, orders or agreements on the land that have been served by Council under the Local Government Act 1958, the Local Government Act 1989, Local Government Act 2020 or under a local law of the Council, which have a continuing application as at the date of this certificate, unless shown below.

## 3. OTHER INFORMATION:

This tenancy forms part of a multiple tenancy property. To receive information about the entire property, a Land Information Certificate for each of the tenancies may be required.

Greensborough Town Centre Special Rate for the promotion and management of the shopping area runs for 5 years from 1/7/2022 to 30/6/2027..

The current year's information is:

Current Charge Levied: \$5,334.16

Current Balance Outstanding: \$44.84

This property is in the Metropolitan Fire Brigade Area and is governed by the Metropolitan Fire Brigade Act 1958.

## 4. STORMWATER FLOWS:

This property has been assessed as not being subject to overland stormwater flows.

## 5. PAYMENTS:

Rates, Levies and Charges are usually paid at settlement. Council accepts payment via BPAY®.



**Bill Code: 404707**

**Ref: 60000000656546**

Telephone & Internet Banking – BPAY Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

® Registered to BPAY Pty Ltd ABN 69 079 137 518

## 6. SPECIAL NOTES:

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.

After the issue of this certificate, Council may be prepared to provide a verbal update of information to the applicant or to a third party upon confirmation of certificate number, regarding the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Please note that updates will not be provided after the 60 day period has passed where a certificate has been applied for in the preceding rate year.

## 7. SWIMMING POOL / SPA NOTICE

It is the owner/s responsibility to ensure that their Swimming Pool and or Spa and Safety Barrier is registered with Council. Please contact Banyule Council Building Department on 9433 7777 to confirm if

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it has been registered and/or when they are required to submit the next Form 23 Certificate of Pool & Spa Barrier Compliance.

.....

#### 8. FIRE SERVICES PROPERTY LEVY – SPECIAL NOTES

If the property shown on this certificate is currently exempt from Fire Services Property Levy, it may be subject to a pro rata fixed charge component and ad valorem levy from the date of sale/transfer of ownership.

I hereby certify that as at the date of this certificate the information given is a correct disclosure of the rates, other monies and interest payable to Banyule City Council, together with details of any Notices or Orders on the land pursuant to the Local Government Acts and Local Laws.

Received the sum of \$27.80 being the fee for this certificate.

For further information contact: REVENUE SERVICES 9490 4222.

M Donnini

P Ryan

\_\_\_\_\_  
CERTIFICATE PREPARED BY

\_\_\_\_\_  
AUTHORISED OFFICER

In accordance with section 122(1)(b) of the Local Government Act 2020, a person who acquires any land in a municipal district must give an acquisition notice to the Chief Executive Officer of the Council of the municipal district in which the land is located within one month. A Notice of Acquisition should be sent to [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au) or via mail to **PO Box 94, GREENSBOROUGH VIC 3088**

ADVERTISED PLAN  
Application No. P227/2008

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## LAND INFORMATION CERTIFICATE

Section 121 Local Government Act, 2020

### Applicant:

Colin Biggers & Paisley  
C/- Infotrack via LANDATA  
GPO Box 527  
MELBOURNE VIC 3001

Issue date: 12/05/2023  
Assessment Number: 672055  
Certificate Number: 7758

Your Reference: 68841605-014-9

Property Location: Office 1 Level 2 16 Grimshaw Street GREENSBOROUGH 3088  
Title:

Volume No:  
Folio No.

Capital Improved Value: \$2,130,000  
Site Value: \$380,000  
Net Annual Value: \$160,000  
Effective Date: 01/07/2022  
Base Date: 01/01/2022

Period: 01 July 2022 – 30 June 2023

.....

This certificate provides information regarding valuation, rates, charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council. This certificate is not required to include information regarding planning, building, health, 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.

### 1. RATES CHARGES AND OTHER MONIES:

Commercial Improved Date Levied 02/07/2022	\$4,096.16
Public Waste Rate Date Levied 02/07/2022	\$182.12
Fire Levy - Commercial Fixed Date Levied 02/07/2022	\$238.00
Fire Levy - Commercial ad valorem Date Levied 02/07/2022	\$1,288.65
Rate Arrears to 30/06/2022:	\$3.45
Interest to 12/05/2023:	\$53.27
Other Monies:	\$0.00
Less Pensioner Rebate:	\$0.00
Less Payments:	-\$2,906.38
Less Other Adjustments:	\$0.00
Total Due:	\$2,955.27
<b>Additional Monies Owed:</b>	
Debtor Balance Owing	
<b>Special Rates and Charges:</b>	
55.00672055 Greensborough Town Centre Part 1 Special Rate	\$1355.28
Less Payments	-\$1,341.48
Total Due	\$13.80
<b>Total Rates, Debtors and Special Rates and Charges:</b>	<b>\$2,969.07</b>

ADVERTISING  
Application No. P227/2008

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**NOTE:** In accordance with section 175(1) & (2) Local Government Act 1989, a person who becomes the owner of rateable land must pay any rate or charge on the land which is current and any arrears of rates or charges (including any interest on those rates or charges) on the land that are due and payable. **RATES ARE PAYABLE BY 4 INSTALMENTS. OVERDUE AMOUNTS ACCRUE INTEREST ON A DAILY BASIS AT 10.0% P.A applied from the date the instalment was due.** Instalment due dates are 30 September, 30 November, 28 February and 31 May each year.

## 2. OUTSTANDING OR POTENTIAL LIABILITY/SUBDIVISIONAL REQUIREMENT:

There is no money owed for works under the Local Government Act 1989 or the Local Government Act 1958.

There is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is no potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989 unless shown below.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no notices, orders or agreements on the land that have been served by Council under the Local Government Act 1958, the Local Government Act 1989, Local Government Act 2020 or under a local law of the Council, which have a continuing application as at the date of this certificate, unless shown below.

## 3. OTHER INFORMATION:

This tenancy forms part of a multiple tenancy property. To receive information about the entire property, a Land Information Certificate for each of the tenancies may be required.

Greensborough Town Centre Special Rate for the promotion and management of the shopping area runs for 5 years from 1/7/2022 to 30/6/2027..

The current year's information is:  
Current Charge Levied \$1355.28  
Current Balance Outstanding \$13.80

This property is in the Metropolitan Fire Brigade Area and is governed by the Metropolitan Fire Brigade Act 1958.

## 4. STORMWATER FLOWS:

This property has been assessed as not being subject to overland stormwater flows.

## 5. PAYMENTS:

Rates, Levies and Charges are usually paid at settlement. Council accepts payment via BPAY®.



**Bill Code: 404707**  
**Ref: 60000000672055**

Telephone & Internet Banking – BPAY Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

® Registered to BPAY Pty Ltd ABN 69 079 137 518

## 6. SPECIAL NOTES:

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.

After the issue of this certificate, Council may be prepared to provide a verbal update of information to the applicant or to a third party upon confirmation of certificate number, regarding the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Please note that updates will not be provided after the 60 day period has passed where a certificate has been applied for in the preceding rate year.

## 7. SWIMMING POOL / SPA NOTICE

It is the owner/s responsibility to ensure that their Swimming Pool and or Spa and Safety Barrier is registered with Council. Please contact Banyule Council Building Department on 9433 7777 to confirm if

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it has been registered and/or when they are required to submit the next Form 23 Certificate of Pool & Spa Barrier Compliance.

.....

#### 8. FIRE SERVICES PROPERTY LEVY – SPECIAL NOTES

If the property shown on this certificate is currently exempt from Fire Services Property Levy, it may be subject to a pro rata fixed charge component and ad valorem levy from the date of sale/transfer of ownership.

I hereby certify that as at the date of this certificate the information given is a correct disclosure of the rates, other monies and interest payable to Banyule City Council, together with details of any Notices or Orders on the land pursuant to the Local Government Acts and Local Laws.

Received the sum of \$27.80 being the fee for this certificate.

For further information contact: REVENUE SERVICES 9490 4222.

M Donnini

P Ryan

\_\_\_\_\_  
CERTIFICATE PREPARED BY

\_\_\_\_\_  
AUTHORISED OFFICER

In accordance with section 122(1)(b) of the Local Government Act 2020, a person who acquires any land in a municipal district must give an acquisition notice to the Chief Executive Officer of the Council of the municipal district in which the land is located within one month. A Notice of Acquisition should be sent to [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au) or via mail to **PO Box 94, GREENSBOROUGH VIC 3088**

ADVERTISED PLAN  
Application No. P227/2008

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## LAND INFORMATION CERTIFICATE

Section 121 Local Government Act, 2020

### Applicant:

Colin Biggers & Paisley  
C/- Infotrack via LANDATA  
GPO Box 527  
MELBOURNE VIC 3001

Issue date: 15/05/2023

Assessment Number: 672063

Certificate Number: 7766

Your Reference: 68841605-014-9

Property Location: Office 2 Level 2 16 Grimshaw Street GREENSBOROUGH 3088

Title:

Capital Improved Value: \$1,340,000

Site Value: \$240,000

Net Annual Value: \$100,000

Effective Date: 01/07/2022

Base Date: 01/01/2022

Volume No:

Folio No.

Period: 01 July 2022 – 30 June 2023

.....

This certificate provides information regarding valuation, rates, charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council. This certificate is not required to include information regarding planning, building, health, 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.

### 1. RATES CHARGES AND OTHER MONIES:

Commercial Improved Date Levied 02/07/2022	\$2,576.93
Public Waste Rate Date Levied 02/07/2022	\$114.57
Fire Levy - Commercial Fixed Date Levied 02/07/2022	\$238.00
Fire Levy - Commercial ad valorem Date Levied 02/07/2022	\$810.70
Rate Arrears to 30/06/2022:	\$2.22
Interest to 15/05/2023:	\$35.09
Other Monies:	\$0.00
Less Pensioner Rebate:	\$0.00
Less Payments:	-\$1,872.42
Less Other Adjustments:	\$0.00
Total Due:	\$1,904.32
<b>Additional Monies Owed:</b>	
Debtor Balance Owing	
<b>Special Rates and Charges:</b>	
55.00672063 Greensborough Town Centre Part 1 Special Rate	\$18.95
<b>Total Rates, Debtors and Special Rates and Charges:</b>	<b>\$1,923.27</b>

**NOTE:** In accordance with section 175(1) & (2) Local Government Act 1989, a person who becomes the owner of rateable land must pay any rate or charge on the land which is current and any arrears of rates or charges (including any interest on those rates or charges) on the land that are due and payable. **RATES ARE PAYABLE BY 4 INSTALMENTS OVERDUE**

ADVANCEMENT  
Application No. P227/2008

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AMOUNTS ACCRUE INTEREST ON A DAILY BASIS AT 10.0% P.A applied from the date the instalment was due.  
Instalment due dates are 30 September, 30 November, 28 February and 31 May each year.

## 2. OUTSTANDING OR POTENTIAL LIABILITY/SUBDIVISIONAL REQUIREMENT:

There is no money owed for works under the Local Government Act 1989 or the Local Government Act 1958.

There is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is no potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989 unless shown below.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no notices, orders or agreements on the land that have been served by Council under the Local Government Act 1958, the Local Government Act 1989, Local Government Act 2020 or under a local law of the Council, which have a continuing application as at the date of this certificate, unless shown below.

## 3. OTHER INFORMATION:

This tenancy forms part of a multiple tenancy property. To receive information about the entire property, a Land Information Certificate for each of the tenancies may be required.

Greensborough Town Centre Special Rate for the promotion and management of the shopping area runs for 5 years from 1/7/2022 to 30/6/2027.

The current year's information is:

Current Charge Levied: \$855.21

Current Balance Outstanding \$18.95

This property is in the Metropolitan Fire Brigade Area and is governed by the Metropolitan Fire Brigade Act 1958.

## 4. STORMWATER FLOWS:

This property has been assessed as not being subject to overland stormwater flows.

## 5. PAYMENTS:

Rates, Levies and Charges are usually paid at settlement. Council accepts payment via BPAY®.



**Bill Code: 404707**

**Ref: 60000000672063**

Telephone & Internet Banking – BPAY Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

® Registered to BPAY Pty Ltd ABN 69 079 137 518

## 6. SPECIAL NOTES:

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.

After the issue of this certificate, Council may be prepared to provide a verbal update of information to the applicant or to a third party upon confirmation of certificate number, regarding the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Please note that updates will not be provided after the 60 day period has passed where a certificate has been applied for in the preceding rate year.

## 7. SWIMMING POOL / SPA NOTICE

It is the owner/s responsibility to ensure that their Swimming Pool and or Spa and Safety Barrier is registered with Council. Please contact Banyule Council Building Department on 9433 7777 to confirm if it has been registered and/or when they are required to submit the next Form 23 Certificate of Pool & Spa Barrier Compliance.

ADVERTISED PLAN

Application No. P2272008

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## 8. FIRE SERVICES PROPERTY LEVY – SPECIAL NOTES

If the property shown on this certificate is currently exempt from Fire Services Property Levy, it may be subject to a pro rata fixed charge component and ad valorem levy from the date of sale/transfer of ownership.

I hereby certify that as at the date of this certificate the information given is a correct disclosure of the rates, other monies and interest payable to Banyule City Council, together with details of any Notices or Orders on the land pursuant to the Local Government Acts and Local Laws.

Received the sum of \$27.80 being the fee for this certificate.

For further information contact: REVENUE SERVICES 9490 4222.

M Donnini

P Ryan

CERTIFICATE PREPARED BY

AUTHORISED OFFICER

In accordance with section 122(1)(b) of the Local Government Act 2020, a person who acquires any land in a municipal district must give an acquisition notice to the Chief Executive Officer of the Council of the municipal district in which the land is located within one month. A Notice of Acquisition should be sent to [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au) or via mail to **PO Box 94, GREENSBOROUGH VIC 3088**

ADVERTISED PLAN  
Application No. P227/2008

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11th May 2023

Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA

Dear Colin Biggers &amp; Paisley C/- InfoTrack (Major Accou,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	1/16 GRIMSHAW STREET GREENSBOROUGH 3088
<b>Applicant</b>	Colin Biggers & Paisley C/- InfoTrack (Major Accou LANDATA
<b>Information Statement</b>	30767240
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	723658

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

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

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICESADVERTISED PLAN  
Application No. P227/2008

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**Yarra Valley Water Property Information Statement**

Property Address	1/16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

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

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

ADVERTISED PLAN  
Application No. P227/2008

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**Melbourne Water Property Information Statement**

Property Address	1/16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

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

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

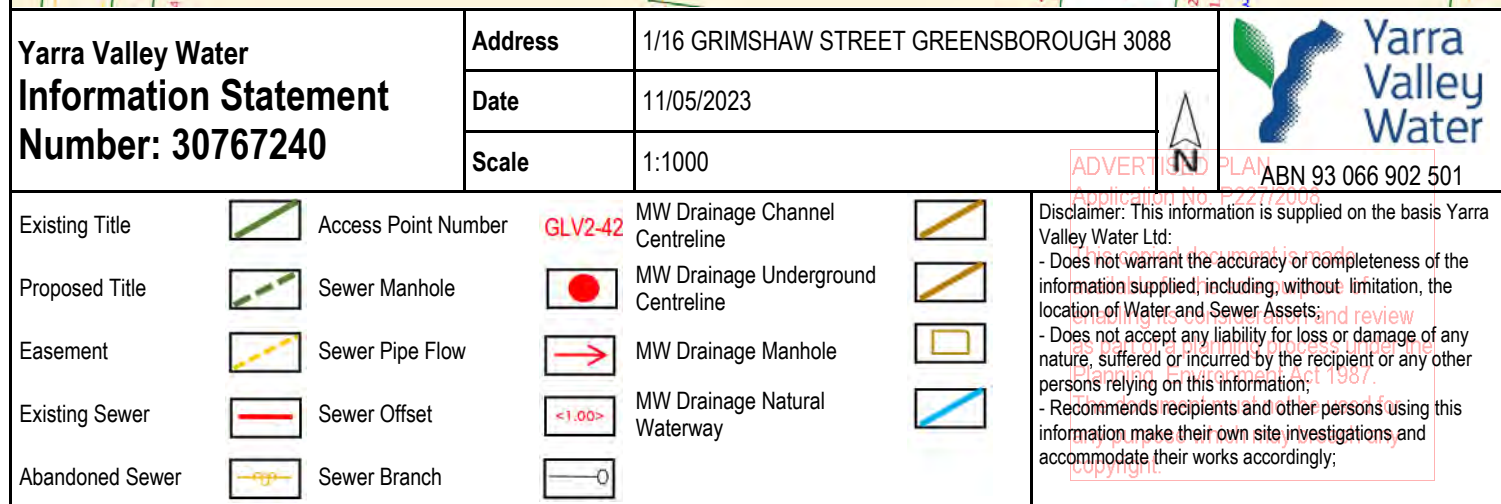
1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

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

ADVERTISED PLAN  
Application No. P227/2008

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Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

**Account No:** 1273368590  
**Rate Certificate No:** 30767240

**Date of Issue:** 11/05/2023  
**Your Ref:** 723658

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
FL L2, OFFC 1/16 GRIMSHAW ST, GREENSBOROUGH VIC 3088		5020435	Commercial

Agreement Type	Period	Charges	Outstanding
Commercial Water Usage Charge Estimated Average Daily Usage \$0.00	13-12-2022 to 20-03-2023	\$0.00	\$0.00
Commercial Sewer Disposal Charge Estimated Average Daily Usage \$0.00	13-12-2022 to 20-03-2023	\$0.00	\$0.00
Parks Fee	01-07-2022 to 30-06-2023	\$504.86	\$0.00
Drainage Fee	01-04-2023 to 30-06-2023	\$114.78	\$114.78

<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
<b>Balance Brought Forward</b>			\$0.00
<b>Total for This Property</b>			\$114.78
<b>Total Due</b>			\$114.78



GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 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. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the

ADVERTISED PLAN  
Application No. P227/2008  
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purchasers account at settlement.

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 01/10/2022, Commercial Water Usage is billed 290.74 cents per kilolitre

8. From 01/07/2022, Commercial Recycled Water Usage is billed 184.89 cents per kilolitre

9. From 01/07/2022, Commercial Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.46 cents per kilolitre

10. From 01/07/2022, Commercial Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.46 cents per kilolitre

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

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

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

ADVERTISED PLAN  
Application No. P227/2008

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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](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

**Property No:** 5020435

**Address:** FL L2, OFFC 1/16 GRIMSHAW ST, GREENSBOROUGH VIC 3088

**Water Information Statement Number:** 30767240

## HOW TO PAY



**Bill Code:** 314567  
**Ref:** 12733685906

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

ADVERTISED PLAN  
Application No. P227/2008

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11th May 2023

Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA

Dear Colin Biggers &amp; Paisley C/- InfoTrack (Major Accou,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	16 GRIMSHAW STREET GREENSBOROUGH 3088
<b>Applicant</b>	Colin Biggers & Paisley C/- InfoTrack (Major Accou LANDATA
<b>Information Statement</b>	30767292
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	723658

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

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

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](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICESADVERTISED PLAN  
Application No. P227/2008

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**Yarra Valley Water Encumbrance**

Property Address	16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---------------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)**

Consent has been previously given to an owner of the property to erect a structure over the sewer and/or easement. This consent binds the owner(s) of the land and successors in title.

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.

ADVERTISED PLAN  
Application No. P227/2008

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**Melbourne Water Encumbrance**

Property Address	16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---------------------------------------

## 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.

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

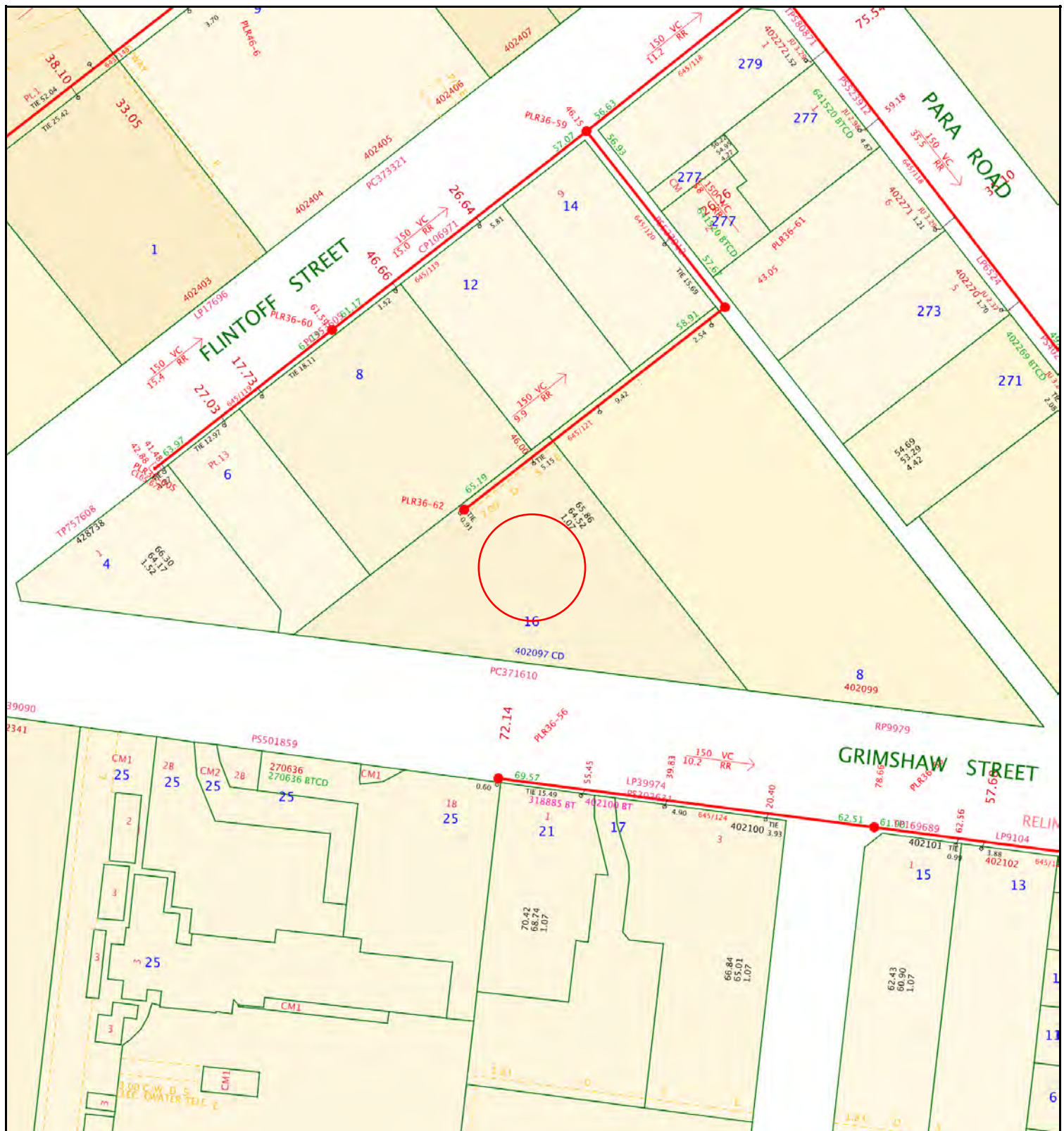
1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

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

ADVERTISED PLAN  
Application No. P227/2008

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# **Yarra Valley Water** **Information Statement** **Number: 30767292**

Address	16 GRIMSHAW STREET GREENSBOROUGH 3088
Date	11/05/2023
Scale	1:1000



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

**ADVERTISED PLAN**  
Application No. P-22172006  
This proposed document is made available for public inspection and review as part of a public process under the Victorian Information Act 1987.  
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;  
copyright.



Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA  
[certificates@landata.vic.gov.au](mailto:certificates@landata.vic.gov.au)

## RATES CERTIFICATE

**Account No:** 2434354785  
**Rate Certificate No:** 30767292

**Date of Issue:** 11/05/2023  
**Your Ref:** 723658

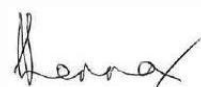
With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
16 GRIMSHAW ST, GREENSBOROUGH VIC 3088		5021900	Commercial

Agreement Type	Period	Charges	Outstanding
Commercial Water Service Charge	01-04-2023 to 30-06-2023	\$73.05	\$73.05
Commercial Water Usage Charge <i>Water Usage – 153.000000kL x \$2.90740000 = \$444.83</i> Estimated Average Daily Usage \$4.59	13-12-2022 to 20-03-2023	\$444.83	\$0.00
Commercial Sewer Service Charge	01-04-2023 to 30-06-2023	\$140.48	\$140.48
Commercial Sewer Disposal Charge <i>Sewage Disposal – 137.700000kL x \$2.04460000 = \$281.54</i> Estimated Average Daily Usage \$2.90	13-12-2022 to 20-03-2023	\$281.54	\$0.00
Fire Service Usage Charge <i>Fire Service Usage – 3.000000kL x \$2.90740000 = \$8.72</i>	13-12-2022 to 20-03-2023	\$8.72	\$0.00
Metered Fire Service Charge	01-04-2023 to 30-06-2023	\$10.86	\$10.86
Metered Fire Sprinkler Service Charge	01-04-2023 to 30-06-2023	\$92.26	\$92.26

### Other Charges:

Interest	No interest applicable at this time
	No further charges applicable to this property
<b>Balance Brought Forward</b>	\$0.00
<b>Total for This Property</b>	\$316.65
<b>Total Due</b>	\$316.65



GENERAL MANAGER  
RETAIL SERVICES

ADVERTISED PLAN  
Application No. P227/2008

This copied document is made available for the sole purpose of enabling its consideration and review as part of the public process under the Planning Environment Act 1987.

The document must not be used for any purpose which may breach any law.

### Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- 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. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
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 01/10/2022, Commercial Water Usage is billed 290.74 cents per kilolitre
8. From 01/07/2022, Commercial Recycled Water Usage is billed 184.89 cents per kilolitre
9. From 01/07/2022, Commercial Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.46 cents per kilolitre
10. From 01/07/2022, Commercial Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.46 cents per kilolitre
11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

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

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

ADVERTISED PLAN  
Application No. P227/2008

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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](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

**Property No:** 5021900

**Address:** 16 GRIMSHAW ST, GREENSBOROUGH VIC 3088

**Water Information Statement Number:** 30767292

## HOW TO PAY



**Biller Code:** 314567  
**Ref:** 24343547856

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

ADVERTISED PLAN  
Application No. P227/2008

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Yarra Valley Water Ltd  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

Facsimile (03) 9872 2500

Email: [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)

**Date: 28 September 2009**

PETER THOMAS  
EDISON CONSULTANTS PTY LTD  
104 JOHNSTON STREET  
FITZROY VIC 3065

**Reference Number: 3-270987**

**Installation Number: 20621859**

**BUILD OVER EASEMENT / ASSET CONDITIONS**

**Applicant Name:** PETER THOMAS  
**Property Address:** 16-20 GRIMSHAW STREET 1

Thank you for your recent Build Over Easement/Asset application.

I am pleased to provide you with advice for your proposal. The following pages contain conditions in response to your application.

An invoice for any outstanding fees will be forwarded to you shortly.

Should you have any queries please contact me either by phone or email as indicated below.

A handwritten signature in black ink that reads 'T. Kocijan'. The signature is fluid and cursive, with a large 'T' and a long, sweeping underline.

Tegan Kocijan  
Title: Development Officer  
Phone: 9872 2559  
Email: [Tegan.Kocijan@yvw.com.au](mailto:Tegan.Kocijan@yvw.com.au)

ADVERTISED PLAN  
Application No. P227/2008

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Thank you for your application to build the rear of the proposed building over the sewer/leasehold at the above property.

I am pleased to advise that, so far as Yarra Valley Water's rights are concerned, there is no objection to the proposal, subject to the following conditions;

The work must be carried out in accordance with the attached registered plans.

Any structural members, footings and piers located adjacent or parallel to the sewer must have a minimum 600mm horizontal clearance from the sewer.

There currently is a sewer main within the easement at the rear of the property in question. This sewer must be purchased and abandoned (works to be carried out by Bilfinger Berger Services). The centre line of the 150mm diameter sewer is located 1.14 metres from the north-western boundary and is approximately 1.9 metres deep.

***This approval is conditional to the attached Application for Purchase and Abandonment Form being completed, returned and paid for. This must also be done prior to any works commencing.***

Footings must also be founded a minimum 200mm below a line drawn at 45 degrees from the invert of the sewer pipe.

#### **CONDITIONS OF APPROVAL**

The owner will be responsible for the cost of repairing any damage caused to the sewer as a result of the above structure(s) being located over or in close proximity to the sewer.

Yarra Valley Water reserves the right for its employees or contractors to enter the property for the purpose of maintenance, repair or replacement of its sewer.

Yarra Valley Water will not be responsible for any damage caused to the above structure(s) as a result of it being located over or in close proximity to the sewer or as a result of any maintenance, repair or replacement works carried out by Yarra Valley Water, its employees or contractors.

Yarra Valley Water will not re-instate or repair the above structure(s) if damaged.

Please note that our consent to your proposal does not affect the rights of any other parties over the area in question.

A plan showing the sewer layout is included for your information.

I will be glad to answer any questions you may have and may be contacted on the number shown.

ADVERTISED PLAN  
Application No. P227/2008

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11th May 2023

Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA

Dear Colin Biggers &amp; Paisley C/- InfoTrack (Major Accou,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	1/16 GRIMSHAW STREET GREENSBOROUGH 3088
<b>Applicant</b>	Colin Biggers & Paisley C/- InfoTrack (Major Accou LANDATA
<b>Information Statement</b>	30767144
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	723658

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

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

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICESADVERTISED PLAN  
Application No. P227/2008

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**Yarra Valley Water Encumbrance**

Property Address	1/16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---

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.

ADVERTISED PLAN  
Application No. P227/2008

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**Melbourne Water Encumbrance**

Property Address	1/16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---

## 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.

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

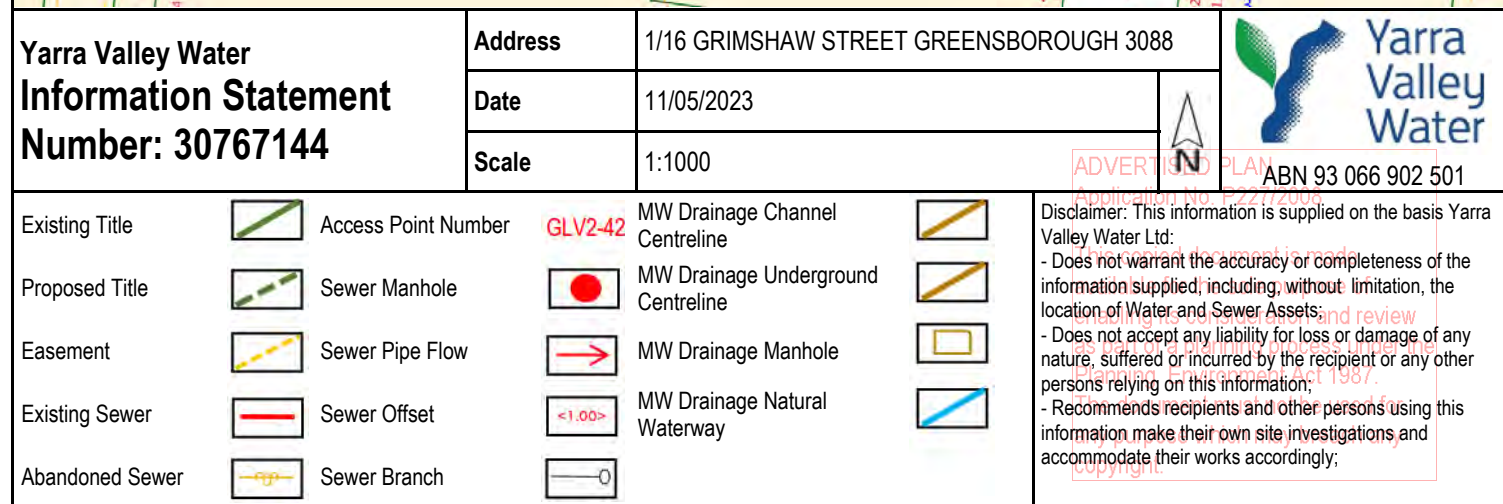
1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

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

ADVERTISED PLAN  
Application No. P227/2008

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Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

**Account No:** 1050113825  
**Rate Certificate No:** 30767144

**Date of Issue:** 11/05/2023  
**Your Ref:** 723658

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
G, OFFC 1/16 GRIMSHAW ST, GREENSBOROUGH VIC 3088		5020436	Commercial

Agreement Type	Period	Charges	Outstanding
Commercial Water Usage Charge Estimated Average Daily Usage \$0.00	13-12-2022 to 20-03-2023	\$0.00	\$0.00
Commercial Sewer Disposal Charge Estimated Average Daily Usage \$0.00	13-12-2022 to 20-03-2023	\$0.00	\$0.00
Parks Fee	01-07-2022 to 30-06-2023	\$2031.33	\$0.00
Drainage Fee	01-04-2023 to 30-06-2023	\$461.83	\$461.83

<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
<b>Balance Brought Forward</b>			\$0.00
<b>Total for This Property</b>			\$461.83
<b>Total Due</b>			\$461.83



GENERAL MANAGER  
RETAIL SERVICES

### Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- 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.
- 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.
- If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the

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Application No. P227/2008  
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purchasers account at settlement.

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 01/10/2022, Commercial Water Usage is billed 290.74 cents per kilolitre

8. From 01/07/2022, Commercial Recycled Water Usage is billed 184.89 cents per kilolitre

9. From 01/07/2022, Commercial Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.46 cents per kilolitre

10. From 01/07/2022, Commercial Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.46 cents per kilolitre

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

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

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

ADVERTISED PLAN  
Application No. P227/2008

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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](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

**Property No:** 5020436

**Address:** G, OFFC 1/16 GRIMSHAW ST, GREENSBOROUGH VIC 3088

**Water Information Statement Number:** 30767144

## HOW TO PAY



**Bill Code:** 314567  
**Ref:** 10501138250

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

ADVERTISED PLAN  
Application No. P227/2008

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11th May 2023

Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA

Dear Colin Biggers &amp; Paisley C/- InfoTrack (Major Accou,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	2/16 GRIMSHAW STREET GREENSBOROUGH 3088
<b>Applicant</b>	Colin Biggers & Paisley C/- InfoTrack (Major Accou LANDATA
<b>Information Statement</b>	30767109
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	723658

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

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

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICESADVERTISED PLAN  
Application No. P227/2008

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**Yarra Valley Water Encumbrance**

Property Address	2/16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---

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.

ADVERTISED PLAN  
Application No. P227/2008

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**Melbourne Water Encumbrance**

Property Address	2/16 GRIMSHAW STREET GREENSBOROUGH 3088
------------------	---

## 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.

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

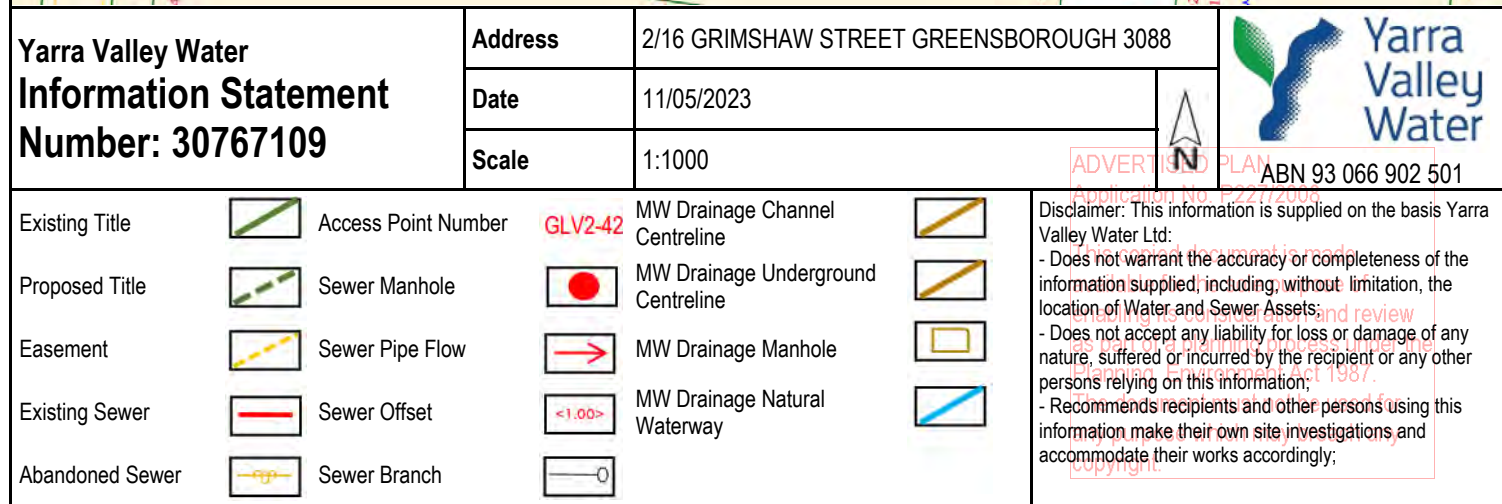
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Colin Biggers & Paisley C/- InfoTrack (Major Accou  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

**Account No:** 9920814802  
**Rate Certificate No:** 30767109

**Date of Issue:** 11/05/2023  
**Your Ref:** 723658

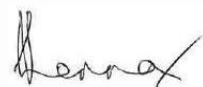
With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
FL 2, OFFC 2/16 GRIMSHAW ST, GREENSBOROUGH VIC 3088		5020437	Commercial

Agreement Type	Period	Charges	Outstanding
Commercial Water Usage Charge Estimated Average Daily Usage \$0.00	13-12-2022 to 20-03-2023	\$0.00	\$0.00
Commercial Sewer Disposal Charge Estimated Average Daily Usage \$0.00	13-12-2022 to 20-03-2023	\$0.00	\$0.00
Parks Fee	01-07-2022 to 30-06-2023	\$316.73	\$0.00
Drainage Fee	01-04-2023 to 30-06-2023	\$72.01	\$72.01

### Other Charges:

Interest	No interest applicable at this time
	No further charges applicable to this property
<b>Balance Brought Forward</b>	\$0.00
<b>Total for This Property</b>	\$72.01
<b>Total Due</b>	\$72.01



GENERAL MANAGER  
RETAIL SERVICES

### Note:

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purchasers account at settlement.

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

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- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

ADVERTISED PLAN  
Application No. P227/2008

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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](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

**Property No:** 5020437

**Address:** FL 2, OFFC 2/16 GRIMSHAW ST, GREENSBOROUGH VIC 3088

**Water Information Statement Number:** 30767109

## HOW TO PAY



**Bill Code:** 314567  
**Ref:** 99208148023

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

ADVERTISED PLAN  
Application No. P227/2008

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Property Clearance Certificate  
Taxation Administration Act 1997



INFOTRACK / COLIN BIGGERS & PAISLEY

Your Reference:	2303888
Certificate No:	64557689
Issue Date:	16 MAY 2023
Enquiries:	MXH10

Land Address:	16 GRIMSHAW STREET GREENSBOROUGH VIC 3088
---------------	---

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: TARAS NOMINEES PTY LTD  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					


Comments: Refer to attachment

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total


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

  
Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$11,850,000
SITE VALUE:	\$2,130,000
AMOUNT PAYABLE:	\$19,695.88

ADVERTISED PLAN  
Application No. P227/2008

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

**Certificate No:** 64557689

---

## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

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

## Land tax is a first charge on land

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

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

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

## General information

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

## For Information Only

### LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$14,490.00

Taxable Value = \$2,130,000

Calculated as \$9,375 plus ( \$2,130,000 - \$1,800,000 )  
multiplied by 1.550 cents.

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## Property Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 64557689

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

[www.bpay.com.au](http://www.bpay.com.au)

### CARD



Ref: 64557689

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

### ADVERTISED PLAN

Application No. P227/2008

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# Property Clearance Certificate

## Taxation Administration Act 1997

Certificate No: 64557689

Land Address: 16 GRIMSHAW STREET GREENSBOROUGH VIC 3088

Land Id	Lot	Plan	Volume	Folio	Tax Payable
39040291		371610	11136	205	\$13,962.81

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MUIR STREET DISCRETIONARY TRUST	2023	\$1,510,000	\$13,962.81	\$0.00	\$13,962.81

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
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Comments:

Total Amount Payable for Property: 39040291 \$13,962.81

Land Address: 16 GRIMSHAW STREET GREENSBOROUGH VIC 3088

Land Id	Lot	Plan	Volume	Folio	Tax Payable
41611155		371610	11136	205	\$3,513.82

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MUIR STREET DISCRETIONARY TRUST	2023	\$380,000	\$3,513.82	\$0.00	\$3,513.82

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
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Comments:

Total Amount Payable for Property: 41611155 \$3,513.82

Land Address: 16 GRIMSHAW STREET GREENSBOROUGH VIC 3088

Land Id	Lot	Plan	Volume	Folio	Tax Payable
41611163		371610	11136	205	\$2,219.25

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MUIR STREET DISCRETIONARY TRUST	2023	\$240,000	\$2,219.25	\$0.00	\$2,219.25

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
-------------------------------------	------	---------------	---------------	------------------	-------

Comments:

Total Amount Payable for Property: 41611163 \$2,219.25

ADVERTISED PLAN  
Application No. P227/2008  
No further comment is made  
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Total: \$19,695.88



Client Reference: **68808374-016-9 / 68808374-017-6**

12 May 2023

Landata

C/- landata.online@servictoria.com.au

**Building Act 1993  
BUILDING REGULATIONS 2018  
Regulation 51  
Requests for information**

**Unit 1, 16-22 Grimshaw Street GREENSBOROUGH 3088**

**Reg 51 (1)**

Details of any permit or certificate of final inspection issued in the preceding 10 years:

Permit number	Permit issue date	Description	Occupancy Permit/Final Certificate issue date
8076631910936	06/04/2022	External Wall and Ancillary Elements Fire Safety Upgrade Works	05/10/2022

Details of any current notice or order issued by the relevant building surveyor under the Act: **Nil**

**Reg 51 (2)**

Termite Prone	Flood Prone	Subject to Snow Fall	Designated Land	Bushfire Prone
Yes	No	No	No	Refer to land channel website <a href="http://www.land.vic.gov.au/">http://www.land.vic.gov.au/</a>

The above summary is an extract of Council records and does not guarantee the current status of the building. An inspection has not been specially conducted as a result of your enquiry, therefore answers are provided from information already available to Council. This reply has been prepared as accurately as possible at the time of writing, but Council accepts no liability for omission or errors contained in information supplied as routine procedure for circumstances subject to change.

Yours faithfully



**Danny Hick**  
Municipal Building Surveyor  
Banyule City Council

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Application No. P227/2008

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## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Colin Biggers & Paisley C/- InfoTrack (Major Accounts)  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 723658

NO PROPOSALS. As at the 8th May 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

Unit 1 16 GRIMSHAW Street, GREENSBOROUGH 3088  
CITY OF BANYULE

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 8th May 2023

Telephone enquiries regarding content of certificate: 13 11 71

ADVERTISED PLAN  
Application No. P227/2008

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[Vicroads Certificate] # 68808374 - 68808374163652 '723658'



# Extract of EPA Priority Site Register

Page 1 of 2



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## PROPERTY INQUIRY DETAILS:

STREET ADDRESS: Unit 1 16 GRIMSHAW Street  
SUBURB: GREENSBOROUGH  
MUNICIPALITY: Banyule  
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 20 Reference K2  
DATE OF SEARCH: 8th May 2023

## PRIORITY SITES REGISTER REPORT:

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

## IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

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

Priority Sites are sites for which EPA has issued a:

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

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

The Environment Protection Authority does not warrant the accuracy or completeness

[Extract of Priority Sites Register] # 68808374 - 68808374163652  
'723658'

ADVERTISED PLAN  
Application No. P237/2008  
This plan is submitted for the purpose of enabling its consideration and review as part of a planning process under the Environmental Planning and Assessment Act 1987.  
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## Extract of EPA Priority Site Register

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

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

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

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Application No. P227/2008

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'723658'