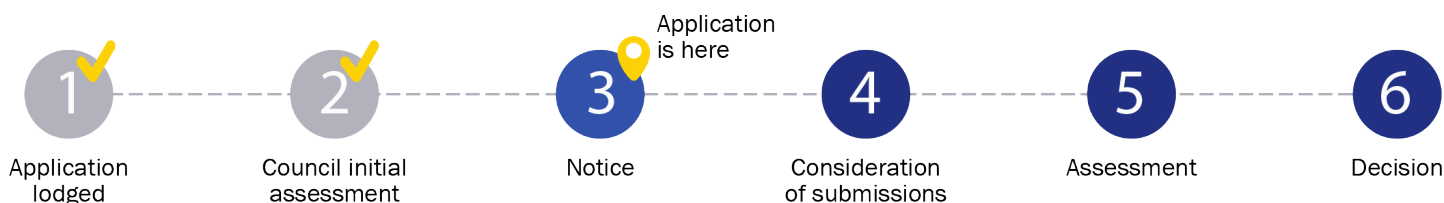


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS300387 570 Salisbury Road, Beaconsfield Upper VIC 3808
The application is for a permit to:	Buildings and Works (Construction of a Shed)
A permit is required under the following clauses of the planning scheme:	
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
42.01-2	Construct a building or construct or carry out works
44.06-2	Construct a building or construct or carry out works associated with (Dwelling)
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	Adex Design
Application number:	T250011
<p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	
	
<b>HOW CAN I MAKE A SUBMISSION?</b>	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	25 April 2025
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul> <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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## ePlanning

### Application Summary

Portal Reference A12551T1

### Basic Information

Proposed Use	Proposed construction of a c/bond garage
Current Use	Single dwelling
Cost of Works	\$55,000
Site Address	570 Salisbury Road Beaconsfield Upper 3808

### Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

### Contacts

### Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 3	More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00
		Total		\$694.00

### Documents Uploaded

Date	Type	Filename
10-01-2025	A Copy of Title	Tittle RSS 570 Salisbury rd .pdf
10-01-2025	Site plans	Rev A planning Drawgs re 570 Salisbury rd .pdf
10-01-2025	Additional Document	POSub 570 Salisbury rd .pdf
10-01-2025	Alteration statement	Rev A planning Drawgs re 570 Salisbury rd .pdf



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

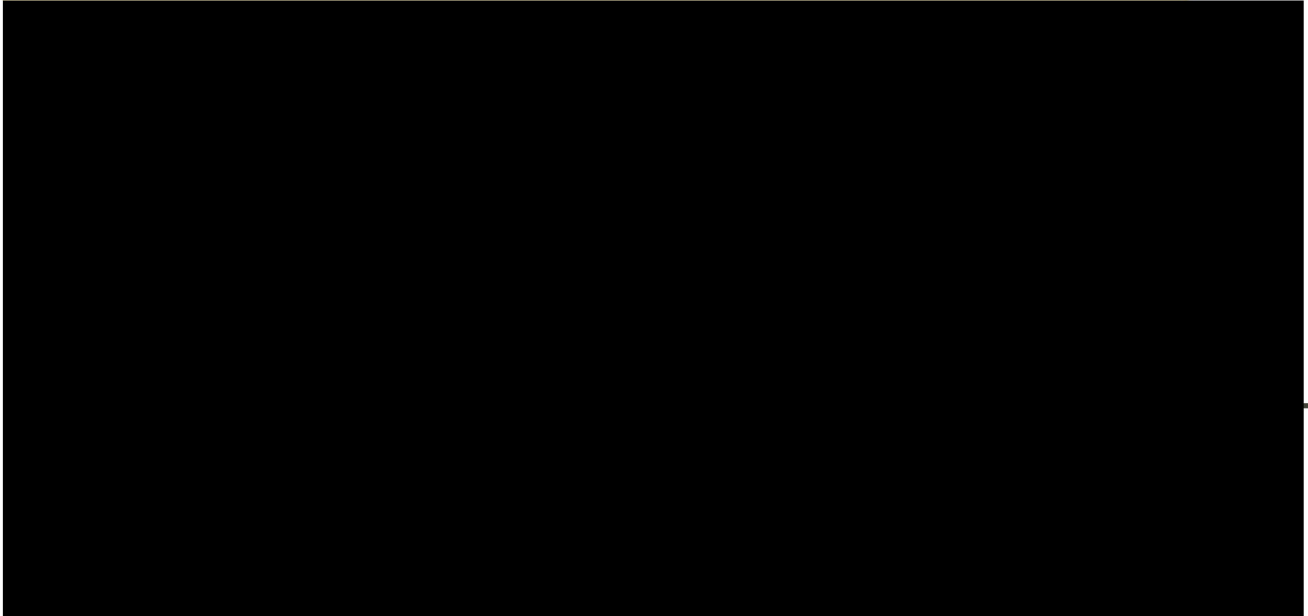
**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VIC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

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



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Purton Road, Pakenham, Victoria

**Postal Address**  
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P.O. Box 7, Pakenham VIC, 3810

**Email:** [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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**Phone:** 1300 787 624

**After Hours:** 1300 787 624

**Fax:** 03 5941 3784



# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T250011
Address of the Land:	570 SALISBURY ROAD BEACONSFIELD UPPER.
AP	
N	
O	
A	
P	
E	
AM	
Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
AMENDMENT TO BMO PLAN - SHOWING TREE		
No 6 TO MATCH SITE PLAN.		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

## DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified	
Name	
Signature	
Date:	

## LODGEMENT

<p>Please submit this form, including all amended plans/documents, to <a href="mailto:mail@cardinia.vic.gov.au">mail@cardinia.vic.gov.au</a></p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at <a href="https://eplanning.cardinia.vic.gov.au/">https://eplanning.cardinia.vic.gov.au/</a></p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

## IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
--

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

Page 1 of 1

VOLUME 10058 FOLIO 976

Security no : 124121097457H

Produced 09/01/2025 12:32 PM

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**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 300387A.

PARENT TITLES :

Volume 09760 Folio 165 to Volume 09760 Folio 166

Created by instrument PS300387A 16/03/1992

**REGISTERED PROPRIETOR**

Proprietor: [REDACTED]

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AM598725N 01/03/2016

AFSH NOMINEES PTY LTD

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 PS300387A FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 570 SALISBURY ROAD BEACONSFIELD UPPER VIC 3808

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS300387A</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>09/01/2025 12:32</b>

## Copyright and disclaimer notice:

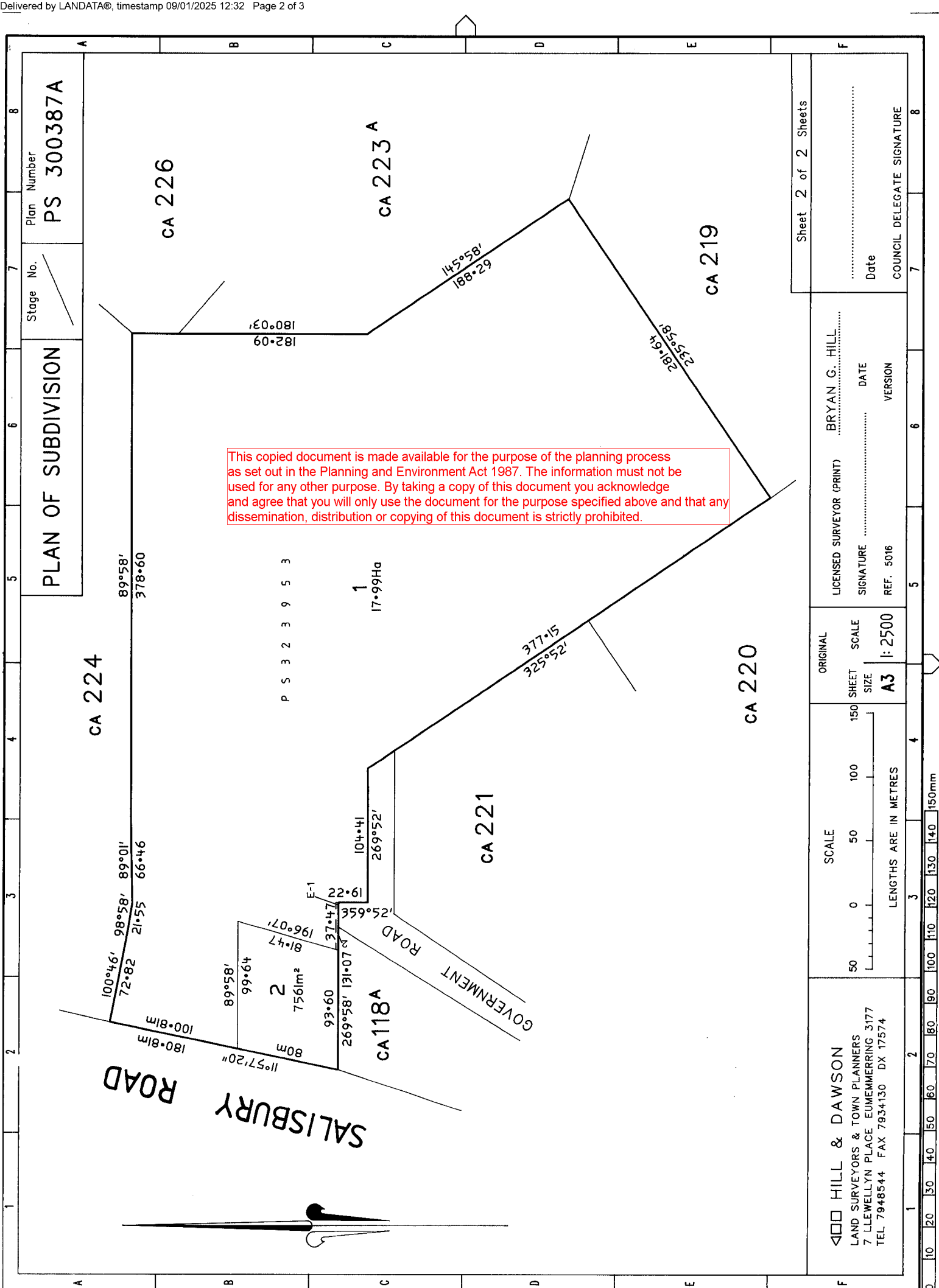
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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<b>PLAN OF SUBDIVISION</b>				Stage No.	LTO use only <b>EDITION 3</b>	Plan Number <b>PS 300387A</b>
<b>Location of Land</b> Parish: Pakenham Township: Section: Crown Allotment: 222, 223, 60 (Part) and part of a Crown Portion: former Govt. Road.  LTO base record: Title References Vol. 9760 Fol. 166 <del>4</del> Fol. 165  Last Plan Reference: Lot 1 CS 1540P, Lot 2 CS 1540P Postal Address: "Yuulong" Officer-Upper Beaconsfield Rd Upper Beaconsfield  AMG Co-ordinates N 5 791 600 Zone (Of approx. centre of plan) E 362 200 55				<b>Council Certification and Endorsement</b>  Council Name : SHIRE OF PAKENHAM 1. This Plan is certified under section 6 of the Subdivision Act 1988 2. <del>This Plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 9 .../.../...</del> 3. This is a Statement of Compliance issued under Section 21 of the Subdivision Act 1988.  <u>Open Space</u> (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has / has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage-</del> Council Delegate Council Seal Date 10/4/90  Re-certified under section 11 (7) of the Subdivision Act 1988  Council Delegate Council Seal Date / /		
<b>Vesting of Roads or Reserves</b>						
Identifier		Council/ Body/ Person				
NIL		NIL				
<b>NOTATIONS</b>						
Depth Limitation - None				Staging This <del>is</del> is not a staged subdivision Planning Permit No. P 6 789 A		
				Land being subdivided is enclosed within thick continuous lines.  <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;">           This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.         </div>		
				Survey Only Lot 2 has been surveyed.  To be completed where applicable This survey has been connected to permanent marks no(s). — in Proclaimed Survey Area no. —		
<b>Easement Information</b>					LTO use only  Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/>  Date: 22/ 19 90	
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/ In Favour Of		
E-1	Drainage	2.00	This Plan	Lot 2 this Plan	LTO use only  PLAN REGISTERED  TIME DATE 16-3-92  Assistant Registrar of Titles	
<b>&lt;□□ HILL &amp; DAWSON</b> LAND SURVEYORS & TOWN PLANNERS 7 LLEWELLYN PLACE EUMEMMERRING 3177 TEL 7948544 FAX 7934130 DX 17574					LICENSED SURVEYOR (PRINT) <b>BRYAN G. HILL</b> ..... SIGNATURE ..... DATE ..... REF. 5016 VERSION .....	
					Date COUNCIL DELEGATE SIGNATURE	
					Original sheet size A3	

Sheet 1 of 2 Sheets



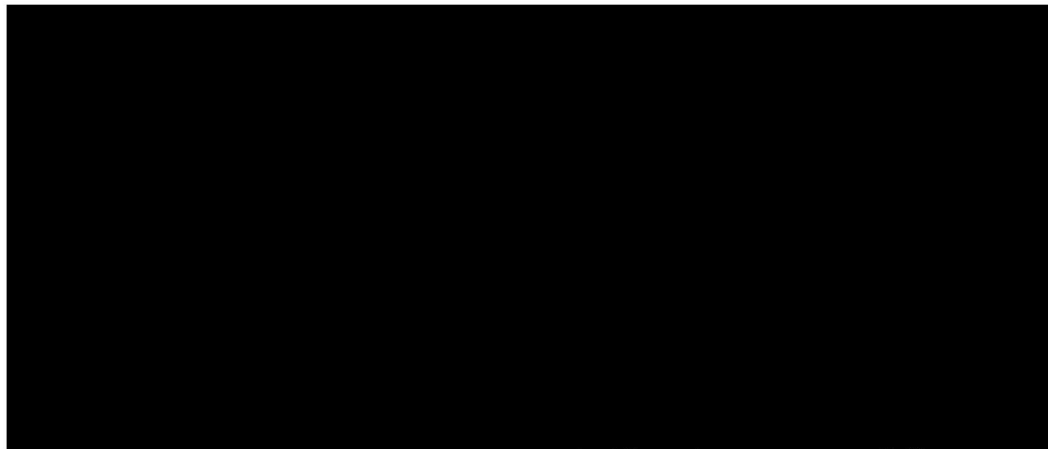






# Receipt

Receipt No	EPLANo09065
Amount Paid	\$694.00
Transaction Status	Processing
Transaction Date	10/01/2025 10:56:34 AM
Reference 1	T25593440
Reference 2	T250011
Reference 3	A12551T1



Site Address 570 Salisbury Road Beaconsfield Upper 3808

Portal Reference A12551T1  
ReferenceNumber T250011

InvoiceNumber 479755  
InvoiceDate 10-Jan-2025  
InvoicePayByDate 09-Feb-2025

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 3	More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00

Total Amount \$694.00

12-3-2025

ADEX DESIGN  
P.O. BOX 463  
CROYDON HILLS  
VIC 3136  
0414 777 828

CARDINIA SHIRE COUNCIL  
ATT I. KERR.  
PLANNING DEPT  
P.O. BOX 7  
PAKENHAM 3810

RE: EXTRA INFORMATION FOR T250011 PA  
AT 570 SALISBURY RD BEACONSFIELD UPPER

A - ATTACHED BMO PLAN (NO TREES TO BE REMOVED)

B - WRITTEN ASSESMENT OUTLINING HOW THE PROPOSAL SATISFIES THE REQUIREMENTS OF ALL THE OVERLAYS ON THIS PROPERTY.

- THE LOCATION WAS CHOSEN TO MINIMISE THE IMPACT TO
  - NATIVE VEGETATION (NO TREES TO BE REMOVED)
  - STREETSCAPE (EXIST TREES AS A SCREEN, MUTED C/BOND CLADDING)
  - GROUND DISTURBANCE (NO CUT + FILL REQUIRED)
  - VISIAL BULK (SETBACK FROM BOUNDARY LINES AND MUTED C/BOND CLADDING)
- NO IMPACT TO EXISTING SERVICES eg SEPTIC SYSTEMS + TRENCHES, ELECTRICAL AND PLUMBING LINES etc, AND BY TAKING ALL OF THE LISTED ITEMS WE CAN PROTECT, AND ENHANCE THE NATURAL ENVIRONMENT AND NATURAL PROCESS FOR THEIR HISTORIC, ARCHAEOLOGICAL AND SCIENTIFIC INTEREST, LANDSCAPE, FAUNAL HABITAT AND CULTURAL VALUES OF THE SITE, WITH NO OR VERY MINIMAL IMPACTS TO ANY OVERLAY..
- NOTE - THE PROPOSED AREA IS ALREADY USED TO PARK CARS AND A CARAVAN.



AGAIN RE: STATE AND LOCAL PLANNING POLICY  
FRAMEWORK THE LOCATION, SIZE AND COLOR OF THE  
GARAGE WAS CHOSEN TO MINIMISE THE IMPACT TO  
SETTLEMENT/ENVIRONMENTAL AND LANDSCAPE VALUES AND  
BUILT ENVIRONMENT AND HERITAGE, PLEASE NOTE. THIS  
IS DUE TO THE SITE RESTRAINTS eg EXIST.. HIGH  
VALUE NATIVE VEGITATION (NOT TO BE REMOVED), SLOPE  
OF THE LAND (CAN'T BUILD ON WITHOUT LARGE CUT + FILL),  
AND EXIST. SERVICES ON SITE eg SEPTIC SYSTEM etc.

C - REFER TO REVISED SITE PLAN.

D - REFER TO REVISED ELEVATION PLAN.

#### \* COUNCILS CONCERNS \*

- ATTACHED BMO PLAN FOR REVIEW, NO VEGITATION  
TO BE REMOVED.

NOTE - SOME PRUNING MAY NEED TO BE DONE  
TO COMPLY WITH THE CANOPY SEPERATION OF TREES  
UNDER THE BMO OVERLAY.

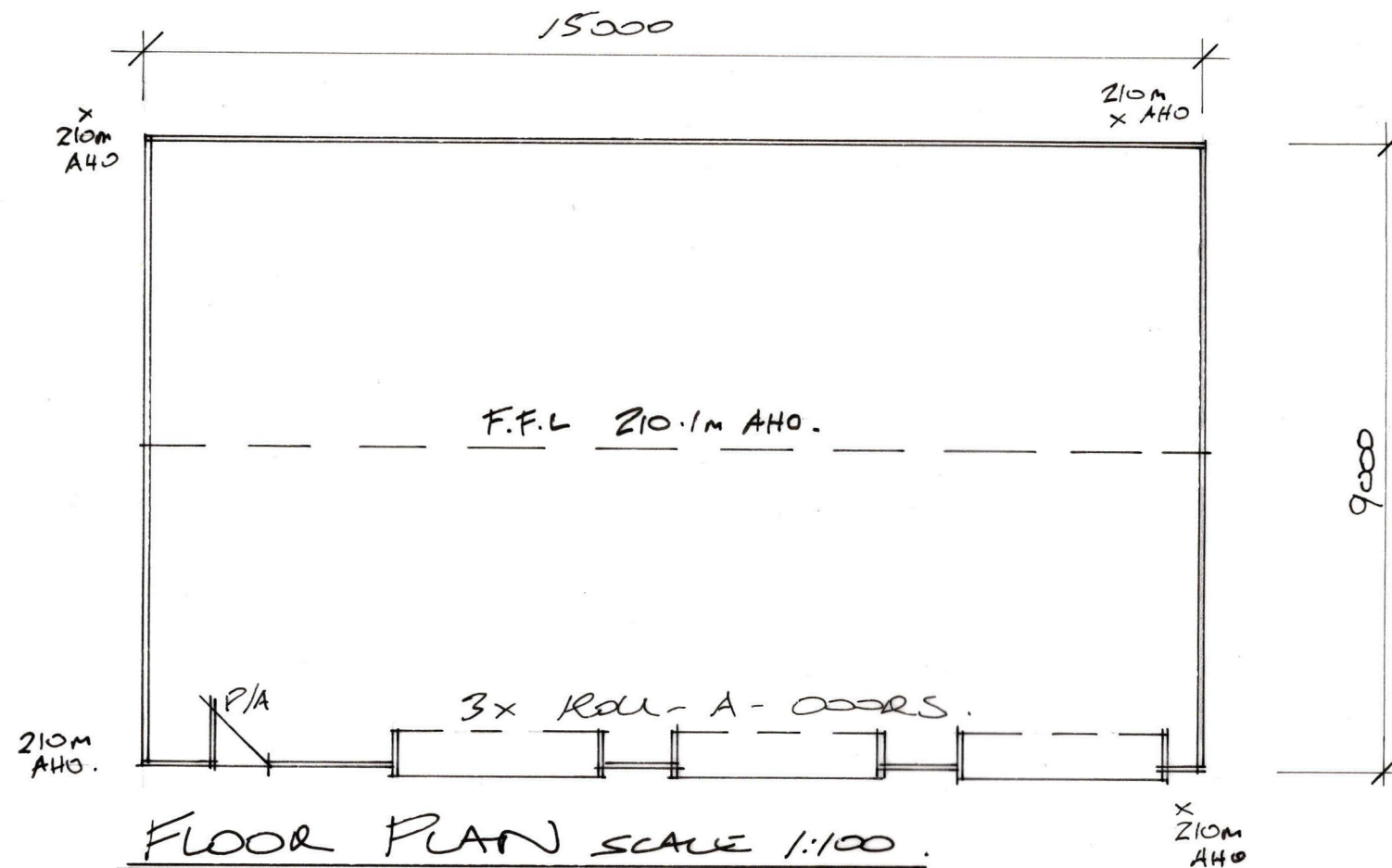
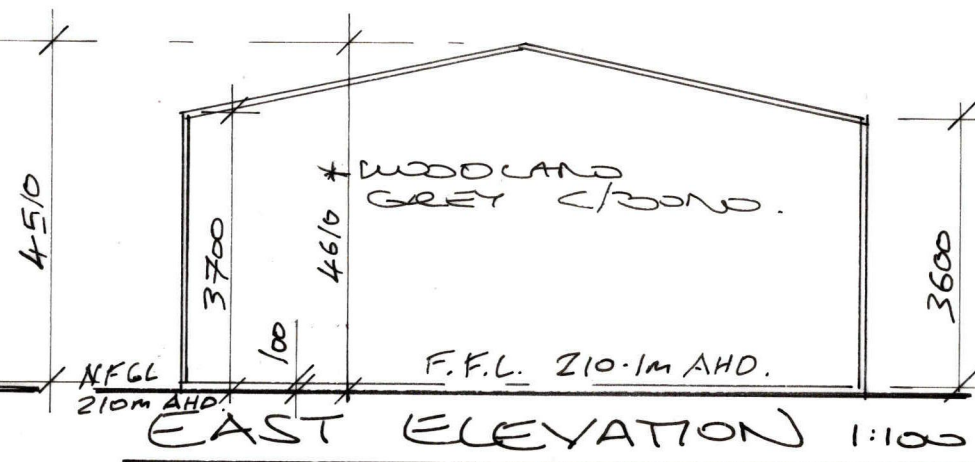
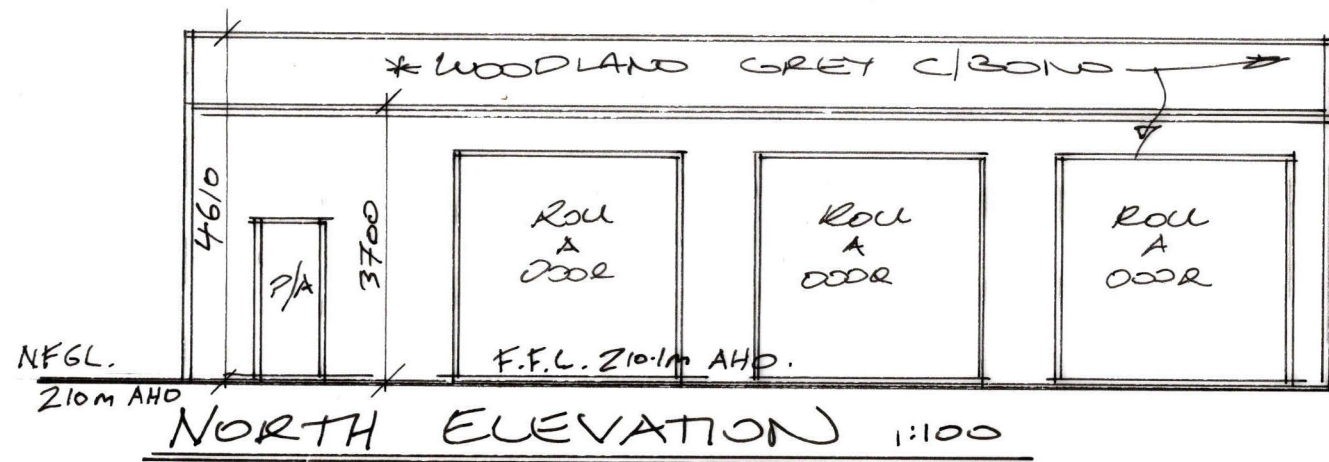
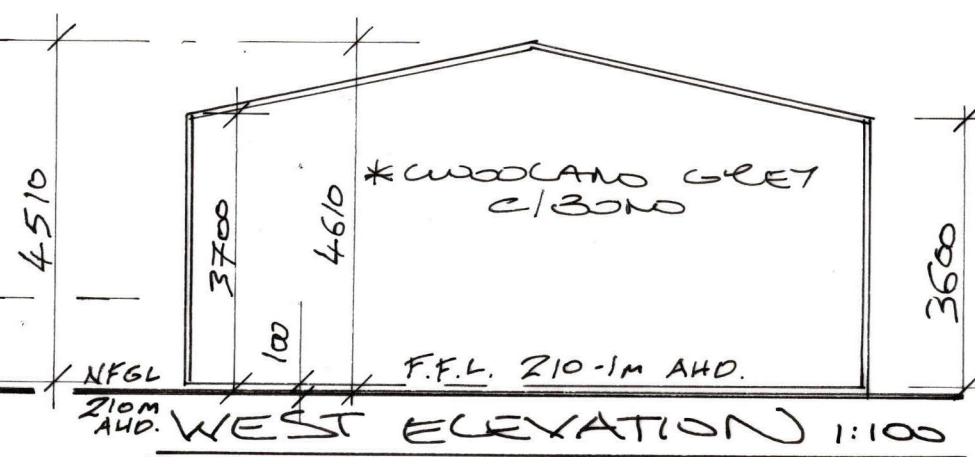
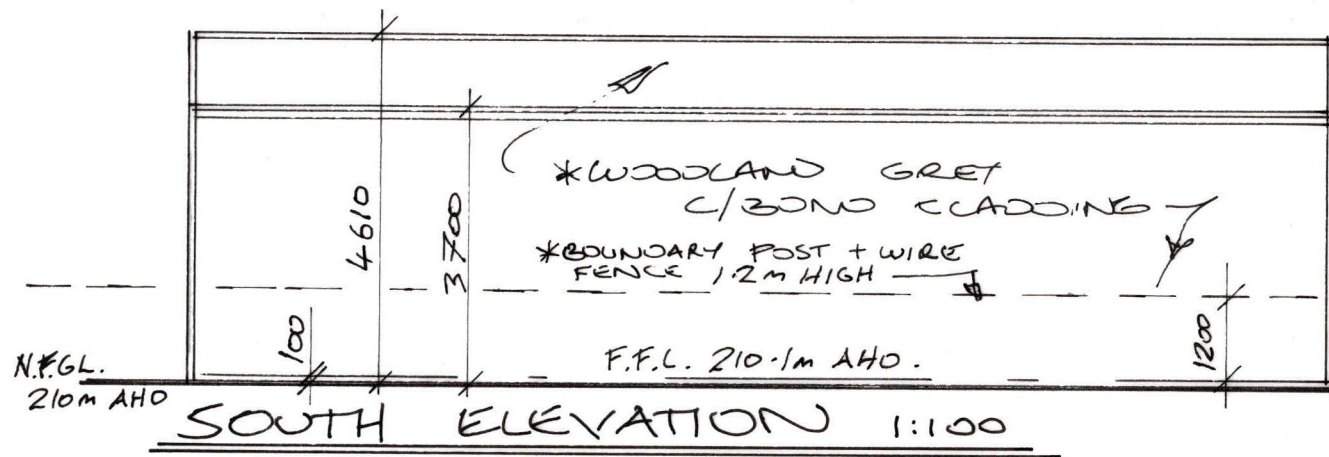
THERE WILL BE NO IMPACT TO ANY ECOLOGICAL  
VALUES WITHIN THE DEFENDABLE SPACES, SUCH AS  
UNDERSTOREY, GROUND COVER, LOGS, ORGANIC MATTER  
AND HABITAT CONNECTIVITY, AS ALL THE PROPOSED AREA  
AND DEFENDABLE AREA IS ALL MAINTAINED LAWN AREAS.  
AGAIN THIS LOCATION WAS CHOSEN AS TO HAVE MINIMAL  
IMPACT TO THE SITE AND ADJOINING SITE.

NOTE NO IMPACT TO ADJOINING VEGITATION BY  
OUR PROPOSAL AS THE ADJOINING PROPERTY HAS EXIST...  
HARD STANOS SURFACING SURROUNDING ALL THERE  
VEGITATION (TP2) AND EXIST SHEDS WITHIN 15M.

NOTE ANY OTHER LOCATION ON SITE FOR THE  
PROPOSAL, AS DISCUSSED ABOVE WOULD HAVE A BIGGER  
IMPACT TO THE SITE, THE OVERLAYS, STATE AND LOCAL  
PLANNING POLICIES etc.

IF YOU HAVE ANY QUESTIONS GIVE ME  
A CALL TO DISCUSS



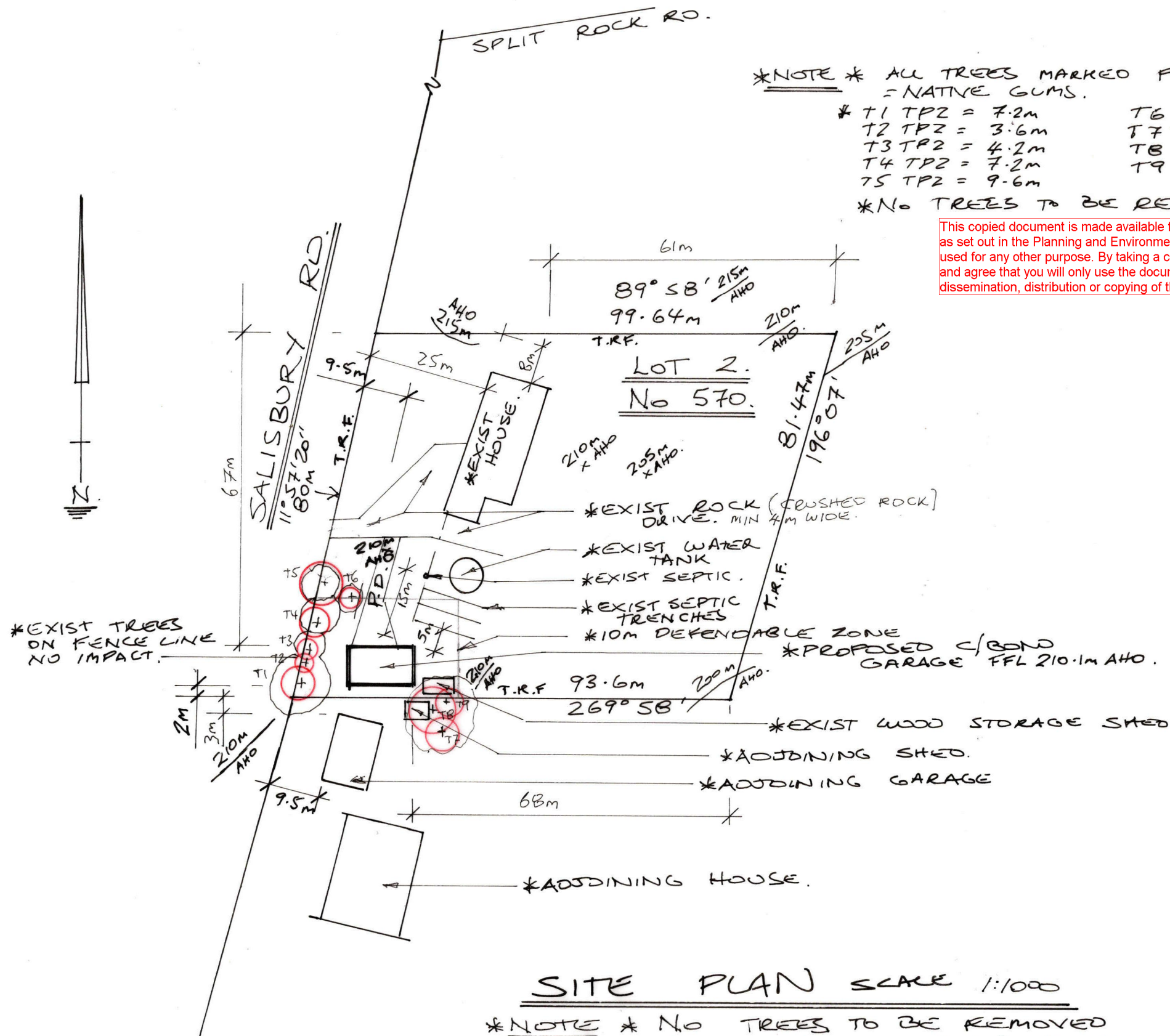


*NOTES	
*PROPOSED GARAGE TO BE WOODLAND GREY C/30ND ALL OVER	
- WALLS = WOODLAND GREY C/30ND.	
- ROOF = WOODLAND GREY C/30ND.	
- DOORS = WOODLAND GREY C/30ND.	
ADEX BUILDING DESIGN AND DRAFTING SERVICES	
RBP DP AD 66	
MOBILE 0414 777 828	
REV	A = 11-2024
REV	B = 3-2025
EXTRA INFO. REQUIRED BY COUNCIL.	

A3.	SCALE	DATE
	1:100	3-2025
	JOB No 2519	SHEET 2 OF 3
DRAWN ALEX		REV. B.

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**\*NOTE \*** ALL TREES MARKED FROM T1 to T9  
= NATIVE GUMS.

\* T1 TP2 = 7.2m      T6 TP2 = 4.2m  
T2 TP2 = 3.6m      T7 TP2 = 7.2m  
T3 TP2 = 4.2m      T8 TP2 = 9.6m  
T4 TP2 = 7.2m      T9 TP2 = 3.6m  
T5 TP2 = 9.6m

**\*NO TREES TO BE REMOVED.**

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## \*NOTES

- NO TREES TO BE REMOVED
- NO CUT + FILL REQUIRED
- STORM WATER OVERFLOW TO RUN INTO EXIST. DRAIN.
- PROPOSED GARAGE TO BE USED FOR STORAGE OF BOAT/CARAVAN/TRAILER HOBBY CARS/RIDE ON MOWER AND GARDEN TOOLS.

**ADEX BUILDING**  
DESIGN AND DRAFTING SERVICES  
RBP DP AD 66  
MOBILE 0414 777 928

REV A= 11-2024  
REV B= 3-2025. EXTRA INFO REQUIRED BY COUNCIL.

## \*SITE INFORMATION

- LOT SIZE = 7561 m<sup>2</sup>
- SITE COVER = 7%
- GARDEN AREA = 91%
- PERMEABILITY = 93%

## SITE PLAN SCALE 1:1000

**\*NOTE \*** NO TREES TO BE REMOVED  
NO IMPACT ON EXIST. TREES.

**\*NO CUT + FILL REQUIRED.**

**\*EXIST AND PROPOSED DRIVE ARE CONSTRUCTED OF CRUSHED ROCK MIN 4m WIDE PROPOSED DRIVE = P.D.**

**\*ALL BOUNDARY LINE (TITLE BOUNDARY) FENCING IS EXIST. 1.2m HIGH TIMBER POST WITH WIRE CROSS RAIS = T.R.F.**

**\*T.P.2 = ○**

A3.	SCALE	DATE
	1:1000	3/2025
	JOB No 2519.	SHEET 1 OF 3
	DRAWN ALEX	REV. B.



570 SALISBURY RD BEACONSFIELD UPPER 3808.



The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

### a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

### b) Construction Requirement

- ☒ Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- ☐ Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47

### Table 7 Outbuilding construction requirement

### Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60\* for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- i. Doorways – by FRL -/60/30 self-closing fire doors
- ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- iii. Other openings – by construction with a FRL of not less than -/60/-

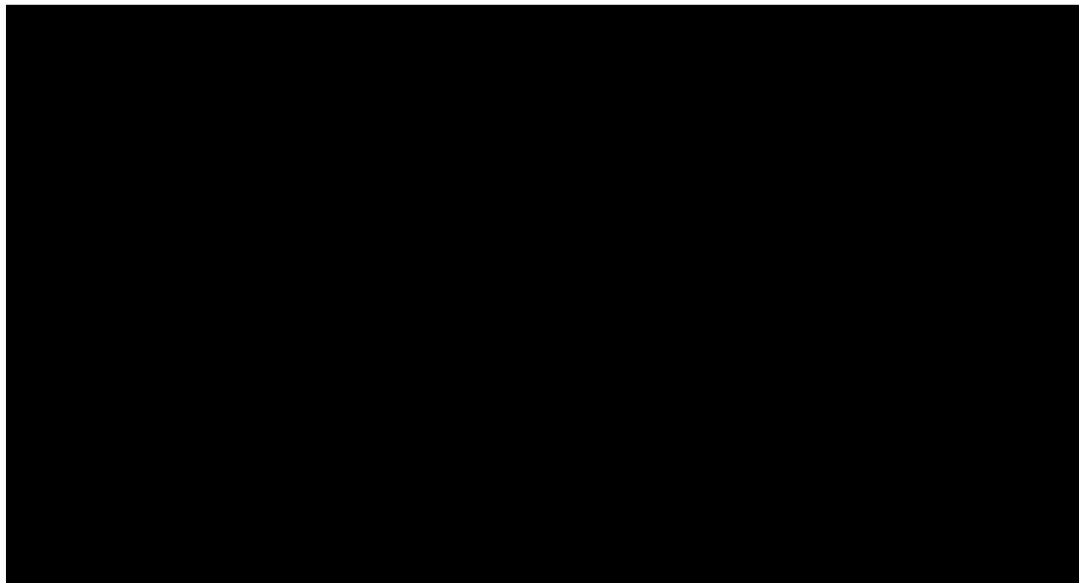
Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.

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# Receipt

Receipt No	EPLANo09065
Amount Paid	\$694.00
Transaction Status	Processing
Transaction Date	10/01/2025 10:56:34 AM
Reference 1	T25593440
Reference 2	T250011
Reference 3	A12551T1



Portal Reference A12551T1  
ReferenceNumber T250011

InvoiceNumber 479755  
InvoiceDate 10-Jan-2025  
InvoicePayByDate 09-Feb-2025

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 3	More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00

Total Amount \$694.00