

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

5 Francis Street, Cockatoo VIC 3781

Vendor's name	Paul James Milne	Date	/ /
Vendor's signature	<u><i>Paul Milne</i></u> <small>Paul Milne (Nov 10, 2023 11:27 GMT+11)</small>		
Vendor's name	Catherine Jean Milne	Date	/ /
Vendor's signature	<u><i>Catherine Milne</i></u> <small>Catherine Milne (Nov 18, 2023 12:11 GMT+11)</small>		

Purchaser's name		Date	/ /
Purchaser's signature	_____		
Purchaser's name		Date	/ /
Purchaser's signature	_____		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

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

Cardinia Shire Council
Yarra Valley Water

(a) Their total does not exceed:

\$4,500.00 p.a.

(b) Land Tax may be applicable if the land value exceeds \$250,000.00 or a change of use occurs. The purchaser will remain liable for any adjusted increase in a new Land Tax Assessment after the 31st of December 2023.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge.

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

As attached.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

As attached.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

Not Applicable

The Purchaser/s should note sewers, drains, water pipes, underground and/or overhead electricity cables, underground/or overhead telephone cables, underground NBN cables and underground gas pipes if any, may be laid outside registered easements.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

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

The property is in an area in which is classified as an area in which buildings are likely to be subject to infestation of termites.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

As contained in the attached certificate.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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- Some services currently noted as connected above may become disconnected prior to settlement. The Purchaser should make their own enquiries in relation to connection and re-connection of services to the land.

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Water Information Statement

Report pursuant to Section 137 of the Building Act 1993 (Owner Builder Report)

Confirmation of Pool Registration dated 10 March 2023

14. SWIMMING POOL

The swimming pool has been registered with the Municipal Council. The Vendor is currently in the process of finalising the pool barrier compliance and this will be registered with the Council prior to settlement.

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

977252

APPLICANT'S NAME & ADDRESS

BUY & SELL CONVEYANCING SERVICES C/- TRICONVEY
(RESELLER) C/- LANDATA

DOCKLANDS

VENDOR

MILNE, PAUL

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

359244

This certificate is issued for:

LOT 2 PLAN PS444955 ALSO KNOWN AS 5 FRANCIS STREET COCKATOO
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2
- is within a VEGETATION PROTECTION OVERLAY - SCHEDULE 1
- and a RESTRUCTURE OVERLAY - SCHEDULE 10
- and a BUSHFIRE MANAGEMENT OVERLAY
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/cardinia>

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

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

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

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

LANDATA®

T: (03) 9102 0402

E: landata.enquiries@servictoria.com.au

31 October 2023

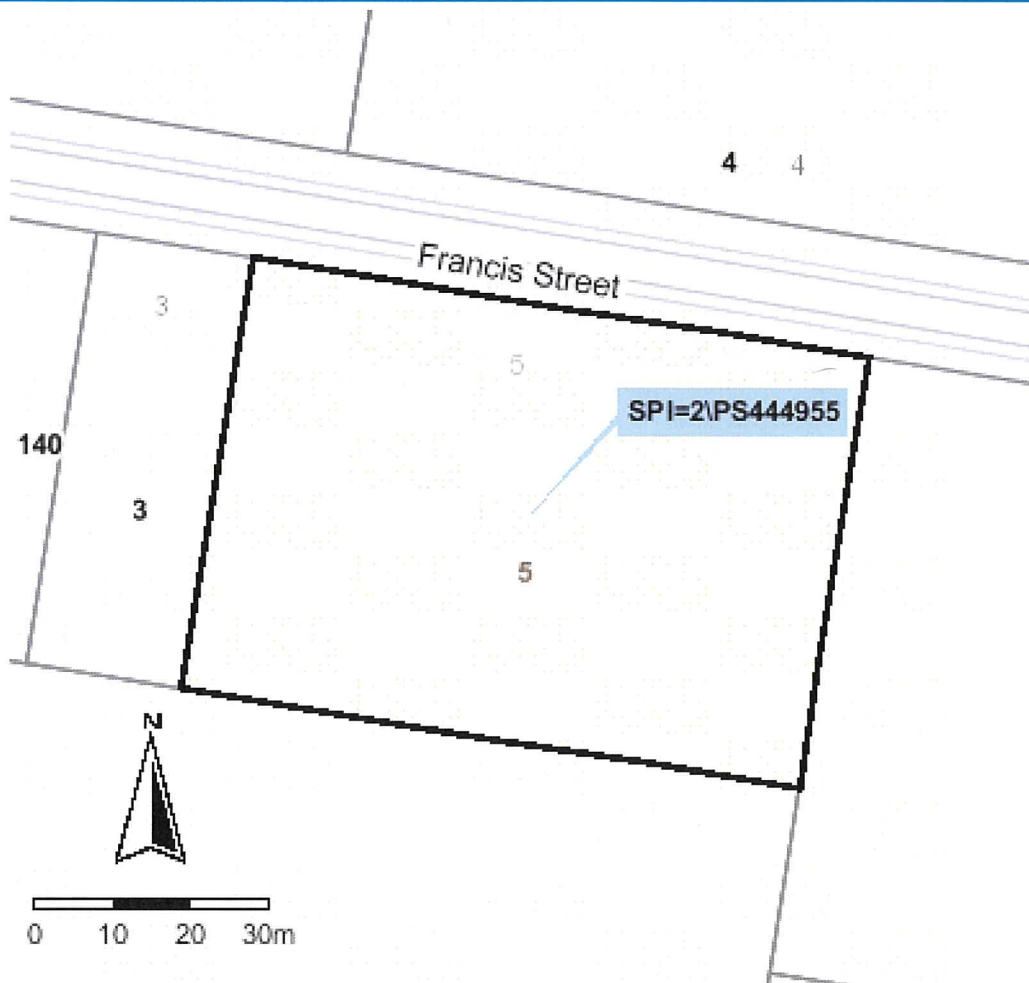
Sonya Kilkenny
Minister for Planning

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

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



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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.

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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 10783 FOLIO 713

Security no : 124110163696F
Produced 31/10/2023 11:48 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 444955H.
PARENT TITLES :
Volume 09622 Folio 775 Volume 10783 Folio 342
Created by instrument PS444955H 17/02/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
 PAUL JAMES MILNE
 CATHERINE JEAN MILNE both of 5 FRANCIS STREET COCKATOO VIC 3781
 AM215348J 29/09/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN931324V 14/06/2017
 HERITAGE BANK 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.

AGREEMENT Section 173 Planning and Environment Act 1987
 AC495739M 25/11/2003

DIAGRAM LOCATION

SEE PS444955H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 5 FRANCIS STREET COCKATOO VIC 3781

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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Document Type	Plan
Document Identification	PS444955H
Number of Pages (excluding this cover sheet)	2
Document Assembled	31/10/2023 12:22

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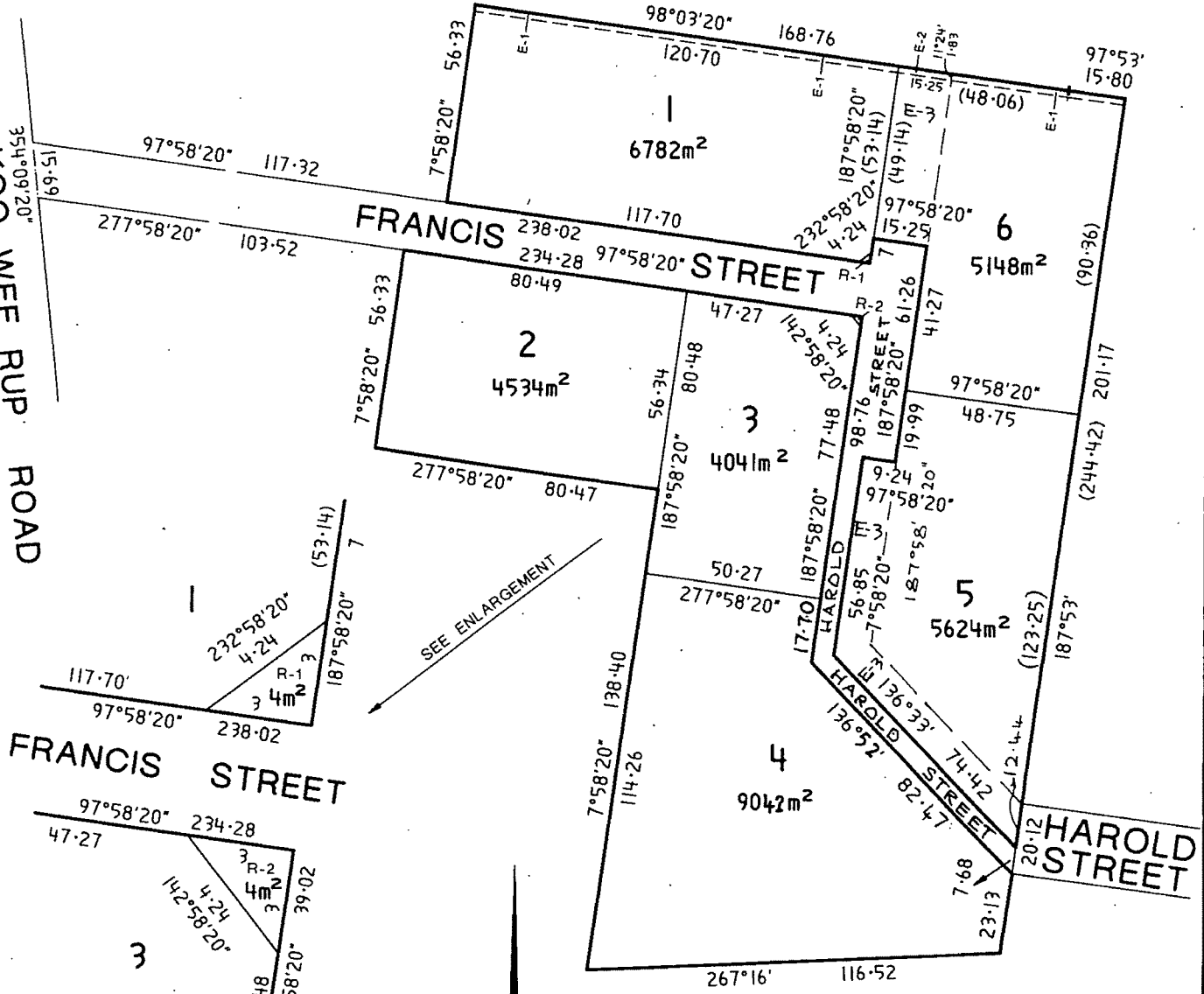
PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 444955 H

HEALESVILLE - KOO WEE RUP ROAD

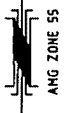


SEE ENLARGEMENT

ENLARGEMENT SCALE 1:125

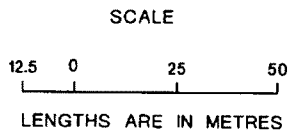


2 John Street Lilydale 3140
 Tel: (03) 9735 4888
 Survey Fax: (03) 9735 1473
 Engineering Fax: (03) 9735 3278
 Email: jca@jchivers.com.au
 Website: www.jchivers.com.au
 A.B.N. 75 083 816 915



Sheet 2 of 2

ORIGINAL SCALE
 1:1250
 SHEET SIZE
 A3



LICENSED SURVEYOR : MICHAEL HERWALD HIPFEL
 Signature Date 2011/12/03
 REF. 8158 VERSION 07 05/12/02 T.D.

Date 22/4/2003
 Council Delegate Signature
 Original sheet size A3



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Document Type	Instrument
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APPLICATION FOR RECORDING OF AN AGREEMENT

Section 181 (1) Planning & Environment Act 1987

AC495739M

Lodged by:

Name: LEDDRA, WESTMORE & CO.
Phone: 9726 9822
Address: 5A Station Street, Mooroolbark 3138 (DX 34049 Lilydale)
Reference: M. Leddra/17225
Customer Code: 1105D



The authority or council having made an agreement requires a recording to be made in the Register for the land.

Land: Certificate of Title Volume 9622 Folio 775 and Lots 1 and 2 on Title Plan being part of the land in Certificate of Title Volume 9622 Folio 776 now = wh 107 8 3/3 42

Authority or Council: Cardinia Shire Council of Henty Way, Pakenham, 3810.

17/2/04

Section and Act under which agreement made: Section 173 Planning and Environment Act 1987.

A copy of the agreement is attached to this application.

DATED the 21 day of October 2003.

Tracey Parker
.....
Authorised Officer of Cardinia Shire Council

(TRACEY PARKER)



DAC495739M-1-0

17/2/04

THIS AGREEMENT is made the *21* day of *October* 2003 pursuant to Section 173 of the Planning and Environment Act 1987 ("the Act").

BETWEEN **ERTRU NOMINEES PTY LTD** (ACN 005 081 327) of 2-6 Birmingham Road, Mount Evelyn in the State of Victoria (hereinafter called "the Owner") of the first part

AND **CARDINIA SHIRE COUNCIL** of Henty Way, Pakenham in the State of Victoria (hereinafter called "the Responsible Authority") of the second part

WHEREAS:



A. The Responsible Authority is responsible under the Act for the administration and enforcement of the Cardinia Planning Scheme ("the planning scheme").

B. The Owner is registered as the proprietor of Lots 7-33 (both inclusive) on Plan of Subdivision No. 8733 being the whole of the land in Certificate of Title Volume 9622 Folio 775 and Lots 1 and 2 on Title Plan being part of the land in Certificate of Title Volume 9622 Folio 776 being land in Francis Street, Cockatoo ("the land").

C. By Planning Permit No. T000928 issued on 8th February, 2002 ("the planning permit") the Owner is permitted to use and develop the land for the purpose of a subdivision. Condition 5 (c) of the planning permit provides that:-

"The permit holder must enter into a Section 173 Agreement with the responsible authority to develop and use the land in accordance with the 'building envelope and vegetation protection plan', and the notation thereon, forming part of the endorsed plans of this permit.

The form and content of the agreement must be to the satisfaction of the responsible authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. Prior to the issue of a Statement of compliance, the permit holder must provide a dealing number to the responsible authority to demonstrate that the agreement has been lodged with the Land Titles Office."



2.

D. The Responsible Authority and the Owner have agreed that without limiting or restricting their restrictive powers to enter into this Agreement and insofar as it can so be treated this Agreement shall be treated as being an Agreement under Section 173 of the Act.

NOW THIS AGREEMENT PROVIDES as follows:-



1. **Successors in title**

Without limiting the operation or effect which this Agreement has, the Owner shall ensure that its successors in title:-

- (a) give effect to and do all acts and sign all documents as to require it to give effect to this Agreement; and
- (b) execute under seal a deed agreeing to be bound by the terms of this Agreement and thereupon this Agreement shall continue as if executed by such successors and the Responsible Authority as if the successors named appear in each clause in which the name of the Owner appears in substitution of the name of the Owner.

2. **General**

(a) Any notice hereunder may be served by delivering the same to the Owner at its address as aforesaid or by putting the same into the post in a pre-paid certified envelope addressed to the Owner at the address and any notice so posted shall be conclusively deemed to have been served at the expiration of forty-eight hours of the time of posting.

(b) Each of the parties hereto shall respectively sign and execute all further documents and deeds and do all such acts and things as the other party shall reasonably require for completing effecting this Agreement.



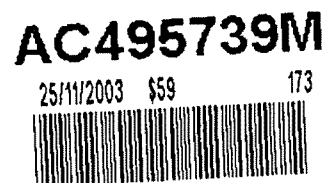
3.



- (c) This Agreement shall be treated insofar as it can be treated as an Agreement under Section 173 of the Act.
- (d) Any time or other indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Responsible Authority against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Responsible Authority in relation to the terms of this Agreement.

3. **Covenants of the Owner**

- (a) The Owner will forthwith pay on demand to the Responsible Authority the Responsible Authority's reasonable costs and expenses (including reasonable legal costs) of and incidental to:-
 - (i) this Agreement or any consequence thereof, relating thereto, pursuant thereto or in furtherance thereof (including anything done in anticipation of this Agreement and the enforcement of any obligations imposed on the Owner herein);
 - (ii) the preparation of an application pursuant to Section 181 of the Act enabling the registration of this Agreement at the Land Titles Office and any duties or fees payable in connection with either this Agreement, the registration of this Agreement at the Land Titles Office or in connection with any default of the Owner.
- (b) Upon the subdivision of the land pursuant to the planning permit the Owner shall develop and use the land in accordance with the "building envelope and vegetation protection plan" and the notation thereon which forms part of permit number T000928 attached to this Agreement as "Appendix A".



4.



- (c) The Owner will not sell, mortgage or in any way transfer or dispose of the land without first disclosing this Agreement to the Purchaser, Mortgagee or Transferee (as the case may be);
- (d) The Owner will carry out and comply with the requirements of all statutory authorities in relation to the development of land and comply with all Statutes, Regulations, By-Laws and planning controls in relation thereto;
- (e) The Owner will do all things necessary including the signing of any further Agreements, undertakings, covenants, consents, approvals or other documents necessary for the purpose of ensuring that it carries out its covenants, agreements and obligations hereunder and to enable the Responsible Authority to enforce the performance by the Owner of such covenants, agreements and undertakings.
- (f) The Owner will consent to the Responsible Authority entering a Memorandum of this agreement on the Certificates of Title to the land in accordance with Section 181 of the Act and do all things necessary to enable the Responsible Authority so to do including signing any further Agreement, acknowledgment or document to enable the said Memorandum to be registered under that Section.

4. **The Responsible Authority and the Owner Agree**

This Agreement shall have effect in respect to the whole of the land and shall also take effect in respect of each of the subdivided lots and a Memorandum of this Agreement shall be entered on the Certificate of Title in respect of each of the subdivided lots.

IN WITNESS WHEREOF the parties hereunto set their hands and seals the day and year first hereinbefore written.

AC495739M

25/11/2003 \$59 173



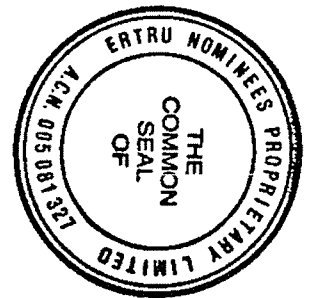
5.

Signed by and on behalf and with the authority of)
CARDINIA SHIRE COUNCIL by Tracey Parker)
in the exercise of a power conferred by an)
instrument of Delegation dated 16th October,)
2000 in the presence of:

Tracey Parker
.....

Witness: *James Ray*
.....

THE COMMON SEAL of **ERTRU NOMINEES**)
PTY LTD (ACN 005 081 327) was hereunto)
affixed in accordance with its Articles of)
Association in the presence of:



Erich Csenar
..... Director
Erich Csenar
2-6 Birmingham Road,
Mount Evelyn

Trudy Csenar
..... Secretary
Trudy Csenar
2-6 Birmingham Road
Mount Evelyn



Ref: 8158

RECEIVED
15 FEB 2002
Ansd.

February 12, 2002

CARDINIA

Erru Nominees Pty Ltd
c/- John Chivers & Associates Pty Ltd
1st Floor/260 Main Street
Lilydale 3140

Dear Sir/Madam,

RE: App. No: T000928
Prop. No: 2309650200
Address: Lots 7-33, LP8733, Francis Street, Cockatoo
Proposal: Resubdivision

I wish to advise that Council has been notified by the Victorian Civil and Administrative Tribunal that the Application for Review in respect to the above application has been allowed and the decision of the Responsible Authority is varied.

Please find enclosed your copy of the planning permit in accordance with the Tribunal's amended Conditions.

If you have any further queries regarding this matter, please contact Council's Development Services Department on (03) 5945 4260.

Yours faithfully,



Shiran Wickramasinghe
MANAGER DEVELOPMENT SERVICES



AC495739M



Cardinia Shire Council
ABN 322 109 06807
Municipal Offices
Henry Way
Pakenham

PO Box 7
Pakenham 3810
(DX 81006)
Tel (03) 5945 4222
Fax (03) 5941 3784
Email mail@cardinia.vic.gov.au
Website www.cardinia.vic.gov.au

PLANNING PERMIT

Permit No: T000928

Responsible Authority: Cardinia Shire Council

Planning Scheme: Cardinia Planning Scheme

ADDRESS OF THE LAND: Lots 7-33, LP8733, Francis Street, Cockatoo

THE PERMIT ALLOWS: The resubdivision of the land into six (6) lots and the removal of the drainage easement specified in Condition 7 generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Prior to the certification of a plan of subdivision, three (3) copies of amended plans must be submitted to and approved by the responsible authority. The plans must be generally in accordance with the submitted plans, but modified to show:

On the plan of subdivision:

- (a) Relocation of the boundary between Lots 5 & 6, 10.0 metres to the north of where it was proposed in the plan submitted 12th January, 2001.

On a separate plan to be known as the building envelope and vegetation protection Plan:

- (b) building envelopes on each of the lots with a maximum area of 650 m² and setback a minimum of 8.0 metres from the frontage and 5.0 metres from any other boundary. The envelopes should be generally in accordance with the plan submitted on 11th May, 2001, but altered to show:

- (i) the building envelope on lot 1 relocated further to the west;
- (ii) the building envelope on lot 2 relocated to 8 metres south from the frontage of Francis Street;
- (iii) the building envelope on lot 4 immediately adjacent to the cleared land, metres from the boundary with lot 3, and no part of the envelope should cover the gully, and
- (iv) the building envelope on lot 6 relocated 5 metres further north.

Each building envelope should be dimensioned and the setback from property boundaries specified.

- (c) effluent envelopes adjacent to each building envelope with a maximum area of 300m². Effluent envelopes should be designed to fit in with the existing vegetation as much as possible, particularly in lots 1 and 2. The envelopes should be generally in accordance with the plan submitted on 11th May, 2001, but altered to show:

- (i) the effluent envelope for lot 4 oriented to the revised envelope location and located within the cleared land as much as possible.

Each effluent envelope should be dimensioned and the setbacks from property boundaries or the building envelope specified.

Date Issued: 8th February, 2002

Signature of Responsible Authority: _____

Paula Vindal Haif

Page 1 of 7

AC495739M

25/11/2003 \$59 173



DAC495739M-8-7

PLANNING PERMIT

Permit No: T000928

Responsible Authority: Cardinia Shire Council

Planning Scheme: Cardinia Planning Scheme

ADDRESS OF THE LAND: Lots 7-33, I.P8733, Francis Street, Cockatoo

THE PERMIT ALLOWS: The resubdivision of the land into six (6) lots and the removal of the drainage easement specified in Condition 7 generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:



Building Protection Zone

A Building Protection Zone of 35.0 metres must be maintained around any dwelling on each lot during the Fire Danger Period in accordance with the following table (unless otherwise approved by the responsible authority as part of the development permit for a dwelling constructed on each lot):

Grass and leaf litter	Grass must be maintained at no more than 100 millimetres in height. Leaf litter must average less than 10 millimetres.
Understorey and Shrub	There must be no elevated fuel on at least 50% of the BPZ. On the remaining 50% the elevated fuel should be at most sparse with very little dead material. Dry native shrubs should be isolated in small clumps more than 10 metres away from the building. Clumps or hedges of shrubs with low flammability and/or high moisture content should be retained to act as a barrier to embers and radiant heat.
Bark	New trees may be planted providing the bark has no loose, fibrous or ribbony material. No trees overhanging the roof line of the building.
Non flammable features	Non flammable features such as tennis courts, swimming pools, dams, patios, driveways or paths should be incorporated into the BPZ, especially on the northern and western sides of the building. Features such as wood heaps, sheds, hay etc. which add a significant fuel load should not be present in the BPZ during the Fire Danger Period.

Animals

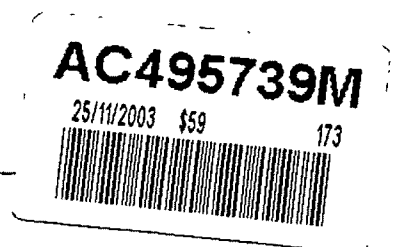
No stock, horses or goats shall be kept on the land.

- The layout of the subdivision, as shown on the approved plans, must not be altered or modified without the consent in writing of the responsible authority.

Date Issued: 8th February, 2002

Signature of Responsible Authority: _____

R. La Vindicta



PLANNING PERMIT

Permit No: T000928

Responsible Authority: Cardinia Shire Council

Planning Scheme: Cardinia Planning Scheme

ADDRESS OF THE LAND: Lots 7-33, LP8733, Francis Street, Cockatoo

THE PERMIT ALLOWS: The resubdivision of the land into six (6) lots and the removal of the drainage easement specified in Condition 7 generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

3. Under Section 8 of the Subdivision Act 1988, any plan of subdivision submitted for certification must be referred to:

- (a) Telstra;
- (b) TXU Networks Pty. Ltd.;
- (c) Yarra Valley Water.



DAC495739M-12-0

4. Plans and specifications must be submitted to and approved by the responsible authority for the construction of Francis Street, extending from Woori Yallock Road to the proposed east end of Francis Street. The standard of construction must be generally in accordance with that detailed in the report presented to the Victorian Civil and Administrative Tribunal on 26th November, 2001, by Mr Allan Burrows of John Chivers and Associates Pty Ltd, and must include:

- (a) A single lane, 3.5 metre sealed pavement width with shoulders and open table drain.
- (b) A 5.5 metre passing bay located to the satisfaction of the responsible authority.
- (c) Construction integrated to match the sealed apron at Woori Yallock Road.

5. Prior to the issue of a Statement of Compliance:

- (a) The works shown on the plan approved under Condition 4 must be completed to the satisfaction of the responsible authority;
- (b) The identified sections of Francis Street and Harold Street must be closed as required by Condition 6; and
- (c) The permit holder must enter into a Section 173 Agreement with the responsible authority to develop and use the land in accordance with the 'building envelope and vegetation protection plan', and the notation thereon, forming part of the endorsed plans of this permit.

The form and content of the agreement must be to the satisfaction of the responsible authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. Prior to the issue of a Statement of Compliance, the permit holder must provide a dealing number to the responsible authority to demonstrate that the agreement has been lodged with the Land Titles Office.

Date Issued: 8th February, 2002

Signature of Responsible Authority: _____

Paula Vanda Huff

AC495739M

25/11/2003 \$59 173



PLANNING PERMIT

Permit No: T000928

Responsible Authority: Cardinia Shire Council

Planning Scheme: Cardinia Planning Scheme

ADDRESS OF THE LAND: Lots 7-33, LP8733, Francis Street, Cockatoo

THE PERMIT ALLOWS: The resubdivision of the land into six (6) lots and the removal of the drainage easement specified in Condition 7 generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

6. The permit is issued conditional upon the successful completion of the closure of the sections of Harold Street that are included within Lots 4, 5 and 6 under the relevant provisions of the Local Government Act 1989.
7. This permit allows the removal of the 1.83 metre wide, 81.69 metre long drainage easement, that runs north-east to south-west and is marked 'E-1'.
8. Three (3) copies of water reticulation drawings must be provided to the Country Fire Authority for approval.
9. There must be a hydrant within 120 metres from the outer edge of the building envelope or within 90 metres of the property boundary.
10. Fire hydrants must be clearly identified in accordance with the Fire Service Guideline - Identification of Street Hydrants for Firefighting Purposes.
11. Prior to a Statement of Compliance being issued by the responsible authority, the owner must provide to the satisfaction of Telstra all works for the provision of Telecommunication Services to each lot created in the subdivision.
12. Where any extension or alterations to Telstra's network or plant are necessitated by the proposed subdivision, the cost of such works must be met by the owner prior to the Statement of Compliance being issued.
13. The plan submitted for certification must show details of easements and/or RCM/RIM sites which may be required by Telstra. (Note: Following an application to Telstra for provision of cable reticulation the owner will be advised of the details of easements and/or RCM/RIM sites which will be required by Telstra).
14. The Applicant must enter into an agreement for the extension, upgrading or rearrangement of the electricity supply to lots on the Plan of Subdivision as required by TXU. (A payment to cover the cost of such work will be required and easements internal and external to the subdivision and provision of sites for substations may also be required).
15. The owner of the subject land must enter into an agreement with Yarra Valley Water for the provision of water supply.

Date Issued: 8th February, 2002

Signature of Responsible Authority: _____

Page 6 of 7

AC495739M

25/11/2003 \$59

173



DAC495739M-13-3

PLANNING PERMIT

Permit No: T000928
Responsible Authority: Cardinia Shire Council
Planning Scheme: Cardinia Planning Scheme

ADDRESS OF THE LAND: Lots 7-33, LP8733, Francis Street, Cockatoo

THE PERMIT ALLOWS: The resubdivision of the land into six (6) lots and the removal of the drainage easement specified in Condition 7 generally in accordance with the approved plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

16. This permit will expire if:
- (a) the subdivision is not commenced within two (2) years of the date of this permit; or
 - (b) the subdivision is not completed within five (5) years of the date of this permit.

The responsible authority may extend the periods referred to, if a request is made in writing before the permit expires or within three (3) months afterwards.

(Note: The starting of the subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan, and completion is regarded as the registration of the plan).

NOTE: Each property owner is encouraged to join the Land for Wildlife Scheme (contact the Department of Natural Resources and Environment for details on (03) 9637 8087).

This permit was issued at the direction of the Victorian Civil and Administrative Tribunal by Order dated 22nd January 2002 (Application for Review No. P50727/2001).



AC495739M

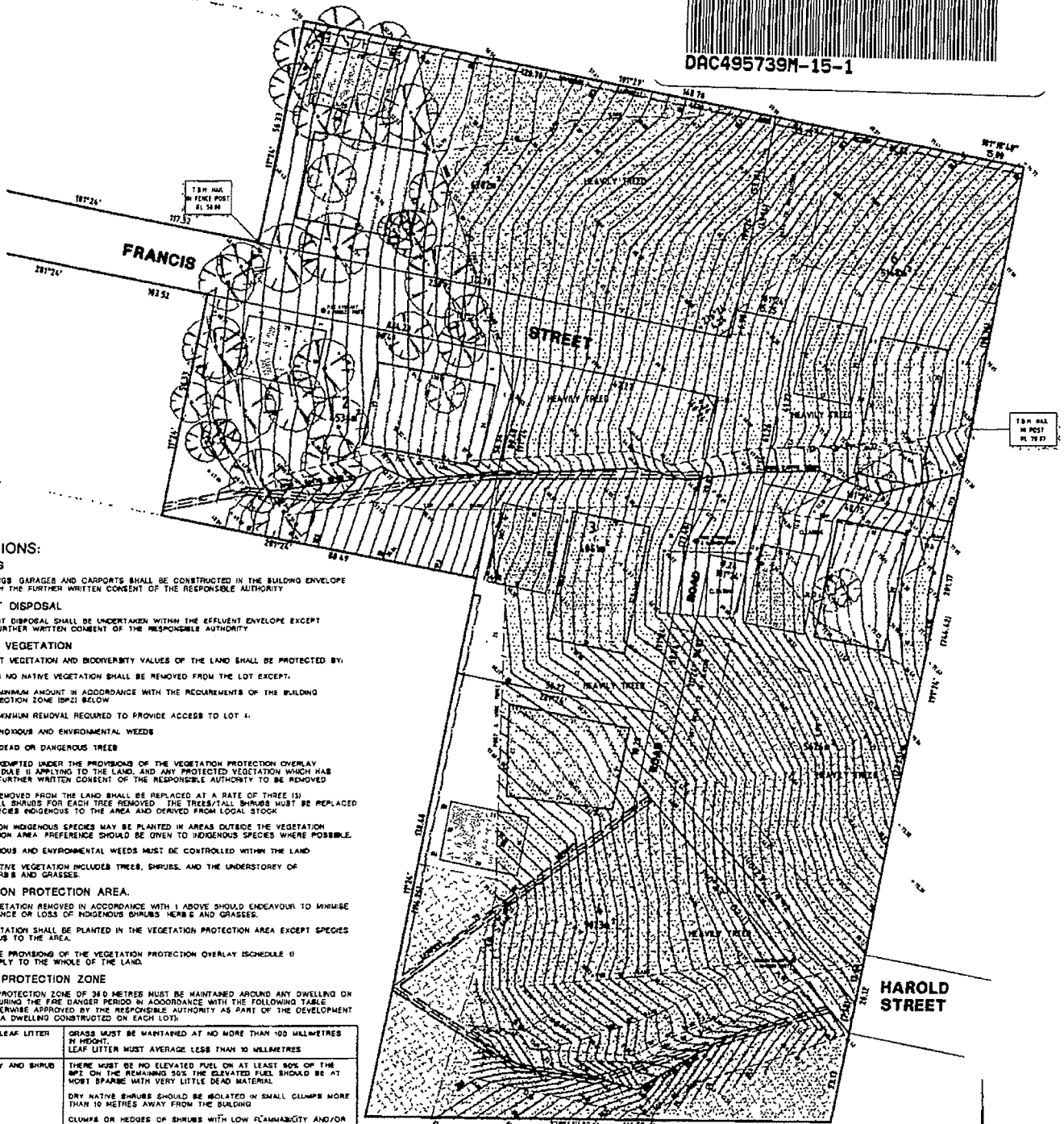


Date Issued: 8th February, 2002

Signature of Responsible Authority:

Peter Van de Hoef

Building Envelope & Vegetation Protection plan Francis Street, Cockatoo.



NOTATIONS:

BUILDINGS

ALL DWELLINGS GARAGES AND CARPORTS SHALL BE CONSTRUCTED IN THE BUILDING ENVELOPE EXCEPT WITH THE FURTHER WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY

EFFLUENT DISPOSAL

ALL EFFLUENT DISPOSAL SHALL BE UNDERTAKEN WITHIN THE EFFLUENT ENVELOPE EXCEPT WITH THE FURTHER WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY

GENERAL VEGETATION

THE REMNANT VEGETATION AND BIODIVERSITY VALUES OF THE LAND SHALL BE PROTECTED BY:

1. ENSURING NO NATIVE VEGETATION SHALL BE REMOVED FROM THE LOT EXCEPT:
 - (A) THE MINIMUM AMOUNT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING PROTECTION ZONE 100% BELOW
 - (B) THE MINIMUM REMOVAL REQUIRED TO PROVIDE ACCESS TO LOT 4.
 - (C) ANY NOXIOUS AND ENVIRONMENTAL WEEDS
 - (D) ANY DEAD OR DANGEROUS TREES
 - (E) AS EXEMPTED UNDER THE PROVISIONS OF THE VEGETATION PROTECTION OVERLAY SCHEDULE II APPLYING TO THE LAND, AND ANY PROTECTED VEGETATION WHICH HAS THE FURTHER WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY TO BE REMOVED
2. TREES REMOVED FROM THE LAND SHALL BE REPLACED AT A RATE OF THREE (3) TREE/TALL SHRUBS FOR EACH TREE REMOVED. THE TREE/TALL SHRUBS MUST BE REPLACED WITH SPECIES INDIGENOUS TO THE AREA AND DERIVED FROM LOCAL STOCK
3. WHILE NON INDIGENOUS SPECIES MAY BE PLANTED IN AREAS OUTSIDE THE VEGETATION PROTECTION AREA PREFERENCE SHOULD BE GIVEN TO INDIGENOUS SPECIES WHERE POSSIBLE.
4. ALL NOXIOUS AND ENVIRONMENTAL WEEDS MUST BE CONTROLLED WITHIN THE LAND

NOTE: NATIVE VEGETATION INCLUDES TREES, SHRUBS, AND THE UNDERSTOREY OF HERBS AND GRASSES.

VEGETATION PROTECTION AREA.

1. ANY VEGETATION REMOVED IN ACCORDANCE WITH 1 ABOVE SHOULD ENDEAVOUR TO MINIMISE DISTURBANCE OR LOSS OF INDIGENOUS SHRUBS, HERBS AND GRASSES.
2. NO VEGETATION SHALL BE PLANTED IN THE VEGETATION PROTECTION AREA EXCEPT SPECIES INDIGENOUS TO THE AREA.

NOTE: THE PROVISIONS OF THE VEGETATION PROTECTION OVERLAY SCHEDULE II APPLY TO THE WHOLE OF THE LAND.

BUILDING PROTECTION ZONE

A BUILDING PROTECTION ZONE OF 30 METRES MUST BE MAINTAINED AROUND ANY DWELLING ON EACH LOT DURING THE FIRE DANGER PERIOD IN ACCORDANCE WITH THE FOLLOWING TABLE UNLESS OTHERWISE APPROVED BY THE RESPONSIBLE AUTHORITY AS PART OF THE DEVELOPMENT PERMIT FOR A DWELLING CONSTRUCTED ON EACH LOT:

GRASS AND LEAF LITTER	GRASS MUST BE MAINTAINED AT NO MORE THAN 100 MILLIMETRES IN HEIGHT. LEAF LITTER MUST AVERAGE LESS THAN 10 MILLIMETRES
UNDERSTOREY AND SHRUB	THERE MUST BE NO ELEVATED FUEL ON AT LEAST 80% OF THE BPZ ON THE REMAINING 50%. THE ELEVATED FUEL SHOULD BE AT MOST SPARSE WITH VERY LITTLE DEAD MATERIAL. DRY NATIVE SHRUBS SHOULD BE ISOLATED IN SMALL CLUMPS MORE THAN 10 METRES AWAY FROM THE BUILDING. CLUMPS OR HEDGES OF SHRUBS WITH LOW FLAMMABILITY AND/OR HIGH MOISTURE CONTENT SHOULD BE RETAINED TO ACT AS A BARRIER TO EMBERS AND RADIANT HEAT.
BARK	NEW TREES MAY BE PLANTED PROVIDED THE BARK HAS NO LOOSE, FIBROUS OR MASONRY MATERIAL. NO TREES OVERHANGING THE ROOF LINE OF THE BUILDING
NON FLAMMABLE FEATURES	NON FLAMMABLE FEATURES SUCH AS TENNIS COURTS, SWIMMING POOLS, DAMS, PATIOS, DRIVEWAYS OR PATHS SHOULD BE INCORPORATED INTO THE BPZ, ESPECIALLY ON THE NORTHERN AND WESTERN SIDES OF THE BUILDING. FEATURES SUCH AS WOOD HEAPS, SHEDS, HAY ETC. WHICH ADD A SIGNIFICANT FUEL LOAD SHOULD NOT BE PRESENT IN THE BPZ DURING THE FIRE DANGER PERIOD.

ANIMALS: NO STOCK, HORSES OR GOATS SHALL BE KEPT ON THE LAND

SYMBOL DESCRIPTION

- T.B.M.
- NATIVE TREE (TRUNK & SPREAD)
DENOTES TREE APPROXIMATELY 8 METRES HIGH
- FINE HYDRANT
- DRAINAGE EASEMENT 1.83m WIDE TO BE REMOVED
- ROAD TO BE CLOSED.
- HEAVILY TREAED.
- BUILDING ENVELOPE
- EFFLUENT ABSORPTION ENVELOPE
- VEGETATION PROTECTION ENVELOPE

Sheet 1 of 7
REF. 8158

Dated: 29/08/03
DRAWN BY: T.DORMAN
CAD FILE: 815813M7D.dwg

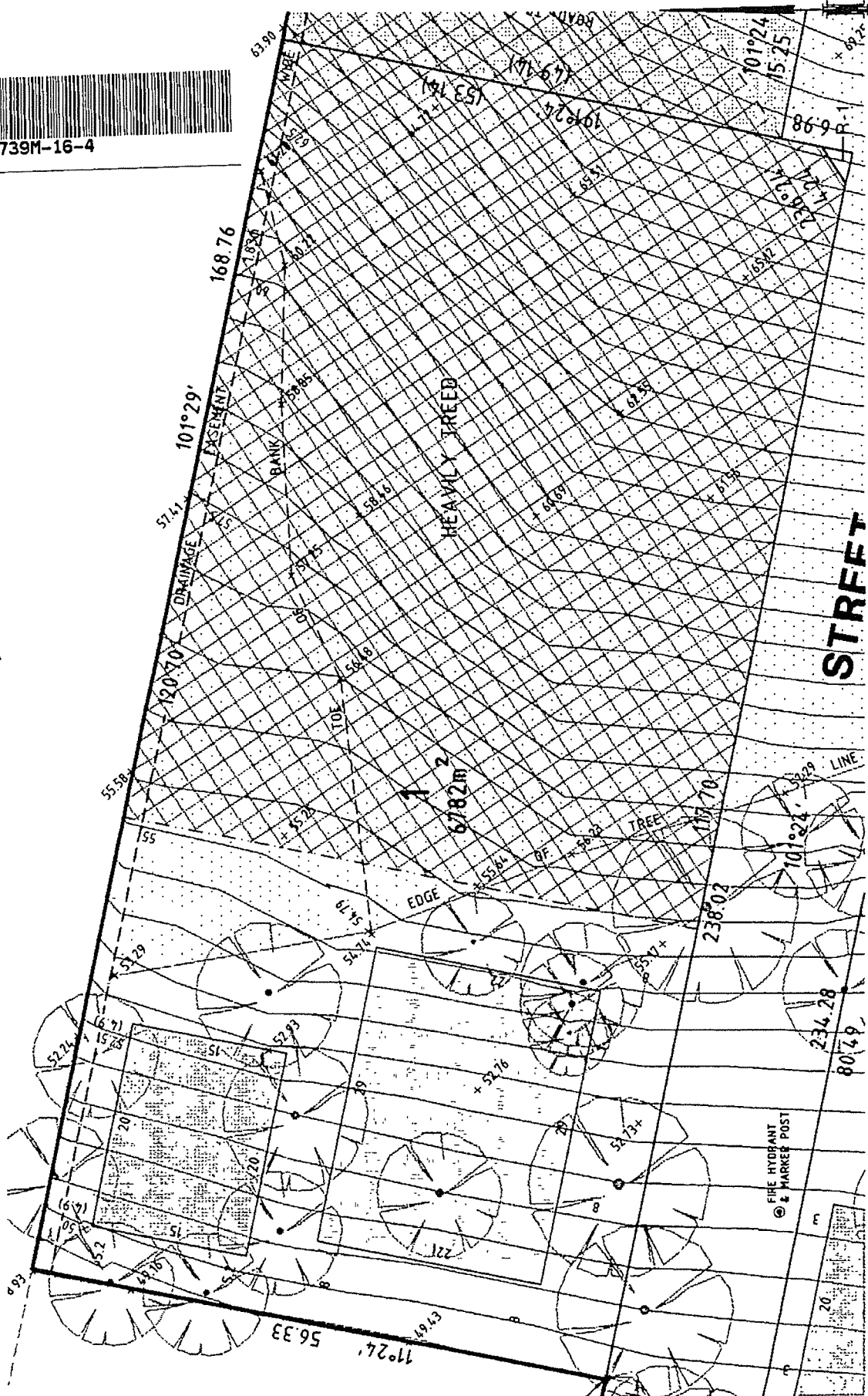
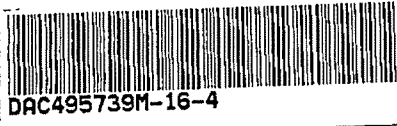


John Chivers & Associates P/L
Level 1, 260 Main Street
Lilydale Vic. Australia 3140
Phone: (03) 9735 4888
Fax: (03) 9735 1473
Email: jca@jchivers.com.au
www.jchivers.com.au
A.B.N. 75 80 636 913



Surveying - Engineering - Town Planning

Building Envelope & Vegetation Protection plan Francis Street, Cockatoo.



Sheet 2 of 7

REF. 8158

Drawn: 29/08/03
JRM/RTM/T.PURDUMAN
CAD FILE: 815813A23D.dwg

John Oshers & Associates Pty Ltd
Level 1, 260 Main Street
Lyndale Vic. Australia 3140
Phone: (03) 9735 4444
Fax: (03) 9735 1473
Email: info@jca.com.au
www.jca.com.au
Quality
Assured
Company

JCA
Land Consultants
Surveying - Engineering - Town Planning

FIRE HYDRANT
& MARKER POST

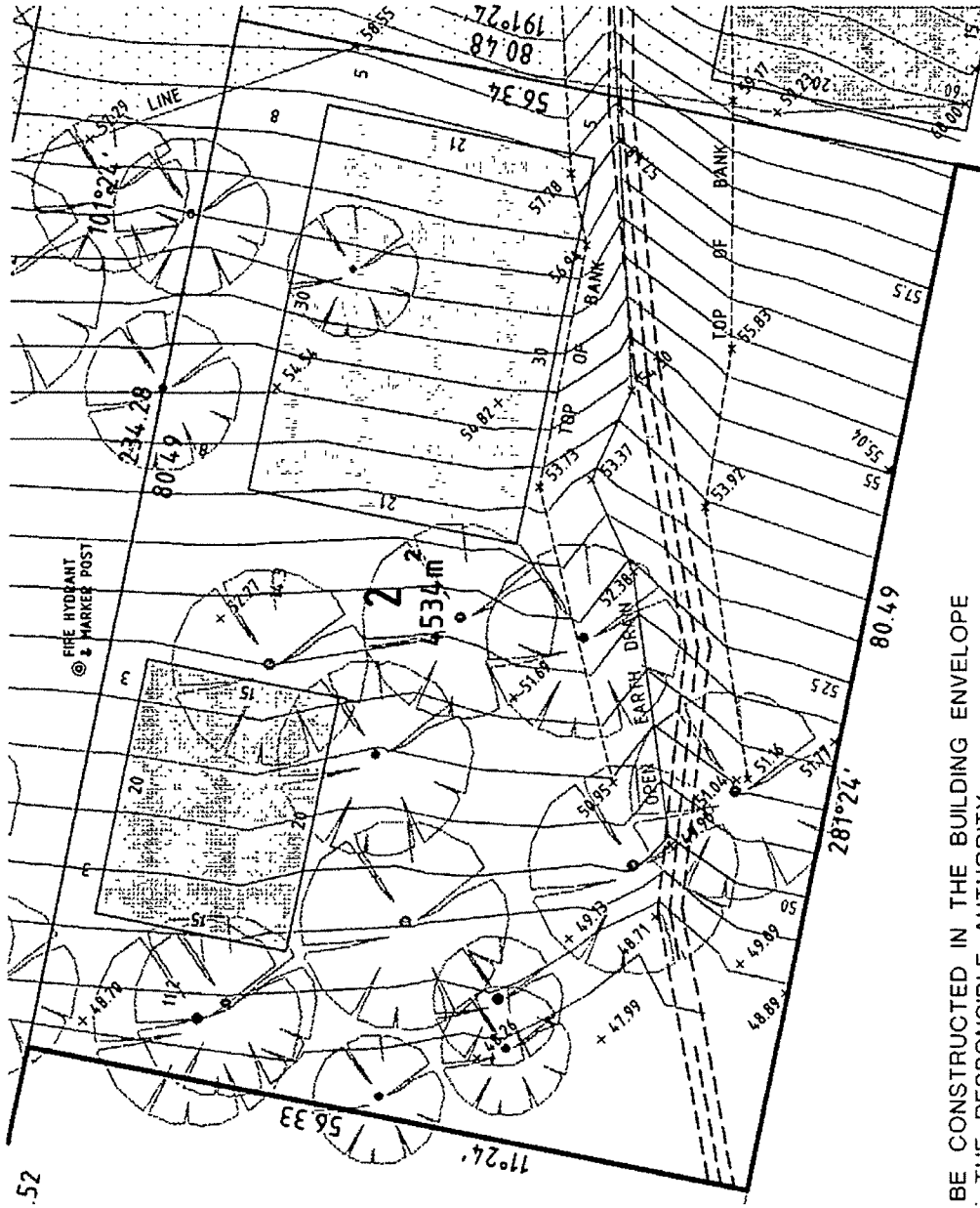
Building Envelope & Vegetation Protection plan Francis Street, Cockatoo.



DAC495739M-17-8



Sheet 3 of 7
REF. 8158
Drawn: 29/06/03
DRAWN BY: T. DORMAN
CAD FILE: 01551332.DWG



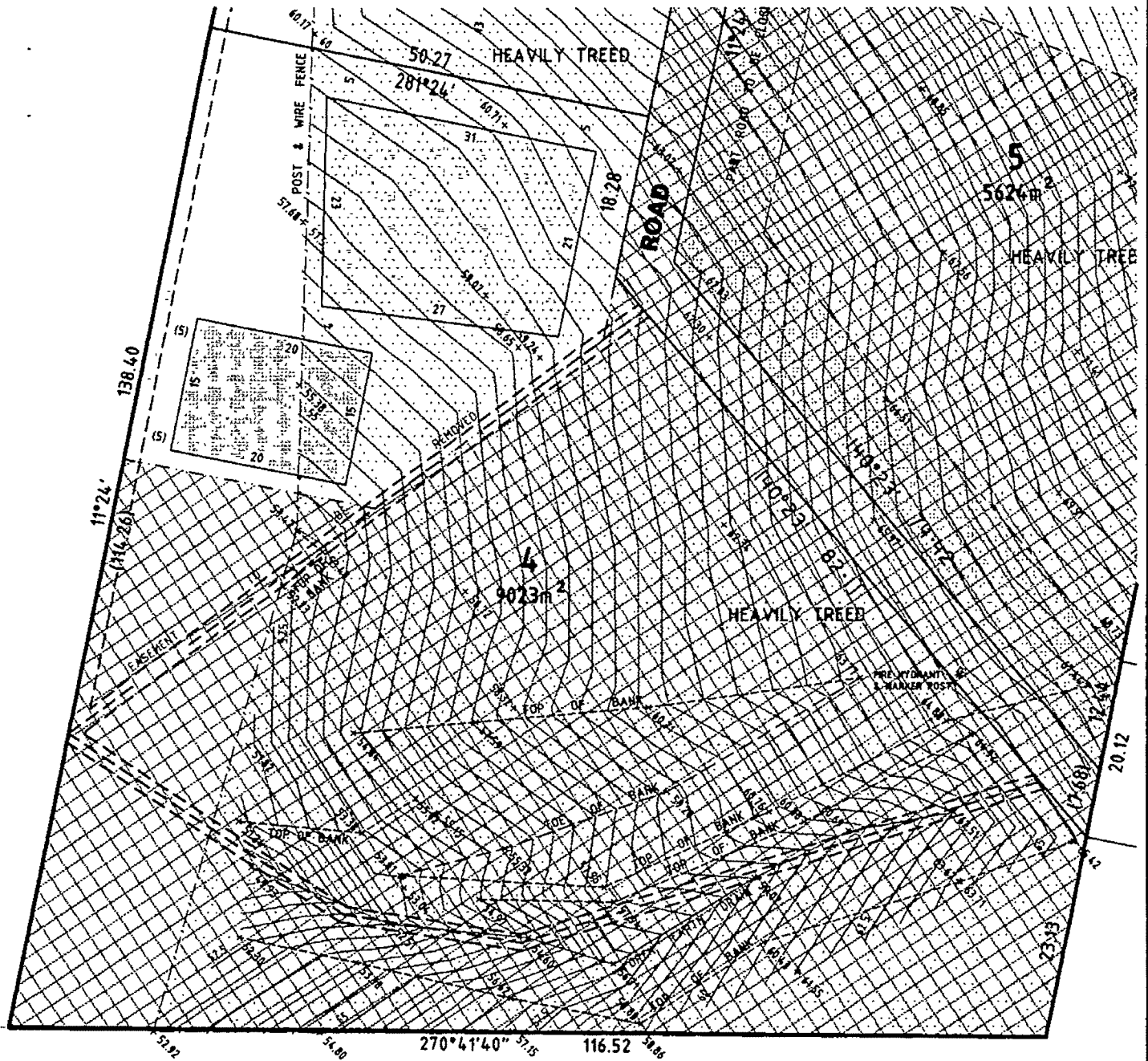
BE CONSTRUCTED IN THE BUILDING ENVELOPE

AC495739M
25/11/2003 \$59 173

John Oliver & Associates Pty.
Level 1, 260 Main Street
Upperville Vic. Australia 3140
Phone: (03) 9735 4696
Fax: (03) 9735 1473
Email: jol@johnoliver.com.au
www.johnoliver.com.au
Aust. 75 881 611 515
Company

JCA
Land Consultants
Surveying - Engineering - Town Planning

Building Envelope & Vegetation Protection plan Francis Street, Cockatoo.



AC495739M

25/11/2003 \$59 173



John Chivers & Associates P/L
Level 1, 200 Main Street
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Phone: (03) 9735 4808
Fax: (03) 9735 1473
Email: jca@jchivers.com.au
www.jchivers.com.au

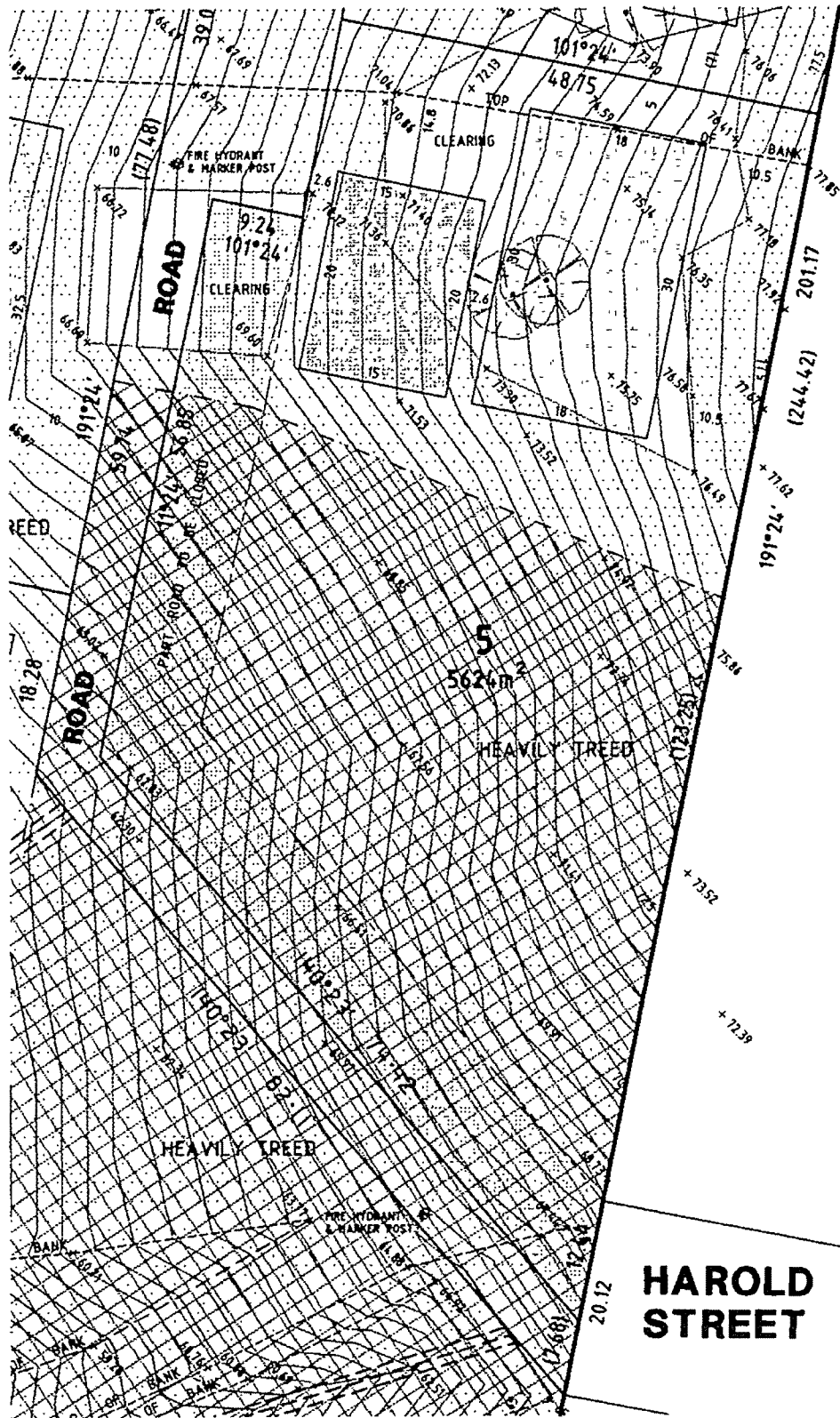


Land Consultants
Surveying - Engineering - Town Planning
A.B.N. 75 483 816 985

Sheet 5 of 7
REF. 8158

Dated: 29/08/03
DRAWN BY: T. DORMAN
CAD FILE: 815813M2D.dwg

Building Envelope & Vegetation Protection plan Francis Street, Cockatoo.



AC495739M

25/11/2003 \$59 173



Land Consultants
Surveying - Engineering - Town Planning

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Level 1, 260 Main Street
Lilydale Vic. Australia 3140
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A.B.N. 75 002 818 915



DAC495739M-20-1

Sheet 6 of 7
REF. 8158

Dated: 29/08/03
DRAWN BY: T.DORMAN
CAD FILE: 815813M2D.dwg

Building Envelope & Vegetation Protection plan Francis Street, Cockatoo.



DAC495739M-21-4



T.B.M. NAIL
IN POST
RL 78.87



John Chivers & Associates P/L
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Lyndale Vic. Australia 3140
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Email: jca@chivers.com.au
www.chivers.com.au
A.B.N. 75 000 828 913



Land Consultants
Surveying - Engineering - Town Planning

AC495739M

25/11/2003 \$59 173



Sheet 7 of 7
REF. 8158

Dated: 29/08/03
DRAWN BY: T.DORMAN
CAD FILE: 815813MCD.dwg



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

31st October 2023

Buy & Sell Conveyancing Services C/- Triconvey (Re
LANDATA

Dear Buy & Sell Conveyancing Services C/- Triconvey (Re,

RE: Application for Water Information Statement

Property Address:	5 FRANCIS STREET COCKATOO 3781
Applicant	Buy & Sell Conveyancing Services C/- Triconvey (Re LANDATA
Information Statement	30805576
Conveyancing Account Number	7959580000
Your Reference	359244

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. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
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yvw.com.au

Yarra Valley Water Property Information Statement

Property Address	5 FRANCIS STREET COCKATOO 3781
------------------	--------------------------------

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.

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

This property is connected to a pressure sewer system. As such, it is subject to special terms and conditions which are contained within the document titled "Your Pressure Sewer System - An Owners Guide". Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at www.yvw.com.au/pressureguide

Under section 144 of the Water Act 1989, Yarra Valley Water has declared this property a serviced property and has made sewerage services available to it. The property owner is subject to a \$500 contribution fee under section 268 and 269 of the Water Act 1989. This is an owner based fee and charged at \$25 per quarter over a five year period. Full payment of the outstanding balance is required by the vendor if the property is sold within the five year chargeable period. The owner is required to connect this property to Yarra Valley Water's sewer within 12 months of the service becoming available unless the existing septic system meets the current EPA Onsite Wastewater Management requirements. Connection must be made at the owner's expense.

This property is located within a pressure sewer area. Yarra Valley Water will be responsible for providing a pressure sewer pump unit to the property including all associated plumbing and electrical works. The owner will be responsible for all internal plumbing works between the pressure sewer pumping unit and the house. Prior to connection, the owner must agree to terms and conditions contained within the document titled "Using Your Pressure Sewer System - Owners Manual". Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at www.yvw.com.au.

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

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



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Melbourne Water Encumbrance

Property Address	5 FRANCIS STREET COCKATOO 3781
------------------	--------------------------------

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.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Buy & Sell Conveyancing Services C/- Triconvey (Re
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 7440695035
Rate Certificate No: 30805576

Date of Issue: 31/10/2023
Your Ref: 359244

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
5 FRANCIS ST, COCKATOO VIC 3781	2\PS444955	1588159	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2023 to 31-12-2023	\$20.26	\$20.26
Residential Water Usage Charge Step 1 – 6.600000kL x \$2.44510000 = \$16.14 Step 2 – 6.600000kL x \$3.12530000 = \$20.63 Step 3 – 5.060000kL x \$4.63000000 = \$23.43 Estimated Average Daily Usage \$4.01	15-06-2023 to 30-06-2023	\$60.20	\$0.00
Residential Water and Sewer Usage Charge ** Step 1 – 33.880000kL x \$3.34380000 = \$113.29 Step 2 – 33.880000kL x \$4.38730000 = \$148.64 Step 3 – 25.980000kL x \$5.09730000 = \$132.43 Estimated Average Daily Usage \$5.19	01-07-2023 to 15-09-2023	\$394.36	\$0.00
Residential Sewer Service Charge	01-10-2023 to 31-12-2023	\$115.72	\$115.72
Drainage Fee	01-10-2023 to 31-12-2023	\$16.31	\$16.31

Other Charges:

Interest No interest applicable at this time

No further charges applicable to this property

Balance Brought Forward \$425.82

Total for This Property \$578.11

Please note, from 1 July 2023:

** The Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges for properties that have both water and sewer service.

GENERAL MANAGER
RETAIL SERVICES

Note:

1. From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.

2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.

3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.

4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.

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

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

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

8. From 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2023, Residential Recycled Water Usage is billed 188.71 cents per kilolitre.

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

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

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

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



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Property No: 1588159

Address: 5 FRANCIS ST, COCKATOO VIC 3781

Water Information Statement Number: 30805576

HOW TO PAY



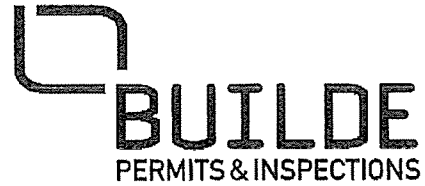
Biller Code: 314567
Ref: 74406950358

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

BUILDING PERMIT
Victorian Building Act & Building Regulations
Regulations 313, Form 2



A 1st Floor, 150 Waverley Road, Malvern East Vic 3145
T 03 9572 3111 F 03 9572 3112
W builde.com.au
ABN 97 124 101 435 ACN 124 101 435

PERMIT NUMBER: BS-U21569/20170159/0
EXTENSION OF TIME GRANTED - 14 June 2020

ISSUED TO

Paul J. & Catherine J. Milne

OWNER/AGENT OF OWNER¹

5 Francis Street, COCKATOO VIC

POSTAL ADDRESS (ADDRESS FOR SERVICE OR GIVING OF DOCUMENTS)

0402 528 839

PHONE

3781

POSTCODE

OWNERSHIP DETAILS

Paul J. & Catherine J. Milne

OWNER

5 Francis Street COCKATOO VIC

POSTAL ADDRESS

0402 528 839

PHONE

3781

POSTCODE

PROPERTY DETAILS

2

LOT/S

5

NUMBER

Francis Street

STREET/ROAD

Cardinia Shire Council

MUNICIPAL DISTRICT

444955H

LP/PS

10783

VOLUME

713

FOLIO

COCKATOO

CITY/SUBURB/TOWN

4534

ALLOTMENT (M2)

0

TOTAL FLOOR AREA OF NEW BUILDING WORK IN (M2)

3781

POSTCODE

OWNER BUILDER¹ & CONSENT CERTIFICATE NUMBER⁴

Paul J. & Catherine J. Milne

NAME

5 Francis Street COCKATOO VIC

ADDRESS

0402 528 839

TELEPHONE

3781

POSTCODE

OB0115629

CERTIFICATE NUMBER

4 May 2017

DATE OF ISSUE

DETAILS OF BUILDING PRACTITIONERS AND ARCHITECTS

(A) TO BE ENGAGED IN THE BUILDING WORK² & (B) WHO WERE ENGAGED TO PREPARE DOCUMENTS FOR THIS PERMIT³

REGISTRATION NUMBER

DP-AD 37699

NAME

Daniel Sheers

DETAILS OF RELEVANT PLANNING PERMIT

Not Applicable

PLANNING PERMIT NUMBER

DATE OF GRANT OF PLANNING PERMIT

DATE OF ENDORSEMENT

NATURE OF BUILDING WORK

Alterations to a Single Storey Dwelling

WORKS DESCRIPTION

Not Applicable

ENERGY EFFICIENCY REPORT NUMBER

0

ENERGY EFFICIENCY RATING

0

STAGE

\$45,057

COST OF WORKS OR STAGE

BUILDING CLASSIFICATION

BCA CLASSIFICATION

1ai

DESCRIPTION

Alterations

PART

Bathroom, WC, Ensuite, Kitchen, Laundry

OCCUPATION OR USE OF BUILDING

A Certificate of Final Inspection is required prior to the occupation or use of this building.

COMMENCEMENT AND COMPLETION

This building work must commence by: **14/06/2018**

This building work must complete by: **14/06/2020**

MANDATORY INSPECTION STAGES

Prior to placing a footing - Stump holes


Completion of framework

Final upon completion of all building work

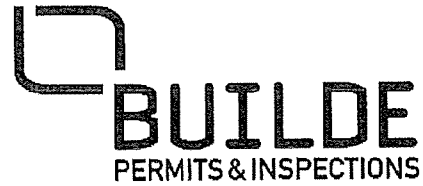
FOR INSPECTION BOOKINGS PLEASE CALL:

03 9572 3111 (BOOKINGS MUST BE PLACED AT LEAST 48HRS PRIOR TO INSPECTION - MON-FRI)

RELEVANT BUILDING SURVEYOR

X		BS-U21569	201700275	14/06/2017
NAME: Mark Rechichi		REGISTRATION NUMBER	JOB NUMBER	DATE

BUILDING PERMIT
Victorian Building Act & Building Regulations
Regulations 313, Form 2



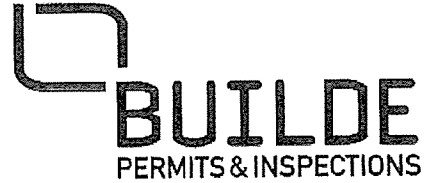
A 1st Floor, 150 Waverley Road, Malvern East Vic 3145
T 03 9572 3111 F 03 9572 3112
W buildde.com.au
ABN 97 124 101 435 ACN 124 101 435

BUILDING PERMIT CONDITIONS BS-U21569/20170159/0

CONDITIONS

1. Prior to construction, the Builder shall ensure that the proposed building is setback from any overhead power lines in accordance with clearance table 313 as produced by Citi Power and Powercor Australia.
2. This Building Permit shall be read in-conjunction with the building permit drawings endorsed by Builde Permits & Inspections. The building work shall be carried out strictly in conformity with the endorsed building permit drawings, documents and specifications.
3. The person in charge of carrying out the building work must notify the Relevant Building Surveyor without delay after the completion of each mandatory inspection stage.
4. Building work as detailed on the endorsed building permit plans and associated documentation must not be altered in any way without prior approval from the Relevant Building Surveyor.
5. It is the responsibility of the Owner or Agent of the Owner to ensure compliance with any Local Council By-Laws and or Regulations.
6. Any reference in the documentation to Australian Standards shall be taken to mean the latest referenced Australian Standards called up in the National Construction Code of Australia unless noted otherwise.
7. Demolition works are not included in this permit unless specifically included by reference in the Building Permit.
8. Owner builders must ensure that they are conversant with all laws which regulate building. Any contracts let by the owner for amounts exceeding \$5000 are required to be carried out by registered building practitioners who are required to hold insurance where the value of the individual contract is more than \$16,000. Any queries should be directed to the Office of Fair Trade or the Victorian Building Authority.
9. It is not the responsibility of the Relevant Building Surveyor to confirm compliance with any Section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land. The Building Act 1993 and Building Regulations 2006 stipulates that a Relevant Building Surveyor must not refuse a Building Permit due to non compliance with a Section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and the Relevant Building Surveyor may be in breach of the Building Act 1993 or Building Regulations 2006 where he or she does not grant a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to commencing construction. The Relevant Building Surveyor accepts no responsibility for non compliance with and Section 173 agreements, covenants, memorandums of common provisions or other restrictions that may be applicable to the land.
10. Despite anything shown on the approved plans, fences and other minor works are not covered by this building permit unless specifically referenced on the Building Permit.
11. The person who is in charge of the carrying out of the building work must ensure that a copy of the building permit and one set of any approved plans, specifications and documents relating to this permit are available for inspection.
12. The person who is in charge of the carrying out of the building work must ensure that the registration numbers and contact details of the builder and building surveyor, the number of the relevant Building Permit and the date of issue is displayed in conspicuous position available to the public.
13. An owner of a building or land of which a Building Permit has been issued must notify the Relevant Building Surveyor within 14 days of any change of name or address of the owner or builder to which this permit applies.
14. The Owner/Builder must ensure the building site/area is adequately fenced off during construction to prevent public access as required by Regulation 604 Protection of the Public.
15. Any building works pursuant to this permit shall strictly comply with the Building Regulations 2006 and the Building Act 1993. Before building work has commenced, additional permits or approvals may need to be obtained under other Acts/Regulations and or Council by Laws. It is the owners responsibility to ensure all additional permits are obtained prior to the commencement of works.
16. No part of the Building shall be built over an easement or within 1m of the service in the easement without the written consent from the relevant authority. In addition, where a Building is/are to be built over existing storm water/sewerage pipes (or the like), it is the responsibility of the Owner and Builder to ensure that the services are re-directed prior to construction.
17. All existing title boundary fences must remain erected throughout the duration of construction/demolition unless the adjoining property owners provide written consent for their removal.
18. No unauthorised encroachment of any part of the work and/or building beyond the boundary/street alignment. Where necessary, boundary locations shall be established by preparation of a title re-establishment survey carried out by a licensed land surveyor.
19. In the case of an owner builder pursuant to Section 137B of the Building Act 1993, and Owner Builder must not sell his or her building unless within six months before entering into the contract of sale, he or she has obtained from a prescribed building practitioner and given to the purchaser a report containing such matters on the building as are required by the Minister by notice published in the Government Gazette.
20. The Municipal Council has declared the site to be in an area subject to infestation by termites. Protection from Termites must be installed in accordance with AS3660.1.

BUILDING PERMIT
Victorian Building Act & Building Regulations
Regulations 313, Form 2



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W buide.com.au
ABN 97 124 101 435 ACN 124 101 435

21. The Owner / Agent of Owner and Builder are advised that a Certificate Of Final Inspection will be issued upon satisfactory completion of building works.
22. The allotment to which this permit applies has been designated by the DS Building Design as being subject to Bushfire Attack Level (BAL) - 12.5. There is insufficient risk to warrant specific construction requirements due to internal works only. Windows and doors used are existing and fall under the definition of repair & maintenance.
23. All Artificial Lighting to the proposed dwelling and garage or extension works must comply with 3.12.5.5 Artificial Lighting National Construction Code in the lamp density or illumination power density must not exceed 5W per sqm within the dwelling, 4W per sqm on a verandah or balcony and 3W per sqm in the garage.

COMBINED ALLOTMENT STATEMENT

A Statement has been issued under Regulation 502 in relation to the building work that is the subject of this permit.

BUILDING PERMIT DOCUMENTS

Architectural Drawings

Job Number: 17033
Drawings: A01 to A06 rev C
Dated: 5 Jun 2017
Prepared By: DS Building Design

Soil Report:

Job Number: 17252
Pages: 1 to 8
Dated: 5 Apr 2017
Prepared By: Allen Karlovic Soil Engineering

ADDITIONAL DOCUMENTS

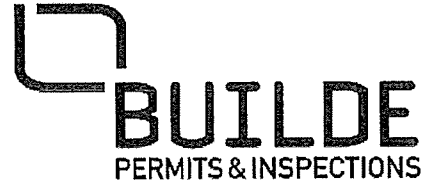
- Project Specifications - NATSPEC
- Manufacturers Specification - Fire Box
- NCC Part 3.7.3
- Owner Builder Certificate Of Consent
- Cost Break-Down Schedule (Materials & Labour)
- Council Planning Enquiry Letter
- Council Property Information Report
- Yarra Valley Water Property Sewerage Plan
- Certificate of Title & Block Plan
- Planning Property & Bushfire Prone Area Report
- VBA Practitioner Search Results
- Agent Appointment Form
- Application for Building Permit - Form 1

COMPLIANCE CERTIFICATES / STATEMENTS

The following Compliance Certificates and or Statements must be submitted to the Relevant Building Surveyor for review prior to issue of a Certificate of Final Inspection:

24. Plumbing Compliance Certificate - 221ZH:
 - a. Sanitary Plumbing
 - b. Cold Water Plumbing
 - c. Hot Water Plumbing
 - d. Roof Plumbing (flue installation)
25. Electrical Compliance Certificate:
 - a. Non-Prescribed
26. Glazing Compliance Certificate:
 - a. for all new shower screens to AS 3740 & AS1288 - 2006;
27. Thermal Insulation Certificate or Statement of Installation to AS4859-2002
28. Termite Protection Certificate (Parts A & B) to AS 3660-2000;
29. Waterproofing Compliance Certificate or Installation Declaration to AS3740-2010

BUILDING PERMIT
Victorian Building Act & Building Regulations
Regulations 313, Form 2



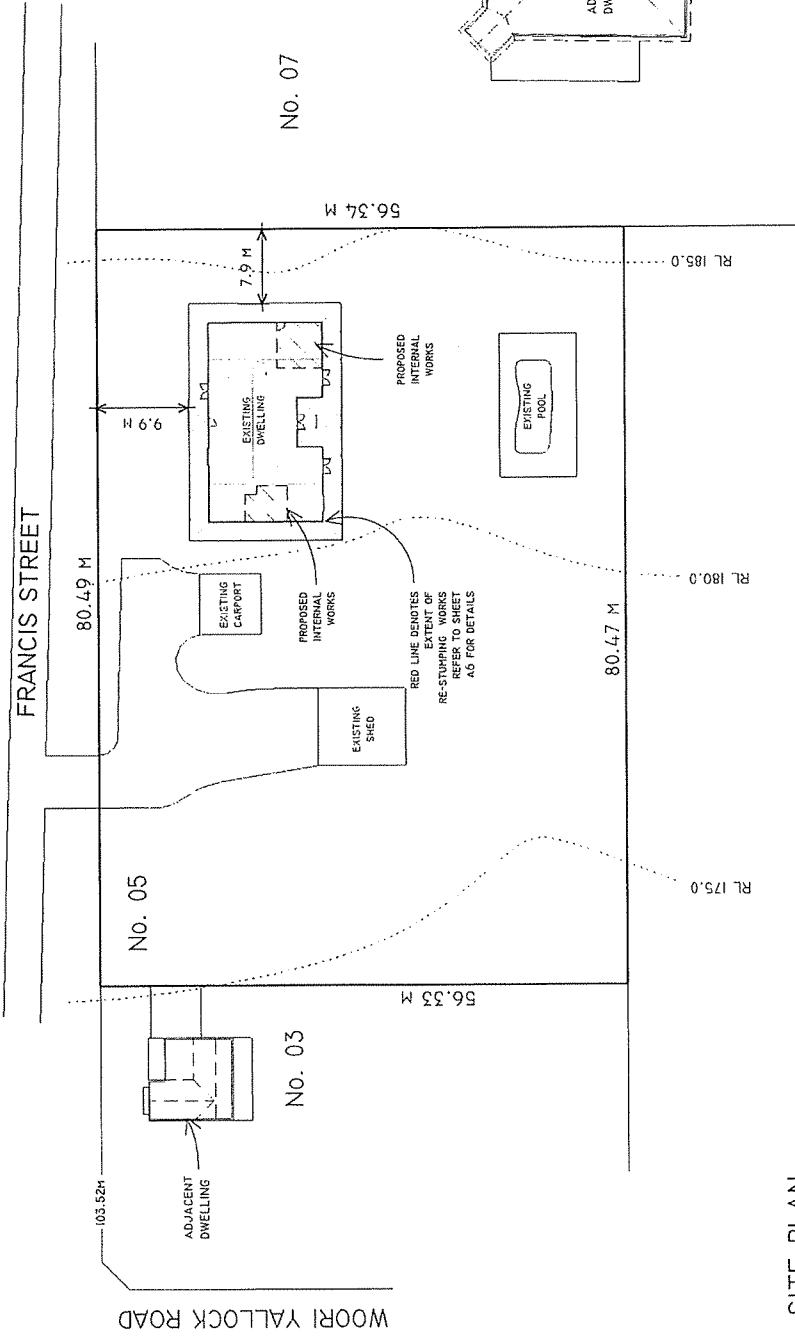
A 1st Floor, 150 Waverley Road, Malvern East Vic 3145
T 03 9572 3111 F 03 9572 3112
W bilde.com.au
ABN 97 124 101 435 ACN 124 101 435

- NOTE 1: UNDER BUILDING REGULATION 317 THE PERSON IN CHARGE OF THE CARRYING OUT OF BUILDING WORK ON AN ALLOTMENT MUST TAKE ALL RESPONSIBLE STEPS TO ENSURE THAT A COPY OF THIS PERMIT AND ONE SET OF ANY APPROVED PLANS, SPECIFICATIONS AND DOCUMENTS ARE AVAILABLE FOR INSPECTION AT THE ALLOTMENT WHILE THE BUILDING WORK IS IN PROGRESS. THEY MUST ALSO TAKE ALL RESPONSIBLE STEPS TO ENSURE THAT THE REGISTRATION NUMBERS AND CONTACT DETAILS OF THE BUILDER AND BUILDING SURVEYOR AND THE NUMBER AND DATE OF ISSUE OF THIS PERMIT ARE DISPLAYED IN A CONSPICUOUS POSITION ACCESSIBLE TO THE PUBLIC BEFORE AND DURING THE BUILDING WORK TO WHICH THIS PERMIT APPLIES.
- NOTE 2: UNDER REGULATION 318, AN OWNER OF A BUILDING OR LAND, FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED, MUST NOTIFY THE RELEVANT BUILDING SURVEYOR WITHIN 14 DAYS AFTER ANY CHANGE IN THE NAME OR ADDRESS OF THE OWNER OR OF THE BUILDER CARRYING OUT THE BUILDING WORK. THE PENALTY FOR NON-COMPLIANCE IS 10 PENALTY UNITS.
- NOTE 3: INCLUDE BUILDING PRACTITIONERS WITH CONTINUING INVOLVEMENT IN THE BUILDING WORK.
- NOTE 4: INCLUDE ONLY BUILDING PRACTITIONERS WITH NO FURTHER INVOLVEMENT IN THE BUILDING WORK.
- NOTE 5: DOMESTIC BUILDERS CARRYING OUT DOMESTIC BUILDING WORK FORMING PART OF THIS PERMIT (WHERE THE CONTRACT PRICE FOR THAT WORK IS MORE THAN \$12,000) MUST BE COVERED BY AN INSURANCE POLICY AS REQUIRED UNDER SECTION 135 OF THE BUILDING ACT 1993.

GENERAL NOTES

- THESE PLANS ARE SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM THE DESIGNER
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING ACT 1993, BUILDING REGULATIONS 2006, NATIONAL FIRE PROTECTION CODE (NFCC OR BCA) 2015 AND ALL RELEVANT AUSTRALIAN STANDARDS.
- DO NOT SCALE OFF PLANS, USE FIGURED DIMENSIONS ONLY
- SITE PLAN DIMENSIONS IN METERS
- ALL OTHER DIMENSIONS IN MILLIMETERS - UNLESS NOTED OTHERWISE (UNO)
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS
- ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION
- NO BUILDING MEMBER (ROOFING OR FOOTING MEMBER) TO PROTRUDE BEYOND TITLE BOUNDARY
- ALL UNDERGROUND SERVICES ARE TO BE LOCATED BY ON SITE BUILDER/CONTRACTOR PRIOR TO EXCAVATION WORKS - REFER WWW.103.COM.AU OR CALL 1100 FOR DIAL-BEFORE-YOU-DIG SERVICE
- UNPROTECTED EMBANKMENTS TO BE PROVIDED WITH 1V:2H BATTER WHERE IN FIRN CLAY (OR AS PER TABLE 3.1.1.1 OF THE BCA)
- ANY EXCAVATION ADJACENT TO EXISTING BUILDINGS TO BE CLEAR OF ALL SERVICES AND UTILITIES INCLUDING WHERE IN FIRN CLAY (OR AS PER TABLE 3.1.1.1 OF THE BCA)
- PROVIDE 90MM SLOTTED AGI DRAIN TO THE BASE OF ALL EXCAVATIONS, RETAINING WALLS AND WHERE SITE CONDITIONS CREATE A NEED FOR SUBSOIL AND SURFACE WATER TO BE DIVERTED AWAY FROM BUILDINGS IN ACCORDANCE WITH BCA PART 3.1.2.2 AND 3.1.2.4.
- AGI DRAINS TO DISCHARGE INTO SILT PIT (WITH PROVISIONS FOR CLEANING) CONNECTED TO 90MM UPVC STORMWATER DRAINAGE SYSTEM.
- 90MM UPVC STORMWATER DRAINAGE SYSTEM TO CONNECT TO THE LEGAL POINT OF DISCHARGE TO THE LOCAL AUTHORITY APPROVAL
- COVERAGE TO 90MM CLASS 6 UPVC PIPE:
 - 100MM UNDER SOIL
 - 50MM UNDER PAVING OR CONCRETE
 - 100MM UNDER PAVING SUBJECT TO LIGHT VEHICLE TRAFFIC
 - 100MM UNDER PAVING SUBJECT TO LIGHT VEHICLE TRAFFIC
- EFFLUENT WASTE TO CONNECT TO SEWER DISCHARGE POINT TO THE SATISFACTION OF THE RELEVANT AUTHORITY

AREA SCHEDULE	
EXISTING DWELLINGS	AREA
244.9 M ²	
EXISTING VERANDAH	163.6 M ²
TOTAL SITE	4534.2 M²



DRAWING LIST	
No.	SHEET NAME
A01	SITE PLAN
A02	EXISTING FLOOR PLAN
A03	PROPOSED FLOOR PLAN
A04	ELEVATIONS
A05	SECTION AA
A06	FOOTING DETAILS

SITE PLAN
SCALE 1 : 500

REV	DESCRIPTION	DATE
1	CONCEPT D	20/04/2017
2	REVISION A	04/05/2017
A	BUILDING APPROVAL	15/05/2017
B	REVISION B	17/05/2017
C	REVISION C	05/06/2017

PROJECT: ALTERATIONS TO DWELLING
5 FRANCIS STREET, COCKATOO

CLIENT: P & C MILNE

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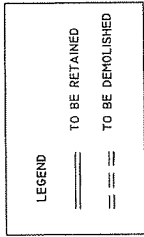
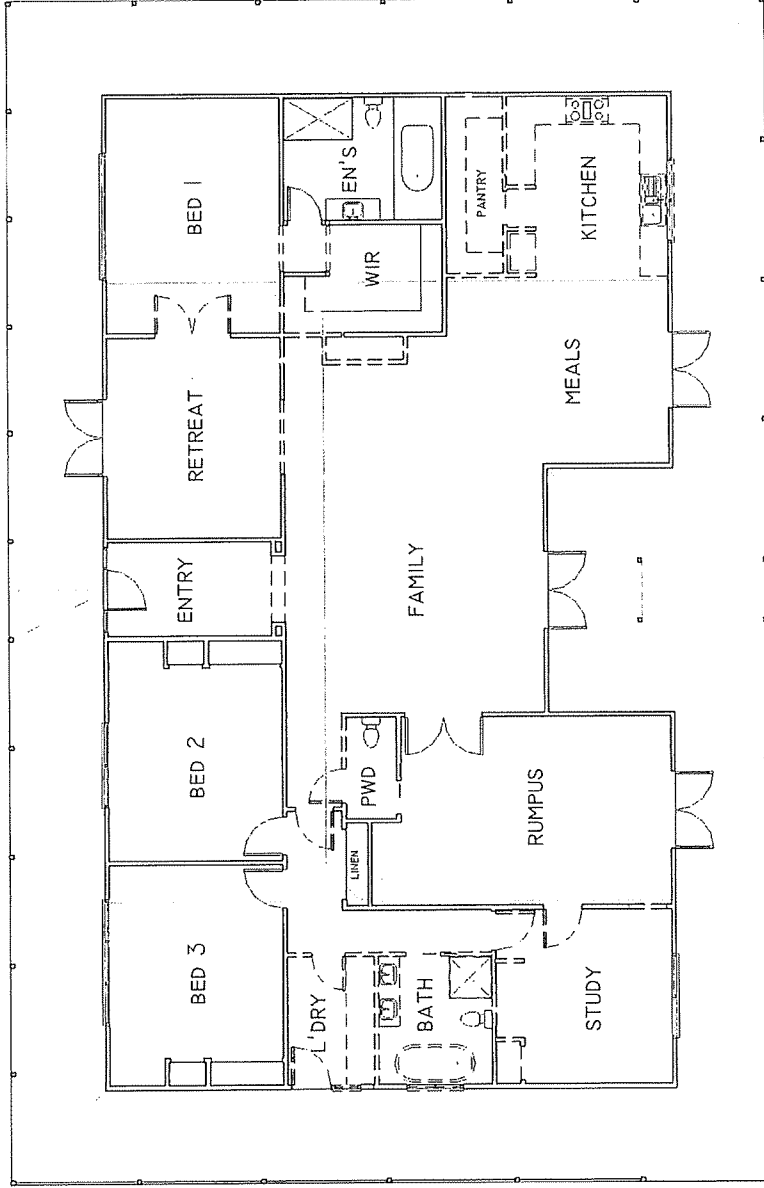
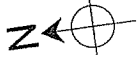
A.B.N 80 203 904 837
PO BOX 439, MORNIBULK VIC 3793
0409 998 522
daniel@dsbuildingdesign.com.au

SHEET TITLE: **SITE PLAN**

PROJECT No.: 17033
DWN BY: DS (DP-AD 37699) SCALE @ A3: 1 : 500

REVISION: C
SHEET No.: A01

PROJECT DATE: 03/04/2017



EXISTING FLOOR PLAN
SCALE 1 : 100

PROJECT: ALTERATIONS TO DWELLING 5 FRANCIS STREET, COCKATOO		SHEET TITLE: EXISTING FLOOR PLAN PROJECT No.: 17033 DWN BY: DS (DP-AD 3/7699) SCALE @ A3: 1:100		REVISION: C SHEET No.: A02
CLIENT: P & C MILNE		A.B.N. 80 203 804 837 PO BOX 193, MONROULY VIC 325 0400 996 522 daniel@dsbuildingdesign.com.au		DS BUILDING DESIGN
© THIS DOCUMENT IS PROTECTED BY COPYRIGHT IT MAY NOT BE REPRODUCED, COPIED OR ALTERED WITHOUT PRIOR WRITTEN CONSENT FROM DS BUILDING DESIGN		DS BUILDING DESIGN		
REV	DESCRIPTION	DATE		
1	CONCEPT	20/04/2017		
A	REVISION A	04/05/2017		
B	BUILDING APPROVAL	15/05/2017		
2	REVISION B	17/09/2017		
C	REVISION C	05/09/2017		

DATE PRINTED: 5/06/2017 3:17:55 PM

GENERAL NOTES - RESIDENTIAL DEMOLITION WORK

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE DUTY OF CARE AND BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.

PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001: THE DEMOLITION OF STRUCTURES.

DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWN-WARDS.

THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LINE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.

ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE WORKING CAPACITY. SUCH MATERIAL SHALL NOT BE SOILED OR STACKED THAT IT WILL ENDANGER WORKERS OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT IS LIKELY TO COLLAPSE TO WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.

THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORM WATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE. THE POSITION OF GAPPED SEWER AND STORM WATER DRAINS, SEALED-OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED, SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

IT IS THE BUILDERS RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA, THE BUILDERS SHALL ENGAGE AN AUTHORIZED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.

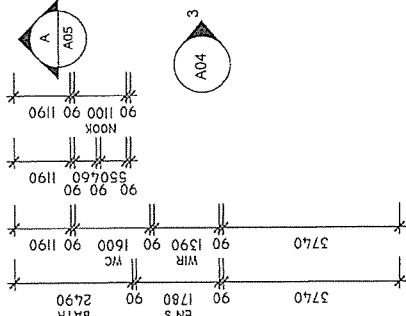
DOOR SCHEDULE	
MARK	ROOM
01	L DRY
02	L DRY
03	PANTRY
04	BED 1
05	STUDY
06	STUDY NOOK
07	BATH
08	WC
09	EN'S
10	WIR
11	BED 4

MARK HEIGHT WIDTH ROOM COMMENTS
 01 2040 820 L DRY
 02 2040 720 L DRY
 03 2040 720 PANTRY
 04 2040 820 BED 1
 05 2040 820 STUDY
 06 2100 2100 STUDY NOOK
 07 2040 720 BATH
 08 2040 720 WC
 09 2040 720 EN'S
 10 2040 720 WIR
 11 2040 820 BED 4

WINDOW SCHEDULE	
MARK	ROOM
01	BATH AWNING (RE-USED)
02	EN'S AWNING (RE-USED)

MARK HEIGHT WIDTH ROOM COMMENTS
 01 1200 1200 BATH AWNING (RE-USED)
 02 900 610 EN'S AWNING (RE-USED)

WINDOW SIZES ARE NOMINAL ONLY. REFER TO WINDOW MANUFACTURERS DETAILS. WINDOW SIZES ARE TO BE CONFIRMED BY BUILDER PRIOR TO THE CONSTRUCTION OF OPENINGS.



AS THE PROPOSED WORKS REPRESENT LESS THAN 25% OF THE EXISTING FLOOR AREA OF THE BUILDING, PARTIAL COMPLIANCE WITH THE REQUIREMENTS OF SECTION 3.1.2.2 (BUSINESS AREAS) - NCC PART 3.1.2 (ENERGY EFFICIENCY) IS ACCEPTED.

ADOPT BAL-12.5 REQUIREMENTS TO NEW WORKS ONLY IN LIEU OF SITE ASSESSMENT AS PER SECTION 2 OF AS3959-2009

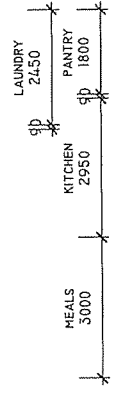
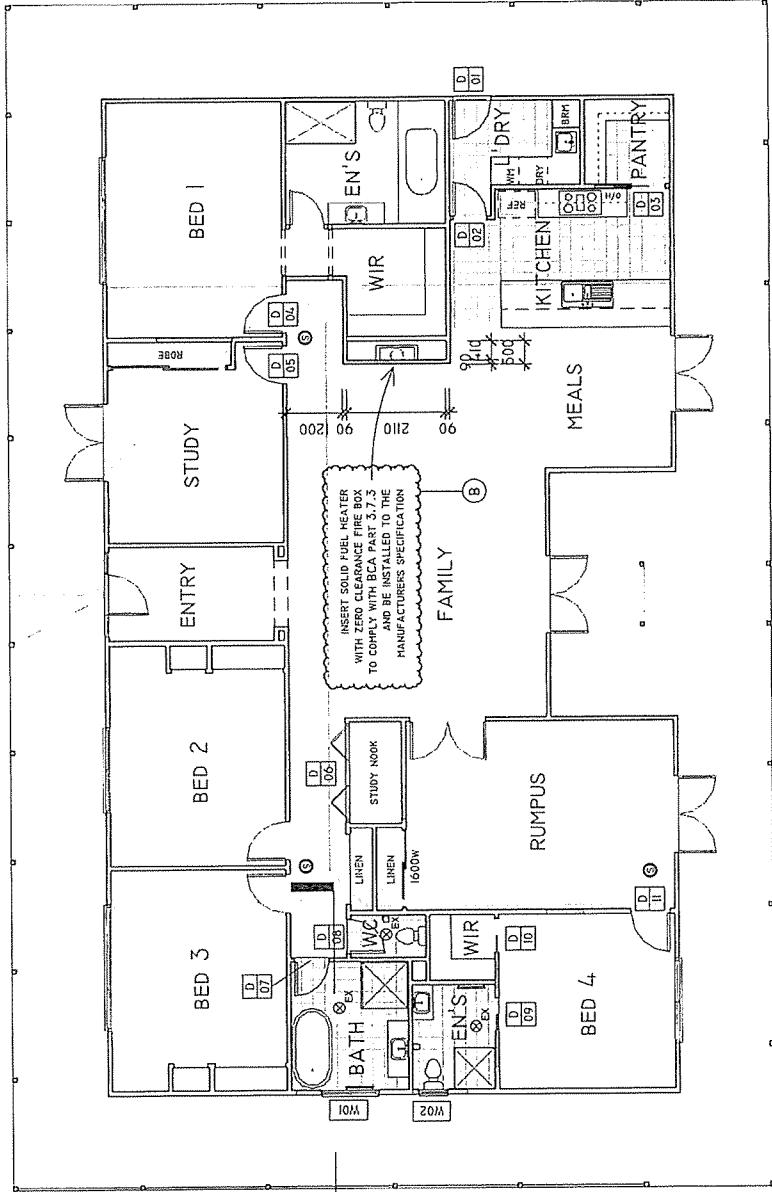
ADOPT SINGLE GLAZED WINDOWS (EX-USE EXISTING WINDOWS) WITH DOUBLE GLAZED WINDOWS (EX-USE EXISTING WINDOWS) TO NEW WORKS ONLY IN LIEU OF DEEMED-TO-SATISFY REQUIREMENTS OF NCC PART 3.1.2.2

SUBJECT TO THE RELEVANT BUILDING SURVEYORS' APPROVAL

REV	DESCRIPTION	DATE
1	CONCEPT	20/04/2017
A	REVISION A	04/05/2017
Z	BUILDING APPROVAL	15/05/2017
B	REVISION B	17/05/2017
C	REVISION C	05/06/2017

THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING EQUIPMENT MUST NOT EXCEED THE ALLOWANCE OF:
 5 W/M² IN A CLASS I BUILDING; AND
 4 W/M² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS I BUILDING; AND
 3 W/M² IN A CLASS IIA BUILDING ASSOCIATED WITH A CLASS I

ROOM	AREA	MAX WATTAGE PER ROOM
L DRY	5.64 M ²	28W
PANTRY	3.24 M ²	16W
KITCHEN	13.22 M ²	66W
STUDY NOOK	2.38 M ²	11W
BATH	6.82 M ²	34W
EN'S	3.09 M ²	19W
WIR	1.95 M ²	9W
WC	1.44 M ²	7W



PROPOSED FLOOR PLAN
SCALE 1 : 100

LEGEND

SHOCK DETECTORS AS DESIGNATED ON FLOOR PLAN TO BE INSTALLED IN ALL NEW DETECTORS SHALL BE INTERCONNECTED AND HARD WIRED (MANS POWER SUPPLIED WITH BATTERY BACKUP)

EXHAUST FANS AS DESIGNATED ON FLOOR PLAN TO PROVIDE EXHAUST FOR ALL EXHAUSTERS AND ARE TO BE DUCTED OUTSIDE THE BUILDING

REVISION: C
SHEET No.: A03
PROJECT DATE: 03/04/2017
PROJECT No.: 17033
DWN BY: DS (DP-AD 37699) SCALE @ A3: 1 : 100

SHEET TITLE: PROPOSED FLOOR PLAN

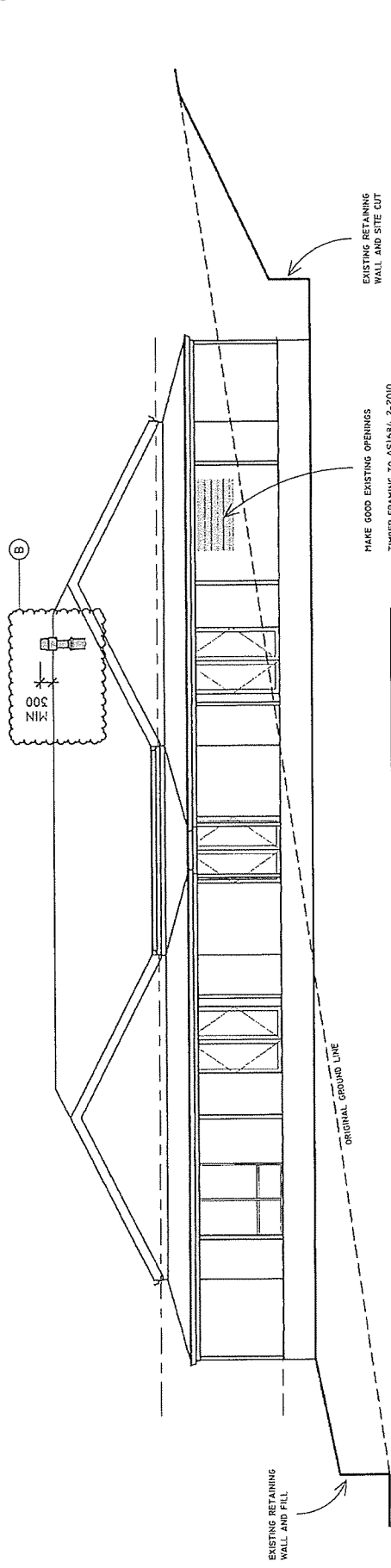
A.B.N. 80 208 904 837
PO BOX 439, MOORILL VIC 3793
0400 988 532
daniel@dsbuildingdesign.com.au

DSBUILDINGDESIGN

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PROJECT: ALTERATIONS TO DWELLING
5 FRANCIS STREET, COCKATOO

CLIENT: P & C MILNE



ELEVATION 1 - SOUTH
SCALE 1 : 100

DAL-12.5 CONSTRUCTION REQUIREMENTS SUMMARY (NEW WORKS ONLY)
PARTIAL COMPLIANCE REQUIRED UNDER 608 - REFER TO SHEET A03 FOR DETAILS

- EXTERNAL CLADDING WITHIN 1200MM OF VERANDAH FFL TO BE FIBRE CEMENT OR BUSHFIRE RESISTING THIMER WEATHERBOARDS (SEAL ALL GAPS, SCREEN ALL VENTS)
- WINDOW SILLS TO BE GREATER THAN 1200MM ABOVE VERANDAH FFL
- PROVIDE METAL SCREENS TO OPENABLE PORTIONS OF WINDOW
- LAUNDRY DOOR TO BE FULLY FRAMED GLAZED DOOR WITH ALL FRAMING MADE FROM BUSHFIRE RESISTING THIMER OR THIMER SPECIES FROM TABLE 12.5 OF ASS9519
- PROVIDE WEATHERSTRIPPING TO ALL GLAZED DOORS AND WINDOWS
- ALL GLAZING TO BE GRADE A SAFETY GLASS
- ANY ABOVE-GROUND, EXPOSED WATER OR GAS SUPPLY LINES TO BE METAL

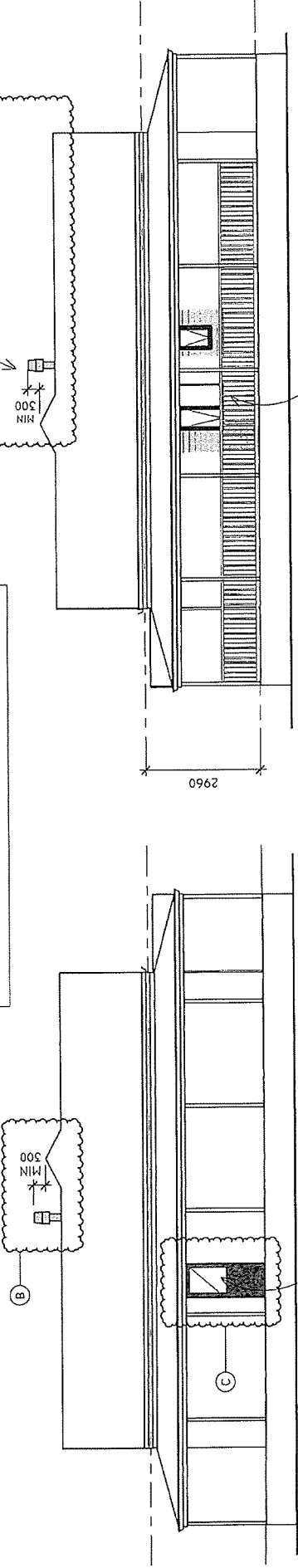
ELEVATION 3 - WEST
SCALE 1 : 100

MAKE GOOD EXISTING OPENINGS

THIMER FRAMING TO AS1684.2-2010
R2.5 INSULATION BALTS
CLADDING TO PROFILE TO MATCH
EXISTING) OVER SARKING
TYPICAL

FLUE TO SOLID FUEL HEATER INSTALLED
TO THE MANUFACTURERS SPECIFICATIONS
FLUE INSTALLATION AND TERMINATION
HEIGHT TO BE IN ACCORDANCE WITH
BCA PART 3.7.3

300 MIN



ELEVATION 2 - EAST
SCALE 1 : 100

GLAZED ELEMENTS TO DOORS AND DOOR
SIDEPANELS WITHIN 1200MM OF ADJACENT
FLOOR TO BE GRADE A SAFETY GLASS
AS PER BCA TABLE 3.6.5

PROVIDE GLAZING MARKING TO DOORS
IN ACCORDANCE WITH BCA PART 3.6.4.6

300 MIN

GLAZED ELEMENTS TO BATHROOMS AND EN-SUITES
WITHIN 2.0M OF THE HIGHEST ADJACENT FLOOR,
SHOWER BASE OR BOTTOM OF BATH MUST BE
GRADE A SAFETY GLASS AS PER BCA TABLE 3.6.5
IN ACCORDANCE WITH BCA PART 3.6.4.5

ALL GLAZING WITHIN 500MM OF ADJACENT FLOOR
TO BE GRADE A SAFETY GLASS OR ORDINARY 5MM
WHERE GLAZED ELEMENT IS LESS THAN 1.2M

REV	DESCRIPTION	DATE
1	CONCEPT	20/04/2017
A	REVISION A	04/05/2017
2	BUILDING APPROVAL	15/05/2017
B	REVISION B	17/05/2017
C	REVISION C	05/06/2017

PROJECT: ALTERATIONS TO DWELLING
5 FRANCIS STREET, COCKATOO

CLIENT: P & C MILNE

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daniel@dsbuildingdesign.com.au

SHEET TITLE: ELEVATIONS

REVISION: C

SHEET No.: A04

PROJECT No.: 17093

PROJECT DATE: 03/04/2017

DWN BY: DS (DP-AD 37699) SCALE @ A3 : 1 : 100

DSBUILDINGDESIGN

DATE PRINTED: 5/06/2017 3:12:54 PM

STUMP SIZES

LENGTH OF STUMP (INCLUDING EMBEDMENT)	CONCRETE STUMPS MIN SIZE	NO OF HARD DRAWN REINFORCEMENT WIRE	STEEL STUMPS MIN SIZE	TIMBER STUMPS MIN SIZE (T7)
< 1400	100x100	1/5PH	75x75x2.0SHS	125x125*
1400 - 1800	100x100	2/5PH	75x75x2.0SHS	125x125*
1801 - 3000	-	-	75x75x2.0SHS	125x125*

FOOTING SIZES

ALL CONCRETE FOOTINGS ARE TO BE A MINIMUM OF 25MPa AND SIZED AS FOLLOWS:

PAD FOOTING SIZES FOR A MAXIMUM WIND CLASSIFICATION OF N2

MAXIMUM ROOF LOAD WIDTH (LONG/H²)	MAXIMUM FLOOR LOAD WIDTH	MAXIMUM BEARER SPAN	PAD FOOTING SIZE (S0)	PAD FOOTING SIZE (Ø)
7500	3500	2100	430x430x250(T)	500x x 200(T)

- NOTES:
- (*) TIMBER STUMP HEIGHT ABOVE GROUND SHALL NOT EXCEED 15 TIMES THE FACE WIDTH.
 - INCREASE SIZE AS REQUIRED:
 - 150x150 STUMP NOT TO EXCEED 1500 HIGH ABOVE GROUND
 - 180x180 STUMP NOT TO EXCEED 1875 HIGH ABOVE GROUND
 - 150x150 STUMP NOT TO EXCEED 2300 HIGH ABOVE GROUND
 - 200x200 STUMP NOT TO EXCEED 3000 HIGH ABOVE GROUND
 - STUMPS ARE TO BE EMBEDDED IN THE FOUNDATION MATERIAL NOT LESS THAN 50% OF THE STUMP HEIGHT ABOVE GROUND, OR A MINIMUM OF 600MM, WHICH EVER IS GREATER
 - TIMBER STUMPS TO BE BRACED IN ACCORDANCE WITH AS1684.2
 - CONCRETE STUMPS TO BE BRACED IN ACCORDANCE WITH AS1684.2
 - STEEL STUMPS TO BE BRACED IN ACCORDANCE WITH AS1684.2
 - ALL OUTSIDE, IN-GROUND TIMBER MEMBERS ARE TO BE H3 TREATED
 - ALL EXTERNAL, STEEL MEMBERS ARE TO BE HOT DIP GALVANISED AS PER BCA PART 3.4.4.4

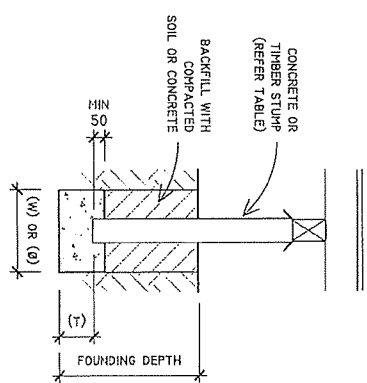
WHERE SUPPORTING POINT LOADS, ADOPT SIZES AS FOLLOWS:

EFFECTIVE SUPPORTED AREA M²	WIDTH (W) OF SQUARE PAD MM	DIAMETER (Ø) OF CIRCULAR PAD MM	THICKNESS (T) MM
10	400	500	200
20	500	600	200
40	600	750	250

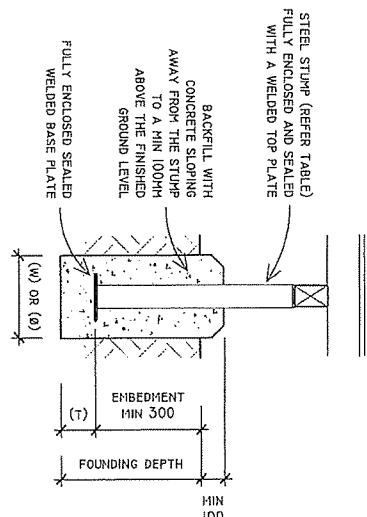
AS PER CLAUSE 3.7 OF AS1684.2-2010

AS PER FIGURE E1 OF AS2870-2011 APPENDIX E

- PAD FOOTING GENERAL NOTES:**
- EXCAVATIONS FOR FOOTINGS MUST BE CLEAN CUT AND FREE OF LOOSE EARTH, ROOTS AND DEBRIS IMMEDIATELY BEFORE POURING CONCRETE.
 - CONCRETE TO COMPLY WITH AS3600 AND HAVE A MIN STRENGTH OF 25MPa
 - PROVIDE MIN 400MM CLEARANCE BENEATH BEARER AND GROUND LEVEL. THIS CAN BE REDUCED TO 150MM (OR MIN 400MM FROM PARTICLE BOARD FLOORING) WHERE WITHIN 2M OF AN EXTERNAL WALL
 - ALL WORKS TO COMPLY WITH AS2870-2011 AND BCA
 - PAD FOOTING SIZES AS PER CLAUSE 3.7 OF AS1684.2-2010 AND APPENDIX E OF AS2870-2011
 - FOUNDING DEPTH:
 - PAD FOOTINGS TO BE FOUND MIN AT LEAST 100MM INTO THE NATURAL SILTY CLAY WITH A MIN BEARING CAPACITY OF 200kPa TO DEPTHS AS PER THE SOIL REPORT
 - FOUNDATION CLASSIFICATION CLASS M
 - REFER ALLEN KARLOVIC REPORT NUMBER 17252
 - PROVIDE A TERMITE MANAGEMENT SYSTEM
 - COMPLYING WITH AS3660.1-2010.
 - ALL OUTSIDE, ABOVE GROUND TIMBER MEMBERS ARE TO BE H3 TREATED
 - ALL OUTSIDE, IN-GROUND TIMBER MEMBERS ARE TO BE H4 TREATED AS PER TABLE B1 OF AS1684.2-2010
 - ALL EXTERNAL STEEL MEMBERS ARE TO BE HOT DIP GALVANISED AS PER BCA PART 3.4.4.4



TIMBER/CONC. STUMP DETAIL
AS PER NCC PART 3.2.5.6



STEEL STUMP DETAIL
AS PER NCC PART 3.2.5.6 (c)

REV	DESCRIPTION	DATE
1	CONCEPT	20/04/2017
2	REVISION A	04/05/2017
3	BUILDING APPROVAL	15/05/2017
4	REVISION B	17/05/2017
5	REVISION C	05/06/2017

PROJECT: ALTERATIONS TO DWELLING
5 FRANCIS STREET, COCKATOO

CLIENT: P & C MILNE

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DS BUILDING DESIGN

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0430 988 522
dani@dsbuildingdesign.com.au

SHEET TITLE:	REVISION: C
FOOTING DETAILS	SHEET No.:
PROJECT No.: 17033	PROJECT DATE: 03/04/2017
DWN BY: DS (DP-AD 37699)	SCALE @ A3: 1 : 20
	A06

Form 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property details

Number 5	Street/road Francis Street	City/suburb/town COCKATOO	Postcode 3781
Lot/s 2	LP/PS 444955H	Volume 10783	Folio 713
Crown Allotment	Section	Parish GEMBROOK	County
Municipal district	Shire of Cardinia		

Building permit details

Building permit number **20170159**
Version of BCA applicable to building permit **NCC 2016 Vol. 2**

Description of building work

Part of building	Permitted use	BCA Class of building
Alterations to a Single Dwelling	Single Dwelling	1ai

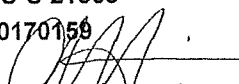
Maintenance determination

A maintenance determination is **not required** to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Mandatory Inspections

Date	Type
27/06/2017	Stump Holes
27/06/2017	Part Framework
01/06/2020	Completion of framework
12/06/2020	Final Inspection domestic

Relevant building surveyor

Name: **Mark Rechichi**
Address: **Level 1, 150 Waverley Road, Malvern East VIC 3145**
Email: markr@builde.com.au
Building practitioner registration no.: **BS-U 21569**
Certificate No: **20170159**
Signature: 
Date of issue **15/06/2020**

10 March 2022

Reference number – 2309650210

Paul Milne
5 Francis Street
Cockatoo VIC 3781

CONFIRMATION OF SWIMMING POOL / SPA REGISTRATION.

Pool (property) located at: Lot 2 (5) Francis Street, Cockatoo, VIC 3781.

Thank you for registering your swimming pool/spa in accordance with the mandatory requirements introduced by the Victorian Government in 2019 under the Building Amendment (Swimming Pool and Spa) Regulations 2018.

We now confirm registration of your swimming pool / spa and advise that the following information has been recorded against your property:

- **Type of Swimming Pool Spa -** Permanent Swimming Pool
- **Determined Construction date -** 3/08/2009
- **Applicable Barrier Standard -** AS1926.1-1993 Amendment 1
- **Due date for 1st Certificate of Compliance -** 1 June 2023

As a condition of your registration your swimming pool / spa barrier will need to be inspected for compliance. Inspections are to be carried out by a registered building surveyor or registered building inspector. A **Certificate of Barrier Compliance** must be lodged with council before **1 June 2023**, prescribed fees apply.

In addition, owners must have a registered building surveyor or inspector certify the continuing compliance of their safety barrier every 4 years.

For more information visit the Victorian Building Authority (VBA) website:
www.vba.vic.gov/consumers/swimming-pools/pool-safety-barriers

Should you require further assistance or any information regarding compliance certificate lodgement, please visit www.cardinia.vic.gov.au or contact council.

Yours sincerely,



Nathan Johnston
Cadet Building Surveyor
On Behalf of the Municipal Building Surveyor

10 March 2022

Reference number – 2309650210

Paul Milne
5 Francis Street
Cockatoo VIC 3781

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Yours sincerely,



Nathan Johnstone
Cadet Building Surveyor
On Behalf of the Municipal Building Surveyor



Excel Building Inspections

OWNER BUILDER INSPECTION REPORT

Section 137B (2) (a) of the Building Act 1993.

INSPECTION DETAILS

Registered Practitioners Name: Heath Watkinson — APPROVED by Excel Building Inspections

Registration Number: IN – L 65779

Phone: 0409323804

Email: heath@excelbuildinginspections.com.au

Date of Inspection: 31/10/2023

Time of Inspection: 1:00pm

Weather Conditions: Fine

Date of Report: 31/10/2023

Practitioners Signature: 

DETAILS OF OWNER BUILDER(S)

Name(s): Paul Milne & Catherine Milne

Contact Address: 5 Francis Street, Cockatoo 3781





OWNER BUILDER PROPERTY LOCATION

Street/Road: 5 Francis Street

Suburb/Town: Cockatoo

Postcode: 3781

Municipal District: Cardinia Shire Council

BUILDING APPROVAL DETAILS

Building Permit Number: 20170159/0

Issuing Building Surveyor: March Rechichi BS-U 21569

Building Permit Issue Date: 04/05/2017

Certificate of Final Inspection Date: 15/06/2020

ENTRY HALL:		ENSUITE:	✓	FLOORING THROUGHOUT DWELLING:	
PASSAGE:		LAUNDRY:	✓	DECK:	
LOUNGE/LIVING:		BEDROOMS:	✓	BALCONY:	
SEPARATE DINING:		BATHROOM:	✓	KITCHEN:	✓
STUDY NOOK:	✓	WC:	✓	RETAINING WALLS:	
PERGOLA:		STAIRS:		VERANDAH x2:	

ROOMS/STRUCTURES COVERED BY THIS REPORT





DEFECTS IN THE RESIDENTIAL BUILDING WORKS

A smoke detector is not fitted to the master bedroom.

INACCESSIBLE AREAS AT THE TIME OF INSPECTION

No access was obtained into any other rooms/buildings on site.

No access was obtained on to the roof or into the roof void, wall, or subfloor cavities

SECONDHAND MATERIALS USED (AS CONFIRMED BY OWNER BUILDER AND VISUALLY)

None disclosed

CONDITIONS & STATUS OF INCOMPLETE WORK

None sighted

OTHER RELEVANT COMMENTS

Bathroom:

Renovation to the dwelling includes the conversion of the existing laundry to a bathroom, the installation includes new floor & wall tiling, bath, shower, vanity, benchtop, and tapware.

Ensuite:

Renovation to the ensuite includes the installation of new floor & wall tiling, WC, shower, and vanity.

WC:

Renovation to the WC includes the installation of new WC to existing hallway space.

Laundry:

Renovation to the laundry includes the installation of new wall tiling, cabinetry, trough, bench top, and tapware. Internal nonloadbearing walls have been added to create the laundry space.

Kitchen:

Renovation to the kitchen includes the installation of new wall tiling, cabinetry, gas cook top, electric oven, sink, bench tops, and tapware. Internal nonloadbearing walls have been removed to create the kitchen space.

Office nook:

Renovation to the dwelling includes the installation of an office nook to existing WC space.





Bedrooms:

Renovation to the dwelling includes the removal of double doors to the master bedroom/office area to facilitate separation, and a new door for entry to the master bedroom has been installed.

The existing rumpus/office space has had a doorway relocated and a bedroom space created which includes an ensuite and a walk in robe.



Mobile – 0409323804

Email – heath@excelbuildinginspections.com.au



Australian Institute of Building
Surveyors



Mobile: 0409323804





SCOPE, PURPOSE, AND LIMITATIONS OF THIS REPORT

A copy of any building permits issued, any occupancy permits, certificates of compliance or certificates of final inspection issued (as applicable), must be attached to this report or the section 32.

This report has been prepared for the client named herein for the purposes of reporting on the Owner Builder works and for obtaining warranty insurance for Owner Builder works, if the value of works undertaken exceeds \$ 16,000.

The purpose of the report is to provide a condition report in accordance with section 137b of the Building Act where Owner Builder works have been undertaken. It is not a guarantee that works are free from latent or other defects.

The scope of the report is a visual inspection of the works to identify significant defects in the works and to form an opinion regarding the condition of the works at the time of inspection. The property report was obtained by visual means where reasonable access was granted.

Reasonable access is defined in AS 4349.1 and includes in part, Subfloor access through 400 X 500mm openings and subfloor crawl spaces 400mm high. Roof interior crawl spaces 600 X 600 accessible with a 3.6m ladder Roof exteriors accessible with a 3.6m ladder placed on the ground.

The plumbing and electrical systems were not tested.

This report does not include assessment of any matter beyond the consultant's expertise.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by law. This report does not warrant that works detailed herein have been constructed in accordance with The Building Act and Building Regulations. No warranty is given that building permits and other approvals were correctly obtained and potential purchasers should make their own enquiries with Council.

This report is not a warranty or insurance policy against and problems developing with the building/s in the present or near future.

No excavations were made, and no items of furniture have been moved to obtain the information for this report.

No investigation or detection of wood destroying insects such as termites and wood borers has been undertaken.

No investigation of any appliances such as dishwashers, ovens etc has been done. There is no guarantee that all faults and or defects have been identified by this report.

End of Report



Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

Can you change how the property is used, or the buildings on it?

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

