



Contract of sale of land

Property: 18 Astral Walk, Wollert VIC 3750

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of Conveyancers (Victorian Division)



Contract of sale of land

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IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

Cooling-off period (Section 31 of the *Sale of Land Act 1962*)

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS: the 3-day cooling-off period does not apply if:

- you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- you bought the land within 3 clear business days after a publicly advertised auction was held; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

Off-the-plan sales (Section 9AA(1A) of the *Sale of Land Act 1962*)

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor

Approval

This contract is approved as a standard form of contract under section 53A of the *Estate Agents Act 1980* by the Law Institute of Victoria Limited. The Law Institute of Victoria Limited is authorised to approve this form under the *Legal Profession Uniform Law Application Act 2014*.

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WARNING TO ESTATE AGENTS

DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

WARNING: YOU SHOULD CONSIDER THE EFFECT (IF ANY) THAT THE WINDFALL GAINS TAX MAY HAVE ON THE SALE OF LAND UNDER THIS CONTRACT.

Contract of sale of land

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the –

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING CONTRACT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962*.

The authority of a person signing –

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties – must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER:

..... on / 2024

Print name(s) of person(s) signing:

.....

State nature of authority, if applicable:

This offer will lapse unless accepted within [] clear business days (3 clear business days if none specified) In this contract, "business day" has the same meaning as in section 30 of the *Sale of Land Act 1962*

SIGNED BY THE VENDOR:

..... on / 2024

Print name(s) of person(s) signing: MARIAM FILITOGA AUVA'A (NEE ELSHEIKH)

.....

State nature of authority, if applicable:

The **DAY OF SALE** is the date by which both parties have signed this contract.

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Property address

The address of the land is **18 Astral Walk, Wollert VIC 3750**

Goods sold with the land (general condition 6.3(f)) *(list or attach schedule)*

All fixtures and fittings of a permanent nature as inspected.

Payment

Price	\$			
Deposit	\$	_____	by _____	(of which \$ _____ has been paid)
Balance	\$	_____	payable at settlement	

Deposit bond

General condition 15 applies only if the box is checked

Bank guarantee

General condition 16 applies only if the box is checked

GST (general condition 19)

Subject to general condition 19.2, the price includes GST (if any), unless the next box is checked

- GST (if any) must be paid in addition to the price if the box is checked
 - This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked
 - This sale is a sale of a going concern' if the box is checked
 - The margin scheme will be used to calculate GST if the box is checked

Settlement (general conditions 17 & 26.2)

is due on

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; and
- the 14th day after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

Lease (general condition 5.1)

At settlement the purchaser is entitled to vacant possession of the property unless the box is checked, in which case the property is sold subject to*:

(*only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document)

- a lease for a term ending on _____ with _____ options to renew, each of _____ years
- OR
- a residential tenancy for a fixed term ending on _____
- OR
- a periodic tenancy determinable by notice

Terms contract (general condition 30)

This contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* if the box is checked. *(Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions)*

Loan (general condition 20)

This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender:
(or another lender chosen by the purchaser)

Loan amount: no more than _____

Approval date: _____

General conditions

Contract signing

1. ELECTRONIC SIGNATURE

- 1.1 In this general condition "electronic signature" means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.
- 1.2 The parties' consent to this contract being signed by or on behalf of a party by an electronic signature.
- 1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.
- 1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.
- 1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.
- 1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4. NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

Title

5. ENCUMBRANCES

- 5.1 The purchaser buys the property subject to:
 - (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
 - (b) any reservations, exceptions and conditions in the crown grant; and
 - (c) any lease or tenancy referred to in the particulars of sale.
- 5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6. VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out at the foot of this page.
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
 - (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

- 6.4 The vendor further warrants that the vendor has no knowledge of any of the following:
- (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.
- 6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
 - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.
- 6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

- 7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
- 7.2 The purchaser may not:
- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
 - (b) require the vendor to amend title or pay any cost of amending title.

8. SERVICES

- 8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
- 8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9. CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10. TRANSFER & DUTY

- 10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.
- 10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11. RELEASE OF SECURITY INTEREST

- 11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.
- 11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and
 - (b) keep the date of birth of the vendor secure and confidential.

- 11.4 The vendor must ensure that at or before settlement, the purchaser receives—
- (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property—
- (a) that—
 - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if—
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.
- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.
- 11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor—
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay—
- as though the purchaser was in default.
- 11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.1.
- 11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

12. BUILDER WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

13. GENERAL LAW LAND

- 13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.
- 13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.

- 13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 13.5 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 13.6 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.

Money

14. DEPOSIT

- 14.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.
- 14.3 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either:
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the *Sale of Land Act 1962* have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.
- 14.7 Payment of the deposit may be made or tendered:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:

- (d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
- (e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.

- 14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959* (Cth) is in force.

15. DEPOSIT BOND

- 15.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.
- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
 - (a) settlement;
 - (b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.
- 15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

- 16.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 16.2 In this general condition:
 - (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
 - (b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959* (Cth).
- 16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.
- 16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:
 - (a) settlement;
 - (b) the date that is 45 days before the bank guarantee expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

- 16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.
- 16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

- 17.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 17.2 Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.
- 17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

- 18.1 Settlement and lodgement of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.
- 18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.
- 18.3 Each party must:
- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
 - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and
 - (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.
- 18.4 The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 18.5 This general condition 18.5 applies if there is more than one electronic lodgement network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.
- To the extent that any interoperability rules governing the relationship between electronic lodgement network operators do not provide otherwise:
- (a) the electronic lodgement network operator to conduct all the financial and lodgement aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgement network operators after the workspace locks;
 - (b) if two or more electronic lodgement network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.
- 18.6 Settlement occurs when the workspace records that:
- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or
 - (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgement.
- 18.7 The parties must do everything reasonably necessary to effect settlement:
- (a) electronically on the next business day, or
 - (b) at the option of either party, otherwise than electronically as soon as possible –
- if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.
- 18.9 The vendor must before settlement:
- (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
 - (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the electronic lodgement network operator;

- (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and

give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgement network operator of settlement.

19. GST

- 19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).
- 19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
 - (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
 - (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
 - (c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser, unless the margin scheme applies.
- 19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
 - (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
 - (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 19.7 In this general condition:
 - (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
 - (b) 'GST' includes penalties and interest.

20. LOAN

- 20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
 - (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

- 21.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
 - (a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

- 21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

- 22.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
 - (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

- 23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
 - (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.
- 23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
 - (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
 - (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;despite:
 - (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:
 - (a) the settlement is conducted through an electronic lodgement network; and

- (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953* (Cth) must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953* (Cth) or in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.
- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth), and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) because the property is *new residential premises or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 25.6 The purchaser must:
 - (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
 - (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
 - (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;despite:
 - (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:
 - (a) settlement is conducted through an electronic lodgement network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953* (Cth), but only if:
 - (a) so agreed by the vendor in writing; and
 - (b) the settlement is not conducted through an electronic lodgement network.However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:
 - (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and

- (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.
- 25.10 A party must provide the other party with such information as the other party requires to:
- (a) decide if an amount is required to be paid or the quantum of it, or
 - (b) comply with the purchaser's obligation to pay the amount,
- in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.
- 25.11 The vendor warrants that:
- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
 - (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) is the correct amount required to be paid under section 14-250 of the legislation.
- 25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:
- (a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
 - (b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth).
- The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26. TIME & CO OPERATION

- 26.1 Time is of the essence of this contract.
- 26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.
- 26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.
- 26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

- 27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.
- 27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 27.3 A document is sufficiently served:
 - (a) personally, or
 - (b) by pre-paid post, or
 - (c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or
 - (d) by email.
- 27.4 Any document properly sent by:
 - (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
 - (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
 - (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
 - (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.
- 27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

28. NOTICES

- 28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.
- 28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale, and does not relate to periodic outgoings.
- 28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30. TERMS CONTRACT

30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:

- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
- (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

30.2 While any money remains owing each of the following applies:

- (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
- (h) the purchaser must observe all obligations that affect owners or occupiers of land;
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

- 31.1 The vendor carries the risk of loss or damage to the property until settlement.
- 31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2, but may claim compensation from the vendor after settlement.
- 31.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.
- 31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.
- 31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

32. BREACH

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

Default

33. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act 1983* is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34. DEFAULT NOTICE

34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.

34.2 The default notice must:

- (a) specify the particulars of the default; and
- (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given -
 - (i) the default is remedied; and
 - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.

35.2 The contract immediately ends if:

- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
- (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.

35.3 If the contract ends by a default notice given by the purchaser:

- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
- (b) all those amounts are a charge on the land until payment; and
- (c) the purchaser may also recover any loss otherwise recoverable.

35.4 If the contract ends by a default notice given by the vendor:

- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
- (b) the vendor is entitled to possession of the property; and
- (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
- (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
- (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

Building report

- General condition 21 applies only if the box is checked

Pest report

- General condition 22 applies only if the box is checked

Special Conditions

Instructions: *It is recommended that when adding special conditions:*

- each special condition is numbered;
- the parties initial each page containing special conditions;
- a line is drawn through any blank space remaining on the last page; and
- attach additional pages if there is not enough space.

A SPECIAL CONDITION OPERATES IF THE BOX NEXT TO IT IS CHECKED OR THE PARTIES OTHERWISE AGREE IN WRITING.

Special condition 1 – Section 32 Acknowledgment

It is hereby acknowledged by the purchaser that before signing this contract the purchaser received a Vendor Statement in writing pursuant to Section 32 of the *Sale of Land Act 1962*.

Special condition 2 – Orders or Notices

The purchaser shall assume liability for and comply with all the vendor's obligations (if any) under all orders or notices served on or after the day of sale in respect of non-apportionable outgoings payable related to the property and the purchaser shall indemnify the vendor from and against all actions, suits, claims, demands, costs and expenses whatsoever arising in connection therewith.

Special condition 3– Identity of Land

The purchaser admits that the land as offered for sale and inspected by him is identical with that described in the title a copy of which is attached hereto and in the title particulars set out in the Particulars of Sale. The purchaser shall not make any objection or requisition or claim any compensation or refuse or delay payment of the whole or any part of the Price for any alleged misdescription of the land or deficiency in its area or measurements or occupation or call upon the vendor to amend title or to bear or to contribute to all or any part of the cost of doing so.

Special condition 4 – Town Planning Schemes

- 4.1 The purchaser buys the property subject to any restrictions on its use or development under or imposed by the provisions of the relevant planning scheme or schemes, statute, regulation, local law or other town planning laws or any permit condition or conditions imposed by any authority empowered to control the use or development of the property ("Planning Restriction").
- 4.2 A Planning Restriction does not constitute a defect in the vendor's title to the property or affect the validity of this contract.
- 4.3 The purchaser shall not make any objection or requisition or claim any compensation or refuse or delay payment of the whole or any part of the Price in consequence of any Planning Restriction.

Special condition 5 – Company signatories and Directors' Guarantees

Where the purchaser is a company (save and except a company listed on a recognised stock exchange) any person signing this contract on behalf of the company or witnessing the affixing thereto of its common seal shall forthwith sign a Guarantee and Indemnity in favour of the vendor in the form of the Guarantee and Indemnity hereto annexed. In addition the purchaser shall procure that all of its directors as at the day of sale shall execute and deliver up to the vendor a Guarantee and Indemnity of the purchaser's obligations under this contract in the form of the Guarantee and Indemnity hereto annexed within seven days of the day of sale.

Special condition 6 – Entire Agreement

- 6.1 The purchaser acknowledges that:

- (a) this contract is the sole and full repository of the agreement between the parties;
- (b) there are no terms, conditions, representations or warranties relating to the sale of the property which have been relied upon by the Purchaser in entering into this contract except those included in this contract;
- (c) the purchaser has not relied on any information in any brochure, investment report or advertisement about the land relating to:
 - (i) its area or measurements or occupation;
 - (ii) any description of any buildings, improvements, fences, fixtures, fittings and goods sold with the land;
- (d) the purchaser has relied on his own inspection and inquiries and judgment in purchasing the land and any buildings, improvements, fences, fixtures, fittings and goods sold with the land.

6.2 The vendor and the agents of the vendor have not made any promise, representation, warranty or statement:

- (a) about the condition or quality of the property and any buildings, improvements, fences, fixtures, fittings and goods sold with the land or the services connected to the property or available to it, which are sold "as inspected";
- (b) that the property is suitable for any purpose which the purchaser may have indicated as his intention to pursue;
- (c) that any permit of any nature has been obtained or is available from any relevant authority.

6.3 The purchaser shall not make any objection or requisition or claim any compensation or refuse or delay payment of the whole or any part of the Price for:

- (a) any alleged non-compliance with the *Building Act 1993 (Vic)* and any regulations made thereto, the Building Code of Australia or any other regulations, rules or local laws;
- (b) the state of repair, condition or quality of the property and any buildings, improvements, fences, fixtures, fittings and goods sold with the land or the services connected to the property or available to it.

Special condition 7 – Building Act 1993 (Vic) & Regulations

It is hereby acknowledged and agreed that the purchaser buys subject to any restrictions or obligations imposed by and to the provisions of the *Building Act 1993 (Vic)* and any regulations made thereto in respect of any swimming pool or spa constructed on the land and the purchaser shall at his own cost and expense assume liability for the erection of a suitable barrier for any swimming pool or spa within 30 days after the settlement date of this contract complying with the said Act and regulations if necessary.

Special condition 8 – Foreign Acquisitions & Takeovers Act (Cth)

The purchaser warrants that the provisions of the *Foreign Acquisitions and Takeovers Act 1975 (Cth)* do not apply to the purchaser or the purchase of the property by the purchaser. The purchaser indemnifies the vendor against any penalties, fines, legal costs, claims, loss or damage suffered or incurred by the vendor as a consequence of a breach of this warranty. This special condition will not merge on completion.

Special condition 9 – Self-Contained Smoke Alarms

The purchaser acknowledges that, if the vendor has not complied with the building regulations regarding the installation of self-contained smoke alarms, the purchaser must do so at the purchaser's cost and expense.

Special condition 10 – Purchaser's Proportions of Acquisition

- 10.1 If there is more than one purchaser, it is the purchaser's responsibility to ensure this contract correctly records as at the Date of Sale the proportions in which the named Purchaser are buying the property ("the proportions");
- 10.2 If the proportions recorded in the Instrument of Transfer of Land differ from those recorded in this contract, it is the purchaser's responsibility to pay any additional duty, which may be assessed, as a result of the variation;
- 10.3 The purchaser fully indemnifies the vendor, the vendor's Agent and the vendor's legal practitioner against any claims or demands which may be made against any or all of them, in relation to any additional duty payable as a result of the proportions in the Transfer of Land differing from those set out in this contract;
- 10.4 This special condition shall not merge on completion.

Special condition 11 – Variations

Any subsequent agreement to the variation of the terms of this contract may only be made in writing, signed by the Vendor and the Purchaser or in a form permitted by the Vendor.

Special Condition 12 – General Condition 23

For the purposes of general condition 23, the expression "periodic outgoings" does not include any amounts to which section 10G of the Sale of Land Act 1962 applies.

Special Condition 13 - General Condition 28

General condition 28 does not apply to any amounts to which section 10G or 10H of the Sale of Land Act 1962 applies.

Special condition 14 - Auction

The property is offered for sale by public auction, subject to the Vendor's reserve price. The Rules for the conduct of the auction shall be as set out in the copy Schedule 1 and Schedule 5 of the *Sale of Land (Public Auctions) Regulations 2014* attached hereto.

INFORMATION ONLY

SCHEDULE 5

Regulation 6

INFORMATION CONCERNING THE CONDUCT OF PUBLIC AUCTIONS OF LAND

Sale of Land (Public Auctions) Regulations 2014

Meaning of vendor

The vendor is the person who is selling the property that is being auctioned. There may be more than one vendor. Where there are two or more vendors, they are selling the property as co-owners.

Bidding by co-owners

Where there are two or more vendors of the property, one or some or all of them may bid to purchase the property from their co-owners. The vendor or vendors intending to bid to purchase the property can make these bids themselves, or through a representative, but not through the auctioneer.

Vendor bids

The law of Victoria allows vendors to choose to have bids made for them by the auctioneer. If this is the case, it will be stated as the first rule applying to the auction. However, these bids cannot be made for a co-owner intending to bid to purchase the property from their co-owner or co-owners.

The auctioneer can only make a vendor bid if—

- the auctioneer declares before bidding starts that the auctioneer can make bids on behalf of a vendor, and states how these bids will be made; and
- the auctioneer states when making the bid that it is a bid for the vendors. The usual way for an auctioneer to indicate that the auctioneer is making a vendor bid is to say "vendor bid" in making the bid.

What rules and conditions apply to the auction?

Different rules apply to an auction depending upon whether there are any co-owners

intending to bid to purchase the property from their co-owners, and whether vendor bids can be made. The auctioneer must display the rules that apply at the auction.

It is possible that a vendor may choose to have additional conditions apply at the auction. This is only allowed if those additional conditions do not conflict with the rules that apply to the auction or any other legal requirement. The additional conditions are usually contained in the contract of sale.

Copies of the rules

The law requires that a copy of the rules and conditions that are to apply to a public auction of land be made available for public inspection a reasonable time before the auction starts and in any case not less than 30 minutes before the auction starts.

Questions

A person at a public auction of land may ask the auctioneer in good faith a reasonable number of questions about the property being sold, the contract of sale, the rules under which the auction is being conducted and the conduct of the auction.

Forbidden activities at auctions

The law forbids any of the following—

- any person bidding for a vendor other than—
 - the auctioneer (who can only make bids for a vendor who does not intend to purchase the property from their co-owner or co-owners); or
 - a representative of a vendor who is a co-owner of the property wishing to purchase the property from their co-owner or co-owners;
- the auctioneer taking any bid that the auctioneer knows was made on behalf of the vendor, unless it is made by a vendor (or their representative) who is a co-owner wishing to purchase the property;
- the auctioneer acknowledging a bid if no bid was made;
- any person asking another person to bid on behalf of the vendor, other than a vendor who is a co-owner engaging a representative to bid for them;
- any person falsely claiming or falsely acknowledging that they made a bid;
- an intending bidder (or a person acting on behalf of an intending bidder) harassing or interfering with other bidders at a public auction of land.

Substantial penalties apply to any person who does any of the things in this list.

Who made the bid?

At any time during a public auction of land, a person at the auction may ask the auctioneer to indicate who made a bid. Once such a request has been made, the

auctioneer is obliged by law to comply with such a request before taking another bid.

It is an offence to disrupt an auction

The law forbids an intending bidder or a person acting on behalf of an intending bidder from doing any thing with the intention of preventing or causing a major disruption to, or causing the cancellation of, a public auction of land.

The cooling off period does not apply to public auctions of land

If you purchase a property that has been offered for sale by public auction either at the auction or within 3 clear business days before or after the auction, there is no cooling off period.

What law applies

The information in this document is only intended as a brief summary of the law that applies to public auctions of land in Victoria. Most of the laws referred to in this document can be found in the Sale of Land Act 1962 or the Sale of Land (Public Auctions) Regulations 2014. Copies of those laws can be found at the following web site: www.legislation.vic.gov.au under the title "Victorian Law Today".

SCHEDULE 1

GENERAL RULES FOR THE CONDUCT OF PUBLIC AUCTIONS OF LAND

1. The auctioneer may make one or more bids on behalf of the vendor of the land at any time during the auction.
2. The auctioneer may refuse any bid.
3. The auctioneer may determine the amount by which the bidding is to be advanced.
4. The auctioneer may withdraw the property from sale at any time.
5. The auctioneer may refer a bid to the vendor at any time before the conclusion of the auction.
6. In the event of a dispute concerning a bid, the auctioneer may re-submit the property for sale at the last undisputed bid or start the bidding again.
7. The auctioneer must not accept any bid or offer for a property that is made after the property has been knocked down to the successful bidder, unless the vendor or successful bidder at the auction refuses to sign the contract of sale following the auction.
8. If a reserve price has been set for the property and the property is passed in below that reserve price, the vendor will first negotiate with the highest bidder for the purchase of the property.

GUARANTEE AND INDEMNITY

I/We,.....of.....and.....
.....of.....

being the **Sole Director/Directors** of.....Pty Ltd ACN.....

(hereinafter called "**the Guarantors**") **IN CONSIDERATION** of the Vendor selling to the Purchaser at our request the Land described in this Contract of Sale for the price and upon the terms and conditions contained therein **DO** hereby for ourselves, our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the Vendor and his assigns that if at any time default shall be made in the payment of the Deposit Money or residue of Purchase Money or interest or any other moneys payable by the Purchaser to the Vendor under this Contract of Sale or in the performance or observance of any term or condition of this Contract of Sale to be performed or observed by the Purchaser, I/we will immediately demand by the Vendor pay to the Vendor the whole of such Deposit Money, residue of Purchase Money, interest or other moneys which shall then be due and payable to the Vendor and indemnify and agree to keep the Vendor indemnified against all loss of Deposit Money, residue of Purchase Money, interest or other moneys payable under this Contract of Sale and all losses, costs, charges and expenses whatsoever which the Vendor may incur by reason of any default on the part of the Purchaser under this Contract of Sale.

This Guarantee shall be a continuing Guarantee and Indemnity and shall not be released by any neglect or forbearance of the part of the Vendor in enforcing payment of any of the moneys payable under this Contract of Sale or the performance or observance of any of the agreements, obligations or conditions under this Contract of Sale or by time being given to the Purchaser for any such payment performance or observance or by reason of the Vendor assigning his, her or their rights under this Contract of Sale or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing me/us, my/our executors or administrators.

IN WITNESS WHEREOF the Guarantors have hereunto set their hands and seals this..... day of.....20...

SIGNED SEALED AND DELIVERED by the said)
)
Print name.....)
) Director (sign)
in the presence of:-)
Witness.....

SIGNED SEALED AND DELIVERED by the said)
)
Print name.....)
) Director (sign)
in the presence of:-)
Witness.....

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.

Land	18 Astral Walk, Wollert VIC 3750	
Vendor's name	MARIAM FILITOGA AUVA'A (NEE ELSHEIKH)	Date / /
Vendor's signature		
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)

(a) Are contained in the attached certificate/s.

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

	To	
--	----	--

Other particulars (including dates and times of payments):
--

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.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 100
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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.

Not Applicable.

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): -

Is in the attached copies of title documents.

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

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

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 under section 192A of 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:

Are as follows:

Save as otherwise disclosed herein, none, to the Vendor's knowledge, however, the Vendor has no means of knowing of all decisions by public authorities or government departments affecting the property unless such decisions have been communicated to the Vendor.

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:

Not Applicable.

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:

Not Applicable.

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):

Are 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”)

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 checked="" type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	--

9 TITLE

Attached are copies of the following documents:

9.1 (a) 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 1000m²; (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.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

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)

As attached

INFORMATION ONLY

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](https://consumer.vic.gov.au/duediligencechecklist) (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.

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.

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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 12380 FOLIO 675

Security no : 124119996119P
Produced 20/11/2024 12:55 PM

LAND DESCRIPTION

Lot 4558 on Plan of Subdivision 817680U.
PARENT TITLE Volume 12280 Folio 012
Created by instrument PS817680U 09/06/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MARIAM ELSHEIKH of 18 ASTRAL WALK WOLLERT VIC 3750
AV773173Y 23/06/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV773174W 23/06/2022
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS817680U 09/06/2022

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
AF771740P 10/04/2008

DIAGRAM LOCATION

SEE PS817680U 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: 18 ASTRAL WALK WOLLERT VIC 3750

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/06/2022

DOCUMENT END

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<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS817680U</h1>
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<p>LOCATION OF LAND</p> <p>PARISH: WOLLERT</p> <p>TOWNSHIP: —</p> <p>SECTION: 13</p> <p>CROWN ALLOTMENT: 3 (PT)</p> <p>TITLE REFERENCE: VOL. 12280 FOL. 012</p> <p>LAST PLAN REFERENCE: PS817679D (LOT J)</p> <p>POSTAL ADDRESS: 160B YANN DRIVE (at time of subdivision) WOLLERT 3750</p> <p>MGA CO-ORDINATES: E: 323 150 ZONE: 55 (of approx centre of land in plan) N: 5 835 290 GDA 94</p>	<p>Council Name: Whittlesea City Council</p> <p>Council Reference Number: 610109 Planning Permit Reference: 610109 SPEAR Reference Number: S144207H</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 20/09/2019</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Renee Kueffer for Whittlesea City Council on 31/05/2022</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>WHITTLESEA CITY COUNCIL</td> </tr> <tr> <td>RESERVE No.1</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD</td> </tr> <tr> <td>RESERVE No.2</td> <td>WHITTLESEA CITY COUNCIL</td> </tr> <tr> <td>RESERVE No.3</td> <td>WHITTLESEA CITY COUNCIL</td> </tr> <tr> <td>RESERVE No.4</td> <td>WHITTLESEA CITY COUNCIL</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	WHITTLESEA CITY COUNCIL	RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD	RESERVE No.2	WHITTLESEA CITY COUNCIL	RESERVE No.3	WHITTLESEA CITY COUNCIL	RESERVE No.4	WHITTLESEA CITY COUNCIL	<p>LOTS 1 TO 4524 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 6.</p> <p>LOT K CONTAINS TWO PARTS</p>
IDENTIFIER	COUNCIL/BODY/PERSON												
ROAD R1	WHITTLESEA CITY COUNCIL												
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD												
RESERVE No.2	WHITTLESEA CITY COUNCIL												
RESERVE No.3	WHITTLESEA CITY COUNCIL												
RESERVE No.4	WHITTLESEA CITY COUNCIL												

NOTATIONS
<p>DEPTH LIMITATION: 15.24m</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. 716352</p> <p>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 303, 523, 552, 553, 554 & 529 In Proclaimed Survey Area No. —</p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <p>Estate: Aurora Phase No.: 45A No. of Lots: 66 + Lot K PHASE AREA: 2.813ha</p> </div>

EASEMENT INFORMATION

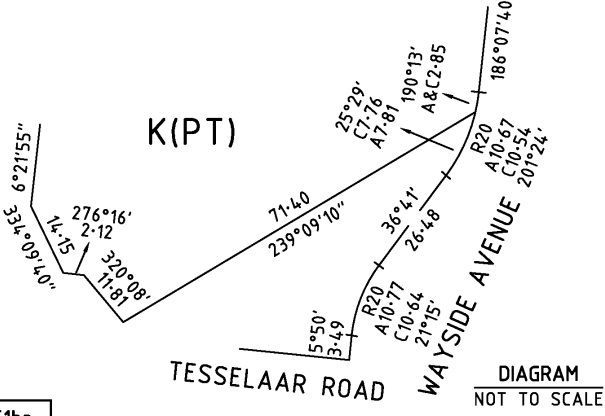
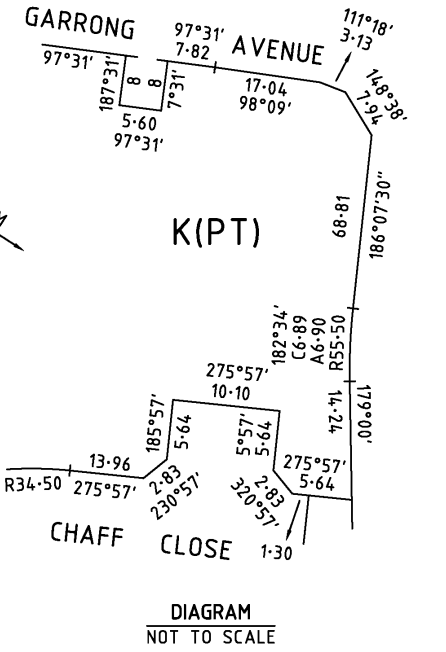
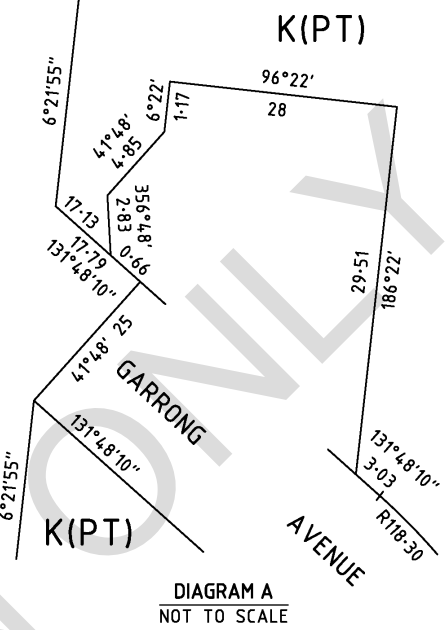
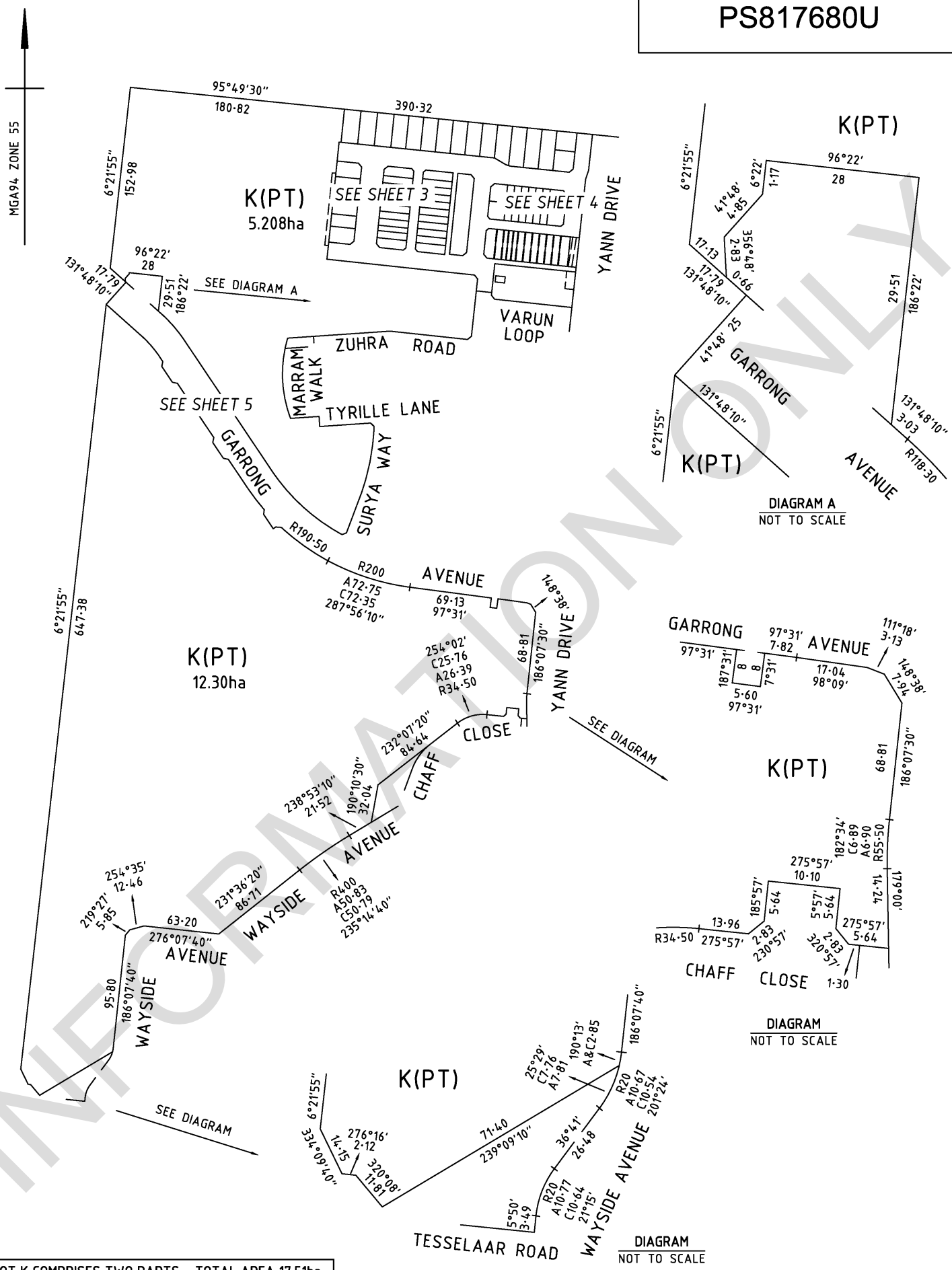
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 4543 TO 4548 (BOTH INCLUSIVE) AND 4563 TO 4584 (BOTH INCLUSIVE)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION WHITTLESEA CITY COUNCIL
E-1	DRAINAGE	3	THIS PLAN	
E-2	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2, E-4	SUPPLY OF GAS	SEE DIAG.	THIS PLAN SECTION 146 GAS INDUSTRY ACT 2001	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-3	POWERLINE	1.90	THIS PLAN SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-5	PARTY WALL	0.15	THIS PLAN	RELEVANT ABUTTING LOTS ON THIS PLAN

<p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1601251/45A 1601251-45A-PS-V12.DWG</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 6</p>
	<p>Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (12), 30/05/2022, SPEAR Ref: S144207H</p>		<p>PLAN REGISTERED TIME: 1:53PM DATE: 9/6/22 E.Thai Assistant Registrar of Titles</p>

PS817680U

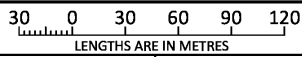


LOT K COMPRISES TWO PARTS - TOTAL AREA 17.51ha

BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
1601251/45A

SCALE
1 : 3000

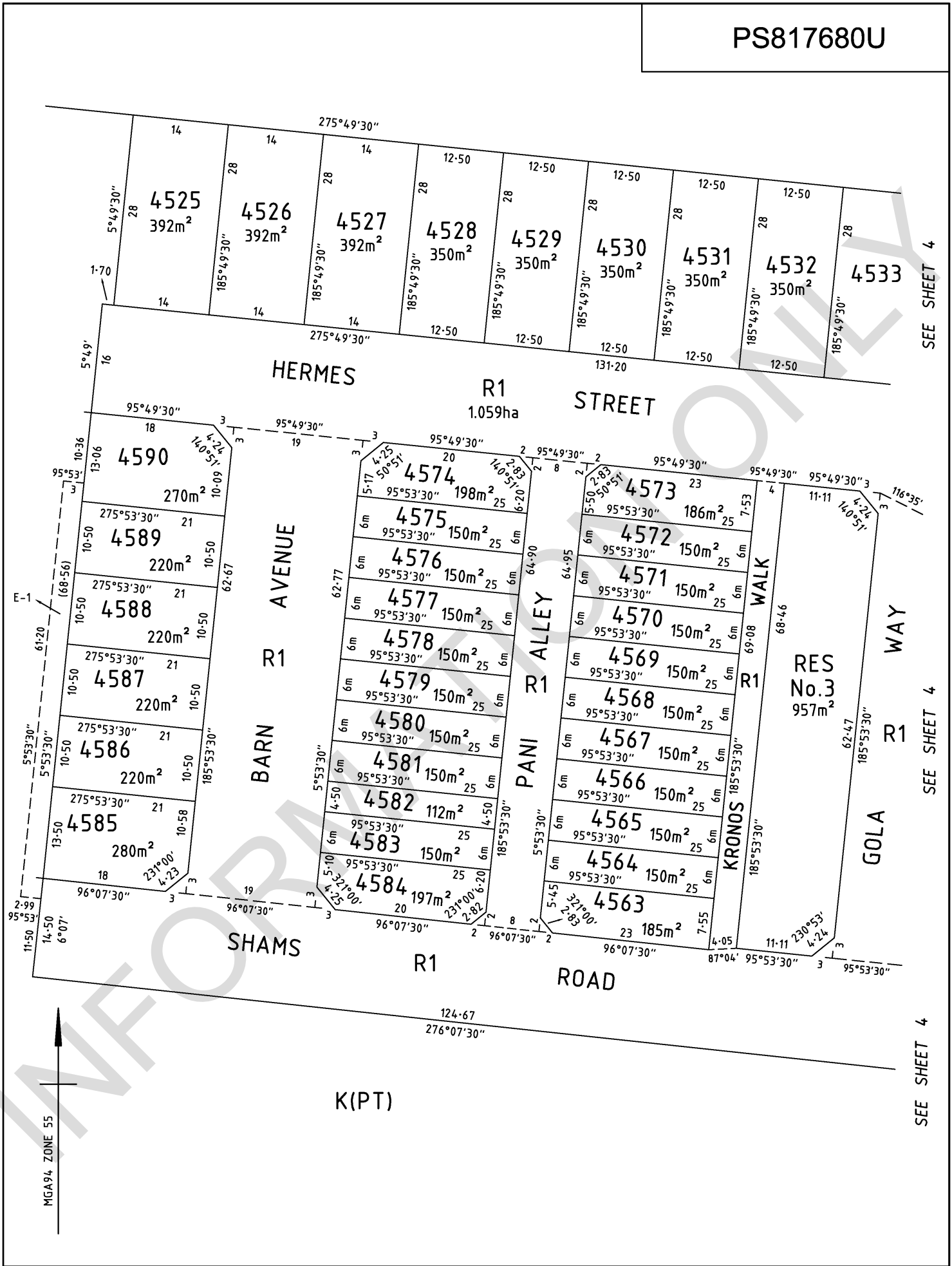


ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor,
 Surveyor's Plan Version (12),
 30/05/2022, SPEAR Ref: S144207H

Digitally signed by:
 Whittlesea City Council,
 31/05/2022,
 SPEAR Ref: S144207H



SEE SHEET 4

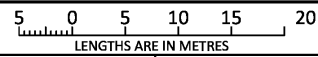
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SURVEYORS REF
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SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Digitally signed by: Whittlesea City Council, 31/05/2022, SPEAR Ref: S144207H

PS817680U

SEE SHEET 4

SHAMS ROAD R1
276°07'30"

SEE SHEET 3

K(P.T)

ZUHRA ROAD
96°07'30" 65.48

MARRAM WALK
266°05' 24

TYRILLE LANE
42.83 266°05'

WAY

SURYA

AVENUE
R190.50
A48.23
C48.10
125°36'40"

GARRONG
14.6°11'10" 55

K(P.T)

SEE SHEET 2

SEE DIAGRAM

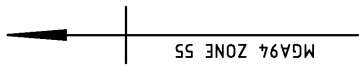
K(P.T)

GARRONG AVENUE
137°48'10" 47.48 25

K(P.T)

DIAGRAM
NOT TO SCALE

SEE SHEET 2



SEE SHEET 2

 <p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	SURVEYORS REFERENCE 1601251/45A	SCALE 1 : 1250 LENGTHS ARE IN METRES 12.5 0 12.5 25 37.5 50	ORIGINAL SHEET SIZE: A3 SHEET 5
	Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (12), 30/05/2022, SPEAR Ref: S144207H Digitally signed by: Whittlesea City Council, 31/05/2022, SPEAR Ref: S144207H		

SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS817680U

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 4525 TO 4590 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED AND SITED IN ACCORDANCE WITH THE MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No. AA8447

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 30TH JUNE 2031.

CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

LOTS 4525 TO 4590 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

1. BUILD MORE THAN ONE DWELLING ON THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE COMMUNITIES (AUSTRALIA) LIMITED ACN 000 966 085 ("LEND LEASE").
2. SUBDIVIDE THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.
3. BUILD OR CAUSE TO BE BUILT OR ALLOW TO REMAIN A DWELLING OR ANY OTHER IMPROVEMENTS, OR CARRY OUT OR CAUSE TO BE CARRIED OUT ANY BUILDING, CONSTRUCTION OR LANDSCAPE WORKS ON THE BURDENED LOT UNLESS THE PLANS FOR THE BUILDING OR OTHER IMPROVEMENTS (INCLUDING LANDSCAPE WORKS) AND A SCHEDULE OF COLOURS AND MATERIALS HAVE BEEN APPROVED BY THE DESIGN ASSESSMENT PANEL (BEING LEND LEASE OR THE PERSON, ENTITY OR GROUP WHO ARE FROM TIME TO TIME NOMINATED BY LEND LEASE TO ACT AS THE DESIGN ASSESSMENT PANEL) AND COMPLY WITH THE DESIGN GUIDELINES AS AMENDED FROM TIME TO TIME.
A COPY OF THE DESIGN GUIDELINES IS AVAILABLE at <http://www.auroravic.com.au>
4. CARRY OUT ANY SITING WORKS, EXCAVATION, FILLING OR CONSTRUCT ANY FENCING OR RETAINING WALLS ON THE BURDENED LOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.
5. DELAY OR PERMIT TO BE DELAYED THE COMMENCEMENT OR COMPLETION OF ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE IN ACCORDANCE WITH THE TIMEFRAMES STIPULATED IN THE DESIGN GUIDELINES.
6. VARY OR ALLOW ANY VARIATION TO ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE.
7. ERECT, DISPLAY OR EXHIBIT OR ALLOW TO BE ERECTED, DISPLAYED OR EXHIBITED OR TO REMAIN ERECTED, DISPLAYED OR EXHIBITED ANY ADVERTISING SIGNAGE ADVERTISING THE LOT FOR SALE WITHOUT THE WRITTEN CONSENT OF LEND LEASE.
8. CONSTRUCT OR PERMIT ANY CONSTRUCTION WORKS ON THE BURDENED LOT WITHOUT ENSURING THAT ALL EXISTING TREES AND VEGETATION ON THE LAND AREA PRESERVED WHERE POSSIBLE, INCLUDING WITHOUT LIMITATION, NOT LAYING ANY TRENCHING IN THE ROOT ZONES OR BENEATH TREE CANOPIES.
9. LAY ANY ROUTES FOR SERVICES SO AS TO DISTURB ANY TREE LOCATED WITHIN THE BURDENED LOT.

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 30TH JUNE 2031.

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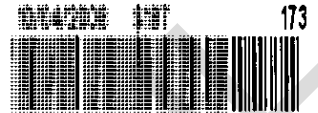
Form 18

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

AF771740P



Lodged at the Land Titles Office by:

Name: Maddocks

Phone: 9288 0555

Address: 140 William Street, Melbourne 3000 or DX 259 Melbourne

Ref: TGM:5227055

Customer Code: 1167E

The Authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land: Volume 10776 Folio 057, Volume 10728 Folio 557, Volume 10716 Folio 293, Volume 10104 Folio 491, Volume 9075 Folio 530, Volume 9497 Folios 457 and 458, Volume 8816 Folio 666, Volume 8957 Folio 491 and part of Volume 9457 Folio 951 and Volume 10799 Folio 539 and more particularly being the area shown as hatched on the attached plan marked "A" and more particularly being the area shown as hatched on the attached plan marked "B" and more particularly being the area shown as hatched on the attached plan marked "C".

Authority: Whittlesea City Council of Municipal Offices, Ferres Boulevard, South Morang

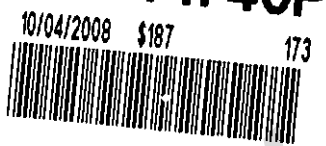
Section and Act under which agreement made: Section 173 of the Planning and Environment Act 1987.

A copy of the agreement is attached to this application

Signature for the Authority: [Handwritten Signature]

2

AF771740P



Name of officer:

DAVID TURNBULL

Office held:

CEO

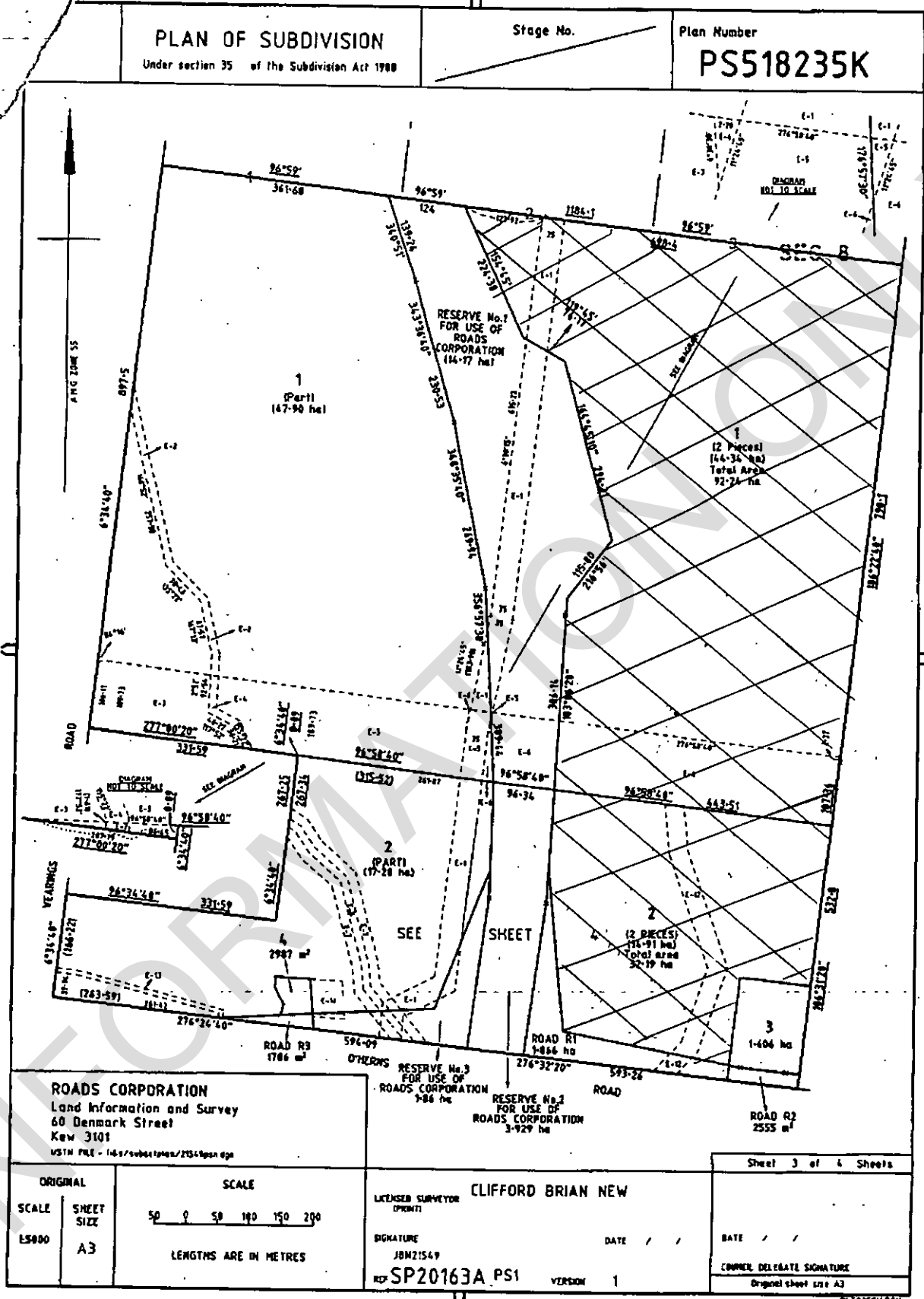
Date:

14/3/08

INFORMATION ONLY

"A"

LANDATA®, Land Registry timestamp 14/11/2007 12:49 Page 3 of 5



ROADS CORPORATION
Land Information and Survey
60 Denmark Street
Kew 3101
MSTM FILE - 1461740641060/2544800.dwg

RESERVE No. 3 FOR USE OF ROADS CORPORATION 3.929 ha
RESERVE No. 2 FOR USE OF ROADS CORPORATION 3.929 ha

ROAD R1 1486 ha
ROAD R2 2555 m²
ROAD R3 1786 m²

ORIGINAL SCALE SHEET SIZE
LS900 A3

SCALE
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LENGTHS ARE IN METRES

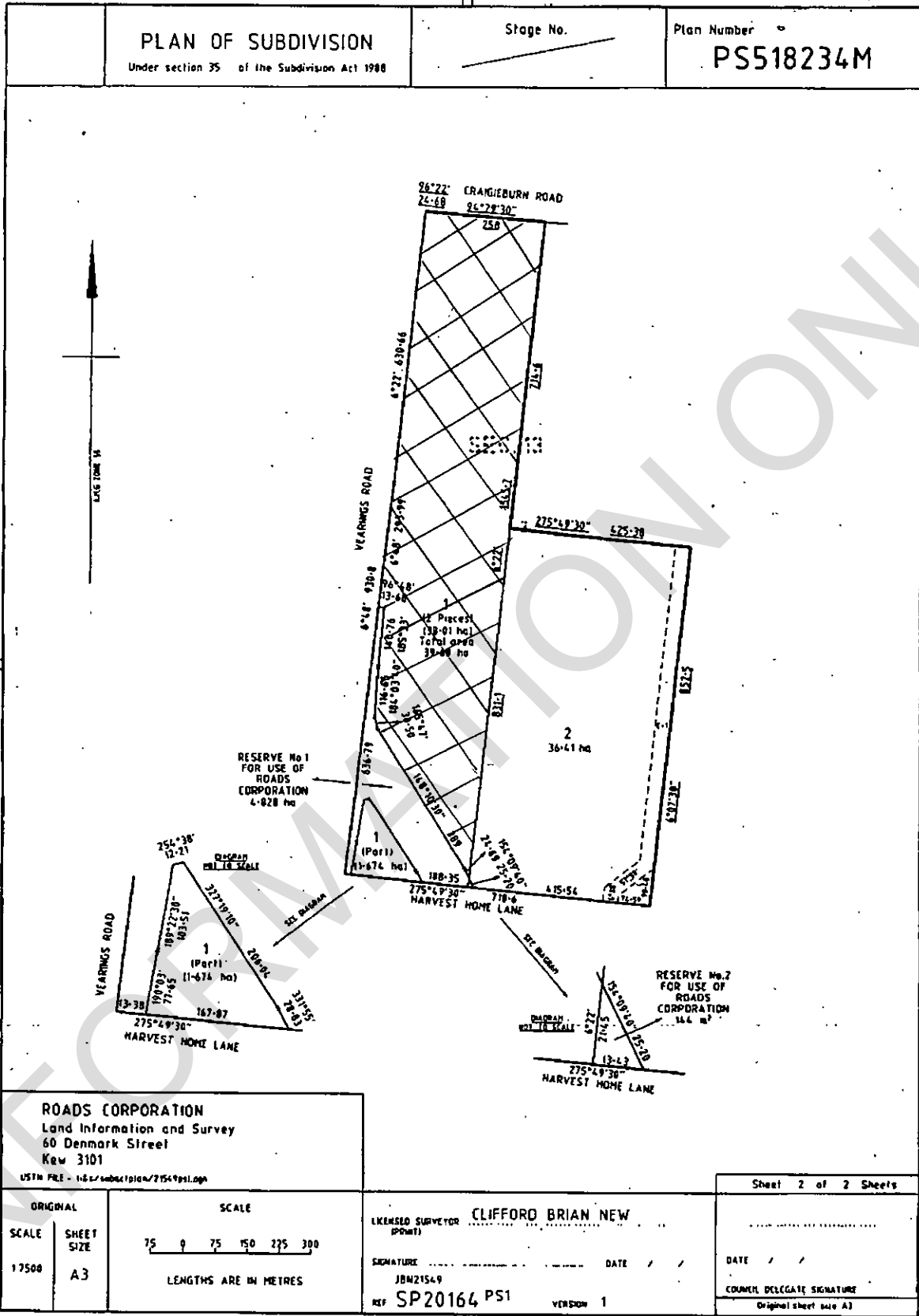
LICENSED SURVEYOR (PRINT)
CLIFFORD BRIAN NEW
SIGNATURE
JBN21549
REP **SP20163A PS1** VERSION 1

Sheet 3 of 4 Sheets
DATE / /
DATE / /
OWNER DELEGATE SIGNATURE
Original sheet size A3

AF771740P



"B"



AF771740P



"C"

PLAN OF SUBDIVISION		LR use only EDITION
Location of Land Parish: WOLLERT Township: - Section: 8 Crown Allotment: - Crown Portion: 4 Title References C/T VOL 10673 FOL 806 VOL 10673 FOL 807 Last Plan Reference: TP813147X Postal Address: 365 HARVEST HOME ROAD (At time of subdivision) EPPING NORTH 3076 MGA Co-ordinates E 323765 (Of approx. centre of plan) N 5833875 Zone 55		Council Certification and Endorsement Council Name: Whittlesea City Council Ref: 1. This Plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council delegate Council seal Date / /
		LR use only Statement of compliance/ Exemption Statement Received <input type="checkbox"/> Date: / / LR use only PLAN REGISTERED TIME Date: / / Assistant Registrar of Titles.
		Notations Depth Limitations: NIL Survey: This plan is not based on survey. This survey has been connected to permanent marks no(s) - In Proclaimed Survey Area no -
Easement Information		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		
Easement Reference	Purpose	Width (Metres)
A-1	Carriageway	6.40
E-1	Sewerage	See Diag
E-2	Powerline	14
E-3	Electricity Supply	1.50
Origin	Land Benefited/in Favour Of	
Vol 5750 Fol 826 This Plan	Land in Vol. 5750 Fol. 826 Lot A in this plan	
This Plan-Sect 88 of the Electricity Industry Act 2000 This Plan	TXU Electricity Ltd Lot A in this plan	

HARVEST HOME ROAD

O'HERNS ROAD

AF771740P

10/04/2008 \$187

ENLARGEMENT NOT TO SCALE

Coomes Consulting Group Pty Ltd
contact@coomes.com.au coomes.com.au
24 Albert Road PO Box 3205 South Melbourne Victoria 3205
T 81 3 9983 7888 F 01 3 9983 7829

coomes consulting

SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE
1:10000 A3

LICENSED SURVEYOR (PRINT) Gabrielle M McCarthy
 SIGNATURE *Gabrielle M McCarthy* DATE 21/5/2024
 REF: 3604-24 VERSION 3
FILE NAME: 3604p.dwg
 FILE LOCATION: P:\PROJECTS\Subdivisions\3604-24\Drawings\3604-SUBDIVISION.dwg
 LAYOUT NAME: Layout1
 SAVE DATE: Thu, 07 May 2008 - 10:32 LAST SAVED BY

Sheet 1 of 1 Sheets

DATE / /
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3



Maddocks

Date **2** *Nov* /2007

AF771740P



Lawyers
140 William Street
Melbourne Victoria 3000 Australia
Telephone 61 3 9288 0555
Facsimile 61 3 9288 0666
Email info@maddocks.com.au
www.maddocks.com.au
DX 259 Melbourne

**Agreement under Section 173
of the Planning and Environment Act 1987**

Subject Land: Aurora Estate

Purpose: Development Levies

Whittlesea City Council

and

Victorian Urban Development Authority

INFORMATION ONLY

Interstate office
Sydney

Affiliated offices
Adelaide, Beijing, Brisbane, Colombo,
Dubai, Hong Kong, Jakarta, Kuala Lumpur,
Manila, Mumbai, New Delhi, Perth,
Singapore, Tianjin

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10/04/2008 \$187 173



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Agreement under Section 173 of the Planning and Environment Act 1987

DATE *2 Nov* /2007

AF771740P



BETWEEN

WHITTLESEA CITY COUNCIL
of Municipal Offices, Ferres Boulevard, South Morang

(Council)

AND

Victorian Urban Development Authority
of Level 12, 700 Collins Street, Docklands

(Owner)

RECITALS

- A. Council is the Planning Authority pursuant to the Act for the Amendment.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. The Subject Land is part of the Epping North Growth Area and is to be developed for urban purposes generally in accordance with the Epping North Strategic Plan. The Amendment will among other things rezone the Subject Land to a Comprehensive Development Zone with an associated Schedule to facilitate the urban development of the Subject Land.
- D. Prior to the approval of the Amendment, the Owner of the Subject Land must enter into agreement with Council to address the provision of infrastructure and public open space.
- E. The parties enter into this Agreement to achieve and advance the objectives of planning in Victoria and in particular the objectives of the Planning Scheme in respect of the Subject Land.

THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

1st Oval means the sporting oval marked 'AS01' on Figure 4 of the Development Contributions Plan.

2nd Oval means the sporting oval shown in yellow within the site marked as 'P-12 school' on Figure 5 of the Development Contributions Plan.

3rd Oval means the sporting oval shown on Figure 4 of the Development Contributions Plan cross-hatched in green and directly adjacent to the 1st Oval.

Act means the *Planning and Environment Act 1987*.

Accommodation Units has the meaning given in section 6.10 of the Development Contributions Plan.

Actual Yield means the number of Accommodation Units constructed, or able to be constructed, within the part of the ADP2 Area which has been subdivided for urban purposes.

Additional Area means the land shown as areas A, B and C in Figure 6 of the Development Contributions Plan, Cotters Lane, Vearings Road and part of Harvest Home Road.

ADP2 Area means the area shown in Figure 2 of the Development Contributions Plan.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Amendment means Amendment C41 to the Planning Scheme.

Approval Date is the date on which a notice of approval of the Amendment is published in the Government Gazette.

Concept Plans means plans showing preliminary siting, layout, floor plans, perspectives, elevations and landscaping.

Conservation Purposes means a purpose including the conservation or the retention of any native vegetation, stony knoll or the like.

Construction Cost means the figure identified for a particular Infrastructure Project in Column 5 of Table 2 of the Development Contributions Plan plus, in respect of Infrastructure Projects identified in the Development Contributions Plan as 'Community Activity centres', the cost of providing up to an additional 10 car parking spaces if those parking spaces are shown on Working Drawings determined pursuant to clause 3.5.5 of this Agreement.

Contribution Portion means 31.96% of the Transport Corridor Land.

Development Contributions Plan means 'Aurora Development Plan 2 – Development Contributions' dated November 2007 and which is attached to this Agreement and marked with the letter "A" for identification but subject to amendments made pursuant to clause 4 of this Agreement.

Development Plan means a development plan approved by the Council pursuant to Schedule 23 to the Development Plan Overlay of the Planning Scheme.

Development Levy and Development Levies mean the amount or amounts determined in accordance with Table 5 of the Development Contributions Plan to be attributable to VicUrban.

Draft Development Plan means the document entitled *Aurora Development Plan: Part 2, June 2006* which was exhibited for information purposes with the Amendment.

Expected Yield means 18 Accommodation Units per hectare of the Net Developable Area of land which has been subdivided for urban purposes.

Infrastructure Project means any infrastructure project listed in the Development Contribution Plan.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.



Net Developable Area has the same meaning as set out in the Development Contributions Plan.

New Lot means the following lot which will be created after the Approval Date:

- proposed Lot 6 on PS 608862E which is currently part of Lot 3 on PS 511685P and part of PC364273U.

Non-Road Projects means VicUrban Infrastructure Projects which are not Road Infrastructure Projects.

Open Space Land means unencumbered land to be set aside for active and passive open space purposes but does not include land which is required to or ought to be set aside for Conservation Purposes.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

Planning Scheme means the Whittlesea Planning Scheme and any other planning scheme that applies to the Subject Land.

Plan of Subdivision means a plan of subdivision relating to the Subject Land which is not a procedural plan but a plan that upon registration creates an additional lot which can be disposed of separately and is intended to be used for a dwelling or which is intended to be re-subdivided.

Pro Rata Amount means $\text{Construction Cost} \times \text{Actual Yield/Expected Yield}$

Project Land means any land which is required for an Infrastructure Project excluding the Open Space Land and the Transport Corridor Land.

Road Infrastructure Projects means VicUrban Infrastructure Projects which involve the construction of roads or intersections.

Rawlinsons means the latest available edition of Rawlinsons Australian Construction Handbook.

Shared Cost Projects means VicUrban Infrastructure Projects in respect of which only part of the total Construction Cost is attributed to VicUrban in Table 5 of the Development Contributions Plan.

Subject Land means the land referred to or described in the Certificate(s) of Title set out in Schedule 1 to this Agreement and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

Transport Corridor Land means land required for the Infrastructure Project identified in Table 2 of the Development Contributions Plan as PT01, which is shown illustratively as 'Transit Corridor' in Figure 3 of the Development Contributions Plan.

VicUrban means the Victorian Urban Development Authority constituted under the *Victorian Urban Development Authority Act 2003*

VicUrban Amount means, for a VicUrban Infrastructure Project, the amount identified in column 3 of Table 5.



VicUrban Infrastructure Projects means Infrastructure Projects identified in Table 5 of the Development Contributions Plan as attributable, or partly attributable, to VicUrban.

Working Drawings means detailed architectural design plans including detailed structural, electrical, hydrological, mechanical and landscaping plans.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to a clause is a reference to a clause in this Agreement.
- 2.7 A reference to a Schedule is a reference to a Schedule to this Agreement.
- 2.8 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.9 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.10 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. DEVELOPMENT CONTRIBUTIONS

The Owner and Council covenant and agree that:

3.1 Development Contributions

- 3.1.1 The Owner shall make development contributions to Council, to the value of the Development Levy, in respect each part of the Subject Land subdivided or developed for urban purposes. For the avoidance of doubt, where development contributions have been made upon the subdivision of any part of the Subject Land, no further contributions shall be made upon the development of that part of the Subject Land.
- 3.1.2 the development contributions made by the Owner pursuant to clause 3.1.1 shall be in the form of:

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173

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- 3.1.2.1 transfer to Council of the Project Land and the Open Space Land in accordance with clause 3.2;
 - 3.1.2.2 transfer to the Department of Infrastructure of the Contribution Portion of the Transport Corridor Land in accordance with clause 3.3;
 - 3.1.2.3 construction and delivery of all Road Infrastructure Projects in accordance with clause 3.4; and
 - 3.1.2.4 in respect of Non-Road Projects, construction and delivery of projects in accordance with clause 3.5.2 or, if clause 3.5.7 applies, cash payments in accordance with clause 3.5.7.
- 3.1.3 the value of each development contribution identified in clause 3.1.2 shall be determined for the purposes of clause 3.1.1, in accordance with Table 5 of the Development Contributions Plan.

3.2 Open Space Land and Project Land transfers

- 3.2.1 the Owner must transfer to or vest in Council the amount of unencumbered Open Space Land (passive and active) specified in columns 11 and 12 of Table 4 of the Development Contributions Plan in respect of the Subject Land;
- 3.2.2 the location and distribution of the area of the active unencumbered Open Space Land specified in Table 4 of the Development Contributions Plan to be transferred to or vested in Council must be:
 - 3.2.2.1 in accordance with the Development Plan applying in respect of the Subject Land; and
 - 3.2.2.2 in accordance with section 4.2 of the Development Contributions Plan; and
 - 3.2.2.3 generally in accordance with Figure 4 of the Development Contributions Plan;
- 3.2.3 the location and distribution of the area of the passive unencumbered Open Space Land specified in Table 4 of the Development Contributions Plan to be transferred to or vested in Council must be consistent with the objectives and standards set out in clause 56 of the Planning Scheme;
- 3.2.4 if the Owner and Council agree that, to accord with the provisions of clause 56.05-2 of the Planning Scheme in relation to small parks, land should be provided for open space purposes which is additional to that specified in Table 4 of the Development Contributions Plan, the Owner will not be entitled to any credit or payment under this Agreement in respect of that additional land;
- 3.2.5 subject to this Agreement, the Owner must at a time specified in this Agreement, transfer to or vest in Council the Project Land;
- 3.2.6 any Project Land must be transferred to or vested in Council at such time that:

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10/04/2008 \$187 173



- 3.2.6.1 the land is sought to be subdivided; or
- 3.2.6.2 at a time that approximately accords with the time set out in the Development Contributions Plan for the carrying out of the Infrastructure Project; and/or if there is no time specified
- 3.2.6.3 when Council advises the Owner in writing either as a condition of a planning permit or otherwise that the Project Land must be transferred to or vested in Council -

whichever is the earliest.

3.2.7 subject to clause 4, this Agreement fixes land values for Open Space Land and Project Land for the purposes of determining the land cost of any Infrastructure Project and paying compensation to the Owner in respect of any land required for any Infrastructure Project and for the purposes of giving effect to this Agreement, Council may to the extent that it is necessary to do so, impose on any relevant planning permit a condition providing that no compensation is payable under Part 5 of the Act in respect of anything done under the permit or setting out –

3.2.7.1 the circumstances in which compensation will be paid for anything done under the permit; and

3.2.7.2 the amount, or the method of determining the amount, of compensation payable;

3.3 Transport Corridor land

3.3.1 subject to this Agreement, the Owner must transfer to, or vest in, the Department of Infrastructure the Contribution Portion of the Transport Corridor Land at such time as the Department of Infrastructure advises the Owner in writing that the Transport Corridor Land is required.

3.3.2 the Council and the Owner acknowledge:

3.3.2.1 that the balance of the Transport Corridor Land will be acquired by the Department of Infrastructure by way of a separate agreement between the Owner and the Department of Infrastructure;

3.3.2.2 that the determination of appropriate compensation or consideration to be paid by the Department of Infrastructure for the acquisition of the balance of the Transport Corridor Land will also be the subject of the separate agreement between the Owner and the Department of Infrastructure.

3.4 Road Infrastructure Projects

3.4.1 the Owner shall construct and deliver the Road Infrastructure Projects in accordance with the times specified in column 10 of Table 5 of the Development Contributions Plan or at such other time as may be agreed in writing with Council having regard to the staging of the development.



3.5 Non-Road Projects

- 3.5.1 Non-Road Projects will, unless clause 3.5.7 applies, be provided by the Owner by way of construction and delivery of the Non-Road Project;
- 3.5.2 the Non-Road Projects delivered by the Owner shall:
 - 3.5.2.1 be delivered in accordance with the triggers specified in column 3 of Table 3 of the Development Contributions Plan;
 - 3.5.2.2 be consistent with the project description contained in column 3 of Table 2 of the Development Contributions Plan;
 - 3.5.2.3 subject to clause 3.5.8 contain the components listed in Schedule 3;
 - 3.5.2.4 accord with the Working Drawings determined pursuant to the design process contained in clauses 3.5.3 to 3.5.5 of this Agreement;
- 3.5.3 a design brief for each Non-Road Project shall be determined as follows:
 - 3.5.3.1 The Owner shall prepare a draft design brief for submission to Council;
 - 3.5.3.2 Council may provide to the Owner any comments it has in relation to the draft design brief, within 14 days of the date of its submission by the Owner;
 - 3.5.3.3 The Owner shall, having regard to any comments made by Council pursuant to clause 3.5.3.2 of this Agreement, prepare a final design brief for the Non-Road Project;
- 3.5.4 Concept Plans for each Non-Road Project shall be determined as follows:
 - 3.5.4.1 The Owner shall prepare Concept Plans for submission to the Council;
 - 3.5.4.2 Council may provide to the Owner any comments it has in relation to the Concept Plans, within 14 days of the date of their submission by the Owner;
 - 3.5.4.3 The Owner shall, having regard to any comments made by the Council pursuant to clause 3.5.4.2, prepare final Concept Plans for the Non-Road Project;
- 3.5.5 Working Drawings for each Non-Road Projects shall be determined as follows:
 - 3.5.5.1. The Owner shall engage an appropriately qualified professional to prepare Working Drawings for the Non-Road Project, in accordance with the Concept Plans prepared in accordance with clause 3.5.4;
 - 3.5.5.2. The Owner shall produce Working Drawings which demonstrate, to the satisfaction of the Council, that the Non-Road Project shall be fit for the purpose for which it is intended;
 - 3.5.5.3. Council shall, by the later of the following times, give notice to the Owner in relation to whether the Working Drawings are to the Council's satisfaction:

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- (a) 28 days from the date upon which the Working Drawings are submitted by the Owner; or
- (b) 7 days from the date of the first Ordinary Meeting of Council which is at least 14 days from the date upon which the Working Drawings are submitted by the Owner; and

3.5.5.4 If Council does not give notice within the time specified in clause 3.5.5.3, the Working Drawings shall be taken to be to the Council's satisfaction;

3.5.6 The Owner shall call for tenders for the construction of the Non-Road Project in accordance with the Working Drawings determined pursuant to clause 3.5.5 of this Agreement, and:

3.5.5.1. if the Owner receives a tender for the construction of the Non-Road Project for a cost which is no greater than the Construction Cost for that project – the Owner shall cause the Non-Road Project to be constructed and delivered in accordance with the Working Drawings determined pursuant to clause 3.5.5; or

3.5.5.2. if the Owner does not receive a tender for the construction of the Non-Road Project at a cost which is no greater than the Construction Cost for that project – the Owner may elect to either:

- (a) review the design of the Non-Road Project through the submission of amended Working Drawings pursuant to clause 3.5.5 of this Agreement; or
- (b) construct and deliver the Non-Road Project in accordance with the Working Drawings determined pursuant to clause 3.5.5.

3.5.7 If the trigger point for a Non-Road Project listed in Table 3 of the development Contributions Plan will not be reached, the development contribution in respect of that project shall be in the form of a cash payment calculated in accordance with the Pro Rata Amount.

3.5.8 The Owner agrees that:

3.5.5.3. in the course of the preparation of the working drawings under clause 3.5.5 of this Agreement, it shall retain a competent traffic engineer to advise whether each Community Activity Centre as identified in the Development Contributions Plan should be provided with up to an additional 10 car parking spaces,

3.5.5.4. if the traffic engineer considers that up to 10 additional car parking spaces should be provided, the working drawings must include those additional car parking spaces.



4. REVIEW OF DEVELOPMENT CONTRIBUTIONS PLAN

The parties agree that:

4.1 Adjustment of costs

4.1.1 On 1 July 2008 the Development Contributions Plan shall be reviewed so that the costings within the Development Contributions Plan which are current as at November 2005 are adjusted so as to be made current to 1

July 2008 and for that purpose the adjustment index shall be derived from the Rawlinsons Australian Construction Handbooks current between November 2005 and 1 July 2008.

4.1.2 On 1 July 2009 and on each year thereafter the Development Contributions Plan shall be reviewed to adjust construction costs either upwards or downwards by reference to an index derived from Rawlinsons.

4.2 Review of Development Contributions Plan

4.2.1 Every fifth year from the Approval Date Council shall, in consultation with VicUrban, review the Development Contributions Plan, including in relation to the costing detail of Infrastructure Projects, the triggers for the delivery of Infrastructure Projects, the sequencing of the delivery of Infrastructure Projects and the continued necessity for Infrastructure Projects;

4.2.2 Council may, following a review undertaken pursuant to clause 4.2.1 of this Agreement, propose an amendment to the Development Contributions Plan;

4.2.3 The Development Contributions Plan may be amended only with the written agreement of both Council and VicUrban.

5. OTHER SPECIFIC OBLIGATIONS OF VICURBAN

5.1 VicUrban agrees that notwithstanding the sale of the Subject Land or part thereof to a 3rd party, VicUrban will remain responsible for and must deliver each of the Infrastructure Projects that are located entirely within the Subject Land or that part of the Subject Land and that VicUrban must make and put in place any private contractual arrangements necessary between itself and the 3rd party that is required to give full effect to this obligation.

5.2 VicUrban will, in respect of any development contributions delivered pursuant to this Agreement, keep proper records and accounts in accordance with its obligations.

5.3 VicUrban agrees that, if it becomes the owner in fee simple of any part of the Additional Area:

5.3.1 VicUrban will notify Council's planning department of that drawing attention to this obligation in this Agreement;

5.3.2 the part of the Additional Area owned by VicUrban will become part of the Subject Land for the purposes of this Agreement;

5.3.3 VicUrban will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the part of the Additional Area owned by VicUrban in accordance with section 181 of the Act.

5.4 VicUrban agrees that when the New Lot has been created and VicUrban has become the owner in fee simple of the New Lot:



- 5.4.1 VicUrban will notify Council's planning department of that drawing attention to this obligation in this Agreement;
 - 5.4.2 the New Lot owned by VicUrban will become part of the Subject Land for the purposes of this Agreement;
 - 5.4.3 VicUrban will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the New Lot owned by VicUrban in accordance with section 181 of the Act.
- 5.5 VicUrban agrees that if, after using its best endeavours, Council is unable to reach an agreement with the Department of Education and Early Childhood Development under clause 6.7 of this Agreement:
- 5.5.1 VicUrban shall provide land for the 3rd Oval which shall, in combination with the 1st Oval be 7.2ha in area, or such lesser amount as may be agreed between the Council and VicUrban;
 - 5.5.2 if the 3rd Oval is provided and impacts on the land available for a Community Activity Centre, VicUrban must also offset the loss of land for the Community Activity Centre by providing sufficient replacement land or space within a building for the Community Activity Centre to Council's satisfaction;
 - 5.5.3 the land provided under clause 5.5.2 will not be offset against any other public open space land or obligations in this Agreement.

6. SPECIFIC OBLIGATIONS OF COUNCIL CONCERNING THE DEVELOPMENT CONTRIBUTIONS

Council agrees that:

- 6.1 it will, in respect of any development contributions received pursuant to this Agreement, keep proper records and accounts in accordance with its obligations under the *Local Government Act 1989*;
- 6.2 it will apply the Development Levies received pursuant to this Agreement for the purposes described in this Agreement;
- 6.3 it will deal with the funds received pursuant to this Agreement on the same basis as it deals with funds received under an Approved Development Contributions Plan;
- 6.4 it will utilise any cash contributions received pursuant to clause 3.5.7, within a reasonable time, to provide alternative infrastructure projects in the ADP2 Area;
- 6.5 the provisions of section 46Q of the Act apply with such adjustments as are necessary in the context of this Agreement;
- 6.6 in respect of each Shared Cost Project, it will pay to the Owner the difference between the Construction Cost and the VicUrban Amount:
 - 6.6.1.1 within 14 days of the Owner providing Council with a tax invoice for its proportion of any progress payment due under a contract in respect of that Shared Cost Project; or



6.6.1.2 at such other time as may be agreed between the parties in writing;

6.7 it will negotiate in good faith with the Department of Education and Early Childhood Development and use its best endeavours to secure a joint use agreement in terms which are acceptable to Council regarding the use of the 2nd Oval.

7. FURTHER OBLIGATIONS OF THE OWNER

7.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

7.2 Further actions

The Owner further covenants and agrees that:

7.2.1 the Owner will do all things necessary to give effect to this Agreement;

7.2.2 the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

7.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement to a maximum of \$12,000 which are and until paid will remain a debt due to Council by the Owner.

8. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed for specified purposes.

9. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.



10. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 10.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 10.2 execute a deed agreeing to be bound by the terms of this Agreement.

11. GENERAL MATTERS

11.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 11.1.1 by delivering it personally to that party;
- 11.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 11.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

11.2 Service of Notice

A notice or other communication is deemed served:

- 11.2.1 if delivered, on the next following business day;
- 11.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 11.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

11.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

11.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.



11.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

11.6 Penalty for late payment

Any amount due under this Agreement but unpaid by the due date shall incur interest at the rate prescribed under section 172 of the *Local Government Act 1989* and any payment made shall be first directed to payment of interest and then the principal amount owing;

11.7 Lower order infrastructure

The development contributions which this Agreement provides for only relate to higher order infrastructure which are envisaged to be used by a broad cross section of the community and do not relate to the lower order infrastructure items described in Schedule 2 which must be provided by the Owner as part of the urban development of the Subject Land.

12. GOODS AND SERVICES TAX

- 12.1 In this clause words that are defined in *A New Tax System (Goods and Services Tax) Act 1999* have the same meaning as their definition in that Act.
- 12.2 Except as otherwise provided by this clause, all consideration payable under this Agreement in relation to any supply is exclusive of GST.
- 12.3 If GST is payable in respect of any supply made by a supplier under this Agreement, subject to clause 12.4 the recipient will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement.
- 12.4 The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST payable under clause 12.3.

13. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the Approval Date.

14. ENDING OF AGREEMENT

- 14.1 This Agreement ends:
 - 14.1.1 when the Owner has complied with all of the obligations imposed on the Owner under this Agreement and both Council and the Owner agree that the Agreement can be removed from the title to the Subject Land; or
 - 14.1.2 if Council has not, within 12 months of the date of this Agreement, approved a Development Plan which is substantially in accordance with the Draft Development Plan.

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14.2 If any part of the Subject Land is subdivided the Council and the Owner may agree that this Agreement is no longer required in relation to one or more particular allotments shown on the Plan of Subdivision and that:

14.2.1 the Agreement will end in relation to that allotment; and

14.2.2 a recording of the Agreement is not required to be registered on any subsequent certificate of title generated for that allotment.

14.3 As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.

SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

The Common Seal of the Whittlesea City Council was hereunto affixed in the presence of:


.....


)
)
)
Chief Executive Officer

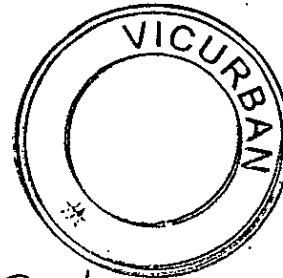
.....

Councillor

The Official Seal of VICURBAN is affixed in accordance with the *Victorian Urban Development Authority Act 2003* in the presence of:


.....
Chief Executive Officer


.....
General Manager



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Schedule 1

Certificates of Title comprising the Subject Land

- Lot 1 on PS504599W ~ 10776.557
- That part of Lot 1 on PS518235K which is east of the Craigieburn Bypass ~ 9457.951
- That part of Lot 2 on PS518235K which is east of the Craigieburn Bypass 10799.539
- Lot 2 on PS510647D ~ 10728.557
- Lot 2 on PS518234M ~ 10716.293
- That part of Lot 1 on PS518234M which is east of the Craigieburn Bypass 8997.011
9457.951
- Lot 1 on PS113791 ~ 10102.491
- Lot 3 on PS113855 ~ 9075.530
- Lot 1 on PS141634 ~ 9497.457
- Lot 2 on PS141634 ~ 9497.258
- Lot 1 on Title Plan 821252F ~ 8816.666
- Lot 2 on PS096565 ~ 8957.491
- Lot B on PS449515L

Does not exist

INFORMATION ONLY

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Schedule 2

Lower Order Infrastructure Items

Works not set out as an Infrastructure Project in the Development Contributions Plan include but are not limited to:

- all internal roads and associated traffic management measures except those specified as Infrastructure Projects;
- internal flood mitigation works;
- local drainage systems;
- main drainage works except those specified as Infrastructure Projects;
- water, sewerage, underground power, gas and telecommunications services;
- local pathways and connections to the regional or district pathway network;
- basic levelling, water tapping and landscaping of public open space except those specified as Infrastructure Projects; and
- public open space reserve masterplans and any agreed associated works.

INFORMATION ONLY

Schedule 3

Specifications for Non-Road Projects

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INFORMATION ONLY



PROWSE QUANTITY SURVEYORS PTY LTD

AF771740P



ABN 83 097 049 548
 Suite 8, 13 - 25 Church Street,
 Hawthorn, Victoria 3122
 Tel: (03) 9852 7811
 Fax: (03) 9852 7044
 www.prowseqs.com.au
 Email: info@prowseqs.com.au

23 August 2007

Ref: 4605-06

Vicurban
 Level 12, 700 Collins Street
 Docklands Vic 3008

Attention: Mr. T. Della Bosca

Dear Theo,

**RE: PROPOSED NEW RECREATION AND COMMUNITY FACILITIES
 AURORA – EPPING NORTH (REVISION U)**

As requested, we have prepared a cost plan at Stage A for the above project, based on information received by us up to 23 August 2007.

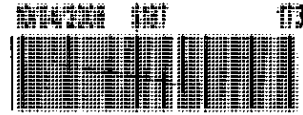
Our estimate of the anticipated total cost is \$21,440,000 for a fixed price contract at November 2005 cost levels and a summary follows:

South West Football/Cricket Facility	\$ 2,600,000
Norther P-12 Football/Cricket Oval (No Pavilion)	\$ 720,000
Central P-6 Football/Cricket oval (No Pavilion)	\$ 430,000
Central Soccer Facility	\$ 1,880,000
North West Soccer Facility	\$ 1,880,000
Eastern Tennis Court Facility	\$ 920,000
Northern P-12 Tennis Court Facility (No Pavilion)	\$ 360,000
Bocce Rink Facility x 4 (No Pavilion)	\$ 100,000
Northern P-12 Single Court School Gym Upgrade	\$ 2,270,000
Central P-6 Single Court School Gymnasium	\$ 1,000,000
NorthWest P-6 Single Court School Gymnasium	\$ 1,000,000
Free Standing Lawn Bowls (No Pavilion)	\$ 300,000
Creeds Farm Community Childcare (to be advised)	\$ -
Harvest Home Road CAC (Early Childhood Focus)	\$ 3,870,000
Northern P-12 CAC (General Focus)	\$ 2,420,000
South Town Centre CAC (Skills, Training and Resources)	\$ 1,690,000

Anticipated Total Project Cost (including GST)	\$ 21,440,000
(Fixed Price Contract – November 2005)	

MANAGING DIRECTOR: Anthony Prowse Dip QS (Dist) (RMIT) AAIQS ICECA
 ASSOCIATE DIRECTORS: Douglas Buchanan B Sc QS MRICS Neville Cambridge B C Eco (RMIT) AAIQS ICECA
 Vincent Lau B App Sc C Mgt (Hons) (RMIT) AAIQS ICECA

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-2-

Allowances for the following have been included in our estimate:

- Preliminaries and Design variable
- Cost escalation to a tender date of November 2005
- Cost escalation during construction
- Competitive tendering
- Contract contingency
- Professional fees
- Soft landscaping

Allowances for the following have been excluded from our estimate:

- Goods & Services Tax
- Loose furniture and equipment
- Cost escalation to tender after November 2005
- Adverse market conditions
- Authority contribution and headwork charges
- Abnormal ground conditions
- Infrastructure works including roadworks and major services
- Costs escalation associated with staged construction

This estimate is based on preliminary information. Assumptions have been made and these assumptions will require confirmation when further documentation becomes available.

We have attached a copy of our Stage A cost plan for your information.

Yours faithfully
PROWSE QUANTITY SURVEYORS PTY LTD



VINCENT LAU



PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SUMMARY OF FACILITIES

JOB 4605
 DATE 23/08/2007

CLIENT: VicUrban

REF U/1

ELEM	DESCRIPTION	UNIT	COST (\$)	COST (\$)	COST (\$)
U/3A	South West Football / Cricket Facility Inc. pavilion, assoc. site wks, ext services etc	ITEM			1,150,000
U/3B	Inc. 2 senior ovals	ITEM			1,220,000
	Assoc. site works, external services	ITEM			230,000
	Northern P-12 Football / Cricket Oval (No Pavilion)				
U/4	Inc. one senior oval	ITEM			620,000
	Assoc. site works, external services	ITEM			100,000
U/5	Central P-6 Football/Cricket Oval (No Pavilion) Includes 1 junior oval, site wks, ext services etc	ITEM			430,000
	Central Soccer Facility				
U/6A	Inc. pavilion, assoc. site wks, ext services etc	ITEM			840,000
U/6B	Inc. 2 soccer pitches	ITEM			830,000
	Assoc. site works, external services	ITEM			210,000
	North West Soccer Facility				
U/7A	Inc. pavilion, assoc. site wks, ext services etc	ITEM			840,000
U/7B	Inc. 2 soccer pitches	ITEM			830,000
	Assoc. site works, external services	ITEM			210,000
	Eastern Tennis Court Facility				
U/8A	Inc. pavilion, assoc. site wks, ext services etc	ITEM			430,000
U/8B	Inc. 4 tennis courts	ITEM			370,000
	Assoc. site works, external services	ITEM			120,000
U/8C	Northern P-12 Tennis Court Facility (No Pavilion) Inc 4 tennis courts, site wks, ext services etc	ITEM			360,000
	Bocce Rink Facility x4 (No pavillion)	ITEM			100,000
U/9A	Northern P-12 Single Court School Gym Upgrade Upgrade of a standard DE&T basketball court to a double netball size court. Includes on costs	ITEM			2,270,000
U/9B	Northern P-12 Single Court School Gym Upgrade Upgrade of a standard DE&T basketball court to a netball size court. Includes on costs (\$320,000)	ITEM			-
U/10A	Central P-6 Single Court School Gymnasium Includes one internal netball court, change rooms, amenities, site wks, ext services, less DE&T funds	ITEM			1,000,000
U/10B	North West P-6 Single Court School Gymnasium Includes one internal netball court, change rooms, amenities, site wks, ext services, less DE&T funds	ITEM			1,000,000
	Free Standing Lawn Bowls (No pavillion)	ITEM			300,000
	Total Recreation Cost	ITEM			13,460,000

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PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SUMMARY OF FACILITIES

JOB 4605
 DATE 23/08/2007

CLIENT: VicUrban

REF U/2

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Creeds Farm Community Chldcare To be advised	ITEM			TBA
U/11A	Harvest Home Road CAC (Early Childhood Focus) Community activity centre including kitchens, meeting rooms, amenities, ADASS, site works, external services and on costs	ITEM			2,200,000
U/11B	Community activity centre including MCH, pre-school, site works and external services	ITEM			1,670,000
U/12A	Northern P-12 CAC (General Focus) Community activity centre including kitchens, meeting rooms, amenities, ADASS, site works, external services and on costs	ITEM			750,000
U/12B	Community activity centre including MCH, pre-school, site works and external services	ITEM			1,670,000
U/13	Sth Town Centre CAC (Skills, Training, Resources) Community activity centre includes multi purpose rooms, kitchens, amenities, neighbourhood house, fine arts, performing space, site works, external services and on costs	ITEM			1,690,000
	Total Community Cost	ITEM			7,980,000

	Total Recreation Cost (From Above)	ITEM			13,460,000
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	TOTAL PROJECT COST - AURORA COMMUNITY INFRASTRUCTURE (Fixed Price Contract - November 2005)				21,440,000
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PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SOUTH WEST FOOTBALL / CRICKET FACILITY

JOB 4605
 DATE 23/08/2007
 FECA 420
 UCA 200
 REF U/3A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Football / Cricket Ovals and Pavilion				
	Change rooms (in 4 No)	(FECA) M2	160	1,600	256,000
	Umpires change room	(FECA) M2	30	1,900	57,000
	Toilet facilities	(FECA) M2	120	2,100	252,000
	Canteen	(FECA) M2	30	2,000	60,000
	Meeting / function room	(FECA) M2	-	-	-
	Storage facilities	(FECA) M2	30	1,300	39,000
	Office / first aid	(FECA) M2	20	1,600	32,000
	Internal / external toilets	(FECA) M2	30	2,100	63,000
	Verandahs & canopies	(UCA) M2	200	600	120,000
	Site Works and External Services				
	Site preparation & demolition	ITEM			5,000
	Roads, footpaths and paved areas	ITEM			8,000
	Boundary walls, fences and gates	ITEM			4,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			8,000
	External stormwater drainage	ITEM			10,000
	External sewer drainage	ITEM			4,000
	External water supply	ITEM			2,000
	External gas reticulation	ITEM			1,000
	External fire protection	ITEM			2,000
	External light & power	ITEM			15,000
	External communications	ITEM			1,000
	Balance of funds	ITEM			5,000

SUB-TOTAL					\$ 944,000
PRELIMINARIES (Included Above)	-	%		\$	-
DESIGN VARIABLE	5.00	%		\$	47,000
COST ESCALATION TO TENDER	-	%		\$	-
COST ESCALATION DURING CONSTRUCTION	2.00	%		\$	20,000
CONTRACT CONTINGENCY	2.50	%		\$	25,000
PROFESSIONAL FEES	11.00	%		\$	114,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 1,150,000
(Fixed Price Contract - November 2005)					

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PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 SOUTH WEST FOOTBALL / CRICKET FACILITY**

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/3B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Oval Works				
	Senior Ovals (16,000m2, Approx 165x130m)	No	2	360,000	720,000
	Training lights (2 No ovals)	No	2	30,000	60,000
	Car parking (60 spaces)	M2	1,800	100	180,000
	Carparking - Gravel (60 cars)	M2	1,800	25	45,000
	Balance of funds	ITEM			(4,000)

SUB-TOTAL					\$ 1,001,000
PRELIMINARIES (Included Above)	-	%			\$ -
DESIGN VARIABLE	5.00	%			\$ 50,000
COST ESCALATION TO TENDER	-	%			\$ -
COST ESCALATION DURING CONSTRUCTION	2.00	%			\$ 21,000
CONTRACT CONTINGENCY	2.50	%			\$ 27,000
PROFESSIONAL FEES	11.00	%			\$ 121,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 1,220,000
(Fixed Price Contract - November 2005)					

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Site Works and External Services				
	Site preparation & demolition	ITEM			20,000
	Roads, footpaths and paved areas	ITEM			32,000
	Boundary walls, fences and gates	ITEM			16,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			32,000
	External stormwater drainage	ITEM			32,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			4,000
	External fire protection	ITEM			8,000
	External light & power	ITEM			20,000
	External communications	ITEM			4,000
	Balance of funds	ITEM			(3,000)

SUB-TOTAL					\$ 189,000
PRELIMINARIES (Included Above)	-	%			\$ -
DESIGN VARIABLE	5.00	%			\$ 9,000
COST ESCALATION TO TENDER	-	%			\$ -
COST ESCALATION DURING CONSTRUCTION	2.00	%			\$ 4,000
CONTRACT CONTINGENCY	2.50	%			\$ 5,000
PROFESSIONAL FEES	11.00	%			\$ 23,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 230,000
(Fixed Price Contract - November 2005)					

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PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 FOOTBALL / CRICKET OVAL
 Pavilion Not Provided

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/4

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Oval Works				
	Senior Ovals (16,000m2, Approx 165x130m)	No	1	480,000	480,000
	Training lights (1 No oval)	No	1	30,000	30,000
	Car parking (Not Required)	ITEM			-
	Credit for D.E. & T. funds for oval (Nil)	ITEM			-
	Balance of funds	ITEM			(1,000)

SUB-TOTAL					\$ 509,000
PRELIMINARIES (Included Above)	- %			\$	-
DESIGN VARIABLE	5.00 %			\$	25,000
COST ESCALATION TO TENDER	- %			\$	-
COST ESCALATION DURING CONSTRUCTION	2.00 %			\$	11,000
CONTRACT CONTINGENCY	2.50 %			\$	14,000
PROFESSIONAL FEES	11.00 %			\$	61,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)				\$	620,000

(Fixed Price Contract - November 2005)

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Site Works and External Services				
	Site preparation & demolition	ITEM			15,000
	Roads, footpaths and paved areas	ITEM			20,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			10,000
	External stormwater drainage	ITEM			15,000
	External sewer drainage (Nil)	ITEM			-
	External water supply	ITEM			2,000
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			10,000
	External communications	ITEM			1,000
	Balance of funds	ITEM			(1,000)

SUB-TOTAL					\$ 82,000
PRELIMINARIES (Included Above)	- %			\$	-
DESIGN VARIABLE	5.00 %			\$	4,000
COST ESCALATION TO TENDER	- %			\$	-
COST ESCALATION DURING CONSTRUCTION	2.00 %			\$	2,000
CONTRACT CONTINGENCY	2.50 %			\$	2,000
PROFESSIONAL FEES	11.00 %			\$	10,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-
ANTICIPATED TOTAL PROJECT COST (Excluding GST)				\$	100,000

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 - \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 CENTRAL P-6 FOOTBALL / CRICKET OVAL**

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/5

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Football / Cricket Pavilion (Not Provided)				
	Change rooms (FECA)	M2	-	-	-
	Umpires change room (FECA)	M2	-	-	-
	Toilet facilities (FECA)	M2	-	-	-
	Canteen (FECA)	M2	-	-	-
	Meeting / function room (FECA)	M2	-	-	-
	Storage facilities (FECA)	M2	-	-	-
	Verandahs & canopies (UCA)	M2	-	-	-
	Oval Works				
	Junior Oval (12,000m2, Approx 140x110m)	No	1	240,000	240,000
	Training lights (1 No oval)	No	1	30,000	30,000
	Car parking (Not Required)	ITEM			-
	Credit for D.E. & T. funds for oval (Nil)	ITEM			-
	Site Works and External Services				
	Site preparation & demolition	ITEM			15,000
	Roads, footpaths and paved areas	ITEM			20,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			10,000
	External stormwater drainage	ITEM			15,000
	External sewer drainage (Nil)	ITEM			-
	External water supply	ITEM			2,000
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			10,000
	External communications	ITEM			1,000
	Balance of funds	ITEM			-

SUB-TOTAL \$ **353,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 18,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %	\$ 7,000
CONTRACT CONTINGENCY	2.50 %	\$ 9,000
PROFESSIONAL FEES	11.00 %	\$ 43,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **430,000**

(Fixed Price Contract - November 2005)

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PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 CENTRAL SOCCER FACILITY**

JOB 4605
 DATE 23/08/2007
 FECA 355
 UCA 80
 REF U/6A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Soccer Pitches and Pavilion				
	Change room (in 4 No)	(FECA) M2	120	1,600	192,000
	Umpires change room	(FECA) M2	15	1,900	28,500
	Toilet facilities	(FECA) M2	40	2,100	84,000
	Canteen	(FECA) M2	30	2,000	60,000
	Meeting / function room	(FECA) M2	120	1,600	192,000
	Storage facilities	(FECA) M2	30	1,300	39,000
	Verandahs and canopies	(UCA) M2	80	600	48,000
	Site Works and External Services				
	Site preparation & demolition	ITEM			5,000
	Roads, footpaths and paved areas	ITEM			6,000
	Boundary walls, fences and gates	ITEM			4,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			8,000
	External stormwater drainage	ITEM			6,000
	External sewer drainage	ITEM			4,000
	External water supply	ITEM			2,000
	External gas reticulation	ITEM			1,000
	External fire protection	ITEM			2,000
	External light & power	ITEM			5,000
	External communications	ITEM			1,000
	Balance of funds	ITEM			1,500

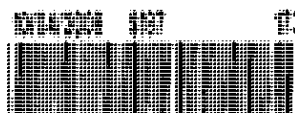
SUB-TOTAL \$ **689,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 34,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %	\$ 14,000
CONTRACT CONTINGENCY	2.50 %	\$ 18,000
PROFESSIONAL FEES	11.00 %	\$ 85,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **840,000**

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
CENTRAL SOCCER FACILITY**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/6B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Oval Works				
	Soccer pitches (8,000m2, Approx 120x60m)	No	2	250,000	500,000
	Training lights (2 No pitches)	No	2	30,000	60,000
	Car parking (40 spaces)	M2	1,200	100	120,000
	Balance of funds	ITEM			2,000

SUB-TOTAL					\$ 682,000
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 34,000
COST ESCALATION TO TENDER	- %				\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %				\$ 14,000
CONTRACT CONTINGENCY	2.50 %				\$ 18,000
PROFESSIONAL FEES	11.00 %				\$ 82,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 830,000

(Fixed Price Contract - November 2005)

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Site Works and External Services				
	Site preparation & demolition	ITEM			20,000
	Roads, footpaths and paved areas	ITEM			24,000
	Boundary walls, fences and gates	ITEM			16,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			32,000
	External stormwater drainage	ITEM			24,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			4,000
	External fire protection	ITEM			8,000
	External light & power	ITEM			20,000
	External communications	ITEM			4,000
	Balance of funds	ITEM			(5,000)

SUB-TOTAL					\$ 171,000
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 9,000
COST ESCALATION TO TENDER	- %				\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %				\$ 4,000
CONTRACT CONTINGENCY	2.50 %				\$ 5,000
PROFESSIONAL FEES	11.00 %				\$ 21,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 210,000

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTH WEST SOCCER FACILITY

JOB 4605
 DATE 23/08/2007
 FECA 355
 UCA 80
 REF U/7A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
Soccer Pitches and Pavilion					
	Change room (in 4 No)	(FECA) M2	120	1,600	192,000
	Umpires change room	(FECA) M2	15	1,900	28,500
	Toilet facilities	(FECA) M2	40	2,100	84,000
	Canteen	(FECA) M2	30	2,000	60,000
	Meeting / function room	(FECA) M2	120	1,600	192,000
	Storage facilities	(FECA) M2	30	1,300	39,000
	Verandahs and canopies	(UCA) M2	80	600	48,000
Site Works and External Services					
	Site preparation & demolition	ITEM			5,000
	Roads, footpaths and paved areas	ITEM			6,000
	Boundary walls, fences and gates	ITEM			4,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			8,000
	External stormwater drainage	ITEM			6,000
	External sewer drainage	ITEM			4,000
	External water supply	ITEM			2,000
	External gas reticulation	ITEM			1,000
	External fire protection	ITEM			2,000
	External light & power	ITEM			5,000
	External communications	ITEM			1,000
	Balance of funds	ITEM			1,500

SUB-TOTAL				\$	689,000
PRELIMINARIES (Included Above)	-	%		\$	-
DESIGN VARIABLE	5.00	%		\$	34,000
COST ESCALATION TO TENDER	-	%		\$	-
COST ESCALATION DURING CONSTRUCTION	2.00	%		\$	14,000
CONTRACT CONTINGENCY	2.50	%		\$	18,000
PROFESSIONAL FEES	11.00	%		\$	85,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **840,000**
 (Fixed Price Contract - November 2005)

AF771740P
 10/04/2008 \$187 173



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTH WEST SOCCER FACILITY**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/7B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Oval Works				
	Soccer pitches (8,000m2, Approx 120x60m)	No	2	250,000	500,000
	Training lights (2 No pitches)	No	2	30,000	60,000
	Car parking (40 spaces)	M2	1,200	100	120,000
	Balance of funds	ITEM			2,000

SUB-TOTAL					\$ 682,000
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 34,000
COST ESCALATION TO TENDER	- %				\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %				\$ 14,000
CONTRACT CONTINGENCY	2.50 %				\$ 18,000
PROFESSIONAL FEES	11.00 %				\$ 82,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 830,000
(Fixed Price Contract - November 2005)					

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Site Works and External Services				
	Site preparation & demolition	ITEM			20,000
	Roads, footpaths and paved areas	ITEM			24,000
	Boundary walls, fences and gates	ITEM			16,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			32,000
	External stormwater drainage	ITEM			24,000
	External sewer drainage	ITEM			16,000
	External water supply	ITEM			8,000
	External gas reticulation	ITEM			4,000
	External fire protection	ITEM			8,000
	External light & power	ITEM			20,000
	External communications	ITEM			4,000
	Balance of funds	ITEM			(5,000)

SUB-TOTAL					\$ 171,000
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 9,000
COST ESCALATION TO TENDER	- %				\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %				\$ 4,000
CONTRACT CONTINGENCY	2.50 %				\$ 5,000
PROFESSIONAL FEES	11.00 %				\$ 21,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 210,000
(Fixed Price Contract - November 2005)					

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
EASTERN TENNIS COURT FACILITY

JOB 4605
 DATE 23/08/2007
 FECA 190
 UCA -
 REF U/8A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Tennis Pavilion				
	Change rooms (in 2 No)	(FECA) M2	60	1,600	96,000
	Umpires change room	(FECA) M2	-	1,900	-
	Toilet facilities	(FECA) M2	-	2,100	-
	Canteen	(FECA) M2	30	2,000	60,000
	Meeting / function room (Excluded)	(FECA) M2	-	-	-
	Storage facilities	(FECA) M2	20	1,300	26,000
	Office / first aid	(FECA) M2	20	1,600	32,000
	Internal / external toilets	(FECA) M2	40	2,100	84,000
	Circulation	(FECA) M2	20	1,300	26,000
	Verandahs & canopies	(UCA) M2	-	600	-
	Site Works & External Services				
	Site preparation & demolition	ITEM			3,000
	Roads, footpaths and paved areas	ITEM			4,000
	Boundary walls, fences and gates	ITEM			2,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			4,000
	External stormwater drainage	ITEM			6,000
	External sewer drainage	ITEM			2,000
	External water supply	ITEM			1,000
	External gas reticulation	ITEM			1,000
	External fire protection	ITEM			1,000
	External light & power	ITEM			6,000
	External communications	ITEM			400
	Balance of funds	ITEM			(1,400)

SUB-TOTAL				\$ 353,000
PRELIMINARIES (Included Above)	- %			\$ -
DESIGN VARIABLE	5.00 %			\$ 18,000
COST ESCALATION TO TENDER	- %			\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %			\$ 7,000
CONTRACT CONTINGENCY	2.50 %			\$ 9,000
PROFESSIONAL FEES	11.00 %			\$ 43,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$ -

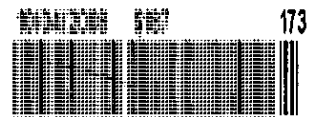
ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 430,000

(Fixed Price Contract - November 2005)

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INFORMATION ONLY



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
EASTERN TENNIS COURT FACILITY**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/8B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Tennis Courts				
	Tennis courts (4 No courts)	No	4	50,000	200,000
	Playing lights (4 No courts)	No	4	10,000	40,000
	Car parking (20 No spaces)	M2	600	100	60,000
	Balance of funds	ITEM			4,000

SUB-TOTAL					\$ 304,000
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 15,000
COST ESCALATION TO TENDER	- %				\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %				\$ 6,000
CONTRACT CONTINGENCY	2.50 %				\$ 8,000
PROFESSIONAL FEES	11.00 %				\$ 37,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 370,000

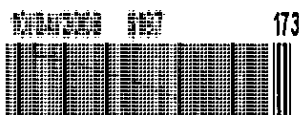
(Fixed Price Contract - November 2005)

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Site Works & External Services				
	Site preparation & demolition	ITEM			12,000
	Roads, footpaths and paved areas	ITEM			16,000
	Boundary walls, fences and gates	ITEM			8,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			16,000
	External stormwater drainage	ITEM			16,000
	External sewer drainage	ITEM			8,000
	External water supply	ITEM			4,000
	External gas reticulation	ITEM			4,000
	External fire protection	ITEM			4,000
	External light & power	ITEM			8,000
	External communications	ITEM			1,600
	Balance of funds	ITEM			400

SUB-TOTAL					\$ 98,000
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 5,000
COST ESCALATION TO TENDER	- %				\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %				\$ 2,000
CONTRACT CONTINGENCY	2.50 %				\$ 3,000
PROFESSIONAL FEES	11.00 %				\$ 12,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
ANTICIPATED TOTAL PROJECT COST (Excluding GST)					\$ 120,000

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 TENNIS COURT FACILITY**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/8C

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Tennis Pavilion (Not Provided)				
	Pavilion including amenities (FECA)	M2	-	-	-
	Tennis Courts				
	Tennis courts (4 No courts)	No	4	50,000	200,000
	Playing lights (4 No courts)	No	4	10,000	40,000
	Car parking (Not Required)	ITEM			-
	Site Works & External Services				
	Site preparation & demolition	ITEM			10,000
	Roads, footpaths and paved areas	ITEM			10,000
	Boundary walls, fences and gates	ITEM			5,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			10,000
	External stormwater drainage	ITEM			10,000
	External sewer drainage (Nil)	ITEM			-
	External water supply	ITEM			5,000
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			10,000
	External communications (Nil)	ITEM			-
	Balance of funds	ITEM			(5,000)

SUB-TOTAL \$ **295,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 15,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %	\$ 6,000
CONTRACT CONTINGENCY	2.50 %	\$ 8,000
PROFESSIONAL FEES	11.00 %	\$ 36,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **360,000**

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 SINGLE COURT SCHOOL GYMNASIUM UPGRADE

JOB 4605
 DATE 23/08/2007
 FECA 1,880
 UCA 100
 REF U/9A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
New Building Works					
	Indoor double netball court (36x36m)	(FECA) M2	1,300	1,000	1,300,000
	Amenities/ change room	(FECA) M2	100	1,800	180,000
	Store room	(FECA) M2	100	1,300	130,000
	Staff area	(FECA) M2	60	1,500	90,000
	Foyer	(FECA) M2	40	1,500	60,000
	Mezzanine viewing area	(FECA) M2	250	1,000	250,000
	Canteen	(FECA) M2	30	2,000	60,000
	Canopy	(UCA) M2	100	700	70,000
	Stair cases	No	2	8,000	16,000
	Credit for D.E. & T. funds for court (approx 750m2)	M2	(750)	850	(637,500)
	External netball courts (In 2 No)	(OPEN) M2	1,400	100	140,000
Site Works and External Services					
	Site preparation & demolition	ITEM			15,000
	Roads, footpaths and paved areas	ITEM			30,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			40,000
	External stormwater drainage	ITEM			35,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			10,000
	External gas reticulation	ITEM			5,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			25,000
	External communications	ITEM			2,000
	Balance of funds	ITEM			2,500

SUB-TOTAL \$ **1,863,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 93,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %	\$ 39,000
CONTRACT CONTINGENCY	2.50 %	\$ 50,000
PROFESSIONAL FEES	11.00 %	\$ 225,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,270,000**

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 NORTHERN P-12 SINGLE COURT SCHOOL GYMNASIUM UPGRADE**

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/9B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	New Building Works (Not Provided)				
	Indoor netball court (FECA)	M2	-	-	-
	Amenities/ change room (FECA)	M2	-	-	-
	Store room (FECA)	M2	-	-	-
	Staff area (FECA)	M2	-	-	-
	Foyer (FECA)	M2	-	-	-
	Mezzanine viewing area (FECA)	M2	-	-	-
	Canteen (FECA)	M2	-	-	-
	Canopy (UCA)	M2	-	-	-
	Stair cases	No	-	-	-
	Extra Over Standard DE&T Facility Costs				
	Upgrade standard DE&T basketball court to a netball court (Increase size to 36x20m)	NO	1	240,000	240,000
	Site Works and External Services				
	Site preparation & demolition	ITEM			5,000
	Roads, footpaths and paved areas (Nil)	ITEM			-
	Boundary walls, fences and gates (Nil)	ITEM			-
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements (Nil)	ITEM			-
	External stormwater drainage	ITEM			10,000
	External sewer drainage (Nil)	ITEM			-
	External water supply (Nil)	ITEM			-
	External gas reticulation (Nil)	ITEM			-
	External fire protection (Nil)	ITEM			-
	External light & power	ITEM			5,000
	External communications (Nil)	ITEM			-
	Balance of funds	ITEM			2,000

SUB-TOTAL		\$	262,000
PRELIMINARIES (Included Above)	- %	\$	-
DESIGN VARIABLE	5.00 %	\$	13,000
COST ESCALATION TO TENDER	- %	\$	-
COST ESCALATION DURING CONSTRUCTION	2.00 %	\$	6,000
CONTRACT CONTINGENCY	2.50 %	\$	7,000
PROFESSIONAL FEES	11.00 %	\$	32,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **320,000**
 (Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
CENTRAL P-6 SINGLE COURT SCHOOL GYMNASIUM**

JOB # 4605
DATE 23/08/2007
FECA 870
UCA 25
REF U/10A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
New Building Works					
	Indoor single netball court (36x20m)	(FECA) M2	720	1,000	720,000
	Amenities/ change room	(FECA) M2	50	1,800	90,000
	Store room	(FECA) M2	50	1,300	65,000
	Staff area	(FECA) M2	30	1,500	45,000
	Foyer	(FECA) M2	20	1,500	30,000
	Mezzanine viewing area	(FECA) M2	-	-	-
	Canteen	(FECA) M2	-	-	-
	Canopy	(UCA) M2	25	700	17,500
	Stair cases	No	-	-	-
	Credit for D.E. & T. funds for primary school multi-purpose room (approx 750m2)	M2	(298)	850	(253,300)
Site Works and External Services					
	Site preparation & demolition	ITEM			10,000
	Roads, footpaths and paved areas	ITEM			20,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			10,000
	External stormwater drainage	ITEM			20,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			2,000
	External gas reticulation	ITEM			2,000
	External fire protection	ITEM			5,000
	External light & power	ITEM			15,000
	External communications	ITEM			1,000
	Balance of funds	ITEM			1,800

SUB-TOTAL \$ **821,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 41,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %	\$ 17,000
CONTRACT CONTINGENCY	2.50 %	\$ 22,000
PROFESSIONAL FEES	11.00 %	\$ 99,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,000,000**

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTH WEST P-6 SINGLE COURT SCHOOL GYMNASIUM

JOB 4605
 DATE 23/08/2007
 FECA 870
 UCA 25
 REF U/10B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
New Building Works					
	Indoor single netball court (36x20m)	(FECA) M2	720	1,000	720,000
	Amenities/ change room	(FECA) M2	50	1,800	90,000
	Store room	(FECA) M2	50	1,300	65,000
	Staff area	(FECA) M2	30	1,500	45,000
	Foyer	(FECA) M2	20	1,500	30,000
	Mezzanine viewing area	(FECA) M2	-	-	-
	Canteen	(FECA) M2	-	-	-
	Canopy	(UCA) M2	25	700	17,500
	Stair cases	No	-	-	-
	Credit for D.E. & T. funds for primary school multi-purpose room (approx 750m2)	M2	(298)	850	(253,300)
Site Works and External Services					
	Site preparation & demolition	ITEM			10,000
	Roads, footpaths and paved areas	ITEM			20,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			10,000
	External stormwater drainage	ITEM			20,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			2,000
	External gas reticulation	ITEM			2,000
	External fire protection	ITEM			5,000
	External light & power	ITEM			15,000
	External communications	ITEM			1,000
	Balance of funds	ITEM			1,800

SUB-TOTAL \$ **821,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 41,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	2.00 %	\$ 17,000
CONTRACT CONTINGENCY	2.50 %	\$ 22,000
PROFESSIONAL FEES	11.00 %	\$ 99,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,000,000**

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
HARVEST HOME ROAD CAC (Early Childhood Focus)

JOB 4605
 DATE 23/08/2007
 FECA 923
 UCA 77
 REF U/11A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Core CAC: Generated by Neighbourhood Demand Refer to Sub total (1) over	ITEM			921,000
	Core CAC: Generated by Regional Demand Refer to Sub total (2) over	ITEM			387,000
	Circulation				
	Circulation (FECA)	M2	154	1,100	169,400
	Canopies / verandahs (UCA)	M2	77	700	53,900
	Extra over items				
	Commercial kitchen equipment & coolers	ITEM			60,000
	Operable walls and auto doors	ITEM			25,000
	Site Works and External Services				
	Site preparation & demolition	ITEM			16,000
	Roads, footpaths and paved areas	ITEM			16,000
	Car parking (8 spaces)	ITEM			24,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			40,000
	External stormwater drainage	ITEM			20,000
	External sewer drainage	ITEM			8,000
	External water supply	ITEM			4,000
	External gas reticulation	ITEM			2,000
	External fire protection	ITEM			4,000
	External light & power	ITEM			12,000
	External communications	ITEM			2,000
	Balance of funds	ITEM			4,700

SUB-TOTAL \$ **1,789,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 89,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	3.00 %	\$ 56,000
CONTRACT CONTINGENCY	2.50 %	\$ 48,000
PROFESSIONAL FEES	11.00 %	\$ 218,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,200,000**
 (Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
HARVEST HOME ROAD CAC (Early Childhood Focus)

JOB 4605
 DATE 23/08/2007
 FECA 923
 UCA 77
 REF U/11A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Core CAC: Generated by Neighbourhood Demand				
	Entry				
	Entry (FECA)	M2	35	1,700	59,500
	Coordinators storage (FECA)	M2	6	1,100	6,600
	Coordinators offices (FECA)	M2	32	1,750	56,000
	Main Hall				
	Hall (FECA)	M2	200	1,500	300,000
	User storage (FECA)	M2	36	1,100	39,600
	Playgroup storage (FECA)	M2	15	1,100	16,500
	Chair and table storage (FECA)	M2	20	1,100	22,000
	Kitchen & Food Service Centre				
	Kitchen (commercial) (FECA)	M2	40	3,100	124,000
	Kitchen (domestic) (FECA)	M2	25	2,000	50,000
	Kitchen store (FECA)	M2	12	2,000	24,000
	Meeting Rooms				
	Meeting room 1 (FECA)	M2	30	1,750	52,500
	Meeting room 2 (FECA)	M2	50	1,750	87,500
	User store (FECA)	M2	12	1,100	13,200
	Common Amenities				
	Toilets (men & women) (FECA)	M2	20	2,400	48,000
	Accessible / family toilets / change (FECA)	M2	6	2,400	14,400
	Cleaners store (FECA)	M2	4	1,800	7,200
	Sub-Total (1) - Regional Demand Facilities	ITEM			921,000
	Core CAC: Generated by Regional Demand				
	PAG (ADASS)				
	Activity room 1 (FECA)	M2	60	1,500	90,000
	Activity room 2 (FECA)	M2	80	1,500	120,000
	Office (FECA)	M2	16	1,750	28,000
	Accessible toilets/amenities/sick bay (FECA)	M2	30	2,400	72,000
	Storage (FECA)	M2	20	1,100	22,000
	Ext to kitchen for food services centre (FECA)	M2	20	2,000	40,000
	Outdoor area (OPEN)	M2	60	250	15,000
	Sub-Total (2) - Regional Demand Facilities	ITEM			387,000

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
HARVEST HOME ROAD CAC (Early Childhood Focus)
MCH & Preschool

JOB 4605
 DATE 23/08/2007
 FECA 595
 UCA 50
 REF U/11B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
Core CAC: Generated by Neighbourhood Demand					
MCH					
	Consulting rooms (general)	(FECA) M2	40	1,700	68,000
	Consulting rooms (MCH)	(FECA) M2	40	1,700	68,000
	Waiting room	(FECA) M2	40	1,700	68,000
	Offices for NGO's	(FECA) M2	40	1,750	70,000
Preschool (Double)					
	Lobby	(FECA) M2	20	1,700	34,000
	Bag rooms	(FECA) M2	30	1,100	33,000
	Children rooms (60 children x 3.3m2/child)	(FECA) M2	198	1,700	336,600
	Kitchen	(FECA) M2	12	2,000	24,000
	Office / administration room	(FECA) M2	16	1,750	28,000
	Storage internal	(FECA) M2	40	1,100	44,000
	Storage external (shed)	ITEM			10,000
	Children's toilets	(FECA) M2	12	2,400	28,800
	Staff toilets and shower	(FECA) M2	8	2,400	19,200
	Outdoor play (60 children x 7.0m2/child)	(OPEN) M2	420	250	105,000
	Canopiation	(FECA) M2	99	1,100	109,120
	Canopies / verandahs	(UCA) M2	50	700	35,000
Extra over items					
	Operable walls and auto doors	ITEM			25,000
Site Works and External Services					
	Site preparation & demolition	ITEM			24,000
	Roads, footpaths and paved areas	ITEM			24,000
	Car parking (12 spaces)	ITEM			36,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			60,000
	External stormwater drainage	ITEM			30,000
	External sewer drainage	ITEM			12,000
	External water supply	ITEM			6,000
	External gas reticulation	ITEM			3,000
	External fire protection	ITEM			6,000
	External light & power	ITEM			18,000
	External communications	ITEM			3,000
	Balance of funds	ITEM			(1,720)

SUB-TOTAL \$ 1,356,000

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 68,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	3.00 %	\$ 43,000
CONTRACT CONTINGENCY	2.50 %	\$ 37,000
PROFESSIONAL FEES	11.00 %	\$ 166,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 1,670,000

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 CAC (General Focus)

JOB 4605
 DATE 23/08/2007
 FECA 278
 UCA 23
 REF U/12A

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
Entry					
	Entry (FECA)	M2	35	1,700	59,500
	Coordinators storage (FECA)	M2	6	1,100	6,600
	Coordinators offices (FECA)	M2	32	1,750	56,000
Kitchen & Food Service Centre					
	Kitchen (domestic) (FECA)	M2	25	2,000	50,000
	Kitchen store (FECA)	M2	12	2,000	24,000
Meeting Rooms					
	Meeting room 1 (FECA)	M2	30	1,750	52,500
	Meeting room 2 (FECA)	M2	50	1,750	87,500
	User store (FECA)	M2	12	1,100	13,200
Common Amenities					
	Toilets (men & women) (FECA)	M2	20	2,400	48,000
	Accessible / family toilets / change (FECA)	M2	6	2,400	14,400
	Cleaners store (FECA)	M2	4	1,800	7,200
Circulation					
	Circulation (FECA)	M2	46	1,100	51,040
	Canopies / verandahs (UCA)	M2	23	700	16,240
Extra over items					
	Operable walls and auto doors	ITEM			25,000
Site Works and External Services					
	Site preparation & demolition	ITEM			11,000
	Roads, footpaths and paved areas	ITEM			11,000
	Car parking (8 spaces)	ITEM			14,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			20,000
	External stormwater drainage	ITEM			10,000
	External sewer drainage	ITEM			3,000
	External water supply	ITEM			4,000
	External gas reticulation	ITEM			2,000
	External fire protection	ITEM			4,000
	External light & power	ITEM			7,000
	External communications	ITEM			2,000
	Balance of funds	ITEM			820

SUB-TOTAL \$ **610,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 31,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	3.00 %	\$ 19,000
CONTRACT CONTINGENCY	2.50 %	\$ 17,000
PROFESSIONAL FEES	11.00 %	\$ 73,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **750,000**

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 CAC (General Focus)
MCH & Preschool

JOB 4605
 DATE 23/08/2007
 FECA 595
 UCA 50
 REF U/12B

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
Core CAC: Generated by Neighbourhood Demand					
MCH					
	Consulting rooms (general)	(FECA) M2	40	1,700	68,000
	Consulting rooms (MCH)	(FECA) M2	40	1,700	68,000
	Waiting room	(FECA) M2	40	1,700	68,000
	Offices for Visiting Services	(FECA) M2	40	1,750	70,000
Preschool (Double)					
	Lobby	(FECA) M2	20	1,700	34,000
	Bag rooms	(FECA) M2	30	1,100	33,000
	Children rooms (60 children x 3.3m2/child)	(FECA) M2	198	1,700	336,600
	Kitchen	(FECA) M2	12	2,000	24,000
	Office / administration room	(FECA) M2	16	1,750	28,000
	Storage internal	(FECA) M2	40	1,100	44,000
	Storage external (shed)	ITEM			10,000
	Children's toilets	(FECA) M2	12	2,400	28,800
	Staff toilets and shower	(FECA) M2	8	2,400	19,200
	Outdoor play (60 children x 7.0m2/child)	(OPEN) M2	420	250	105,000
	Circulation	(FECA) M2	99	1,100	109,120
	Canopies / verandahs	(UCA) M2	50	700	35,000
Extra over items					
	Operable walls and auto doors	ITEM			25,000
Site Works and External Services					
	Site preparation & demolition	ITEM			24,000
	Roads, footpaths and paved areas	ITEM			24,000
	Car parking (12 spaces)	ITEM			36,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			60,000
	External stormwater drainage	ITEM			30,000
	External sewer drainage	ITEM			12,000
	External water supply	ITEM			6,000
	External gas reticulation	ITEM			3,000
	External fire protection	ITEM			6,000
	External light & power	ITEM			18,000
	External communications	ITEM			3,000
	Balance of funds	ITEM			(1,720)

SUB-TOTAL \$ **1,356,000**

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 68,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	3.00 %	\$ 43,000
CONTRACT CONTINGENCY	2.50 %	\$ 37,000
PROFESSIONAL FEES	11.00 %	\$ 166,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST)

(Fixed Price Contract - November 2005)

AF771740P

\$ 1,670,000





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SOUTHERN TOWN CENTRE CAC (Skilling, Training, Resources)**

JOB 4605
DATE 23/08/2007
FECA 590
UCA 49
REF U/13

CLIENT: VicUrban

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Core CAC: Generated by Neighbourhood Demand Refer to Sub total (1) over	ITEM			488,900
	Core CAC: Generated by Regional Demand Refer to Sub total (2) over	ITEM			375,000
	Circulation				
	Circulation (FECA)	M2	98	1,100	107,800
	Canopies / verandahs (UCA)	M2	49	700	34,300
	Extra over items				
	Operable walls and auto doors	ITEM			50,000
	Site Works and External Services				
	Site preparation & demolition	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			40,000
	Car parking (20 spaces)	ITEM			60,000
	Boundary walls, fences and gates	ITEM			50,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements (Excluded)	ITEM			-
	External stormwater drainage	ITEM			50,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			10,000
	External gas reticulation	ITEM			5,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			30,000
	External communications	ITEM			5,000
	Balance of funds	ITEM			(2,000)

SUB-TOTAL \$ 1,374,000

PRELIMINARIES (Included Above)	- %	\$ -
DESIGN VARIABLE	5.00 %	\$ 69,000
COST ESCALATION TO TENDER	- %	\$ -
COST ESCALATION DURING CONSTRUCTION	3.00 %	\$ 43,000
CONTRACT CONTINGENCY	2.50 %	\$ 37,000
PROFESSIONAL FEES	11.00 %	\$ 167,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 1,690,000

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SOUTHERN TOWN CENTRE CAC (Skilling, Training, Resources)**

JOB 4605
DATE 23/08/2007
FECA 590
UCA 49
REF U/13

CLIENT: VicUrban

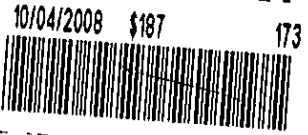
ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
Core CAC: Generated by Neighbourhood Demand					
	Entry				
	Entry (FECA)	M2	35	1,700	59,500
	Coordinators storage (FECA)	M2	6	1,100	6,600
	Coordinators offices (FECA)	M2	32	1,750	56,000
	Offices for NGO's (FECA)	M2	40	1,750	70,000
	Main Hall				
	Hall (FECA)	M2	-	-	-
	User storage (FECA)	M2	-	-	-
	Playgroup storage (FECA)	M2	-	-	-
	Chair and table storage (FECA)	M2	-	-	-
	Kitchen & Food Service Centre				
	Kitchen (commercial) (FECA)	M2	-	-	-
	Kitchen (domestic) (FECA)	M2	25	2,000	50,000
	Kitchen store (FECA)	M2	12	2,000	24,000
	Meeting Rooms				
	Meeting room 1 (FECA)	M2	30	1,750	52,500
	Meeting room 2 (FECA)	M2	50	1,750	87,500
	User store (FECA)	M2	12	1,100	13,200
	Common Amenities				
	Toilets (men & women) (FECA)	M2	20	2,400	48,000
	Accessible / family toilets / change (FECA)	M2	6	2,400	14,400
	Cleaners store (FECA)	M2	4	1,800	7,200
	Sub-Total (1) - Neighbourhood Demand Facilities	ITEM			488,900
Core CAC: Generated by Regional Demand					
	Neighbourhood House Space				
	Flexible class/meeting/consulting rooms (FECA)	M2	100	1,750	175,000
	Fine Arts Space				
	Wet area (FECA)	M2	30	1,750	52,500
	Exhibition space (FECA)	M2	30	1,750	52,500
	Performing Arts Space				
	Main hall for stage (FECA)	M2	40	1,500	60,000
	Green room (FECA)	M2	20	1,750	35,000
	Sub-Total (2) - Regional Demand Facilities	ITEM			375,000

AF771740P

10/04/2008 \$187 173



AF771740P



Annexure

Plan identifying the

The plan which is annexure "A" has been removed from this counterpart of the Section 173 Agreement due to difficulties with imaging for recording purposes.

A copy of the plan identified is included in each of the counterparts to this section 173 agreement which are held by:

- The Minister for Planning;
- The responsible authority
- The Owner of the land as at the date the agreement was executed

A copy of the counterpart agreement together with Annexure A is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1090150

APPLICANT'S NAME & ADDRESS

COLLARDS C/- INFOTRACK (LEAP) C/- LANDATA
DOCKLANDS

VENDOR

ELSHEIKH, MARIAM

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

355194

This certificate is issued for:

LOT 4558 PLAN PS817680 ALSO KNOWN AS 18 ASTRAL WALK WOLLERT
WHITTLESEA CITY

The land is covered by the:

WHITTLESEA PLANNING SCHEME

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

The land:

- is included in a COMPREHENSIVE DEVELOPMENT ZONE 4
- is within a VEGETATION PROTECTION OVERLAY - SCHEDULE 2
- and a DEVELOPMENT PLAN OVERLAY - SCHEDULE 23

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

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

20 November 2024

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.



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.

From www.planning.vic.gov.au at 20 November 2024 12:55 PM

PROPERTY DETAILS

Address: **18 ASTRAL WALK WOLLERT 3750**
Lot and Plan Number: **Lot 4558 PS817680**
Standard Parcel Identifier (SPI): **4558\PS817680**
Local Government Area (Council): **WHITTLESEA**
Council Property Number: **1171412**
Planning Scheme: **Whittlesea**
Directory Reference: **Melway 181 E1**

www.whittlesea.vic.gov.au

[Planning Scheme - Whittlesea](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **THOMASTOWN**

OTHER

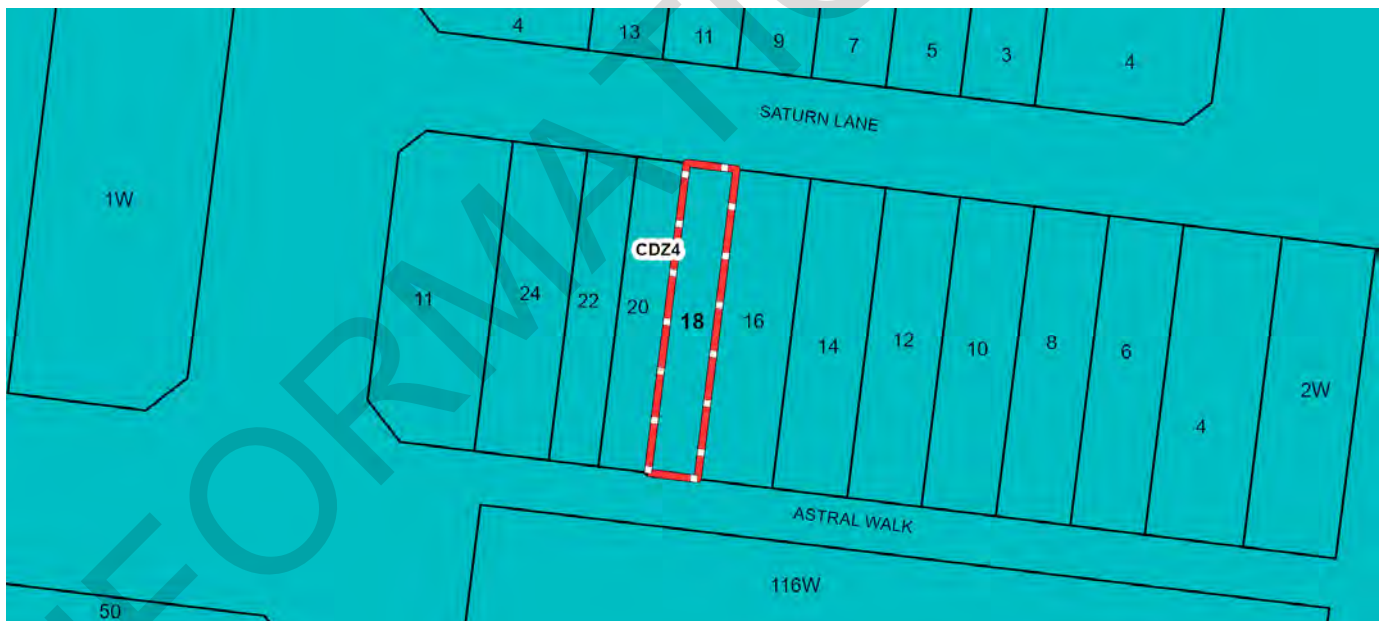
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMPREHENSIVE DEVELOPMENT ZONE \(CDZ\)](#)

[COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 4 \(CDZ4\)](#)



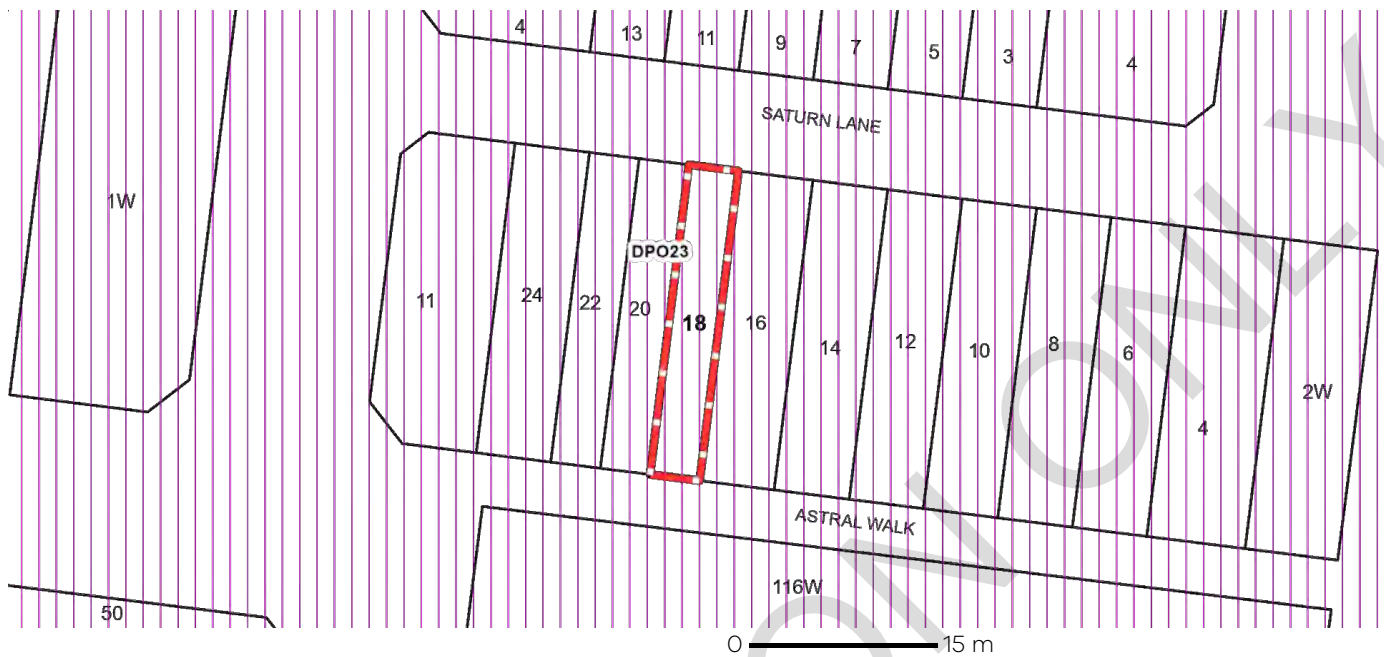
CDZ - Comprehensive Development

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

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 23 (DPO23)

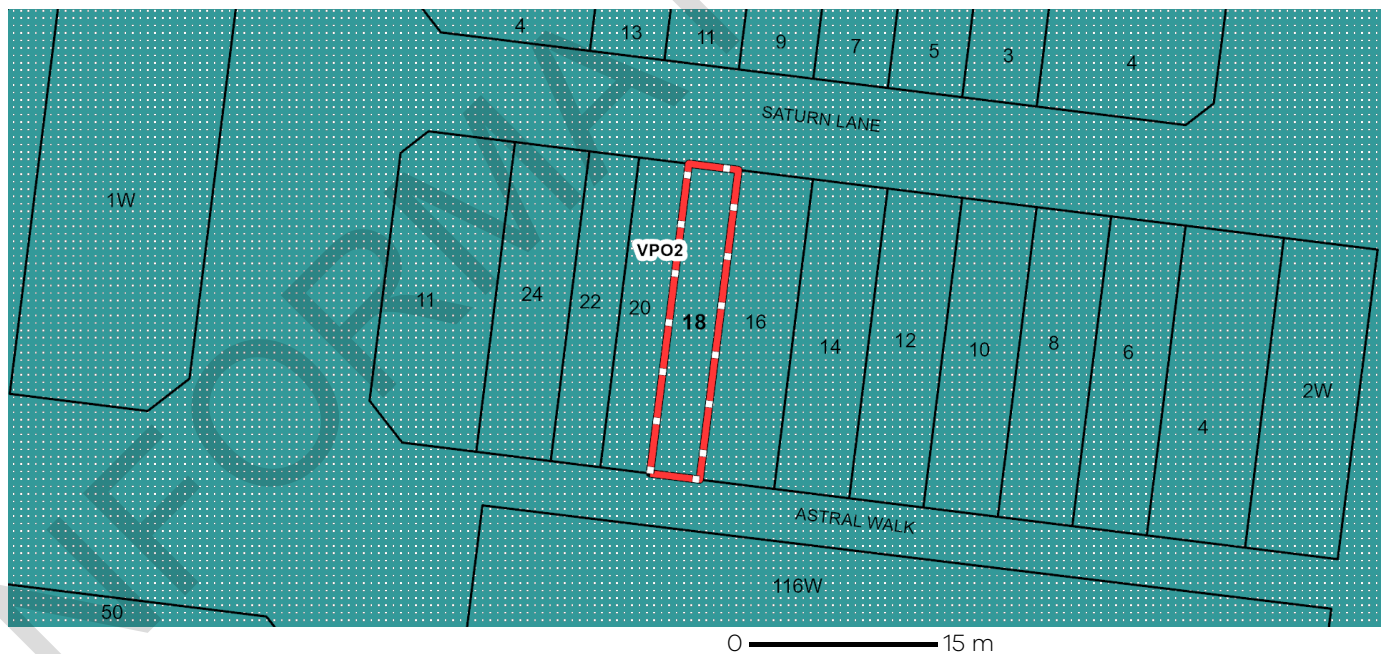


 **DPO - Development Plan Overlay**

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

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 2 (VPO2)



 **VPO - Vegetation Protection Overlay**

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

Further Planning Information

Planning scheme data last updated on 18 November 2024.

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

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

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

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

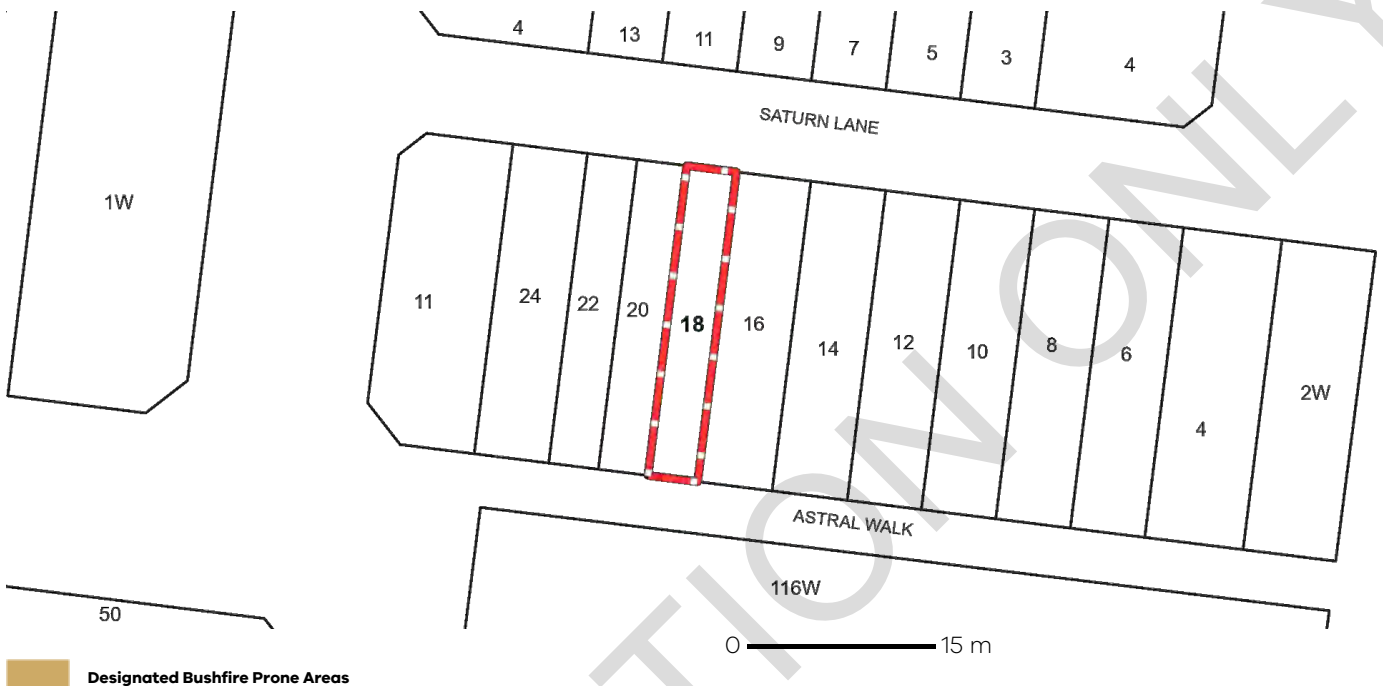
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

Enquiries: *Building and Planning Administration 9217 2170*
Buildplan@whittlesea.vic.gov.au

Your Ref: 74991263-017-1

4 December 2024

Landata

**BUILDING REGULATION 51 1 (a) (b) (c) PROPERTY INFORMATION
 18 (Lot 4558) Astral Walk, Wollert**

Further to your application for property information for the above address I write to advise the following:

Regulation 51 1 (a)*

Building Permit No	Permit Date	Brief Description of Works	Final / Occupancy Permit Date Issued
BS-72221/3690757851538	10/11/2022	Double Storey Dwelling and Garage	Yes – 28/9/2023

Regulation 51 1 (b) (c)

Details of any current statement issued under Regulation 64(1) or 231(2) of these Regulations **Not Applicable**
 Details of any current notice or order issued by the relevant building surveyor under the Act **No**
(Please consult with Owner for copy of Building Notice where applicable)

This information relates only to the structures itemised. It does not mean that there are no illegal or non-complying structures to be found on this allotment. Prospective owners are advised accordingly. Information older than ten (10) years, or details of building inspection approval dates, may be obtained from Council if necessary for an additional fee. Please contact Building and Planning Department on 9217 2170 if you wish to take advantage of this service. Council is not responsible for the validity or accuracy of any information provided by private building surveying firms as may be noted above. Please contact any private permit provider as noted accordingly (where applicable) to address any concerns you may have.

New Swimming Pool and Spa Regulations commenced in Victoria on the 1 December 2019. Property owners must have their swimming pool and spas registered with Council and ongoing safety barrier compliance checks. For more information, please visit www.whittlesea.vic.gov.au/pools.

Yours sincerely

**BUILDING & PLANNING
 CITY OF WHITTLESEA**

Council Offices
 25 Ferres Boulevard
 South Morang VIC 3752

 Locked Bag 1
 Bundoora MDC VIC 3083

 ABN 72 431 091 058

Tel 03 9217 2170
Fax 03 9217 2111
TTY 133 677 (ask for 9217 2170)

Email info@whittlesea.vic.gov.au
www.whittlesea.vic.gov.au

 **Free Telephone Interpreter Service**

عربي	9679 9871	Hrvatski	9679 9872
廣東話	9679 9857	Ελληνικά	9679 9873
Italiano	9679 9874	Türkçe	9679 9877
Македонски	9679 9875	Việt-ngữ	9679 9878
普通话	9679 9876	Other	9679 9879

FORM 2
Building Act 1993
Building Regulations 2018
Regulation 37(1)**BUILDING PERMIT**
3690757851538**Issued to**

Agent of owner	Homebuyers Centre Victoria
ACN	156 503 310
Postal address	81 Lorimer Street, Docklands VIC 3008
Email	mmcmillan@abngroup.com.au
Address for serving or giving documents	81 Lorimer Street, Docklands VIC 3008
Contact person	Meagan McMillan
Telephone	

Ownership details

Owner	Mariam Elsheikh
Postal address	34 Hidcote Terrace, WOLLERT VIC 3750
Email	afiftess@optusnet.com.au
Contact person	Mariam Elsheikh
Telephone	+61421411116

Property details

Lot	4558
Number	18
Street/road	Astral Walk
City/suburb/town	WOLLERT
Postcode	3750
LP/PS	PS817680U
Volume	12380
Folio	675
Crown allotment	Not applicable
Section	Not applicable
Parish	Not applicable
County	Not applicable
Municipal district	WHITTLESEA CITY

Builder

Name	ABN GROUP (VIC) PTY LTD
ACN	130 382 188
Building practitioner registration number	CDB-U 49215
Postal address	Lorimer Street 81, DOCKLANDS VIC 3008
Telephone	+61396744500

This builder is specified under section 24B(4) of the **Building Act 1993** for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders

Name	Dale Andrew Alcock
Postal address	Lorimer Street 81, DOCKLANDS VIC 3008
Telephone	+61396744500

Building practitioner or architect engaged to prepare documents for this permit

Name	ABN GROUP (VIC) PTY LTD
Category/class	Domestic Builder Unlimited
Registration number	CDB-U 49215

Name	Gervase Purich
Category/class	
Registration number	PE0003141

Details of domestic building work insurance

Name of builder	ABN GROUP (VIC) PTY LTD
Name of issuer or provider	HIA Insurance Services Pty Ltd
Policy number	C736776
Policy cover	\$267,952.00

Details of relevant planning permit

Planning permit number	PLN-3953
Date of grant of planning permit	17 October 2022

Nature of building work

Construction type	new building
Storeys contained	2
Version of BCA applicable to permit	2019 Amendment 1
Stage of building work permitted	0
Cost of building work	\$267,952.00
Total floor area of new building work in m ²	117 m ²

Building classification

Part of building	Double Storey Dwelling and Garage
BCA classification	1a(a), 10a

Performance solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.2 Weatherproofing, P2.1.1 Structural stability and resistance	Building Product: Hebel PowerPanel XL, PowerProfile and PowerPattern Wall System. Performance Solution by: Cert Mark International. Certificate of Conformity issued under ABCB Certification Scheme: CodeMark. Certificate number: CM40049. Date of issue: 24/04/2022. Date of expiry: 29/04/2025.
P2.1.1 Structural stability and resistance to actions, P2.2.2 Weatherproofing	Building Product: Low Rise Multi Residential Hebel PowerPanel50 Dual Zero Boundary Wall System. Performance solution by: CertMark International. Certificate of Conformity issued under ABCB Certification Scheme: CodeMark. Certificate number: CM40165. Date of issue: 03/03/2021. Date of expiry: 03/03/2024.
P2.1.1 Structural stability and resistance to actions, P2.2.2 Weatherproofing	Building Product: Stria™ Cladding. Performance solution by: CertMark International. Certificate of Conformity issued under ABCB Certification Scheme: CodeMark. Certificate number: CM40223. Date of issue: 20/08/2021. Date of expiry: 20/08/2024.
P2.1.1 Structural stability and resistance; P2.2.2 Weatherproofing	P2.1.1 Structural stability and resistance to actions, P2.2.2 Weatherproofing Building Product: Perma Timber (CX Castellated) Cladding. Performance Solution by: Cert Mark International Certificate of Conformity issued under ABCB Certification Scheme: CodeMark Certificate number: CM40253; Date of issue: 10/12/2021, Date of expiry: 10/12/2024.
P2.6.1 Building	To allow a dual reticulation water system in lieu of a rainwater tank connected to all sanitary flushing systems. Performance solution based on Expert Judgement and Comparison with the Deemed-to-Satisfy Provisions referred to in the builder's assessment.

Prescribed reporting authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to matters set out below:

Reporting authority	Matter reported on or consented to	Regulation number
Council	The location of the point of discharge from the allotment either within the allotment or at the allotment boundary	133(2) Building Regulations 2018
Council	The design not complying with the regulation as to the erection of precautions over the street alignment	116(4) Building Regulations 2018

Protection work

Protection work is not required in relation to the building work proposed in this permit.

Inspection requirements

The mandatory notification stages required under sections 34 and 35 of the **Building Act 1993** are:

Building part	Inspections
Double Storey Dwelling and Garage	<ul style="list-style-type: none">• precautions: on completion of any precautions required to be taken under the Building Regulations 2018• piers: before pouring a footing or in situ reinforced concrete member• pre slab: before placing a footing• steel: before pouring a footing or in situ reinforced concrete member• frame: on completion of the framework• pre plaster: before completion of framework and prior to plastering• final: on completion of all building work

Occupation or use of building

An occupancy permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and completion

This building work must commence by **10 November 2023**.

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the **Building Regulations 2018**.

This building work must be completed by **10 November 2024**.

If the building work to which this building permit applies is not completed by this date this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the **Building Regulations 2018**.

Conditions

This permit is subject to the following conditions:

Description	Performance or information required
General	The builder must carry out the building work in accordance with the building permit, endorsed plans, specifications, other documents and/or suitable equivalent to the satisfaction of the building inspector and/or the relevant building surveyor.
Encroachment	There must be no unauthorised encroachment of any part of the building work beyond the title boundary of the property.
Title	The owner(s) is/are responsible for obtaining any planning approvals for the building work and complying with their obligations under property law, including complying with any covenants, encumbrances or a section 173 of the Planning and Environment Act 1987 agreement on title.
Waterproofing – internal wet areas	Prior to or with an application for an occupancy permit, the builder must provide a waterproofing certificate satisfactory to the relevant building surveyor, including any manufacturer's details and warranties and proprietary systems used, that all wet areas have been waterproofed in accordance with AS3740-2010 Waterproofing of domestic wet areas.
Glazing	Prior to or with an application for an occupancy permit, the builder must provide a certificate of compliance satisfactory to the relevant building surveyor indicating that the glass has been installed in accordance with the endorsed drawings and specifications and AS1288 Set-2006 Glass in buildings Set or AS2047-2014 Windows and external glazed doors in buildings, and if the property is in a designated bushfire-prone area, AS3959-2018 Construction of buildings in bushfire-prone areas, in respect of all glazing, including balustrading, doors, windows and screens.
Electrical certificates	Prior to or with an application for an occupancy permit, the builder must provide a certificate of electrical safety satisfactory to the relevant building surveyor for prescribed electrical installations or non-prescribed electrical installations, as applicable.

Plumbing certificates	Prior to or with an application for an occupancy permit, the builder must provide plumbing compliance certificates satisfactory to the relevant building surveyor for all applicable plumbing work (including referencing any performance solutions used) as follows: <ul style="list-style-type: none"> • roof plumbing • sanitary plumbing • drainage (below ground sewer) • drainage (below ground stormwater) • cold water plumbing • hot water plumbing • gasfitting
Frame inspection documentation — roof trusses	Prior to booking a frame inspection, the builder must provide roof truss computations, certification and layouts satisfactory to the relevant building surveyor.
Frame inspection documentation — wall framing	Prior to booking a frame inspection, the builder must provide wall framing computations, certification and layouts satisfactory to the relevant building surveyor.
Frame inspection documentation — bracing	Prior to booking a frame inspection, the builder must provide bracing computations, certification and layouts satisfactory to the relevant building surveyor.
Frame inspection documentation — floor joists and beams	Prior to booking a frame inspection, the builder must provide floor joist and floor beam computations, certification and layouts satisfactory to the relevant building surveyor.
Energy efficiency	Prior to or with an application for an occupancy permit, the builder must provide an energy rating certificate or statement satisfactory to the relevant building surveyor verifying that all requirements of the energy rating measures have been installed in accordance with the endorsed documents and the Building Code of Australia.
Plumbing certificates — grey or recycled water	Prior to or with an application for an occupancy permit, the builder must provide plumbing compliance certificates satisfactory to the relevant building surveyor for grey or recycled water plumbing work.

Relevant building surveyor

Name	Group Four Building Surveyors Pty Ltd
ACN	158 953 425
Address	Level 4, 10 Nexus Court, Mulgrave VIC 3170
Email	enquiries@groupfour.com.au
Building practitioner registration number	CBS-U 58099

Designated building surveyor

Name	John Scaglione
Building practitioner registration number	BS-L 72221
Permit number	3690757851538
Date of issue of permit	10 November 2022
Signature	



INFORMATION ONLY

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to:

Relevant Building Surveyor: Group Four Building Surveyors
 Postal Address: Level 4, 10 Nexus Court, Mulgrave VIC 3170

This certificate is issued in relation to the proposed building work at:

Number: Street/Road: Astral Walk
 Lot: 4558 Suburb/Town: Wollert
 Postcode: 3750

Nature of proposed building work:

Construction of a New Building.

Building Classification:

Part of Building: BCA Class 1a
 Part of Building: BCA Class 10a

Prescribed class of building work for which this certificate is issued:

Design or part of the design of building work relating to a structural matter.

Documents setting out the design that is certified by this certificate:

Drawings:	As nominated on the Sheet Index, Drawing Sheet S-000, Rev: 0 Prepared by Structerre Consulting	Job No.156402	Dated: 12/09/22
Computations:	Prepared by Structerre Consulting	Job No.156402	Dated: 12/09/22

Other documents relied on in preparation of the design that is certified by this certificate:

Soil Report:	Prepared by Structerre Consulting	No. 156402	Dated: 23/06/22
Surface Drainage:	Prepared by Homebuyers Centre	No. 40874	Dated: 31/08/22

The design certified by this certificate complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code.

Part 2.1, 3.0, 3.2 & 3.4 of the NCC 2019 Volume 2, Amendment 1 including relevant Australian Standards;

AS/NZ 1170.0-2002	AS/NZ 1170.1-2002	AS/NZ 1170.2-2011	AS 4100-1998	AS 4055-2012
AS 2870-2011	AS1684.4-2010	AS 1684.2-2010	AS 1720.1-2010	AS 3600-2018
AS 3700-2018	AS 4773.1-2015	AS 4678-2002	AS 4773.2-2015	


I prepared the design, or part of the design, set out in the documents listed above.

I certify that the design set out in the documents listed above complies with the provisions set out above.

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

Engineer:

Name: Gervase Purich
 Address: Ground Floor, Building 2,
 No.630 Mitcham Road, Mitcham Vic, 3132
melbourne@structerre.com.au
 Civil
 PE0003141
 12/09/22

	Email:
	Endorsed building engineer area of engineering:
Endorsed building engineer registration No.:	PE0003141
Date of issue of certificate:	12/09/22
Signature:	
BUILDING PERMIT Number : 3690757851538 Issued by Group Four Building Surveyors Pty Ltd (CBS-U 58099) Designated Building Surveyor: John Scaglione (BS-L 72221) Issued on 10/11/2022	

STRUCTURAL COMPUTATIONS

PROJECT

CONSTRUCTION OF A NEW BUILDING.

CLIENT

HOMEBUYERS CENTRE



BUILDING SURVEYORS

BUILDING PERMIT

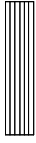
Number : 3690757851538

Issued by Group Four Building Surveyors Pty Ltd (CBS-U 58099)

Designated Building Surveyor: John Scaglione (BS-L 72221)

Issued on 10/11/2022

Mark : 1B1 beam



Try 300x63 LVL Hyspan for length = 2000
 Structural Category = 1

Section Properties
 CSA = 18900 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 945.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 141.8 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	f/F
A	U	SW 'self weight	0	

COMBINATION FACTORS

DL

DL x	1.35
LL x	-

Note : LC that can be applied to other members are in bold

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL
K_1	0.57
Max Internal Actions	
Axial(kN)(-ve = comp)	0.00
Shear (kN)	-0.17
Neg Moment(kN.m)	0.00
Pos Moment(kN.m)	0.08
f/F Shear	0.00
f/F Moment	0.01
f/F BiAxial	0.01
f/F Support Bearing	0.01 {R1}
f/F Support Crushing	0.01 {R1}
Deflect. (mm)	0.0
Deflect. Ratio L/d	>1000

Reactions

R1 Force(kN)- Left	0.17
R2 Force(kN)- Right	0.17
Sum of Reactions	(0.34 kN)

[] = Span Number { } = Reaction Number () Sum of Reactions

LATERAL/HORIZONTAL LOADS

UDL List (kPa)

USER : User defined UDL = 0.01 0 0 0.96

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	f/F
A	U	2.9*[USER]	0	

COMBINATION FACTORS

DL DL+WLat1

DL x	1.35	0.80
LL x	-	0.96 (0.43)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

Y-Axis Actions / Design check results

Critical Combination for Strength is DL+WLat1

LIMIT STATE DESIGN

	DL	DL+WLat1
K_1	0.57	1.00
Max Internal Actions		
Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	-0.04	-2.70
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	0.02	1.35
f/F Shear	0.00	0.04
f/F Moment	0.00	0.17
f/F BiAxial	0.01	-
f/F Support Bearing	0.00 {R2}	0.08 {R1}
f/F Support Crushing	0.00 {R2}	0.11 {R1}
Deflect. (mm)	0.1	3.2
Deflect. Ratio L/d	>1000	631

Reactions

R1 Force(kN)- Left	0.04	2.70
R2 Force(kN)- Right	0.04	2.70
Sum of Reactions	(0.08 kN)	(5.39 kN)

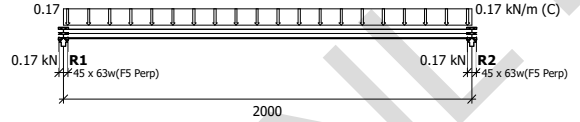
[] = Span Number () = Reaction Number () Sum of Reactions
 -- Value Negligible or not calculated

Issued by Group Four Building Surveyors Pty Ltd (CBS-U 58099)
 Designated Building Surveyor, John Staggins (BSL 7221)

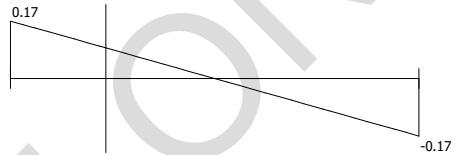
NOTES

(Design Span = 2000 mm.)

DL about the X-X Axis

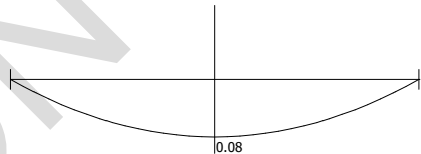


Shear (kN)



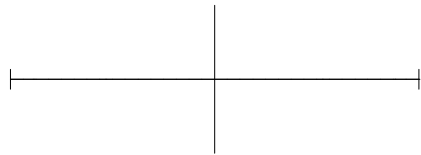
f/F = 0.00 @ 468

Moment (kN.m)



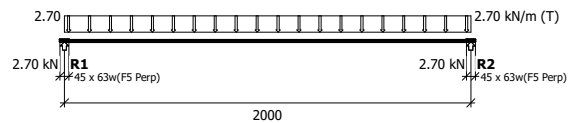
f/F = 0.01 @ 1000

Deflection (mm)

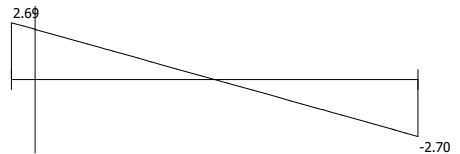


$\delta/\Delta = 0.00$ @ 1000 (x10)

DL+WLat1 about the Y-Y Axis

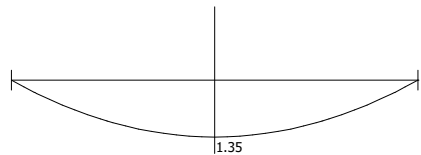


Shear (kN)



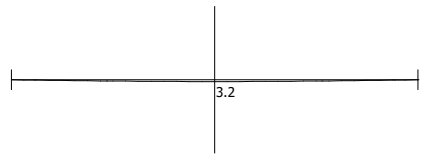
f/F = 0.04 @ 116

Moment (kN.m)



f/F = 0.17 @ 1000

Deflection (mm)



$\delta/\Delta = 0.10$ @ 1000 (x10)

Mark : 1B2 beam



Try 300x45 LVL Hyspan for length = 1000
 Structural Category = 1

Section Properties
 CSA = 13500 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 675.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 101.2 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)	DL	RLL	FLL
USER : User defined UDL =	0.35	0	0
UDL2 : UDL list 2 =	0.5	0	1.5

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW 'self weight	0	
A	U	2.59*[USER]	0	
A	U	0.6*[UDL2]	0	

COMBINATION FACTORS

DL DL+RLL DL+FLL

LL x 1.35 1.20

LL x 1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL+FLL

LIMIT STATE DESIGN

	DL	DL+RLL	DL+FLL
K_1	0.57		0.80
Max Internal Actions			
Axial(kN)(-ve = comp)	0.00		0.00
Shear (kN)	-0.87		-1.45
Neg Moment(kN.m)	0.00		0.00
Pos Moment(kN.m)	0.22		0.36
f/F Shear	0.00		0.00
f/F Moment	0.02		0.02
f/F Support Bearing	0.09 {R1}		0.10 {R1}
f/F Support Crushing	0.11 {R1}		0.14 {R1}
Deflect. (mm)	0.0		0.0
Deflect. Ratio L/d	>1000		>1000

Reactions

R1 Force(kN)- Left	0.87	1.45
R2 Force(kN)- Right	0.87	1.45
Sum of Reactions	(1.75 kN)	(2.91 kN)

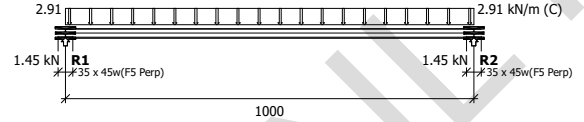
[] = Span Number () = Reaction Number () Sum of Reactions

ADOPT : 300x45 LVL Hyspan for 1B2

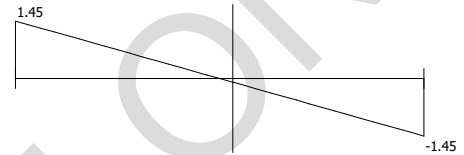
NOTES

(Design Span = 1000 mm.)

DL+FLL about the X-X Axis

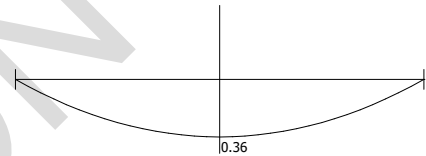


Shear (kN)



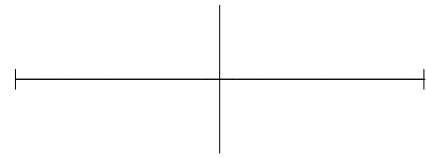
f/F = 0.00 @ 532

Moment (kN.m)



f/F = 0.02 @ 500

Deflection (mm)



$\delta/\Delta = 0.00$ @ 500 (x10)

Mark : 1B3 beam



Try 300x45 LVL Hyspan for length = 2050
 Structural Category = 1

Section Properties
 CSA = 13500 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 675.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 101.2 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)	DL	RLL	FLL
USER : User defined UDL =	0	0.35	0
UDL2 : UDL list 2 =	0.5	0	1.5

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW 'self weight	0	
A	U	2.59*[USER]	0	
A	U	0.225*[UDL2]	0	

COMBINATION FACTORS

DL DL+RLL DL+FLL

LL x 1.35 1.20 1.20

LL x 1.50 (1.00) 1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL+RLL

LIMIT STATE DESIGN

	DL	DL+RLL	DL+FLL
K_1	0.57	0.94	0.80
Max Internal Actions			
Axial(kN)(-ve = comp)	0.00	0.00	0.00
Shear (kN)	-0.28	-1.64	-0.77
Neg Moment(kN.m)	0.00	0.00	0.00
Pos Moment(kN.m)	0.14	0.84	0.39
f/F Shear	0.01	0.02	0.01
f/F Moment	0.02	0.05	0.03
f/F Support Bearing	0.03 {R1}	0.10 {R1}	0.05 {R2}
f/F Support Crushing	0.04 {R1}	0.13 {R1}	0.07 {R2}
Deflect. (mm)	0.1	0.2	0.1
Deflect. Ratio L/d	>1000	>1000	>1000

Reactions

R1 Force(kN)- Left	0	1.64	0.77
R2 Force(kN)- Right	0	1.64	0.77
Sum of Reactions	(0.56 kN)	(3.28 kN)	(1.53 kN)

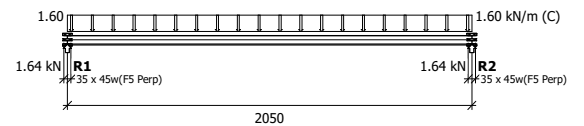
[] = Span Number () = Reaction Number () Sum of Reactions

ADOPT : 300x45 LVL Hyspan for 1B3

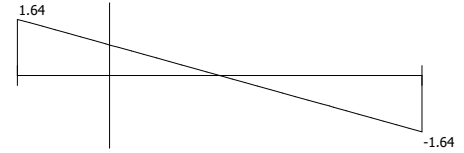
NOTES

Number : 3690757851538
 (Design Span = 2050 mm)
 Issued by Group FOUR Building Surveyors Pty Ltd (CBS-U 58099)
 Designated Building Surveyor: John Scaglione (BS-L 72221)
 Issued on 10/11/2022

DL+RLL about the X-X Axis

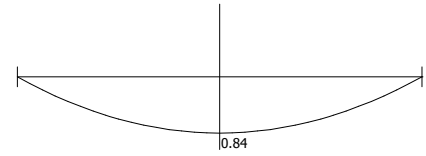


Shear (kN)



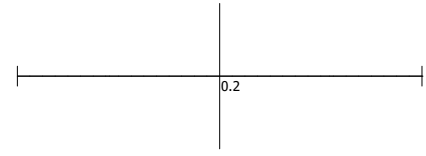
f/F = 0.02 @ 468

Moment (kN.m)



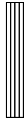
f/F = 0.05 @ 1025

Deflection (mm)



$\delta/\Delta = 0.01$ @ 1025 (x10)

Mark : 1B4 beam



Try 300x45 LVL Hyspan for length = 1250
 Structural Category = 1

Section Properties
 CSA = 13500 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 675.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 101.2 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)	DL	RLL	FLL
UDL2 : UDL list 2 =	0.5	0	1.5

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	f/F
A	U	SW 'self weight	0	
A	U	{1.8 1.8 0.8 0.8}*{UDL2}	0 200 200	
A	P	R>11B3	200	

COMBINATION FACTORS

	DL	DL+RLL	DL+FLL
DL x	1.35	1.20	1.20
LL x	-	1.50 (1.00)	1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL+FLL

LIMIT STATE DESIGN

	DL	DL+RLL	DL+FLL
K_1	0.57	0.94	0.80

Max Internal Actions

Axial(kN)(-ve = comp)	0.00	0.00	0.00
Shear (kN)	0.77	1.86	2.65
Neg Moment(kN.m)	0.00	0.00	0.00
Pos Moment(kN.m)	0.16	0.35	0.57
f/F Shear	0.01	0.01	0.02
f/F Moment	0.01	0.02	0.03
f/F Support Bearing	0.08 {R1}	0.11 {R1}	0.18 {R1}
f/F Support Crushing	0.10 {R1}	0.15 {R1}	0.25 {R1}
Deflect. (mm)	0.0	0.0	0.1
Deflect. Ratio L/d	>1000	>1000	>1000

Reactions

R1 Force(kN)- Left	0.78	1.86	2.66
R2 Force(kN)- Right	0.47	0.64	1.66
Sum of Reactions	(1.24 kN)	(2.50 kN)	(4.32 kN)

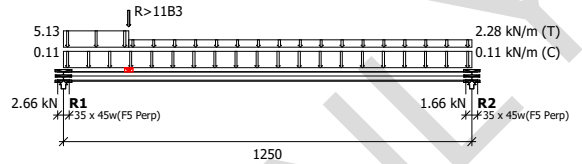
[] = Span Number { } = Reaction Number () Sum of Reactions

ADOPT : 300x45 LVL Hyspan for 1B4

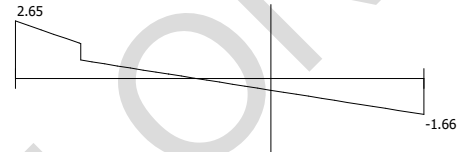
NOTES

(Design Span = 1250 mm.)

DL+FLL about the X-X Axis

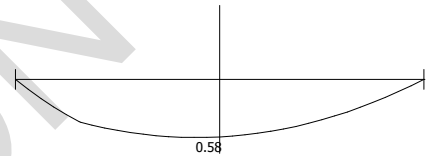


Shear (kN)



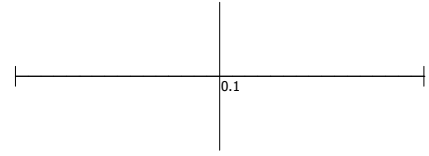
f/F = 0.02 @ 782

Moment (kN.m)



f/F = 0.03 @ 625

Deflection (mm)



$\delta/\Delta = 0.00$ @ 625 (x10)

Mark : 1B5 beam



Try 2/360x45 LVL Hyspan for length = 3750
 Structural Category = 1

Section Properties
 CSA = 16200 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 972.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 175.0 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)	DL	RLL	FLL
USER : User defined UDL =	0.75	0	0
UDL2 : UDL list 2 =	0.5	0	1.5
UDL1 : UDL list 1 =	0.45	0.25	0

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	f/F
A	U	SW 'self weight	0	
A	U	3.4*{USER}	0	
A	U	0.225*{UDL2}	0	
A	U	5.5*{UDL1}	0 950 2750	
A	U	1.81*5.5/2*{UDL1}	950 2750	
A	U	0.6*{UDL1}	0	

COMBINATION FACTORS

	DL	DL+RLL	DL+FLL
DL x	1.35	1.20	1.20
LL x	-	1.50 (1.00)	1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL	DL+FLL
K_1	0.57	0.94	0.80

Max Internal Actions

Axial(kN)(-ve = comp)	0.00	0.00	0.00
Shear (kN)	-13.9	-16.5	-13.3
Neg Moment(kN.m)	0.00	0.00	0.00
Pos Moment(kN.m)	12.9	15.3	12.4
f/F Shear	0.16	0.13	0.12
f/F Moment	0.17	0.27	0.25
f/F Support Bearing	0.18 (R2)	0.25 (R2)	0.46 (R2)
f/F Support Crushing	0.18 (R2)	0.25 (R2)	0.62 (R2)
Deflect. (mm)	6.3	6.3	6.3
Deflect. Ratio L/d	544	544	597

Reactions

R1 Force(kN)- Left	13.9	16.5	13.3
R2 Force(kN)- Right	13.3	16.5	13.3
Sum of Reactions	(26.7 kN)	(33.0 kN)	(26.7 kN)

[] = Span Number { } = Reaction Number () Sum of Reactions

Issued by Group Four Building Surveyors Pty Ltd (CBS-U 58099)

ADOPT : 2/360x45 LVL Hyspan for 1B5

Designated Building Surveyor: John Scaglione (BS-L 72221)

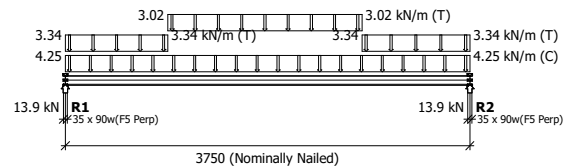
NOTES

(Design Span = 3750 mm.)

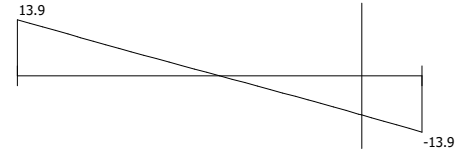
Number: 36975781588

Issued on 10/11/2022

DL about the X-X Axis

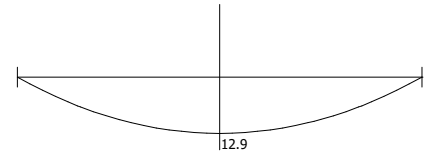


Shear (kN)



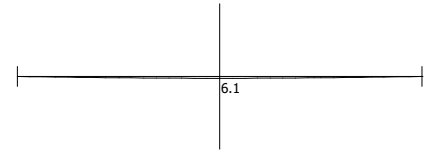
f/F = 0.18 @ 3192

Moment (kN.m)



f/F = 0.37 @ 1875

Deflection (mm)



$\delta/\Delta = 0.49$ @ 1875 (x10)

Mark : 1B6 beam



Try 300x45 LVL Hyspan for length = 3550
 Structural Category = 1

Section Properties
 CSA = 13500 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 675.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 101.2 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)
 USER : User defined UDL = 0.75 0
 UDL1 : UDL list 1 = 0.45 0.25

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW 'self weight	0	
A	U	0.6*[USER]	0	
A	U	0.6*[UDL1]	0	

COMBINATION FACTORS

DL DL+RLL

DL x 1.35 1.20
 LL x - 1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_1	0.57	0.94

Max Internal Actions

Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	-1.94	-2.12
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	1.72	1.88
f/F Shear	0.06	0.04
f/F Moment	0.35	0.23
f/F Support Bearing	0.19 {R2}	0.13 {R1}
f/F Support Crushing	0.25 {R2}	0.17 {R1}
Deflect. (mm)	2.5	2.7
Deflect. Ratio L/d	>1000	>1000

Reactions

R1 Force(kN)- Left	1.94	2.12
R2 Force(kN)- Right	1.94	2.12
Sum of Reactions	(3.88 kN)	(4.25 kN)

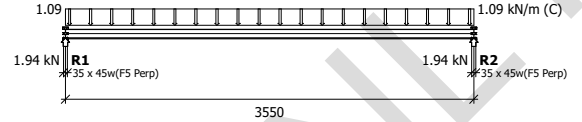
[] = Span Number () = Reaction Number () Sum of Reactions

ADOPT : 300x45 LVL Hyspan for 1B6

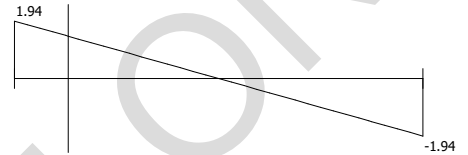
NOTES

(Design Span = 3550 mm.)

DL about the X-X Axis

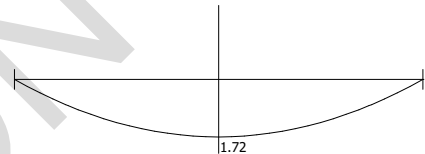


Shear (kN)



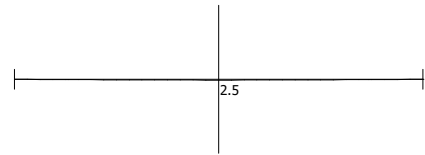
f/F = 0.06 @ 468

Moment (kN.m)



f/F = 0.35 @ 1775

Deflection (mm)



$\delta/\Delta = 0.20$ @ 1775 (x10)

Mark : 1L1 LINTEL



Try 240x45 LVL Hyspan for length = 2750
 Structural Category = 1

Section Properties
 CSA = 10800 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 432.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 51.8 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)
 USER : User defined UDL = 0.75 0
 UDL1 : UDL list 1 = 0.45 0.25

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW 'self weight	0	
A	U	0.9*[USER]	0	
A	U	3.2*[UDL1]	0	

COMBINATION FACTORS

DL DL+RLL

DL x 1.35 1.20
 LL x - 1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_1	0.57	0.94

Max Internal Actions

Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	-4.06	-5.26
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	2.79	3.61
f/F Shear	0.16	0.13
f/F Moment	0.55	0.42
f/F Support Bearing	0.31 {R1}	0.24 {R1}
f/F Support Crushing	0.14 {R1}	0.11 {R1}
Deflect. (mm)	4.8	5.6
Deflect. Ratio L/d	57	48

Reactions

R1 Force(kN)- Left	4.06	5.26
R2 Force(kN)- Right	4.06	5.26
Sum of Reactions	(8.12 kN)	(10.5 kN)

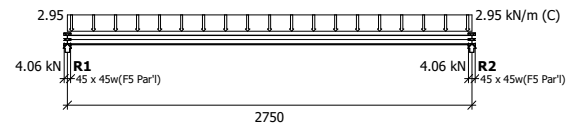
[] = Span Number () = Reaction Number () Sum of Reactions

ADOPT : 240x45 LVL Hyspan for 1L1

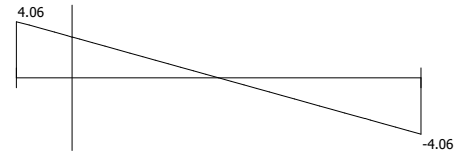
NOTES

Number : 3690757851538
 (Design Span = 2750 mm)
 Issued by Group FOUR Building Surveyors Pty Ltd (CBS-U 58099)
 Designated Building Surveyor: John Scaglione (BS-L 72221)
 Issued on 10/11/2022

DL about the X-X Axis

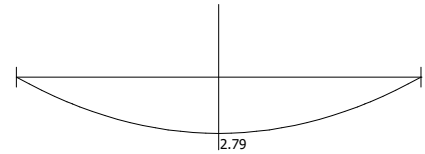


Shear (kN)



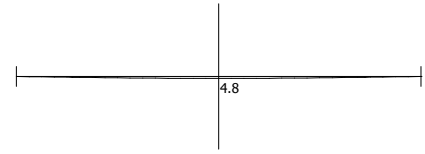
f/F = 0.16 @ 378

Moment (kN.m)



f/F = 0.55 @ 1375

Deflection (mm)



$\delta/\Delta = 0.38$ @ 1375 (x10)

Mark : 1L2 LINTEL



Try 130x45 LVL Hyspan for length = 950
 Structural Category = 1

Section Properties
 CSA = 5850 mm² $F_b = 0.00$ MPa
 $Z_{xx} = 126.8 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 8.24 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)	DL	RLL	FLL
USER : User defined UDL =	0.35	0	0
UDL2 : UDL list 2 =	0.5	0	1.5
UDL1 : UDL list 1 =	0.45	0.25	0

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW self weight	0	
A	U	3.2*[USER]	0	
A	U	1*[USER]	0	
A	U	0.225*[UDL2]	0	
A	U	5.2*[UDL1]	0 50 650	
A	P	0.61*5.2/2*[UDL1]	50 650	

COMBINATION FACTORS

DL	DL+RLL	DL+FLL
DL x 1.35	1.20	1.20
LL x -	1.50 (1.00)	1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

K ₁	DL	DL+RLL	DL+FLL
	0.57	0.94	0.80

Max Internal Actions

Axial(kN)(-ve = comp)	0.00	0.00	0.00
Shear (kN)	2.81	3.44	2.74
Neg Moment(kN.m)	0.00	0.00	0.00
Pos Moment(kN.m)	0.58	0.71	0.57
f/F Shear	0.16	0.12	0.11
f/F Moment	0.18	0.13	0.12
f/F Support Bearing	0.28 {R1}	0.20 {R1}	0.19 {R1}
f/F Support Crushing	0.12 {R1}	0.09 {R1}	0.09 {R1}
Deflect. (mm)	0.7	0.8	0.8
Deflect. Ratio L/d	>1000	>1000	>1000

Reactions

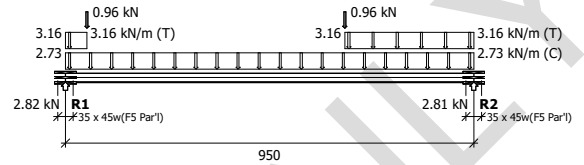
R1 Force(kN)- Left	2.82	3.44	2.74
R2 Force(kN)- Right	2.81	3.43	2.74
Sum of Reactions	(5.62 kN)	(6.87 kN)	(5.48 kN)

[] = Span Number { } = Reaction Number () Sum of Reactions

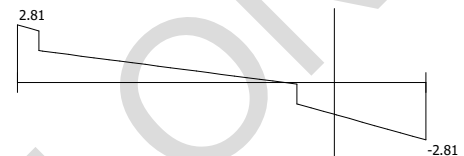
ADOPT : 130x45 LVL Hyspan for 1L2

NOTES
 (Design Span = 950 mm.)

DL about the X-X Axis

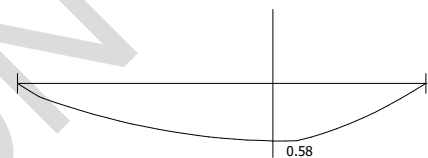


Shear (kN)



f/F = 0.16 @ 737

Moment (kN.m)



f/F = 0.18 @ 594

Deflection (mm)



δ/Δ = 0.06 @ 475 (x10)

Mark : 1L3 Lintel over Garage Opening



Try 90x45 MGP10 MGP Seasoned Pine for length = 600
 Structural Category = 1

Section Properties
 CSA = 4050 mm² $F_b = 15.30$ MPa
 $Z_{xx} = 60.8 \times 10^3$ mm³ $E = 10000.00$ MPa
 $I_{xx} = 2.73 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa)	DL	RLL	FLL
USER : User defined UDL =	0.75	0	0
UDL2 : UDL list 2 =	0.5	0	1.5
UDL1 : UDL list 1 =	0.45	0.25	0

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW self weight	0	
A	U	3.2*[USER]	0	
A	U	0.225*[UDL2]	0	
A	U	0.6*[UDL1]	0	
A	P	R>11B6	200	

COMBINATION FACTORS

DL	DL+RLL	DL+FLL
DL x 1.35	1.20	1.20
LL x -	1.50 (1.00)	1.50 (1.00)

Note : LC that can be applied to other members are in bold
 Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

K ₁	DL	DL+RLL	DL+FLL
	0.57	0.94	0.80

Max Internal Actions

Axial(kN)(-ve = comp)	0.00	0.00	0.00
Shear (kN)	2.43	2.49	2.31
Neg Moment(kN.m)	0.00	0.00	0.00
Pos Moment(kN.m)	0.41	0.43	0.39
f/F Shear	0.51	0.33	0.34
f/F Moment	0.66	0.41	0.44
f/F Support Bearing	0.32 {R1}	0.20 {R1}	0.22 {R1}
f/F Support Crushing	0.11 {R1}	0.07 {R1}	0.07 {R1}
Deflect. (mm)	0.7	0.8	0.8
Deflect. Ratio L/d	300	781	781

Reactions

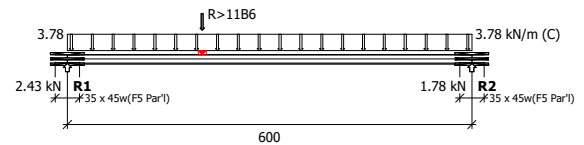
R1 Force(kN)- Left	2.43	2.49	2.31
R2 Force(kN)- Right	2.43	2.48	2.30
Sum of Reactions	(4.86 kN)	(4.97 kN)	(4.61 kN)

[] = Span Number { } = Reaction Number () Sum of Reactions

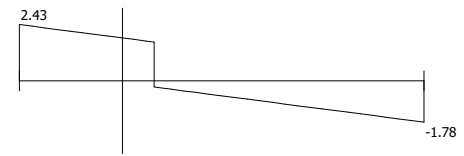
ADOPT : 90x45 MGP10 MGP Seasoned Pine for 1L3

Issued by Group Building Surveyors Pty Ltd (SB 28386)
 Notated Building Surveyor: John Scaglione (BS-L 72221)
 (Design Span = 600 mm.)
 Issued on 10/11/2022

DL about the X-X Axis

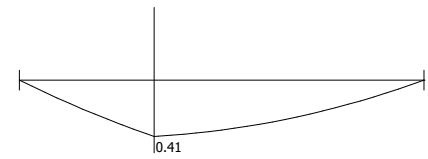


Shear (kN)



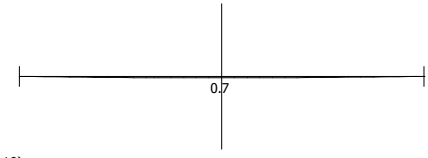
f/F = 0.51 @ 153

Moment (kN.m)



f/F = 0.66 @ 200

Deflection (mm)



δ/Δ = 0.06 @ 300 (x10)

Bored pier

Waffle/Raft System Info.:		Soil Info.:	
Waffle box height =	300 mm	Skin friction resistance =	25 kPa
Slab thickness =	85 mm	Bearing Strength =	250 kPa
Internal rib width =	110 mm		
Edge beam width =	300 mm	Overall Pier Info.:	
Edge beam depth =	385 mm	Founding depth =	600 mm
Rebate depth =	170 mm	Pier diameter =	450 mm
Rebate width =	110 mm		

Pier Design:	Skin friction resistance =	21.2 kN	Pier Capacity	61.0 kN
	Bearing strength =	39.8 kN		

1) External Pier Design:			
Roof mass =	0.45 kPa	Wall mass =	0.75 kPa
Roof live load =	0.25 kPa	Wall height =	5.5 m
RLW =	0.6 m	Wall opening =	Yes
Slab mass =	24.0 kN/m ³	1st Floor mass =	0.50 kPa
Slab live load =	1.5 kPa	1st FLW =	3.0 m
Slab FLW =	1.6 m	Pier depth =	2.0 m
Pier spacing along edge beam =	2.2 m		

Dead Load:	Roof =	0.6 kN	Live Load:	Roof =	0.3 kN
	Wall =	7.4 kN		First Floor =	9.9 kN
	First Floor =	3.3 kN		Slab =	5.3 kN
	Slab =	7.2 kN		<u>Q (max)=</u>	<u>15.2 kN</u>
	Int. Ribs =	3.6 kN	G + 0.5Q =	33.9 kN	
	Edge beam =	4.3 kN	Pier SW =	7.6 kN	
	<u>G (Total) =</u>	<u>26.3 kN</u>	Design Load =	41.5 kN	< Pier Capacity ok!

2) Internal Pier Design:			
RLW =	0.0 m	1st Floor mass =	0.50 kPa
Wall mass =	0.35 kPa	1st FLW =	0.0 m
Wall height =	5.5 m	Pier depth =	1.3 m
Pier spacing along the rib (in x-dir.) =	3.6 m		
Pier spacing along the rib (in y-dir.) =	2.8 m		

Dead Load:	Roof =	0.0 kN	Live Load:	Roof =	0.0 kN
	Wall =	6.9 kN		First Floor =	0.0 kN
	First Floor =	0.0 kN		Slab =	15.1 kN
	Slab =	20.6 kN		<u>Q (max)=</u>	<u>15.1 kN</u>
	Int. Ribs =	13.3 kN	G + 0.5Q =	48.4 kN	
	<u>G (Total) =</u>	<u>40.8 kN</u>	Pier SW =	5.0 kN	
			Design Load =	53.3 kN	< Pier Capacity ok!

3) Pier between Dwelling & Garage Design:			
RLW =	0.0 m	Wall mass =	0.35 kPa
Garage slab live load =	2.50 kPa	Wall height =	0.0 m
Garage FLW =	0.0 m	1st Floor mass =	0.50 kPa
Dwelling ground FLW =	0.0 m	1st FLW =	0.0 m
Pier spacing along beam =	0.0 m	Pier depth =	0.0 m

Dead Load:	Roof =	0.0 kN	Live Load:	Roof =	0.0 kN
	Wall =	0.0 kN		First Floor =	0.0 kN
	First Floor =	0.0 kN		Slab =	0.0 kN
	Slab =	0.0 kN		<u>Q (max)=</u>	<u>0.0 kN</u>
	Int. Ribs =	0.0 kN	G + 0.5Q =	0.0 kN	
	Beam =	0.0 kN	Pier SW =	0.0 kN	
	<u>G (Total) =</u>	<u>0.0 kN</u>	Design Load =	0.0 kN	< Pier Capacity ok!

4) Garage External Pier Design:			
RLW =	3.1 m	Wall mass =	0.75 kPa
Garage FLW =	1.6 m	Wall height =	3.1 m
Pier spacing along edge beam =	3.0 m	Pier depth =	2.0 m

Dead Load:	Roof =	4.1 kN	Live Load:	Roof =	2.3 kN
	Wall =	7.3 kN		Slab =	11.8 kN
	Slab =	9.6 kN		<u>Q (max)=</u>	<u>11.8 kN</u>
	Int. Ribs =	4.8 kN	G + 0.5Q =	38.1 kN	
	Ext. beam =	6.4 kN	Pier SW =	7.6 kN	
	<u>G (Total) =</u>	<u>32.2 kN</u>	Design Load =	45.7 kN	< Pier Capacity ok!

5) Garage Internal Pier Design:			
Pier spacing along the rib (in x-dir.) =	3.0 m	Pier depth =	1.3 m
Pier spacing along the rib (in y-dir.) =	3.0 m		

Dead Load:	Slab =	18.4 kN	Live Load:	<u>Q (Slab)=</u>	<u>22.5 kN/m</u>
	Int. Ribs =	11.9 kN	G + 0.5Q =	41.5 kN	
	<u>G (Total) =</u>	<u>30.2 kN</u>	Pier SW =	5.0 kN	
			Design Load =	46.5 kN	< Pier Capacity ok!

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 Designated Building Surveyor: John Scaglione (BS-L 72221)
 Issued on 10/11/2022

REFER TO GROUP LANDSCAPE PLAN

FOR MATRILION ONLY



GROUP FOUR

BUILDING SURVEYORS
BUILDING PERMIT

Number : 3690757851538

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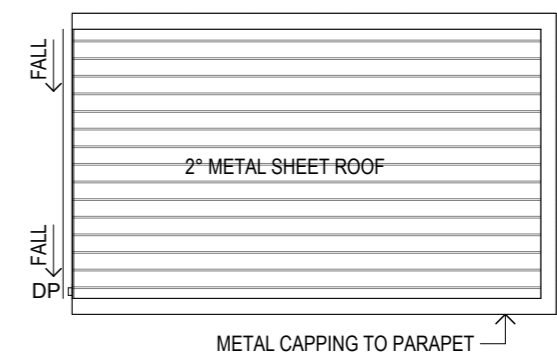
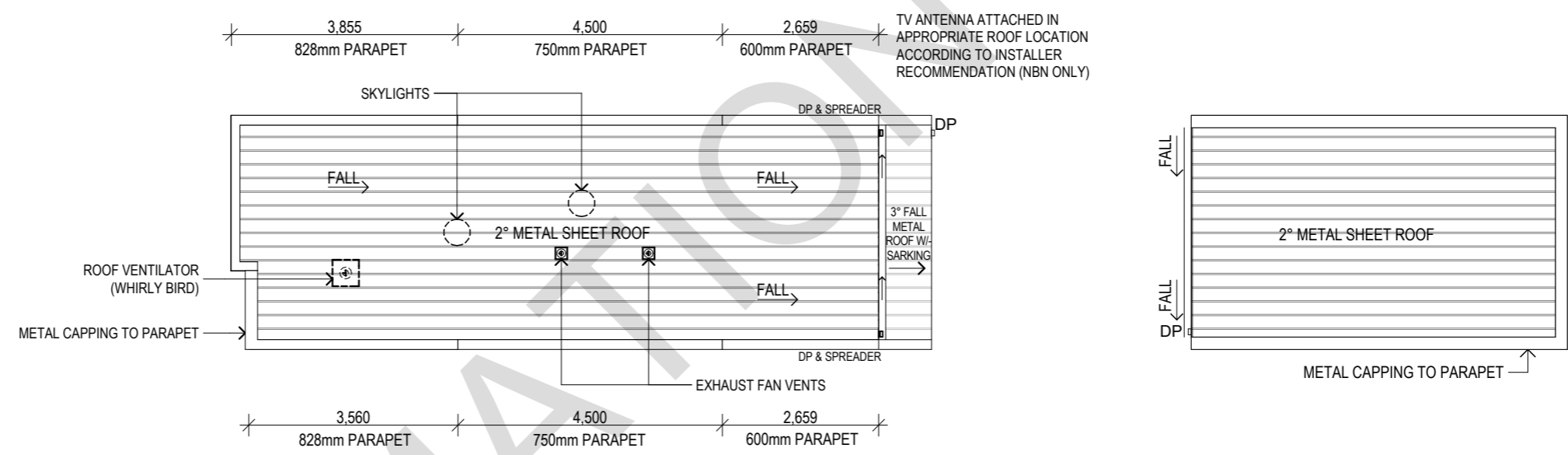
GENERAL NOTES:
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

Landscape Plan			JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:	SCALE:
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX:	DRAWING No: D.1 of 10

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ENSURE ALL SKYLIGHT ARE 900mm MIN OFF THE TITLED BOUNDARY



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BUILDING PERMIT
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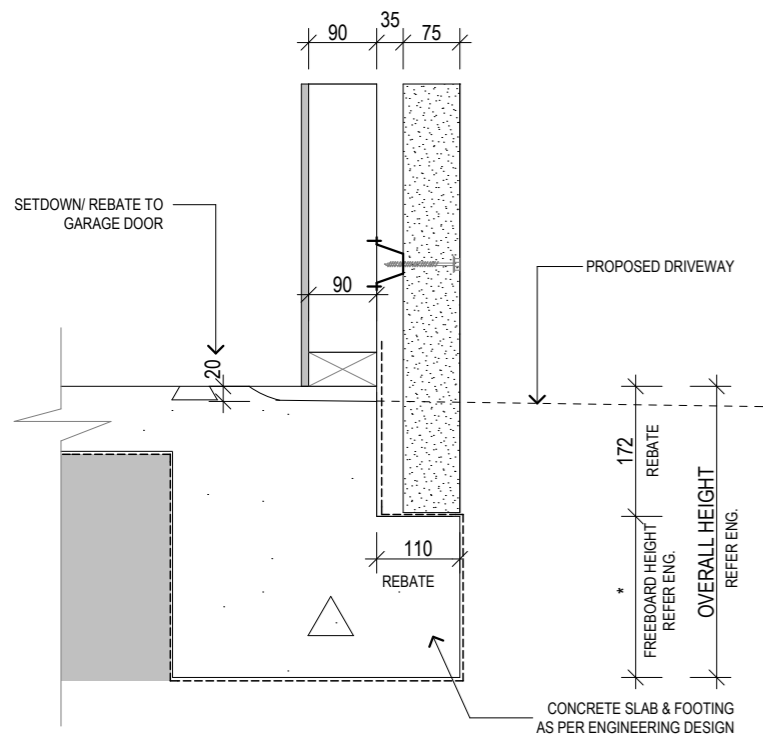
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C	BP REJECTIONS & CLAROS 13/10/22 PT
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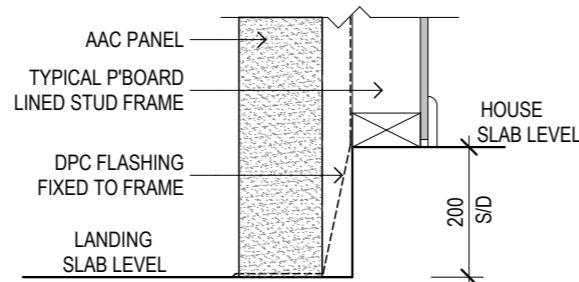
GENERAL NOTES:
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

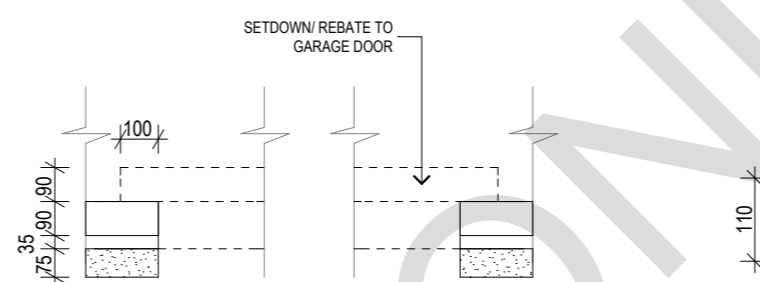
Roof Plan		JOB No:
DESIGN: CODA 13	DRAWN BY: NAME	40874
FACADE: FACADE 2 - ARIA	REVISION NO:	SCALE: 1:100
	MASTER DRAWN XX/XX/XX	DRAWING No: D.2 of 10
	TYP HGT:	



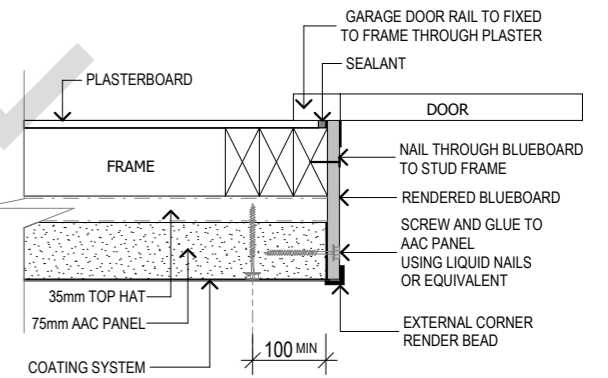
GARAGE OPENING DETAIL (SECTION VIEW)
SCALE 1:10



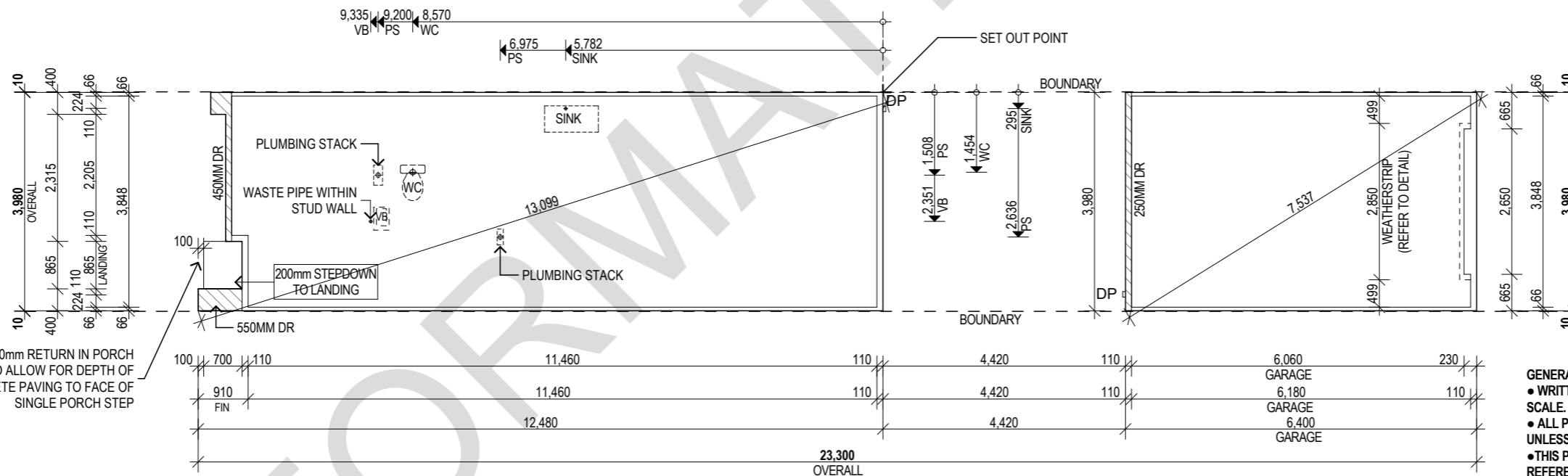
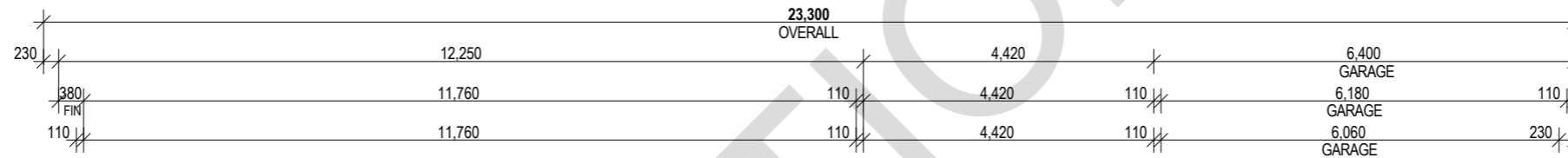
PORCH STEPDOWN
SCALE 1:10



GARAGE OPENING DETAIL (WEATHERSTRIP)
SCALE 1:20



GARAGE DOOR JAMB DETAIL
SCALE 1:10



PROVIDE 100mm RETURN IN PORCH SLAB EDGE TO ALLOW FOR DEPTH OF CONCRETE PAVING TO FACE OF SINGLE PORCH STEP

- GENERAL NOTES:**
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - ALL PLUMBING DIMENSIONS ARE TO CENTRE OF WASTE UNLESS OTHERWISE NOTED
 - THIS PLAN IS TO BE READ IN CONJUNCTION AND CROSS REFERENCED WITH FLOOR PLANS AND INTERNAL ELEVATIONS.

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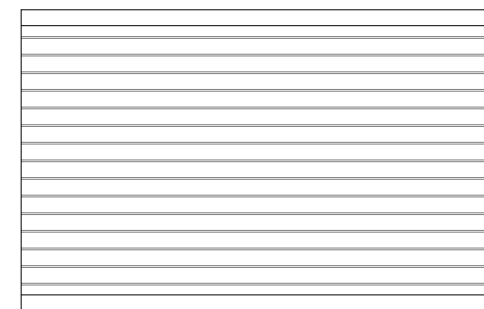
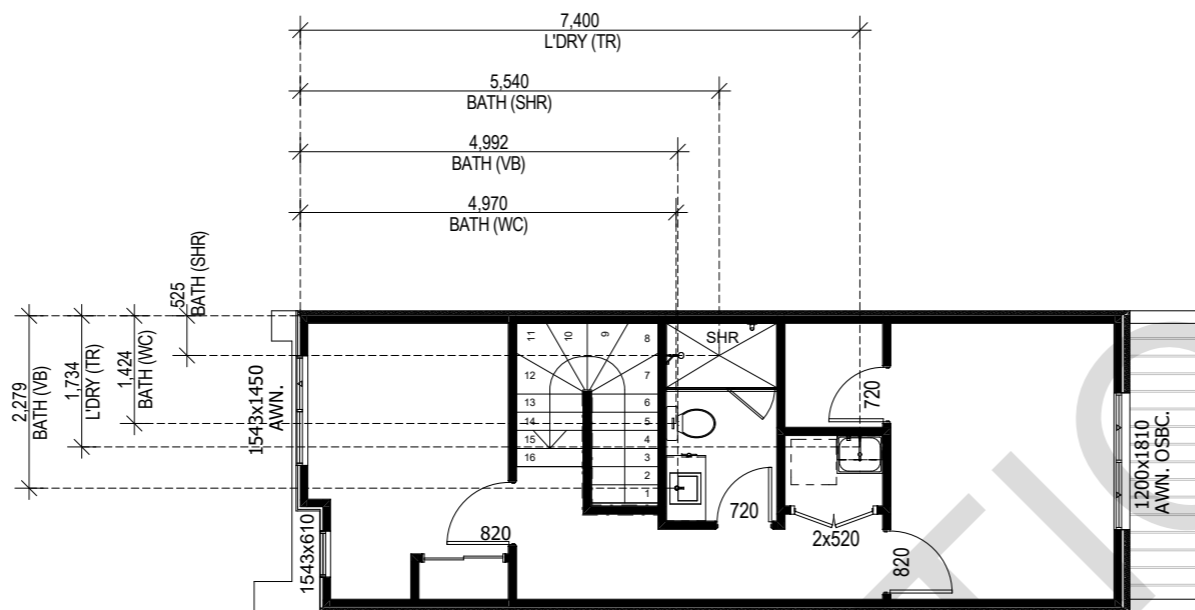
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C	BP REJECTIONS & CLAROS
D	(S-L 12221)
E	
F	
G	

GENERAL NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

CLIENT: **M. ELSHEIKH**
LOT 4558 ASTRAL WALK
WOLLERT VIC 3750

Slab Plan		JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	SCALE: 1:100, 1:10
FACADE: FACADE 2 - ARIA	REVISION NO:	DRAWING No: D.3 of 10
	TYP HGT:	MASTER DRAWN XX/XX/XX:

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NOTE: ALL DIMENSIONS ARE TO THE OUTSIDE OF STUD

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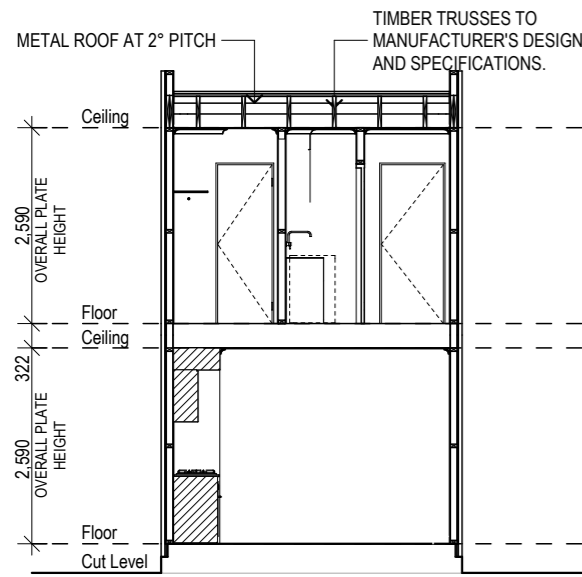
GROUP FOUR
BUILDING SURVEYORS
BUILDING PERMIT
Number: 3690757851538
Issued by Group Four Building Surveyors Pty Ltd
Issued on 10/1/2022
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GENERAL NOTES:
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CLIENT:
M. ELSHEIKH
LOT 4558 ASTRAL WALK
WOLLERT VIC 3750

First Floor Plumbing Setout Plan			JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:	SCALE:1:100
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX:	DRAWING No: D.4 of 10



Section X
1:100

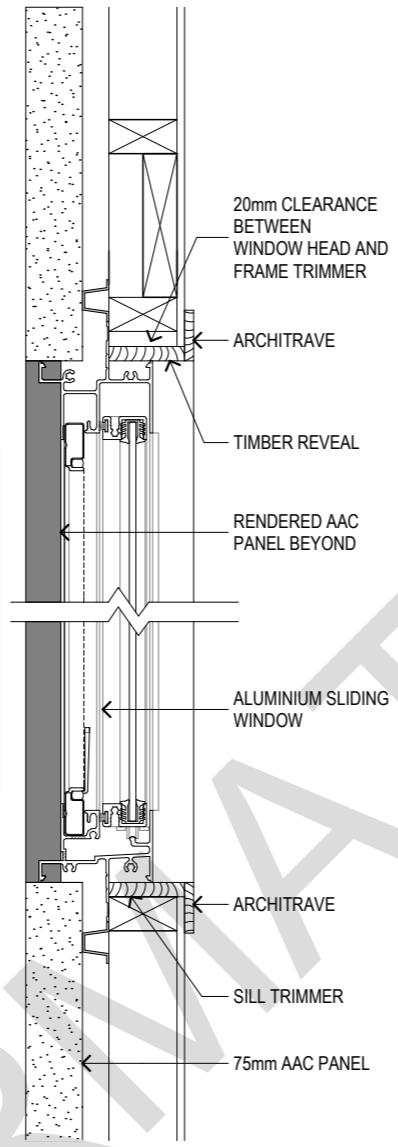
NOTE: REFER ENGINEER'S FOOTING DESIGN

ENERGY EFFICIENCY REQUIREMENTS					
	BULK R-VALUE	TYPE OF FOIL	NUMBER OF LAYER	POSITION OF FOIL	NOTES
CEILING	3.5	N/A	N/A		NO BULK INSULATION IN GARAGE
WALLS	1.5	AG	1	ON OUTSIDE OF STUD FRAME	
FLOORS	0.9	N/A	N/A		WAFFLEPOD (AS PER CSIRO SPECIFICATION)
WALLS INT.	2.0	N/A	N/A		BULK INSULATION PARTI-WALL SYSTEM
DBL STOREY	N/A	N/A	N/A		

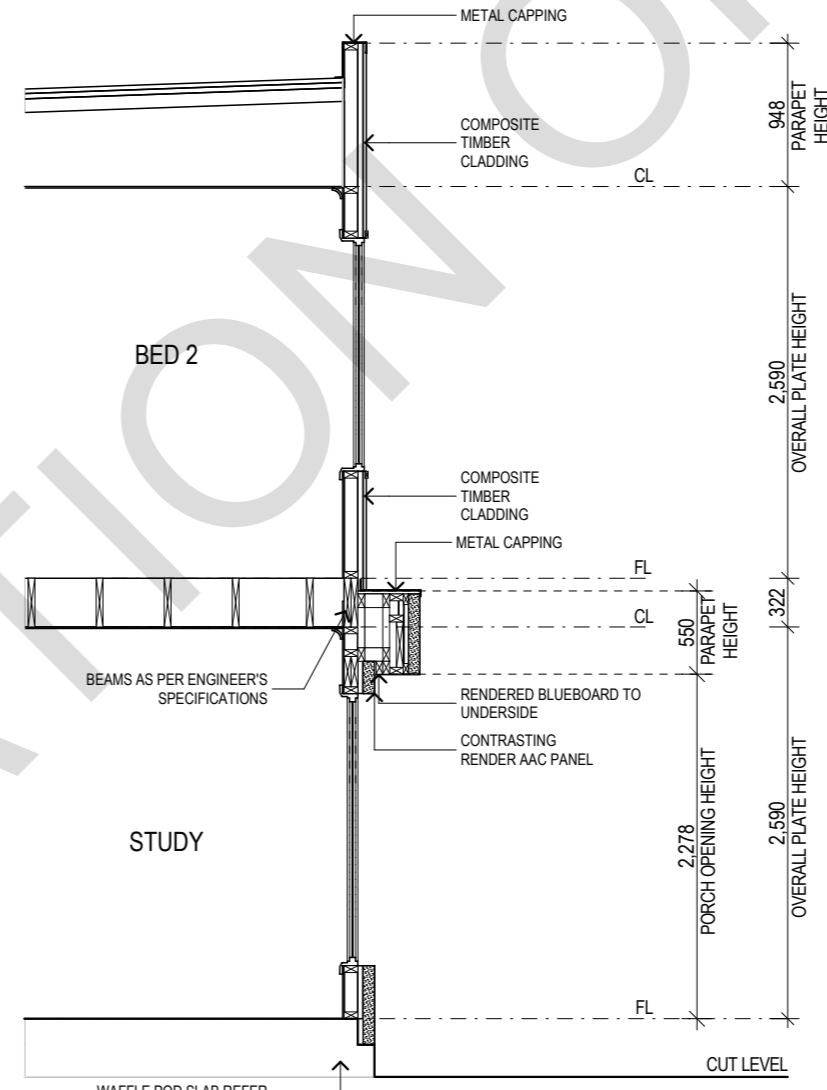
NOTES
INCLUDES R2.5 PERIMETER WALL BATTS TO CEILING TO AVOID CEILING INSULATION COMPRESSION AS PER THE NCC SEAL GAPS & CRACKS. CAULKING AROUND ALL EXTERNAL WALL ARCHITRAVES TO ENSURE SEALED TO PLASTERBOARD LINING SEAL AND WEATHER STRIP ENTRY DOOR, GARAGE ACCESS DOOR AND IF APPLICABLE EXTERNAL LAUNDRY HINGE DOOR, WEATHER STRIP GARAGE REAR DOOR IF BAL 12.5 APPLIES EXHAUST FANS INCLUDING DRAUGHTSTOPS PROVIDE SOLAR HOT WATER SERVICE. SYSTEM TO PROVIDE MINIMUM 60% SOLAR GAIN

3.12.1.1 BUILDING FABRIC THERMAL INSULATION

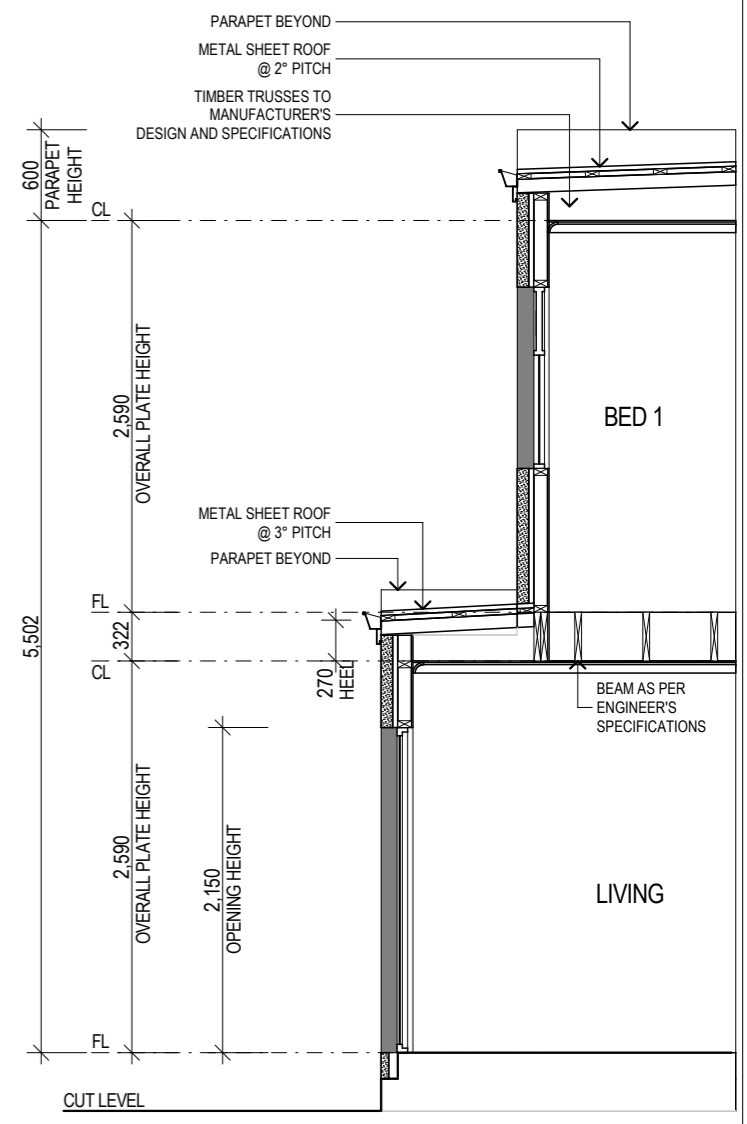
- a) WHERE REQUIRED, INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND BE INSTALLED SO THAT IT:
 - i) ABUTS OR OVERLAPS ADJOINING INSULATION OTHER THAN AT SUPPORTING MEMBERS SUCH AS COLUMNS, STUDS, NOGGINGS, JOISTS, FURRING CHANNELS AND THE LIKE WHERE THE INSULATION MUST BUTT AGAINST THE MEMBER; AND
 - ii) FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER; AND
 - iii) DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A DOMESTIC SERVICE OR FITTING
- b) WHERE REQUIRED, REFLECTIVE INSULATION MUST BE INSTALLED WITH:
 - i) THE NECESSARY AIRSPACE TO ACHIEVE THE REQUIRED R-VALUE BETWEEN A REFLECTIVE SIDE OF THE REFLECTIVE INSULATION AND A BUILDING LINING OR CLADDING; AND
 - ii) THE REFLECTIVE INSULATION CLOSELY FITTED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING; AND
 - iii) THE REFLECTIVE INSULATION ADEQUATELY SUPPORTED BY FRAMING MEMBERS; AND
 - iv) EACH ADJOINING SHEET OF ROLL MEMBRANE BEING:
 - A) OVERLAPPED NOT LESS THAN 150MM; OR
 - B) TAPED TOGETHER.
- c) WHERE REQUIRED, BULK INSULATION MUST BE INSTALLED SO THAT:
 - i) IT MAINTAINS ITS POSITION AND THICKNESS, OTHER THAN WHERE IT CROSSES ROOF BATTENS, WATER PIPES, ELECTRICAL CABLING OR THE LIKE; AND
 - ii) IN A CEILING, WHERE THERE IS BULK INSULATION OR REFLECTIVE INSULATION IN THE EXTERNAL WALL PENETRATION, IT OVERLAPS THE EXTERNAL WALL BY NOT LESS THAN 50MM.



75mm AAC PANEL WINDOW DETAIL
SCALE 1:10



Z Section
1:50



V Section
1:50

NOTE:
FIRE-WOOL INSULATION TO PARAPET SECTIONS OF WALL ON BOUNDARY

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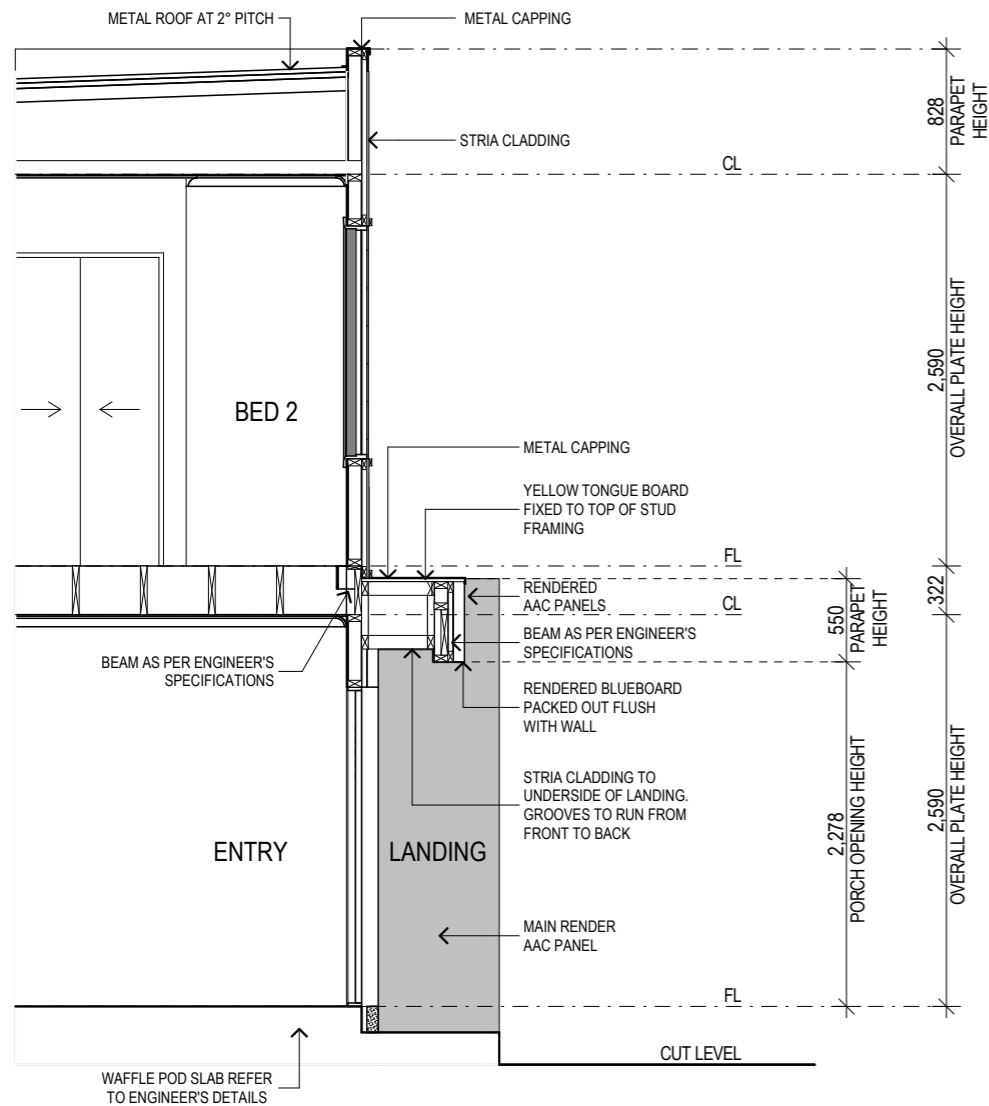
BUILDING PERMIT

REVISIONS:	DATE	BY
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B CORRECTIONS	31/08/22	VC
C BP REJECTIONS & CLAROS	13/10/22	PT
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F		
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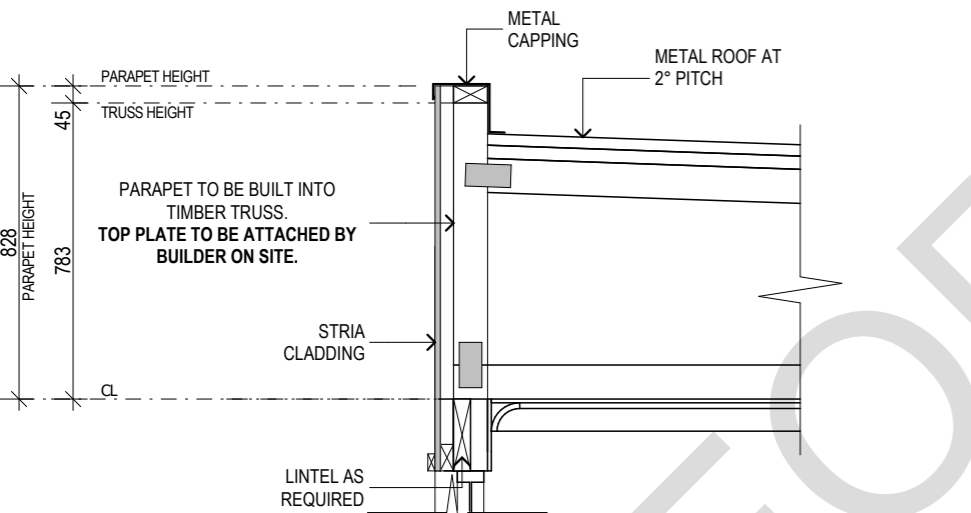
GENERAL NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

CLIENT:
M. ELSHEIKH
LOT 4558 ASTRAL WALK
WOLLERT VIC 3750

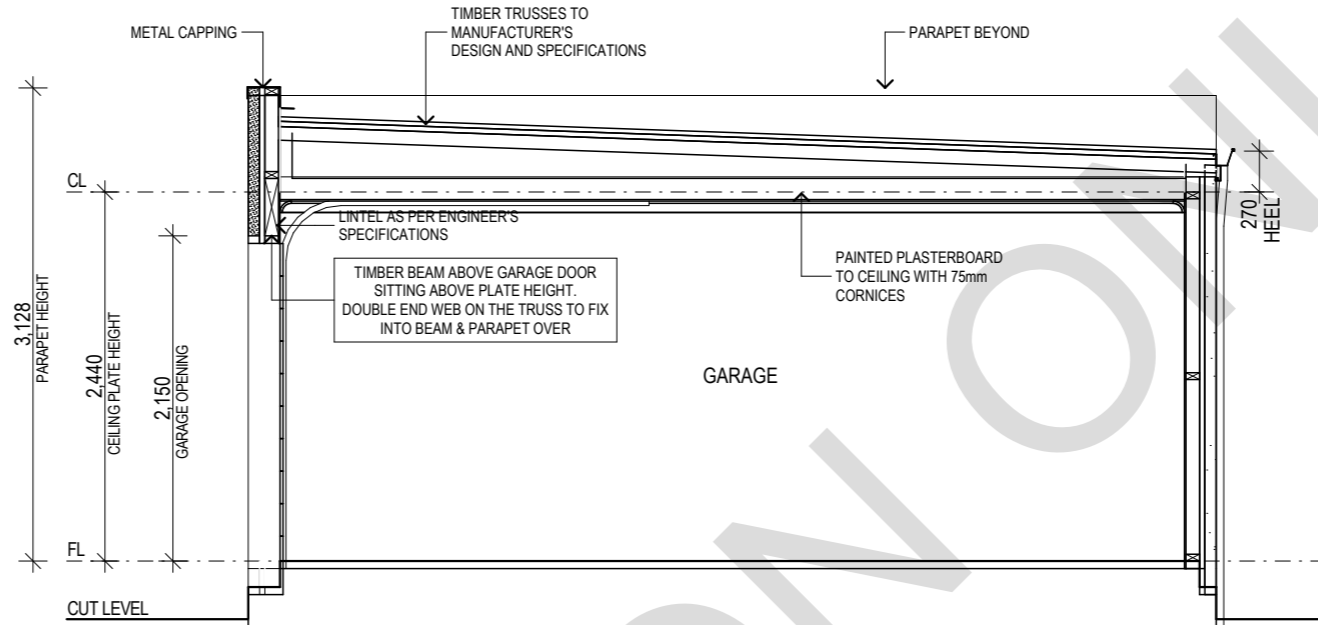
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DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX
		SCALE: 1:10, 1:100, 1:50 DRAWING No: D.5 of 10



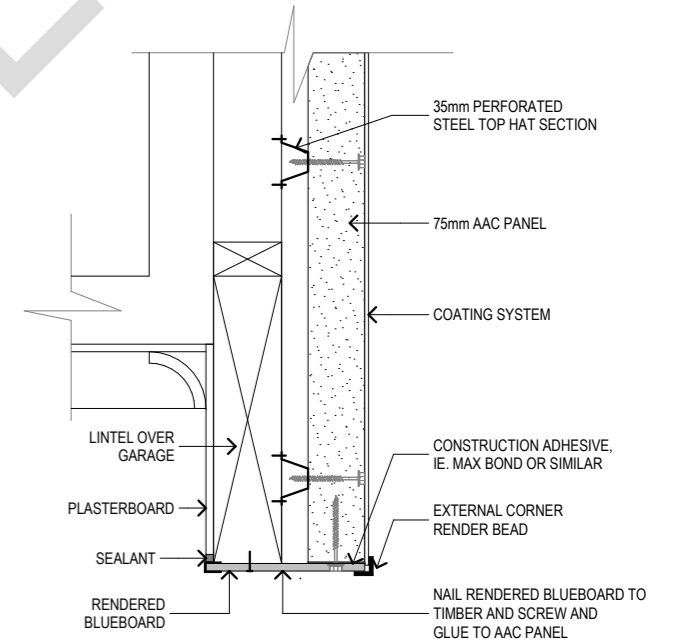
Y Section
1:50



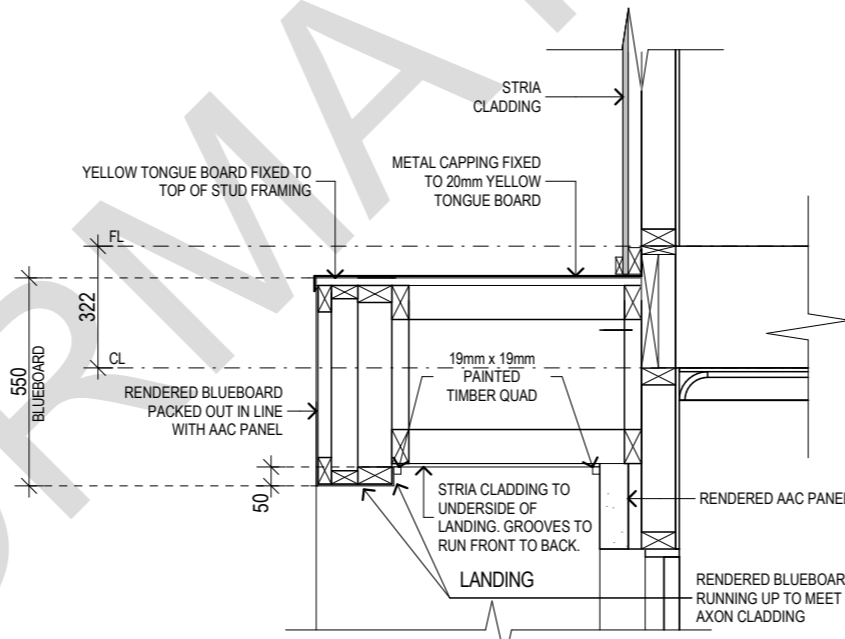
PARAPET/TRUSS DETAIL
SCALE 1:20



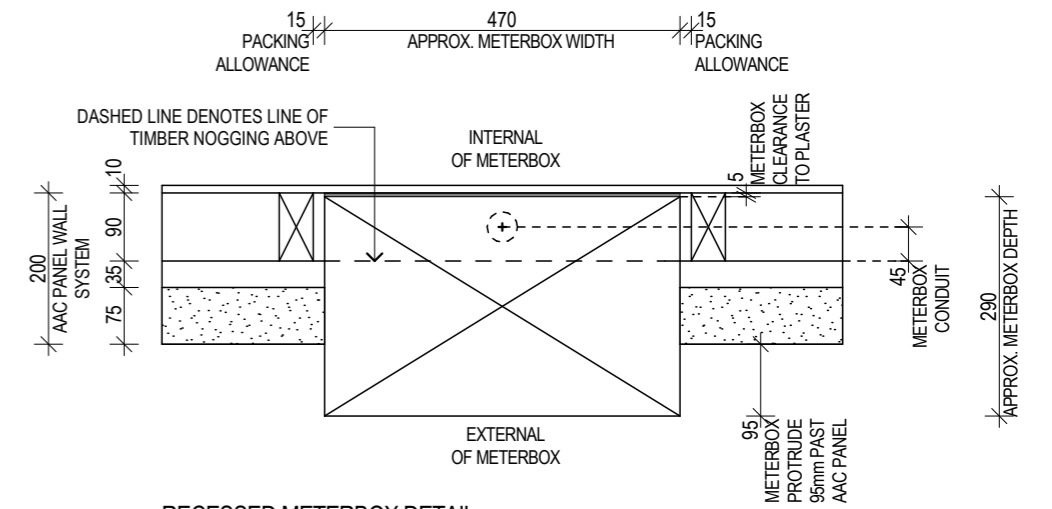
W Section
1:50



GARAGE HEAD DETAIL
SCALE 1:10



LANDING DETAIL
SCALE 1:20



RECESSED METERBOX DETAIL
SCALE 1:10

NOTE:
FIRE-WOOL INSULATION TO PARAPET SECTIONS OF WALL ON BOUNDARY

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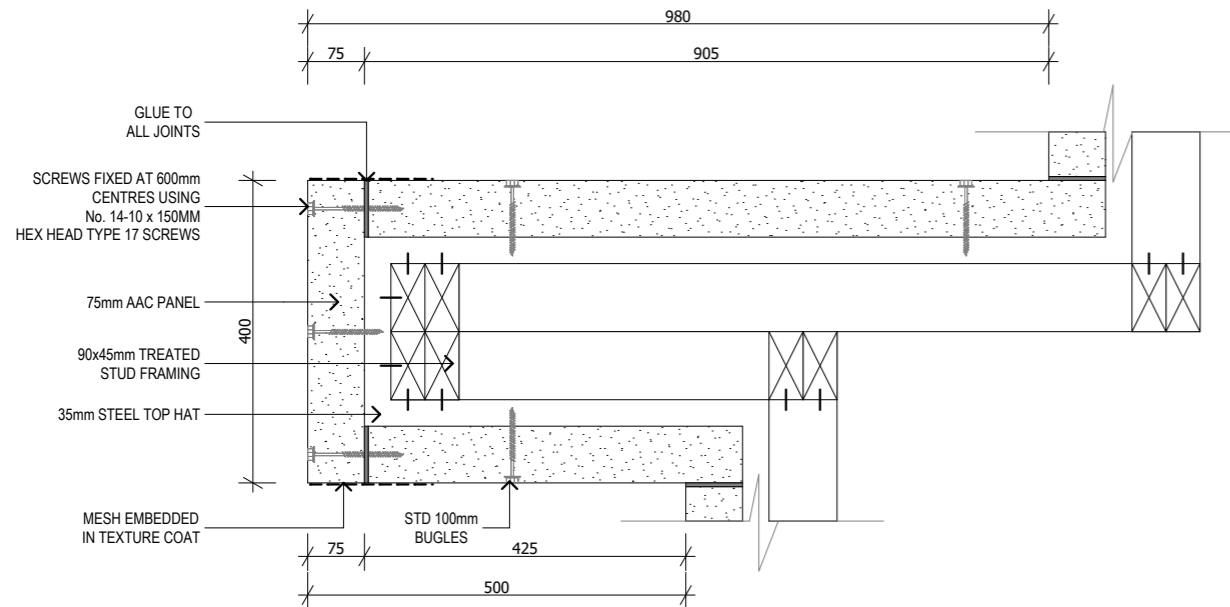
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C BP REJECTIONS & CLAROS	13/10/22	PT
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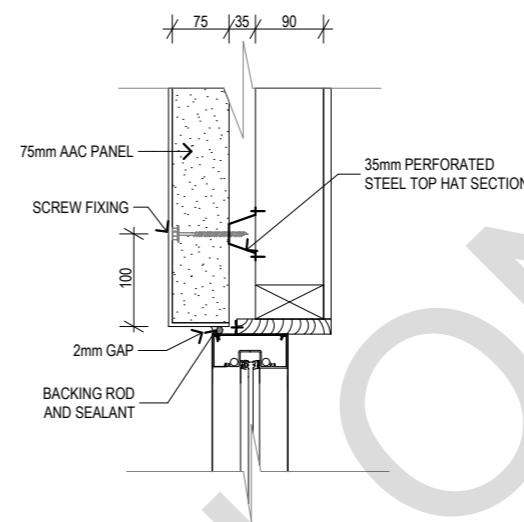
CLIENT:
M. ELSHEIKH
LOT 4558 ASTRAL WALK
WOLLERT VIC 3750

Section 2
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FACADE: FACADE 2 - ARIA

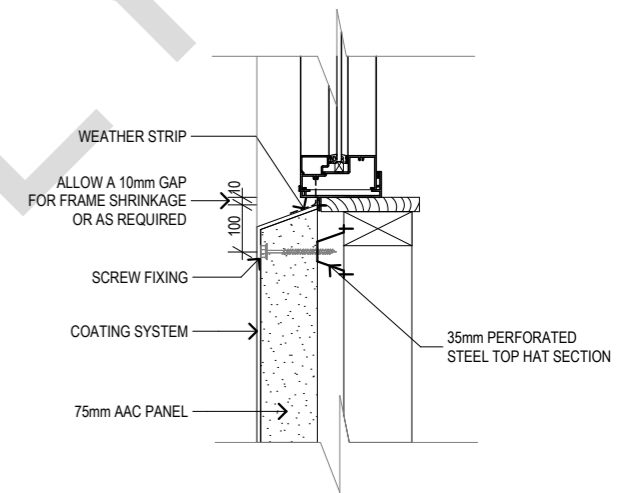
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TYP HGT:	MASTER DRAWN XX/XX/XX:	SCALE: 1:50, 1:10, 1:20
		DRAWING No: D.6 of 10



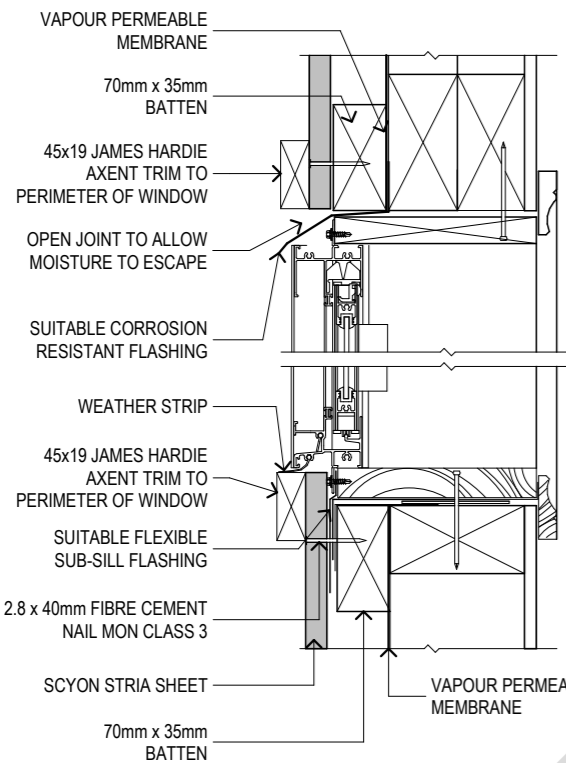
LANDING PIER DETAIL (PLAN VIEW)
SCALE 1:10



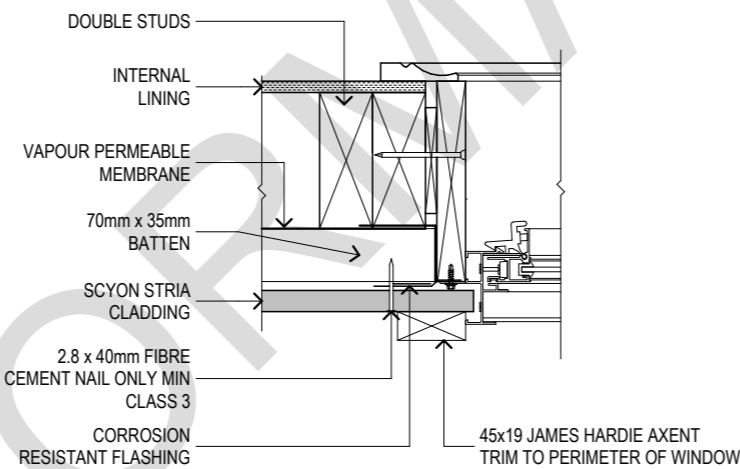
TYPICAL WINDOW HEADER DETAIL
SCALE 1:10



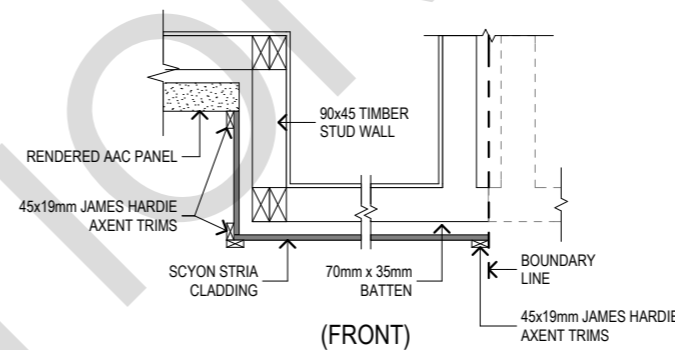
TYPICAL WINDOW SILL DETAIL
SCALE 1:10



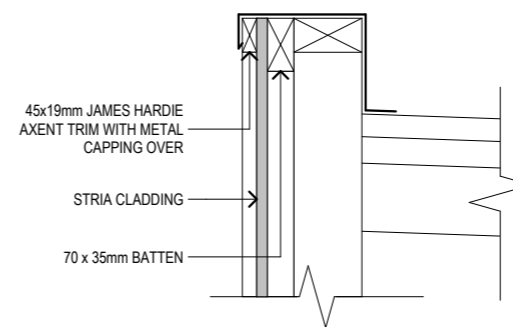
SCYON STRIA WINDOW CROSS SECTION
SCALE 1:5



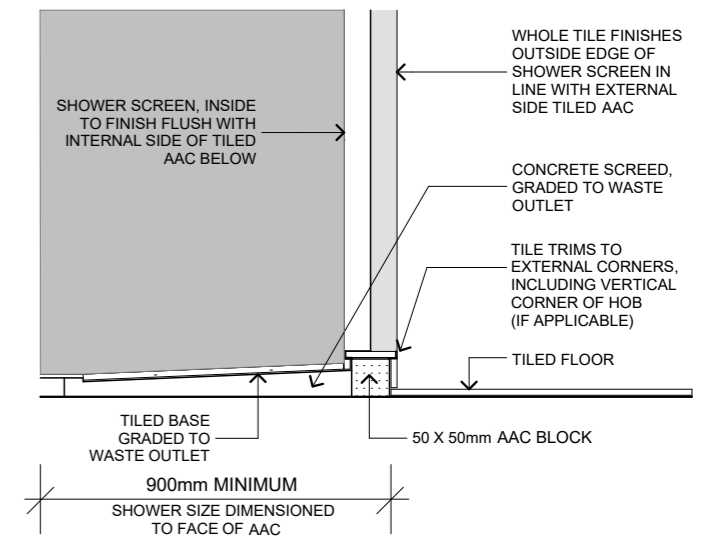
SCYON STRIA WINDOW JAMB DETAIL
SCALE 1:5



FIRST FLOOR STRIA DETAIL (PLAN VIEW)
SCALE 1:20



STRIA PARAPET SECTION
SCALE 1:10



SHOWER AAC BLOCK DETAIL
SCALE 1:10

NOTE:
FIRE-WOOL INSULATION TO PARAPET SECTIONS OF WALL ON BOUNDARY

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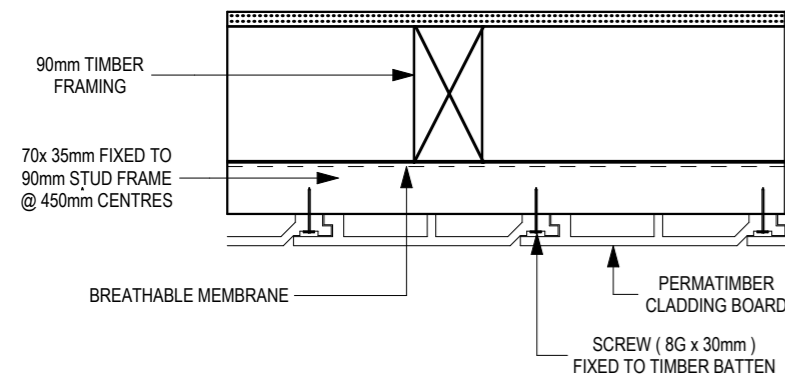
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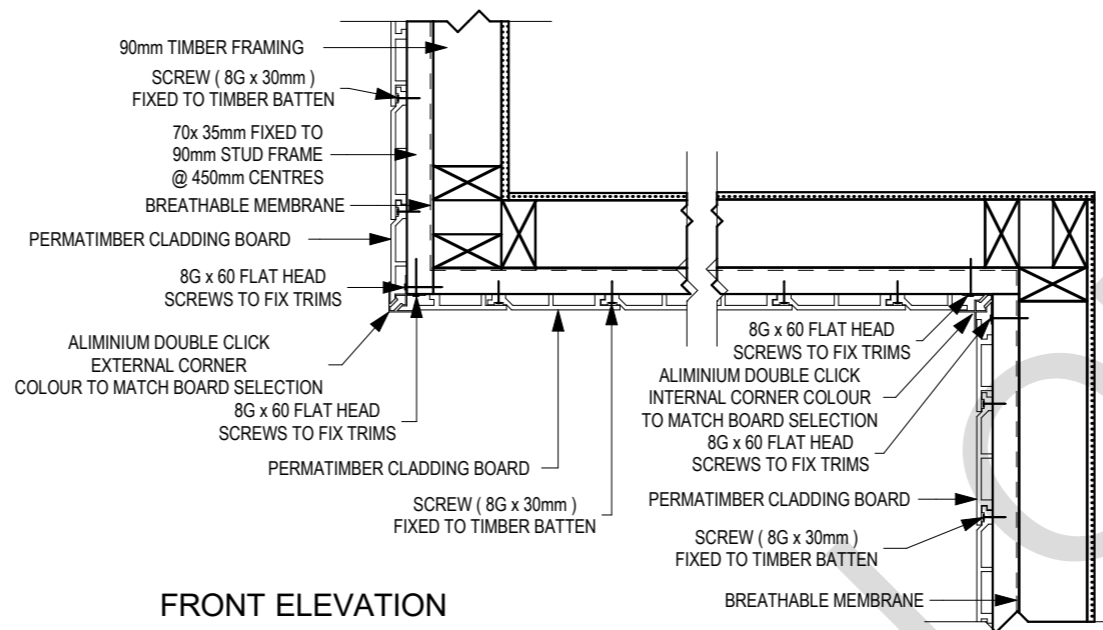
CLIENT:
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LOT 4558 ASTRAL WALK
WOLLERT VIC 3750

Details 1		JOB No:
DESIGN: CODA 13	DRAWN BY: NAME	40874
FACADE: FACADE 2 - ARIA	REVISION NO:	SCALE: 1:10, 1:20, 1:5
	MASTER DRAWN XX/XX/XX:	DRAWING No: D.7 of 10

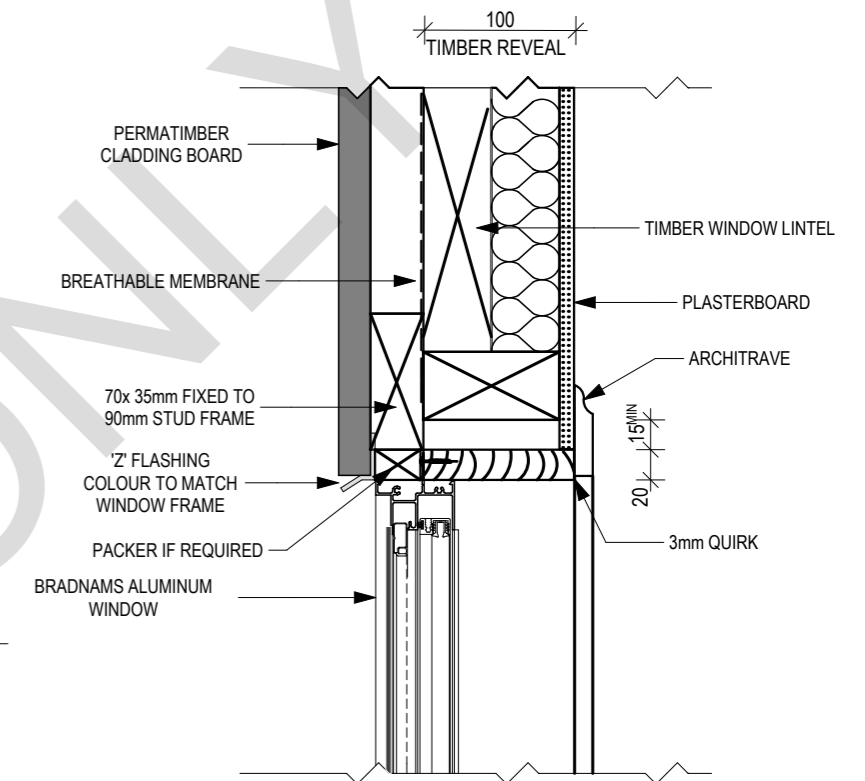


**CLADDING FIX DETAIL - TOP VIEW
PERMATIMBER WALL CLADDING
SCALE 1: 5**

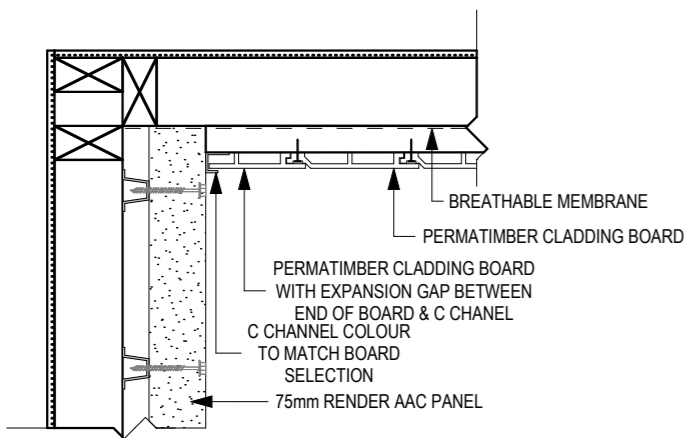
SIDE ELEVATION



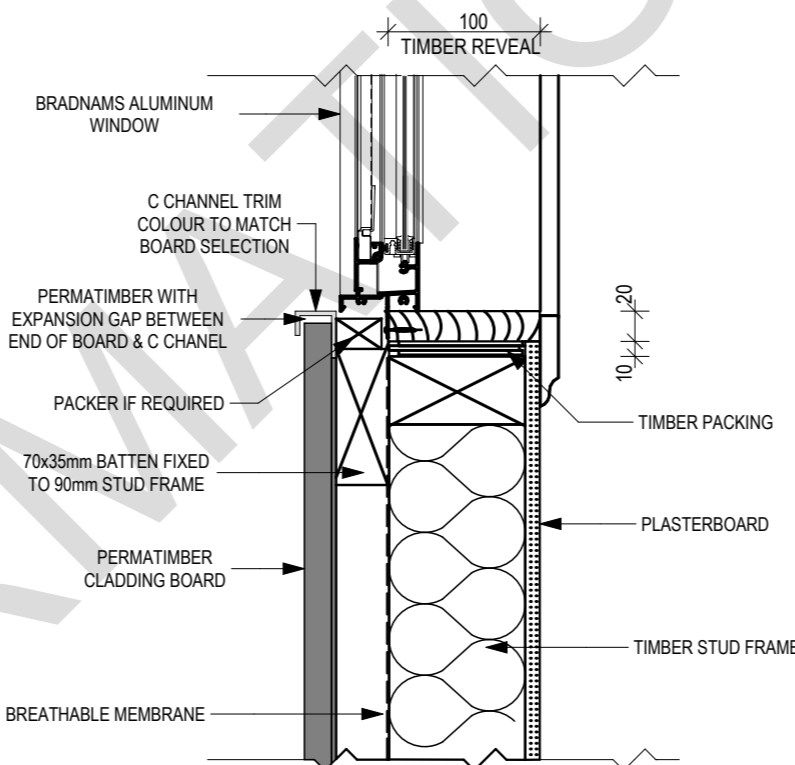
**EXTERNAL & INTERNAL WALL JUNCTION
PERMATIMBER WALL CLADDING
SCALE 1: 10**



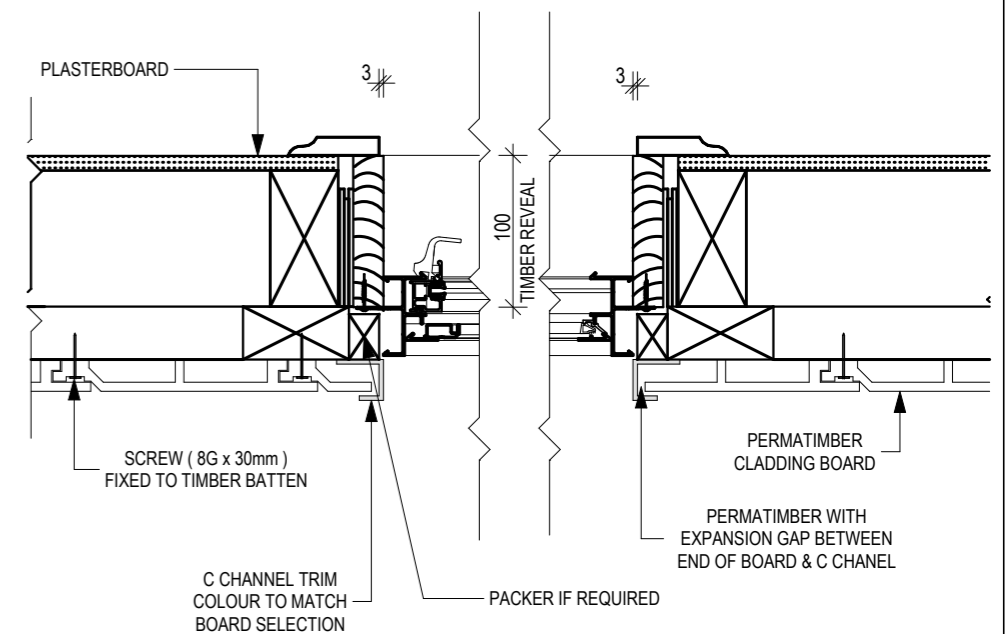
**WINDOW HEADER DETAIL - SECTION VIEW
PERMATIMBER WALL CLADDING
SCALE 1: 5**



**INTERNAL WALL JUNCTION FINISHING
PERMATIMBER ABUTTING ACC PANEL
SCALE 1: 10**



**WINDOW SILL DETAIL - SECTION VIEW
PERMATIMBER WALL CLADDING
SCALE 1: 5**



**WINDOW TRIM DETAIL - TOP VIEW
PERMATIMBER WALL CLADDING
SCALE 1: 5**

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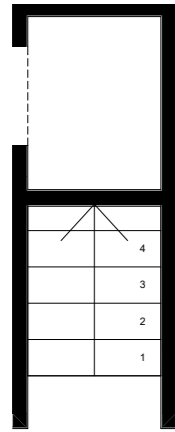
CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

JOB No:
40874

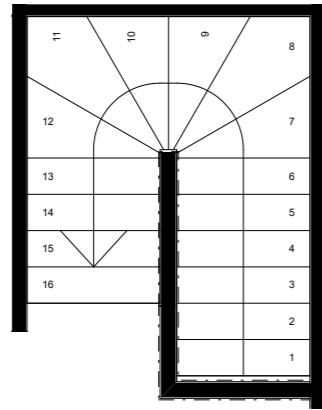
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 DRAWING No:
D.7 of 10

DETAILS 2
 DESIGN: CODA 13
 FACADE: FACADE 2 - ARIA

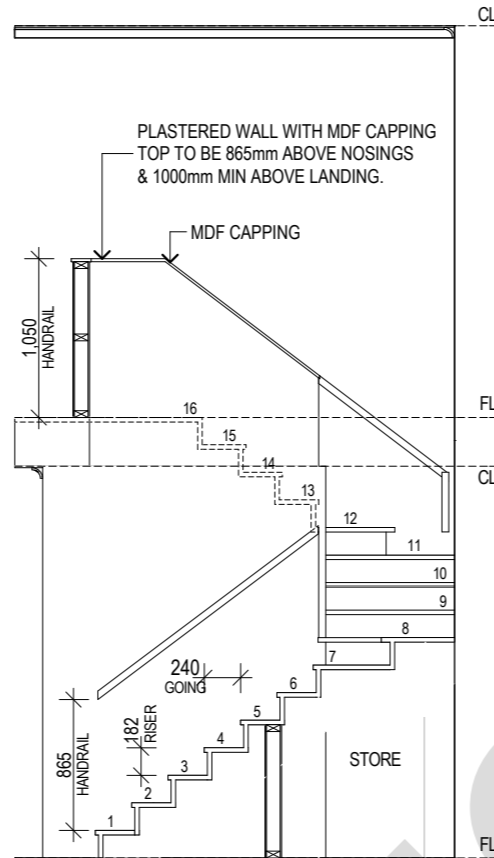
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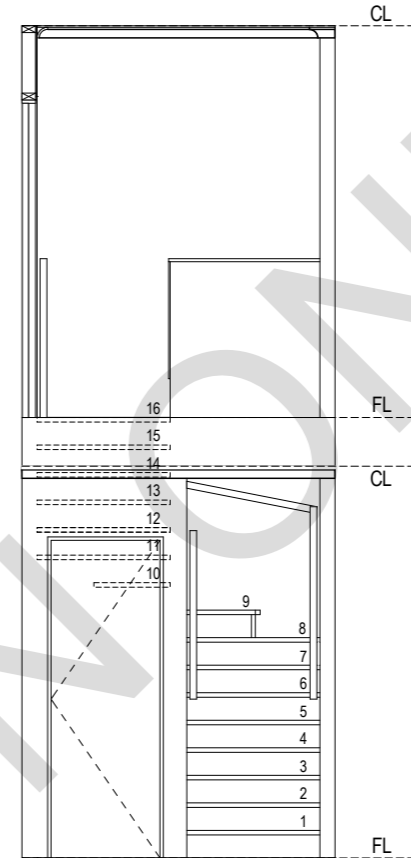
GF STAIR LAYOUT
1:50



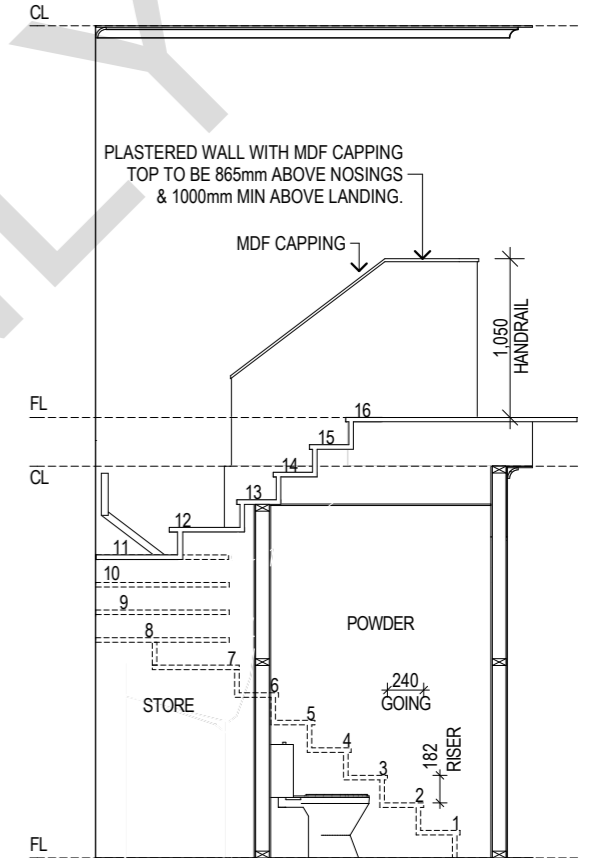
FF STAIR LAYOUT
1:50



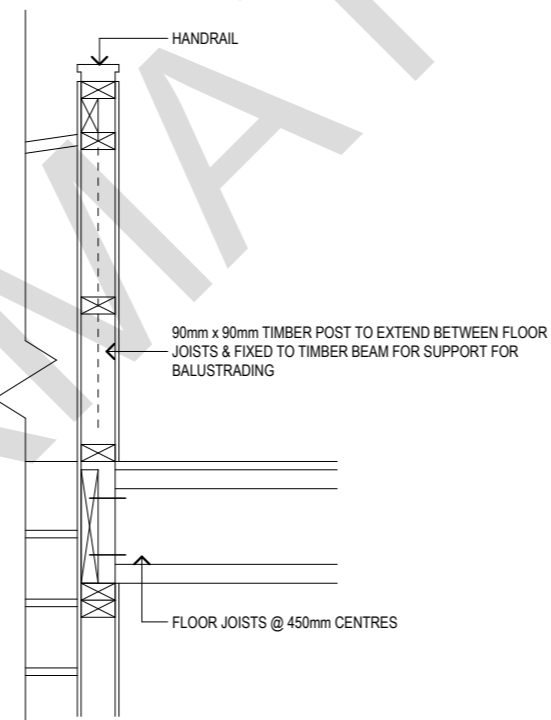
A Stairs
1:50



B Stairs
1:50



C Stairs
1:50



HANDRAIL DETAIL
SCALE 1:20

STAIR NOTE:
 - ALL STEPS & STAIRS ARE PROVIDED IN ACCORDANCE WITH NCC 3.9.1 FOR NON-SPIRAL STAIRS, PROVIDE TREADS AS PER TABLE 3.9.12.
 - GOING (G): MIN: 240mm & MAX 355mm; RISERS (R) MIN: 115mm & MAX. 190mm.
 - TREADS SHALL COMPLY WITH THE SLIP RESISTANT CLASSIFICATION NCC TABLE 3.9.1.3
 - BALUSTRADE & HANDRAIL ARE PROVIDED IN ACCORDANCE WITH NCC 3.9.2
 - PROVIDE PAINTED PLASTERBOARD TO WALLS UNDER STAIRS
 - PROVIDE PAINTED FINISH TO UNDERSIDE OF STAIRS.
 - TOP HANDRAIL TO BE MINIMUM OF 1000mm ABOVE FINISHED FLOOR LEVEL HANDRAIL TO HAVE MIN. 45mm THICK CAPPING OR BE DIA. 40mm TUBE TYPE.
 - CAPS BETWEEN TREAD, OR BETWEEN BALUSTERS OR OTHER BARRIERS MUST NOT PERMIT 125mm SPHERE TO PASS THOUGH, MEASURED AT STAIRS NOSING.
 - OPERABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH NCC 3.9.2.5
 - STAIRCASE TO BE SITE MEASURED FOR ACCURACY.
 - TROWELLED IN EXPANSION JOINT.

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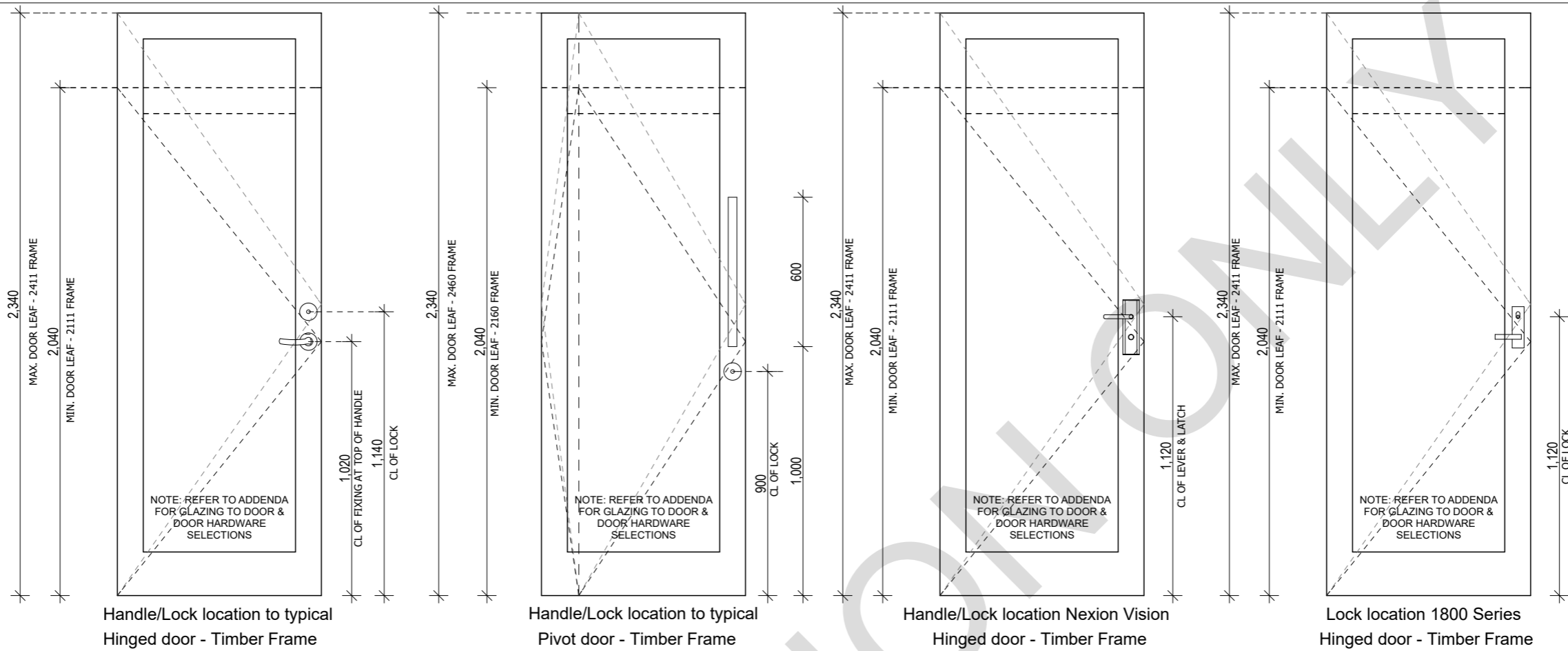
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CLIENT:
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Stairs			
DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:	JOB No: 40874
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX:	SCALE: 1:50, 1:20
			DRAWING No: D.8 of 10

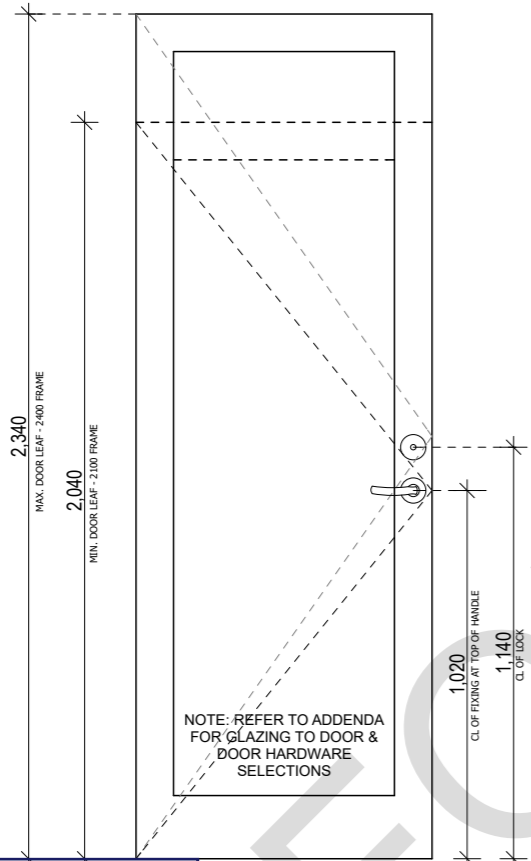


Handle/Lock location to typical Hinged door - Timber Frame

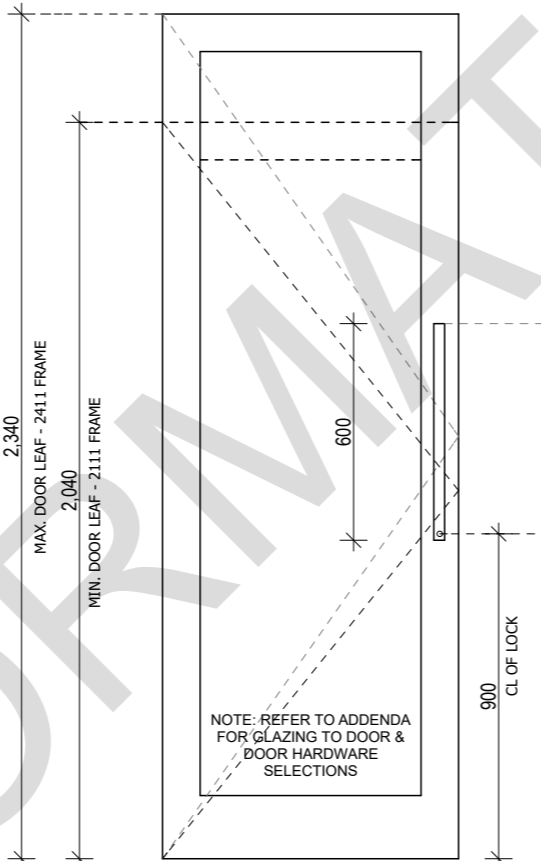
Handle/Lock location to typical Pivot door - Timber Frame

Handle/Lock location Nexion Vision Hinged door - Timber Frame

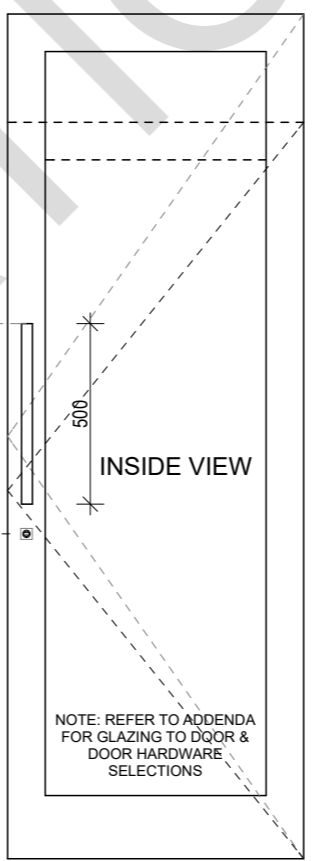
Lock location 1800 Series Hinged door - Timber Frame



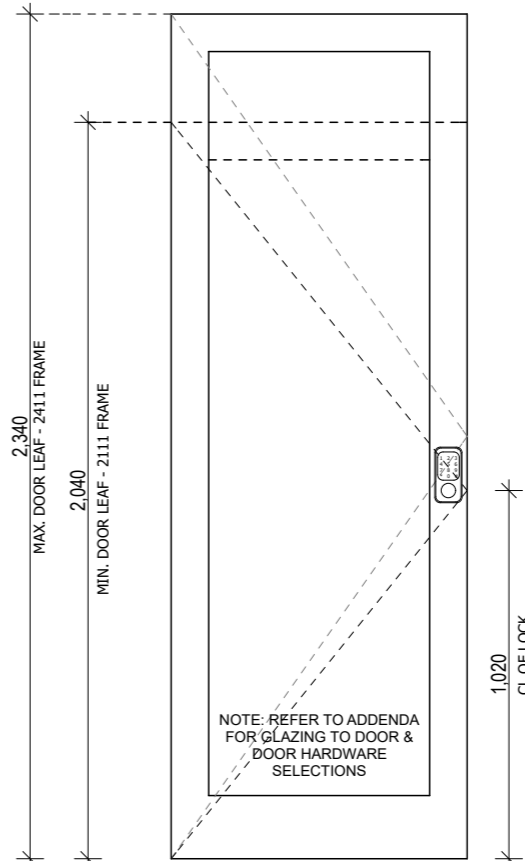
Handle/Lock location to typical Hinged door - Aluminium Frame



Handle/Lock location to typical Hinged door - Timber Frame Paradigm Pull handle lock set



Handle/Lock location to typical Hinged door - Timber Frame Paradigm Pull handle lock set



Keyless Digital Lock Hinged door - Timber Frame

NOT TO SCALE
DO NOT MEASURE OFF DETAIL.
PLEASE REFER TO DIMENSIONS FOR MEASUREMENTS.

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CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

Standard Door Details			JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:	SCALE:1:20
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX:	DRAWING No: D.9 of 10



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SHEET INDEX	
SHEET	TITLE
S-000	COVER SHEET
S-001	GENERAL NOTES
S-100	FOOTING & SLAB PLAN
S-200	FOOTING & SLAB DETAILS - SHEET 1
S-201	FOOTING & SLAB DETAILS - SHEET 2
S-202	FOOTING & SLAB DETAILS - SHEET 3
S-203	FOOTING & SLAB DETAILS - SHEET 4
S-300	FIRST FLOOR FRAMING PLAN
S-301	ROOF FRAMING PLAN
S-400	FRAMING DETAILS - SHEET 1
S-401	FRAMING DETAILS - SHEET 2

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GROUP FOUR
BUILDING SURVEYORS
BUILDING PERMIT
Number: 3690757851538
Issued by Group Four Building Surveyors Pty Ltd (CBS-U58099)

APPROVED GERVASE PURICH <small>Designated Building Surveyor: John Scaglione (BS-L172121) Issued on 10/11/2022</small> ENDORSED BUILDING ENGINEER: CIVIL ENDORSED ENGINEER REGISTRATION NO: PE0003141	HOME BUYERS CENTRE CODA 13 - FACADE 2 CLIENT JOB NO.40874	SHEET COVER SHEET	PROJECT ADDRESS LOT 4558, ASTRAL WALK, WOLLERT		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">DESIGN BY</td> <td style="width: 33%;">REVISION</td> <td style="width: 33%;">PROJECT NO.</td> </tr> <tr> <td>CVHH</td> <td>0</td> <td>156402</td> </tr> <tr> <td>CHECKED</td> <td>DATE</td> <td>SHEET NO.</td> </tr> <tr> <td>YP</td> <td>12/09/22</td> <td>S-000</td> </tr> </table>	DESIGN BY	REVISION	PROJECT NO.	CVHH	0	156402	CHECKED	DATE	SHEET NO.	YP	12/09/22	S-000
DESIGN BY	REVISION	PROJECT NO.															
CVHH	0	156402															
CHECKED	DATE	SHEET NO.															
YP	12/09/22	S-000															

GENERAL NOTES:

- G1. IT IS THE RESPONSIBILITY OF THE CLIENT IN CONSULTATION WITH THEIR BUILDER TO CHECK AND VERIFY THE BUILDABILITY OF THE DESIGN AS PRESENTED AND REFER ANY CONCERNS BACK TO THE ENGINEER PRIOR TO CONSTRUCTION...

MISCELLANEOUS NOTES:

- M1. AREA AROUND SWIMMING POOL AND DWELLING TO BE PAVED WITH CONCRETE AND GRADED TO ENSURE ALL WATER IS DIRECTED VIA SECURE CONNECTIONS TO THE LEGAL POINT OF DISCHARGE (LpD)...

DRAINAGE NOTES:

- D1. ALL WORKMANSHIP & MATERIAL SHALL BE IN ACCORDANCE WITH AS2870. D2. THE PRESENCE OF GROUND WATER WITH SURFACE SOIL MAY LEAD TO CONSTRUCTION DIFFICULTIES DURING WET WEATHER...

- D9. ADDITIONAL PLUMBING REQUIREMENTS ARE NEEDED FOR MODERATELY, HIGHLY & EXTREMELY REACTIVE SITES IN ACCORDANCE WITH CLAUSE 6.6 FROM AS 2870. D10. PLUMBING & DRAINAGE UNDER THE SLAB SHOULD BE AVOIDED WHERE PRACTICAL...

PROPERTY MAINTENANCE NOTES:

- P1. APPENDIX A OF AS 2870 DEFINES THE OWNER AS THE PERSON OR ORGANISATION RESPONSIBLE FOR THE MAINTENANCE OF THE BUILDING & THE SITE. P2. THE OWNER'S ATTENTION IS DRAWN TO APPENDIX B 'PERFORMANCE CRITERIA & FOUNDATION MAINTENANCE'...

SUMMARY OF AS2870-2011 - APPENDIX C TABLES C1 & C2

Table with 4 columns: DAMAGE CATEGORIES, WALL CRACKS, SLAB CRACKS, LEVEL CHANGES OVER 3m. Rows include Negligible, Very Slight, Slight, Moderate, Severe.

- P4. THIS DESIGN IS BASED UPON THE NORMAL FOOTING PERFORMANCE CRITERIA PROVIDED IN TABLE 2.2 OF AS2870-2011 WITH DAMAGE CATEGORIES DETAILED IN APPENDIX C. P5. THE LONG TERM PERFORMANCE OF THE FOOTINGS AS DESIGNED IS DEPENDANT ON THE ONGOING SITE MAINTENANCE BY OWNER...

FOUNDATIONS & FOOTINGS NOTES:

- F1. FOOTINGS SHALL BE PLACED CENTRALLY UNDER WALLS & COLUMNS UNLESS OTHERWISE NOTED. F2. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS 2870 & NATIONAL CONSTRUCTION CODE (N.C.C.)...

CONCRETE WORK NOTES:

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 & AS 2870, U.N.O. C2. CONCRETE QUALITY FOR CEMENT TYPE A & EXPOSURE CLASSIFICATION A1 SHALL BE AS TABULATED AND SHALL BE VERIFIED BY TESTS...

Table with 5 columns: ELEMENT, SLUMP, AGG, CONCRETE GRADE, COVER U.N.O (mm). Rows include Slabs on Ground, Footings, Suspended Slab, Beams, Stairs, Walls, Column.

- C3. SAMPLE AND TEST IN ACCORDANCE WITH AS 3600. C4. CONSOLIDATE BY VIBRATION. C5. THOROUGHLY SCABBLE CONCRETE ON WHICH NEW CONCRETE IS TO BE POURED. C6. ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH AS3600...

STRUCTURAL STEELWORK NOTES:

- S1. ALL STEELWORK USED ON THIS PROJECT IS TO BE THIRD-PARTY CERTIFIED. S2. CONSTRUCTION CATEGORY C2 REQUIRED FOR ALL WORK IN ACCORDANCE WITH AS/NZS 5131 UNLESS NOTED OTHERWISE...

- S9. BOLTED STEEL TO STEEL CONNECTIONS MAY BE SUBSTITUTED WITH 6mm CPW WELDED CONNECTIONS (ALL AROUND). S10. ALL DETAILS, GAUGE LINES ETC. (WHERE NOT SPECIFICALLY SHOWN) ARE TO BE IN ACCORDANCE WITH AISC PUBLICATIONS 'DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL'...

- S11. INTERNAL STEELWORK (ENCLOSED). S12. THE STEELWORK SHALL BE CLEANED TO AS 1627 CLASS 1 AND GIVEN ONE COAT OF ALKYLID PRIMER TO GIVE A DRY FILM THICKNESS OF 50 MICRONS BEFORE DISPATCH TO SITE...

Table with 3 columns: ENVIRONMENT (EXPOSURE CLASS AS PER AS 2312), STRUCTURAL MEMBERS (INTERNAL, EXTERNAL), LINTELS (BUILT INTO MASONRY OR CONCRETE, INTO MASONRY OR CONCRETE).

ARTICULATED MASONRY NOTES:

- A1. THIS DESIGN ASSUMES THAT MASONRY ARTICULATION JOINTS WILL BE INSTALLED TO AS 4773 UNLESS NOTED OTHERWISE. A1.1. MAXIMUM JOINT SPACING = 5.0m U.N.O. A1.2. WITHIN 2.0m - 4.5m OF EXTERNAL CORNERS...

Table with 3 columns: SITE CLASS, CONSTRUCTION & SURFACE FINISH, 10mm JOINT SPACING (m) (<4m HIGH, 4m TO 8.Hm).

CLAY MASONRY NOTES:

- CM1. DESIGN CONFORMS TO AS 3700 - MASONRY STRUCTURES. CONSTRUCT IN ACCORDANCE WITH THE PROVISIONS OF AS 3700. CM2. CORE-FILLING GROUT TO BRICK PIERS = 20 MPa U.N.O.

Table: WIND/WALL TIE CLASSIFICATION. Columns: CLASS, WIND (Vp), WALL TIE, HORIZONTAL SPACING, VERTICAL SPACING.

Table: DURABILITY CLASSIFICATION. Columns: CATEGORY (DURABILITY), WALL TIES AS 3700, GRADE OF BRICKS AS/NZ 4456.10, *MORTAR AS 3700.

TIMBER NOTES:

- T1. ALL EXTERNAL TIMBER MEMBERS ARE TO BE WEATHER TREATED. MANUFACTURED TIMBER ELEMENTS (e.g. LVL) EXPOSED TO WEATHERING SHALL BE L.O.S.P. TREATED TO H3 LEVEL. T2. ALL WORK IN STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 1684, SAA TIMBER FRAMING CODE AS 1720...

ROOF TRUSS NOTES:

- RT1. THE BASIS OF DESIGN SHALL BE SAA LOADING CODE AS 1170.1, AS 1170.2 & SAA TIMBER STRUCTURE CODE AS 1720.1. RT2. DESIGN THE ROOF TRUSSES AS PER THE WIND CLASSIFICATION AS SPECIFIED. RT3. ALL TRUSS SUPPORTS BY OTHERS U.N.O. INTERNAL LOAD BEARING WALLS TO HAVE STUDS LOCATED DIRECTLY BELOW EACH TRUSS...

GENERAL SAFETY NOTES:

- SH1. SLIPS, TRIPPS AND FALLS: THE BUILDER IS TO ENSURE THE WALKING AND WORKING SURFACES ARE CLEAR AND FREE OF DEBRIS, PROVIDE SAFE ACCESS IN AND AROUND THE BUILDING SITE INCLUDING ADEQUATE STAIRS, SCAFFOLDING, SECURE LADDER ACCESS...

SAFETY HAZARDS:

- SH1. SLIPS, TRIPPS AND FALLS: THE BUILDER IS TO ENSURE THE WALKING AND WORKING SURFACES ARE CLEAR AND FREE OF DEBRIS, PROVIDE SAFE ACCESS IN AND AROUND THE BUILDING SITE INCLUDING ADEQUATE STAIRS, SCAFFOLDING, SECURE LADDER ACCESS...

- SH2. MATERIAL HANDLING: IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT SITE MATERIALS ARE DELIVERED, TRANSPORTED, STORED AND POSITIONED IN A SAFE MANNER AND IN ACCORDANCE WITH THE PRODUCT SPECIFICATION, THE SITE SPECIFIC SAFETY PLAN & GENERAL SAFETY INDUCTION REGULATIONS...

- SH3. EQUIPMENT: IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION EQUIPMENT IS USED IN ACCORDANCE WITH THE BEST INDUSTRY SAFETY PRACTICES AND REGULATIONS. SH4. FORMWORK & SCAFFOLDING: CLIMBING ON SCAFFOLDING OR FORMWORK AND WORKING AT HEIGHTS WITHOUT SUITABLY APPROVED RAILINGS, BARRIERS AND RESTRAINTS...

- SH5. EXCAVATION: THE BUILDER SHALL PROVIDE SUITABLE FENCING AROUND ALL EXCAVATIONS AND AT NO STAGE SHOULD AN EXCAVATION BE APPROACHED OR ENTERED INTO UNLESS AN APPROVED AND CERTIFIED SHORING SYSTEM HAS BEEN INSTALLED... SH6. SITE HAZARDS & RISKS: IT IS THE CLIENT'S AND THE BUILDER'S RESPONSIBILITY TO MAKE THE DESIGNER AWARE OF ANY INFORMATION RELATING TO HAZARDS AND RISKS WHERE CONSTRUCTION WORK IS CARRIED OUT...

- SH7. BOUNDARY & SERVICES: THE BUILDER IS REQUIRED TO VERIFY AND IF NECESSARY CONDUCT FURTHER SEARCHES TO ACCURATELY LOCATE EASEMENTS, UNDER GROUND AND ABOVE GROUND SERVICES, PROPERTY BOUNDARIES, TREES, EXISTING STRUCTURES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION... SH8. TRAINED AND QUALIFIED WORKERS: THE BUILDER IS REQUIRED TO ENSURE THAT THE SITE WORKERS ARE SUITABLY QUALIFIED, TRAINED AND INSURED FOR THE TASKS BEING PERFORMED ON SITE...

- SH9. SITE MAINTENANCE: IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE SITE IS MAINTAINED IN A SAFE WORKING MANNER AND THAT ALL SITE PRACTICES ARE IN ACCORDANCE WITH THE CURRENT WORK PLACE HEALTH AND SAFETY LAWS AND REGULATIONS. SH10. COMPLIANCE INSPECTIONS: THIS DESIGN HAS BEEN DOCUMENTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, LOCAL AUTHORITY REGULATIONS AND STANDARD BUILDING CODES OF PRACTICE UNLESS NOTED OTHERWISE...

- SH11. CO-ORDINATION: IF THESE DESIGN DRAWINGS ONLY DOCUMENT PART OF THE STRUCTURE, IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE ALL DESIGN DRAWINGS ARE CO-ORDINATED BETWEEN ALL CONSULTANTS. SH12. CONSTRUCTION LOADS: IT IS THE BUILDER'S RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SPECIFIC LOADS THAT THE STRUCTURE MAY BE SUBJECT TO DURING CONSTRUCTION...

- SH13. HEALTH HAZARDS: ALL SUNDRY ELEMENTS OF THE STRUCTURE INCLUDING BUT NOT LIMITED TO CLADDING DESIGN DETAILS, WINDOWS, BALCONIES, STAIRS, SUSPENDED CEILING, INTERNAL FIT-OUT ITEMS AND ALL OTHER ELEMENTS NOT DETAILED IN THE DESIGN DOCUMENTS MUST BE DESIGNED AND INSPECTED BY SUPPLIERS OR MANUFACTURERS. SH14. CHANGES TO CONTRACTUAL ARRANGEMENTS: IT IS THE CLIENT'S AND THE BUILDER'S RESPONSIBILITY TO INFORM THE DESIGNER OF ANY CHANGE TO CONTRACTUAL ARRANGEMENTS BETWEEN THE CLIENT AND THE DESIGNER...

- SH15. MATERIAL SPECIFICATION: ALL CONTRACTORS ARE REQUIRED TO COMPLY WITH MATERIAL PRODUCT SPECIFICATION AS PER THE DESIGN DOCUMENTATION, AND IF REQUIRED TO REPLACE A PRODUCT SHOULD GET A WRITTEN ALTERNATIVE RECOMMENDATION FROM THE DESIGNER.

APPROVED: Designated Building Surveyor: John Scaglione (B.S. - L17021) Issued on 10/11/2022. GERVASE PURICH. ENDORSED BUILDING ENGINEER: CIVIL. ENDORSED ENGINEER REGISTRATION NO: PE0003141

SHEET: GENERAL NOTES. PROJECT ADDRESS: LOT 4558, ASTRAL WALK, WOLLERT. DESIGN BY: CVHH. REVISION: 0. PROJECT NO.: 156402. CHECKED: YP. DATE: 12/09/22. SHEET NO.: S-001

PROJECT ADDRESS: LOT 4558, ASTRAL WALK, WOLLERT.



DESIGN BY: CVHH. REVISION: 0. PROJECT NO.: 156402. CHECKED: YP. DATE: 12/09/22. SHEET NO.: S-001

SLAB DESIGN SUMMARY (U.N.O)	
BOX SIZE	1090 x 1090
BOX HEIGHT	'bh' 300mm
SLAB THICKNESS	'st' 85mm
OVERALL DEPTH	'od' 385mm
EDGE BEAM WIDTH	'bw' 300mm
INTERNAL RIB WIDTH	'rw' 110mm
INTERNAL BEAM WIDTH	'ib' 300mm
SLAB REINF'T	SL82 MESH TOP
INTERNAL RIB REINF'T	1-N16 or 2-N12 BARS BTM.
EDGE BEAM REINF'T	2/3-L12TM or 3-N16 BARS BTM
INTERNAL BEAM REINF'T	2/3-L12TM or 3-N16 BARS BTM

GEOTECHNICAL INFORMATION	
SITE CLASSIFICATION	P
DATE	23/06/22
REFERENCE NO	156402
LEVEL 1 COMPACTION	N/A
MIN. BEARING CAPACITY	50 kPa

GROUND SLAB & RUBBER TRACK VEHICLES	
IT IS PERMISSIBLE FOR RUBBER TRACK MACHINES TO TRAVERSE THE GROUND SLAB TO AID IN THE CLEANING OF THE SITE ETC, SUBJECT TO THE FOLLOWING CONDITIONS:	
1.	THE MACHINE AND ITS LOAD IS NOT TO EXCEED 3,500 KGS.
2.	THE SLAB IS TO BE AT LEAST 48 HOURS OLD FROM WHEN THE POUR IS COMPLETED TO WHEN THE MACHINE TRAVERSES IT.
3.	TIGHT TURNING OR SCREWING OF THE MACHINE ON THE SLAB IS NOT PERMISSIBLE.
4.	SHOULD COSMETIC DAMAGE OCCUR TO THE SURFACE OF THE SLAB OR TO THE EDGE, REPAIR IT USING COMMON MAINTENANCE TECHNIQUES.
5.	NOT SUITABLE FOR BONDEK, CONDEK OR FIRST FLOOR SLABS.

EASEMENT DETAILS SUPPLIED
 THIS FOOTING DESIGN HAS TAKEN INTO CONSIDERATION THE SERVICES LOCATED WITHIN ADJACENT EASEMENT/S AS INDICATED ON THE SITE PLAN OR SEWER SDO PLAN PROVIDED BY BUILDER.

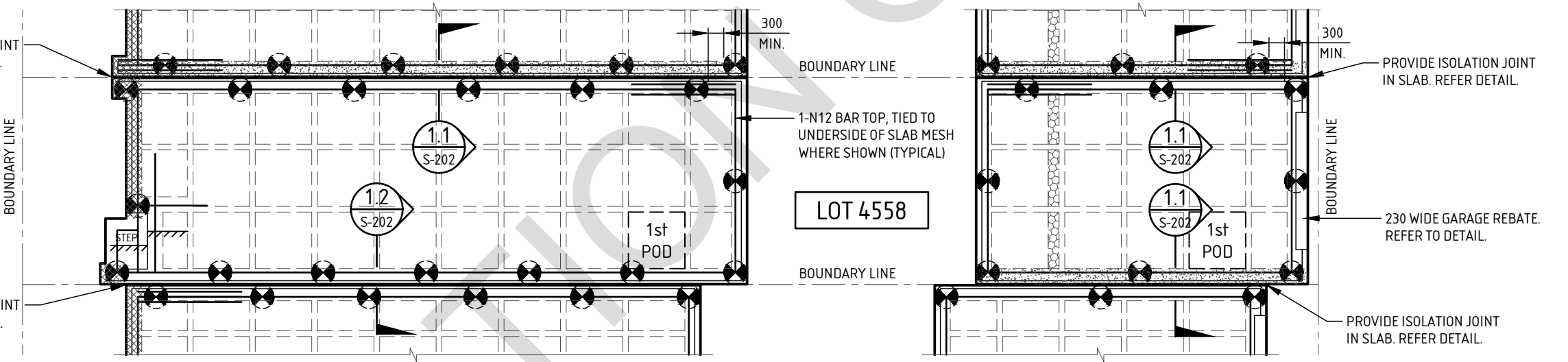
HEBEL PANEL CONSTRUCTION
 REFER ARCHITECTURAL DRAWINGS FOR REBATE WIDTH. REFER HEBEL PANEL MANUFACTURER'S SPECIFICATIONS FOR ARTICULATION JOINT SPACING & FIXING DETAILS.

BEAM & RIB REINFORCEMENT
 ALL BEAMS or INTERNAL RIBS WIDER THAN SPECIFIED IN SLAB DESIGN SUMMARY SHALL BE REINFORCED WITH AN ADDITIONAL BAR TOP & BTM. FOR EVERY 100 INCREASE IN WIDTH. REFER INTERNAL RIB REINF'T FOR BAR SIZE. ENSURE ALL EDGE BEAM REINF'T CONTINUES TO FIRST INTERNAL RIB OR AS SHOWN ON PLAN (TYPICAL).

LEGEND	
	DENOTES 2000 LONG 3-N12 or 3-L11TM CRACK CONTROL or CANTILEVER BARS, TO BE TIED TO UNDERSIDE OF TOP SLAB MESH.
	DENOTES STEP IN SLAB. REFER FOOTING DETAILS.
	DENOTES WAFFLE POD EXTENSION. 300 MAX. EXTENSION FOR SINGLE STOREY. 200 MAX. EXTENSION FOR DOUBLE STOREY.
	HATCHING DENOTES DEEPENED EDGE BEAM. EDGE BEAM TO BE DEEPENED TO SAME LEVEL AS ADJACENT FOOTING TO PREVENT UNDERMINING.
	DENOTES DEEPENED REBATE, EXTENT TO BE CONFIRMED ON SITE. STEP LOWER LEVEL AS REQUIRED. REFER DETAILS.
	450 DIA. MASS CONCRETE BORED PIER FOUNDED 800 MIN. INTO STIFF NATURAL CLAY AS NOTED IN BORELOGS AND TO MINIMUM DEPTH BELOW FINISHED GROUND LEVEL WHERE INDICATED or ONTO/INTO NATURAL SOLID ROCK or CLOSELY PACKED FLOATERS IF ENCOUNTERED.
	450 DIA. MASS CONCRETE BORED PIER FOUNDED 600 MIN. INTO NATURAL CLAY AS NOTED IN BORELOGS AND TO 2000 MIN. BELOW FINISHED GROUND LEVEL TO NATURAL SOLID ROCK or CLOSELY PACKED FLOATERS IF ENCOUNTERED.

PILE ALTERNATIVE
 STEEL PILES MUST BE FOUNDED INTO NATURAL STIFF SOIL AND SHALL NOT BE FOUNDED/TERMINATED IN FILL. THE MINIMUM FOUNDING DEPTH SHALL BE 3000 BELOW GROUND LEVEL (UNLESS A GREATER DEPTH IS SPECIFIED) WHICH MAY NEED TO BE INCREASED/DEEPER TO ACHIEVE A SAFE WORKING LOAD OF 75 kN (TYPICAL) IN NATURAL SOIL. ALTERNATIVELY PILES MAY BE TERMINATED BY REFUSAL ONTO/INTO NATURAL SOLID ROCK. REFER DETAILS. IT IS RECOMMENDED THAT THE PILING CONTRACTOR UNDERTAKE TESTING TO CONFIRM PILE DEPTHS REQUIRED TO ACHIEVE DESIGN REQUIREMENTS.

BACKHOE ALTERNATIVE
 300 WIDE x 1200 LONG MIN. BACKHOE PIERS CAN BE USED AS AN ACCEPTABLE ALTERNATIVE FOUNDED AS PER BORED PIER SPECIFICATIONS.



- SITE PREPARATION NOTES**
- 1) REMOVE SURFACE SOIL CONTAINING GRASS, ROOTS AND ORGANIC MATTER FROM THE BUILDING AREA.
 - 2) ROLL THE WORKING SURFACE. IF SOFT SPOTS ARE ENCOUNTERED, THIS OFFICE SHALL BE CONTACTED IMMEDIATELY FOR ADDITIONAL REQUIREMENTS.
 - 3) CUT AND/OR FILL (OR SITE SCRAPE) SITE TO FORM A LEVEL BENCH RL 182.635
 - 4) ANY FILLING PLACED AS PART OF CUT/FILL OPERATIONS SHALL BE COMPACTED AT OPTIMUM MOISTURE CONTENT IN 150mm MAXIMUM LAYERS BY REPEATED ROLLING IN ORTHOGONAL DIRECTIONS, IN ACCORDANCE WITH AS2870-2011 Clause 6.4.2.
- IF BUILDING PLATFORM IS SOFT OR SUSPECT THEN CONTACT THIS OFFICE FOR ADDITIONAL REQUIREMENTS.
- 5) UNPROTECTED BATTER SLOPES (HEIGHT H : LENGTH L) SHALL BE CONSTRUCTED AT H:L OF 1:1 FOR COMPACTED CLAY FILL ≤ 800mm DEEP, 1:2 FOR COMPACTED CLAY FILL > 800mm DEEP, 1:4 FOR SILT, 1:2 FOR SAND AND 1:1 FOR NATURAL CLAY CUT BATTERS. WHERE MULTIPLE SOIL TYPES EXIST USE SHALLOWEST SLOPE. APPROPRIATE SITE DRAINAGE SHOULD BE PROVIDED AS NECESSARY TO PREVENT SOIL EROSION, PONDING AND SATURATION.

APPROVED **Designated Building Surveyor: John Scaglione (B3-L17211)**
 GERVASE PURICH Issued on 10/11/2022
 ENDORSED BUILDING ENGINEER: CIVIL
 ENDORSED ENGINEER REGISTRATION NO: PE0003141

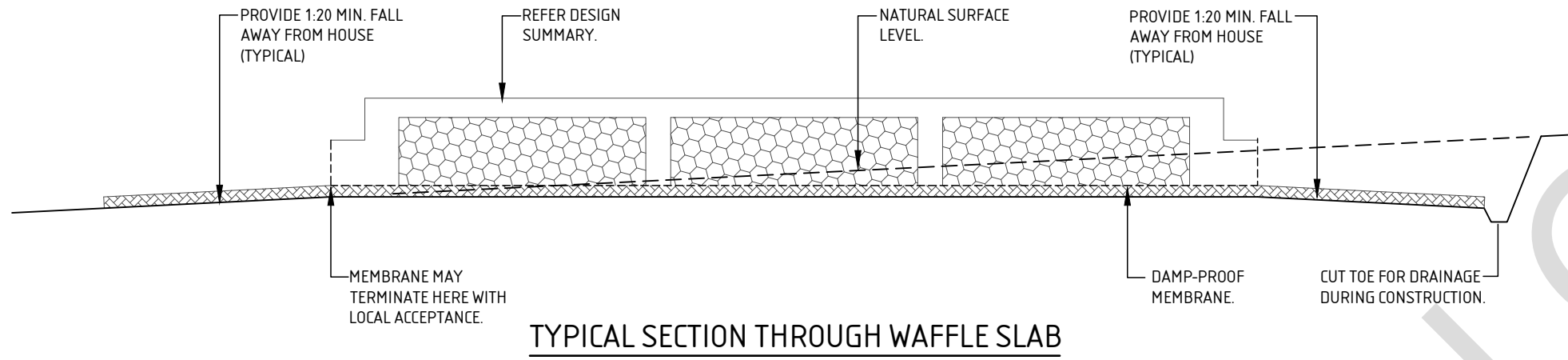
HOMEBUYERS CENTRE
 CODA 13 - FACADE 2
 CLIENT JOB NO.40874

SHEET
 FOOTING & SLAB PLAN
 SCALE 1:100 @ A3

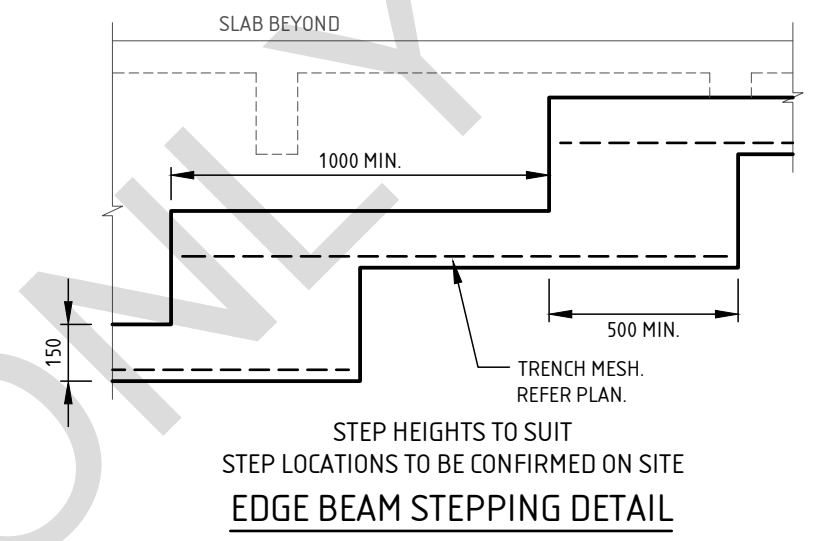
PROJECT ADDRESS
 LOT 4558, ASTRAL WALK, WOLLERT



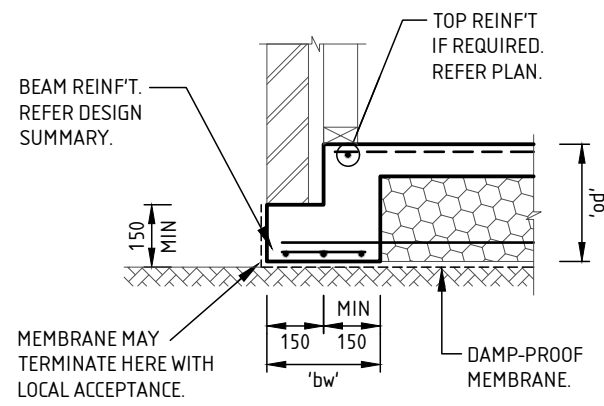
DESIGN BY	REVISION	PROJECT NO.
CVHH	0	156402
CHECKED	DATE	SHEET NO.
YP	12/09/22	S-100



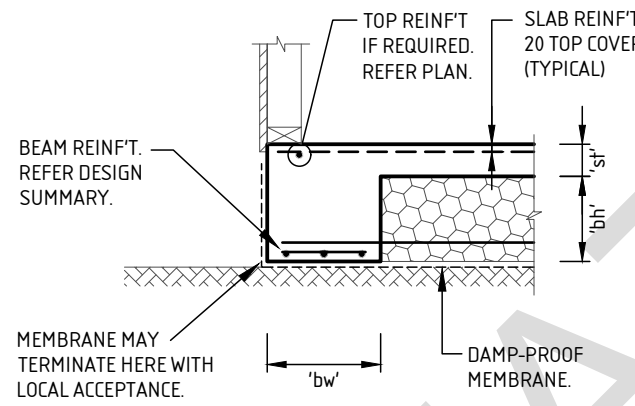
TYPICAL SECTION THROUGH WAFFLE SLAB



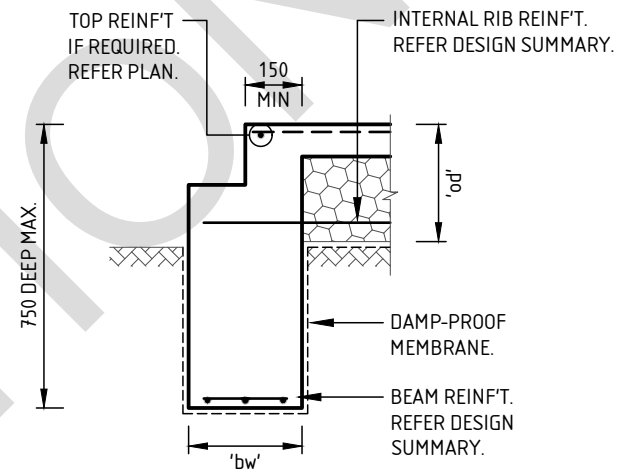
STEP HEIGHTS TO SUIT
STEP LOCATIONS TO BE CONFIRMED ON SITE
EDGE BEAM STEPPING DETAIL



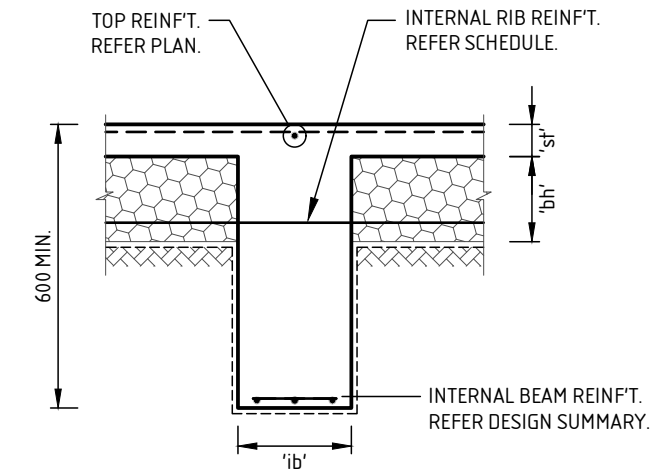
BRICK VENEER EDGE BEAM



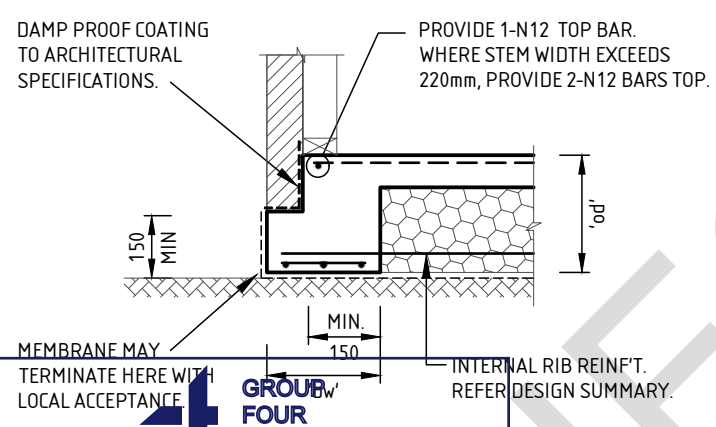
CLADDING EDGE BEAM



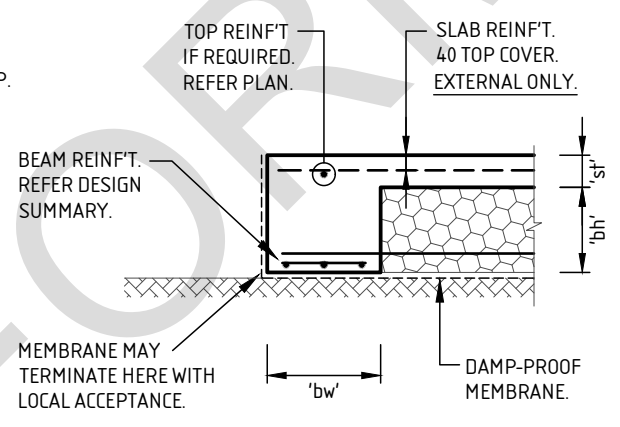
750mm MAX. DEPTH
DEEPENED EDGE BEAM



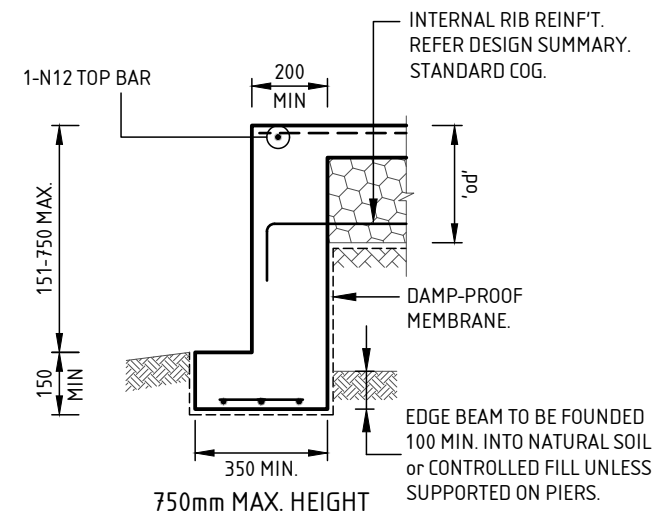
WHERE REQUIRED
DEEPENED INTERNAL BEAM



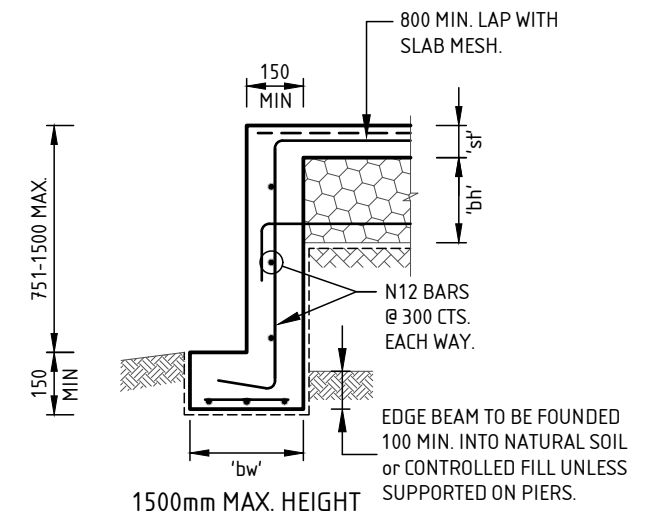
CLADDING VENEER EDGE BEAM



PORTICO/ALFRESCO EDGE BEAM



750mm MAX. HEIGHT
DEEPENED REBATE



1500mm MAX. HEIGHT
DEEPENED REBATE

APPROVED Designated Building Surveyor: John Scaglione (B-172121)
Issued on 10/11/2022

GERVASE PURICH
Number: 3690757851538
Issued by Group Four Building Surveyors Pty Ltd (CBS-U158099)

ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

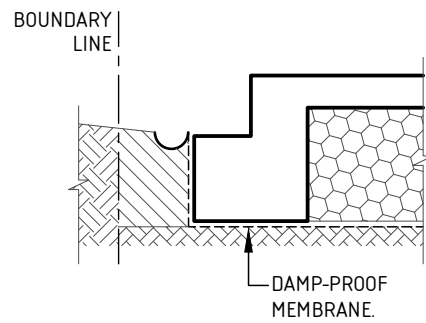
HOMEBUYERS CENTRE
CODA 13 - FACADE 2
CLIENT JOB NO.40874

SHEET
FOOTING & SLAB DETAILS - SHEET 1
SCALE N.T.S @ A3

PROJECT ADDRESS
LOT 4558, ASTRAL WALK, WOLLERT



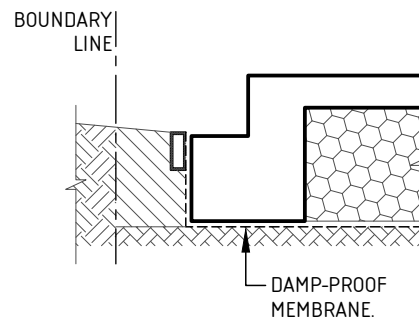
DESIGN BY CVHH	REVISION 0	PROJECT NO. 156402
CHECKED YP	DATE 12/09/22	SHEET NO. S-200



PROVIDE SPOON DRAIN OR SPLIT PVC PIPE OR EQUIVALENT PRODUCT OVER COMPACTED CLAY CONNECTED TO LEGAL POINT OF DISCHARGE. DETAIL ONLY REQUIRED WHEN GROUND SLOPES TOWARDS EDGE BEAM OR ADJACENT GROUND LEVEL IS FLAT.

EDGE BEAM ON BOUNDARY

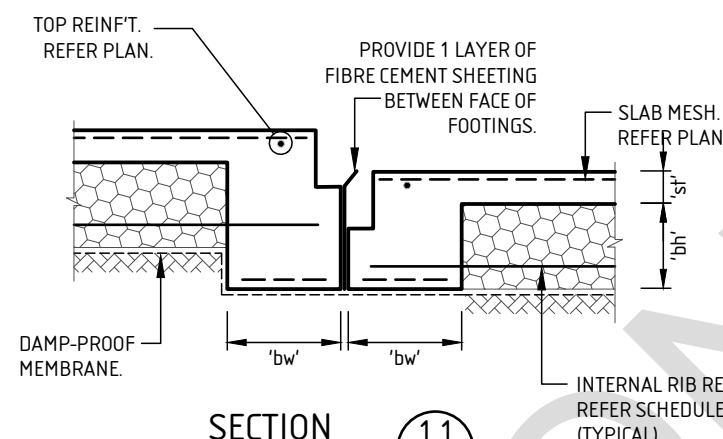
OPTION A



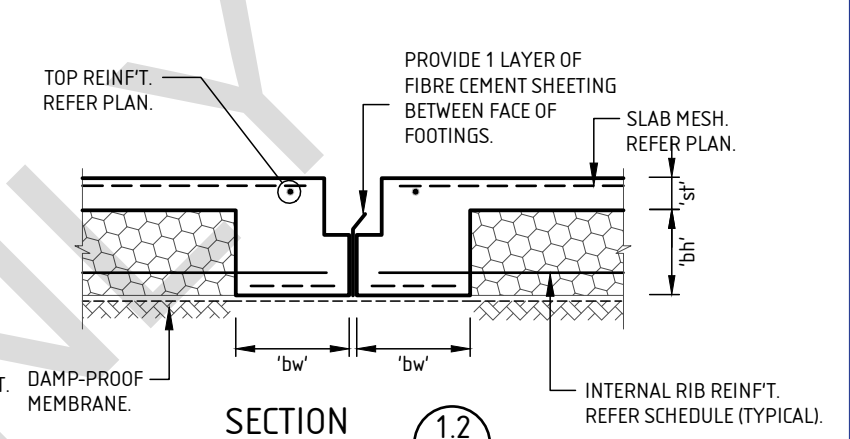
PROVIDE 100mm DEEP STRIP DRAIN OR EQUIVALENT PRODUCT WITH GEOTEXTILE OVER COMPACTED CLAY CONNECTED TO LEGAL POINT OF DISCHARGE. DETAIL ONLY REQUIRED WHEN GROUND SLOPES TOWARDS EDGE BEAM OR ADJACENT GROUND LEVEL IS FLAT.

EDGE BEAM ON BOUNDARY

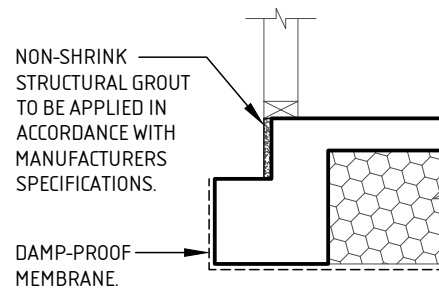
OPTION B



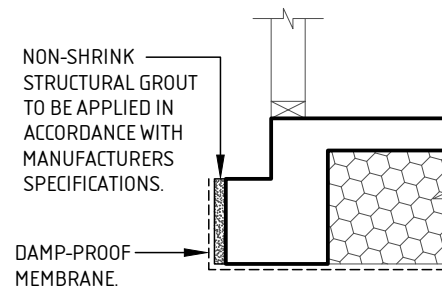
SECTION 1.1
SCALE: N.T.S. S-100



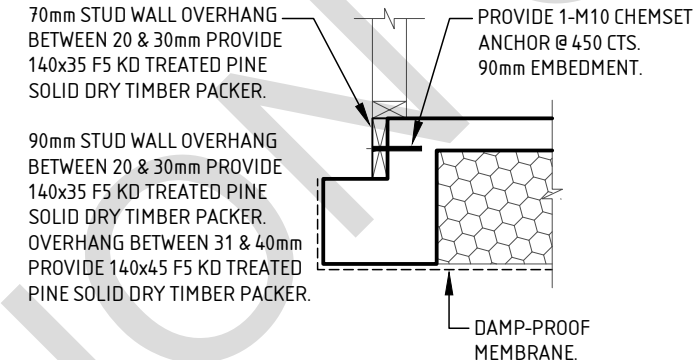
SECTION 1.2
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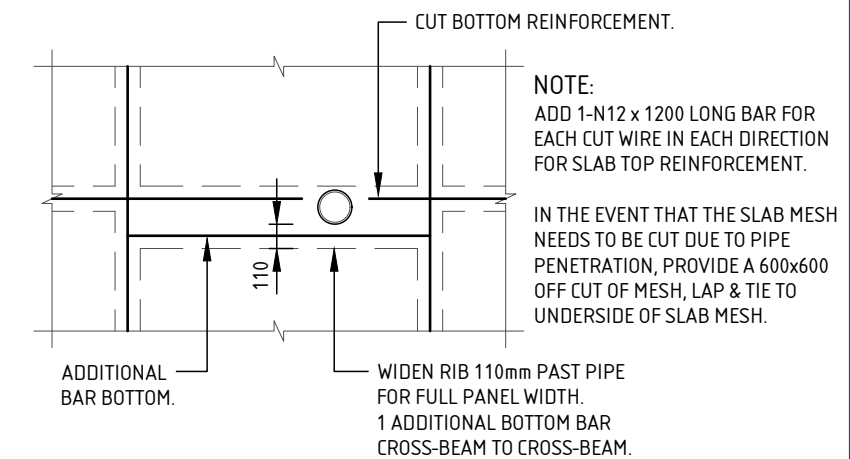
15-20mm FRAME OVERHANG
EDGE BEAM RECTIFICATION



15-30mm BRICK/CLADDING OVERHANG
EDGE BEAM RECTIFICATION



20-40mm FRAME OVERHANG
EDGE BEAM RECTIFICATION

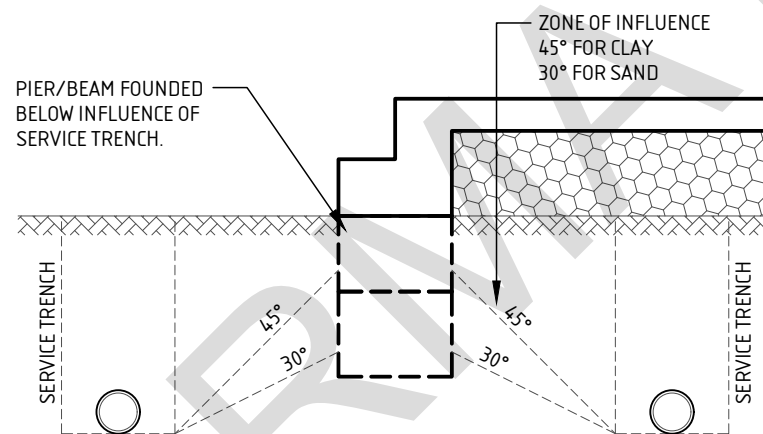


SLAB PIPE PENETRATION DETAIL

REINFT BAR	N12	N16	N20	N24
LAP LENGTH	400	600	700	800

REINFT BAR LAPPING

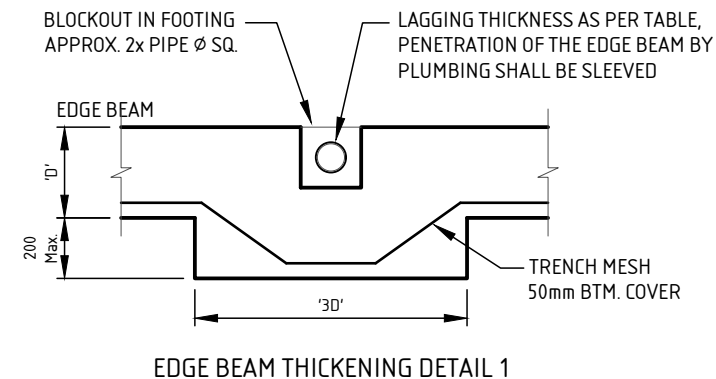
- a) OVERLAP OF SIDE OF SHEETS
- b) OVERLAP OF ENDS OF SHEETS
- c) OVERLAP SIDE AND END OF SHEETS
- d) NOT ACCEPTABLE



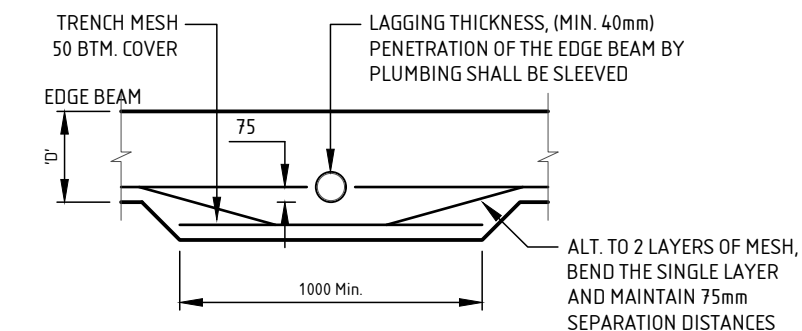
PRIVATE SERVICE TRENCH NOTES

- ST.1. PLUMBING AND DRAINAGE TRENCHES SHALL BE LOCATED OUTSIDE THE INFLUENCE OF THE FOOTINGS. THE HORIZONTAL DISTANCE TO ANY TRENCH EXCAVATION MUST BE GREATER THAN THE TRENCH DEPTH IN ACCORDANCE WITH CLAUSE 6.3 FROM AS 2870-2011. THIS HORIZONTAL CLEARANCE TO BE INCREASED MORE THAN TWICE THE TRENCH DEPTH FOR SAND SITES. FOOTING PIERS WILL BE NECESSARY UNDER ALL EDGE BEAMS IF THESE CONDITIONS ARE NOT MET.
- ST.2. TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH CLAUSE 5.5 OF AS/NZS 3500.2-2003 OR CLAUSE 7.2.13 OF AS/NZS 3500.3-2003. SAND BEDDING AND SURROUND SHALL BE BLOCKED WITH A CLAY PLUG WHEREVER TRENCHES PASS UNDER THE EDGE OF ANY SLAB.

PRIVATE SERVICE TRENCH DETAIL

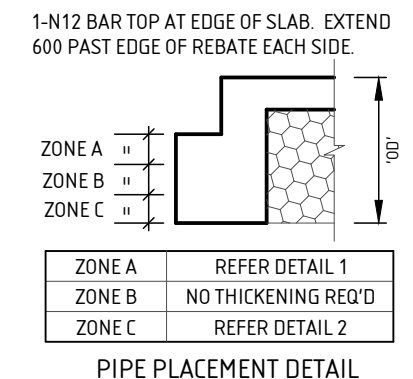


EDGE BEAM THICKENING DETAIL 1



EDGE BEAM THICKENING DETAIL 2

PLUMBING PIPE PENETRATION DETAILS

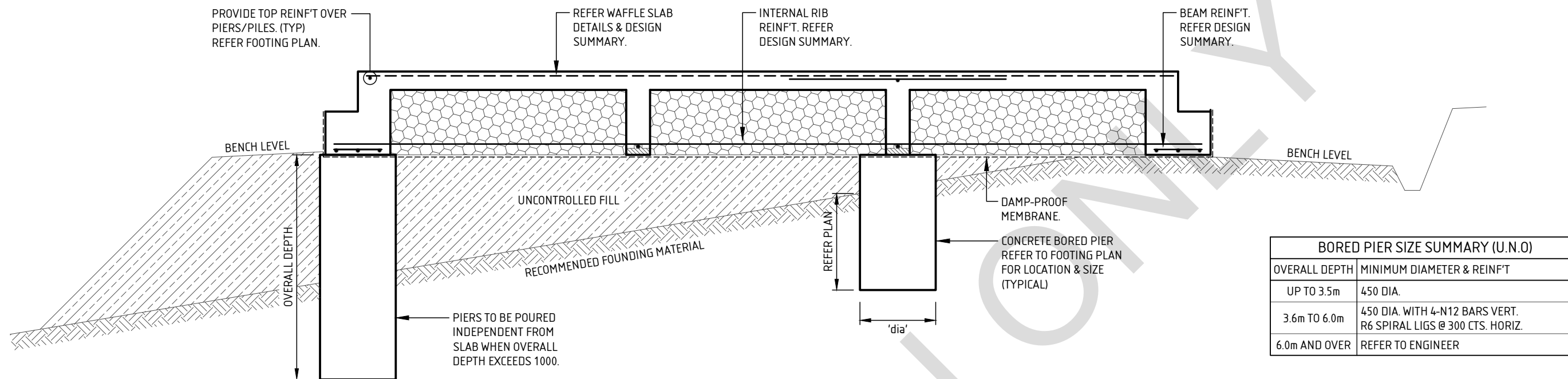


PIPE PLACEMENT DETAIL

MIN. REQUIREMENTS FOR LAGGING THICKNESS	
SITE CLASS	MIN. LAGGING THICKNESS (mm)
"M"	20
"H1"	20
"H2"	40
"E"	40
"P"	40

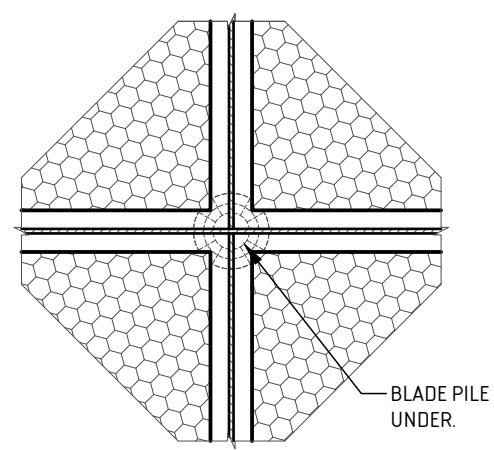
STEEL REINFT ON SOME DETAILS ON THIS SHEET HAS BEEN OMITTED FOR CLARITY. REFER SLAB DESIGN SUMMARY FOR REINFT.

GROUP FOUR
BUILDING SURVEYORS
BUILDING DESIGN
Number: 3690757851538
Issued by Group Four Building Surveyors Pty Ltd (CBS-U58099)

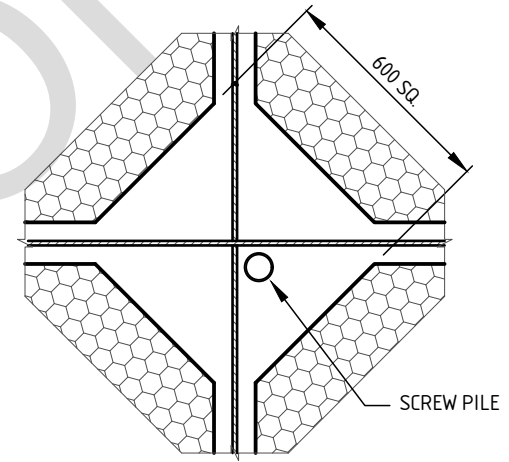
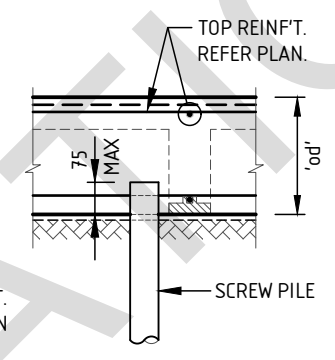
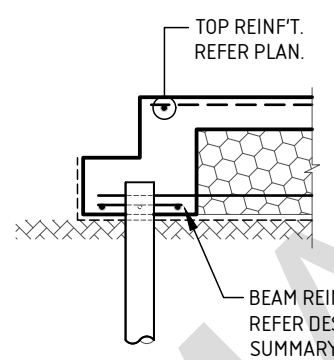


BORED PIER SIZE SUMMARY (U.N.O)	
OVERALL DEPTH	MINIMUM DIAMETER & REINF'T
UP TO 3.5m	450 DIA.
3.6m TO 6.0m	450 DIA. WITH 4-N12 BARS VERT. R6 SPIRAL LIGS @ 300 CTS. HORIZ.
6.0m AND OVER	REFER TO ENGINEER

TYPICAL SECTION THROUGH WAFFLE SLAB



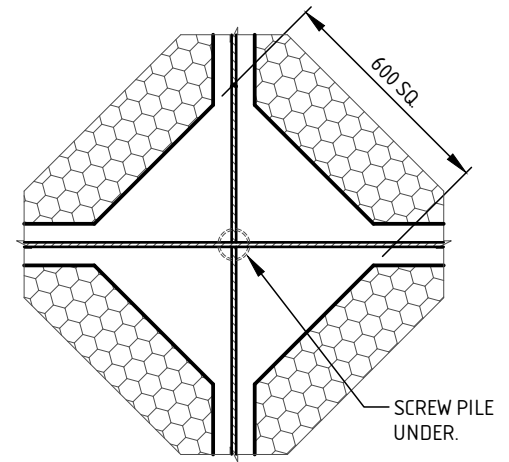
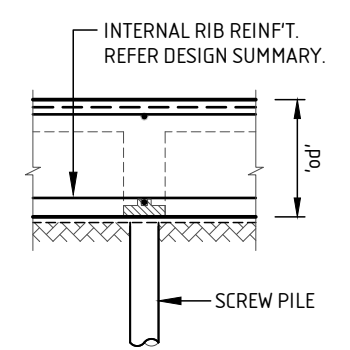
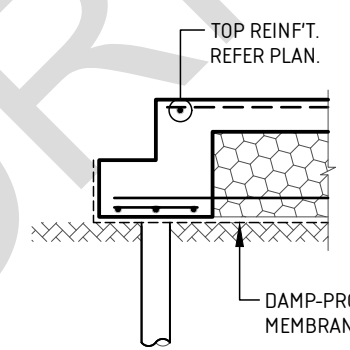
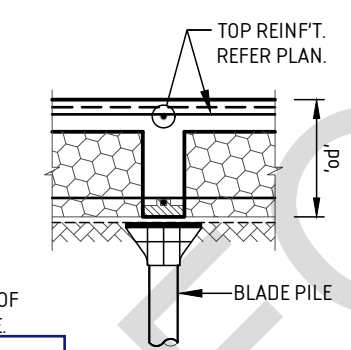
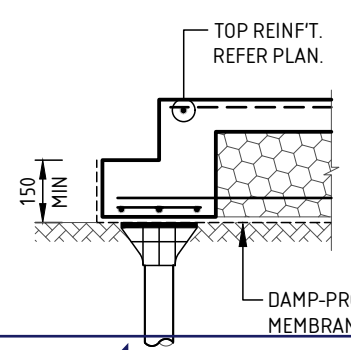
PLAN VIEW AT INTERNAL RIB INTERSECTION



SCREW PILE/BLADE PILE NOTES

SCREW PILE LOCATION, LOADS AND MINIMUM DEPTH INDICATED ONLY. SCREW PILES HAVE NOT BEEN DESIGNED UNDER THE SCOPE OF THIS PROJECT. THE PILE DESIGN IS THE RESPONSIBILITY OF THE PILING CONTRACTOR U.N.O. STRUCTERRE IS ABLE TO PROVIDE THIS DESIGN SERVICE IF REQUIRED.

- PILES ARE TO BE DESIGNED IN ACCORDANCE WITH AS 2159-2009. THE PILE CERTIFICATE AND DESIGN DOCUMENTATION SHALL BE SUBMITTED TO THE CLIENT PRIOR TO INSTALLATION. WE WOULD RECOMMEND A COPY IS ALSO PROVIDED TO STRUCTERRE FOR REFERENCE PRIOR TO INSTALLATION. THE PILE DESIGN DOCUMENTATION AND CERTIFICATE SHALL REFERENCE FACTORS SUCH AS:
 - ULTIMATE GEOTECHNICAL STRENGTH (RD,UG)
 - GEOTECHNICAL STRENGTH REDUCTION FACTOR (Φ G)
 - ARR
 - SHAFT SIZE & THICKNESS
 - HELIX SIZE & THICKNESS
 - DEPTH
 - CORROSION
 - SOIL PROPERTIES
 - GROUND WATER (IF APPROPRIATE)
 - PILE TESTING
- PILES ARE TO BE INSTALLED ACCORDING TO AS2159-2009 BY A CONTRACTOR, WITH SUFFICIENT EXPERIENCE AND APPROPRIATE INDUSTRY QUALIFICATIONS AND ACCREDITATIONS.
- PILE INSTALLATION PARAMETERS SHALL BE USED TO DETERMINE CONSISTENCY BETWEEN PILES AND TO CONFIRM IF THE PILE IS INSTALLED IN THE DESIGN FOUNDING MATERIAL. IF PILE INSTALLATION PARAMETERS ARE INCONSISTENT, THEN PILES ARE TO GO DEEPER UNTIL READINGS ARE CONSISTENT.
- IF THE INSTALLATION PARAMETERS REDUCE OR THE PILE DEPTH BECOMES EXCESSIVE, CONTACT THE ENGINEER.
- PILES INSTALLED TO ROCK ARE TO BE CONFIRMED BY AN EXPERIENCED CONTRACTOR, WITH SUFFICIENT EXPERIENCE AND APPROPRIATE INDUSTRY QUALIFICATIONS AND ACCREDITATIONS.
- ALL PILES ARE TO BE 350 GRADE U.N.O.
- NO RECYCLED STEEL TUBE SHALL BE USED
- ADDITIONAL REINFORCEMENT IS TO BE PROVIDED IN THE TOP OF THE SLAB OVER SCREW PILES. REFER TO FOOTING PLAN.
- PROVIDE PILES TO THE MINIMUM DEPTH AND TO THE WORKING LOADS INDICATED ON THE FOOTING PLAN.
- PROVIDE HELIX TO SCREW PILES ONLY AS REQUIRED.



TYPICAL SCREW PILE DETAILS

GROUP FOUR
 BUILDING SURVEYORS
 BUILDING PERMIT
 Number: 3690757851538
 Issued by Group Four Building Surveyors Pty Ltd (CRS-U158099)
 Designated Building Surveyor: John Scaglione (B-172121)
 Issued on 10/11/2022

APPROVED GERVASE PURICH
 ENDORSED BUILDING ENGINEER: CIVIL
 ENDORSED ENGINEER REGISTRATION NO: PE0003141

HOMEBUYERS CENTRE
 CODA 13 - FACADE 2
 CLIENT JOB NO.40874


SHEET
 FOOTING & SLAB DETAILS - SHEET 4
 SCALE N.T.S @ A3

PROJECT ADDRESS
 LOT 4558, ASTRAL WALK, WOLLERT

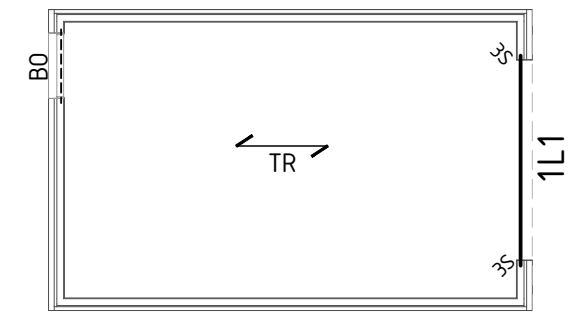
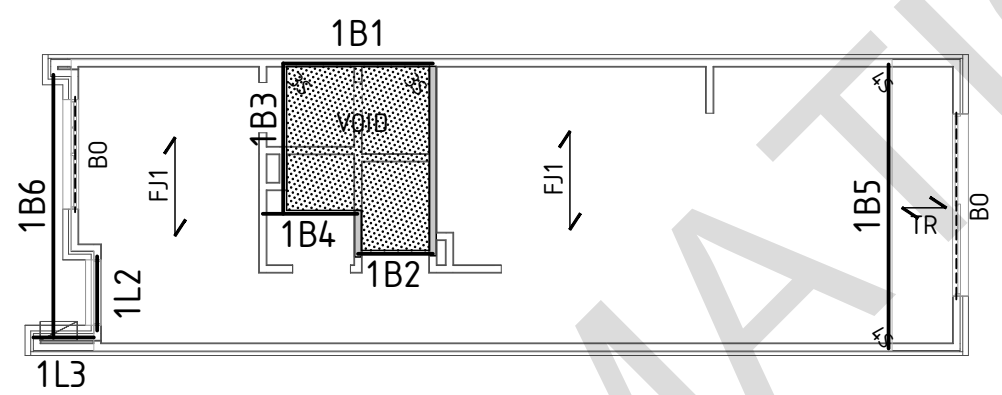
STRUCterre
 consulting

DESIGN BY CVHH	REVISION 0	PROJECT NO. 156402
CHECKED YP	DATE 12/09/22	SHEET NO. S-203

MEMBER SCHEDULE		
LABEL	MEMBER SIZE	COMMENTS
B0	BEAM or LINTEL	BY OTHERS
1B1	300x63 HYPAN LVL	WIND BEAM
1B2	300x45 HYPAN LVL	
1B3	300x45 HYPAN LVL	
1B4	300x45 HYPAN LVL	
1B5	2/360x45 HYPAN LVL	
1B6	300x45 HYPAN LVL	
1L1	240x45 HYPAN LVL	
1L2	130x45 HYPAN LVL	
1L3	90x45 MGP10	
TR	TRUSSES/RAFTERS	BY OTHERS
FJ1	FLOOR JOISTS	REFER MANUFACTURER'S DESIGN & SPECIFICATIONS


INTERNAL LOAD BEARING WALL
 DENOTED AS  ON PLAN. ALL TIMBER FRAMING IS TO BE IN ACCORDANCE WITH AS1684 AND AS1720.

MEMBERS MAY BE REPLACED WITH A DIFFERENT MEMBER BY A THIRD PARTY. STRUCTERRE CONSULTING TAKES NO RESPONSIBILITY FOR THE CERTIFICATION AND PERFORMANCE OF MEMBER THAT HAVE BEEN REPLACED.

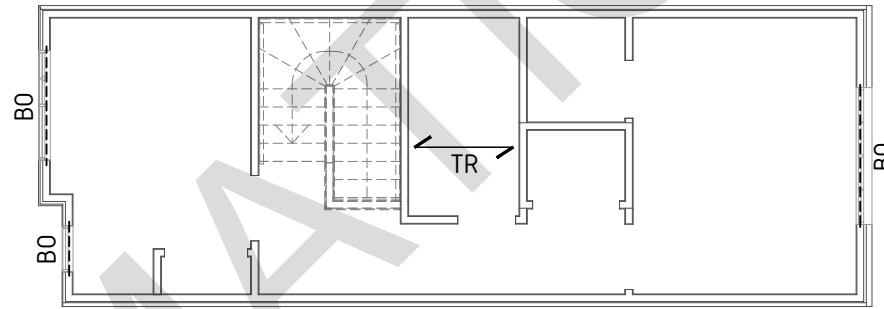


GROUP FOUR
 BUILDING SURVEYORS
 BUILDING PERMIT
 Number: 3690757851538
 Issued by Group Four Building Surveyors Pty Ltd (CBS-U58099)

FRAMING DESIGN BASED ON SHEET ROOF LOADS

APPROVED GERVASE PURICH ENDORSED BUILDING ENGINEER: CIVIL ENDORSED ENGINEER REGISTRATION NO: PE0003141	Designated Building Surveyor: John Scaglione (BS-L172121) Issued on 10/11/2022 HOMEBUYERS CENTRE CODA 13 - FACADE 2 CLIENT JOB NO.40874	SHEET FIRST FLOOR FRAMING PLAN SCALE 1:100 @ A3	PROJECT ADDRESS LOT 4558, ASTRAL WALK, WOLLERT		DESIGN BY CVHH	REVISION 0	PROJECT NO. 156402
					CHECKED YP	DATE 12/09/22	SHEET NO. S-300

MEMBER SCHEDULE		
LABEL	MEMBER SIZE	COMMENTS
B0	BEAM or LINTEL	BY OTHERS
TR	TRUSSES/RAFTERS	BY OTHERS



GROUP FOUR
BUILDING SURVEYORS
BUILDING PERMIT
 Number: 3690757851538
 Issued by Group Four Building Surveyors Pty Ltd (CBS-U58099)

FRAMING DESIGN BASED ON SHEET ROOF LOADS

APPROVED **Designated Building Surveyor: John Scaglione (BS-L172121)**
GERVASE PURICH Issued on 10/11/2022
 ENDORSED BUILDING ENGINEER: CIVIL
 ENDORSED ENGINEER REGISTRATION NO: PE0003141

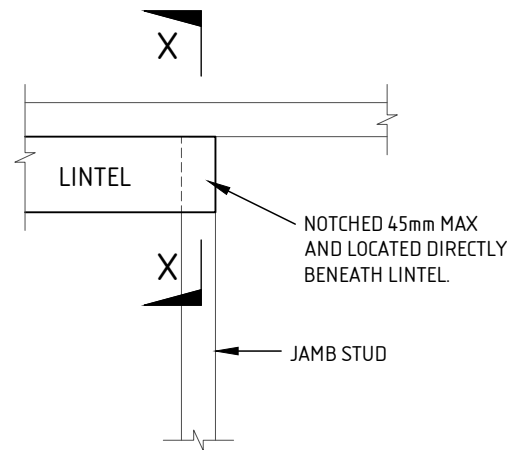
HOMEBUYERS CENTRE
 CODA 13 - FACADE 2
 CLIENT JOB NO.40874

SHEET
 ROOF FRAMING PLAN
 SCALE 1:100 @ A3

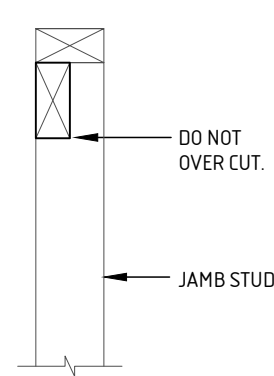
PROJECT ADDRESS
 LOT 4558, ASTRAL WALK, WOLLERT



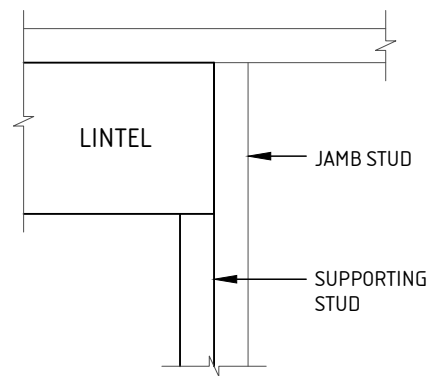
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CHECKED YP	DATE 12/09/22	SHEET NO. S-301



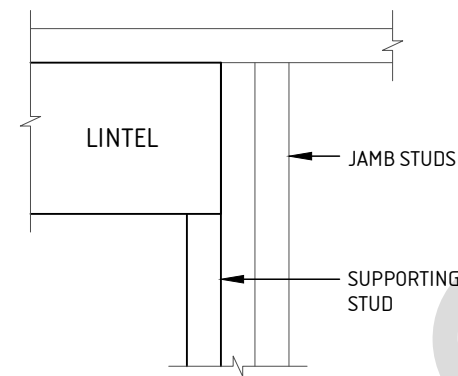
1S DETAIL



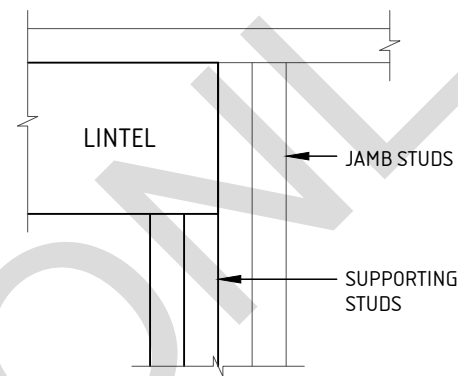
SECTION X-X



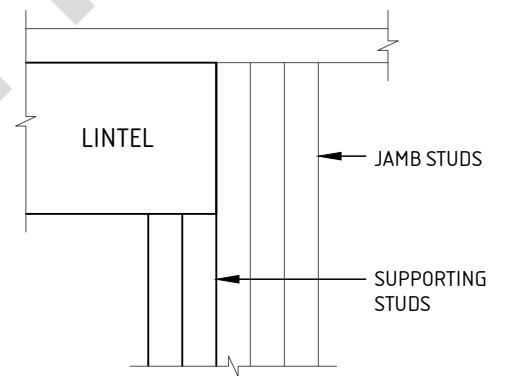
2S DETAIL



3S DETAIL



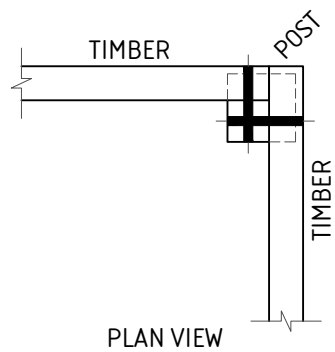
4S DETAIL



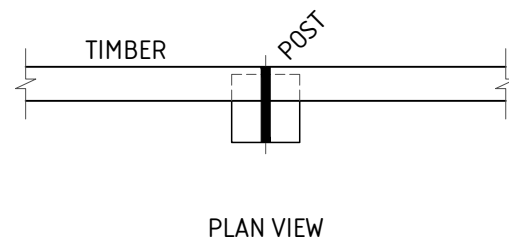
5S DETAIL

ALL 45mm THICK STUDS TO BE NAIL LAMINATED WITH 3.12 ϕ x 90mm FH NAILS @ 600 CTS. MAX.
ALL 35mm THICK STUDS TO BE NAIL LAMINATED WITH 3.12 ϕ x 75mm FH NAILS @ 600 CTS. MAX.

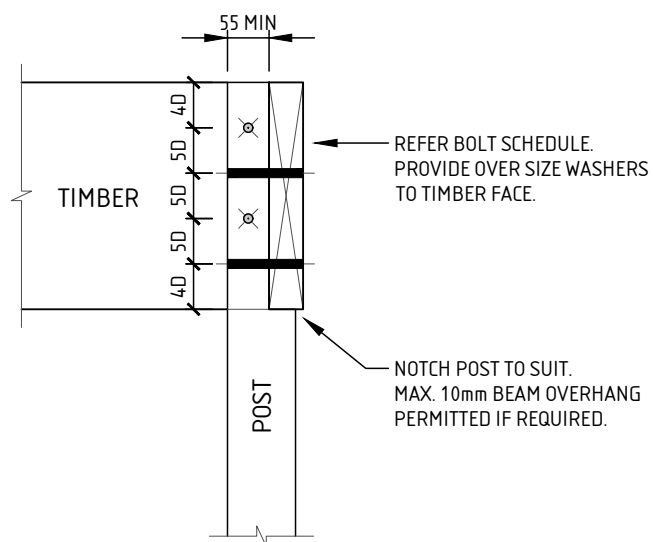
LINTEL SUPPORT DETAILS
(UNLESS NOTED OTHERWISE)



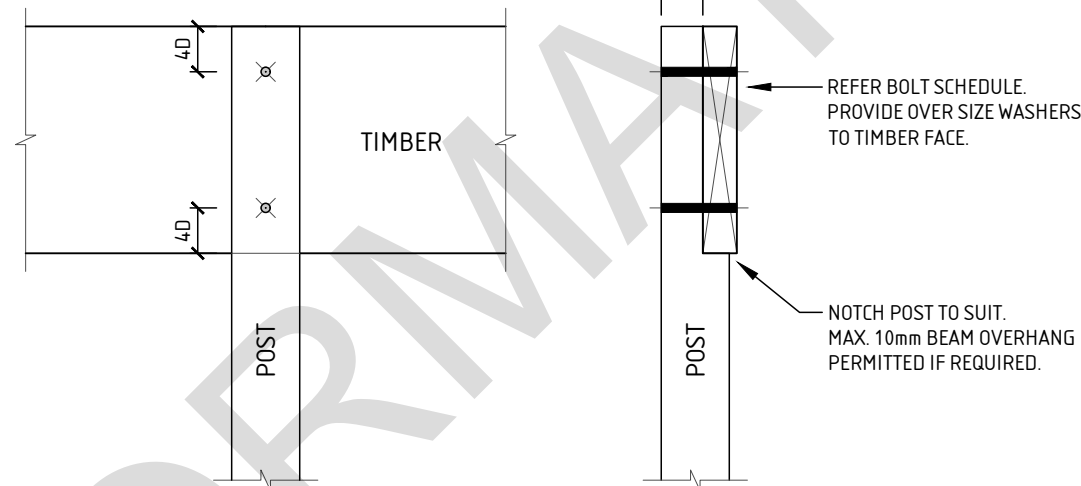
PLAN VIEW



PLAN VIEW



ELEVATION VIEW



ELEVATION VIEW

SECTION VIEW

BOLT SCHEDULE	
BEAM DEPTH	BOLTS
150 to 180	2-M6 4.6/S
181 to 249	2-M8 4.6/S
250 to 379	3-M10 4.6/S
380 to 410	3-M12 4.6/S

BOLT SCHEDULE	
BEAM DEPTH	BOLTS
150 to 180	2-M6 4.6/S
181 to 249	2-M8 4.6/S
250 to 379	3-M10 4.6/S
380 to 410	3-M12 4.6/S

LINTEL SUPPORT TABLE		
LABEL	SUPPORTING STUDS	JAMB STUDS
1S	1/90x45 MGP10 (notching)	
2S	1/90x45 MGP10	1/90x45 MGP10
3S	1/90x45 MGP10	2/90x45 MGP10
4S	2/90x45 MGP10	2/90x45 MGP10
5S	2/90x45 MGP10	3/90x45 MGP10
1S35	1/90x35 MGP10 (notching)	
2S35	1/90x35 MGP10	1/90x35 MGP10
3S35	1/90x35 MGP10	2/90x35 MGP10
4S35	2/90x35 MGP10	2/90x35 MGP10
5S35	2/90x35 MGP10	3/90x35 MGP10
1S17	1/90x45 F17 (notching)	
2S17	1/90x45 F17	1/90x45 F17
3S17	1/90x45 F17	2/90x45 F17
4S17	2/90x45 F17	2/90x45 F17
5S17	2/90x45 F17	3/90x45 F17

BEAM & TRUSS SUPPORT TABLE	
LABEL	SUPPORTING STUDS
1S	1/90x45 MGP10
2S	2/90x45 MGP10
3S	3/90x45 MGP10
4S	4/90x45 MGP10
5S	5/90x45 MGP10
1S35	1/90x35 MGP10
2S35	2/90x35 MGP10
3S35	3/90x35 MGP10
4S35	4/90x35 MGP10
5S35	5/90x35 MGP10
1S17	1/90x45 F17
2S17	2/90x45 F17
3S17	3/90x45 F17
4S17	4/90x45 F17
5S17	5/90x45 F17

QR CODE INSTRUCTIONS/INFORMATION

VIEW PRIOR TO OPENING/VIEWING ANY 3D DETAILS.

TIMBER BEAM ON TIMBER POST
BUILDING PERMIT
(UNLESS NOTED OTHERWISE)
Number: 3690757851538
Issued by Group Four Building Supervisors Pty Ltd (CBS-U158099)

TIMBER BEAM OVER TIMBER POST
(UNLESS NOTED OTHERWISE)

APPROVED GERVASE PURICH
Designated Building Surveyor: John Scaglione (BS-L172121)
Issued on 10/11/2022
ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

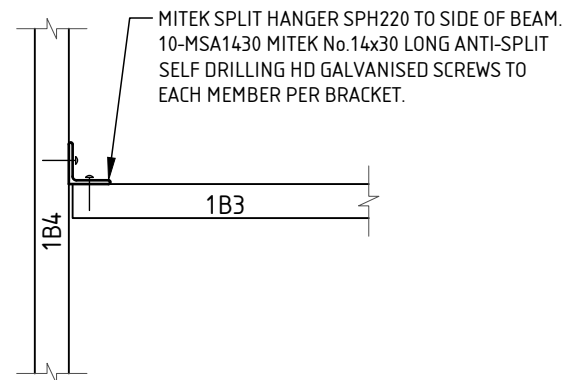
HOMEBUYERS CENTRE
CODA 13 - FACADE 2
CLIENT JOB NO.40874

SHEET FRAMING DETAILS - SHEET 1
SCALE N.T.S @ A3

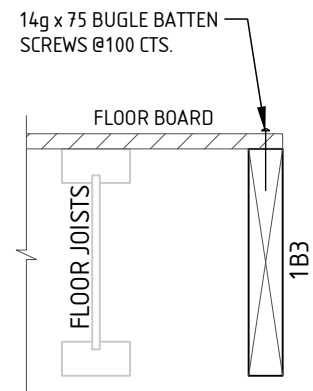
PROJECT ADDRESS
LOT 4558, ASTRAL WALK, WOLLERT



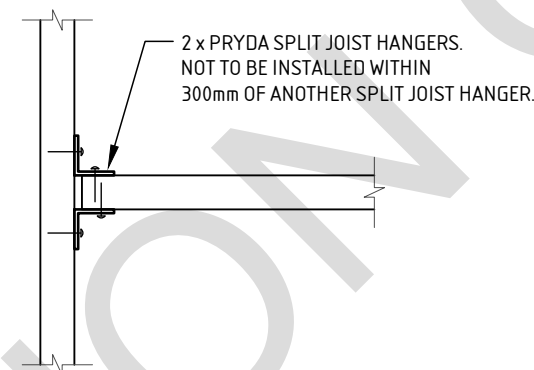
DESIGN BY CVHH	REVISION 0	PROJECT NO. 156402
CHECKED YP	DATE 12/09/22	SHEET NO. S-400



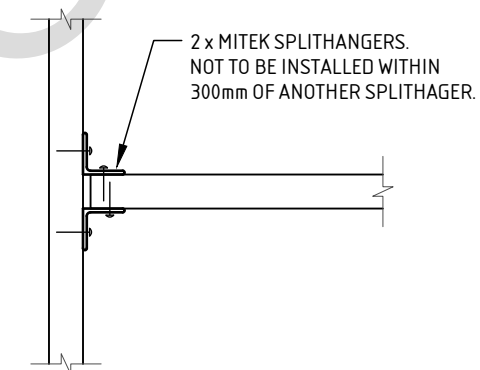
1B3 TO 1B4 CONNECTION DETAIL
1B3 TO 1B1 SIMILAR



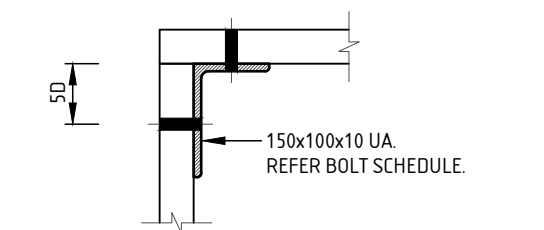
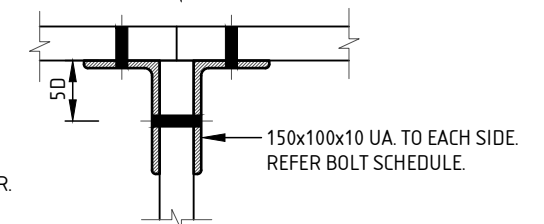
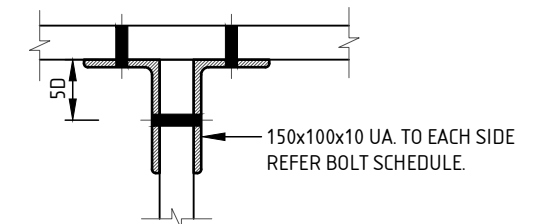
FLOOR BOARD FIXED TO 1B3 DETAIL



PLAN VIEW

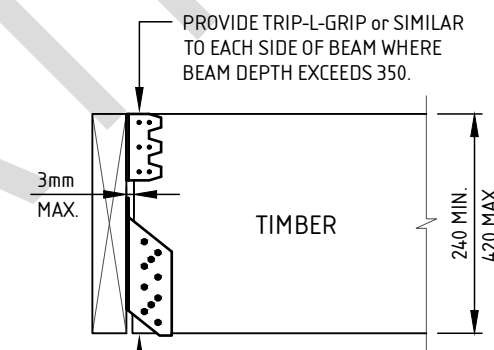
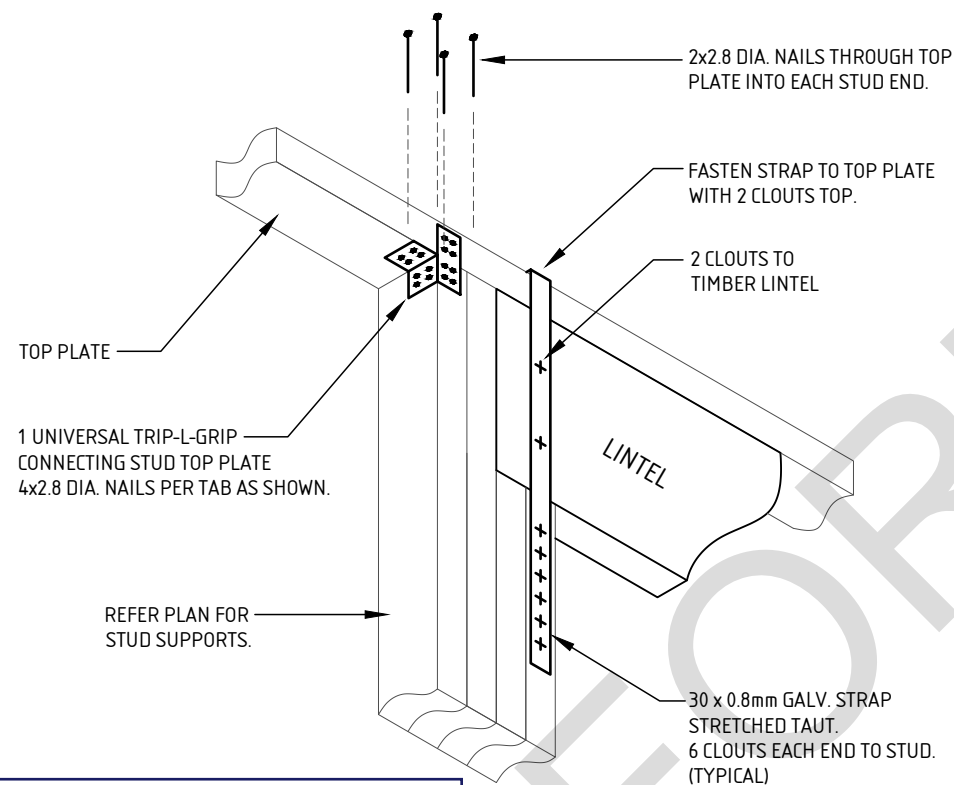


PLAN VIEW

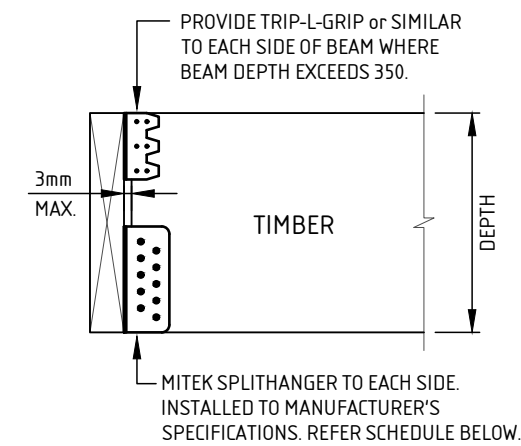


PLAN VIEWS

D = BOLT DIAMETER



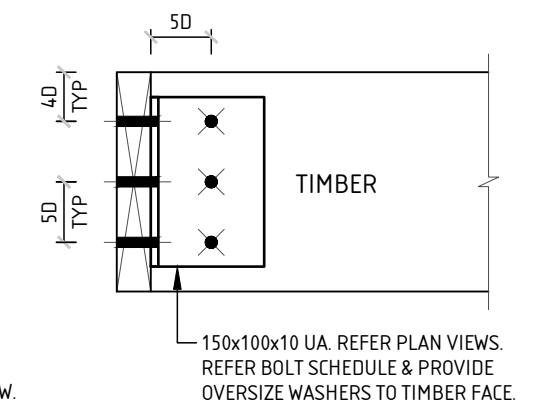
SPLIT JOIST HANGER CONNECTION
(UNLESS NOTED OTHERWISE)



SPLITHANGER SCHEDULE		
BEAM DEPTH	SPLITHANGER	NO. OF *SCREWS
170 - 190	SPH140	6
200	SPH180	8
240 - 420	SPH220	10

*SINGLE MEMBERS ADOPT MITEK MSA1430 x 30mm SCREWS TO EACH FACE OF SPLITHANGER.
*DOUBLE MEMBERS ADOPT MITEK MSA1465 x 65mm SCREWS TO EACH FACE OF SPLITHANGER.

SPLITHANGER CONNECTION
(UNLESS NOTED OTHERWISE)



BOLT SCHEDULE	
BEAM DEPTH	BOLTS
130 to 150	2-M10 4.6/S
170 to 200	2-M12 4.6/S
230 to 250	3-M12 4.6/S
290 to 360	3-M16 4.6/S
> 360	4-M16 4.6/S

STEEL ANGLE CONNECTION
(UNLESS NOTED OTHERWISE)

GROUP FOUR
BUILDING SURVEYORS (UNLESS NOTED OTHERWISE)
BUILDING PERMIT
Number: 3690757851538
Issued by Group Four Building Surveyors Pty Ltd (CBS-U158099)
Designated Building Surveyor: John Scaglione (B-17221)

APPROVED: GERVASE PURICH
ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

HOME BUYERS CENTRE
CODA 13 - FACADE 2
CLIENT JOB NO.40874

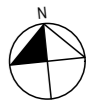
SHEET: FRAMING DETAILS - SHEET 2
SCALE: N.T.S @ A3

PROJECT ADDRESS: LOT 4558, ASTRAL WALK, WOLLERT

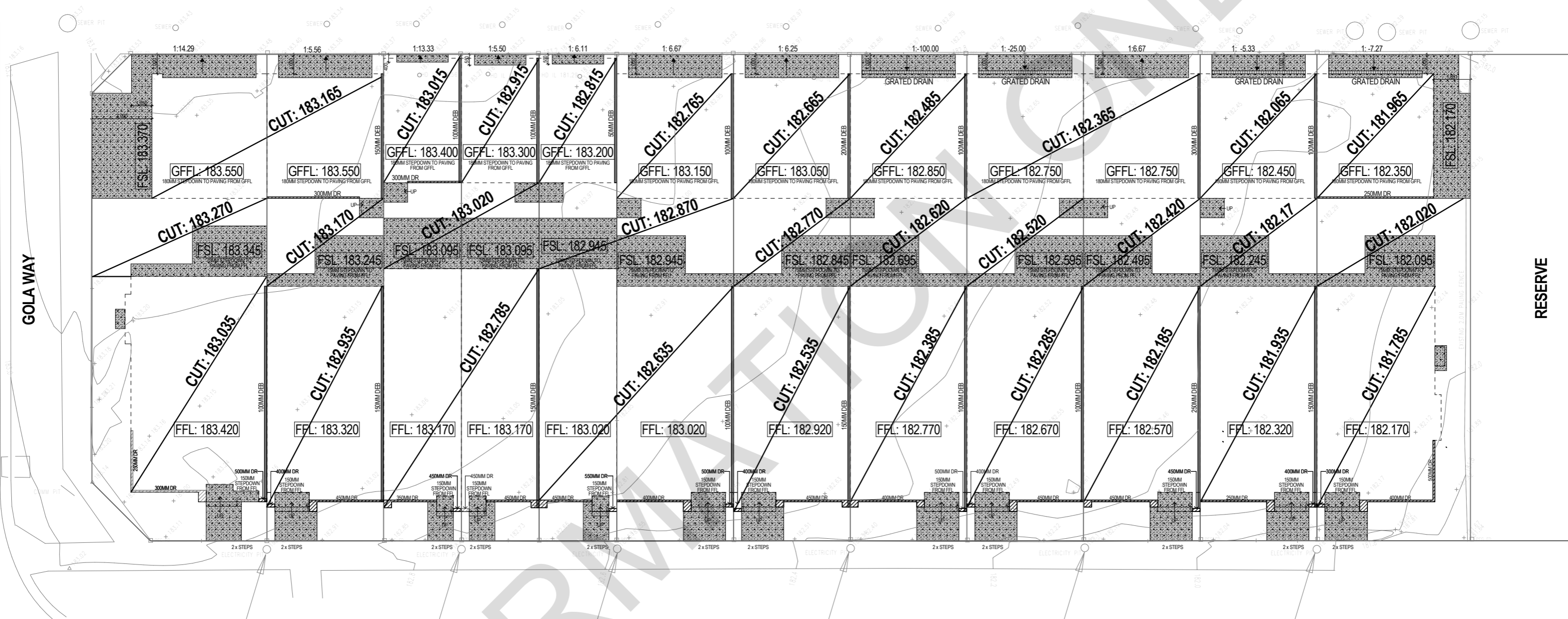


DESIGN BY: CVHH
CHECKED: YP
REVISION: 0
DATE: 12/09/22
PROJECT NO.: 156402
SHEET NO.: S-401

LOT 4562 FORTE 21 (CNR) (S/C) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 (S/C) FACADE 2 - LH 150m ²	LOT 4560 CODA 13 (S/C) FCD 2 - RH 100m ²	LOT 4559 CODA 13 (S/C) FCD 2 - LH 100m ²	LOT 4558 CODA 13 (S/C) FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 (S/C) FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 (S/C) FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 (S/C) FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 18 (S/C) FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 (S/C) FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 (S/C) FACADE 2 - RH 150m ²	LOT 4551 OCTAVE (CNR) (S/C) FACADE 1 - LH 198m ²
---	---	--	--	--	---	---	---	---	---	---	---



SATURN LANE



SHAMS ROAD

ASTRAL WALK

LEGEND	
DR	DEEPEMED REBATE
DEB	DEEPEMED EDGE BEAM
FW	FLOOR WASTE
GD	GRATED DRAIN

DRAWING REFERENCE

- AS CON_DW_361445A
- AS CON_ENG_1601251-45a-R REV X
- AS CON_MCP_Endorsed MCP Stage 45a-20220502
- AS CON_NDW_361445AR - AS CON_OTICOMM Aurora Stage 45a-plan
- AS CON_POS_1601251-45A-PS (S/C) (1) (1) FOUR
- AS CON_SEWER_361445A-Sewer

NOTE:
 LOT 4558 DRIVEWAY TO EXTEND 500MM FROM BOUNDARY INSIDE GARAGE
 LOT 4559 DRIVEWAY TO EXTEND 500MM FROM BOUNDARY INSIDE GARAGE

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BUILDING SURVEYORS
BUILDING PERMIT
 Number: 3690757851538
 Issued by Group Four Building Surveyors Pty Ltd
Homebuyers Centre
 First choice in first homes
 81 LORIMER STREET
 DOCKLANDS, VIC. 3008
 PH: (03) 9674 4500 FAX: (03) 9674 4501

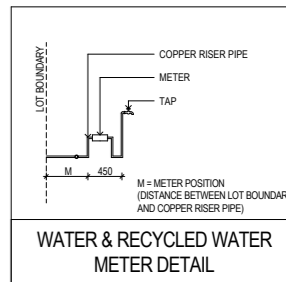
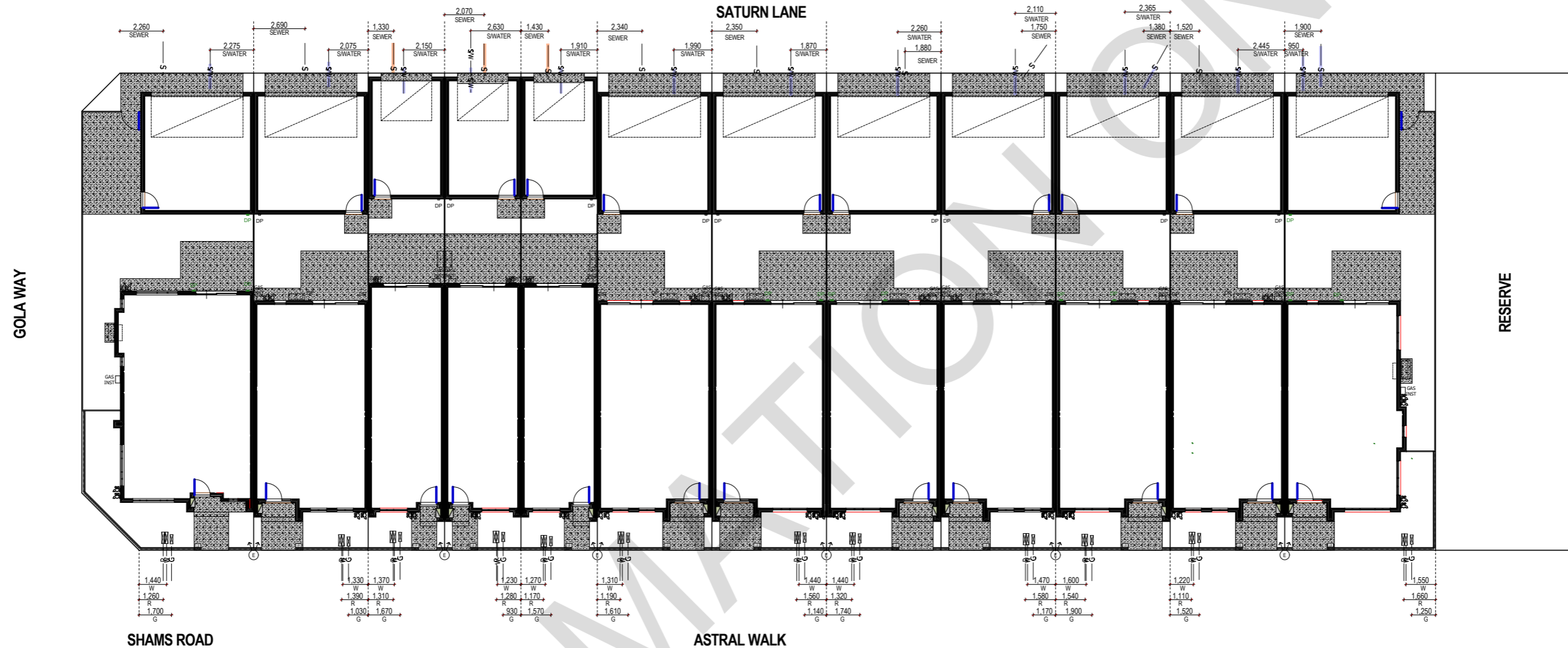
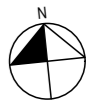
REVISIONS:	
J	DEVELOPER FEEDBACK ADJUSTMENTS
K	SITE QUALIFICATION 2.0
L	RELEASE GROUP PLANS
M	CORRECTIONS
N	UPDATED SERVICES PLAN WITH REDUCED LOT 4551
O	UPDATED LOTS AS PER DEVELOPER MARK UPS
P	FINAL GROUP PLANS
Q	PRE-RTS MEETING ACTIONS
R	SLAB PLAN AMENDMENT

GENERAL NOTES:	
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.	
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES	
12/08/22	VC
30/04/21	MT
22/06/21	MM
23/06/21	MM
04/08/21	PT
30/08/21	VC
18/07/22	PP
28/07/22	PP
29/07/22	LW

CLIENT:
LENLEASE - AURORA STAGE 45
 LOTS 4562-4551 ASTRAL WALK
 WOLLERT VIC 3750

BENCHING PLAN			
DESIGN:	OCTAVE, CODA, FORTE (S/C)	DRAWN BY:	MT
FACADE:	MIXED (ARIA)	REVISION NO.:	
		MASTER DRAWN	XX/XX/XX
		TYP HGT:	
		DRAWING No.:	

SEWER	LOT 4562	LOT 4561	LOT 4560	LOT 4559	LOT 4558	LOT 4557	LOT 4556	LOT 4555	LOT 4554	LOT 4553	LOT 4552	LOT 4551
AS CONSTRUCTED I.L.	IL 181.550	IL 181.460	IL 181.490	IL 181.300	IL 181.270	IL 181.160	IL 181.970	IL 180.790	IL 180.690	IL 180.880	IL 180.770	IL 180.470
AS CONSTRUCTED OFFSET	2260mm from West boundary	2690mm from West boundary	1330mm from West boundary	2070mm from West boundary	1430mm from West boundary	2340mm from West boundary	2350mm from West boundary	1880mm from East boundary	1750mm from East boundary	1380mm from East boundary	1520mm from West boundary	1900mm from South boundary
AS CONSTRUCTED LENGTH	130mm inside boundary	200mm inside boundary	80mm inside bdy	140mm inside bdy	160mm inside bdy	90mm inside boundary	60mm inside boundary	310mm inside boundary	690mm inside boundary	1010mm inside boundary	210mm inside boundary	640mm inside boundary
REQUIRED LENGTH	---	---	---	---	---	---	---	---	---	450mm inside boundary	---	400mm inside boundary
STORMWATER	LOT 4562	LOT 4561	LOT 4560	LOT 4559	LOT 4558	LOT 4557	LOT 4556	LOT 4555	LOT 4554	LOT 4553	LOT 4552	LOT 4551
AS CONSTRUCTED I.L.	IL 181.840	IL 181.670	IL 181.560	IL 181.580	IL 181.290	IL 181.300	IL 181.140	IL 181.010	IL 181.150	IL 181.750	IL 180.850	IL 180.670
AS CONSTRUCTED OFFSET	2275mm from East boundary	2075mm from East boundary	2150mm from East boundary	2630mm from East boundary	1910mm from East boundary	1990mm from East boundary	1870mm from East boundary	2260mm from East boundary	2110mm from East boundary	2365mm from East boundary	2445mm from East boundary	950mm from West boundary
AS CONSTRUCTED LENGTH	845mm inside boundary	735mm inside boundary	1065mm inside bdy	1015mm inside bdy	1125mm inside bdy	1080mm inside boundary	1110mm inside boundary	1125mm inside boundary	1085mm inside boundary	1140mm inside boundary	1060mm inside boundary	950mm inside boundary
REQUIRED LENGTH	300mm inside boundary 545mm from As Con.	300mm inside boundary 435mm from As Con.	---	---	---	300mm inside boundary 780mm from As Con.	300mm inside boundary 810mm from As Con.	300mm inside boundary 825mm from As Con.	300mm inside boundary 785mm from As Con.	300mm inside boundary 840mm from As Con.	300mm inside boundary 760mm from As Con.	300mm inside boundary 650mm from As Con.



G.W.R	LOT 4562	LOT 4561	LOT 4560	LOT 4559	LOT 4558	LOT 4557	LOT 4556	LOT 4555	LOT 4554	LOT 4553	LOT 4552	LOT 4551
AS CON OFFSET (Water)	1440mm from West boundary	1330mm from East boundary	1370mm from West boundary	1230mm from East boundary	1270mm from West boundary	1310mm from West boundary	1440mm from East boundary	1440mm from West boundary	1470mm from East boundary	1600mm from West boundary	1220mm from West boundary	1550mm from East boundary
AS CON. OFFSET (R/water)	1260mm from West boundary	1390mm from East boundary	1310mm from West boundary	1280mm from East boundary	1170mm from West boundary	1190mm from West boundary	1560mm from East boundary	1320mm from West boundary	1580mm from East boundary	1540mm from West boundary	1110mm from West boundary	1660mm from East boundary
AS CON LENGTH (Water)	350mm inside boundary	300mm inside boundary	400mm inside boundary	420mm inside boundary	200mm inside boundary	400mm inside boundary	430mm inside boundary	350mm inside boundary	320mm inside boundary	240mm inside boundary	350mm inside boundary	250mm inside boundary
AS CON. LENGTH (R/water)	430mm inside boundary	220mm inside boundary	400mm inside boundary	400mm inside boundary	200mm inside boundary	350mm inside boundary	350mm inside boundary	320mm inside boundary	280mm inside boundary	240mm inside boundary	370mm inside boundary	250mm inside boundary

DRAWING REFERENCE

- AS CON_DW_361445A
- AS CON_ENG_1601251-45a-R REV X
- AS CON_MCP_Endorsed MCP Stage 45a-20220502
- AS CON_NDW_361445AR - AS CON_OTICOMM Aurora Stage 45a-plan
- AS CON_POS_1601251-45A-PS (S) (1) FOUR
- AS CON_SEWER_361445A-Sewer

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 DOCKLANDS, VIC. 3008
 PH: (03) 9674 4500 FAX: (03) 9674 4501

REVISIONS:	GENERAL NOTES:
J DEVELOPER FEEDBACK ADJUSTMENTS 12/08/22 VC	- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
K SITE QUALIFICATION 2.0 30/04/21 MT	- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES
L RELEASE GROUP PLANS 22/06/21 MM	
M CORRECTIONS 23/06/21 MM	
N UPDATED SERVICES PLAN WITH REDUCED LOT 4551 04/08/21 PT	J WINDOW UPDATE 17/08/22 LW
O UPDATED LOTS AS PER DEVELOPER MARK UPS 30/08/21 VC	K CONSTRUCTION SITE PLAN UPDATE 20/09/22 VC
P FINAL GROUP PLANS 18/07/22 PP	L BENCHING PLAN UPDATE 20/09/22 LW
Q PRE-RTS MEETING ACTIONS 28/07/22 PP	
R SLAB PLAN AMENDMENT 29/07/22 LW	

CLIENT:
LENLEASE - AURORA STAGE 45
 LOTS 4562-4551 ASTRAL WALK
 WOLLERT VIC 3750

SERVICES PLAN			
DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT	REVISION NO:	DRAWING No:
FACADE: MIXED (ARIA)	TYP HGT:	MASTER DRAWN XX/XX/XX:	

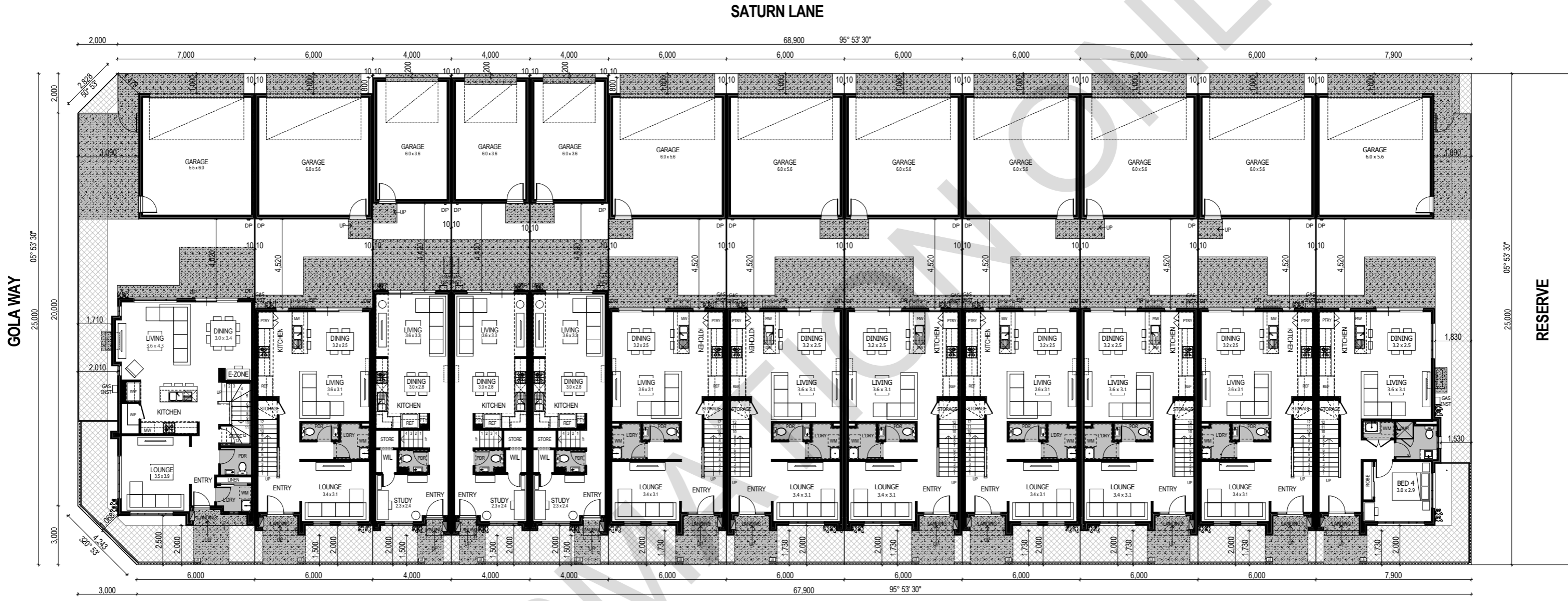
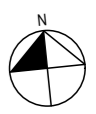
SERVICES LEGEND

- (E) ELECTRICAL PIT
- ARROWS DENOTE RUN IN
- G GAS
- W WATER
- R RECYCLED WATER
- S SEWER
- S/W STORMWATER
- Service Cutback
- YARRA WATER TO ADVISE

GENERAL NOTES:

- PROVIDE TRAFFICABLE LIDS TO SEWER TIES ON ALL LOTS
- PROVIDE TRAFFICABLE LIDS TO STORMWATER TIES ON ALL LOTS
- GAS/WATER/RECYCLED WATER RUN IN 100mm INTO ALL LOTS
- FIBRE OPTIC ELECTRICAL SERVICE TO FRONT OF LOT

LOT 4562 FORTE 21 (CNR) (S/C) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 (S/C) FACADE 2 - LH 150m ²	LOT 4560 CODA 13 (S/C) FCD 2 - RH 100m ²	LOT 4559 CODA 13 (S/C) FCD 2 - LH 100m ²	LOT 4558 CODA 13 (S/C) FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 (S/C) FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 (S/C) FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 (S/C) FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 18 (S/C) FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 (S/C) FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 (S/C) FACADE 2 - RH 150m ²	LOT 4551 OCTAVE (CNR) (S/C) FACADE 1 - LH 198m ²
---	---	--	--	--	---	---	---	---	---	---	---



LOT	DWELLING										
	GROUND FLOOR	FIRST FLOOR	LANDING	GARAGE	TOTAL	FOOTPRINT	SITE	SITE COVERAGE	PAVING	PERMEABILITY	SECLUDED P.O.S
4551	66.80m ²	65.38m ²	1.84m ²	38.40m ²	172.42m ²	107.04m ²	198.00m ²	54.06%	35.92m ²	28.73%	35.71m ²
4552	65.22m ²	64.95	1.83m ²	38.27m ²	105.32m ²	105.32m ²	150.00m ²	70.21%	22.77m ²	15.83%	27.12m ²
4553	65.32m ²	65.23m ²	1.83m ²	38.27m ²	170.65m ²	105.42m ²	150.00m ²	70.28%	22.77m ²	15.76%	27.12m ²
4554	65.22m ²	64.95	1.83m ²	38.27m ²	105.32m ²	105.32m ²	150.00m ²	70.21%	22.77m ²	15.83%	27.12m ²
4555	65.32m ²	65.23m ²	1.83m ²	38.27m ²	170.65m ²	105.42m ²	150.00m ²	70.28%	22.77m ²	15.76%	27.12m ²
4556	0.00m ²	0.00m ²	0.00m ²	0.00m ²	0.00m ²	0.00m ²	150.00m ²	0.00%	22.77m ²	84.82%	27.12m ²
4557	65.22m ²	64.95	1.83m ²	38.27m ²	105.32m ²	105.32m ²	150.00m ²	70.21%	22.77m ²	15.83%	27.12m ²
4558	47.73m ²	43.54m ²	0.69m ²	25.47m ²	117.43m ²	73.89m ²	100.00m ²	73.89%	15.62m ²	11.18%	17.68m ²
4559	47.73m ²	43.54m ²	0.69m ²	25.47m ²	117.43m ²	73.89m ²	100.00m ²	73.89%	15.62m ²	11.18%	17.68m ²
4560	47.73m ²	43.54m ²	0.69m ²	25.47m ²	117.43m ²	73.89m ²	100.00m ²	73.89%	15.62m ²	11.18%	17.68m ²
4561	65.22m ²	64.95	1.83m ²	38.27m ²	105.32m ²	105.32m ²	150.00m ²	70.21%	22.77m ²	15.83%	27.12m ²
4562	76.83m ²	75.39m ²	2.27m ²	37.76m ²	192.25m ²	116.86m ²	218.00m ²	53.61%	42.77m ²	27.82%	52.87m ²

AURORA 45
RECYCLED WATER TO ESTATE
FIBRE OPTIC NETWORK, OPTICOMM
ELECTRICAL TO FRONT OF LOTS

GROUP FOUR
DENOTES MCP
SETBACKS

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REVISIONS:	
J	DEVELOPER FEEDBACK ADJUSTMENTS 12/08/22 VC
B	SITE QUALIFICATION 2.0 30/04/21 MT
C	RELEASE GROUP PLANS 22/06/21 MM
D	CORRECTIONS 23/06/21 MM
E	UPDATED SERVICES PLAN WITH REDUCED LOT 4551 04/08/21 PT
F	UPDATED LOTS AS PER DEVELOPER MARK UPS 30/08/21 VC
G	FINAL GROUP PLANS 18/07/22 PP
H	PRE-RTS MEETING ACTIONS 28/07/22 PP
I	SLAB PLAN AMENDMENT 29/07/22 LW

GENERAL NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

CLIENT:
LENLEASE - AURORA STAGE 45
LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750

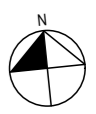
GROUND FLOOR PLAN

DESIGN: **OCTAVE, CODA, FORTE (S/C)**
FACADE: **MIXED (ARIA)**

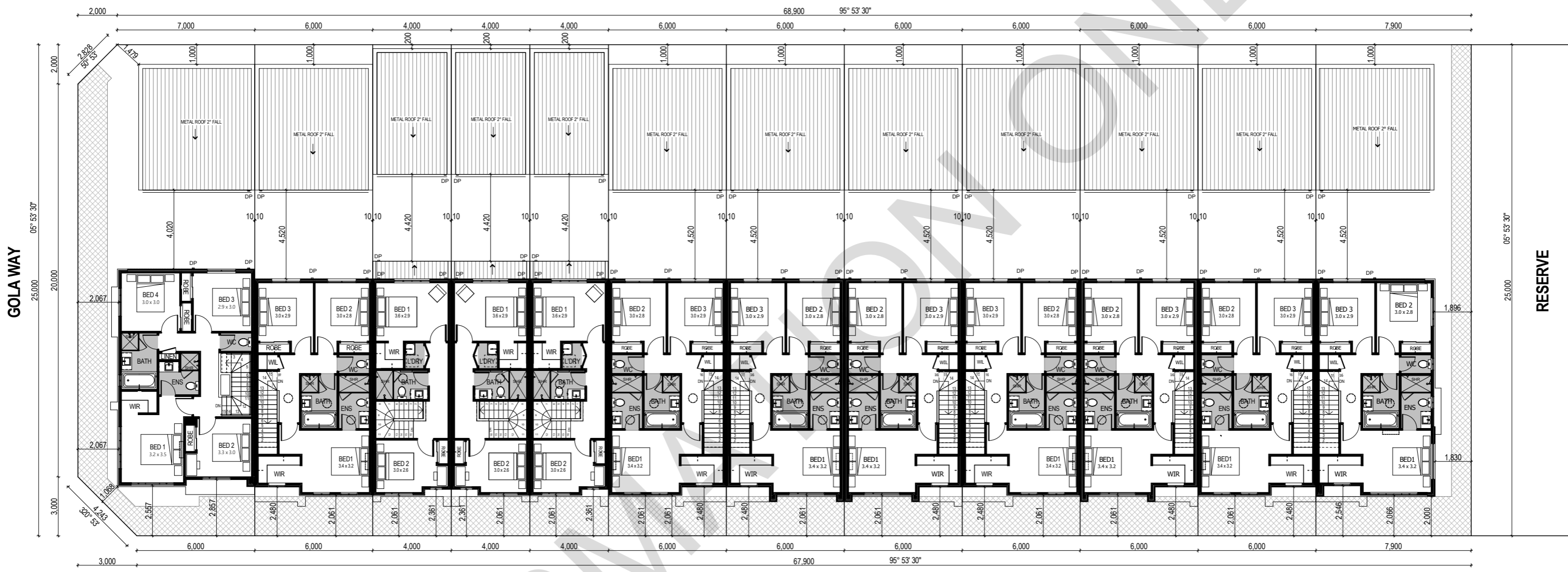
DRAWN BY: MT
REVISION NO: 1
MASTER DRAWN XX/XX/XX
TYP HGT:

DRAWING No: 1

LOT 4562 FORTE 21 (CNR) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 FACADE 2 - LH 150m ²	LOT 4560 CODA 13 FCD 2 - RH 100m ²	LOT 4559 CODA 13 FCD 2 - LH 100m ²	LOT 4558 CODA 13 FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 6M FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4551 OCTAVE (CNR) FACADE 1 - LH 198m ²
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SATURN LANE



SHAMS ROAD

ASTRAL WALK

AURORA 45
RECYCLED WATER TO ESTATE
FIBRE OPTIC NETWORK: OPTICOMM
ELECTRICAL TO FRONT OF LOTS
DENOTES MCP SETBACKS
DROPPED CEILINGS

GROUP FOUR

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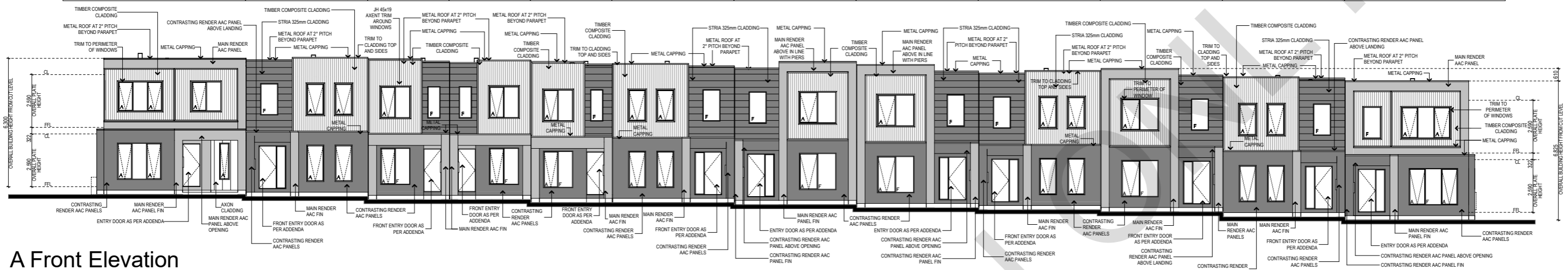
REVISIONS:	
J	DEVELOPER FEEDBACK ADJUSTMENTS
K	SITE QUALIFICATION 2.0
L	RELEASE GROUP PLANS
M	CORRECTIONS
N	UPDATED SERVICES PLAN WITH REDUCED LOT 4551
O	UPDATED LOTS AS PER DEVELOPER MARK UPS
P	FINAL GROUP PLANS
Q	PRE-RTS MEETING ACTIONS
R	SLAB PLAN AMENDMENT

GENERAL NOTES:	
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.	
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES	
12/08/22	VC
30/04/21	MT
22/06/21	MM
23/06/21	MM
04/08/21	PT
30/08/21	VC
18/07/22	PP
28/07/22	PP
29/07/22	LW

CLIENT:
LENLEASE - AURORA STAGE 45
LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750

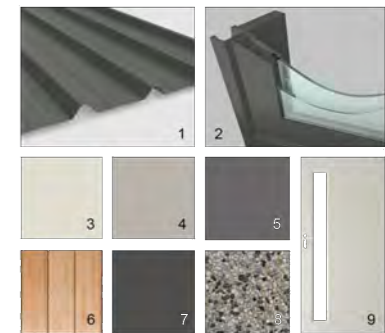
FIRST FLOOR PLAN	
DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT
FACADE: MIXED (ARIA)	TYP HGT:
REVISION NO:	MASTER DRAWN
DRAWING No:	XX/XX/XX:

LOT 4562 FORTE 21 (CNR) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 FACADE 2 - LH 150m ²	LOT 4560 CODA 13 FCD 2 - RH 100m ²	LOT 4559 CODA 13 FCD 2 - LH 100m ²	LOT 4558 CODA 13 FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 FACADE 3 - RH 187m ²	LOT 4554 OCTAVE 6M FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4551 OCTAVE 18 (CNR) FACADE 1 - LH 181m ²
---	--	---	---	---	--	--	--	--	--	--	--



A Front Elevation
1:200

LEGEND	
	MAIN RENDER
	CONTRAST RENDER
	TIMBER COMPOSITE CLADDING
	STRIA CLADDING
	OBSCURE GLAZING
	AXON CLADDING

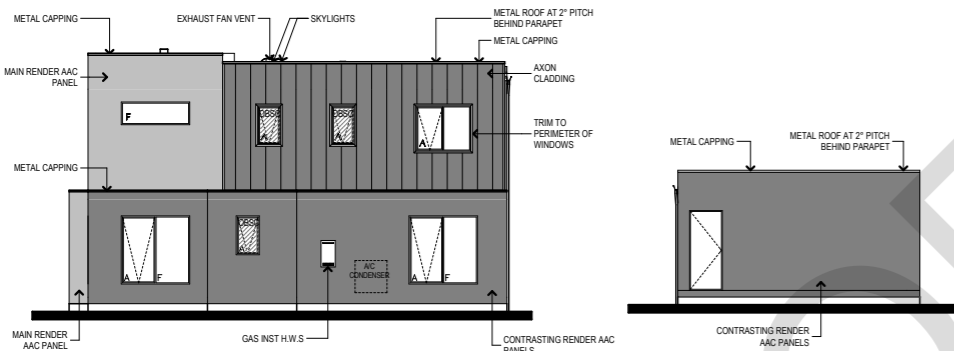


- 1 - COLORCOTE MONOLITH ROOF
- 2 - COLORBOND MONUMENT WINDOWS AND DOORS
- 3 - DULUX MOUNT BULLER AND GREY REFLECTION
- 4 - DULUX ASHLITE
- 5 - DULUX WESTERN MYALL
- 6 - TIMBER COMPOSITE WALL CLADDING
- 7 - COLORCOTE MONOLITH
- 8 - DAYBREAK EXPOSED AGGREGATE DRIVEWAY
- 9 - ENTRY DOOR DULUX GREY REFLECTION

LOT 4551
OCTAVE 18 (CNR)
FACADE 1 - LH
181m²

Octave, Forte and Coda - Warm Scheme

Item	Façade 1 - Corner	Façade 2	Façade 3
Metal Roof (Colorcote)	Monolith	Monolith	Monolith
Gutters & Fascia (Colorcote)	Monolith	Monolith	Monolith
All Downpipes (Colorcote)	Monolith	Monolith	Monolith
Aluminium Windows and Sliding Doors (Colorbond)	Monument	Monument	Monument
Main Render (Dulux)	Mount Buller PN2F3	Mount Buller PN2F3	Mount Buller PN2F3
Contrast Render (Dulux)	Ashlite P13A3	Ashlite P13A3	Ashlite P13A3
Cladding Material (James Hardie)	Axon 400	Stria 325	Stria 325
Cladding Paint Colour (Dulux)	Western Myall SN4G7	Western Myall SN4G7	Western Myall SN4G7
Vertical Timber Cladding	Timber Composite (TBC)	Timber Composite (TBC)	Timber Composite (TBC)
Porch Ceiling Lining Material (James Hardie)	Axon 133 Smooth	Axon 133 Smooth	Axon 133 Smooth
Porch Ceiling Lining Paint Colour (Dulux)	Western Myall SN4G7	Western Myall SN4G7	Western Myall SN4G7
Metal Cappings (Colorcote)	Monolith	Monolith	Monolith
Metal Capping to Façade 1 First Floor Projection Sill (Colorcote)	Off White	-	-
Entry Door Leaf - Hume Newington XN1 in Duracote Tempered Hardboard (Dulux)	Grey Reflection SW1A5	Grey Reflection SW1A5	Grey Reflection SW1A5
Entry Door Frame (Dulux)	Colorbond Monument C29	Colorbond Monument C29	Colorbond Monument C29
Painted Meter Boxes (Dulux)	Match Wall Render Colour	Match Wall Render Colour	Match Wall Render Colour
Garage Door (Mediterranean Profile)	Monument	Monument	Monument
Boral Expose Concrete Aggregate Driveway	Daybreak	Daybreak	Daybreak
Aluminium Fence - if applicable (Powder Coat)	Black	Black	Black
Amalfi Fence Mount Letterbox (or equivalent) - if applicable	Black	Black	Black



B Side Elevation
1:200

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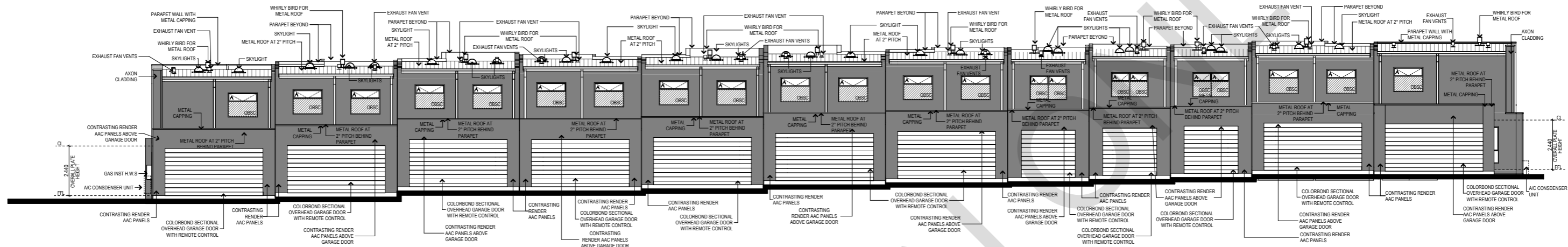
REVISIONS:	DATE	BY	DESCRIPTION
J	12/08/22	VC	DEVELOPER FEEDBACK ADJUSTMENTS
B	30/04/21	MT	SITE QUALIFICATION 2.0
C	22/06/21	MM	RELEASE GROUP PLANS
D	23/06/21	MM	CORRECTIONS
E	04/08/21	PT	UPDATED SERVICES PLAN WITH REDUCED LOT 4551
F	30/08/21	VC	UPDATED LOTS AS PER DEVELOPER MARK UPS
G	18/07/22	PP	FINAL GROUP PLANS
H	28/07/22	PP	PRE-RTS MEETING ACTIONS
I	29/07/22	LW	SLAB PLAN AMENDMENT

GENERAL NOTES:	DATE	BY	DESCRIPTION
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.			
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES			
J WINDOW UPDATE	17/08/22	LW	
K CONSTRUCTION SITE PLAN UPDATE	20/09/22	VC	
L BENCHING PLAN UPDATE	20/09/22	LW	

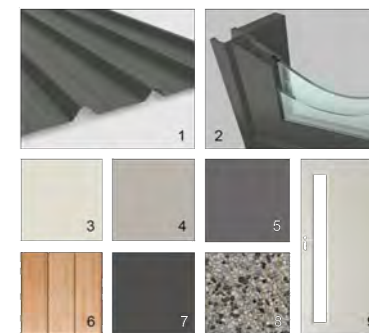
CLIENT:
LENLEASE - AURORA STAGE 45
LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750

ELEVATIONS A & B	
DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT
FACADE: MIXED (ARIA)	TYP HGT:
REVISION NO: 1	MASTER DRAWN
DRAWING NO: 1	XX/XX/XX:

LOT 4551 OCTAVE 18 (CNR) FACADE 1 - LH 181m ²	LOT 4552 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4553 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 6M FACADE 2 - LH 150m ²	LOT 4555 OCTAVE 18 FACADE 3 - RH 187m ²	LOT 4556 OCTAVE 18 FACADE 3 - LH 150m ²	LOT 4557 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4558 CODA 13 FCD 2 - RH 100m ²	LOT 4559 CODA 13 FCD 2 - LH 100m ²	LOT 4560 CODA 13 FCD 2 - RH 100m ²	LOT 4561 OCTAVE 18 FACADE 2 - LH 150m ²	LOT 4562 FORTE 21 (CNR) FACADE 1 - RH 218m ²
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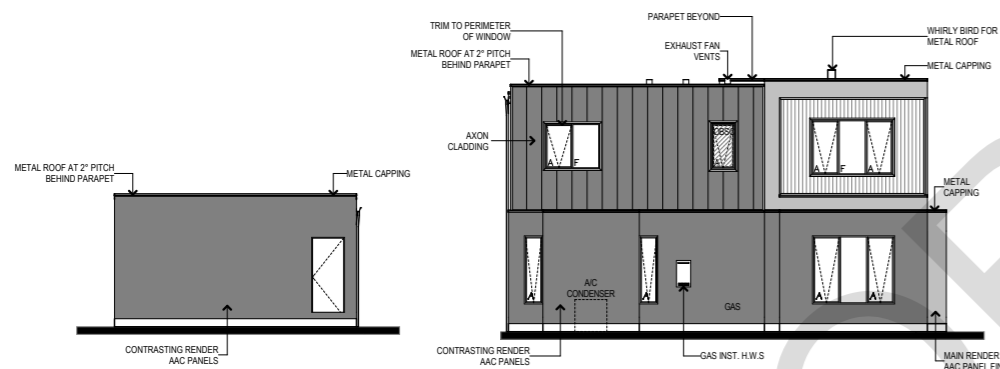
C Rear Elevation
1:200



LEGEND	
[Solid Grey]	MAIN RENDER
[Dark Grey]	CONTRAST RENDER
[Vertical Lines]	TIMBER COMPOSITE CLADDING
[Horizontal Lines]	STRIA CLADDING
[Diagonal Lines]	OBSCURE GLAZING
[White with Border]	AXON CLADDING

- 1 - COLORCOTE MONOLITH ROOF
- 2 - COLORBOND MONUMENT WINDOWS AND DOORS
- 3 - DULUX MOUNT BULLER AND GREY REFLECTION
- 4 - DULUX ASHLITE
- 5 - DULUX WESTERN MYALL
- 6 - TIMBER COMPOSITE WALL CLADDING
- 7 - COLORCOTE MONOLITH
- 8 - DAYBREAK EXPOSED AGGREGATE DRIVEWAY
- 9 - ENTRY DOOR DULUX GREY REFLECTION

LOT 4562
FORTE 21 (CNR)
FACADE 1 - RH
218m²



D Side Elevation
1:200

Octave, Forte and Coda - Warm Scheme

Item	Façade 1 - Corner	Façade 2	Façade 3
Metal Roof (Colorcote)	Monolith	Monolith	Monolith
Gutters & Fascia (Colorcote)	Monolith	Monolith	Monolith
All Downpipes (Colorcote)	Monolith	Monolith	Monolith
Aluminium Windows and Sliding Doors (Colorbond)	Monument	Monument	Monument
Main Render (Dulux)	Mount Buller PN2F3	Mount Buller PN2F3	Mount Buller PN2F3
Contrast Render (Dulux)	Ashlite P13A3	Ashlite P13A3	Ashlite P13A3
Cladding Material (James Hardie)	Axon 400	Stria 325	Stria 325
Cladding Paint Colour (Dulux)	Western Myall SN4G7	Western Myall SN4G7	Western Myall SN4G7
Vertical Timber Cladding	Timber Composite (TBC)	Timber Composite (TBC)	Timber Composite (TBC)
Porch Ceiling Lining Material (James Hardie)	Axon 133 Smooth	Axon 133 Smooth	Axon 133 Smooth
Porch Ceiling Lining Paint Colour (Dulux)	Western Myall SN4G7	Western Myall SN4G7	Western Myall SN4G7
Metal Cappings (Colorcote)	Monolith	Monolith	Monolith
Metal Capping to Façade 1 First Floor Projection Sill (Colorcote)	Off White	-	-
Entry Door Leaf - Hume Newington XN1 in Duracote Tempered Hardboard (Dulux)	Grey Reflection SW1A5	Grey Reflection SW1A5	Grey Reflection SW1A5
Entry Door Frame (Dulux)	Colorbond Monument C29	Colorbond Monument C29	Colorbond Monument C29
Painted Meter Boxes (Dulux)	Match Wall Render Colour	Match Wall Render Colour	Match Wall Render Colour
Garage Door (Mediterranean Profile)	Monument	Monument	Monument
Boral Expose Concrete Aggregate Driveway	Daybreak	Daybreak	Daybreak
Aluminium Fence - if applicable (Powder Coat)	Black	Black	Black
Amalfi Fence Mount Letterbox (or equivalent) - if applicable	Black	Black	Black

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REVISIONS:	DATE	BY	DESCRIPTION
J DEVELOPER FEEDBACK ADJUSTMENTS	12/08/22	VC	
K SITE QUALIFICATION 2.0	30/04/21	MT	
L RELEASE GROUP PLANS	22/06/21	MM	
M CORRECTIONS	23/06/21	MM	
N UPDATED SERVICES PLAN WITH REDUCED LOT 4551	04/08/21	PT	
O UPDATED LOTS AS PER DEVELOPER MARK UPS	30/08/21	VC	
P FINAL GROUP PLANS	18/07/22	PP	
Q PRE-RTS MEETING ACTIONS	28/07/22	PP	
R SLAB PLAN AMENDMENT	29/07/22	LW	

GENERAL NOTES:

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- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

CLIENT:	DATE	BY	DESCRIPTION
J WINDOW UPDATE	17/08/22	LW	
K CONSTRUCTION SITE PLAN UPDATE	20/09/22	VC	
L BENCHING PLAN UPDATE	20/09/22	LW	

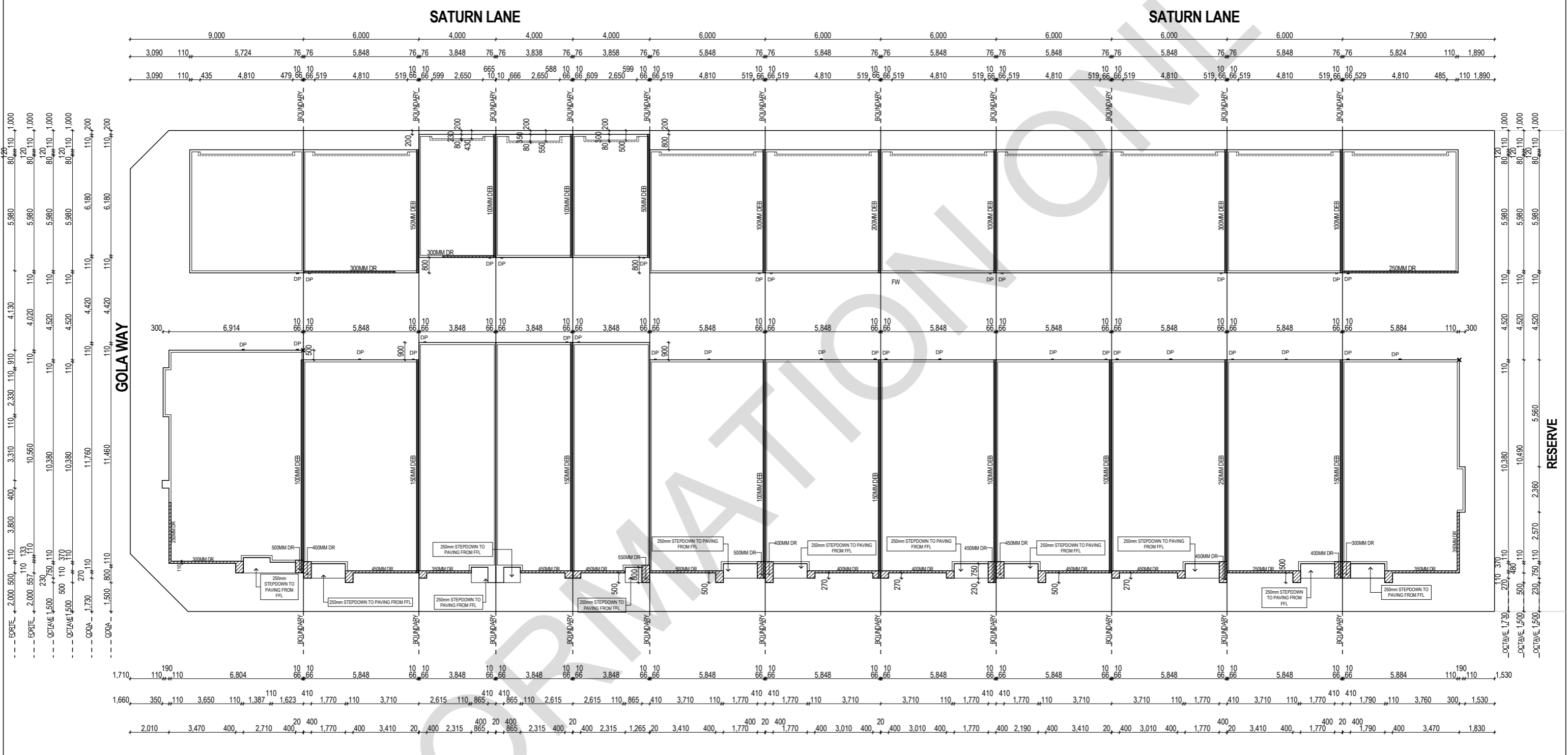
CLIENT:
LENLEASE - AURORA STAGE 45
 LOTS 4562-4551 ASTRAL WALK
 WOLLERT VIC 3750

ELEVATIONS C & D

DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT	REVISION NO:	1
FACADE: MIXED (ARIA)	TYP HGT:	MASTER DRAWN XX/XX/XX:	DRAWING NO:



LOT 4562 FORTE 21 (CNR) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 FACADE 2 - LH 150m ²	LOT 4560 CODA 13 FCD 2 - RH 100m ²	LOT 4559 CODA 13 FCD 2 - LH 100m ²	LOT 4558 CODA 13 FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 6M FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4551 OCTAVE (CNR) FACADE 1 - LH 198m ²
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SHAMS ROAD

ASTRAL WALK

ASTRAL WALK

LEGEND

- DEB DEEPEDED EDGE BEAM
- DR DEEPEDED REBATE
- GD GRATED DRAIN
- FW FLOOR WASTE

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I	SLAB PLAN AMENDMENT	29/07/22	LW

CLIENT:
LENLEASE - AURORA STAGE 45
LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750

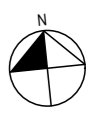
GROUP SLAB PLAN

DESIGN: **OCTAVE, CODA, FORTE (S/C)**

FACADE: **MIXED (ARIA)**

DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT	REVISION NO:	DRAWING No:
FACADE: MIXED (ARIA)	TYP HGT:	MASTER DRAWN	

LOT 4562 FORTE 21 (CNR) (S/C) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 (S/C) FACADE 2 - LH 150m ²	LOT 4560 CODA 13 (S/C) FCD 2 - RH 100m ²	LOT 4559 CODA 13 (S/C) FCD 2 - LH 100m ²	LOT 4558 CODA 13 (S/C) FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 (S/C) FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 (S/C) FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 (S/C) FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 18 (S/C) FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 (S/C) FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 (S/C) FACADE 2 - RH 150m ²	LOT 4551 OCTAVE (CNR) (S/C) FACADE 1 - LH 198m ²
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SATURN LANE

GOLA WAY

TREE RESERVE



SHAMS ROAD

ASTRAL WALK

LANDSCAPING LEGEND

EXPOSED AGGREGATE CONCRETE (DAYBREAK)	MYOPORUM PARVIFOLIUM IN BLACK MULCH 14cm POT (12cm PLANTED HEIGHT) MATURE HxW - 20cm x 1m	900mm HIGH POWDER COATED METAL BLADES WITH LETTERBOX INSERTS TO MATCH BLADES
UTOPIA PEBBLES (NATURAL) 30mm - 80mm	LOMANDRA LONGIFOLIA 'TANIKA' 20cm POT (30-45cm PLANTED HEIGHT) MATURE HxW - 60cm x 50cm	CORNER BOUNDARY FENCING - 1.8M HIGH TIMBER PALING, CAPPED & LAPPED FENCE WITH EXPOSED POSTS
SYNTHETIC GRASS	GARDENIA FLORIDA 25cm POT (30cm PLANTED HEIGHT) MATURE HxW - 1m-1.2m x 1m	INTERNAL BOUNDARY FENCING - 1.8M HIGH TIMBER PALING CAPPED & LAPPED FENCE
BLACK MULCH	RUBBISH BINS	DIRECTION OF FALL
400x400 PAVER IN UTOPIA PEBBLES (NATURAL)	DRAINAGE PIT - FALL ALL SURFACES TO CLOSEST DRAINAGE PIT	PLINTH BOARD/ TIMBER GARDEN EDGING

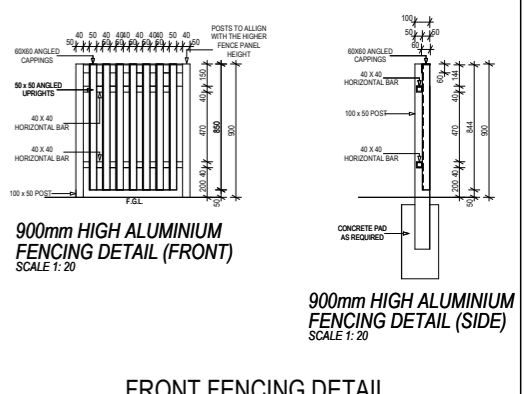
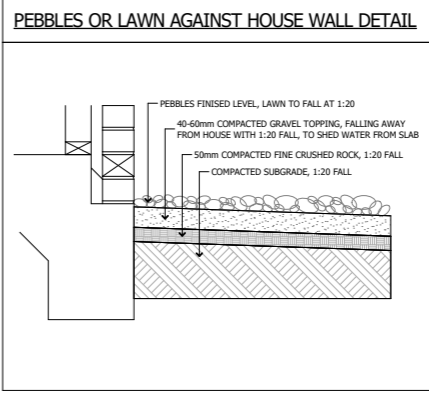
GROUP FOUR

PLANT SCHEDULE

SPECIES	POT SIZE	QUANTITY	MATURITY SIZE (H x W)
MYOPORUM PARVIFOLIUM	14cm	201 (5 per m ²)	20cm x 1m
LOMANDRA LONGIFOLIA 'TANIKA'	20cm	116	60cm x 50cm
GARDENIA FLORIDA	25cm	81	1m-1.2m x 1m

GENERAL NOTES

- THE BUILDER RESERVES THE RIGHT TO AMEND THE PROPOSED LANDSCAPING PLAN INCLUDING THE NUMBER OF PLANTS, PLANT SPECIES, AND PROPOSED LANDSCAPING SURFACES.
- GARDEN BEDS TO BE 600mm IN WIDTH FROM BACK OF FENCE UNLESS DIMENSIONED.
- LANDSCAPER TO AVOID PLANTING WITHIN 1000mm OF DWELLING SLAB.
- PLANTS TO BE SPACED APPROXIMATELY 750mm APART UNLESS SHOWN OTHERWISE.



FRONT FENCING DETAIL

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LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750

GROUP LANDSCAPE PLAN

DESIGN: OCTAVE, CODA, FORTE (S/C)
FACADE: MIXED (ARIA)

DRAWN BY: MT
TYP HGT:

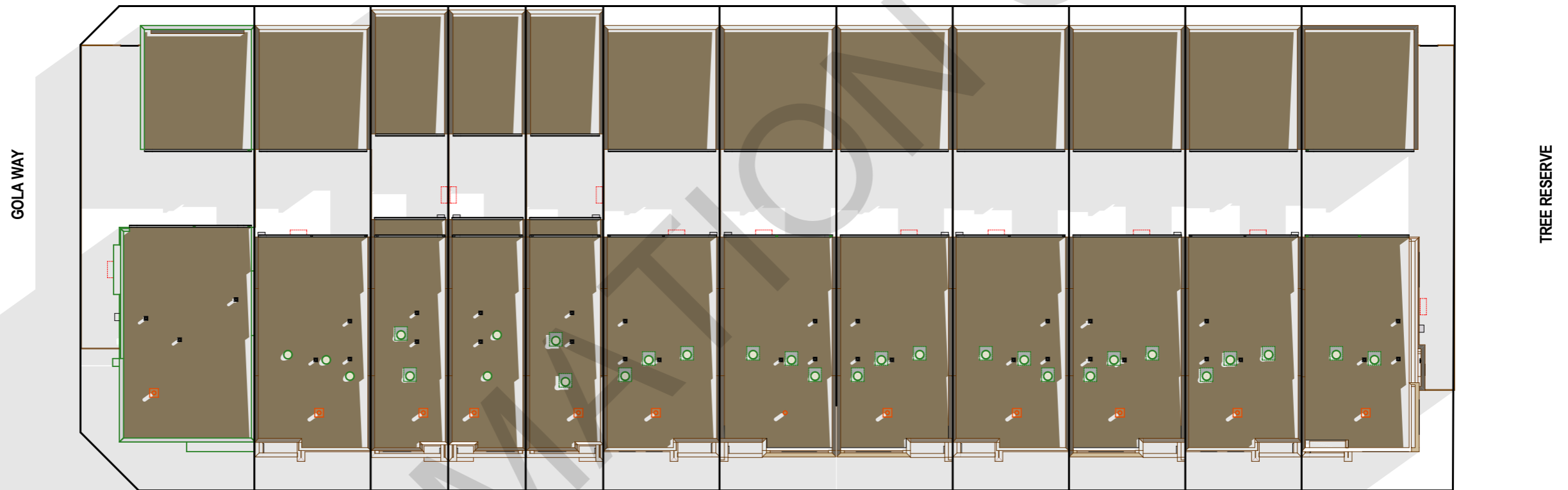
REVISION NO:
MASTER DRAWN
XX/XX/XX

DRAWING No:



LOT 4562 FORTE 21 (CNR) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 FACADE 2 - LH 150m ²	LOT 4560 CODA 13 FCD 2 - RH 100m ²	LOT 4559 CODA 13 FCD 2 - LH 100m ²	LOT 4558 CODA 13 FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 6M FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4551 OCTAVE (CNR) FACADE 1 - RH 198m ²
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SATURN LANE



GOLA WAY


TREE RESERVE

ASTRAL WALK

SHADOW DIAGRAM

■ DENOTES: SHADED AREA

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LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750

SHADOW DIAGRAMS - 9AM

DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT	REVISION NO:
FACADE: MIXED (ARIA)	TYP HGT:	MASTER DRAWN XX/XX/XX

DRAWING No:



LOT 4562 FORTE 21 (CNR) FACADE 1 - RH 218m ²	LOT 4561 OCTAVE 18 FACADE 2 - LH 150m ²	LOT 4560 CODA 13 FCD 2 - RH 100m ²	LOT 4559 CODA 13 FCD 2 - LH 100m ²	LOT 4558 CODA 13 FCD 2 - RH 100m ²	LOT 4557 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4556 OCTAVE 18 FACADE 3 - LH 150m ²	LOT 4555 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4554 OCTAVE 6M FACADE 2 - LH 150m ²	LOT 4553 OCTAVE 18 FACADE 3 - RH 150m ²	LOT 4552 OCTAVE 18 FACADE 2 - RH 150m ²	LOT 4551 OCTAVE (CNR) FACADE 1 - RH 198m ²
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SATURN LANE




ASTRAL WALK

TREE RESERVE

SHADOW DIAGRAM

■ DENOTES: SHADED AREA

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CLIENT:
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LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750

SHADOW DIAGRAMS - 12PM

DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT	REVISION NO:	DRAWING No:
FACADE: MIXED (ARIA)	TYP HGT:	MASTER DRAWN XX/XX/XX:	



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SATURN LANE



ASTRAL WALK


SHADOW DIAGRAM

■ DENOTES: SHADED AREA

SHADOW DIAGRAMS - 3PM

DESIGN: OCTAVE, CODA, FORTE (S/C)	DRAWN BY: MT	REVISION NO:	DRAWING No:
FACADE: MIXED (ARIA)	TYP HGT:	MASTER DRAWN XX/XX/XX:	

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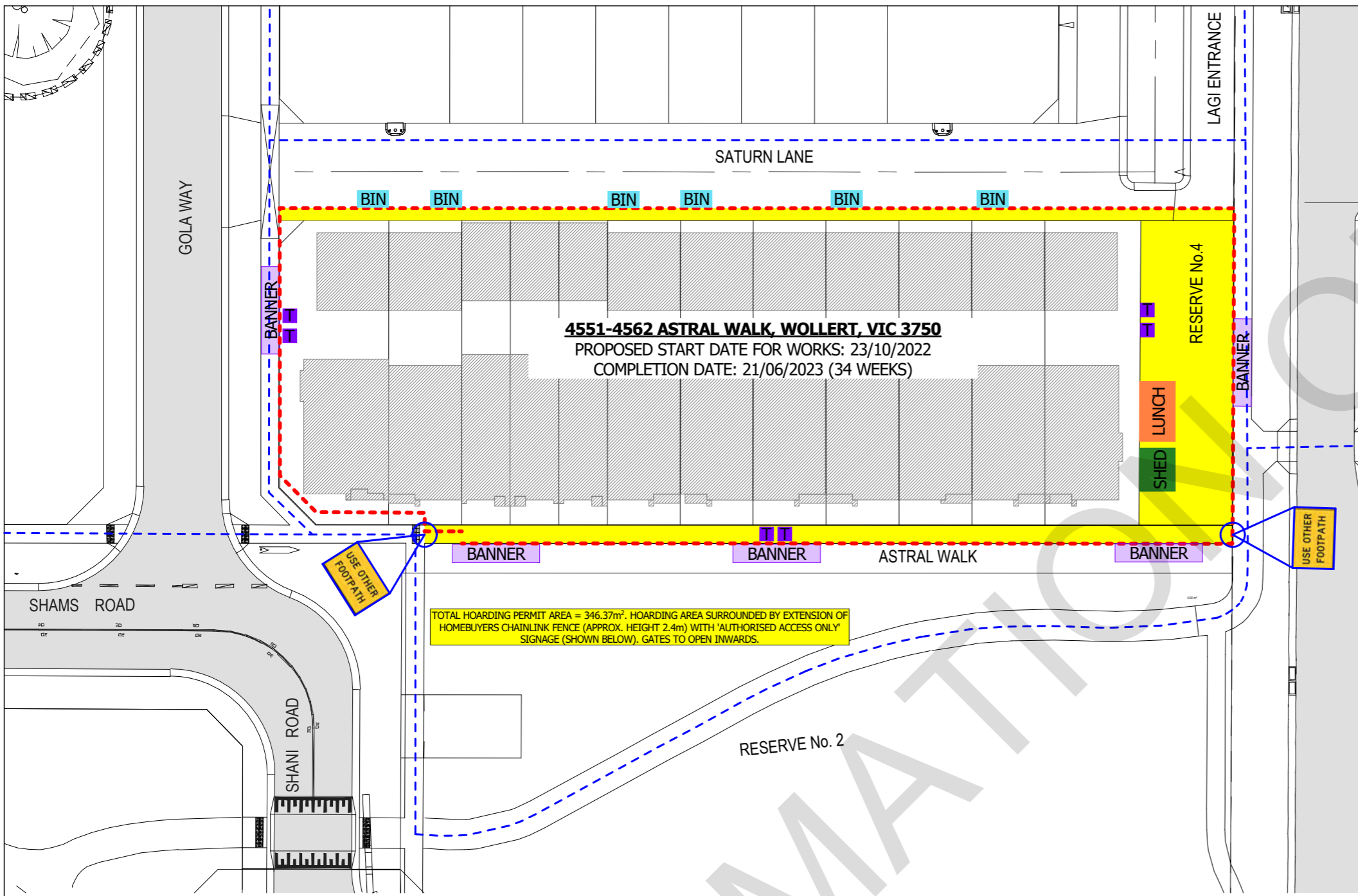
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CLIENT:
LENLEASE - AURORA STAGE 45
LOTS 4562-4551 ASTRAL WALK
WOLLERT VIC 3750



EXAMPLE CONTACT & SAFETY SIGNAGE



TEMPORARY CHAINLINK FENCE W/ - BANNER MESH

LEGEND		NOTES	
	HOARDING PERMIT AREA		SITE BOUNDARY
	ROAD		BANNER LOCATION
	TOILET LOCATION		BIN LOCATION
	LOCATION OF SAFETY SIGNAGE		SHED LOCATION
	HOMEBUYERS FENCE EXTENSION		LUNCH ROOM LOCATION
	PEDESTRIAN MOVEMENT AROUND SITE		

NOTES

- SCALE = 1:400
- DEFAULT SPEED LIMIT IS 50KM/H

FENCING NOTES

- CHAINLINK FENCE WITH CONCRETE BASE
- CONNECTED BY METAL BRACKETS
- SUPPORTED BY STAKES BEHIND FENCE, AS SHOWN IN IMAGE.
- CHAINLINK FENCE HEIGHT APPROX. 2.4m

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CLIENT: LENDLEASE - AURORA STAGE 45
 LOTS 4562-4551 ASTRAL WALK
 WOLLERT VIC 3750

CONSTRUCTION SITE PLAN

DESIGN: OCTAVE, CODA, FORTE (S/C)
 FACADE: MIXED (ARIA)

DRAWN BY: MT
 TYP HGT:

REVISION NO: 1
 MASTER DRAWN XX/XX/XX

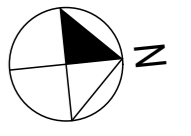
DRAWING No: 1

HOUSE BUILDING PLATFORM HOUSE CUT LEVEL: 182.635 RL
GARAGE BUILDING PLATFORM GARAGE CUT LEVEL: 182.815 RL
FINISHED SURFACE LEVEL (REAR YARD) BACK YARD LEVEL: 182.870 RL

GENERAL NOTES:

- AGI DRAIN, STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY.
- IF A CONCRETE DRIVEWAY IS NOT PROVIDED IT IS THE OWNERS RESPONSIBILITY TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS.

SURVEY DATE	21/06/2022
CONTOUR INTERVALS	200 mm
LEVELS TO	182.59
SITE AREA	100.00 sqm
BUILDING AREA	73.89 sqm
SITE COVERAGE	73.89%
WIND SPEED	N2
SITE CLASSIFICATION	P



**LETTERBOX, FENCING & SERVICES LAYOUT:
REFER TO GROUP PLANS**

S/WATER PIPE DETAIL
SIZE: 300mm DIA.
DEPTH: 1975mm-2006mm
OFFSET: 4000mm APPROX.

SEWER PIPE DETAIL
SIZE: 225mm DIA.
DEPTH: 3200mm
OFFSET: 1500mm
TIE DEPTH: 1770mm

TOWN PLANNING:
TOWN PLANNING APPROVAL REQUIRED FOR LOT UNDER 300m2

6 STAR ENERGY RATING:
DWELLING TO COMPLY W/ THE REQUIREMENTS OF 6 STAR ENERGY RATING

MELWAY REF: PAGE 181 E1

DRAINAGE NOTES:
PROVIDE MIN. 100mm DIA. U.P.V.C. STORMWATER DRAINS WITH MIN. 1:100 FALL AND MIN. 300mm COVER, CONNECTED TO LEGAL POINT OF DISCHARGE

NOTE: ALL DOWNPIPES TO BE JOINED WITH PVC SWD

PROVIDE GARDEN TAP AND HWU OVERFLOW OUTLET ABOVE O.R.G. (OVERFLOW RELIEF GULLY)
PROVIDE ADDITIONAL O.R.G. TO ANY ADDITIONAL GRADEN TAPS

STORMWATER:
STORMWATER PIPES TO BE INSTALLED 600mm FROM PERIMETER OF BUILDING AND CONNECTED TO LEGAL POINT OF DISCHARGE.
A NO GO ZONE IS IN PLACE 150mm EITHER SIDE OF STORMWATER.

RECYCLED WATER:
PROVIDE PROVISIONS FOR CLASS 'A' RECYCLED WATER.
INCLUDES CLASS 'A' RECYCLED WATER TAPPING, 1 No. PURPLE TAP TO HOUSE & SEPARATE PLUMBING FOR TOILETS & WASHING MACHINE.
LOCATION TO BE CONFIRMED BY PLUMBER

PLUMBING:
PROVIDE INSTANTANEOUS GAS HOT WATER SYSTEM IN LIEU OF STANDARD SOLAR HOT WATER SYSTEM. BUILDING SURVEYOR TO PROCEED WITH PERFORMANCE ASSESSMENT REPORT.

	DENOTES: SILT PIT CONNECTED TO LEGAL POINT OF DISCHARGE
	DENOTES: AGI DRAIN WITH SILT PIT, CONNECTED TO LEGAL POINT OF DISCHARGE.

PLIABLE MEMBRANE:
PLIABLE MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH AS 4200.1 & AS 4200.2 TO EXTERNAL WALLS

EXHAUST SYSTEMS:
IN ACCORDANCE WITH NCC 3.8.7.3 KITCHEN RANGEHOOD EXHAUST TO HAVE MIN 40L/s WHILE BATHROOM/ENSUITE/WC EXHAUST TO HAVE MIN 25L/s AND TO BE DUCTED TO A VENTILATED ROOF SPACE IN ACCORDANCE WITH NCC 3.8.7.4

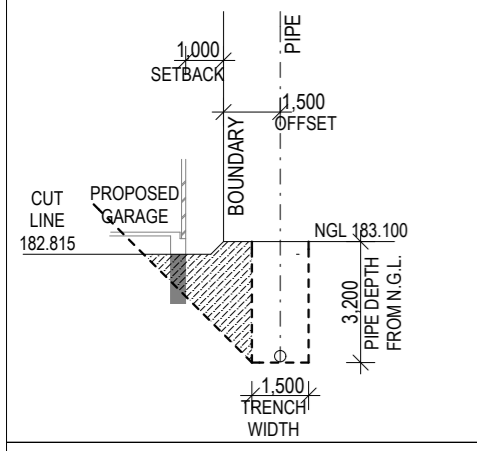
FIBRE OPTIC NETWORK (OPTICOMM):
BUILDER TO PROVIDE 32mm CONDUIT FROM TELECOMMUNICATIONS PIT IN STREET TO METER BOX IN ACCORDANCE WITH DEVELOPERS GUIDELINES.
CLIENT TO ORGANISE CONNECTION.

TERMITE PROTECTION
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.

TRAFFICABLE LID:
PROVIDE TRAFFICABLE LID FOR SEWER & STORMWATER TIES.

ANGLE OF REPOSE DIAGRAM

SEWER PIPE - REAR BOUNDARY



THIS DIAGRAM IS INDICATIVE ONLY & IS SUBJECT TO ENGINEER'S CONFIRMATION & DETAILS.

ADDITIONAL FOOTING SUPPORT REQUIRED (REFER TO ENGINEERING DRAWINGS)
3m + DEEP PIPE = 1500mm TRENCH

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Issued by Group Four Building Surveyors Pty Ltd
81 LORIMER STREET DOCKLANDS, VIC. 3008
PH: (03) 9674 4500 FAX: (03) 9674 4501

BUILDING PERMIT

REVISIONS:	DATE	BY
A FINALS, PSI, SURVEY	08/08/22	MY
B CORRECTIONS	31/08/22	VC
C BP REJECTIONS & CLAROS	13/10/22	PT
D (S-L 12221)		
E		
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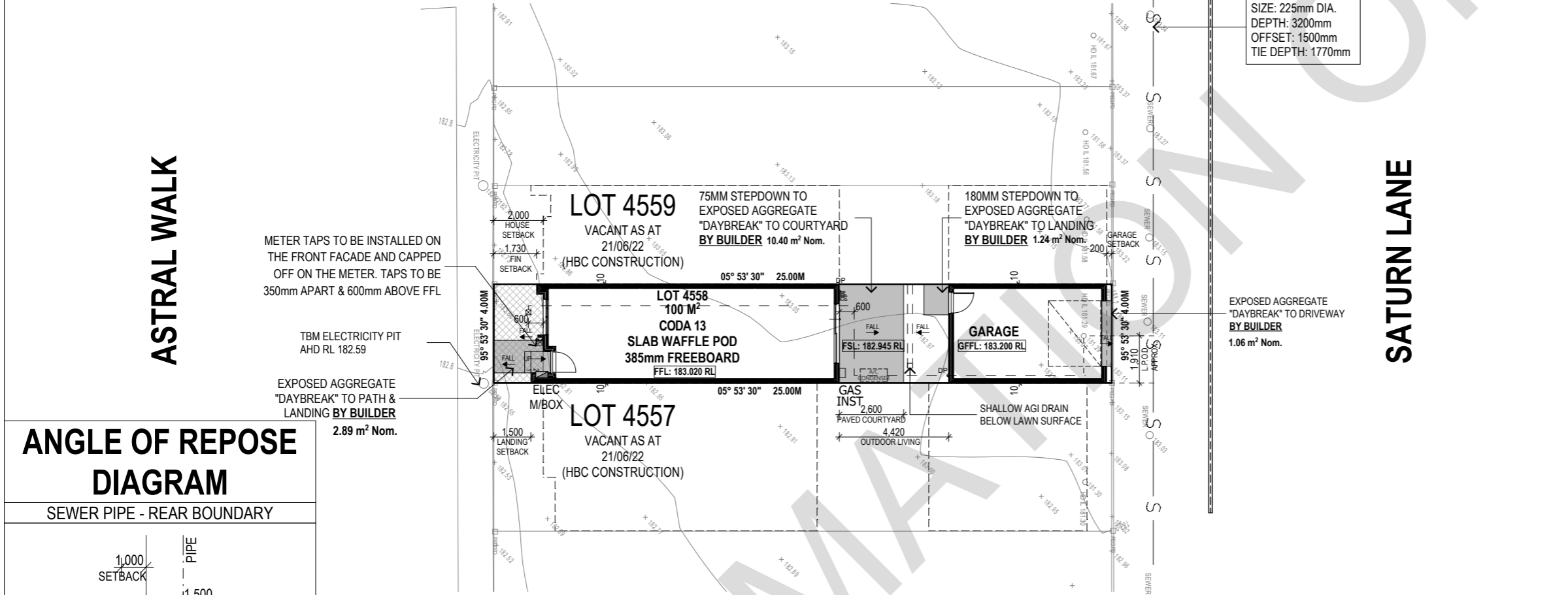
GENERAL NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

BOUNDARY NOTE:
S/WATER PIPE TO REAR BOUNDARY HAS BEEN CHECKED AND THERE IS NO EFFECT TO ANGLE OF REPOSE.

BOUNDARY NOTE:
SEWER PIPE TO REAR BOUNDARY HAS BEEN CHECKED AND THERE IS AN EFFECT TO ANGLE OF REPOSE.
REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL FOOTING SUPPORT TO OVERCOME ANGLE OF REPOSE EFFECT.

CLIENT:
M. ELSHEIKH
LOT 4558 ASTRAL WALK
WOLLERT VIC 3750

Site Plan		JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	SCALE: 1:200
FACADE: FACADE 2 - ARIA	REVISION NO:	DRAWING No: 1 of 9
	TYP HGT:	MASTER DRAWN XX/XX/XX:



ASTRAL WALK

SATURN LANE

METER TAPS TO BE INSTALLED ON THE FRONT FACADE AND CAPPED OFF ON THE METER. TAPS TO BE 350mm APART & 600mm ABOVE FFL

TBM ELECTRICITY PIT AHD RL 182.59

EXPOSED AGGREGATE "DAYBREAK" TO PATH & LANDING BY BUILDER
2.89 m² Nom.

EXPOSED AGGREGATE "DAYBREAK" TO DRIVEWAY BY BUILDER
1.06 m² Nom.

LOT 4558
100 M²
CODA 13
SLAB WAFFLE POD
385mm FREEBOARD
FFL: 183.020 RL

GARAGE
GFFL: 183.200 RL

LOT 4557
VACANT AS AT 21/06/22
(HBC CONSTRUCTION)

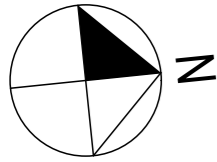
75MM STEPDOWN TO EXPOSED AGGREGATE "DAYBREAK" TO COURTYARD BY BUILDER 10.40 m² Nom.

180MM STEPDOWN TO EXPOSED AGGREGATE "DAYBREAK" TO LANDING BY BUILDER 1.24 m² Nom.

SHALLOW AGI DRAIN BELOW LAWN SURFACE

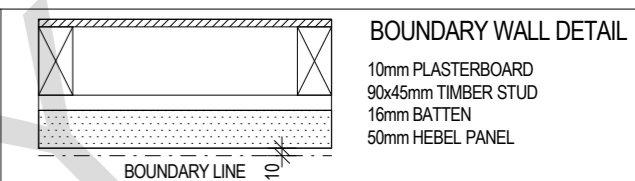
PAVED COURTYARD 4.420

OUTDOOR LIVING

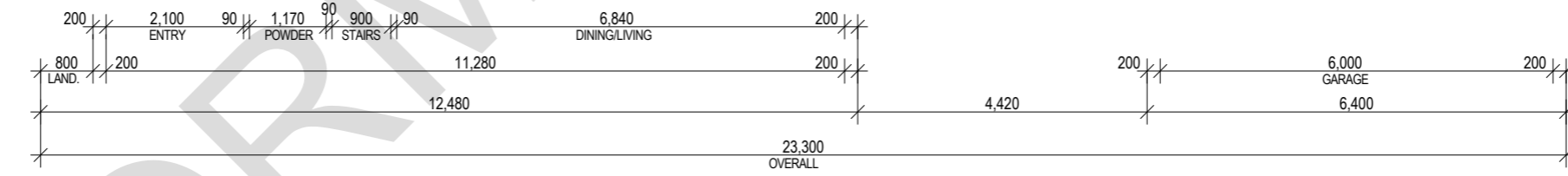
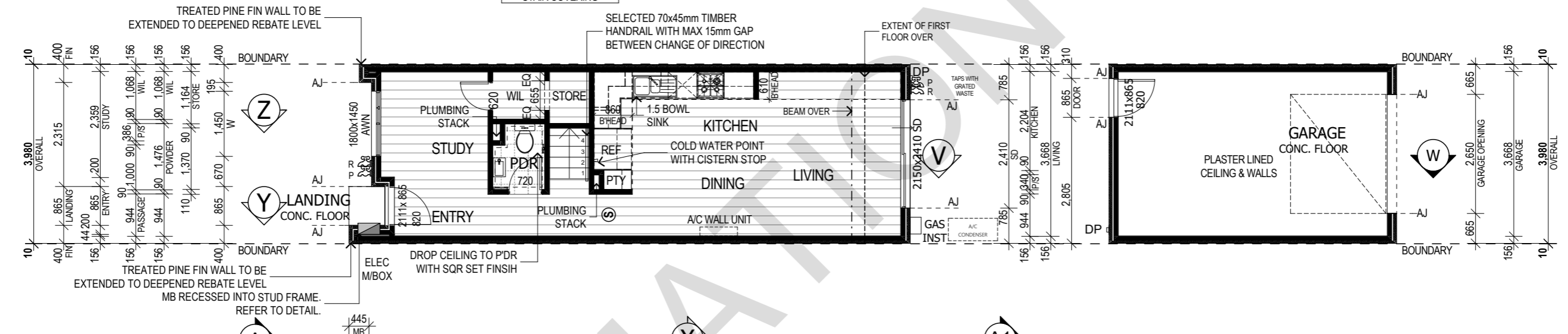
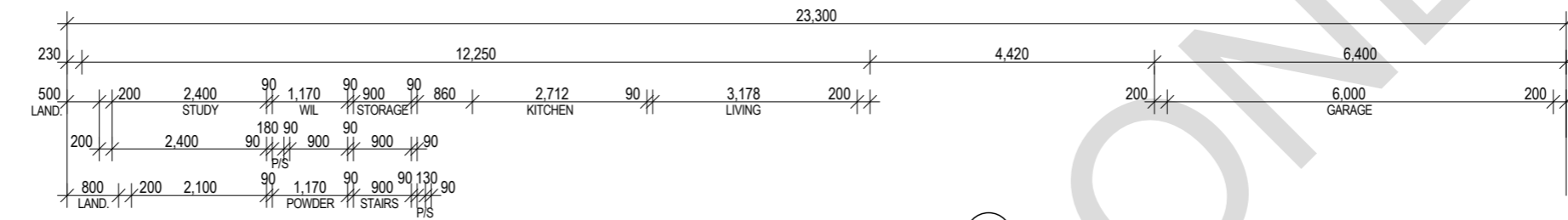


DIMENSIONS ARE TO AAC PANEL
172mm SLAB REBATE

RECYCLED WATER:
 PROVIDE PROVISIONS FOR CLASS 'A' RECYCLED WATER. INCLUDES CLASS 'A' RECYCLED WATER TAPPING, 1 No. PURPLE TAP TO HOUSE & SEPARATE PLUMBING FOR TOILETS & WASHING MACHINE. LOCATION TO BE CONFIRMED BY PLUMBER



- DENOTES: CARPET
- DENOTES: FLOATING FLOOR
- DENOTES: FLOOR TILES
- R DENOTES: RECYCLED WATER TAP
- P DENOTES: POTABLE WATER TAP
- DENOTES: SQUARE SET CORNICE
- AJ DENOTES: ARTICULATION JOINT



- GENERAL NOTES:**
- INTERCONNECTED SMOKE DETECTORS AS PER NCC 2019
 - PROVIDE REMOVABLE HINGES TO WC DOORS PER NCC 3.8.3.3
 - TEMP. DOWNPIPES TO BE USED UNTIL CONNECTED TO SW DRAIN
 - GUTTER AND DRAINAGE SYSTEMS TO COMPLY WITH AS 3500.
 - STAIR TREADS SHALL COMPLY WITH THE SLIP RESISTANT CLASSIFICATION NCC TABLE 3.9.1.3 INDOOR STEPS & 3.9.1.4 OUTDOOR STEPS.
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATIONS
 - TIMBER ROOF TRUSSES TO MANUFACTURER'S COMPUTATIONS & LAYOUTS.
 - ROOF TRUSSES TO BE PLACED DIRECTLY ON TOP OF EXTERNAL WALL STUDS.
 - ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 - 2010 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
 - WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740-2010.
 - WATERPROOFING TO ALL EXTERNAL WET AREAS TO BE IN ACCORDANCE WITH AS4652.2 CLAUSE 2.8.2.
 - IN ACCORDANCE WITH NCC 3.8.7.3 KITCHEN RANGEHOOD EXHAUST TO HAVE MIN 40L/s WHILE BATHROOM/ENSUITE/WC EXHAUSTS HAVE MIN 25L/s AND TO BE DUCTED TO A VENTILATED ROOF IN ACCORDANCE WITH NCC 3.8.7.4

HOUSE	SQM	SQR
GROUND FLOOR	47.73	
FIRST FLOOR	43.46	
TOTAL FLOOR AREA	91.19	9.82
LANDING	0.69	
GARAGE	25.47	
TOTAL AREA	117.36	12.63

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BUILDING PERMIT
 Number: 3690757851538
 Issued by Group Four Building Surveyors Pty Ltd
 Homebuyers Centre
 81 LORIMER STREET DOCKLANDS, VIC. 3008
 PH: (03) 9674 4500 FAX: (03) 9674 4501

REVISIONS:

REV	DESCRIPTION	DATE	BY
A	FINALS, PSI, SURVEY	08/08/22	MY
B	CORRECTIONS	31/08/22	VC
C	BP REJECTIONS & CLAROS	13/10/22	PT
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F			
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CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

Ground Floor Plan

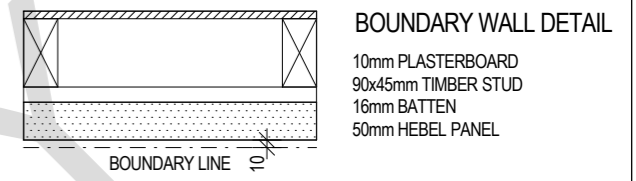
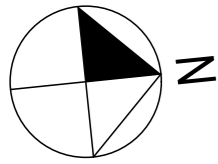
DESIGN: CODA 13
 FACADE: FACADE 2 - ARIA

DRAWN BY: NAME
 TYP HGT:

REVISION NO:
 MASTER DRAWN
 XX/XX/XX:

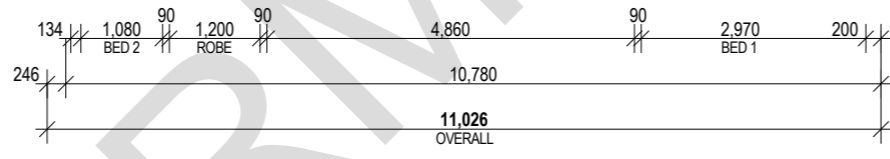
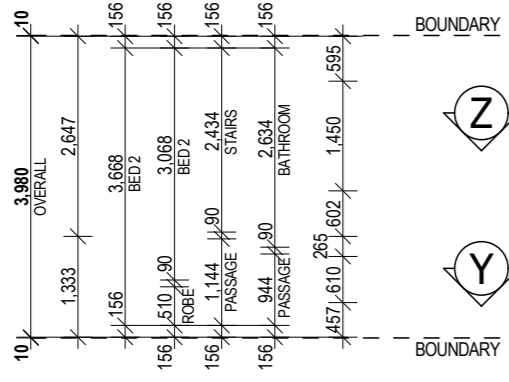
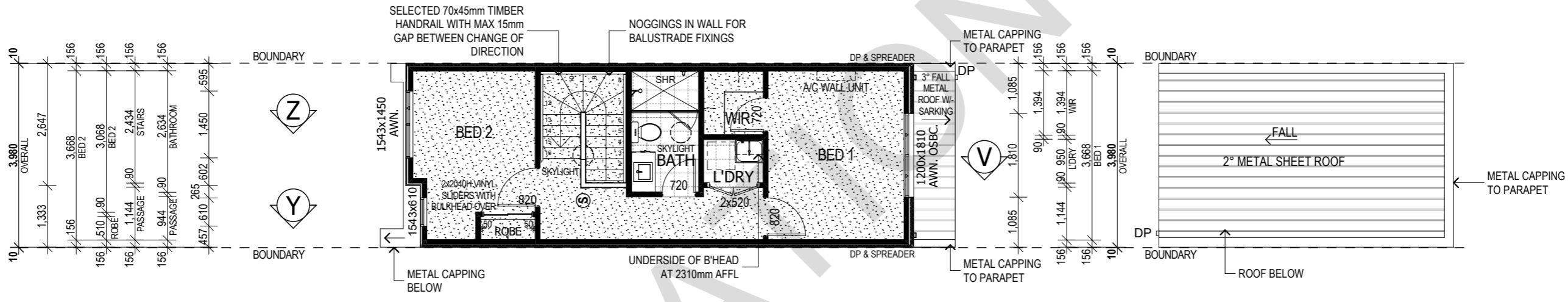
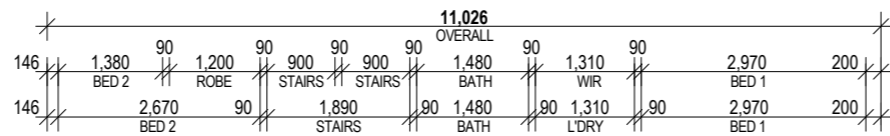
JOB No:
40874

SCALE: 1:100
 DRAWING No:
2 of 9



DENOTES: WINDOWS TO UPPER LEVEL TO HAVE A RESTRICTED MAXIMUM 125mm OPENING
ENSURE ALL SKYLIGHT ARE 900mm MIN OFF THE TITLED BOUNDARY

- DENOTES: CARPET
- DENOTES: FLOATING FLOOR
- DENOTES: FLOOR TILES



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CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

First Floor Plan		JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	SCALE: 1:100
FACADE: FACADE 2 - ARIA	TYP HGT:	DRAWING No: 3 of 9
	REVISION NO:	
	MASTER DRAWN XX/XX/XX:	

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GENERAL NOTE:





- ALL GLAZING TO COMPLY WITH AS1288 - 2006 & AS2047 - 2014 GLASS IN BUILDINGS, & WITH AS4055 - 2012 FOR WINDLOADING.
- WINDOW HEAD HEIGHT DIMENSIONS ARE NOMINAL AND TO BE TAKEN TO THE NEAREST BRICK COURSE.
- REFER ENGINEERS DRAWINGS FOR AJ LOCATIONS.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCT. ENGINEER'S DRAWINGS & COMPUTATIONS
- ALL DOWNPIPES TO BE JOINED TO PVC SWD AT BASE OF WEEPHOLES TYPICAL.

PROVIDE FLYDOORS WITH BLACK NYLON MESH AND ALUMINIUM FRAME WITH CATCH (NO LOCK) TO ALUMINIUM SLIDING DOORS.

PROVIDE FLYSCREENS WITH BLACK NYLON MESH AND ALUMINIUM FRAME TO ALL OPENABLE AWNING AND SLIDING WINDOWS.

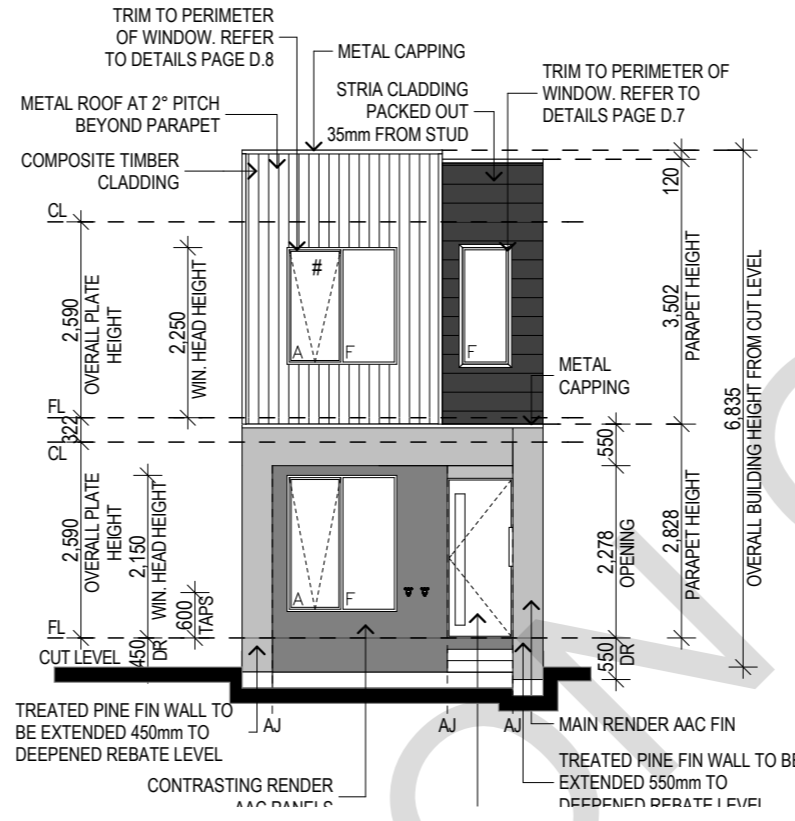
DENOTES: WINDOWS TO UPPER LEVEL TO HAVE A RESTRICTED MAXIMUM 125mm OPENING

SKYLIGHTS TO BE MIN. 900MM FROM BOUNDARY

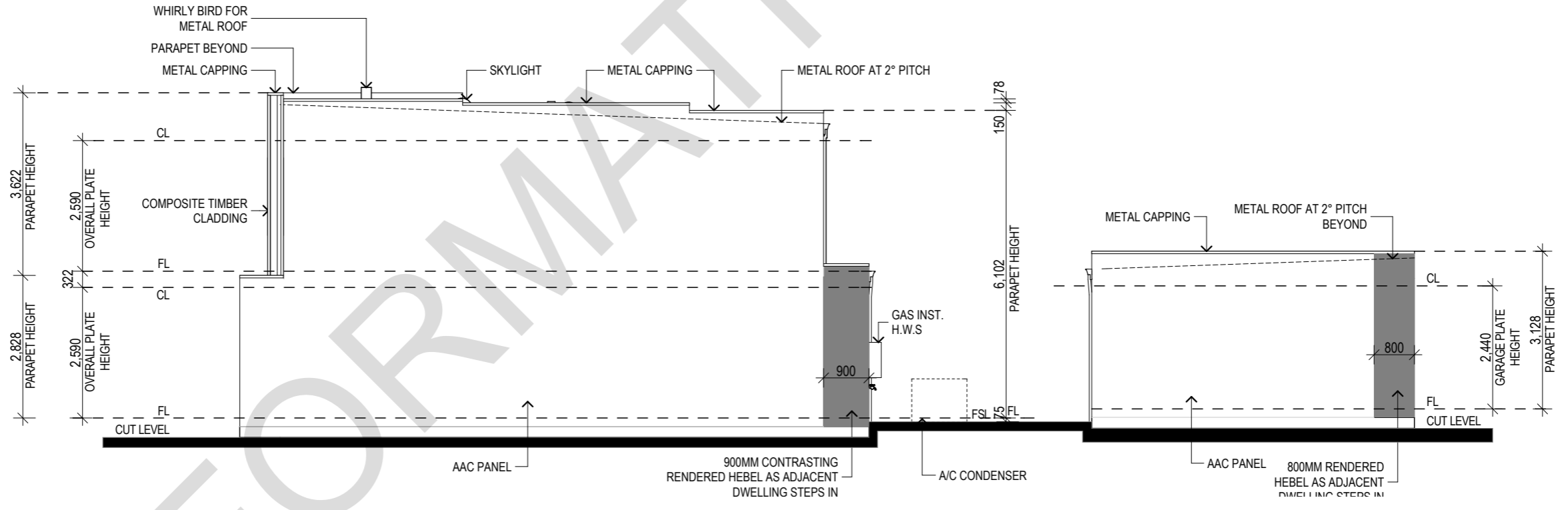
-  DENOTES: MAIN RENDER COLOUR
-  DENOTES: CONTRASTING RENDER COLOUR
-  DENOTES: STRIA CLADDING
-  DENOTES: TIMBER LOOK CLADDING

AJ DENOTES: ARTICULATION JOINT

CONSTRUCTION JOINS:
AAC PANEL VERTICAL CONSTRUCTION JOINS AS DENOTED ON PLANS AND ELEVATIONS



A Front Elevation
1:100



B Side Elevation
1:100

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CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

Elevations 1		JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX:
		SCALE: 1:100 DRAWING No: 4 of 9

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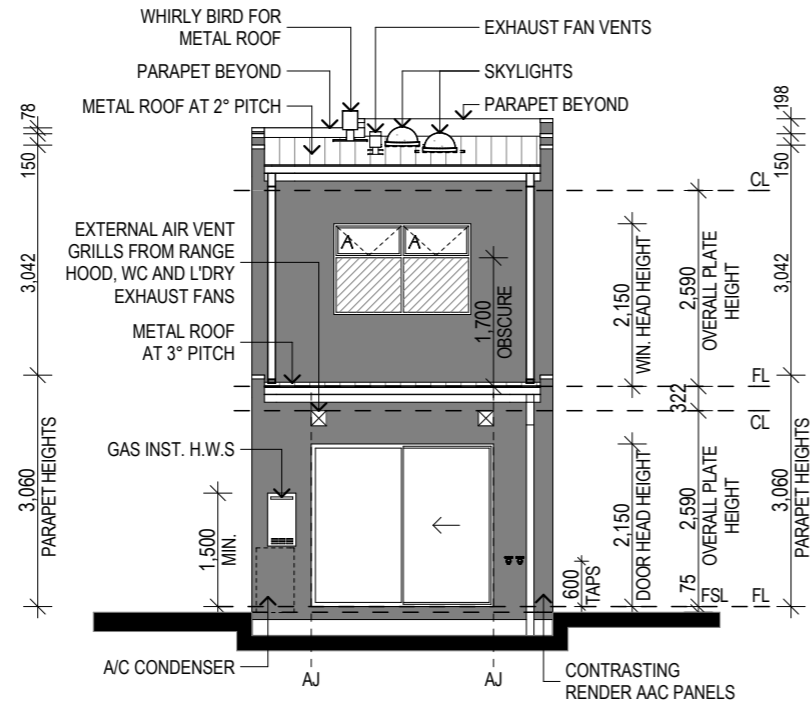
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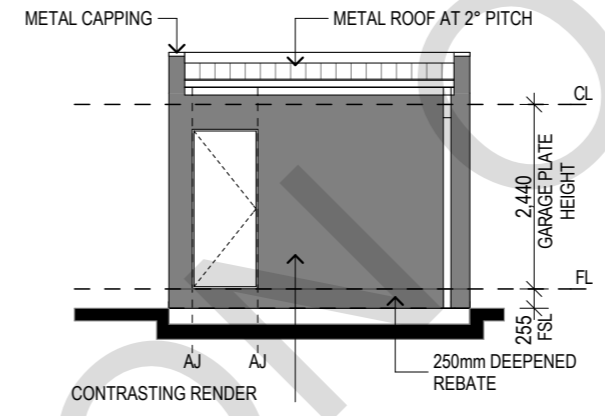
SKYLIGHTS TO BE MIN. 900MM FROM BOUNDARY

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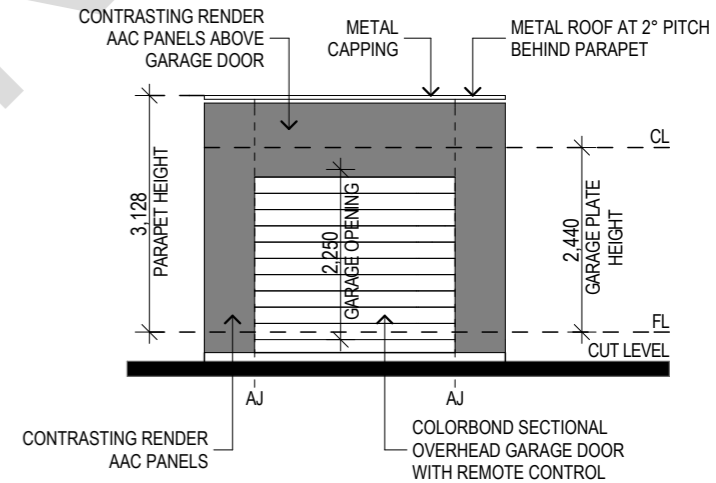
CONSTRUCTION JOINS:
AAC PANEL VERTICAL CONSTRUCTION JOINS AS DENOTED ON PLANS AND ELEVATIONS



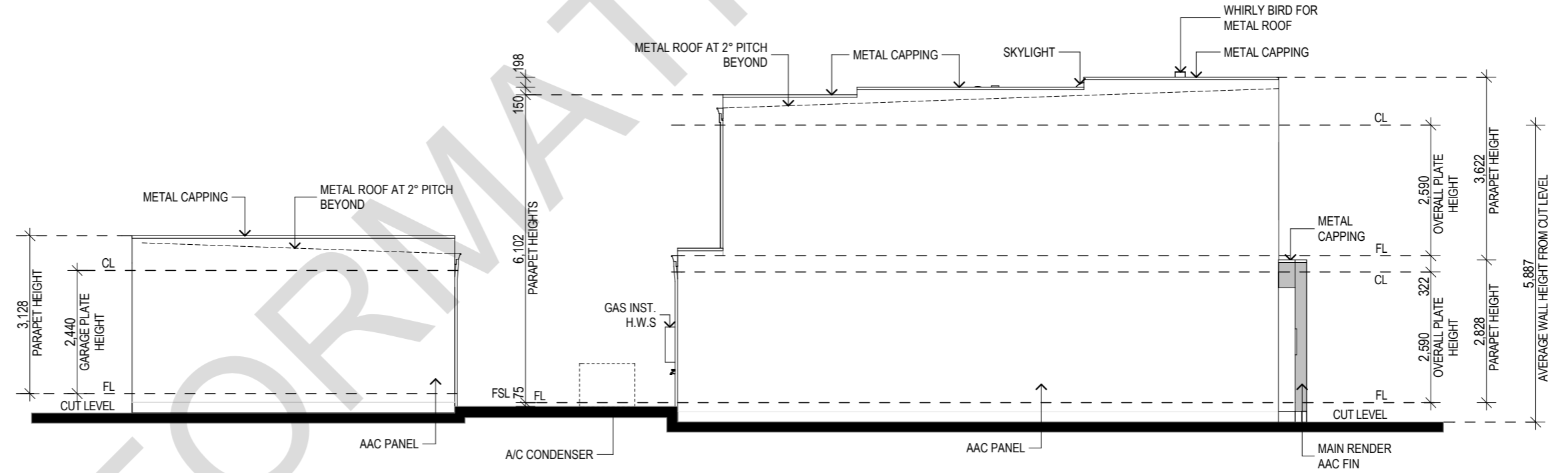
C Rear Elevation
1:100



A1 Front Elevation
1:100



C1 Rear Elevation
1:100



D Side Elevation
1:100

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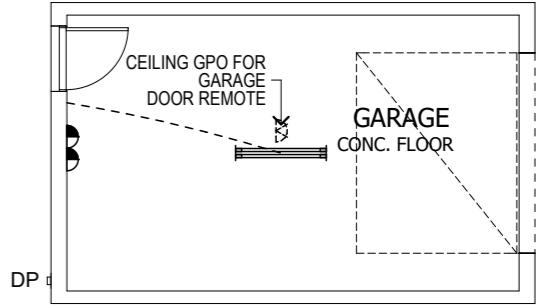
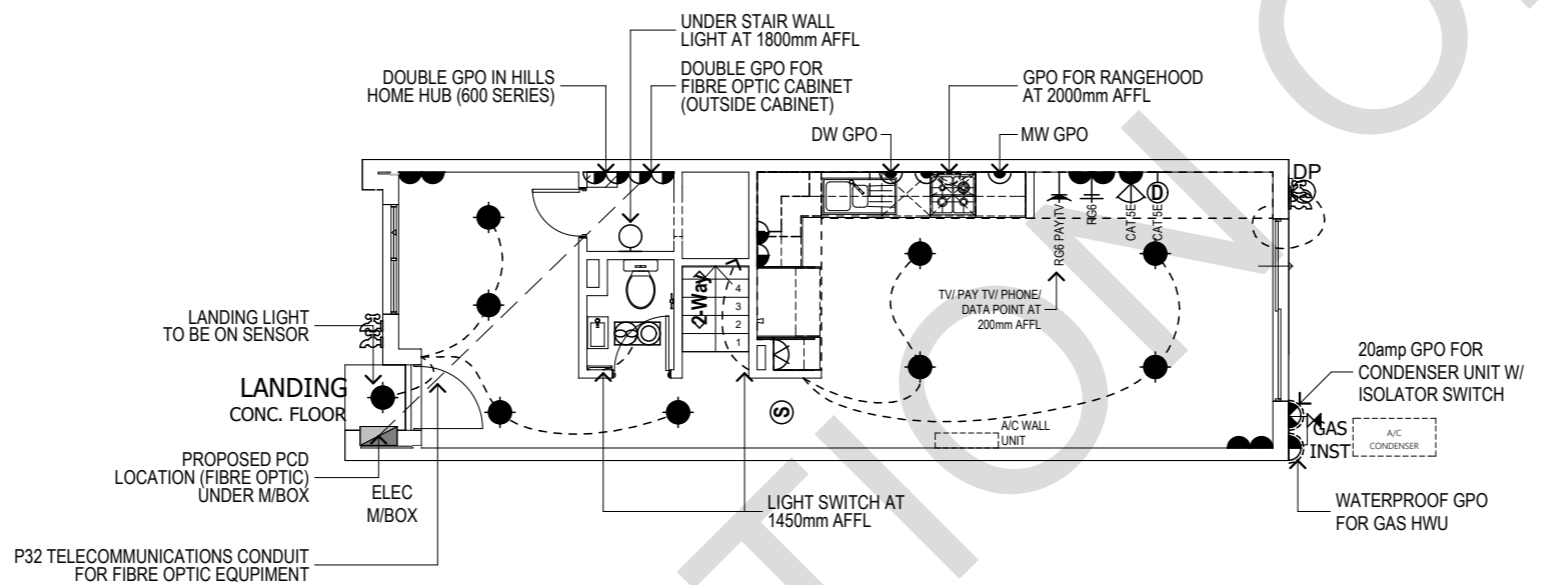
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CLIENT:
M. ELSHEIKH
LOT 4558 ASTRAL WALK
WOLLERT VIC 3750

Elevations 2		JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX
		SCALE: 1:100 DRAWING No: 5 of 9

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Drafting Electrical Legend OPTICOMM			
	Ceiling Exhaust Fan/Light	40.00w	1
	Ceiling Light LV Recessed LED	2.00w	1
	Ceiling Light LV Recessed LED	8.00w	8
	Fluro Double	40.00w	1
	Wall Mounted	---	2
	DBL GPO @ 1150	---	4
	DBL GPO @ 200	---	3
	SNGL CEILING MOUNTED	---	1
	SNGL GPO @ 1650	---	1
	SNGL GPO @ 200	---	1
	SNGL GPO @ 2000	---	1
	SNGL GPO @ 650	---	3
	SNGL WP GPO @ 1150	---	1
	SNGL WP GPO @ 600	---	1
	Data Point	---	1
	Pay TV Point	---	1
	Isolation Switch	---	1
	Smoke Alarm	---	1
	Telephone Point	---	1
	Television Point	---	1
	Two Way Switch	---	1
	A/C Condenser Unit	---	1
	A/C Indoor Unit	---	1



*** STRUCTURED CABLING - OPTICOMM STANDARD PACK**
 PROVIDE OPTICOMM PACKAGE INCLUDING:

- 1 X 1 IN 6 OUT AMPLIFIED SPLITTER
- 1 X DATA PATCH PANEL
- 1 X 6-CORE SECURITY CABLE FROM WSC TO BELOW METER BOX (300mm ABOVE GROUND LEVEL)
- 1 RG6 CABLE FROM WSC TO BELOW METER BOX (300mm ABOVE GROUND LEVEL)
- 3 CAT 5E CABLE FROM WSC TO BELOW METER BOX (300MM ABOVE GROUND)

STANDARD PHONE AND TV POINTS DELETED WHEN THIS PACKAGE IS ADDED
 NOTE: ADDITIONAL DATA POINTS ARE PATCHED TO GARAGE AND ADDITIONAL PHONE POINTS ARE "DAISY CHAINED"

*** SMART CONTROL GARAGE DOOR.**
 PROVIDE SMART CONTROL GARAGE INCLUDING:

- 1 X OVERHEAD COLORBOND DOOR
- 1 X WALL MOUNTED REMOTE CONTROL
- 2 X HAND SETS
- 1 X CAMERA SECURITY
- SMARTPHONE APP CONTROL

- STANDARD CONNECTIONS:**
- PROVIDE LIGHT POINT & SINGLE GPO IN ROOF SPACE
 - WHERE INSTALLED, PROVIDE DIRECT POWER OUTLETS TO UNDER BENCH OVEN AND COOLING UNIT
 - SUPPLY & INSTALLATION OF LIGHT FITTINGS ARE NOT INCLUDED. COSTINGS ALLOW ONLY FOR BATTEN HOLDERS UNLESS SPECIFIED OTHERWISE.
- GENERAL NOTES:**
- LOCATIONS OF FIXTURES SHOWN ON PLANS ARE INDICATIVE ONLY AND MAY VARY DUE TO LOCATION OF STRUCTURAL MEMBERS AND TRUSS LAYOUTS
 - LOCATIONS OF DUCTED HEATING AND AIR CONDITIONING POSITIONS MAY VARY ON SITE DUE TO MANUFACTURER'S SPECIFICATIONS (IF APPLICABLE).

Building Class	Total Area	Total Lights	Total Wattage	Total Wattage M ²	Allow. Wattage
House	91.19 M ²	17	170/W	1.86 M ²	5.00 M ²
Garage	25.47 M ²	1	40/W	1.57 M ²	3.00 M ²
Outdoor	0.69 M ²	1	2/W	2.90 M ²	4.00 M ²
Average				1.81 M ²	4.00 M ²

Note: PORCH LIGHT ON MOVEMENT SENSOR
 Perimeter lights have an average light source efficacy of not less than 40 Lumens/W
 Average Wattage Per M² = 1.81
 COMPLIES

GROUP FOUR BUILDING SURVEYORS
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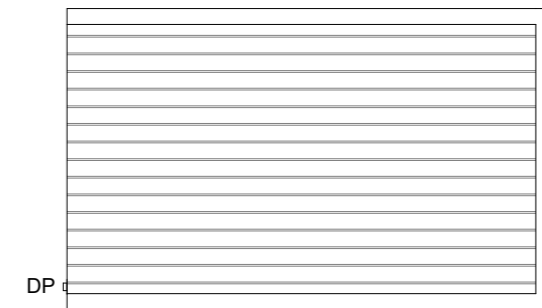
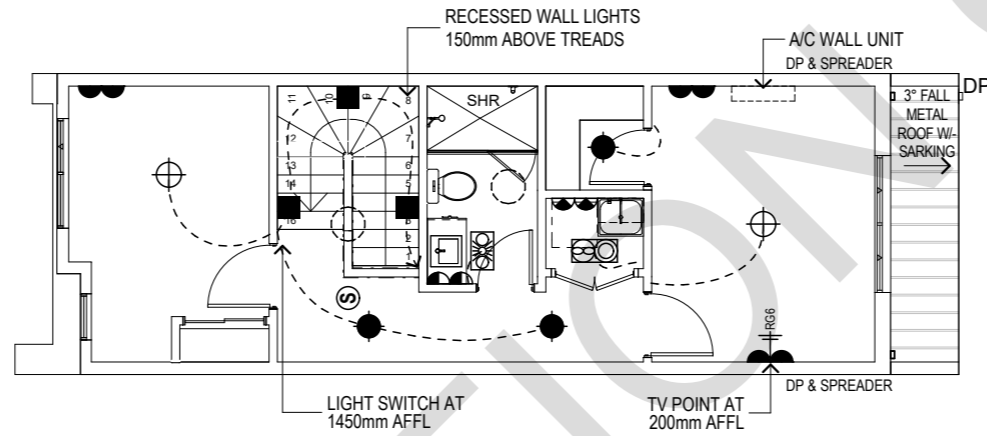
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CLIENT:
M. ELSHEIKH
 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

Electrical - Ground Floor OPTICOMM		JOB No:
DESIGN: CODA 13		40874
FACADE: FACADE 2 - ARIA	DRAWN BY: NAME	SCALE: 1:100, 1:1
	REVISION NO:	DRAWING No:
	MASTER DRAWN XX/XX/XX:	6 of 9

Drafting Electrical Legend			
	Ceiling Exhaust Fan/Heat/Light Combo	500.00w	1
	Ceiling Exhaust Fan/Light	40.00w	1
	Ceiling Light 240V Recessed	20.00w	2
	Ceiling Light LV Recessed LED	11.00w	3
	Recessed Light	11.00w	3
	DBL GPO @ 1150	---	1
	DBL GPO @ 1400	---	1
	DBL GPO @ 200	---	3
	Smoke Alarm	---	1
	Television Point	---	1
	A/C Indoor Unit	---	1



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GROUP FOUR
BUILDING SURVEYORS

BUILDING PERMIT

Number: 3690757851538

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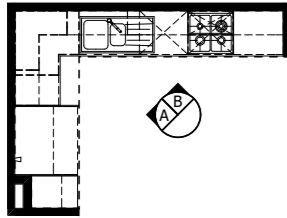
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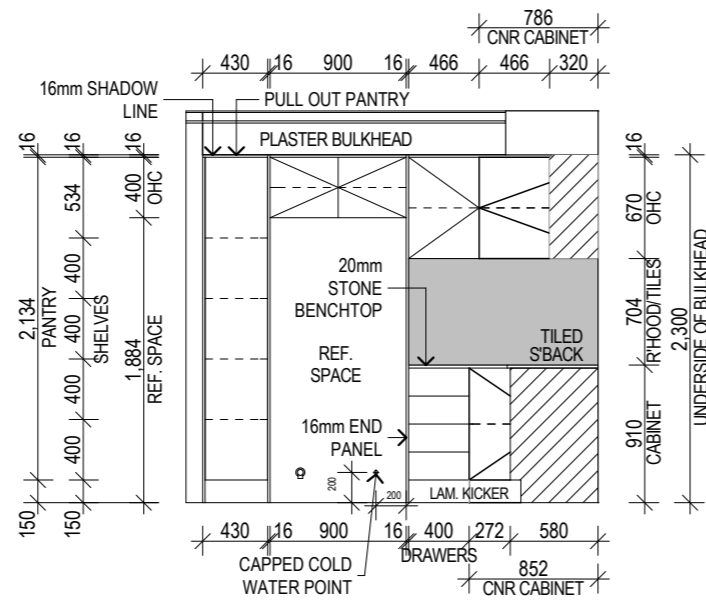
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 LOT 4558 ASTRAL WALK
 WOLLERT VIC 3750

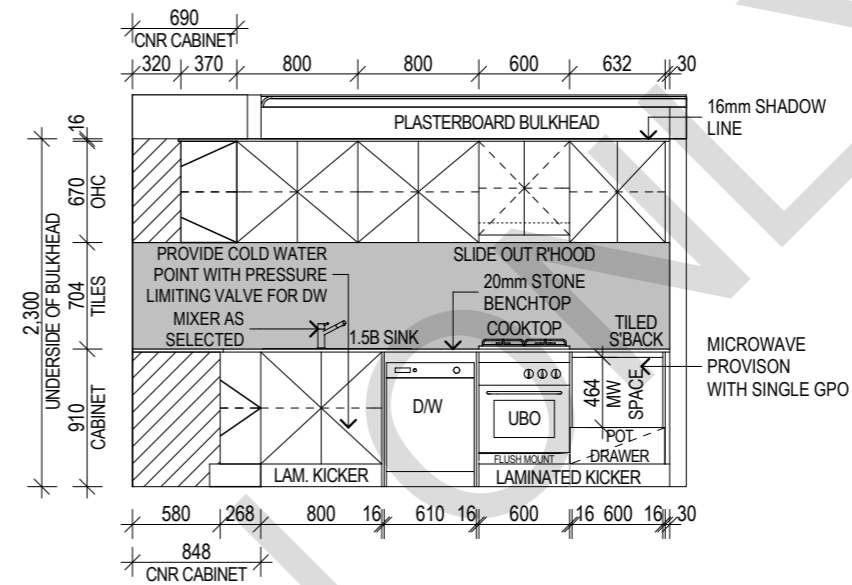
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DESIGN: CODA 13		40874
FACADE: FACADE 2 - ARIA	DRAWN BY: NAME	SCALE: 1:100, 1:1
	TYP HGT:	DRAWING No: 7 of 9
	REVISION NO:	MASTER DRAWN XX/XX/XX:



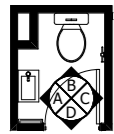
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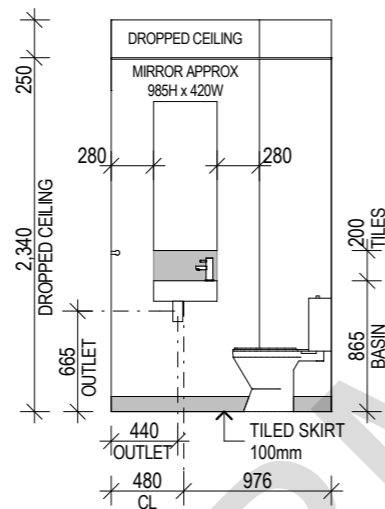
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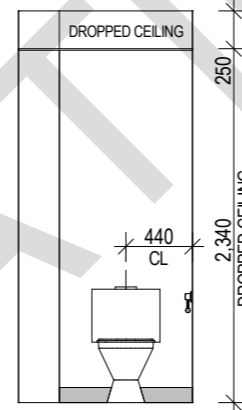
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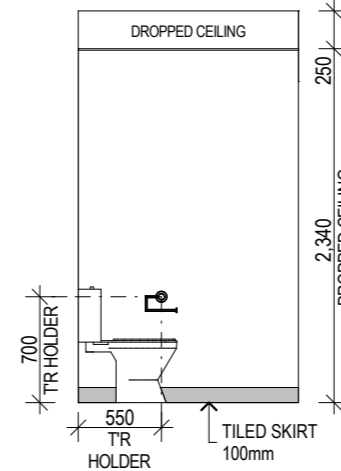
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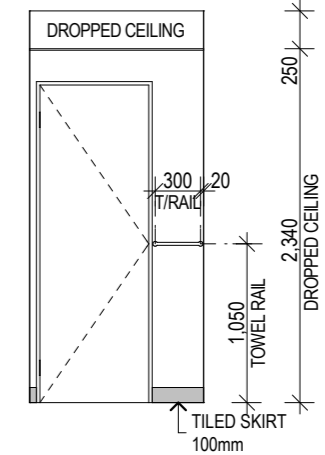
A Powder
1:50



B Powder
1:50



C Powder
1:50



D Powder
1:50

GENERAL NOTE:

- EXTENT OF TILING SHOWN ON PLANS IS INDICATIVE ONLY AND MAY VARY ACCORDING TO TILE SELECTION AND SETOUT
- TILING DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS ONLY, TILING HEIGHTS MAY VARY DUE TO TILE SELECTION.
- ALL WALL HUNG VANITIES TO HAVE NOGGINGS PROVIDED FOR FIXING TO WALLS ABUTTING VANITY

ALL DIMENSIONS ARE TO FINISHED PLASTER

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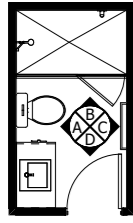
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B	CORRECTIONS 31/08/22 VC
C	BP REJECTIONS & CLAROS 13/10/22 PT
D	
E	
F	
G	

GENERAL NOTES:

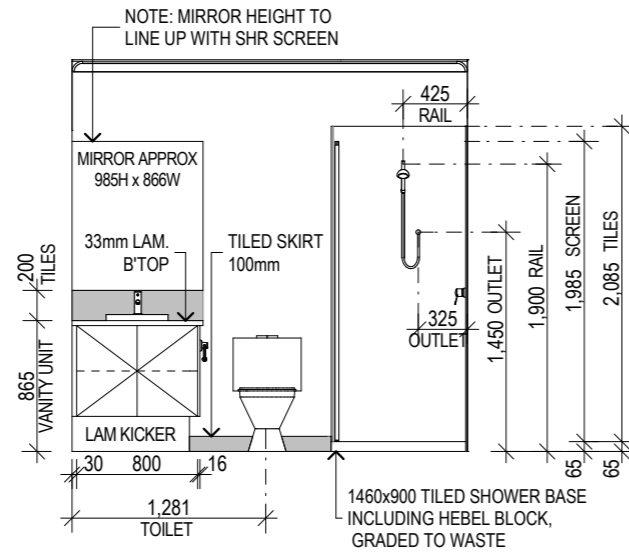
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

CLIENT:	M. ELSHEIKH LOT 4558 ASTRAL WALK WOLLERT VIC 3750	INTERNALS 1	JOB No: 40874
DESIGN:	CODA 13	DRAWN BY: NAME	REVISION NO:
FACADE:	FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX
			SCALE: 1:100, 1:50 DRAWING No: 8 of 9



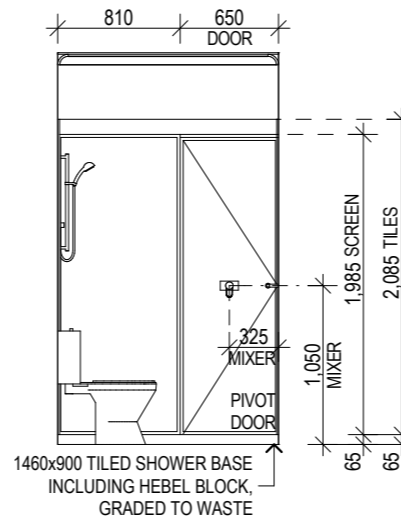
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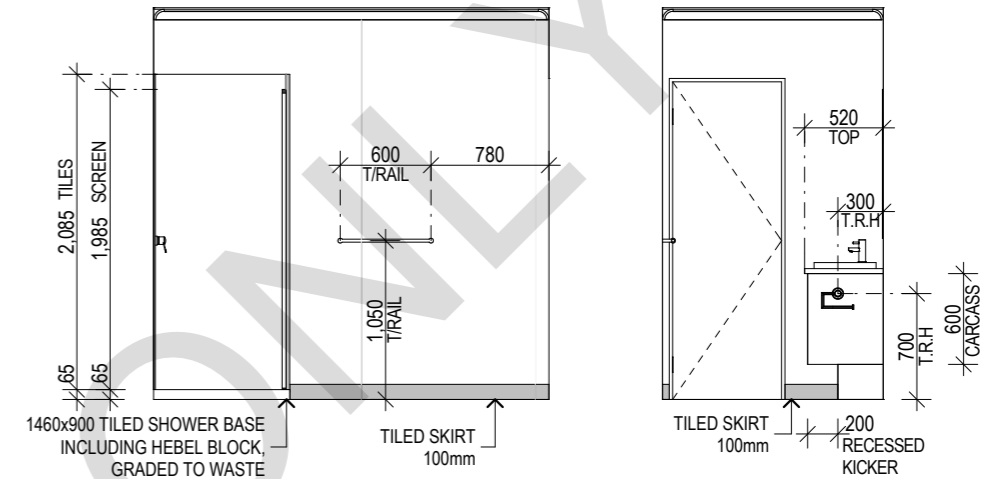
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1:50



B Bathroom

1:50

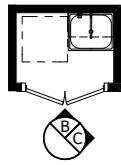


C Bathroom

1:50

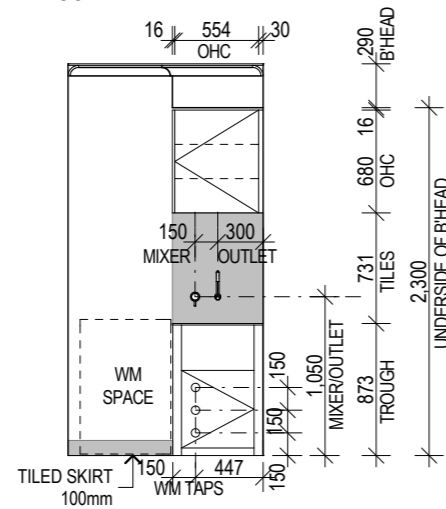
D Bathroom

1:50



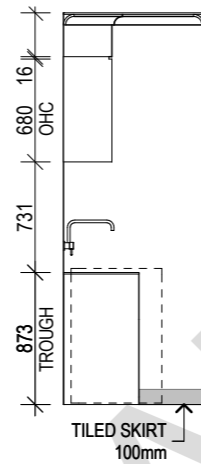
LAUNDRY PLAN

1:100



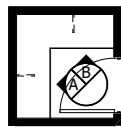
B Laundry

1:50



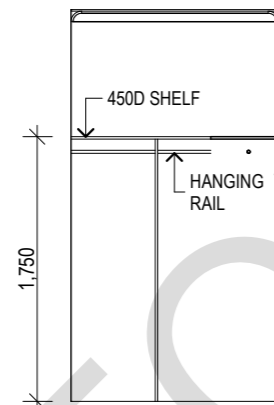
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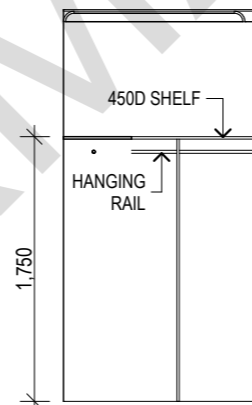
WIR PLAN

1:100



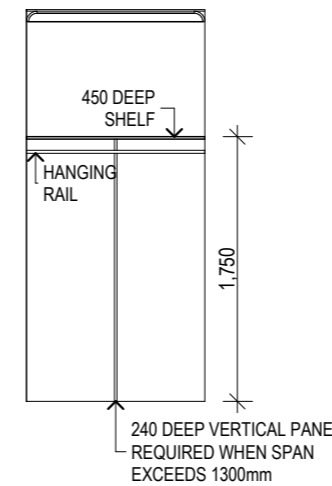
A WIR

1:50



B WIR

1:50



Robe Typical

1:50

- GENERAL NOTE:**
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GENERAL NOTES:
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CLIENT:	M. ELSHEIKH LOT 4558 ASTRAL WALK WOLLERT VIC 3750	INTERNALS 2	JOB No: 40874
DESIGN: CODA 13	DRAWN BY: NAME	REVISION NO:	SCALE: 1:100, 1:50
FACADE: FACADE 2 - ARIA	TYP HGT:	MASTER DRAWN XX/XX/XX:	DRAWING No: 9 of 9

SITE CLASSIFICATION REPORT

Client : Homebuyers Centre **Job No:** 156402
Revision: **Date of Report:** 23/06/2022
Site Address: Lot 4558 Astral Walk Wollert, 3750

This report is based on information supplied by the client and/ or assumed as typical for modern construction (refer Section 1). If any aspect of the site has changed from the date of site visit, the design engineer should be notified so that any necessary amendments can be considered.

SITE PHOTO 1



SITE CLASSIFICATION

P (Engineer design).

(In accordance with AS2870-2011)

Underlying Site Reactivity*:
H2 - Very highly reactive clay site.

P due to depth and/ or nature of filling encountered.

Not accounting for abnormal moisture (P) conditions, Engineer to assess additional movements due to P reasons.



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5.4

WIND RATING

N2

26 m/s Vhs & 40 m/s Vhu

(In accordance with AS4055-2012)

SUMMARY REPORT

This summary is provided to quickly identify site observations and footing recommendations to the client, builder and design engineers. However care should be exercised and reference to a full report is recommended to avoid misunderstandings which may have subsequent design, construction and cost implications. Structerre is not liable for any differential caused by design growth or misunderstanding should the summary be used rather than the full report. In the event that only a summary report is issued Structerre must be retained as the design engineers.

P SITE INDICATORS (IF PRESENT)	
Soft / Collapsing Soil (I.e. bearing less than 50kPa):	No
Trees Onsite or Adjacent sites (refer to Site Survey for details):	No
Proposed or recent removal of house/ structures (i.e. Knockdown/ Rebuild)	No
Fill Containing Wood, Metal, Plastic, organics, oversize boulders etc... or other Harmful Materials: Specify details	No
Abnormal Moisture (As noted on Surface Soil Bore Log)	No
Deep Fill (Over 400mm):	Yes
Suspected Cut (Over 400mm):	No
Suspected removed trees:	No
Immature tree/s	No
OTHER CONDITIONS (IF PRESENT)	
Shallow Rock/ Floaters (I.e. Within 1.8 metre of the Surface):	Yes
Site surface saturated or prone to poor drainage	Yes
Difficulty penetrating FILL if present (I.e. refusal)	No
Incomplete Earthworks	No
Water Table/ Perched Water Table Encountered	No

DISCLAIMER

This report has been prepared on the behalf of and for the exclusive use of Homebuyers Centre or the person or persons for whom the named building company is acting as agent.

This report is for Structerre only to use in design. Any design by anyone else for any structure must be specifically approved by Structerre. If used by anyone else for anything other than a Structerre design or structure, Structerre takes no responsibility

The purpose of this document is specifically for the site classification of either a pool, renovation, new single dwelling(s), or similar sized residential structure. This report is not intended for any other structure not specifically mentioned.

Any preliminary recommendations are based upon the site investigation and site classification only. This is to enable the design engineers to determine in their own professional opinion the final design of the project.

Desk Study / QA Review	Field Technician	Author	Approved
VN	CK	ND	GP



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- 2.0 SITE INVESTIGATION**
- 3.0 OBSERVATIONS & SITE SPECIFIC RECOMMENDATIONS**
 - 3.1 Site Description
 - 3.2 Subsurface Conditions
 - 3.3 Geological Origins
 - 3.4 Fill
 - 3.5 Site drainage
 - 3.6 Excavation difficulties
- 4.0 CHARACTERISTIC SURFACE MOVEMENT**
 - 4.1 Characteristic Surface Movements (y_s)
- 5.0 FOOTING RECOMMENDATIONS**
 - 5.1 CONCRETE SLAB
 - 5.2 TIMBER FLOORS

APPENDICIES

- APPENDIX A: **SITE PHOTOGRAPHS**
- APPENDIX B: **SITE SKETCH (refer to survey for full details)**
- APPENDIX C: **SURFACE SOIL BORE LOGS**

General Notes

Amendments	

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5.4

1.0 INTRODUCTION

Structerre has been engaged by Homebuyers Centre to carry out soil testing in appropriate locations at Lot 4558 Astral Walk Wollert, 3750 to classify the site in its present condition, to enable a rational design of an appropriate footing system for an articulated brick veneer residential dwelling.

The satisfactory long-term performance of footing systems recommended in this report is dependent upon the on-going site maintenance by the owner as described in AS2870-2011, Section 1.1.

2.0 SITE INVESTIGATION

Two boreholes were drilled using a ute mounted auger and disturbed samples were obtained, named, and broadly described in accordance with Unified Soil Classification System.

This report is based on site construction information (if any) supplied by the client. Should the proposed construction type vary from those advised (or assumed), this office should be notified, as additional testing may be required. It should also be noted that the test results might not be relevant if the location of a proposed structure varies from the originally advised.

This report relates to the ground conditions on the property at the time of the site investigation. If so advised by the client, this report has considered the proposed site preparation. If unadvised cutting or filling is proposed or carried out, additional testing may be required to reclassify the site as indicated in Clause 2.3.2 (B) and Clause 2.5.3 of AS2870-2011.

This site has been classified in accordance with Section 2 and Appendix D of AS2870-2011.

The characteristic surface movement, y_s , has been estimated either by shrink and swell tests as specified in AS1289.7.1.1-2991 in accordance with Clause 2.3.2 (i) of AS2870-2011, or by visual-tactile identification of the soil in accordance with Clause 2.3.2 (iii) of AS2870-2011. Results of our site investigation are attached in the Appendices.

3.0 OBSERVATIONS & SITE SPECIFIC RECOMMENDATIONS

3.1 Site Description

A photo of the site condition can be found on the front page. Additional photos if available can be found in Appendix A. At the time of site visit the drainage was found to be poor to moderate.

3.2 Subsurface Conditions

This report assumes subsurface conditions similar to those encountered in the boreholes are typical of the investigation site.

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Issued on 10/11/2022

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5.4

The soil test locations are indicated (approximately) on the attached site sketch (see Appendix B) along with limited site features; this sketch does not replace a site specific survey. For accurate and full details as to the site features and adjacent site features the site specific survey should be reviewed.

Full details of the observed subsurface conditions have been recorded on the attached bore logs (see Appendix C).

3.3 Geological Origins

Reference to the appropriate Geological Survey of Victoria map indicates the site is located in an area of Quaternary basalts. As required by AS1726-2017 a 'Desk Study' was prepared detailing anticipated geology, sub-surface profile, reactivity and review of aerial photography.

3.4 Fill

Our investigation indicates that fill is present on this site. This fill appears to be "controlled fill", although this must be confirmed by Certification by others (in accordance with Clause 2.5.3 of AS2870-2011). The design engineer must be satisfied with the suitability of this fill and design footings appropriately. This site has been given a P classification in accordance with Clause 2.1.3 of AS2870-2011.

The design engineer may/ will require additional verification such as review of civil drawings/ specifications and Dynamic Cone Penetrometer testing for verification.

3.5 Site drainage

Although not encountered at the time of our soil test, sub-soil seepage and/or poor site drainage is common on sites in this region. This may cause some problems during footing construction including softening of footing bases and possible collapse of excavations. Long term footing performance might also be affected.

Installation of effective drainage to divert surface and/or ground water away from the footings well prior to construction of the slab may be required (refer General Notes).


Bearing capacities will be dependent on adequate drainage.

3.6 Excavation difficulties

Refusal on obstructions in FILL and/or on rock, floaters or hard/ very dense soils was encountered at shallow to moderate depth (refer to Surface Soil Bore Logs). Excavation for trenches, piers or a cut platform with light machinery may be difficult.

Where shallow rock is encountered, the footings or slab beams may be reduced in depth in accordance with the guidelines given in AS2870-2011, Clauses 3.1.6, 3.1.7 and 3.1.8, subject to review and approval by the design engineer.

Backhoe slots may be necessary due to the nature of the fill and/or natural soil.

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4.0 CHARACTERISTIC SURFACE MOVEMENT

4.1 Characteristic Surface Movements (y_s)

For the encountered soil profile and normal seasonal soil moisture conditions, (where H_s is 2.3m and Δu is 1.2pF), we estimate the characteristic surface movements to be Y_s of between 60mm and 75mm, refer AS2870-2011.

* Not accounting for abnormal moisture (P) conditions, Engineer to assess additional movements due to P reasons.

5.0 FOOTING RECOMMENDATIONS

5.1 CONCRETE SLAB

A minimum slab freeboard of 150mm is recommended.

Surface Preparation. Removal of deleterious material such as grass, roots, organics material and topsoil containing organics will be required. This site scrape shall be done prior to placing rolled or controlled fill or placing of the concrete footings. Refer AS2870-2011 section 6.4.3.

5.1.1 STIFFENED RAFT

An Engineer designed stiffened raft footing system suitable for the site reactivity may be appropriate. Refer to AS 2870-2011.

Footings supporting brickwork and load bearing footings shall be founded into natural Soil Horizons and proportioned for the bearing pressure as indicated on the Surface Soil Bore Logs.

Alternatively footings may be founded into Controlled Fill (subject to review and approval of an appropriate fill compaction report by the design engineer).

The natural surface material or approved fill (as per AS 2870-2011 Clause 6.4) will provide a minimum bearing of 50 kPa and will be adequate to support internal stiffening beams and slab panels. Where depth of fill exceeds the requirements of AS2870-2011, fully suspended footings and slab panels may be required and shall be designed by an experienced Engineer.

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5.1.2 WAFFLE RAFT

If certification is provided to confirm that the filling is compacted as per AS 3798 specifications to “controlled fill” standard as per AS 2870, then an engineer designed waffle footing system suitable for this site’s reactivity may be appropriate for an articulated brick veneer dwelling.

The design engineer may/ will require additional verification such as review of civil drawings/ specifications and Dynamic Cone Penetrometer testing for verification.

The waffle footing system may bear directly onto the compacted filling and shall be designed to account for a differential settlement of the fill by an Engineer experienced with the design of ‘rigid’ waffle footings.

ALTERNATIVELY a waffle footing system suspended on piers / piles founded into natural Soil Horizons and proportioned for the bearing pressure as indicated on the Surface Soil Bore Logs may be appropriate. Refer AS 2870-2011. The waffle footing system shall be designed for the site reactivity by an experienced Engineer.

5.2 TIMBER FLOORS

5.2.1 STRIP AND PAD FOOTINGS

The current Australian Standard, AS2870 – 2011, does not provide recommendations for sites of very highly reactive sites. The design engineer must use engineering principles to provide a suitable design.


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5.4

APPENDIX A: SITE PHOTOGRAPHS

Photo 2




Photo 3

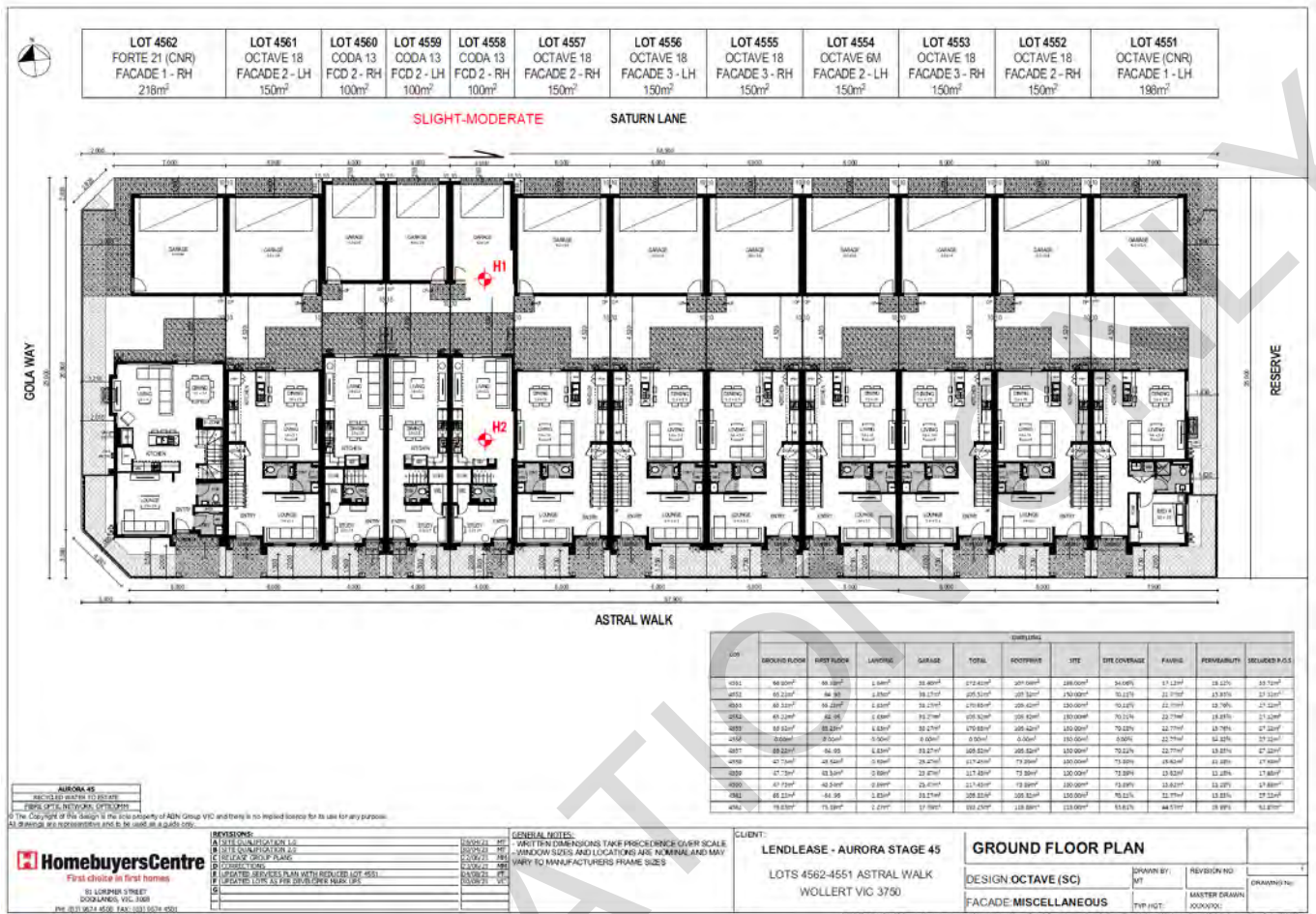


Photo 4

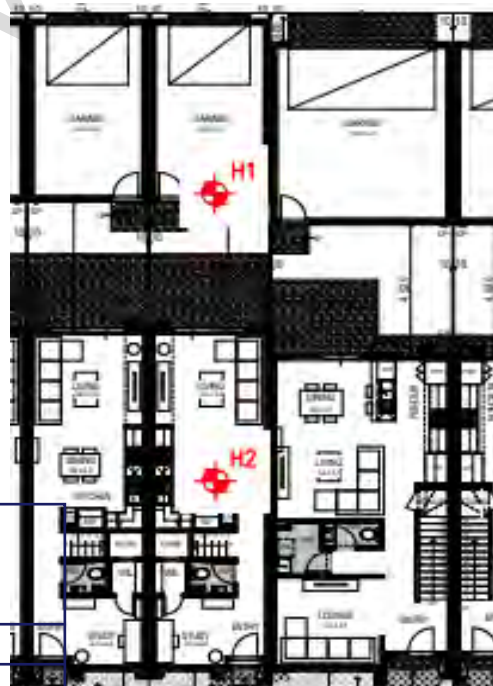


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APPENDIX B: SITE SKETCH



INFORMATION



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APPENDIX C: SURFACE SOIL BORE LOGS



SURFACE SOIL BORE LOG

CLIENT: Homebuyers Centre
 JOB No: 156402

DATE TESTED: 21/06/2022
 LOCATION: Lot 4558 Astral Walk Wollert, 3750

SAMPLING METHOD: Auger

MATERIAL DESCRIPTION					HOLE 1 (mm)	HOLE 2 (mm)	HOLE 3 (mm)
HORIZON	UNIFIED SYMBOL	CONSISTENCY	MOISTURE STATE	SOIL DESCRIPTION			
FILL	-	Moderately compacted	Moist	FILL (Silty CLAY with rock fragments) Dark Grey	0 - 700	0 - 700	-
B	(CH)	Stiff	Moist	Silty CLAY Dark Grey becoming Light Brown Refusal on rock* / floaters at all BHs	700 - 1500 Refusal Rock/ Floater	700 - 1100 Refusal Rock/ Floater	-

EOH = End of Hole

ALLOWABLE BEARING CAPACITIES*:

*(when well drained)

B HORIZON CLAY - 100 kPa @ 100 (mm) penetration and 250 kPa @ 600 (mm) penetration

* 250kPa at 100 mm into impenetrable natural rock/ closely packed float

Rock/floaters - 250 KPA @ 100mm penetration or impenetrable rock

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ADDITIONAL NOTES
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General Notes

Site works and Potential Difficulties

Groundwater and Soft Soils. The presence of ground water with surface soils may lead to construction difficulties during wet weather. Soils with a high silt content lose strength with ingress of moisture. Most soils with a highly expansive clay content will swell when wet and later shrink as they dry. Refer AS2870-2011 Appendix B, section B2.1. Construction of footings where there is free water must be avoided.

Surface Drainage. Attention to the site grading/drainage will be required from the start of site preparation and construction. The site should be graded and drained so that water cannot pond against the footings. The ground surface adjacent to the footings shall be graded at a uniform fall of 1:20 away from the footings. This shall be done as soon as footing construction has been completed. During construction, water run-off shall be collected and channelled away from the building. Refer AS2870-2011 clauses 5.2.1, 5.6.3 & 6.6.

Sub-Surface Drainage. Sub-surface drains such as agricultural drains shall be placed no closer than 1500mm from the building perimeter unless designed in accordance with engineering principles and shall be connected to a legal point of discharge via silt pits and stormwater drains as necessary. Refer AS2870-2011 section 5.6.3.

Undermining and Destabilising of Footings. Care shall be made not to cause damage to the structure by excavating too close to the footings. An angle of repose (soil at rest) is recommended as 30° in sand, and at 45° in clay, unless specifically tested.

Care of Footings prior to the Pour of Concrete. It is recommended that footing excavations are kept dewatered and clean prior to the concrete pour. Excavations open for a length of time during dry weather, can have an adverse effect of the foundations. Refer AS2870-2011 clauses 6.5.2(d) and 6.6(e).

Location and Backfilling of Service Trenches. Where CLAY soils are present it is recommended that service trenches (sewer and stormwater) are located as far away from the building as practically possible to eliminate the potential of inundation of moisture to the trench and soil swelling. Trenches shall be backfilled with compacted clay or a clay plug used to prevent water from flowing close to or under the residence. Porous material such as gravel, sand, crushed rock, screenings, or building rubble is not to be used. Refer AS2870-2011 clause 6.6(d).

Construction of the dwelling

Articulation. Brick growth or foundation movement may be a cause of visible cracks in buildings or brickwork. Therefore, it is important to provide full heights openings (doors and windows) or construction articulation joints at suitable spacings. The design Engineer shall make reference to AS4773 and Technical Note 61 from The Cement and Concrete Association of Australia. Refer Commentary to AS2870-2011 clause C5.6.1. It is recommended that articulation be specified by the design Engineer. All articulation joints shall be constructed in accordance with AS4773 and shall have any mortar cleaned out of the articulation joint prior to caulking.

Roof drainage (guttering and downpipes) should be connected to a legal point of discharge as soon as the roof is constructed. The use of flexible piping may be considered as a temporary measure.

Concrete Shrinkage Cracking. Surface cracking (known as Plastic Shrinkage Cracks) of concrete slabs is a common and expected occurrence as concrete cures. This cracking has no effect on the long-term structural integrity or performance of the slab. However, it may cause cracking in brittle floor tiles, and therefore the laying of floor tiles should be delayed as long as practicable and the use of flexible adhesives is required. Refer AS2870-2011 Appendix B, section B4.

Plumbing Requirements (Highly and extremely reactive clay sites). The building shall be provided with a system of plumbing detailed in accordance with AS2870-2011, Section 5.6.4.

Vibration of Concrete Footings. Concrete in beams shall be mechanically vibrated at time of concrete pour. Refer AS2870-2011, clause 6.6 (ii).

Long-term foundation maintenance

Owners should be aware of their obligations in relation to the maintenance of the building and site as per AS2870-2011 Appendix A.

The moisture conditions around the residence should be kept even on clay sites. Concrete slabs and footings require the following attention:

- (a) Good drainage of the site (including the above-mentioned sections 5.2, 5.3, 5.6.3, 5.6.4 and 6.6). Refer AS2870-2011, Appendix B, clause B2.3(a).
- (b) Restrictions on trees and shrubs should be considered. As a general rule do not plant trees within a distance from the building that equates to their mature height. Owners should seek advice from a suitably qualified arborist to ensure that appropriate species are planted. Refer AS2870-2011 Appendix B, clause B2.3(c).
- (c) Care shall be taken to avoid overwatering of gardens close to the building footings. Refer AS2870-2011 Appendix B, clause B2.3(b).
- (d) Garden beds directly adjacent to the residence should be avoided as they often have loose soil at the surface promoting ingress of water. Refer AS2870-2011, Appendix B clause B2.3(b).
- (e) Plumbing leaks and leaking taps shall be repaired promptly. DO NOT allow leaking taps or the overflow from hot water services and air conditioning units to discharge adjacent to the house footings. Refer AS2870-2011 Appendix B, clause B2.3(d).
- (f) Do not overload existing storm-water pipes by connecting additional drainage to existing systems e.g. from an owner adding an additional pergola roof. Note that any connections to or adjustments to the existing stormwater drainage system should only be carried out by a Licensed plumber.

We refer to the following websites; www.publish.csiro.au where the Foundation Maintenance and Footing Performance: A Homeowner's Guide is published and The Building Commission Document: How to Protect Your House.

Concrete paving installed around the entire perimeter of dwelling can help to stabilise the moisture conditions of the foundation soils. Any concrete paving, paths or impermeable barriers installed (and the ground on which they are laid) should slope away from the building and be separated from the structure with a layer of Bituminous Caneite or "Ableflex". Appropriate drainage needs to be considered.

What to do if Different Site Conditions are Encountered Post Site Investigation.

The soil colours provided on the bore logs may vary with moisture content and individual interpretation; therefore, colour alone should not be used to identify these materials. A simple test comparing moist and dry soils could be performed.

 <p>GROUP FOUR BUILDING SURVEYORS</p>
<p>BUILDING PERMIT</p> <p>Number : 3690757851538</p> <p>Issued by Group Four Building Surveyors Pty Ltd (CBS-U 58099)</p> <p>Designated Building Surveyor: John Scaglione (BS-L 72221)</p> <p>Issued on 10/11/2022</p>

Recommendations in this report may vary if site conditions alter following our initial site investigation. Examples of change that may occur are:

- a. Significant earthworks (cutting or filling) of greater than 400mm;
- b. Nearby construction
- c. Flooding / erosion
- d. Planting / removal of trees

If any of these occur, *Structerre* should be contacted to determine if this report remains valid.

Even the most experienced practitioner cannot predict what may be hidden by soil, rock or water. Therefore any variations or discrepancies in soil type, colour, or horizon depth must be reported to this office immediately, so their potential influence on the footings may be assessed.

Beyond the scope of this report

This report does not include;

A contaminated Site Assessment

Investigations of saline and acid sulphate conditions

Agricultural testing (nutrients of the soil)

Hydrology of the site

An in-depth historical study of the site showing past land uses and topography e.g. trees, wells, gullies.

Abnormal moisture conditions where there is no indication of differences across the site physically (existing structures, trees, dams, springs, creeks) or by visual / tactile assessment. Contact this office for methodology for sampling of soils to determine differences of moisture content across the site.

Slope Stability. Whilst due diligence has been exercised to assess the suitability of the site's ground conditions for the proposed construction, assessment of slope stability is not included in this commission. A suitably qualified and experienced person should be engaged to undertake a slope stability assessment if necessary.

General requirements and guidelines

This report assumes that appropriate site drainage, paving, and landscaping will have been implemented as soon as possible to ensure the satisfactory long-term performance of the footings systems.

Distress (or damage) of a structure to varying degrees can be expected throughout the life of a dwelling. Distress commonly occurs in dwellings founded on clay as a result of differential movement as one portion of the dwelling moves relative to the other areas. It is often observed in the form of cracking to external brickwork and internal plaster walls. Hairline and cracks up to 1mm wide can be expected in most structures, and cracks up to 5mm may not be serious but should be investigated. Refer AS2870-2011 Appendix B sections B3 and B4. Buildings subjected to abnormal moisture conditions have a higher probability of damage occurring.

The Borehole Site Plan is not-to-scale and shows approximate locations of features (boreholes and any particular observed site features such as trees). Slope direction and magnitude is an indicative guide only and shall not be used for design purposes. Refer to Levels Survey for site levels.

To avoid misinterpretation by other parties using this report and costly problems which may occur as a result, we commend that *Structerre Consulting Engineers* be retained to provide engineering designs based on this report.

Copyright

This report has been prepared specifically for the site owner for the sole purpose of providing a site classification for the nominated proposed structure.

This report is copyright to *Structerre Consulting Engineers*. The client for any third party shall use no part or whole of this report for any other purpose without the prior written consent of *Structerre*. The site owner is defined as the person or persons named on the front cover of this report or the person or persons for whom the named building company is acting as agent.

This report must not be reproduced, except in full and with the written approval of *Structerre Consulting Engineers*.

Limitations

The recommendations made in this report are based on the assumption that the test results are representative of the overall subsurface conditions. Should excavations reveal variations from the soil conditions indicated in the report, our office should be notified immediately before proceeding any further as the site classification may need revising and modifications to the design may be required. Furthermore, should we be provided with additional information that affects the site classification, after this report has been issued, an additional fee may be charged to revise and reissue our report.

Reference

AS2870-2011 "Residential Slabs and Footings"; SAA HB 28 – 1997 "The Design of Residential Slabs and Footings"; CSIRO "Plant Roots in Drains – Prevention and Cure" (Sheet BT17); AS4055 – 2012 "Wind Loading for Housing"; AS1289 & AS1726; The Geomechanics Society and Institute of Engineers Australia; HEDRA (Housing Engineering Design and Research Association) – Understanding soils, trees and how they affect your house.

 GROUP FOUR
BUILDING SURVEYORS
BUILDING PERMIT
Number : 3690757851538
Issued by Group Four Building Surveyors Pty Ltd (CBS-U 58099)
Designated Building Surveyor: John Scaglione (BS-L 72221)
Issued on 10/11/2022

FORM 16
Building Act 1993
Building Regulations 2018
Regulation 192**OCCUPANCY PERMIT**
3690757851538**Property details**

Lot	4558
Number	18
Street/road	Astral Walk
City/suburb/town	WOLLERT
Postcode	3750
LP/PS	PS817680U
Volume	12380
Folio	675
Crown allotment	Not applicable
Section	Not applicable
Parish	Not applicable
County	Not applicable
Municipal district	WHITTLESEA CITY

Building permit details

Building permit number	3690757851538
Version of BCA applicable to building permit	2019 Amendment 1

Building details

Building to which permit applies	Double Storey Dwelling and Garage
Permitted use	Domestic
BCA class of building	1a(a), 10a
Maximum permissible floor live load	1.5
Maximum number of people to be accommodated	Not applicable
Storeys contained	2

Performance solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building or public place of entertainment to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.2 Weatherproofing, P2.1.1 Structural stability and resistance	Building Product: Hebel PowerPanel XL, PowerProfile and PowerPattern Wall System. Performance Solution by: Cert Mark International. Certificate of Conformity issued under ABCB Certification Scheme: CodeMark. Certificate number: CM40049. Date of issue: 24/04/2022. Date of expiry: 29/04/2025.
P2.6.1 Building	To allow a dual reticulation water system in lieu of a rainwater tank connected to all sanitary flushing systems. Performance solution based on Expert Judgement and Comparison with the Deemed-to-Satisfy Provisions referred to in the builder's assessment.
P2.1.1 Structural stability and resistance; P2.2.2 Weatherproofing	P2.1.1 Structural stability and resistance to actions, P2.2.2 Weatherproofing Building Product: Perma Timber (CX Castellated) Cladding. Performance Solution by: Cert Mark International Certificate of Conformity issued under ABCB Certification Scheme: CodeMark Certificate number: CM40253; Date of issue: 10/12/2021, Date of expiry: 10/12/2024.
P2.1.1 Structural stability and resistance to actions, P2.2.2 Weatherproofing	Building Product: Stria™ Cladding. Performance solution by: CertMark International. Certificate of Conformity issued under ABCB Certification Scheme: CodeMark. Certificate number: CM40223. Date of issue: 20/08/2021. Date of expiry: 20/08/2024.
P2.1.1 Structural stability and resistance to actions, P2.2.2 Weatherproofing	Building Product: Low Rise Multi Residential Hebel PowerPanel50 Dual Zero Boundary Wall System. Performance solution by: CertMark International. Certificate of Conformity issued under ABCB Certification Scheme: CodeMark. Certificate number: CM40165. Date of issue: 03/03/2021. Date of expiry: 03/03/2024.

Reporting authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting authority	Matter reported on or consented to	Relevant regulation number
Council	The location of the point of discharge from the allotment either within the allotment or at the allotment boundary	133(2) Building Regulations 2018
Council	The design not complying with the regulation as to the erection of precautions over the street alignment	116(4) Building Regulations 2018

Conditions to which this permit is subject

Occupation is subject to the following conditions:

Not applicable.

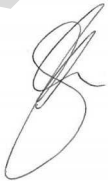
Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant building surveyor

Name	Group Four Building Surveyors Pty Ltd
ACN	158 953 425
Address	Level 4, 10 Nexus Court, Mulgrave VIC 3170
Email	enquiries@groupfour.com.au
Building practitioner registration number	CBS-U 58099

Designated building surveyor

Name	John Scaglione
Building practitioner registration number	BS-L 72221
Occupancy permit number	3690757851538
Date of issue	28 September 2023
Date of final inspection	28 September 2023
Signature	

Domestic Building Insurance

Certificate of Insurance

Mariam Elsheikh

**34 Hidcote Tce
WOLLERT
VIC 3750**

Policy Number:

C736776

Policy Inception Date:

28/09/2022

Builder Account Number:

014406

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**

At the property: **18 Astral Walk WOLLERT VIC 3750 Australia**

Carried out by the builder: **ABN GROUP (VIC) PTY LTD**

Builder ACN: **130382188**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Mariam Elsheikh**

Pursuant to a domestic building contract dated: **10/02/2022**

For the contract price of: **\$ 267,952.00**

Type of Cover: **Cover is only provided if ABN GROUP (VIC) PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

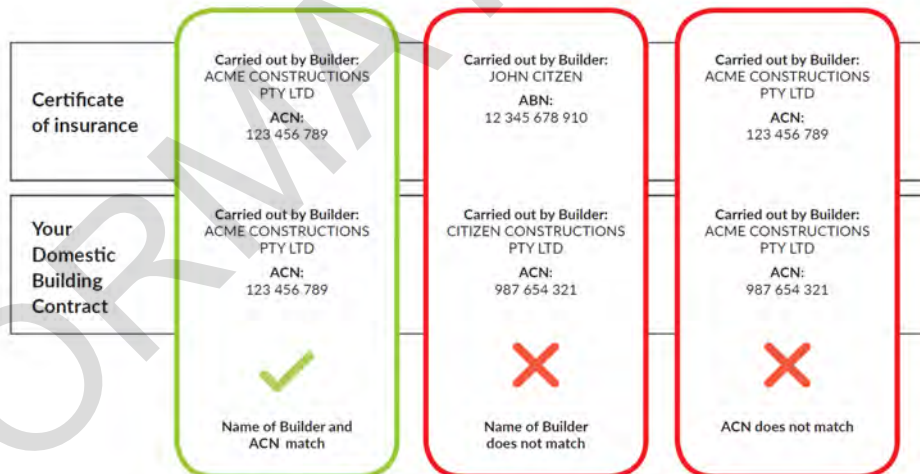
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$815.00
GST:	\$81.50
Stamp Duty:	\$89.65
Total:	\$986.15

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for



Property Clearance Certificate

Land Tax



INFOTRACK / COLLARDS

Your Reference: 246474
Certificate No: 80824973
Issue Date: 20 NOV 2024
Enquiries: ESYSPROD

Land Address: 18 ASTRAL WALK WOLLERT VIC 3750

Land Id	Lot	Plan	Volume	Folio	Tax Payable
49122427	4558	817680	12380	675	\$0.00

Vendor: MARIAM ELSHEIKH
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS MARIAM ELSHEIKH	2024	\$145,000	\$975.00	\$0.00	\$0.00

Comments: Land Tax of \$975.00 has been assessed for 2024, an amount of \$975.00 has been paid.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$145,000

SITE VALUE: \$145,000

CURRENT LAND TAX CHARGE: \$0.00

Notes to Certificate - Land Tax

Certificate No: 80824973

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$145,000

Calculated as \$975 plus (\$145,000 - \$100,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 80824973

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 80824973

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / COLLARDS

Your Reference:	246474
Certificate No:	80824973
Issue Date:	20 NOV 2024
Enquires:	ESYSPROD

Land Address: 18 ASTRAL WALK WOLLERT VIC 3750

Land Id	Lot	Plan	Volume	Folio	Tax Payable
49122427	4558	817680	12380	675	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
100	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$145,000
SITE VALUE:	\$145,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80824973

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / COLLARDS

Your Reference:	246474
Certificate No:	80824973
Issue Date:	20 NOV 2024

Land Address: 18 ASTRAL WALK WOLLERT VIC 3750

Lot	Plan	Volume	Folio
4558	817680	12380	675

Vendor: MARIAM ELSHEIKH

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00

Paul Broderick
Commissioner of State Revenue

INFORMATION ONLY

Notes to Certificate - Windfall Gains Tax

Certificate No: 80824973

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 80824972

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 80824972

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

20th November 2024

Collards C/- InfoTrack (LEAP) C/- LANDATA
LANDATA

Dear Collards C/- InfoTrack (LEAP) C/- LANDATA,

RE: Application for Water Information Statement

Property Address:	18 ASTRAL WALK WOLLERT 3750
Applicant	Collards C/- InfoTrack (LEAP) C/- LANDATA LANDATA
Information Statement	30901391
Conveyancing Account Number	7959580000
Your Reference	355194

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
- Conditions of Connection and Consent
- Rates Certificate
- Build Over Easement

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address propertyflow@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,



Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	18 ASTRAL WALK WOLLERT 3750
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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 in a mandated recycled water area and we supply both potable and recycled water to this property. For more information, visit yvw.com.au/recycled.

YVW has imposed conditions on the erection of structures on or near the water and/or sewer assets and/or easement. This consent binds the owner(s) of the land and successors in title and is enforceable under Section 148 of the Water Act 1989.

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.

Melbourne Water Property Information Statement

Property Address	18 ASTRAL WALK WOLLERT 3750
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STATEMENT UNDER SECTION 158 WATER ACT 1989

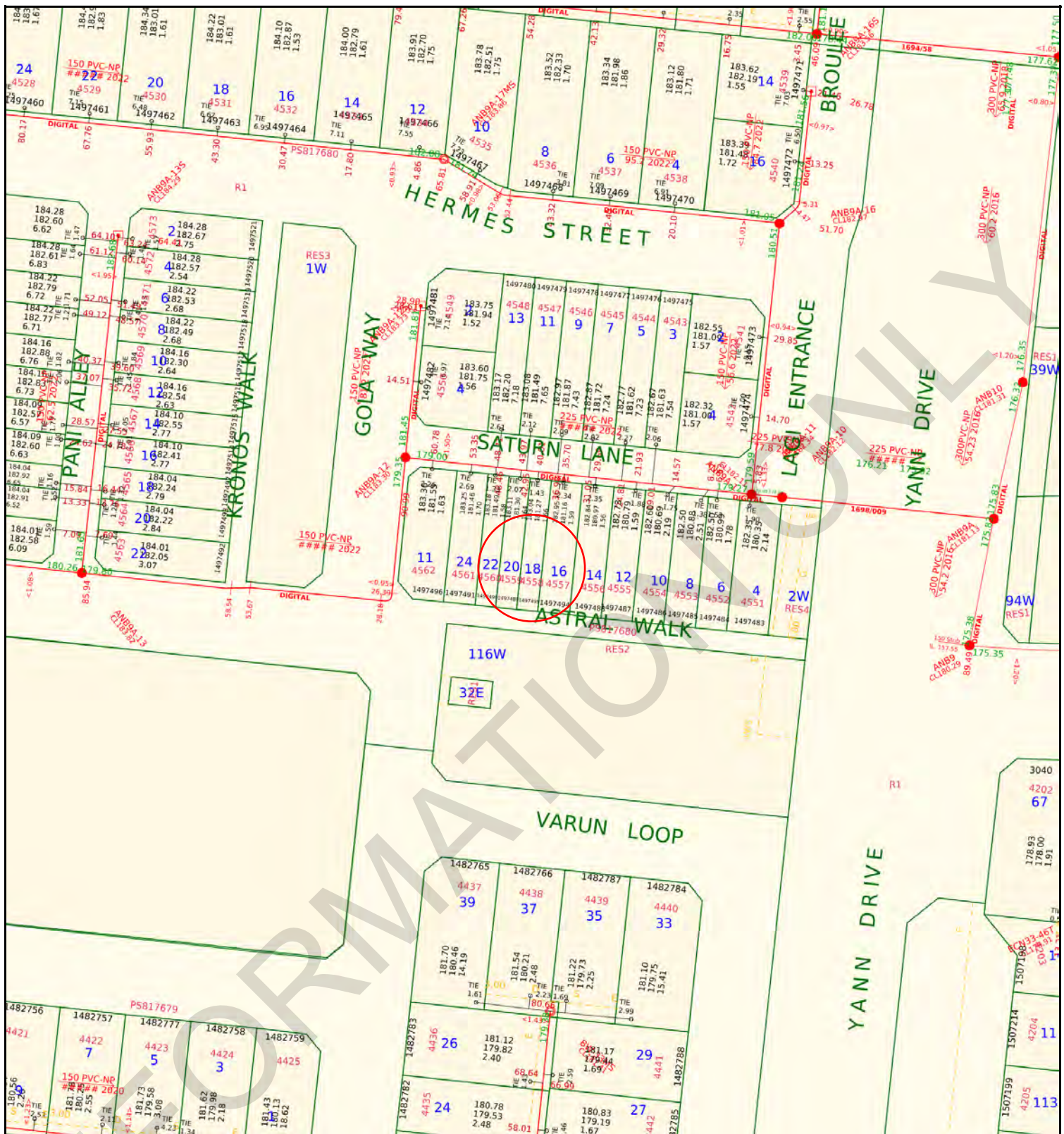
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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

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

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

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

















**Yarra Valley Water
Information Statement
Number: 30901391**

Address	18 ASTRAL WALK WOLLERT 3750
Date	20/11/2024
Scale	1:1000



Yarra Valley Water
ABN 93 066 902 501

Existing Title	 Access Point Number	 GLV2-42 MW Drainage Channel Centreline	
Proposed Title	 Sewer Manhole	 MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow	 MW Drainage Manhole	
Existing Sewer	 Sewer Offset	 <1.00> MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch		

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;

5th December 2022

Application ID: 570130

CONDITIONS OF CONNECTION

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

Approval Detail

Water

Required Services

Product	Qty
Relocate meters in Recycled area ONLY up to 600mm	1

Specific conditions affecting encumbrances on property:

Recycled Water

INFORMATION ONLY

Conditions of Connection Details

GENERAL

In these conditions the terms,

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

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

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

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.

It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

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

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

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

WATER

METER ASSEMBLIES & POSITIONING

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

Water meter assemblies:

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

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

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

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

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

REMOVAL OF WATER METERS

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

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

DAMAGED OR STOLEN METERS

If the builder/plumber damage a meter or meter assembly, it is the responsibility of the builder/plumber to rectify these assets back to the same condition as at time of installation by Yarra Valley Water.

- Failure to do so will result in Yarra Valley Water making the necessary amendments and recovering these costs from the property owner.
- Repeat offences may result in the services being plugged and re-booking fees will apply to have the services reinstated

Stolen meters are to be reported to Yarra Valley Water faults and emergencies:

- Call **13 2762** (24 hrs).
- Replacement of stolen meters can take up to 10 days. If replacement is required more

urgently, please advise the operator at the time of the call.

- Until the meter is replaced no connections between the supply and the dwelling are to be reinstated. No straight pieces or alternative connections are allowed to be installed.

Meter assemblies must adhere to Yarra Valley Water's metering technical drawings which can be found at www.yvw.com.au/help-advice/develop-build/plumbers/water-metering-and-servicing

RECYCLED WATER CONDITIONS

Supplementary Conditions of Connection for Class A Recycled Water

IMPORTANT NOTICE - MUST BE PASSED TO THE PLUMBER & PROPERTY OWNER

Checklist	√ or X
This property must be connected to recycled water	
All toilets to be connected to recycled water	
Recycled water external taps front & back to be provided	
Laundry (washing machine stop tap) to be connected to recycled water	
All pipework to be inspected by YVW www.yvw.com.au/rwinspection	
All recycled water pipework to be purple as per AS3500	
Meters have not been moved. Only YVW can move the meters	

Subdivisions will not be issued with Statement of Compliance until these recycled water conditions and any other conditions imposed by YVW have been met.

These conditions are issued under Section 145 of the *Water Act 1989* ("the Act") and are applicable to properties supplied with Class A recycled water. These conditions are additional to any other conditions issued in relation to water supply and sewerage works. **Penalties apply under the Act for breaches of these conditions.**

Recycled Water Supply

In addition to the drinking water supply, this property must be connected to the Class A recycled water supply system.

Until Class A recycled water becomes available in the recycled water pipes, the property will be supplied with drinking water only. Drinking water will be supplied through both the drinking water and the Class A recycled water systems.

Residents will be advised prior to the Class A recycled water supply becoming available.

INFORMATION ONLY

1. Breaching these Conditions

1.1. Yarra Valley Water may undertake follow up action under *the Act* for observed non-compliance to these conditions. Action may include:

- (a) Serving a Notice to the applicant or property owner under Sections 150/151 of *the Act*. If a Notice is not complied with Yarra Valley Water will carry out any works and take any other action necessary to remedy the contravention and recover reasonable costs from the person on whom the Notice was served
- (b) Discontinuation of supply without notice under Section 168 of *the Act*
- (c) Escalation to relevant authorities including the Victorian Building Authority (VBA)

2. Class A Recycled Water Agreement and Environment Improvement Plan (EIP) - Non-Residential only

2.1. For non-residential properties where Class A recycled water is available, upon:

- (a) connection of the property to the Class A recycled water supply system; or
- (b) change in the intended use of Class A recycled water at the property; and/or
- (c) change in the user (either property owner or tenant) of Class A recycled water at the property

the property owner must:

- (i) advise Yarra Valley Water of the intended use and the name of the user of Class A recycled water at the property to enable a risk assessment to be completed for approval of the use of Class A recycled water at the property; and
- (ii) where required by Yarra Valley Water, ensure the user of Class A recycled water at the property submits an EIP to Yarra Valley Water's satisfaction and enters into a Class A Recycled Water Agreement with Yarra Valley Water.

In the case of section 2.1(a), the requirements in section 2.1 must be met prior to Class A recycled water being connected to the property. In the case of section 2.1(b) and/or 2.1(c), Yarra Valley Water may cease supply of Class A recycled water to the property until the conditions of section 2.1 are met.

For further details, please email recycledwater@yvw.com.au.

3. Recycled Water Plumbing

3.1. Toilet cisterns

- (a) Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.
- (b) Non-Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply unless YVW has otherwise received and approved an application to the contrary.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.

3.2. Rainwater Tanks

- (a) Rainwater tanks may be used for outdoor taps, irrigation systems and flushing of toilets.
- (b) Backup supply to the rainwater tank is only to be provided via an automatic changeover device connected to the Class A recycled water supply. All pipework must be appropriately marked as "Recycled or Reclaimed Water – Do Not Drink" and taps must comply with the recycled water plumbing requirements.

3.3. External Taps – Residential

- (a) An external recycled water tap must be installed to service the **front** of the property:
 - (i) Yarra Valley Water supplies a purple recycled water riser and tap with removable tap handle and signage at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front purple recycled water tap with removable tap handle and signage for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (b) An external recycled water tap must be installed to service the rear of the property:

- (i) Taps to be located to service the rear external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
 - (ii) For single level unit developments, rear taps are to be installed per unit, or for the common property in a multi-level unit development.
- (c) All external recycled water taps must have the following features:
- (i) The whole body of the tap and handle must be coloured purple
 - (ii) Tap to be the jumper valve type
 - (iii) Tap handle must be the removable type
 - (iv) Standard thread on tap outlet for garden hose bib
 - (v) Tap inlet to have 5/8" right hand thread
- (d) An external drinking water tap must installed to service the **front** of the property
- (i) Yarra Valley Water supplies a drinking water riser and tap with atmospheric vacuum breaker at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front drinking water tap with atmospheric vacuum breaker for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**
- (f) Where prior approval has been sought to install meters in pits, it is the responsibility of the private plumber to provide front taps for the drinking and Class A recycled water supplies.

3.4. External Taps – Non-Residential

- (a) External recycled water taps may be installed to service the front and/or rear areas of the property.

- (b) All external recycled water taps must comply with the features detailed in section 3.3(c).
- (c) All external recycled water taps at the property must be fitted with a keyed tap lock or be installed in a secure location where the property is partially or wholly one of the following:
 - (i) an educational site including but not limited to schools and kindergartens;
 - (ii) a site to which the public have access;
 - (iii) a health care centre; or
 - (iv) a site that is likely to have children present.
- (d) At least one external drinking water tap must be provided to service the property.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**

3.5. Laundry Use

- (a) A recycled water washing machine tap must be installed in the laundry.
- (b) All recycled water washing machine tap kits must have the following features:
 - (i) For horizontal tap installations: recycled water washing machine tap to be installed on the right side of the cold water tap (hot, cold & then recycled water from left to right).
 - (ii) For vertical tap installations: recycled water washing machine tap to be installed beneath the cold water tap (hot, cold & then recycled water from top to bottom).
 - (iii) 5/8" Female threaded tap complete with purple handle and standard 3/4" outlet
 - (iv) 5/8" Male lugged elbow
 - (v) Cover Plate with laser etched regulatory prohibition hybrid sign complying with AS1319 stating "Recycled Water Do Not Drink"

3.6. Irrigation Systems

- (a) Irrigation systems connected to recycled water must be fitted with an approved master solenoid valve to ensure that main lines up to individual sprinkler station solenoid valves are not under constant pressure. The master solenoid should be located close to the meter assembly to reduce the length of pressurized irrigation piping.
- (b) An appropriate containment backflow prevention device is to be fitted and independently

tested.

- (c) You must ensure that recycled water runoff from the property to the stormwater is prevented.

3.7. Regulatory Prohibition Hybrid Signs

- (a) A recycled water regulatory prohibition hybrid sign with the words **"Recycled Water Do Not Drink"** and complying with AS1319 is to be installed within 150mm of each external recycled water tap outlet, above the tap.

4. Uses of Recycled Water

- 4.1. Below is a summary list. For a more detailed information or clarification on Class A acceptable use please contact Yarra Valley Water.
- 4.2. Properties which YVW require the site occupier to be on a Recycled Water Agreement are subject to the uses approved by YVW as stated in their Recycled Water Agreement.

USE OF CLASS A RECYCLED WATER	YES (✓) or NO (X)
Fire-fighting & fire protection systems (excluding sprinkler systems)	YES (✓)
Toilet / urinal flushing (excluding bidets)	YES (✓)
Laundry washing machines	YES (✓)
Vehicle washing	YES (✓)
Garden watering including vegetables	YES (✓)
Filling water features/ornamental ponds (not for swimming)	YES (✓)
Irrigation of public open space (e.g. parks, sports grounds)	YES (✓)
Irrigation of pasture & crops	YES (✓)
Livestock (excluding pigs)	YES (✓)
Cooling towers	YES (✓)
Industrial use: <ul style="list-style-type: none"> • Boiler feed water • Process water • Wash-down water • Dust suppression 	YES (✓)
Fire protection sprinkler systems	NO (X)
Drinking (humans or pigs)	NO (X)
Cooking or other kitchen purposes	NO (X)
Personal washing (baths, showers, basin, bidets)	NO (X)
Swimming pools or spas	NO (X)
Children's water toys	NO (X)
Evaporative coolers	NO (X)
Indoor household cleaning	NO (X)
Recreation involving water contact e.g. children playing under sprinklers	NO (X)

5. Plumbing Standards

5.1. All recycled water plumbing works are to be carried out in accordance with:

- (a) AS/NZS 3500
- (b) Water Metering & Servicing Guidelines (Water Authorities). A copy of these guidelines are available by visiting www.yvw.com.au
- (c) EPA Dual pipe water recycling schemes – health and environmental risk management (guidelines for environmental management)

6. Inspections For Recycled Water Plumbing Works

6.1. The plumber is required to register and book inspections via Yarra Valley Water's online booking system (www.yvw.com.au/rwinspection). Inspections are mandatory and required at the stages below:

(a) R1 – All below ground pipework prior to backfilling

- (i) For Houses and High Rise developments an R1 inspection must be done from the main meter to the building
- (ii) For Multi-Unit developments an R1 inspection must be done for the internal main between the main meter and the check meters. R1 inspections are then required for each unit from the check meter to each dwelling
- (iii) For larger, more complex developments multiple R1 inspections may be required to inspect all the below ground pipework in stages
- (iv) Irrigation Systems require inspection of all below ground pipework

(b) R2 – All internal pipework prior to plastering

- (i) For High-Rise developments separate R2 inspections must be booked for the common pipework on each floor servicing each dwelling

(c) R3– Commissioning prior to occupancy

- (i) The site must have passed the R1 and R2 inspections before the R3 can be done
- (ii) All tap-ware and plumbing fixtures must be fitted and operational
- (iii) Properties must not be occupied before passing the R3 inspection

- (iv) Irrigation systems must be commissioned prior to lodgement of the Compliance Certificate

For inspection related enquiries:

Email: rwplumbinginspection@yvw.com.au

Phone: 9872 2518

- 6.2. The deadline for booking R1 and R2 inspections is 3pm Monday to Friday
- 6.3. R3 inspections require two (2) business days' notice of the required inspection date
- 6.4. Inspections will take place Monday to Friday only. Inspections are not available on weekends or public holidays. Inspection times are 7.30am to 3pm.
- 6.5. R1 and R2 inspections can be booked consecutively for the same booking date only if they are both ready for inspection
- 6.6. R2 inspections can only be booked on metered properties or where a test bucket has been used to pressurise the pipework
- 6.7. For R3 inspections the plumber will be contacted by the next business day to confirm the inspection time
- 6.8. Safe access to the site must be provided for inspections to take place
- 6.9. Failure to book inspections will result in penalties. Refer Section 1.
- 6.10. A PIC Consent Number is required for every property/residence being booked for inspections. Contact Yarra Valley Water if you do not have a PIC number for every property/residence being inspected:
 - (a) For unit developments a Stage 1 (R1) inspection is also required from the main meter to the check meters, therefore a PIC Consent Number is also required for the main to check inspection.
- 6.11. Straight bridging pieces where a meter is missing are not acceptable due to the risk of backflow contamination:
 - (a) Properties using a straight piece will not pass these inspections.
- 6.12. Yarra Valley Water will only carry out the required inspections in so far as they relate to the Conditions of Connection issued for new developments connecting to recycled water. Inspections will be carried out in accordance with the EPA Guidelines and a Risk Based Approach. Yarra Valley Water will not be certifying or approving plumbing works in terms of quality and will not be liable for any poor workmanship carried out by the plumber.

7. Temporary Cross Connections

- 7.1. Where pressure testing of pipework installed for the provision of Class A Recycled Water requires a temporary interconnection with the drinking water supply plumbing, such interconnection is to be above ground and clearly visible.
- 7.2. This interconnection is to be removed by the private plumber at the time of the commissioning inspection.

8. Tappings

- 8.1. The drinking water property service pipe is to be PE pipe and must be water marked.
- 8.2. The Class A Recycled Water property service pipe is to be solid jacketed purple PE pipe and must be water marked:
 - (a) PE pipe must not form any part of the water meter assembly.
- 8.3. **In the case of short side installations** the recycled water service pipe is to be laid on the left of the drinking water property service pipe (when facing the property) and maintain 300mm separation.
- 8.4. **In the case of long side installations** the same conduit for the drinking water property service may be utilised for the recycled water, however the 300mm separation is to be maintained on both the upstream and downstream ends of the conduit.

9. Locking Device

- 9.1. All recycled water meters will be installed with a locking device at the time of the tapping.
- 9.2. The locking device can only be removed by Yarra Valley Water when the property is commissioned, passing the R3 inspection:
 - (a) If the locking device is removed prior to commissioning, this will be considered a breach of these Conditions and Section 288 of *the Act*. The locking device will be re-fitted and follow up will occur under *the Act*.

10. Meter Assemblies & Positioning

- 10.1. Recycled water meters are to be positioned to the left of the drinking water meter assembly.
- 10.2. Recycled water meters and the meter assembly including inlet and outlet pipework must be purple.

10.3. Meters in recycled water areas can only be moved by Yarra Valley Water.

- (a) An application must be made online via easyACCESS to move the meter/s.
- (b) Yarra Valley Water can move meters up to 600mm from their original tapping location:
 - (i) 20mm and 25mm meters **are moved for free**
 - (ii) 32mm and above incur costs
- (c) Meters which need to be moved >600mm need to be plugged and re-tapped and the relevant fees paid.
- (d) Any meters which have been illegally moved are in breach of these Conditions and Section 288 of *the Act*. Yarra Valley Water will take the necessary action required to rectify the meters and recover any costs in doing so from the applicant or property owner as required. Rectification may include disconnection of services, relocating meters back to their original position, or if this is not possible plugging and re-tapping to a new location.

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

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

10.6. Any 25mm installation must be fitted with a right-angle ball valve.

10.7. Minimum separation between meters as follows:

- (a) 20mm to 25mm meters – 250mm minimum clearance between meters
- (b) 32mm and above – 150mm minimum clearance between meters
- (c) For recycled and potable meters – minimum 300mm minimum clearance between the recycled and potable meters

11. Stolen Meters

11.1. Until the meter is replaced no connections between the supply and the dwelling are to be reinstated at the property. No straight pieces or alternative connections are allowed to be installed unless fitted by Yarra Valley Water's maintenance contractor.

11.2. Stolen meters must be reported by calling Yarra Valley Water on **1300 304 688**.

12. Owner's Responsibility

12.1. It is the owner/s (or for non-residential properties with a Recycled Water Agreement, the site occupier/s) responsibility to carry out the following:

- (a) Educate children and visitors to the property about the permitted uses of Class A recycled water
- (b) Remove the handle from the recycled water taps when not in use
- (c) Ensure that all recycled water regulatory prohibition hybrid signs are visible and legible at all times

12.2. For Irrigation Systems:

- (a) Until Class A Recycled Water is available (i.e. charged through the recycled water main), irrigation systems time of operation must comply with current Government water restriction requirements
- (b) Annual testing of the backflow prevention device is required to ensure the device is operating correctly
- (c) Signage must be produced at the owner's expense and displayed prominently within 150mm of all recycled water outlets. These signs should comply with AS1319 and should contain the wording: "Recycled Water Do Not Drink".

12.3. The conditions detailed in this document are binding on subsequent owners.

AMENDMENTS

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

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

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

INDEMNITY

You must indemnify Yarra Valley Water against:

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

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

You must pay us any costs we reasonably incur in:

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

INFORMATION ONLY

12th October 2022

Application ID: 563717

CONDITIONS OF CONNECTION

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

Approval Detail

Water

Required Services

Product	Qty
20mm Potable Pressure Limiting Valve (PLV)	1
20mm Recycled Pressure Limiting Valve (PLV)	1
New Estate Connect-Combo DW & RW (incl meters w/lock)	1
Recycled Water Audit Fee (Includes GST)	1

Specific conditions affecting encumbrances on property:

Recycled Water

Conditions of Connection Details

GENERAL

In these conditions the terms,

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

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

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

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.

It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

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

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

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

WATER

General water supply(s) are to be installed as referenced in the table of approval details of this document as required services. The table includes water main and connection details. In a mandated recycled water area recycling connections also apply and are referenced in the same table.

The pressure in this area is above 500kPa or will increase above 500kPa in the future for the potable water connection. A Pressure Limiting Valve (PLV) must be fitted by the Licensed Plumber at the time

of connection.

The pressure in this area is above 500kPa or will increase above 500kPa in the future for the recycled water connection. A Pressure Limiting Valve (PLV) must be fitted by the Licensed Plumber at the time of connection.

For 20mm and 25mm services and all services where a manifold is to be installed, the service pipe, including a meter assembly with a temporary spacer pipe and any relevant backflow device must be installed by the plumber, prior to the time of the tapping or meter installation. Meters are installed by Yarra Valley Waters plumbing contractor. For 32mm and larger services, the meter will be delivered to you and must be installed on the property prior to the tapping. The service pipe must also be installed prior to the tapping. All manifolds are to be located below ground and must be left exposed for Yarra Valley Water's plumbing contractor to inspect prior to installation of the meters. Failure to comply will result in the tapping being cancelled. A rebooking fee will be applicable when rebooking the tapping.

All tapplings, pluggings and metering products can be arranged using easyACCESS. Work must be carried out in accordance with the Water Metering & Servicing Guidelines (see our website). Once all fees have been paid and you are ready to book your plumbing products, please contact Yarra Valley Waters contractor Mondo on 1300 735 328. A phone call is not required if products are New Estate Connections or Combo Drinking Water & Recycled Water. Please allow a minimum of 10 business days' notice when contacting Mondo.

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

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

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

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

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

Yarra Valley Waters plumbing contractor can be contacted on 1300 735 328

The dry tapping will be completed within 4 working days of your booking. Please note that if the location of the dry tapping is not suitable, a plug and retap will be required and a fee will apply. Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 735 328. If you wish to cancel the booking you will need to contact Yarra Valley Water (if applicable) to seek a refund. A cancellation fee may apply.

METER ASSEMBLIES & POSITIONING

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

Water meter assemblies:

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

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

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

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

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

REMOVAL OF WATER METERS

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

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

DAMAGED OR STOLEN METERS

If the builder/plumber damage a meter or meter assembly, it is the responsibility of the builder/plumber to rectify these assets back to the same condition as at time of installation by Yarra Valley Water.

- Failure to do so will result in Yarra Valley Water making the necessary amendments and recovering these costs from the property owner.
- Repeat offences may result in the services being plugged and re-booking fees will apply to have the services reinstated

Stolen meters are to be reported to Yarra Valley Water faults and emergencies:

- Call **13 2762** (24 hrs).
- Replacement of stolen meters can take up to 10 days. If replacement is required more urgently, please advise the operator at the time of the call.
- Until the meter is replaced no connections between the supply and the dwelling are to be reinstated. No straight pieces or alternative connections are allowed to be installed.

RECYCLED WATER CONDITIONS

Supplementary Conditions of Connection for Class A Recycled Water

IMPORTANT NOTICE - MUST BE PASSED TO THE PLUMBER & PROPERTY OWNER

Checklist	√ or X
This property must be connected to recycled water	
All toilets to be connected to recycled water	
Recycled water external taps front & back to be provided	
Laundry (washing machine stop tap) to be connected to recycled water	
All pipework to be inspected by YVW www.yvw.com.au/rwinspection	
All recycled water pipework to be purple as per AS3500	
Meters have not been moved. Only YVW can move the meters	

Subdivisions will not be issued with Statement of Compliance until these recycled water conditions and any other conditions imposed by YVW have been met.

These conditions are issued under Section 145 of the *Water Act 1989* ("the Act") and are applicable to properties supplied with Class A recycled water. These conditions are additional to any other conditions issued in relation to water supply and sewerage works. **Penalties apply under the Act for breaches of these conditions.**

Recycled Water Supply

In addition to the drinking water supply, this property must be connected to the Class A recycled water supply system.

Until Class A recycled water becomes available in the recycled water pipes, the property will be supplied with drinking water only. Drinking water will be supplied through both the drinking water and the Class A recycled water systems.

Residents will be advised prior to the Class A recycled water supply becoming available.

INFORMATION ONLY

1. Breaching these Conditions

1.1. Yarra Valley Water may undertake follow up action under *the Act* for observed non-compliance to these conditions. Action may include:

- (a) Serving a Notice to the applicant or property owner under Sections 150/151 of *the Act*. If a Notice is not complied with Yarra Valley Water will carry out any works and take any other action necessary to remedy the contravention and recover reasonable costs from the person on whom the Notice was served
- (b) Discontinuation of supply without notice under Section 168 of *the Act*
- (c) Escalation to relevant authorities including the Victorian Building Authority (VBA)

2. Class A Recycled Water Agreement and Environment Improvement Plan (EIP) - Non-Residential only

2.1. For non-residential properties where Class A recycled water is available, upon:

- (a) connection of the property to the Class A recycled water supply system; or
- (b) change in the intended use of Class A recycled water at the property; and/or
- (c) change in the user (either property owner or tenant) of Class A recycled water at the property

the property owner must:

- (i) advise Yarra Valley Water of the intended use and the name of the user of Class A recycled water at the property to enable a risk assessment to be completed for approval of the use of Class A recycled water at the property; and
- (ii) where required by Yarra Valley Water, ensure the user of Class A recycled water at the property submits an EIP to Yarra Valley Water's satisfaction and enters into a Class A Recycled Water Agreement with Yarra Valley Water.

In the case of section 2.1(a), the requirements in section 2.1 must be met prior to Class A recycled water being connected to the property. In the case of section 2.1(b) and/or 2.1(c), Yarra Valley Water may cease supply of Class A recycled water to the property until the conditions of section 2.1 are met.

For further details, please email recycledwater@yvw.com.au.

3. Recycled Water Plumbing

3.1. Toilet cisterns

- (a) Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.
- (b) Non-Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply unless YVW has otherwise received and approved an application to the contrary.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.

3.2. Rainwater Tanks

- (a) Rainwater tanks may be used for outdoor taps, irrigation systems and flushing of toilets.
- (b) Backup supply to the rainwater tank is only to be provided via an automatic changeover device connected to the Class A recycled water supply. All pipework must be appropriately marked as "Recycled or Reclaimed Water – Do Not Drink" and taps must comply with the recycled water plumbing requirements.

3.3. External Taps – Residential

- (a) An external recycled water tap must be installed to service the **front** of the property:
 - (i) Yarra Valley Water supplies a purple recycled water riser and tap with removable tap handle and signage at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front purple recycled water tap with removable tap handle and signage for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (b) An external recycled water tap must be installed to service the rear of the property:

- (i) Taps to be located to service the rear external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
 - (ii) For single level unit developments, rear taps are to be installed per unit, or for the common property in a multi-level unit development.
- (c) All external recycled water taps must have the following features:
- (i) The whole body of the tap and handle must be coloured purple
 - (ii) Tap to be the jumper valve type
 - (iii) Tap handle must be the removable type
 - (iv) Standard thread on tap outlet for garden hose bib
 - (v) Tap inlet to have 5/8" right hand thread
- (d) An external drinking water tap must installed to service the **front** of the property
- (i) Yarra Valley Water supplies a drinking water riser and tap with atmospheric vacuum breaker at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front drinking water tap with atmospheric vacuum breaker for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**
- (f) Where prior approval has been sought to install meters in pits, it is the responsibility of the private plumber to provide front taps for the drinking and Class A recycled water supplies.

3.4. External Taps – Non-Residential

- (a) External recycled water taps may be installed to service the front and/or rear areas of the property.

- (b) All external recycled water taps must comply with the features detailed in section 3.3(c).
- (c) All external recycled water taps at the property must be fitted with a keyed tap lock or be installed in a secure location where the property is partially or wholly one of the following:
 - (i) an educational site including but not limited to schools and kindergartens;
 - (ii) a site to which the public have access;
 - (iii) a health care centre; or
 - (iv) a site that is likely to have children present.
- (d) At least one external drinking water tap must be provided to service the property.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**

3.5. Laundry Use

- (a) A recycled water washing machine tap must be installed in the laundry.
- (b) All recycled water washing machine tap kits must have the following features:
 - (i) For horizontal tap installations: recycled water washing machine tap to be installed on the right side of the cold water tap (hot, cold & then recycled water from left to right).
 - (ii) For vertical tap installations: recycled water washing machine tap to be installed beneath the cold water tap (hot, cold & then recycled water from top to bottom).
 - (iii) 5/8" Female threaded tap complete with purple handle and standard 3/4" outlet
 - (iv) 5/8" Male lugged elbow
 - (v) Cover Plate with laser etched regulatory prohibition hybrid sign complying with AS1319 stating "Recycled Water Do Not Drink"

3.6. Irrigation Systems

- (a) Irrigation systems connected to recycled water must be fitted with an approved master solenoid valve to ensure that main lines up to individual sprinkler station solenoid valves are not under constant pressure. The master solenoid should be located close to the meter assembly to reduce the length of pressurized irrigation piping.
- (b) An appropriate containment backflow prevention device is to be fitted and independently

tested.

- (c) You must ensure that recycled water runoff from the property to the stormwater is prevented.

3.7. Regulatory Prohibition Hybrid Signs

- (a) A recycled water regulatory prohibition hybrid sign with the words **"Recycled Water Do Not Drink"** and complying with AS1319 is to be installed within 150mm of each external recycled water tap outlet, above the tap.

4. Uses of Recycled Water

- 4.1. Below is a summary list. For a more detailed information or clarification on Class A acceptable use please contact Yarra Valley Water.
- 4.2. Properties which YVW require the site occupier to be on a Recycled Water Agreement are subject to the uses approved by YVW as stated in their Recycled Water Agreement.

USE OF CLASS A RECYCLED WATER	YES (✓) or NO (X)
Fire-fighting & fire protection systems (excluding sprinkler systems)	YES (✓)
Toilet / urinal flushing (excluding bidets)	YES (✓)
Laundry washing machines	YES (✓)
Vehicle washing	YES (✓)
Garden watering including vegetables	YES (✓)
Filling water features/ornamental ponds (not for swimming)	YES (✓)
Irrigation of public open space (e.g. parks, sports grounds)	YES (✓)
Irrigation of pasture & crops	YES (✓)
Livestock (excluding pigs)	YES (✓)
Cooling towers	YES (✓)
Industrial use: <ul style="list-style-type: none"> • Boiler feed water • Process water • Wash-down water • Dust suppression 	YES (✓)
Fire protection sprinkler systems	NO (X)
Drinking (humans or pigs)	NO (X)
Cooking or other kitchen purposes	NO (X)
Personal washing (baths, showers, basin, bidets)	NO (X)
Swimming pools or spas	NO (X)
Children's water toys	NO (X)
Evaporative coolers	NO (X)
Indoor household cleaning	NO (X)
Recreation involving water contact e.g. children playing under sprinklers	NO (X)

5. Plumbing Standards

5.1. All recycled water plumbing works are to be carried out in accordance with:

- (a) AS/NZS 3500
- (b) Water Metering & Servicing Guidelines (Water Authorities). A copy of these guidelines are available by visiting www.yvw.com.au
- (c) EPA Dual pipe water recycling schemes – health and environmental risk management (guidelines for environmental management)

6. Inspections For Recycled Water Plumbing Works

6.1. The plumber is required to register and book inspections via Yarra Valley Water's online booking system (www.yvw.com.au/rwinspection). Inspections are mandatory and required at the stages below:

(a) R1 – All below ground pipework prior to backfilling

- (i) For Houses and High Rise developments an R1 inspection must be done from the main meter to the building
- (ii) For Multi-Unit developments an R1 inspection must be done for the internal main between the main meter and the check meters. R1 inspections are then required for each unit from the check meter to each dwelling
- (iii) For larger, more complex developments multiple R1 inspections may be required to inspect all the below ground pipework in stages
- (iv) Irrigation Systems require inspection of all below ground pipework

(b) R2 – All internal pipework prior to plastering

- (i) For High-Rise developments separate R2 inspections must be booked for the common pipework on each floor servicing each dwelling

(c) R3– Commissioning prior to occupancy

- (i) The site must have passed the R1 and R2 inspections before the R3 can be done
- (ii) All tap-ware and plumbing fixtures must be fitted and operational
- (iii) Properties must not be occupied before passing the R3 inspection

- (iv) Irrigation systems must be commissioned prior to lodgement of the Compliance Certificate

For inspection related enquiries:

Email: rwplumbinginspection@yvw.com.au

Phone: 9872 2518

- 6.2. The deadline for booking R1 and R2 inspections is 3pm Monday to Friday
- 6.3. R3 inspections require two (2) business days' notice of the required inspection date
- 6.4. Inspections will take place Monday to Friday only. Inspections are not available on weekends or public holidays. Inspection times are 7.30am to 3pm.
- 6.5. R1 and R2 inspections can be booked consecutively for the same booking date only if they are both ready for inspection
- 6.6. R2 inspections can only be booked on metered properties or where a test bucket has been used to pressurise the pipework
- 6.7. For R3 inspections the plumber will be contacted by the next business day to confirm the inspection time
- 6.8. Safe access to the site must be provided for inspections to take place
- 6.9. Failure to book inspections will result in penalties. Refer Section 1.
- 6.10. A PIC Consent Number is required for every property/residence being booked for inspections. Contact Yarra Valley Water if you do not have a PIC number for every property/residence being inspected:
 - (a) For unit developments a Stage 1 (R1) inspection is also required from the main meter to the check meters, therefore a PIC Consent Number is also required for the main to check inspection.
- 6.11. Straight bridging pieces where a meter is missing are not acceptable due to the risk of backflow contamination:
 - (a) Properties using a straight piece will not pass these inspections.
- 6.12. Yarra Valley Water will only carry out the required inspections in so far as they relate to the Conditions of Connection issued for new developments connecting to recycled water. Inspections will be carried out in accordance with the EPA Guidelines and a Risk Based Approach. Yarra Valley Water will not be certifying or approving plumbing works in terms of quality and will not be liable for any poor workmanship carried out by the plumber.

7. Temporary Cross Connections

- 7.1. Where pressure testing of pipework installed for the provision of Class A Recycled Water requires a temporary interconnection with the drinking water supply plumbing, such interconnection is to be above ground and clearly visible.
- 7.2. This interconnection is to be removed by the private plumber at the time of the commissioning inspection.

8. Tappings

- 8.1. The drinking water property service pipe is to be PE pipe and must be water marked.
- 8.2. The Class A Recycled Water property service pipe is to be solid jacketed purple PE pipe and must be water marked:
 - (a) PE pipe must not form any part of the water meter assembly.
- 8.3. **In the case of short side installations** the recycled water service pipe is to be laid on the left of the drinking water property service pipe (when facing the property) and maintain 300mm separation.
- 8.4. **In the case of long side installations** the same conduit for the drinking water property service may be utilised for the recycled water, however the 300mm separation is to be maintained on both the upstream and downstream ends of the conduit.

9. Locking Device

- 9.1. All recycled water meters will be installed with a locking device at the time of the tapping.
- 9.2. The locking device can only be removed by Yarra Valley Water when the property is commissioned, passing the R3 inspection:
 - (a) If the locking device is removed prior to commissioning, this will be considered a breach of these Conditions and Section 288 of *the Act*. The locking device will be re-fitted and follow up will occur under *the Act*.

10. Meter Assemblies & Positioning

- 10.1. Recycled water meters are to be positioned to the left of the drinking water meter assembly.
- 10.2. Recycled water meters and the meter assembly including inlet and outlet pipework must be purple.

10.3. Meters in recycled water areas can only be moved by Yarra Valley Water.

- (a) An application must be made online via easyACCESS to move the meter/s.
- (b) Yarra Valley Water can move meters up to 600mm from their original tapping location:
 - (i) 20mm and 25mm meters **are moved for free**
 - (ii) 32mm and above incur costs
- (c) Meters which need to be moved >600mm need to be plugged and re-tapped and the relevant fees paid.
- (d) Any meters which have been illegally moved are in breach of these Conditions and Section 288 of *the Act*. Yarra Valley Water will take the necessary action required to rectify the meters and recover any costs in doing so from the applicant or property owner as required. Rectification may include disconnection of services, relocating meters back to their original position, or if this is not possible plugging and re-tapping to a new location.

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

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

10.6. Any 25mm installation must be fitted with a right-angle ball valve.

10.7. Minimum separation between meters as follows:

- (a) 20mm to 25mm meters – 250mm minimum clearance between meters
- (b) 32mm and above – 150mm minimum clearance between meters
- (c) For recycled and potable meters – minimum 300mm minimum clearance between the recycled and potable meters

11. Stolen Meters

11.1. Until the meter is replaced no connections between the supply and the dwelling are to be reinstated at the property. No straight pieces or alternative connections are allowed to be installed unless fitted by Yarra Valley Water's maintenance contractor.

11.2. Stolen meters must be reported by calling Yarra Valley Water on **1300 304 688**.

12. Owner's Responsibility

12.1. It is the owner/s (or for non-residential properties with a Recycled Water Agreement, the site occupier/s) responsibility to carry out the following:

- (a) Educate children and visitors to the property about the permitted uses of Class A recycled water
- (b) Remove the handle from the recycled water taps when not in use
- (c) Ensure that all recycled water regulatory prohibition hybrid signs are visible and legible at all times

12.2. For Irrigation Systems:

- (a) Until Class A Recycled Water is available (i.e. charged through the recycled water main), irrigation systems time of operation must comply with current Government water restriction requirements
- (b) Annual testing of the backflow prevention device is required to ensure the device is operating correctly
- (c) Signage must be produced at the owner's expense and displayed prominently within 150mm of all recycled water outlets. These signs should comply with AS1319 and should contain the wording: "Recycled Water Do Not Drink".

12.3. The conditions detailed in this document are binding on subsequent owners.

AMENDMENTS

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

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

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

INDEMNITY

You must indemnify Yarra Valley Water against:

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

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

You must pay us any costs we reasonably incur in:

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

INFORMATION ONLY

10th October 2022

Application ID: 563444

CONDITIONS OF CONNECTION

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

Approval Detail

Sewer

Connection Or Disconnection Details

Sewer Connection Description	PSP Number
Sewer Connection	1497495

Specific conditions affecting encumbrances on property:

Recycled Water

INFORMATION ONLY

Conditions of Connection Details

GENERAL

In these conditions the terms,

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

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

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

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.

It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

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

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

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

WATER

RECYCLED WATER CONDITIONS

Supplementary Conditions of Connection for Class A Recycled Water

IMPORTANT NOTICE - MUST BE PASSED TO THE PLUMBER & PROPERTY OWNER

Checklist	√ or X
This property must be connected to recycled water	
All toilets to be connected to recycled water	
Recycled water external taps front & back to be provided	
Laundry (washing machine stop tap) to be connected to recycled water	
All pipework to be inspected by YVW www.yvw.com.au/rwinspection	
All recycled water pipework to be purple as per AS3500	
Meters have not been moved. Only YVW can move the meters	

Subdivisions will not be issued with Statement of Compliance until these recycled water conditions and any other conditions imposed by YVW have been met.

These conditions are issued under Section 145 of the *Water Act 1989* ("the Act") and are applicable to properties supplied with Class A recycled water. These conditions are additional to any other conditions issued in relation to water supply and sewerage works. **Penalties apply under the Act for breaches of these conditions.**

Recycled Water Supply

In addition to the drinking water supply, this property must be connected to the Class A recycled water supply system.

Until Class A recycled water becomes available in the recycled water pipes, the property will be supplied with drinking water only. Drinking water will be supplied through both the drinking water and the Class A recycled water systems.

Residents will be advised prior to the Class A recycled water supply becoming available.

1. Breaching these Conditions

1.1. Yarra Valley Water may undertake follow up action under *the Act* for observed non-compliance to these conditions. Action may include:

- (a) Serving a Notice to the applicant or property owner under Sections 150/151 of *the Act*. If a Notice is not complied with Yarra Valley Water will carry out any works and take any other action necessary to remedy the contravention and recover reasonable costs from the person on whom the Notice was served
- (b) Discontinuation of supply without notice under Section 168 of *the Act*
- (c) Escalation to relevant authorities including the Victorian Building Authority (VBA)

2. Class A Recycled Water Agreement and Environment Improvement Plan (EIP) - Non-Residential only

2.1. For non-residential properties where Class A recycled water is available, upon:

- (a) connection of the property to the Class A recycled water supply system; or
- (b) change in the intended use of Class A recycled water at the property; and/or
- (c) change in the user (either property owner or tenant) of Class A recycled water at the property

the property owner must:

- (i) advise Yarra Valley Water of the intended use and the name of the user of Class A recycled water at the property to enable a risk assessment to be completed for approval of the use of Class A recycled water at the property; and
- (ii) where required by Yarra Valley Water, ensure the user of Class A recycled water at the property submits an EIP to Yarra Valley Water's satisfaction and enters into a Class A Recycled Water Agreement with Yarra Valley Water.

In the case of section 2.1(a), the requirements in section 2.1 must be met prior to Class A recycled water being connected to the property. In the case of section 2.1(b) and/or 2.1(c), Yarra Valley Water may cease supply of Class A recycled water to the property until the conditions of section 2.1 are met.

For further details, please email recycledwater@yvw.com.au.

3. Recycled Water Plumbing

3.1. Toilet cisterns

- (a) Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.
- (b) Non-Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply unless YVW has otherwise received and approved an application to the contrary.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.

3.2. Rainwater Tanks

- (a) Rainwater tanks may be used for outdoor taps, irrigation systems and flushing of toilets.
- (b) Backup supply to the rainwater tank is only to be provided via an automatic changeover device connected to the Class A recycled water supply. All pipework must be appropriately marked as "Recycled or Reclaimed Water – Do Not Drink" and taps must comply with the recycled water plumbing requirements.

3.3. External Taps – Residential

- (a) An external recycled water tap must be installed to service the **front** of the property:
 - (i) Yarra Valley Water supplies a purple recycled water riser and tap with removable tap handle and signage at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front purple recycled water tap with removable tap handle and signage for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (b) An external recycled water tap must be installed to service the rear of the property:

- (i) Taps to be located to service the rear external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
 - (ii) For single level unit developments, rear taps are to be installed per unit, or for the common property in a multi-level unit development.
- (c) All external recycled water taps must have the following features:
- (i) The whole body of the tap and handle must be coloured purple
 - (ii) Tap to be the jumper valve type
 - (iii) Tap handle must be the removable type
 - (iv) Standard thread on tap outlet for garden hose bib
 - (v) Tap inlet to have 5/8" right hand thread
- (d) An external drinking water tap must installed to service the **front** of the property
- (i) Yarra Valley Water supplies a drinking water riser and tap with atmospheric vacuum breaker at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front drinking water tap with atmospheric vacuum breaker for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**
- (f) Where prior approval has been sought to install meters in pits, it is the responsibility of the private plumber to provide front taps for the drinking and Class A recycled water supplies.

3.4. External Taps – Non-Residential

- (a) External recycled water taps may be installed to service the front and/or rear areas of the property.

- (b) All external recycled water taps must comply with the features detailed in section 3.3(c).
- (c) All external recycled water taps at the property must be fitted with a keyed tap lock or be installed in a secure location where the property is partially or wholly one of the following:
 - (i) an educational site including but not limited to schools and kindergartens;
 - (ii) a site to which the public have access;
 - (iii) a health care centre; or
 - (iv) a site that is likely to have children present.
- (d) At least one external drinking water tap must be provided to service the property.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**

3.5. Laundry Use

- (a) A recycled water washing machine tap must be installed in the laundry.
- (b) All recycled water washing machine tap kits must have the following features:
 - (i) For horizontal tap installations: recycled water washing machine tap to be installed on the right side of the cold water tap (hot, cold & then recycled water from left to right).
 - (ii) For vertical tap installations: recycled water washing machine tap to be installed beneath the cold water tap (hot, cold & then recycled water from top to bottom).
 - (iii) 5/8" Female threaded tap complete with purple handle and standard 3/4" outlet
 - (iv) 5/8" Male lugged elbow
 - (v) Cover Plate with laser etched regulatory prohibition hybrid sign complying with AS1319 stating "Recycled Water Do Not Drink"

3.6. Irrigation Systems

- (a) Irrigation systems connected to recycled water must be fitted with an approved master solenoid valve to ensure that main lines up to individual sprinkler station solenoid valves are not under constant pressure. The master solenoid should be located close to the meter assembly to reduce the length of pressurized irrigation piping.
- (b) An appropriate containment backflow prevention device is to be fitted and independently

tested.

- (c) You must ensure that recycled water runoff from the property to the stormwater is prevented.

3.7. Regulatory Prohibition Hybrid Signs

- (a) A recycled water regulatory prohibition hybrid sign with the words **"Recycled Water Do Not Drink"** and complying with AS1319 is to be installed within 150mm of each external recycled water tap outlet, above the tap.

4. Uses of Recycled Water

- 4.1. Below is a summary list. For a more detailed information or clarification on Class A acceptable use please contact Yarra Valley Water.
- 4.2. Properties which YVW require the site occupier to be on a Recycled Water Agreement are subject to the uses approved by YVW as stated in their Recycled Water Agreement.

USE OF CLASS A RECYCLED WATER	YES (✓) or NO (X)
Fire-fighting & fire protection systems (excluding sprinkler systems)	YES (✓)
Toilet / urinal flushing (excluding bidets)	YES (✓)
Laundry washing machines	YES (✓)
Vehicle washing	YES (✓)
Garden watering including vegetables	YES (✓)
Filling water features/ornamental ponds (not for swimming)	YES (✓)
Irrigation of public open space (e.g. parks, sports grounds)	YES (✓)
Irrigation of pasture & crops	YES (✓)
Livestock (excluding pigs)	YES (✓)
Cooling towers	YES (✓)
Industrial use: <ul style="list-style-type: none"> • Boiler feed water • Process water • Wash-down water • Dust suppression 	YES (✓)
Fire protection sprinkler systems	NO (X)
Drinking (humans or pigs)	NO (X)
Cooking or other kitchen purposes	NO (X)
Personal washing (baths, showers, basin, bidets)	NO (X)
Swimming pools or spas	NO (X)
Children's water toys	NO (X)
Evaporative coolers	NO (X)
Indoor household cleaning	NO (X)
Recreation involving water contact e.g. children playing under sprinklers	NO (X)

5. Plumbing Standards

5.1. All recycled water plumbing works are to be carried out in accordance with:

- (a) AS/NZS 3500
- (b) Water Metering & Servicing Guidelines (Water Authorities). A copy of these guidelines are available by visiting www.yvw.com.au
- (c) EPA Dual pipe water recycling schemes – health and environmental risk management (guidelines for environmental management)

6. Inspections For Recycled Water Plumbing Works

6.1. The plumber is required to register and book inspections via Yarra Valley Water's online booking system (www.yvw.com.au/rwinspection). Inspections are mandatory and required at the stages below:

(a) R1 – All below ground pipework prior to backfilling

- (i) For Houses and High Rise developments an R1 inspection must be done from the main meter to the building
- (ii) For Multi-Unit developments an R1 inspection must be done for the internal main between the main meter and the check meters. R1 inspections are then required for each unit from the check meter to each dwelling
- (iii) For larger, more complex developments multiple R1 inspections may be required to inspect all the below ground pipework in stages
- (iv) Irrigation Systems require inspection of all below ground pipework

(b) R2 – All internal pipework prior to plastering

- (i) For High-Rise developments separate R2 inspections must be booked for the common pipework on each floor servicing each dwelling

(c) R3– Commissioning prior to occupancy

- (i) The site must have passed the R1 and R2 inspections before the R3 can be done
- (ii) All tap-ware and plumbing fixtures must be fitted and operational
- (iii) Properties must not be occupied before passing the R3 inspection

- (iv) Irrigation systems must be commissioned prior to lodgement of the Compliance Certificate

For inspection related enquiries:

Email: rwplumbinginspection@yvw.com.au

Phone: 9872 2518

- 6.2. The deadline for booking R1 and R2 inspections is 3pm Monday to Friday
- 6.3. R3 inspections require two (2) business days' notice of the required inspection date
- 6.4. Inspections will take place Monday to Friday only. Inspections are not available on weekends or public holidays. Inspection times are 7.30am to 3pm.
- 6.5. R1 and R2 inspections can be booked consecutively for the same booking date only if they are both ready for inspection
- 6.6. R2 inspections can only be booked on metered properties or where a test bucket has been used to pressurise the pipework
- 6.7. For R3 inspections the plumber will be contacted by the next business day to confirm the inspection time
- 6.8. Safe access to the site must be provided for inspections to take place
- 6.9. Failure to book inspections will result in penalties. Refer Section 1.
- 6.10. A PIC Consent Number is required for every property/residence being booked for inspections. Contact Yarra Valley Water if you do not have a PIC number for every property/residence being inspected:
 - (a) For unit developments a Stage 1 (R1) inspection is also required from the main meter to the check meters, therefore a PIC Consent Number is also required for the main to check inspection.
- 6.11. Straight bridging pieces where a meter is missing are not acceptable due to the risk of backflow contamination:
 - (a) Properties using a straight piece will not pass these inspections.
- 6.12. Yarra Valley Water will only carry out the required inspections in so far as they relate to the Conditions of Connection issued for new developments connecting to recycled water. Inspections will be carried out in accordance with the EPA Guidelines and a Risk Based Approach. Yarra Valley Water will not be certifying or approving plumbing works in terms of quality and will not be liable for any poor workmanship carried out by the plumber.

7. Temporary Cross Connections

- 7.1. Where pressure testing of pipework installed for the provision of Class A Recycled Water requires a temporary interconnection with the drinking water supply plumbing, such interconnection is to be above ground and clearly visible.
- 7.2. This interconnection is to be removed by the private plumber at the time of the commissioning inspection.

8. Tappings

- 8.1. The drinking water property service pipe is to be PE pipe and must be water marked.
- 8.2. The Class A Recycled Water property service pipe is to be solid jacketed purple PE pipe and must be water marked:
 - (a) PE pipe must not form any part of the water meter assembly.
- 8.3. **In the case of short side installations** the recycled water service pipe is to be laid on the left of the drinking water property service pipe (when facing the property) and maintain 300mm separation.
- 8.4. **In the case of long side installations** the same conduit for the drinking water property service may be utilised for the recycled water, however the 300mm separation is to be maintained on both the upstream and downstream ends of the conduit.

9. Locking Device

- 9.1. All recycled water meters will be installed with a locking device at the time of the tapping.
- 9.2. The locking device can only be removed by Yarra Valley Water when the property is commissioned, passing the R3 inspection:
 - (a) If the locking device is removed prior to commissioning, this will be considered a breach of these Conditions and Section 288 of *the Act*. The locking device will be re-fitted and follow up will occur under *the Act*.

10. Meter Assemblies & Positioning

- 10.1. Recycled water meters are to be positioned to the left of the drinking water meter assembly.
- 10.2. Recycled water meters and the meter assembly including inlet and outlet pipework must be purple.

10.3. Meters in recycled water areas can only be moved by Yarra Valley Water.

- (a) An application must be made online via easyACCESS to move the meter/s.
- (b) Yarra Valley Water can move meters up to 600mm from their original tapping location:
 - (i) 20mm and 25mm meters **are moved for free**
 - (ii) 32mm and above incur costs
- (c) Meters which need to be moved >600mm need to be plugged and re-tapped and the relevant fees paid.
- (d) Any meters which have been illegally moved are in breach of these Conditions and Section 288 of *the Act*. Yarra Valley Water will take the necessary action required to rectify the meters and recover any costs in doing so from the applicant or property owner as required. Rectification may include disconnection of services, relocating meters back to their original position, or if this is not possible plugging and re-tapping to a new location.

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

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

10.6. Any 25mm installation must be fitted with a right-angle ball valve.

10.7. Minimum separation between meters as follows:

- (a) 20mm to 25mm meters – 250mm minimum clearance between meters
- (b) 32mm and above – 150mm minimum clearance between meters
- (c) For recycled and potable meters – minimum 300mm minimum clearance between the recycled and potable meters

11. Stolen Meters

11.1. Until the meter is replaced no connections between the supply and the dwelling are to be reinstated at the property. No straight pieces or alternative connections are allowed to be installed unless fitted by Yarra Valley Water's maintenance contractor.

11.2. Stolen meters must be reported by calling Yarra Valley Water on **1300 304 688**.

12. Owner's Responsibility

12.1. It is the owner/s (or for non-residential properties with a Recycled Water Agreement, the site occupier/s) responsibility to carry out the following:

- (a) Educate children and visitors to the property about the permitted uses of Class A recycled water
- (b) Remove the handle from the recycled water taps when not in use
- (c) Ensure that all recycled water regulatory prohibition hybrid signs are visible and legible at all times

12.2. For Irrigation Systems:

- (a) Until Class A Recycled Water is available (i.e. charged through the recycled water main), irrigation systems time of operation must comply with current Government water restriction requirements
- (b) Annual testing of the backflow prevention device is required to ensure the device is operating correctly
- (c) Signage must be produced at the owner's expense and displayed prominently within 150mm of all recycled water outlets. These signs should comply with AS1319 and should contain the wording: "Recycled Water Do Not Drink".

12.3. The conditions detailed in this document are binding on subsequent owners.

SEWER

Where a proposed development is to be constructed boundary to boundary and there is no compliant location for a sewer connection point within the property, Yarra Valley Water (YVW) approves the connection point of the YVW sewer to be located in a road reserve outside the property and raised to surface with an appropriate approved cover. The sewer connection point must meet the required clearances from proposed structures as per the Build Over Easement Guidelines. Approval may be required for private plumbing located in road reserves by Council or VicRoads. Any unused sewer connection points at the site must be cut and sealed by a YVW accredited live sewer contractor.

Ownership boundaries for the sewer connection point can be found at <https://www.yvw.com.au/faults-works/responsibilities/repair-responsibilities>

Following the completion of a new or altered property sewerage drain, a copy of the updated Property

Sewerage Plan must be returned within 7 days to Yarra Valley Water easyACCESS@yvw.com.au.
Photographs of plans are not acceptable.

AMENDMENTS

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

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

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

INDEMNITY

You must indemnify Yarra Valley Water against:

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

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

You must pay us any costs we reasonably incur in:

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

Collards C/- InfoTrack (LEAP) C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 5915007073
Rate Certificate No: 30901391

Date of Issue: 20/11/2024
Your Ref: 355194

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
18 ASTRAL WALK, WOLLERT VIC 3750	4558\PS817680	5275686	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2024 to 31-12-2024	\$20.86	\$20.86
Residential Water and Sewer Usage Charge <i>Step 1 – 16.000000kL x \$3.43420000 = \$54.95</i> Estimated Average Daily Usage \$0.58	09-08-2024 to 11-11-2024	\$54.95	\$54.95
Residential Sewer Service Charge	01-10-2024 to 31-12-2024	\$119.50	\$119.50
Residential Recycled Water Usage Charge <i>Recycled Water Usage – 3.000000kL x \$1.92590000 = \$5.78</i>	09-08-2024 to 11-11-2024	\$5.78	\$5.78
Parks Fee	01-10-2024 to 31-12-2024	\$21.98	\$21.98
Drainage Fee	01-10-2024 to 31-12-2024	\$30.77	\$30.77
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward	\$0.00	
	Total for This Property	\$253.84	



GENERAL MANAGER
RETAIL SERVICES

Note:

- From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
- 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.
- 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 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 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 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 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 01/07/2024, Residential Recycled Water Usage is billed 192.59 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.

Recycled water is available at this property

This property is in a mandated recycled water area and we supply both potable and recycled water to this property. For more information, visit yvw.com.au/recycled.



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

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.

Property No: 5275686

Address: 18 ASTRAL WALK, WOLLERT VIC 3750

Water Information Statement Number: 30901391

HOW TO PAY



Biller Code: 314567
Ref: 59150070730

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

3rd October 2022

Meagan McMillan
ABN Group (VIC) Pty Ltd
care of
ABNVICProjectsAdmin@abngroup.com.au

Dear Meagan McMillan,

APPLICATION FOR BUILD OVER CONDITIONS

Application ID	559314
Property Address	18 ASTRAL WALK WOLLERT 3750
Service Location ID	5275686

Thank you for your recent application. Based on the information supplied to Yarra Valley Water the proposed development **may proceed subject to the following conditions.**

Yarra Valley Water has imposed conditions on the erection of structures on or near the water and/or sewer assets and/or easement which you need to review carefully. This consent binds the Owner(s) of the land and successors in title and is enforceable under Section 148 of the Water Act 1989.

Build Over Condition Summary *

Brick Garages & Brick Carports Greater than 10 square metres

- can build over the sewer branch servicing the property and 600mm horizontal and vertical clearance is required

Driveways & Paving (Plain Concrete Only) for a Residential Property (Please Note Ramps over sewer mains are not allowed)

- can build over any sewer branch, 750mm vertical clearance is required and the inspection shaft (27A) must be extended to surface level

* Build Over Condition Summary is to be read in conjunction with the conditions applicable to this application.

The advice in this letter supersedes any previous written or verbal advice that Yarra Valley Water has provided.

If you have any enquiries, please email us at easyaccess@yvw.com.au or for further information visit <http://www.yvw.com.au/help-advice/develop-build>. Alternatively you can contact us on 1300 651 511.

Yours sincerely,

A handwritten signature in cursive script that reads "Joe Gargaro".

Joe Gargaro

Divisional Manager, Development Services

INFORMATION ONLY

SPECIFIC CONDITIONS APPLICABLE TO THIS APPLICATION:

For any heavyweight garages, carports and sheds greater than 10 square metres in the vicinity of a property connection branch servicing the property, the following apply:

1. Refer to attached plan 'D' for this structure.
2. Build over of own property connection branch is not permitted where the branch is servicing more than one property.

For structures adjacent to the property connection branch the following conditions apply

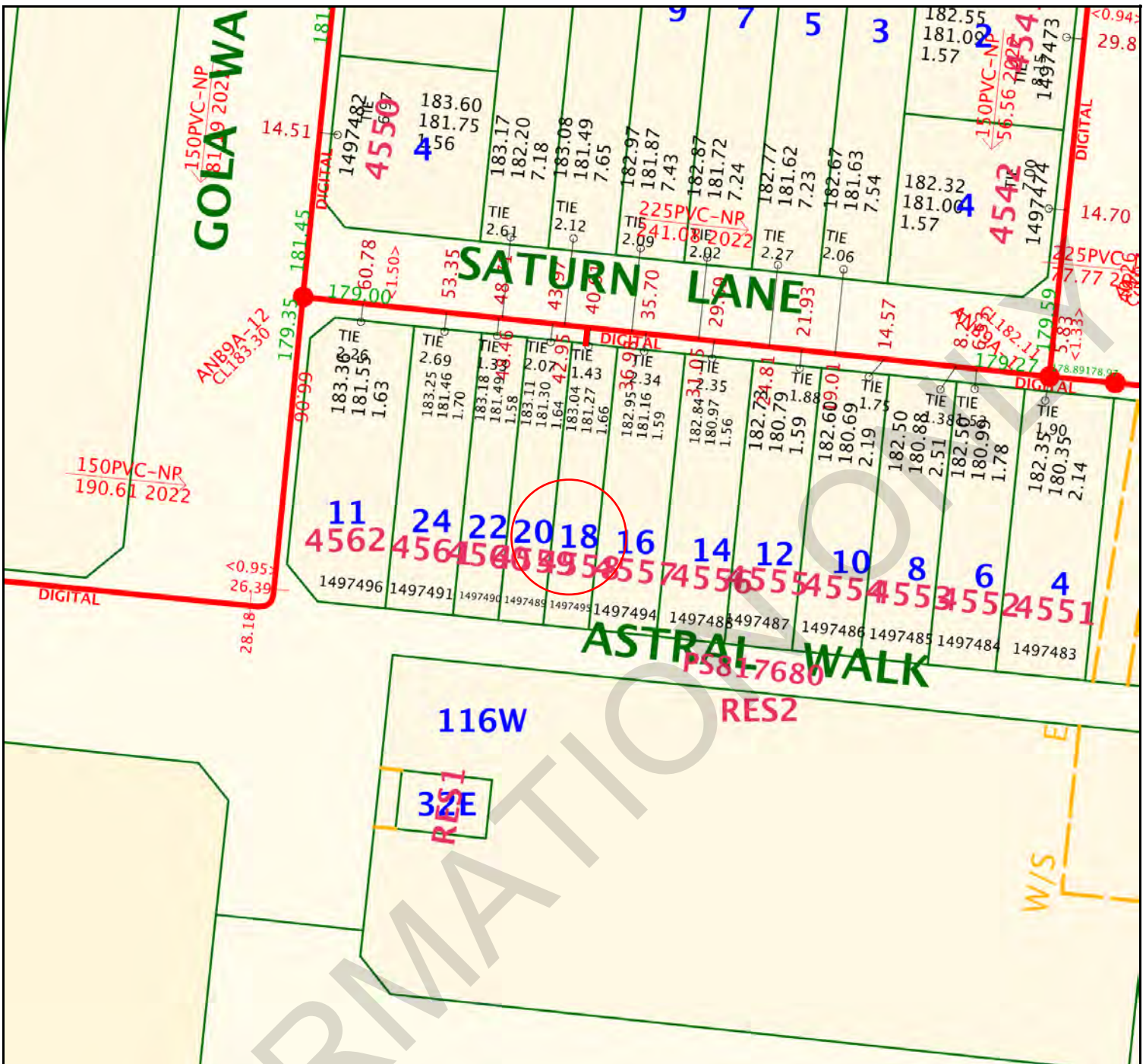
3. A minimum 600 mm horizontal clearance between the proposed works/ foundations and the property connection branch.
4. Pad footings/ foundations are permitted.
5. Footings/ foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure.
6. Driven Piles are not permitted.
7. Maximum width allowed for eaves is 600 mm.

For structures traversing the property connection branch, the following additional conditions apply.

8. Pier and beam foundations traversing the property connection branch must be a minimum of 600 mm from the property connection branch but no further away than 1 metre.
9. Foundations traversing the property connection branch must maintain a minimum 600 mm vertical clearance.
10. Non structural infill slab.
11. Height clearance required, unless demountable. Height clearance is taken to be height of the walls.
12. No plumbing fixtures, fixed storage/ shelving or internal walls that restrict access are allowed within garage over property connection branch or easement.

For any driveways and paving (plain concrete only) for a residential property in the vicinity of a property connection branch servicing the property, the following conditions apply:

1. Refer to attached plan 'F' for this structure
2. A minimum 750 mm vertical cover is to be maintained over the property connection branch
3. Ramps over sewer property connection branches are not permitted.
4. No additional load is to be placed on the property connection branch by the works
5. The inspection shaft (27A) must be extended to surface. It must be fitted with an approved screw cap located below an appropriate cover for vehicle loading where required. In driveways and paved areas set the cover flush with the concrete/paving. Raising the (27A) to surface may be undertaken by a licenced plumber.
6. If the horizontal clearance is 600mm or greater from the property connection branch servicing the property, there is no requirement to raise the (27A) to surface.



Address 18 ASTRAL WALK WOLLERT 3750

**Yarra Valley Water
Sewer Branch
Asset Map**

Date	03/10/2022
Scale	1:500



Disclaimer: This Sewer Branch Plan is for property information only. Yarra Valley Water does not warrant the accuracy or scale of this plan. The company accepts no liability for any loss, damage or injury suffered by any person as a result of an inaccuracy in this plan.

ABN 93 066 902 501

Existing Title		Access Point Number	GLV2-42
Proposed Title		Circular Manhole	
Sewer Branch		Gas Check Manhole	
Existing Sewer		Inspection Shaft	
Sewer Pipe Flow		Pipe Junction	
Sewer Offset		Maintenance Shaft	
Abandoned Sewer		Maintenance Chamber	
Long Branch Reducer		End of Pipe	

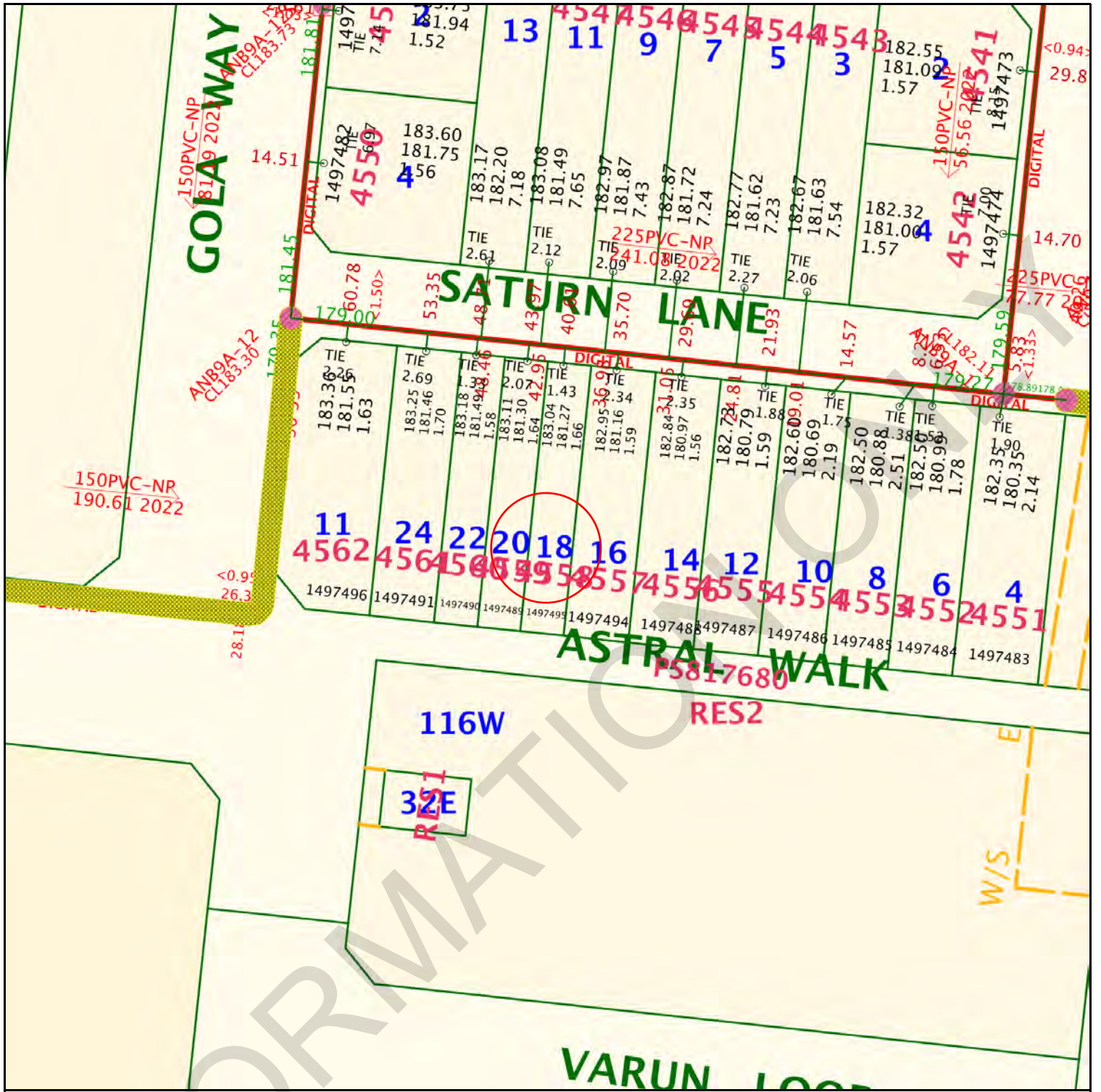
Abbreviation Pipe Material



VC	VITREOUS CLAY
PVC-NP	UPVC - Non Pressure
PVC-PW	UPVC - Profile Wall
CONC	CONCRETE
RC/UCON	CC Re/Un-reinforced
PP_SW	POLYPROYLENE
HDPE	POLYETHYLENE
CI	CAST IRON

ASSET DETAILS

Branch Size: 100
Branch Material: PVC-NP
Branch Depth (m): 1.77
Branch Length (m): 1.656

Note: Offsets denoted in brackets < > are from the title boundary to centreline of pipe.
YVW Ref: 5275686








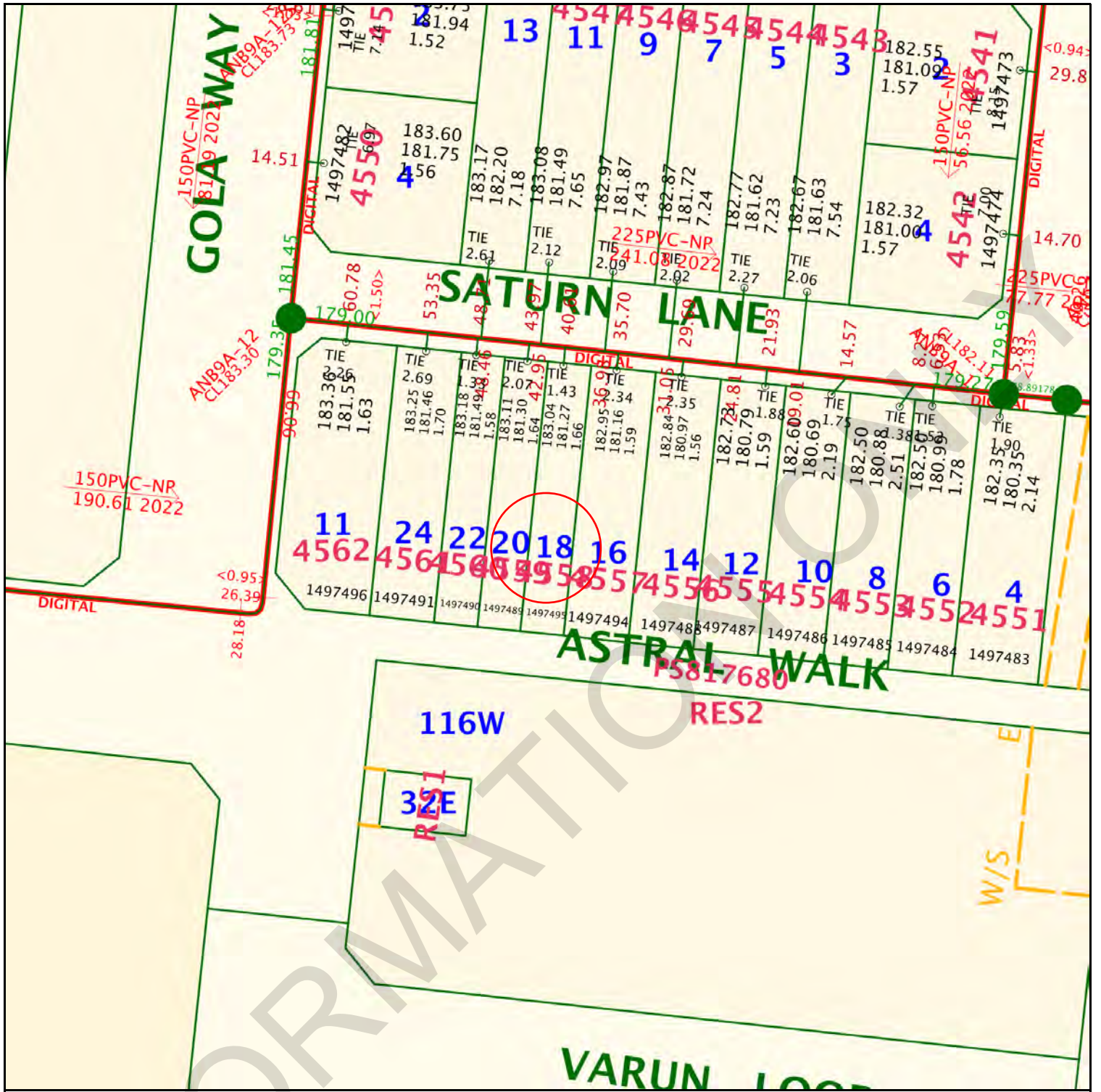
Yarra Valley Water Build Over Plan Reference: Plan D General Structures	Address 18 ASTRAL WALK WOLLERT 3750		 Yarra Valley Water ABN 93 066 902 501	
	<table border="1"> <tr> <td>Date</td> <td>03/10/2022</td> </tr> <tr> <td>Scale</td> <td>1:500</td> </tr> </table>			Date
Date	03/10/2022			
Scale	1:500			

Disclaimer: This Build Over Plan imposes conditions on the erection of structures on or near Water and / or Sewer assets and / or within easements. This restriction is enforceable under Section 148 of the Water Act 1989.

Yarra Valley Water Application ID: 559314

This plan is to be read in conjunction with the conditions issued by Yarra Valley Water for this application.

LEGEND	SYMBOL	RELEVANT CONDITIONS AND REQUIREMENT
Red circled area		Your property's identification on the plan.
Orange line		Boundary of easement.
Red shaded area		Assets and area that cannot be built over except if conditions are specified.
Yellow hatched area		Assets and area that cannot be built over.
Green highlighted assets		Asset or easement that can be built over subject to conditions specified.



Yarra Valley Water Address 18 ASTRAL WALK WOLLERT 3750

Build Over Plan Reference: Plan F

Driveways and paving

Date	03/10/2022
Scale	1:500

Disclaimer: This Build Over Plan imposes conditions on the erection of structures on or near Water and / or Sewer assets and / or within easements. This restriction is enforceable under Section 148 of the Water Act 1989.

Yarra Valley Water
ABN 93 066 902 501

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Red circled area		Your property's identification on the plan.
Orange line		Boundary of easement.
Red shaded area		Assets and area that cannot be built over except if conditions are specified.
Yellow hatched area		Assets and area that cannot be built over.
Green highlighted assets		Asset or easement that can be built over subject to conditions specified.

CONDITIONS APPLICABLE TO THIS APPLICATION:

Yarra Valley Water ("YVW") grants its consent to the owner to build a structure or place fill on land over an easement in favour of YVW, over an easement for water supply, sewerage or drainage purposes, or over or within 1 metre of YVW works (referred to as "Owner's Works"), subject to the following terms and conditions:

Standard conditions:

1. A reference in these terms and conditions to YVW includes YVW's employees, agents and contractors.
2. The applicant applying for YVW's consent for the Owner's Works warrant's that they made the application as or on behalf of the owner. A reference in these terms and conditions to the owner includes a reference to the applicant or any successors in title to the owner.
3. YVW's conditional consent is to the owner's application and plans for the Owner's Works as previously provided to YVW. The owner must only construct the Owner Works in accordance with YVW's conditions of consent. Any variation to the owner's application and plans or Owners Works requires a new application to YVW which may be approved or rejected in YVW's absolute discretion.
4. The owner is solely responsible for, and indemnifies and releases and will keep indemnified and released YVW from and against all direct and indirect actions, claims, demands, cost or expenses made, sustained, incurred, brought or prosecuted or in any manner based upon, occasioned by, or attributable to any injury to any person (including illness or death) or loss of or damage to any property which may arise from, or as a result of the Owner's Works, including but not limited to being as a result of the design, construction, placement or presence of the Owner's Works.
5. The owner is solely responsible for, and indemnifies and releases and will keep indemnified and released YVW from and against all direct and indirect actions, claims, demands, cost or expenses made, sustained, incurred, brought or prosecuted or in any manner based upon, occasioned by, or attributable to YVW inspecting, constructing, maintaining, repairing or replacing any assets or other property of YVW beneath or in the vicinity of the Owners Works except to the extent caused by negligence of YVW.
6. YVW makes no warranty or representation and excludes all liability of any kind for the accuracy, adequacy or completeness of any plans or other information it has provided on sewer, water and other assets. The plans and any asset information accompanying this letter are issued solely as a guide for the investigation and identification of the assets specified and must not be used for any other purpose, including to identify any property boundaries, dimensions, structures or other assets. The location of all assets must be proven on site prior to the commencement of any works. Due to ongoing potential asset changes the plans or any other information provided should not be reused at a later date and new plans and asset information should be obtained.
7. The owner must complete and ensure the Owner's Works comply with all applicable laws and authorisations.

8. The owner is solely responsible and warrants the structural integrity and sufficiency of the Owner's Works, including any footings, having regard to the presence of YVW's assets and/or easements.
9. The owner permits YVW to enter into and upon the land and structures contained on the land, for the purpose of inspecting, constructing, maintaining, repairing or replacing assets or other property of YVW, and for that purpose to excavate through any part of the Owner's Works. YVW will not repair or reinstate the Owner's Works.
10. YVW's conditions of consent are binding upon all successors in title to the land. The owner must disclose these conditions to all prospective purchasers, mortgagees or other successors in title.
11. A failure to comply with YVW's conditions of consent will invalidate YVW's consent and render the owner liable for penalties pursuant to the Water Act 1989 which may include fines or imprisonment.
12. Should any monies become due to YVW from the owner pursuant to these terms and conditions, the owner must pay such monies within 30 days of receipt of a written notice from YVW.
13. Our imposition of conditions does not affect the rights of any other parties over the area in question.
14. If there are changes or errors in the details supplied, or we determine that inaccurate information has been provided, this consent may be withdrawn by Yarra Valley Water or additional conditions imposed.
15. Multi-unit and single residential, industrial/commercial developments must meet the requirements stated in WSA 02—3.1 Sewerage Code of Australia, Melbourne Retail Water Agencies Edition - Version 2 - Clause 6.4. This may require a sewer branch connection from an existing maintenance structure or a new maintenance structure.

If a new maintenance structure is required you must apply for conditions at Yarra Valley Water, details are available on the Yarra Valley Water website [easyACCESS Land Development Hub](#).

16. These conditions of consent will be disclosed to any person making an application for an information statement in relation to the land pursuant to section 158 of the Water Act 1989.

RESPONSIBILITY OF SEWER CONNECTION POINTS

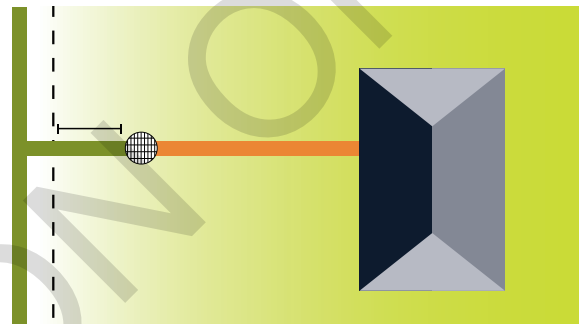


Yarra Valley Water's (YVW) responsibility of the sewer connection point is dependent on the location of the sewer main and the first Inspection Opening (I.O.), which may be above or below ground. YVW and property owner responsibilities for the sewer connection points are outlined below.

STAND ALONE RESIDENCE

Sewer connection point where the sewer main is **outside** the property.

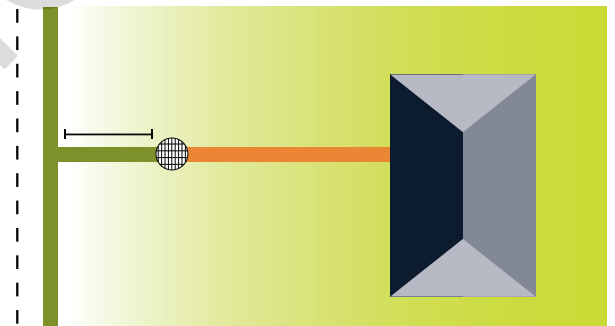
YVW responsibility ends at the I.O. or up to 1 metre from the property boundary (whichever is less).



STAND ALONE RESIDENCE

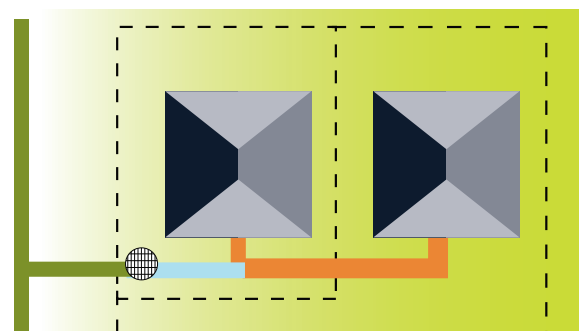
Sewer connection point where the sewer main is **inside** the property.

YVW responsibility ends at the I.O. or up to 1 metre from the sewer main (whichever is less).



COMBINED PRIVATE PLUMBING (UNITS, NEIGHBORING PROPERTIES)

YVW responsibility ends at the I.O. or up to 1 metre from the property boundary (whichever is less).



KEY

- Property owner responsibility
- Combined property owner responsibility
- YVW responsibility
- Boundary of property
- Inspection opening (may be below ground or at surface level)
- Building / structure

Date of issue 21/11/2024	Assessment No. 1171412	Certificate No. 166913	Your reference 74991263-015-7
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Landata
GPO Box 527
MELBOURNE VIC 3001

Land information certificate for the rating year ending 30 June 2025

Property location: 18 Astral Walk WOLLERT 3750

Description: LOT: 4558 PS: 817680U

AVPCC: 120.4 Townhouse

Level of values date	Valuation operative date	Capital Improved Value	Site Value	Net Annual Value
1 January 2024	1 July 2024	\$420,000	\$145,000	\$21,000

The Net Annual Value is used for rating purposes. The Capital Improved Value is used for fire levy purposes.

1. Rates, charges and other monies:

Rates and charges were declared with effect from 1 July 2024 and are payable by quarterly instalments due 30 Sep. (1st), 30 Nov. (2nd), 28 Feb. (3rd) and 31 May (4th) or in a lump sum by 15 Feb.

Rates & charges

General rate levied on 01/07/2024	\$339.56
Fire services charge (Res) levied on 01/07/2024	\$132.00
Fire services levy (Res) levied on 01/07/2024	\$12.62
Waste Landfill Levy General levied on 01/07/2024	\$16.65
Arrears to 30/06/2024	\$0.00
Interest to 21/11/2024	\$0.00
Other adjustments	\$0.00
Less Concessions	\$0.00
Sustainable land management rebate	\$0.00
Payments	\$0.00
<i>Balance of rates & charges due:</i>	\$500.83

Property debts

Other debtor amounts

Special rates & charges

nil

Total rates, charges and other monies due	\$500.83
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Verbal updates may be obtained within 3 months of the date of issue by calling (03) 9217 2170.

Council Offices

25 Ferres Boulevard, South Morang VIC 3752

Mail to: Locked Bag 1, Bundoora MDC VIC 3083

Phone: 9217 2170

National Relay Service: 133 677 (ask for 9217 2170)

Email: info@whittlesea.vic.gov.au

Free telephone interpreter service

   **131 450**

ABN 72 431 091 058

whittlesea.vic.gov.au

2. Outstanding or potential liability / sub-divisional requirement:

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

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

3. Notices and orders:

The following notices and orders on the land have continuing application under the *Local Government Act 2020*, *Local Government Act 1989* or under a local law of the Council:

No Orders applicable.

4. Specified flood level:

There is no specified flood level within the meaning of Regulation 802(2) of the Building Regulations 2006.

5. Special notes:

The purchaser must pay all rates and charges outstanding, immediately upon settlement. Payments shown on this certificate are subject to clearance by the bank.

Interest penalty on late payments

Overdue amounts will be charged penalty interest as fixed under the *Penalty Interest Rates Act 1983*. It will be applied after the due date of an instalment. For lump sum payers intending to pay by 15 February, interest penalty will be applied after the due date of the lump sum, but calculated on each of the instalment amounts that are overdue from the day after their due dates. In all cases interest penalty will continue to accrue until all amounts are paid in full.

6. Other information:



Authorising Officer

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989*, the *Local Government Act 1958* or under a local law of the Council.

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

Payment can be made using these options.



www.whittlesea.vic.gov.au
Ref **1171412**



Phone 1300 301 185
Ref **1171412**



Billers Code **5157**
Ref **1171412**

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Collards C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 355194

NO PROPOSALS. As at the 20th November 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

18 ASTRAL WALK, WOLLERT 3750
CITY OF WHITTLESEA

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

Date of issue: 20th November 2024

Telephone enquiries regarding content of certificate: 13 11 71