

We Know Conveyancing



CONTRACT OF SALE

Vendor: Amandeep Verma
Property: 3 Jump Street, Kalkallo VIC 3064

Prepared By:
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VIC

Property: 3 Jump Street, Kalkallo

As per the new legislation we enclose a GST Withholding Notice for you and your client's attention.

Our Client, Amandeep Verma, confirms the Purchaser, **IS NOT** required to remit any GST to the ATO pursuant to the GST Withholding clause in the Contract of Sale dated .

GST WITHHOLDING NOTICE – NO PAYMENT REQUIRED

Affective of the 1 July 2018, purchasers of new residential properties and subdivisions are now required to withhold and remit GST directly to the ATO unless the purchaser is purchasing the property for a creditable purpose.

Property Details

Property Type	Residential Dwelling
Property Address	3 Jump Street, Kalkallo VIC 3064
Lot and Plan	37817 PS920921X
Volume and Folio	12615/351

Vendor Details

Vendors Full Name	Amandeep Verma
Vendor ABN	

Transaction Details

Purchase Price	\$
GST Withholding amount	No amount payable

Vendor's Signature _____

Date _____

CONTRACT OF SALE OF REAL ESTATE

Part 1 of the standard form of contract prescribed by the Estate Agents (Contracts) Regulations 2008

Property Address: 3 Jump Street, Kalkallo VIC 3064

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 -

in that order of priority.

SIGNING OF THIS CONTRACT

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

Purchasers should ensure that, prior to signing this contract, they have received –

- a copy of the Section 32 Statement required to be given by a Vendor under Section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of the Act; and
- a copy of the full terms of this contract.

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/...../20.....

Print name of person signing:

State nature of authority if applicable (e.g. 'director', "attorney under power of attorney")

This offer will lapse unless accepted within [] clear business days (3 business days if none specified).

SIGNED BY THE VENDORS on/...../20.....

Print name of person signing Amandeep Verma

State nature of authority if applicable

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

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period

Section 31
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 or within 3 clear business days **before or after** a publicly advertised auction; 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 have 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) **Sale of Land Act 1962**

- You may negotiate with the vendor about the amount of 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.

PARTICULARS OF SALE

REAL ESTATE AGENT: Harcourts Rata & Co

VENDOR: Amandeep Verma

VENDOR'S REPRESENTATIVE: WE KNOW CONVEYANCING
Contact Person – Jatin Dewan
Ph: 03 9430 1120
Email: jatin@weknowconveyancing.com.au
Office: 18 Belair Avenue, Glenroy, VIC - 3046
Ref: 25:9215:Verma

PURCHASER: Name/s:
Address:

PURCHASER'S REPRESENTATIVE: Name:
Address:
Tel: Email:

STREET ADDRESS: 3 Jump Street, Kalkallo VIC 3064
LAND BEING SOLD: The land which is currently fenced and/or occupied by the vendor and contained only within the land described in Lot 37817 on PS920921X.
Certificate of Title VOLUME: 12615 FOLIO: 351

CHATELS: All fixtures, floor coverings, electric light fittings and window furnishings as inspected.

PRICE: \$ _____

DEPOSIT: \$ _____ PAYABLE BY ___/___/___ OF WHICH
\$ _____ HAS BEEN PAID.

BALANCE: \$ _____

SETTLEMENT/PAYMENT OF BALANCE

is due on ___/___/___
(general condition 10)
being the **SETTLEMENT DATE** or earlier by mutual agreement. And is the date upon which vacant possession / or receipts of the rents and profits of the property and chattels shall be given, namely upon acceptance of Title and payment of the whole of the purchase price, 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; or
- 14 days after the purchaser's representative has been notified of the registration of the Plan of Subdivision; or
- 14 days after the purchaser's representative has been notified of the issuing of the certificate of occupancy or certificate of completion

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

GST (refer to general condition 13)

The price includes GST (if any) unless the words '**plus GST**' appear in this box.

If this is a sale of a 'farming business' or a 'going concern' then write the words '**farming business**' or '**going concern**' in this box.

If the margin scheme will be used to calculate GST then write the words '**margin scheme**' to this box.

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box.

in which case refer to general condition 1.1. If '**subject to lease**' then particulars of the lease are:

If this contract is intended to be a terms contract within the meaning of the **Sale of And Act 1962** then write the words '**terms contract**' in this box.

and refer to general condition 23 and add any further provisions by way of special conditions.

Encumbrances

This sale is NOT subject to an existing mortgage unless the words '**subject to existing mortgage**' appear in this box

If the sale is '**subject to an existing mortgage**' then particulars of the mortgage are:

Special conditions

This contract does not include any special conditions unless the words '**special conditions**' appear in this box

Loan (refer to general conditions 14)

The following details apply if this contract is subject to a loan being approved:

Lender:

Loan Amount: \$

Approval date:

Off the Plan Concession

FOR OWNER OCCUPIER ONLY

Apportionment for Price and Land and Home- Fixed Percentage Method

The Vendor and the Purchaser agree that the Price is apportioned as follows:

Class of building	Fixed % building works component
<input type="checkbox"/> Single lot freestanding	45%
<input type="checkbox"/> Multi-lot low rise up to and including three storeys	80%
<input type="checkbox"/> High rise	75%

$$\begin{array}{rclclcl}
 \text{Contract price including GST} & & \times & \text{\% of building works component} & & \text{Equals} & & \text{100\% building works components} \\
 \$ \text{ [] } & & \times & \text{ [] } & \% & = & \$ \text{ [] } \\
 \text{From (1) above} & & & \text{From (2) above} & & & &
 \end{array}$$

Actual % of construction works completed after the contract [] %

$$\begin{array}{rclclcl}
 \text{100\% building Deemed construction costs after the contract} & & \times & \text{works component} & \text{Deemed \% con} & \text{Equals} & & \text{rks} \\
 \$ \text{ [] } & & \times & \text{ [] } & \% & = & \$ \text{ [] } \\
 \text{From (3) above} & & & \text{Please round up, ie 60\&, 70\%} & & & & \text{act*}
 \end{array}$$

Deemed percentage construction works after contract, is the rounded up percentage (up to the next 10 per cent increment) of construction to be completed after the contract date. For example, if 63 per cent of the construction is still to be completed after the date the contract was signed, then the rounded up percentage would be 70 per cent. If no construction has commenced, then it would be 100 per cent.

$$\begin{array}{rclcl}
 \text{The contract price (total price paid including GST)} & & \$ & \text{ [] } \\
 \text{From (1) above} & & & \\
 \text{Less the cost of construction occurring after the contract including GST} & & \text{less } \$ & \text{ [] } \\
 \text{From (5) above} & & & \\
 \text{The dutiable value for the lot} & & \text{Equals } \$ & \text{ [] }
 \end{array}$$

CONTRACT OF SALE OF REAL ESTATE — GENERAL CONDITIONS

Part 2 of the standard form of contract prescribed by the Estate Agents (Contracts) Regulations 2008

TITLE

1. Encumbrances

- 1.1 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 in the crown grant; and
 - (c) any lease referred to in the particulars of sale.
- 1.2 The purchaser indemnifies the vendor against all obligations under any lease that are to be performed by the landlord after settlement.
- 1.3 In this general condition 'Section 32 Statement' means a statement required to be given by a vendor under section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of part II of that Act.

2. Vendor warranties

- 2.1 The vendor warrants that these general conditions 1 to 28 are identical to the general conditions 1 to 28 in the standard form of contract of sale of real estate prescribed by the Estate Agents (Contracts) Regulations 2008 for the purposes of section 53A of the **Estate Agents Act 1980**.
- 2.2 The warranties in general conditions 2.3 and 2.4 replace the purchaser's right to make requisitions and inquiries.
- 2.3 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 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.
- 2.4 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 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.
- 2.5 The warranties in general conditions 2.3 and 2.4 are subject to any contrary provisions in this contract and disclosures in the Section 32 Statement required to be given by the vendor under section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of the Act.
- 2.6 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**.
- 2.7 Words and phrases used in general condition 2.6 which are defined in the **Building Act 1993** have the same meaning in general condition 2.6.

3. Identity of the land

- 3.1 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.
- 3.2 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.

4. Services

- 4.1 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.
- 4.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

5. Consents

The vendor must obtain any necessary consent or licence required for the sale. 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.

6. Transfer

The transfer of land document must be prepared by the purchaser and delivered to the vendor at least 10 days before settlement. The delivery of the transfer of land document is not acceptance of title. The vendor must prepare any document required for assessment of duty on this transaction relating to matters that are or should be within the knowledge of the vendor and, if requested by the purchaser, must provide a copy of that document at least 3 days before settlement.

- 7. Release of security interest**
- 7.1** 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.
- 7.2** 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 7.4, 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.
- 7.3** If the purchaser is given the details of the vendor's date of birth under condition 7.2, the purchaser must -
- (a) only use the vendor's date of birth for the purposes specified in condition 7.2; and
 - (b) keep the date of birth of the vendor secure and confidential.
- 7.4** 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.
- 7.5** Subject to general condition 7.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of any 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.
- 7.6** 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 7.5 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.
- 7.7** A release for the purposes of general condition 7.4(a) must be in writing.
- 7.8** A release for the purposes of general condition 7.4(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.
- 7.9** If the purchaser receives a release under general condition 7.4(a), the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 7.10** In addition to ensuring a release is received under general condition 7.4(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.
- 7.11** The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Properties Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 7.12** 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 7.11.
- 7.13** If settlement is delayed under general condition 7.12, 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.
- 7.14** The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 7.14 applies despite general condition 7.1.
- 7.15** Words and phrases which are defined in the **Personal Property Securities Act 2009 (Cth)** have the same meaning in general condition 7 unless the context requires otherwise.
- 8. Builder warranty insurance**
- The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendors possession relating to the property if requested in writing to do so at least 21 days before settlement.
- 9. General law land**
- 9.1** This condition only applies if any part of the land is not under the operation of the **Transfer of Land Act 1958**.
- 9.2** 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.
- 9.3** The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 9.4** 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.
- 9.5** 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.
- 9.6** If the contract ends in accordance with general condition 9.5, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 9.7** General condition 10.1 should be read, in respect of that part of the land which is not under the operation of the **Transfer of Land Act 1958**, as if the reference to 'registered proprietor' is a reference to 'owner'.

MONEY

10. Settlement

- 10.1 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.
- 10.2 The vendor's obligations under this general condition continue after settlement.
- 10.3 Settlement must be conducted between the hours of 10.00 a.m. and 4.00 p.m. unless the parties agree otherwise.

11. Payment

- 11.1 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.
- 11.2 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 or 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;
- 11.3 The purchaser must pay all money other than the deposit:
- (a) to the vendor, or the vendor's legal practitioner or conveyancer; or
 - (b) in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.
- 11.4 At settlement, payments may be made or tendered:
- (a) in cash; or
 - (b) cheque drawn on an authorised deposit-taking institution; or
 - (c) if the parties agree, by electronically transferring the payment in the form of cleared funds.
- 11.5 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate in relation to which an authority under subsection 9(3) of the **Banking Act 1959 (Cth)** is in force.
- 11.6 At settlement, the purchaser must pay the fees on up to three cheques drawn on an authorised deposit taking institution. If the vendor requests that any additional cheques be drawn on an authorised deposit taking institution, the vendor must reimburse the purchaser for the fees incurred

12. Stakeholding

- 12.1 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 do 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.
- 12.2 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.
- 12.3 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.

13. GST

- 13.1 The purchaser does not have to pay the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price unless the particulars of sale specify that the price is 'plus GST'. However the purchaser must pay to the vendor any GST payable by the vendor:
- (a) 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
 - (b) if 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 a part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (c) if the particulars of sale specify that the supply made under this contract is a going concern and the supply (or part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 13.2 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 the particulars of sale specify that the price is 'plus GST'.
- 13.3 If the purchaser is liable to pay GST, the purchaser is not required to make payment until provided with a tax invoice, unless the margin scheme applies.
- 13.4 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.
- 13.5 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.
- 13.6 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.
- 13.7 This general condition will not merge on either settlement or registration.
- 13.8 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.

- 14. Loan**
- 14.1 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.
- 14.2 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 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.
- 14.3 All money must be immediately refunded to the purchaser if the contract is ended.
- 15. Adjustments**
- 15.1 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 adjustment paid and received as appropriate.
- 15.2 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.

TRANSACTIONAL

- 16. Time**
- 16.1 Time is of the essence of this contract.
- 16.2 Time is extended until the next business day if the time for performing any action falls on a Saturday, Sunday or bank holiday.
- 17. Service**
- 17.1 Any document sent by
- (a) post is taken to have been served on the next business day after posting, unless proved otherwise;
 - (b) 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**.
- 17.2 Any demand, notice, or document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party. It is sufficiently served if served on the party or on the legal practitioner or conveyancer -
- (a) personally; or
 - (b) by pre-paid post; or
 - (c) in any manner authorised by law or the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner; or
 - (d) by email.
- 17.3 This general condition applies to the service of any demand, notice or document by any party, whether the expression 'give' or 'serve' or any other expression is used.
- 18. Nominee**
- The purchaser may nominate a substitute or additional transferee, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.
- 19. 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 default by a proprietary limited company purchaser.
- 20. 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.
- 21. Notices**
- 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 that does not relate to periodic outgoings. The purchaser may enter the property to comply with that responsibility where action is required before settlement.
- 22. 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.
- 23. Terms contract**
- 23.1 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.
- 23.2 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.

24. Loss or damage before settlement

- 24.1 The vendor carries the risk of loss or damage to the property until settlement.
- 24.2 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.
- 24.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 24.2, but may claim compensation from the vendor after settlement.
- 24.4 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 24.2 at settlement.
- 24.5 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.
- 24.6 The stakeholder must pay the amounts referred to in general condition 24.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

25. 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

26. 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 on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

27. Default notice

- 27.1 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.
- 27.2 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 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.

28. Default not remedied

- 28.1 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.
- 28.2 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.
- 28.3 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.
- 28.4 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.
- 28.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

Special Conditions

1

1A Acceptance of title

General condition 12.4 is added:

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.

1B Foreign resident capital gains withholding

*This special condition applies to contracts entered into on or after 1 July 2016.

- 1B.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 special condition unless the context requires otherwise.
- 1B.2 Every vendor under this contract is a foreign resident for the purposes of this special 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.
- 1B.3 This special condition only applies 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 is or will have a market value of \$2 million or more just after the transaction, and the transaction is not excluded under section 14-215(1) of Schedule 1 to the Taxation Administration Act 1953 (Cth).
- 1B.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.
- 1B.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 in this special condition; and
 - (b) ensure that the representative does so.
- 1B.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 special 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 special 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.
- 1B.7 The representative is taken to have complied with the obligations in special condition 1B.6 if:
- (a) the settlement is conducted through the electronic conveyancing system operated by Property Exchange Australia Ltd or any other electronic conveyancing system agreed by the parties; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 1B.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.
- 1B.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.
- 1B.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

Settlement and lodgement will be conducted electronically in accordance with the Electronic Conveyancing National Law and special condition 2 applies, if the box is marked "EC"

- 2.1 This special condition has priority over any other provision to the extent of any inconsistency. This special condition applies if the contract of sale specifies, or the parties subsequently agree in writing, that 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*.
- 2.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically. Special condition 2 ceases to apply from when such a notice is given.
- 2.3 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*.
- 2.4 The vendor must open the Electronic Workspace ("workspace") as soon as reasonably practicable. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 2.5 The vendor must nominate a time of the day for locking of the workspace at least 7 days before the due date for settlement.
- 2.6 Settlement occurs when the workspace records that:
- (a) the exchange of funds or value between financial institutions in accordance with the instructions of the parties has occurred; 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.
- 2.7 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 special condition 2.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 2.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any mistaken payment and to recover the mistaken payment.
- 2.9 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 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
 - (d) direct the vendor's subscriber to give (or, if there is no vendor's subscriber, give) all those documents and items, and any such keys, to the purchaser or the purchaser's nominee on notification of settlement by the Electronic Network Operator.
- 2.10 The vendor must, at least 7 days before the due date for settlement, provide the original of any document required to be prepared by the vendor in accordance with general condition 6.

3 Planning Schemes

The purchaser buys subject to any restrictions imposed by and to the provisions of the Melbourne Metropolitan Planning Scheme and any other Town Planning Acts or Schemes.

4 No representations

It is hereby agreed between the parties hereto that there are no conditions, warranties or other terms affecting this sale other than those embodied herein and the purchaser shall not be entitled to rely on any representations made by the vendor or his Agent except such as are made conditions of this contract.

5 Dwelling

The land and buildings (if any) as sold hereby and inspected by the purchaser are sold on the basis of existing improvements thereon and the purchaser shall not make any requisition or claim any compensation for any deficiency or defect in the said improvements as to their suitability for occupation or otherwise including any requisition in relation to the issue or non issue of Building Permits and/or completion of inspections by the relevant authorities in respect of any improvements herein.

6 Deposit

The deposit shall be 10% of the purchase price and must be paid in cleared funds. Deposit bonds are not accepted.

7 Auction

The Rules and Information Sheet for the conduct of the auction shall be as set out in the Schedules of the Sale of Land (Public Auctions) Regulations 2014 or any rules prescribed by regulation which modify or replace those Rules.

8 Guarantee

If a company purchases the property:

- (a) Any person who signs this contract will be personally responsible to comply with the terms and conditions of this contract; and
- (b) The directors of the company must sign the guarantee attached to this contract and deliver it to the vendor within 7 days of the day of sale.

9 FIRB Approval

- 9.1 The purchaser warrants that the provisions of the *Foreign Acquisitions and Takeovers Act 1975* (C'th) do not require the purchaser to obtain consent to enter this contract.
- 9.2 If there is a breach of the warranty contained in Special Condition 8.1 (whether intentional or not) the purchaser must indemnify and compensate the vendor for any loss, damage or cost which the vendor incurs as a result of the breach;
- 9.3 This warranty and indemnity do not merge on completion of this contract.

10. Solar Panels

The Vendor make no representations or gives any warranties whatsoever with respect to any solar panels installed on the property hereby sold in relation to their condition, state or repair, fitness for purpose, their in-put, feed in tariff or any benefits arising from the electricity generated by any solar panels, save that they are owned by the Vendor and not encumbered in any way. The Purchaser acknowledges that any current arrangements with any energy supplier shall cease on the settlement.

11. Goods

The Purchaser acknowledges that he has inspected the goods, fittings and appliances forming part of this contract and that he is aware of their current condition and any deficiencies. The Purchaser shall not require the goods to be in working order at the date of settlement, nor shall he claim any compensation in relation thereto.

12. Cancellation and Re-Scheduling of Settlement

The Purchaser will be liable for payment of the Vendor's costs associated with cancellation and or re-scheduling of settlement. The Purchaser will be liable for \$220.00 (inclusive of GST) per cancellation and or rescheduling as required and requested by the Purchaser's representative.

13. Variations

The Buyer acknowledges that pictures provided of building including exteriors and interiors in this contract are digitally generated and are intended for illustrative purposes only and may not necessarily reflect the final product.

The Vendor reserves the right to make variations to the facade, plans, materials, and color selections as they deem necessary during the construction process. These variations may be made without notice to the Buyer.

The Buyer understands and agrees that no changes or alterations to the initial facade, plan, material, colors, appliances, or selections shall be requested during the construction process. The right to make any such changes solely rests with the Vendor.

The Buyer agrees not to make any claims or demands for alterations to the agreed-upon specifications. The Vendor's decision regarding these matters is final, and the Buyer shall accept the property in accordance with the final specifications determined by the Vendor.

14. Plan of Subdivision (If Applicable)

Settlement Date shall be on the date noted on the Contract of Sale OR within 14 days of approval of the Plan of Subdivision by the Registrar of Titles OR within 14 days of the Purchaser receiving the Certificate of Occupancy, whichever is the latter.

If the Plan of Subdivision is not registered within eighteen (18) months after the day of sale, either the Purchaser or the Vendor may after the expiration of that eighteen (18) months but before the plan of subdivision is so registered rescind this contract by notice in writing to the other party and the Deposit shall then be repaid to the Purchaser in full.

The Vendor reserves the right to make alteration to the Plan of Subdivision necessary to secure its approval by the Registrar of Titles and (subject to the provisions of Section 9AC of the Sale of Land Act) the Purchaser shall make no objection or requisition or claim any compensation in respect of any excess or deficiency whether in areas, boundaries, measurements, occupations, occupation or otherwise on the ground that the Plan of Subdivision as registered by the Registrar of Titles does not agree in measurement or otherwise with the Plan of Subdivision or the Property as inspected by the Purchaser.

Words used in this special condition that are defined in the Building Act 1993 ("the Act") have the same meaning as is given to them by the Act.

The Purchaser undertakes that he/she will not lodge a Caveat against the Title to the land hereby sold pending approval of the Plan of Subdivision by the Registrar of Titles.

15. Windfall Gains Tax (If Applicable)

The Purchaser and Vendor acknowledge and agree that in the event a rezoning event occurs in accordance with the Planning and Environment Act in respect of the Property which is sold and purchased pursuant to this Contract which results in any Windfall Gains Tax (WGT) amount being assessed against the Vendor or Property pursuant to the Windfall Gains Act or other statutory instrument between the Day of Sale and Settlement, then the Purchaser acknowledges and agrees that it must pay an amount equivalent to the WGT amount assessed on the Vendor or Property at Settlement by way of an adjustment to the Price in favour of the Vendor on Settlement.

In the event a WGT amount is assessed on the Vendor or Property between the Day of Sale and Settlement, the Purchaser acknowledges that the Vendors obligation to proceed to Settlement will be subject to and conditional upon the Purchaser paying the WGT amount to the Vendor.

The Purchaser acknowledges that in the event the Purchaser fails to complete Settlement, but a rezoning event has occurred in relation to Property (or any portion of the Property) after the Day of Sale, notwithstanding the Purchaser's failure to complete the Contract, the Purchaser and the Purchaser Guarantors separately indemnify the Vendor for the total WGT amount that is assessed on the Vendor and/or the Property. This Special Condition 6 survives termination and Settlement of this Contract.

The Vendor and Purchaser acknowledge and agree that in the event that a rezoning event occurs in relation to the Property (or any portion of the Property) after the Day of Sale and before Settlement, then any additional rates, charges, duties or taxes assessed by a relevant Authority between the date of rezoning and the Settlement date will be payable by the Purchaser on demand. In the event that the Purchaser fails to complete Settlement and a rezoning event has occurred in relation to the Property (or any portion of the Property) after the Day of Sale, the Purchaser and Purchaser Guarantors separately indemnify the Vendor for any additional rates, charges, duties or taxes assessed by a relevant Authority and which the Purchaser must pay directly to the Authority on demand.

16. NO LAND TAX ADJUSTMENT

Where the Day of Sale is 1/1/2024 or later, and the Sale Price of the Property is less than \$10,000,000.00, General Condition 15 is hereby varied to the extent that there shall be no adjustment of any Land Tax for the Property, and the Purchaser shall not be required to make any payment or contribution to the Vendor's Land Tax at Settlement or otherwise.

17. Adjustments and Supporting Documents

Purchaser's legal representative/solicitor/conveyancer shall promptly furnish all necessary adjustments, accompanied by supporting certificates. Failure to provide such certificates shall constitute default by the purchaser, absolving the vendor of any obligation to proceed with property settlement until all requisite certificates, including but not limited to those from council, water, land tax, and owners corporation, are furnished.

GUARANTEE

The Guarantors described below, in consideration of the within named vendor selling to the within named purchaser at our request the land described in the within Contract for the price and upon the terms and conditions therein set forth hereby for ourselves our respective Executors and Administrators covenant with the said vendor that if at any time default shall be made in the payment of the deposit or residue of purchase money, interest, costs or other moneys payable by the purchaser to the vendor under the within Contract or in the performance or observance of any term or condition of the within contract to be performed or observed by the purchaser we will forthwith on demand by the vendor pay to the vendor the whole of such deposit, residue of purchase money, interest, costs or other moneys payable which shall then be due and payable to the vendor and will keep the vendor indemnified against all loss of purchase money, interest, costs or other moneys payable under the within Contract and all losses, costs, charges and expenses whatsoever which the vendor may incur by reason of any default as aforesaid on the part of the purchaser.

This Guarantee shall be a continuing Guarantee and shall not be released by any neglect or forbearance on the part of the vendor in enforcing payment of any of the moneys payable under the within Contract or in the performance or observance of any of the agreements, obligations or conditions under the within contract or by time being given to the purchaser for any such payment, performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our Executors and Administrators.

This Guarantee shall also be a continuing Guarantee in the instance the vendor and the purchaser substitute a Contract in place of the Contract to which this Guarantee is attached and then this Guarantee will extend to a Guarantee on the substituted Contract and the purchaser under that Contract.

SIGNED SEALED AND DELIVERED

IN WITNESS whereof the parties hereto have set their hands and seals

this day of 20.....

SIGNED SEALED AND DELIVERED by the said)
)
Print Name.....)
in the presence of:) Director (Sign)
)
Witness.....)

SIGNED SEALED AND DELIVERED by the said)
)
Print Name.....)
in the presence of:) Director (Sign)
)
Witness.....)



VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE

VENDOR Amandeep Verma
LAND BEING SOLD That part of the land which is presently fenced and/or occupied by the Seller and contained only within the land described in Certificate of Title Volume: 12615 Folio: 351 and known as

STREET ADDRESS 3 Jump Street, Kalkallo VIC 3064

IMPORTANT NOTICES TO PURCHASERS

MATTERS RELATING TO LAND USE - Information concerning any easement, covenant, charge or other similar restriction affecting the property (registered or unregistered) if any are set out in the documents attached.

a) Description: As attached.

b) Particulars of any existing failure to comply with their terms are: - **None to the Vendor's knowledge** However please note that underground electricity cables, sewers or drains may be laid outside registered easements without the vendor's knowledge.

There **is** access to the property by road.

The land **is** in a bushfire prone area.

The purchaser should make their own enquiries about whether structures are constructed over easements prior to signing as the property is sold subject to all easements, encumbrances, covenants, leases and restrictions (if any) and the purchaser, in signing this vendors statement acknowledges they shall make no claim or requisition regarding these matters.

Any mortgage (whether registered or unregistered) shall be discharged (unless otherwise agreed between the parties in the contract of sale) before the purchaser becomes entitled to possession or the rents and profits of the property

Information concerning any planning instrument -

Name of planning scheme: HUME CITY COUNCIL Planning Scheme

The responsible authority is: HUME CITY COUNCIL

Zoning and/or Reservation: Refer to property report below

Name of Planning overlay: Refer to property report below

The property is sold subject to the restrictions contained in the planning scheme, regulations, any order or legislation and the purchaser shall not be entitled to make any objection to the vendor, nor seek compensation from the vendor regarding these restrictions.

FINANCIAL MATTERS IN RESPECT OF THE LAND- Information concerning the amount of annual rates, taxes, charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest) are contained in the attached certificates or their total does not exceed: **\$10,000**

1. HUME CITY COUNCIL
2. Yarra Valley Water
3. Owners Corporation details (if applicable)
4. State Revenue Office Land Tax (if applicable)

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- Owners Corporation (if applicable) special levies
- Land Tax if the property is not exempt as your principal place of residence
- Annual increases in all outgoings if you purchase this property in the next rating period after this vendors statement was prepared.

The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows: **Nil**

NON- CONNECTED SERVICES – The following services are not connected to the land:

Not applicable

Purchasers should check with the appropriate authorities as to the availability of, and the cost of providing, any essential services not connected to the land. Unless you contact the supplying authority and take over the existing service, the services above will be disconnected on or before settlement and it will your responsibility to pay all costs to transfer or reconnect the services you require.

INFORMATION RELATING TO ANY OWNERS CORPORATION-

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

EVIDENCE OF TITLE- Attached are copies of the following document/s concerning Title:

- (a) In the case of land under the Transfer of Land Act 1958, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) In any other case, evidence of the vendor's authority to sell (where the vendor is not the registered proprietor of the land)
- (c) In the case of land that is subject to a subdivision-
 - I. If the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - II. If the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (d) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the Subdivision Act 1988-
 - I. If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - II. Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - III. Details of any proposals relating to subsequent stages that are known to the vendor; and
 - IV. A statement of the contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision
- (e) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed-
 - I. If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - II. If the later plan has not yet been certified, a copy of the latest version of the plan

BUILDING PERMITS- Particulars of any building permit issued in the past seven years under the Building Act 1993 (where the property includes a residence):

Is contained in the attached certificate/s.

INSURANCE DETAILS IN RESPECT OF THE LAND- The contract provides that the land remains at the risk of the vendor before the purchaser is entitled to possession or receipts of rents and profits.

If there is a residence on the land which was constructed within the preceding 6 years by the vendor as an owner builder and which section 137B of the Building Act 1993 applies to the residence the required insurance details are attached.

The vendor makes no representations that the building and structures comply with all relevant statutes and local regulations. It is the purchaser's responsibility to make their own enquiries before entering in to a contract of sale to ensure they comply and shall not be entitled to make any objection, claim any compensation or require the vendor to perform any act due to a failure for the structures to comply with any regulation.

NOTICES MADE IN RESPECT OF LAND- 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 that the vendor might reasonably be expected to have knowledge are contained in certificates herein if applicable.

Whether there are any notices, property management plans, reports or order 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 are contained in certificates herein if applicable.

Whether there are any notices pursuant to Section 6 of the Land Acquisition and Compensation Act 1986 are contained in certificates herein if applicable.

INFORMATION

VENDOR'S STATEMENT- I confirm that this statement has been prepared solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I understand that this statement is only current until any of the details contained herein change and will not hold We Know Conveyancing responsible if it is not updated or if it is used by any real estate agent other than those it is first forwarded to by We Know Conveyancing.

I have read the statement and its attachments and accept sole responsibility for the accuracy of the information contained herein or omissions made. I will keep the property and all improvements thereon full insured until the final settlement of this matter.

I certify that, other than those contained in this statement and its attachments, I am not aware of any:

- variation between the land occupied by me and the land described in the certificate/s of title (including the occupation of adjacent land which is not being sold herein) or any other rights over the land (such as a right of way)
- any proposal in relation to any other property which may affect the land being sold
- any failure to comply with a planning or building regulations or permit (including the failure to obtain a permit)
- the property being affected any flooding, landslip or other environmental issues
- any latent defects

DATE OF THIS STATEMENT

DAY OF

20

Signature/s of Vendor/s

PURCHASER'S ACKNOWLEDGEMENTS-

The purchaser hereby acknowledges that they received a copy of this vendors statement executed by the vendor prior to entering in to any contract of sale. The Purchaser also acknowledges that the information herein is provided solely by the vendor and that no statement or representation contained herein are made by We Know Conveyancing as to anything in relation to the property. The purchaser agrees that if they require an updated owners corporation certificate they will apply and pay for the certificate or information.

DATE OF ACKNOWLEDGMENT

DAY OF

20

Signature/s of Purchaser/s

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

VOLUME 12615 FOLIO 351

Security no : 124130284945H
Produced 27/11/2025 01:41 PM

LAND DESCRIPTION

Lot 37817 on Plan of Subdivision 920921X.
PARENT TITLE Volume 12614 Folio 747
Created by instrument PS920921X 30/05/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AMANDEEP VERMA of 1 WINSTON STREET LALOR VIC 3075
AZ857413E 27/11/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ857414C 27/11/2025
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS920921X 30/05/2025

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS920921X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ857413E (E)	TRANSFER	Registered	27/11/2025
AZ857414C (E)	MORTGAGE	Registered	27/11/2025

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 27/11/2025

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS920921X
Number of Pages (excluding this cover sheet)	5
Document Assembled	06/11/2025 09:26

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PLAN OF SUBDIVISION	EDITION 1	PS 920921X
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<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: KALKALLO</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 26 (PART)</p> <p>TITLE REFERENCE: VOL 12614 FOL 747</p> <p>LAST PLAN REFERENCE: LOT Q ON PS927221Q</p> <p>POSTAL ADDRESS: 300Q HUME FREEWAY (at time of subdivision) KALKALLO 3064</p> <p>MGA 94 CO-ORDINATES: E 319 110 ZONE: 55 (approx. centre of land in plan) N 5 846 230</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S010422 Planning Permit Reference: P20748 SPEAR Reference Number: S225041B</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 of the Subdivision Act 1988: 03/07/2024</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 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this plan</p> <p>Digitally signed by: Katrina Toogood for Hume City Council on 23/05/2025</p>
---	---

VESTING OF ROADS AND/OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P20748
ROAD R1	HUME CITY COUNCIL	SURVEY THIS PLAN IS /IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) MERRIANG 20 & 40 KALKALLO 74 & 591 IN PROCLAIMED SURVEY AREA NO. 74
		DEPTH LIMITATION DOES NOT APPLY
		LOTS 1 TO 37800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
		EASEMENTS E-2, E-4 & E-6 TO E-12 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
		AREA OF LAND SUBDIVIDED IS 2.401ha.

WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958.

EASEMENT INFORMATION

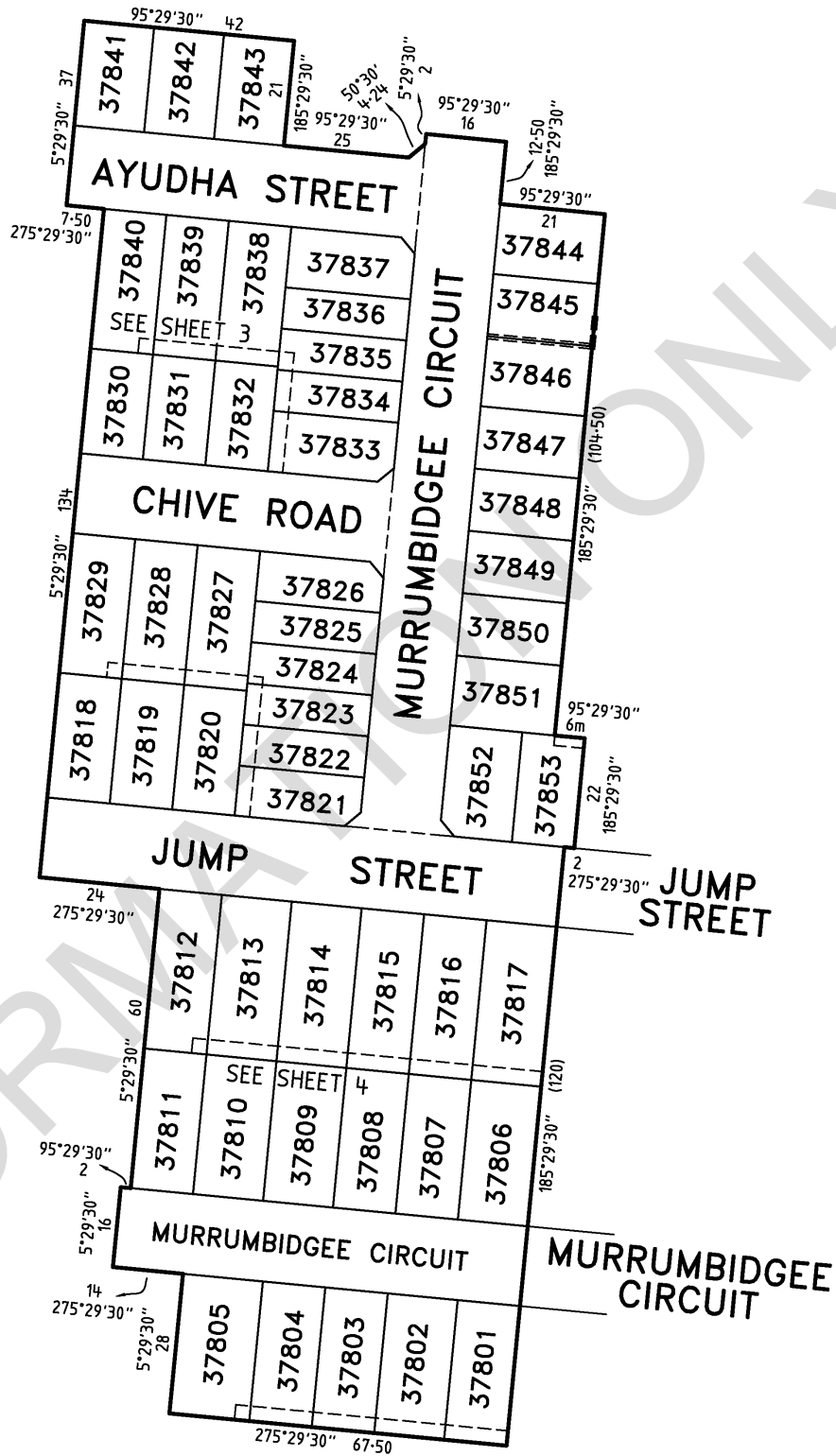
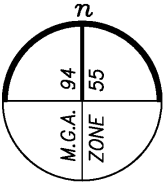
LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT
*SUPPORT IS DEFINED AS ALL NECESSARY STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5	*SUPPORT	0.50	THIS PLAN	THE RELEVANT ABUTTING LOTS ON THIS PLAN
E-13	*SUPPORT	0.50	SECTION 98 TLA 1958 (PS920920A)	THE RELEVANT ABUTTING LOTS ON PS920920A
A-1	*SUPPORT	0.50	PS920920A	LOT Q ON PS927221Q

CLOVERTON - 378	DP3d	LICENSED SURVEYOR GREGORY STUART WILLIAMS
53 LOTS		
<p style="font-size: 8px; margin-top: 5px;"> VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au </p>	DATE 13/05/25 REFERENCE 331637-ST378 VERSION H DRAWING 331637-ST378-AH	ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/05/2025, SPEAR Ref: S225041B	

PLAN OF SUBDIVISION

PS 920921X

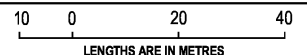


CLOVERTON - 378

DP3d

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:1000



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W | www.veris.com.au

DATE 13/05/25 REFERENCE 331637-ST378
VERSION H DRAWING 331637-ST378-AH

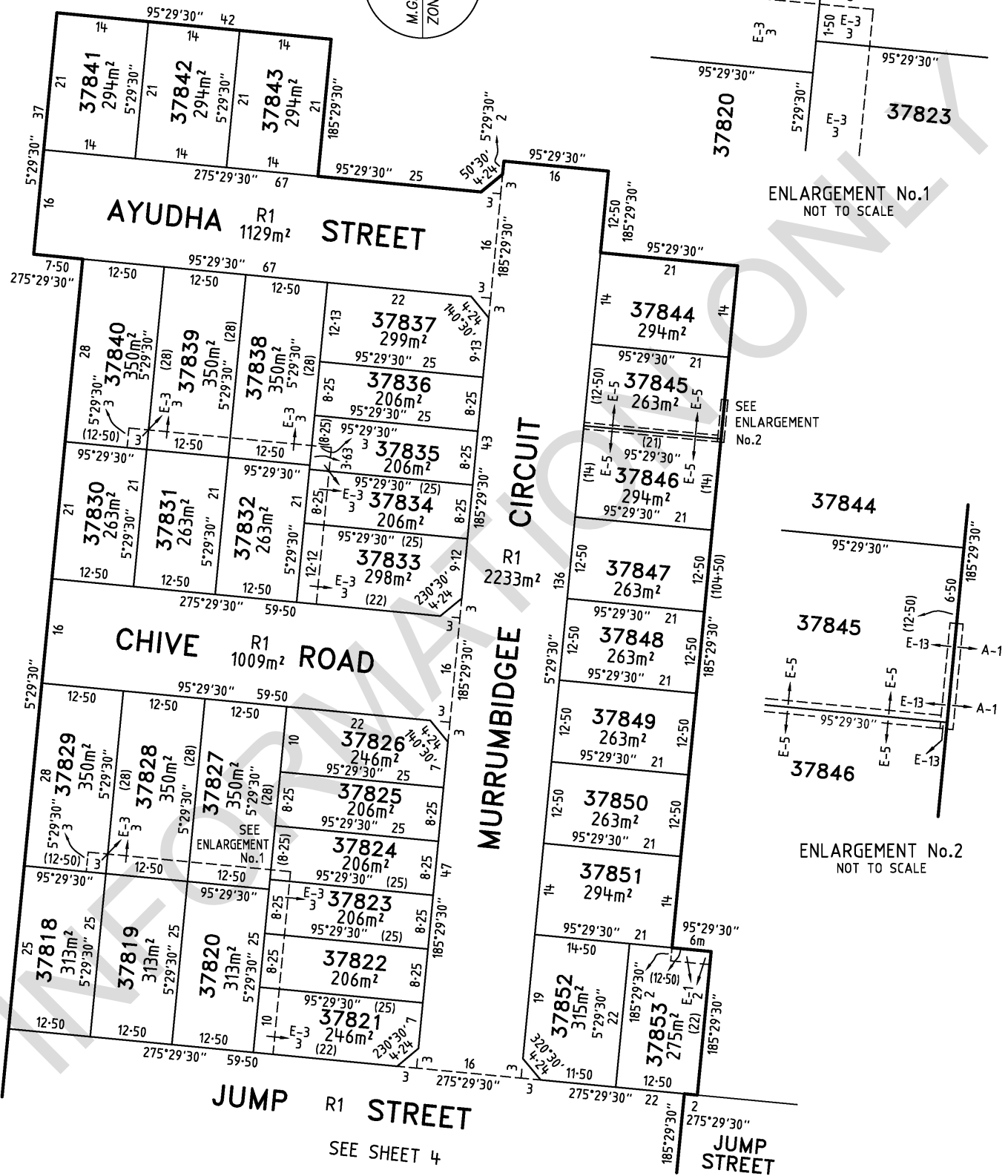
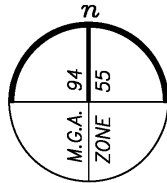
ORIGINAL SHEET SIZE A3
SHEET 2

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23/05/2025,
SPEAR Ref: S225041B

PLAN OF SUBDIVISION

PS 920921X

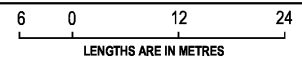


CLOVERTON - 378

DP3d

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**
 DATE 13/05/25 REFERENCE 331637-ST378
 VERSION H DRAWING 331637-ST378-AH

SCALE 1:600



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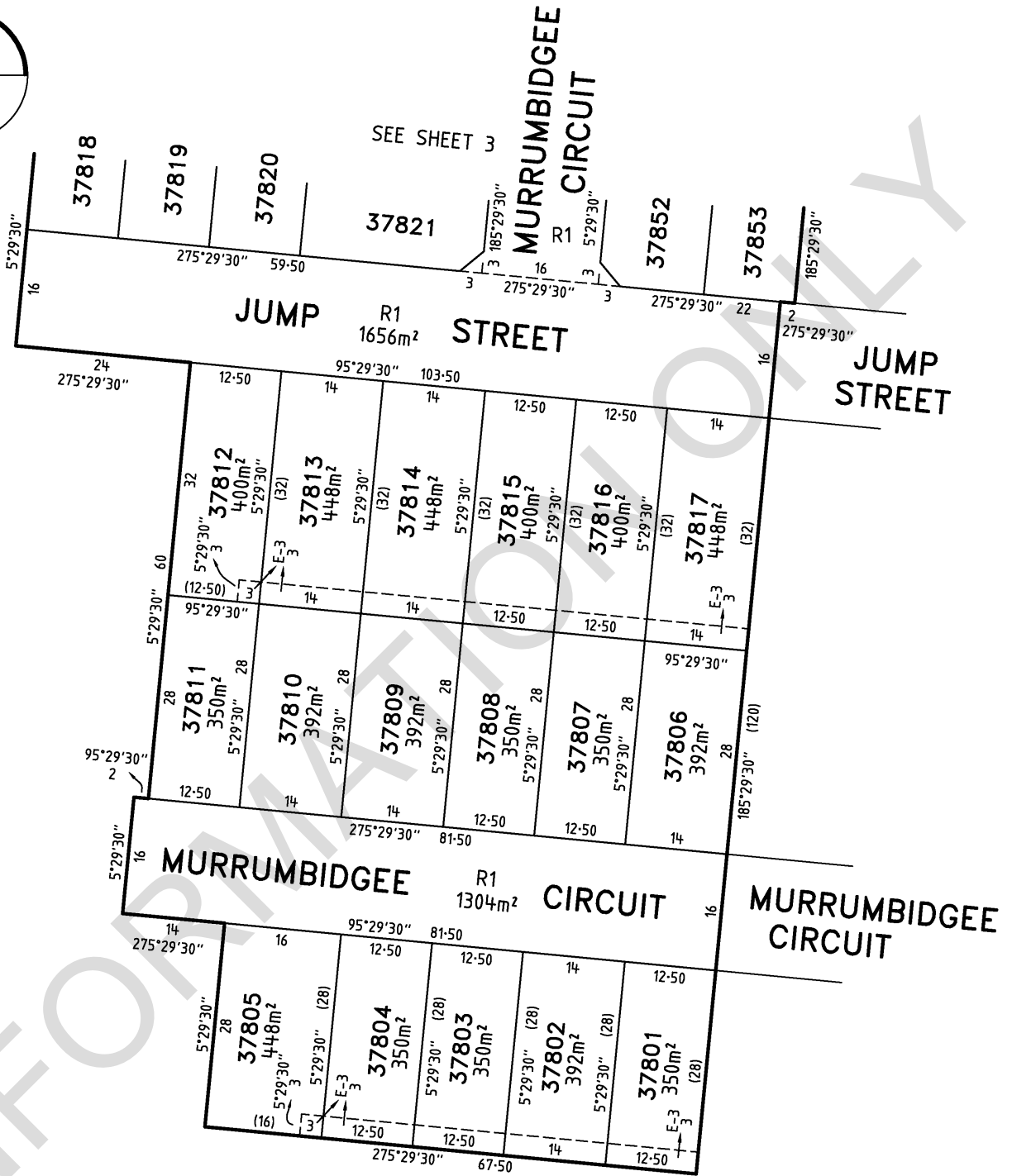
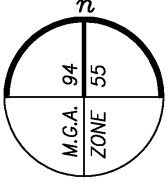
Digitally signed by:
 Hume City Council,
 23/05/2025,
 SPEAR Ref: S225041B

ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PS 920921X

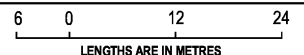


CLOVERTON - 378

DP3d

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE
1:600



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VERSION H DRAWING 331637-ST378-AH

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SHEET 4

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 SPEAR Ref: S225041B

PLAN OF SUBDIVISION

PS 920921X

CREATION OF RESTRICTION 'A'

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.

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
37801	37802	37808	37807, 37809, 37815	37815	37808, 37814, 37816	37828	37819, 37827, 37829
37802	37801, 37803	37809	37808, 37810, 37814	37816	37807, 37815, 37817	37829	37818, 37828
37803	37802, 37804	37810	37809, 37811, 37813	37817	37806, 37816	37838	37832, 37835, 37836, 37837, 37839
37804	37803, 37805	37811	37810, 37812	37818	37819, 37829	37839	37831, 37838, 37840
37805	37804	37812	37811, 37813	37819	37818, 37820, 37828	37840	37830, 37839
37806	37807, 37817	37813	37810, 37812, 37814	37820	37819, 37821, 37822, 37823, 37827	37852	37851, 37853
37807	37806, 37808, 37816	37814	37809, 37813, 37815	37827	37820, 37823, 37824, 37825, 37826, 37828		

RESTRICTION:

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA010704.

EXPIRY DATE: 01/01/2031

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.

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
37830	37831, 37840	37843	37842	37848	37847, 37849
37831	37830, 37832, 37839	37844	37845	37849	37848, 37850
37832	37831, 37833, 37834, 37835, 37838	37845	37844, 37846	37850	37849, 37851
37841	37842	37846	37845, 37847	37851	37850, 37852, 37853
37842	37841, 37843	37847	37846, 37848	37853	37851, 37852

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

- MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH LOT TYPE 'A' OF THE SMALL LOT HOUSING CODE UNLESS A SPECIFIC PLANNING PERMIT FOR THE SAID DWELLING HAS BEEN OBTAINED FROM THE RESPONSIBLE AUTHORITY.
- SHALL NOT ERECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY STOCKLAND DEVELOPMENT PTY LTD PRIOR TO THE ISSUE OF THE BUILDING PERMIT, THE REQUIREMENT FOR SUCH ENDORSEMENT CEASING TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.

EXPIRY DATE: 01/01/2031

CREATION OF RESTRICTION 'C'

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.

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'B' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
37821	37820, 37822	37825	37824, 37826, 37827	37835	37832, 37834, 37836, 37838
37822	37820, 37821, 37823	37826	37825, 37827	37836	37835, 37837, 37838
37823	37820, 37822, 37824, 37827	37833	37832, 37834	37837	37836, 37838
37824	37823, 37825, 37827	37834	37832, 37833, 37835		

RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

- MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH LOT TYPE 'B' OF THE SMALL LOT HOUSING CODE UNLESS A SPECIFIC PLANNING PERMIT FOR THE SAID DWELLING HAS BEEN OBTAINED FROM THE RESPONSIBLE AUTHORITY.
- SHALL NOT ERECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY STOCKLAND DEVELOPMENT PTY LTD PRIOR TO THE ISSUE OF THE BUILDING PERMIT, THE REQUIREMENT FOR SUCH ENDORSEMENT CEASING TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.

EXPIRY DATE: 01/01/2031

CREATION OF RESTRICTION 'D'

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.

BURDENED LAND: 37804, 37805, 37809 TO 37814, 37818 TO 37844 (ALL INCLUSIVE)

BENEFITED LAND: 37804, 37805, 37809 TO 37814, 37818 TO 37844 (ALL INCLUSIVE)

RESTRICTION:

THE FIRST FLOOR OF ANY DWELLING SHALL NOT BE BUILT ON EACH LOT DESCRIBED UNDER THE BURDENED LAND UNLESS IT IS DESIGNED AND CONSTRUCTED TO MEET THE ACOUSTIC STANDARDS OUTLINED IN AS2107:2016 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS.

CREATION OF RESTRICTION 'E'

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.

BURDENED LAND: 37811, 37812, 37818, 37819, 37828 TO 37831, 37839 TO 37843 (ALL INCLUSIVE)

BENEFITED LAND: 37811, 37812, 37818, 37819, 37828 TO 37831, 37839 TO 37843 (ALL INCLUSIVE)

RESTRICTION:

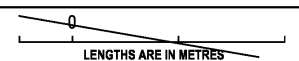
A SINGLE STOREY DWELLING SHALL NOT BE BUILT ON EACH LOT DESCRIBED UNDER THE BURDENED LAND UNLESS IT IS DESIGNED AND CONSTRUCTED TO MEET THE ACOUSTIC STANDARDS OUTLINED IN AS2107:2016 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS.

CLOVERTON - 378

DP3d

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE



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DATE **13/05/25**
 VERSION **H**

REFERENCE **331637-ST378**
 DRAWING **331637-ST378-AH**

ORIGINAL SHEET SIZE **A3**

SHEET **5**

Digitally signed by: Gregory S Williams, Licensed Surveyor,
 Surveyor's Plan Version (H),
 20/05/2025, SPEAR Ref: S225041B

Digitally signed by:
 Hume City Council,
 23/05/2025,
 SPEAR Ref: S225041B



Department of Environment, Land, Water & Planning

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Produced 06/11/2025 09:30:02 AM

Status	Registered	Dealing Number	AA010704
Date and Time Lodged	04/04/2025 11:24:46 AM		

Lodger Details

Lodger Code	21268K
Name	STOCKLAND DEVELOPMENT PTY LIMITED
Address	
Lodger Box	
Phone	
Email	
Reference	Cloverton Stage 378

APPLICATION TO REQUEST ACTION BY THE REGISTRAR

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

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

Estate and/or Interest

Land Title Reference

Instrument and/or legislation

ACTION - RETAIN MCP
Transfer of Land Act - section 91A

Applicant(s)

Name	STOCKLAND DEVELOPMENT PTY LIMITED
Address	
Property Name	SOUTH ROWER, RIALTO
Floor Type	LEVEL
Floor Number	36
Street Number	525
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Additional Details

Refer Image Instrument

The applicant requests the action by the Registrar.

Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	STOCKLAND DEVELOPMENT PTY LIMITED
Signer Name	KIMBERLEY PATRICIA CUSWORTH
Signer Organisation	STOCKLAND DEVELOPMENT PTY LIMITED
Signer Role	AUTHORISED SIGNATORY
Execution Date	04 APRIL 2025

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



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Document Type	Instrument
Document Identification	AA010704
Number of Pages (excluding this cover sheet)	12
Document Assembled	

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Memorandum of common provisions Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

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Lodged by	
Name:	Stockland Development Pty Limited
Phone:	03 9095 5000
Address:	Level 36, 525s Collins Street, Melbourne VIC 3000
Reference:	MCP Stage 378 CV
Customer code:	21268K

This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the plan:

Burdened land: Refer to plan of subdivision 920921X.

Benefited land: Refer to plan of subdivision 920921X.

Covenants: As set out in this MCP.

Expiry: Refer to plan of subdivision 920921X.

PRELIMINARIES

- A. This MCP acts as the approved building envelope under the relevant condition of the planning permit and provides the information necessary to interpret the approved building envelopes.
- B. This MCP includes:
- Any varied design parameters from the Building Regulations and the municipal planning scheme.
 - Matters not covered by the Building Regulations and the municipal planning scheme.
- C. Any matter not addressed in this MCP will still need to be addressed as required by the Building Regulations and the municipal planning scheme.
- D. This MCP is retained by the Registrar of Titles pursuant to section 91 (A) of the Transfer of Land Act.

RESTRICTIONS

The registered proprietor or proprietors for the time being of any burdened lot specified in the relevant plan of subdivision:

- A. Shall not make an application to amend a building envelope unless with the written consent from Stockland and the responsible authority.

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- The provisions are to be numbered consecutively from number 1.
- Further pages may be added but each page should be consecutively numbered.
- To be used for the inclusion of provisions in plans.

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Page 1 of 12

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: <https://www.land.vic.gov.au/contact-us>

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

- B. Shall not erect any buildings on the lot unless the plans for such buildings are endorsed by Stockland Development Pty Ltd prior to the issue of the building permit.
- C. The requirement for such endorsement shall cease to have effect on the lot one year after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that lot.

PROVISIONS

Any building requiring a building permit to be constructed on a lot to which this MCP applies must be sited within the approved building envelope.

This MCP will specify any encroachments allowed outside the approved building envelope.

1 TEXT OF RESTRICTIONS

1.1 Minimum street setbacks (refer regulation 74 and clause 54.03-1)

- 1.1.1 Setbacks of building elements (such as walls and roof coverings) from streets including laneways must comply with the setbacks specified on the building envelope plan, except for a garage which may be constructed on or within 200 millimetres of a laneway.
- 1.1.2 The following may encroach a maximum of 1.5 metres into the minimum front street setback and 1 metre into the setback on a side street or laneway:
 - a Facade treatments, balconies, verandahs, open porches, covered walkways and porticos that are less than 6.6 metres high
 - b Eaves, facias and gutters

1.2 Side and rear Setbacks (refer regulation 79 and clause 54.04-1)

- 1.2.1 Side and rear setbacks for building elements (such as walls and roof coverings) must comply with the requirements specified in the height and setback profiles. The setback profile identifier codes are noted on the building envelope plans.
- 1.2.2 If a lot is shown with the profile identifier codes **SP-A-1** and **SP-B-1** on opposite side boundaries, the codes can be interchanged.
- 1.2.3 In addition to the allowable encroachments in the Building Regulations, the following can encroach into the minimum side and rear setback specified by the relevant setback profile identifier code:
 - a Outbuildings not exceeding 10 square metres in area and 3 metres in height.

1.3 Walls on boundaries (refer regulation 80 and clause 54.04-2)

- 1.3.1 A dwelling wall on a rear boundary must be setback 1 metre except for a garage which may be constructed on the rear boundary.
- 1.3.2 For lots where a retaining wall is located along a side or rear boundary a dwelling wall, except for a garage, must be setback 1 metre from the boundary. When constructing a garage on a boundary with a retaining wall, the structural integrity of the retaining wall and its drainage must be protected to the satisfaction of the building surveyor.

Memorandum of common provisions

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1.4 Solar access to existing north-facing habitable room windows (refer regulation 82 and clause 54.04-4)

1.4.1 Reference to an existing north-facing habitable room window refers to ground floor windows only.

1.4.2 Any proposed north-facing habitable room window at ground level in a proposed dwelling on a lot must be clear to the sky and setback more than 3 metres from the north boundary of that lot if it is to be considered, once constructed, as an 'existing' north-facing habitable room window for the purposes of regulation 82 and clause 54.04-4.

1.5 Overshadowing of recreational private open space (refer regulation 83 and clause 54.04-05)

1.5.1 If sunlight to the secluded private open space of an existing dwelling on an adjoining lot is to be reduced by the construction of a dwelling, then at least 25 square metres with a minimum dimension of 3 metres of secluded private open space should receive a minimum of 5 hours of sunlight between 9am and 3pm on 22 September.

1.5.2 The 25 square metres minimum area with a minimum dimension of 3 metres can be measured in different locations during the day provided the area is always secluded private open space.

1.6 Overlooking (refer regulation 84 and clause 54.04-6)

1.6.1 The overlooking control area is identified in the relevant setback identifier profile codes shown on the building envelope plan.

1.7 Lots 300 square metres in area or greater

The following additional clauses apply to lots that are 300 square metres in area or greater:

1.7.1 Walls on Boundaries

The height of a wall constructed on or within 200 millimetres of a side or rear boundary, except for a garage wall as specified in this clause, must not exceed an average of 3.2 metres with no part higher than 3.6 metres, unless abutting a higher existing or simultaneously constructed dwelling wall in which case it may be constructed to the same height as that wall.

A garage wall may be constructed on or within 200 millimetres of a side or rear boundary to a maximum height of 3.6 metres provided that the length of garage wall on the boundary with a height of 3.6 metres does not exceed 6 metres.

1.7.2 Garages

A garage on a lot must be set back at least 5 metres from the front boundary of the lot.

1.7.3 Car Parking

Where a second car parking space is required and it is to be provided in tandem, an additional 500 millimetres in length must be provided between each space.

1.7.4 One dwelling on a lot:

Only one dwelling may be constructed on the lot.

1.8 Multiple Storeys

1.8.1 A building on a lot marked with a 'M' must have at least two storeys above natural ground level.

1.9 Design Approval

1.9.1 The design of a dwelling must be in accordance with the Stockland Design Essentials and any

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

building or part of a building that is visible from a road reserve or other reserve must be approved by Stockland before lodging an application for a building permit.

2 Notes on this MCP

2.1 Conflicting Annotation

2.1.1 In the case of a conflicting annotation between the building envelope plan and this MCP text, the MCP text supersedes the plan.

2.2 Natural Ground Level

2.2.1 Ground level after engineering works associated with the subdivision is to be regarded as natural ground level.

2.3 Edge Lots

2.3.1 Edge lots are those lots that are part of the same certified plan of subdivision but share one or more common boundaries with or otherwise adjoin a lot that is not part of the same certified plan of subdivision.

2.3.2 Regulation 71 and clause 56.04-2 apply to an edge lot regardless of Section 1 of this MCP.

2.4 Driveway Crossovers

2.4.1 Relocation of a driveway crossover or addition of a driveway crossover to a corner lot is permitted with written approval from Stockland and Council. Relocated crossovers must be constructed at the lot owners expense in accordance with Hume City Council specifications and be of the same finish as that originally provided by Stockland. The existing crossover must be removed and the verge, kerb and footpath constructed to the same standard as the adjoining verge, kerb and footpath at the expense of the lot owner.

2.5 General Definitions

2.5.1 **Approved building envelope** means the building envelope for a particular lot contained in the plan which is attached to this MCP.

2.5.2 **Building envelope** means an area within each lot where development of a dwelling, shed and garage is allowed subject to the provisions of this MCP.

2.5.3 **Building envelope plan** means the plan which is attached to this MCP showing dwelling setbacks and other related matters.

2.5.4 **Corner lot** means a lot sited at the intersection of two streets (excluding laneways) where those streets form boundaries of the lot.

2.5.5 **Front Fence** means a fence forward of the side boundary fence or along the front boundary.

2.5.6 **Front Building Line** means the front façade wall excluding any façade treatment or engaged pier.

2.5.7 **Private Open Space** has the same meaning as in the building regulations.

2.5.8 **Regulations** means the Building Regulations 2018 or any subsequent regulations made pursuant to the Building Act.

2.5.9 **Secluded Private Open Space** has the same meaning as in the building regulations.

2.5.10 **Stockland** means Stockland Development Pty. Ltd.

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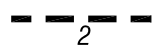
3 *Diagrams and plans*

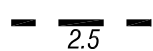
3.1 *Explanation of symbols and terms in diagrams and plans*


NOTATIONS

SP-A-1 SP-D-1 Building envelope profile (refer 3.2 and 3.3 following) to be applied to the particular boundary (refer plans in 3.5).
SP-B-1 RP-A-1

Note the frontage setback and easement width is designated on the plan.

 2 metres wide easement


 2.5 metres wide easement

 3 metres wide easement

 3 Frontage setback

M Special lot requirements (refer text)

37817 Lot number

 Designated vehicle crossover to lot (no other vehicular access point is permitted to a lot, except with the approval of Stockland and Hume City Council).

PARTICULAR LOT REQUIREMENTS FOR STAGE 378

This MCP does not apply to lots 37821 to 37826, 37830 to 37837, 37841 to 37851, and 37853 - these particular lots will be assessed against either the Small Lot Housing Code or a separate planning permit application.

Detailed design of roads, crossovers and footpaths is provided in the relevant Engineering Plans.

Additional easements may be required subject to detailed engineering and survey assessment.

Detailed design of landscape works is provided in the relevant Landscape Plans.

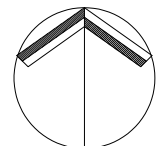
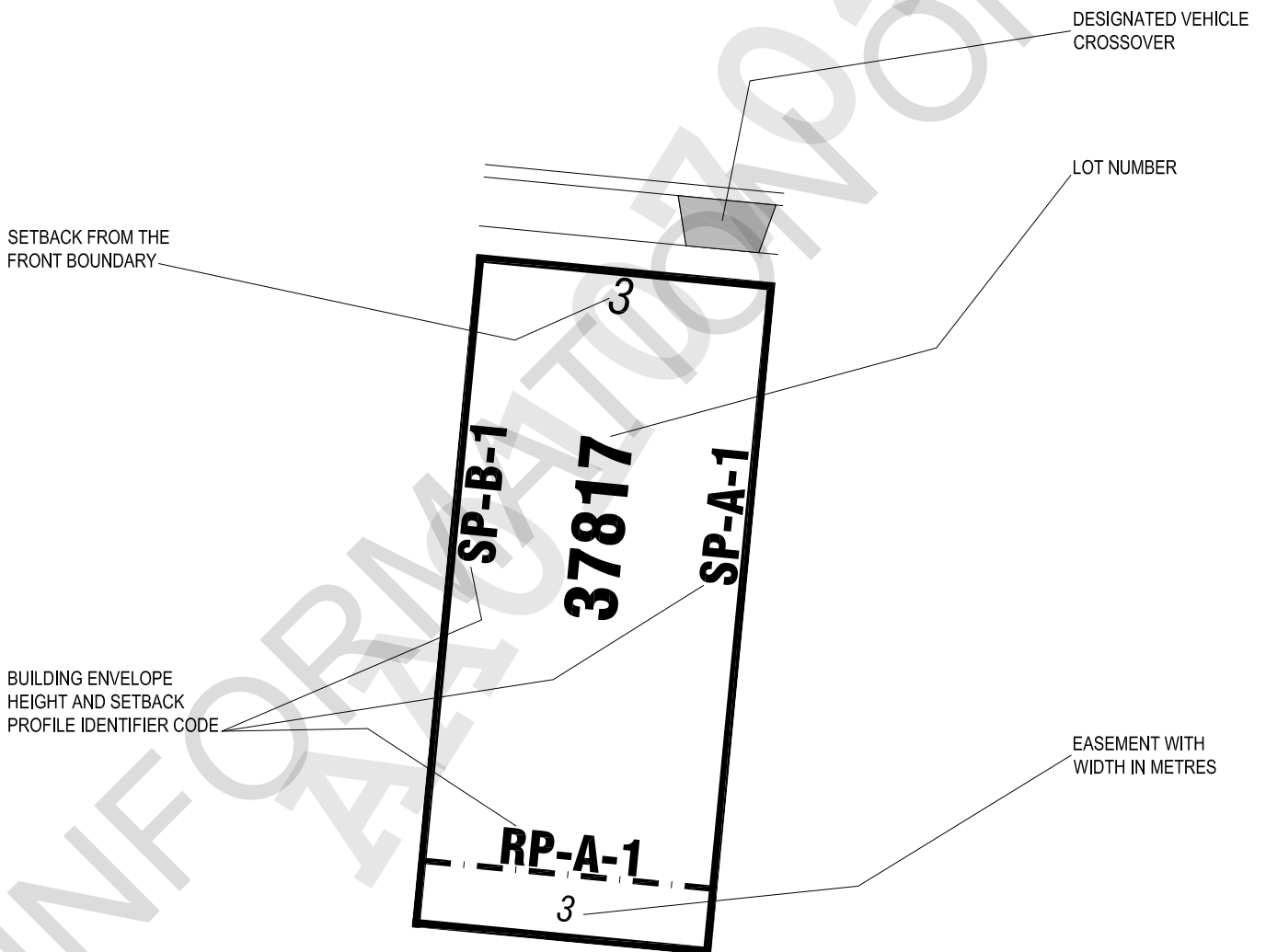
All details subject to Hume City Council approval.

Memorandum of common provisions

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3.2 *Diagrams illustrating the interpretation of the building envelope and the annotation with respect to all edge lots in this stage development*

THE BUILDING ENVELOPES ON ALL LOTS LOCATED ON THE BOUNDARY OF THIS DEVELOPMENT STAGE (EDGE LOTS) ARE ENDORSED BY HUME CITY COUNCIL AS APPROVED BUILDING ENVELOPES.

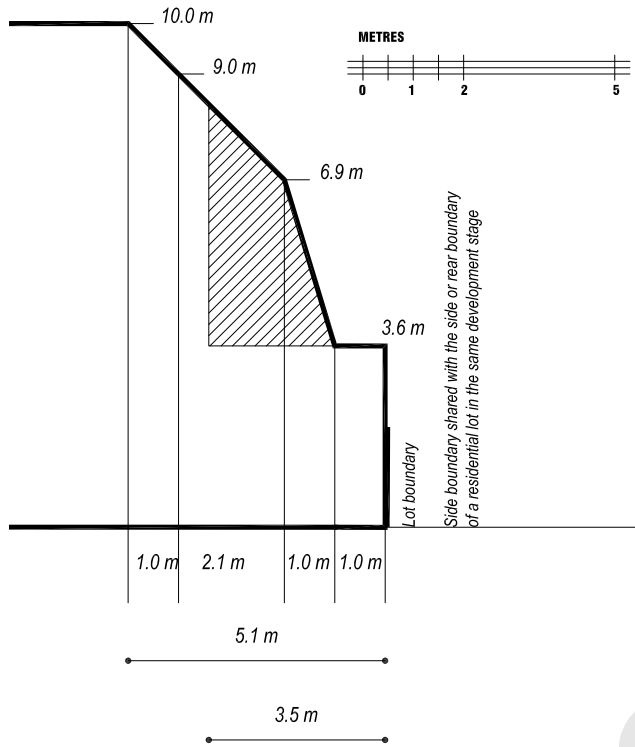


Memorandum of common provisions

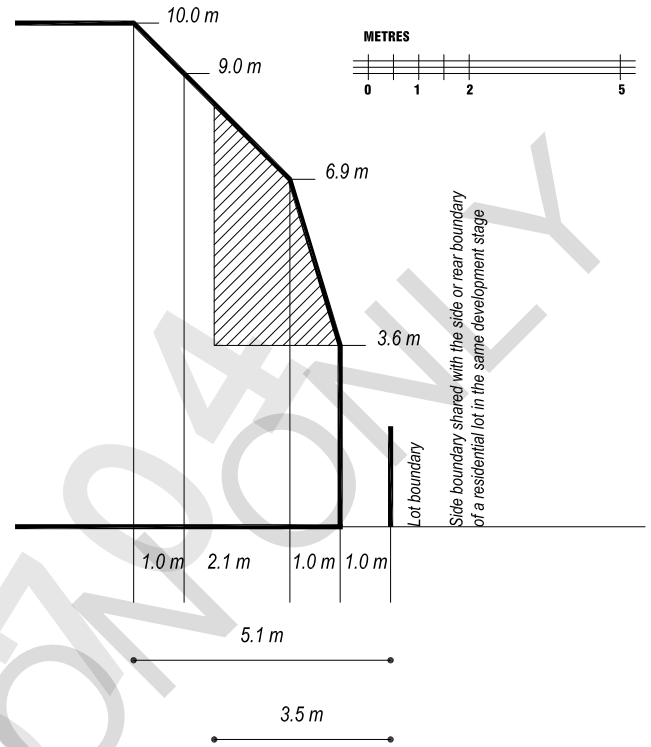
Section 91A Transfer of Land Act 1958

3.3 Profiles referenced in the building envelope plan

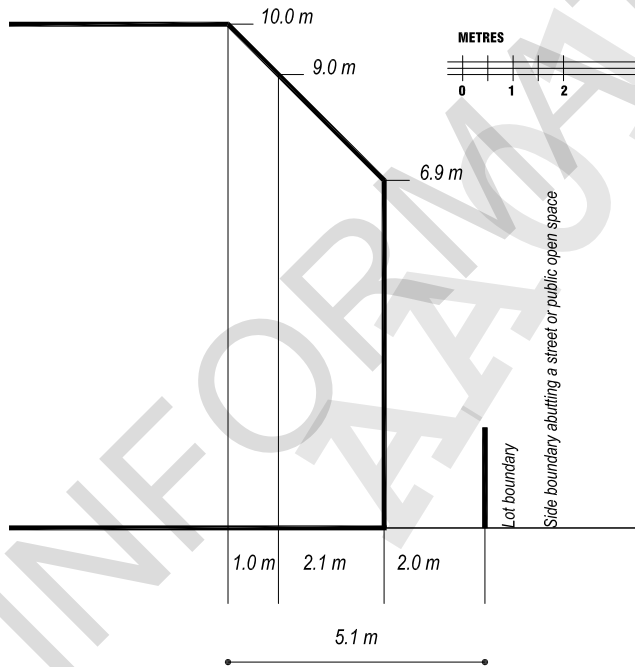
SP-A-1



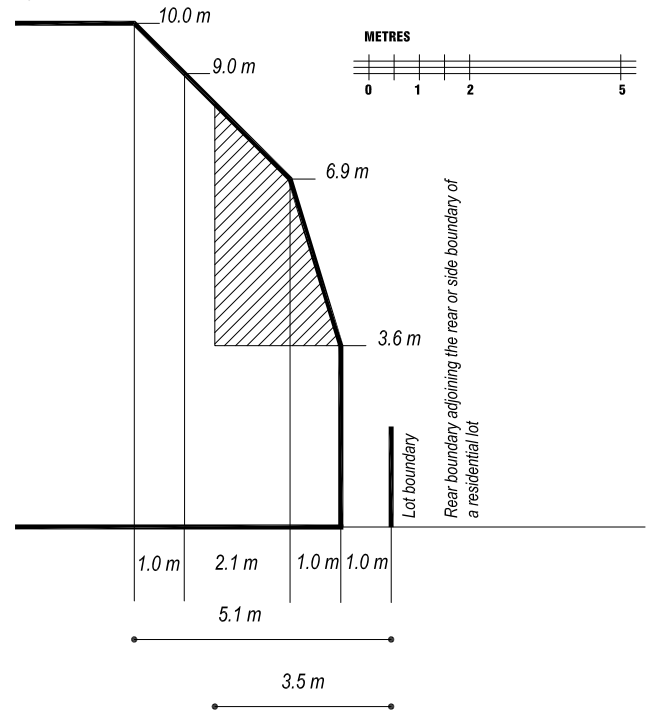
SP-B-1



SP-D-1



RP-A-1



EASEMENT REQUIREMENT

WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE ABOVE THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT OF THE RELEVANT AUTHORITY.

m METRES



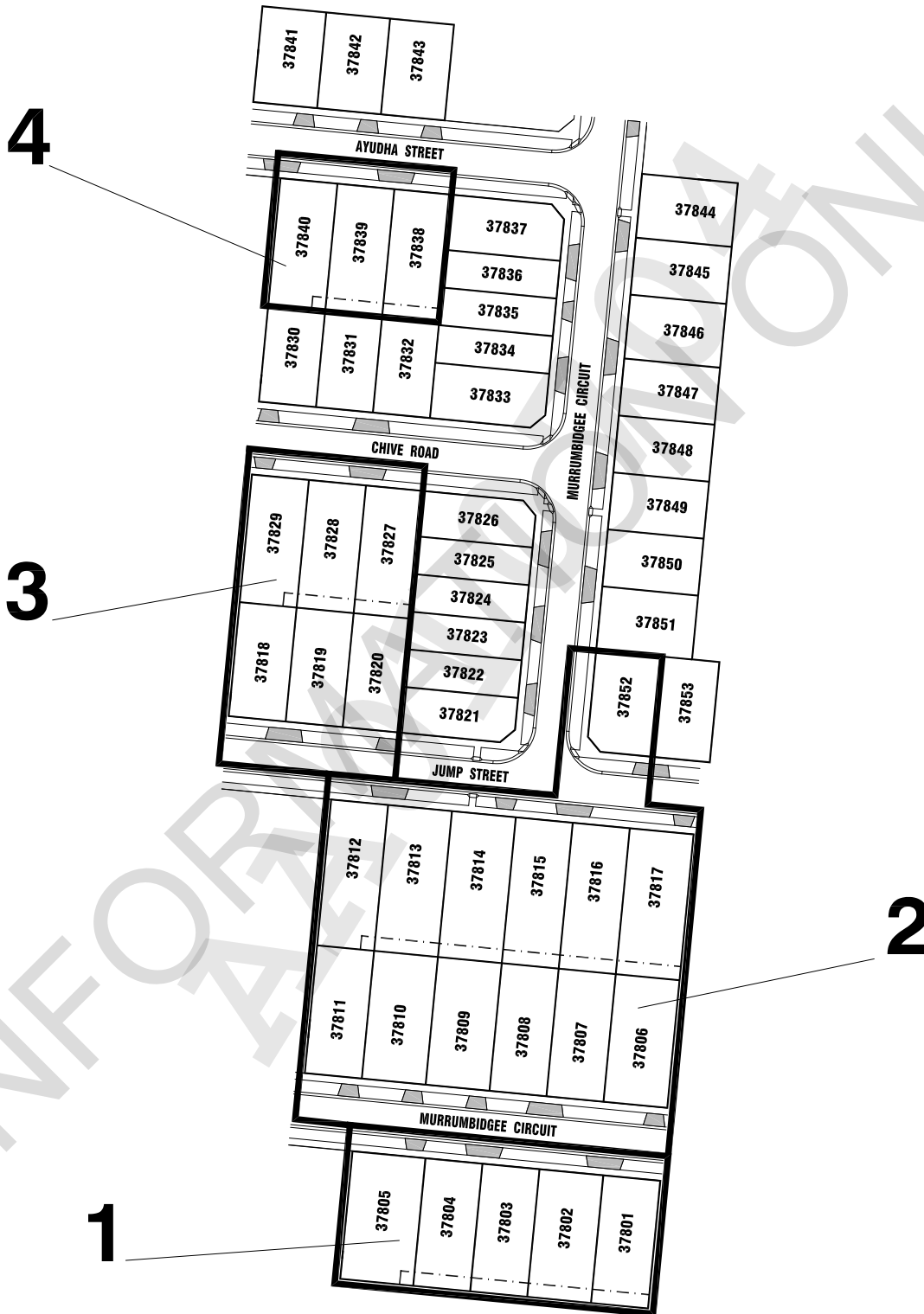
OVERLOOKING CONTROL AREA
(refer 'Overlooking' in text)

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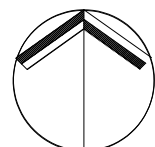
Memorandum of common provisions

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3.4 Plan of subdivision showing key to sheets



KEY TO SHEETS



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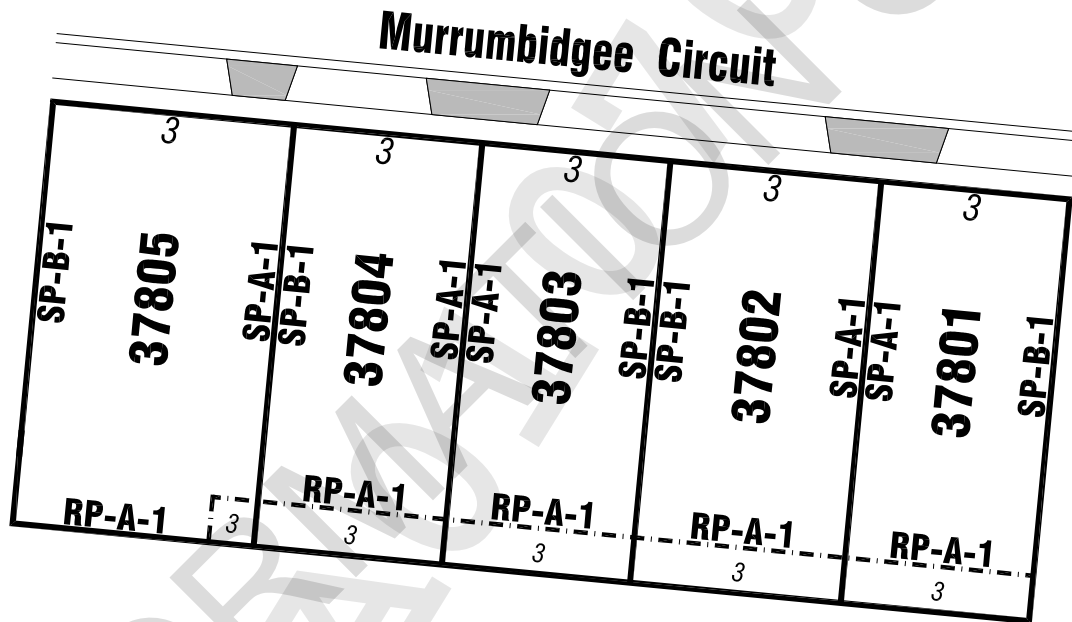
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[6335110: 22078875_1] Land Use Victoria contact details: <https://www.land.vic.gov.au/contact-us>

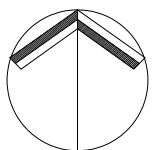
Memorandum of common provisions

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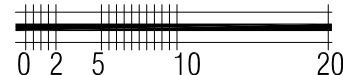
3.5 *Plan of subdivision showing building envelope height and setback profile identifier code*



SHEET 1



METRES



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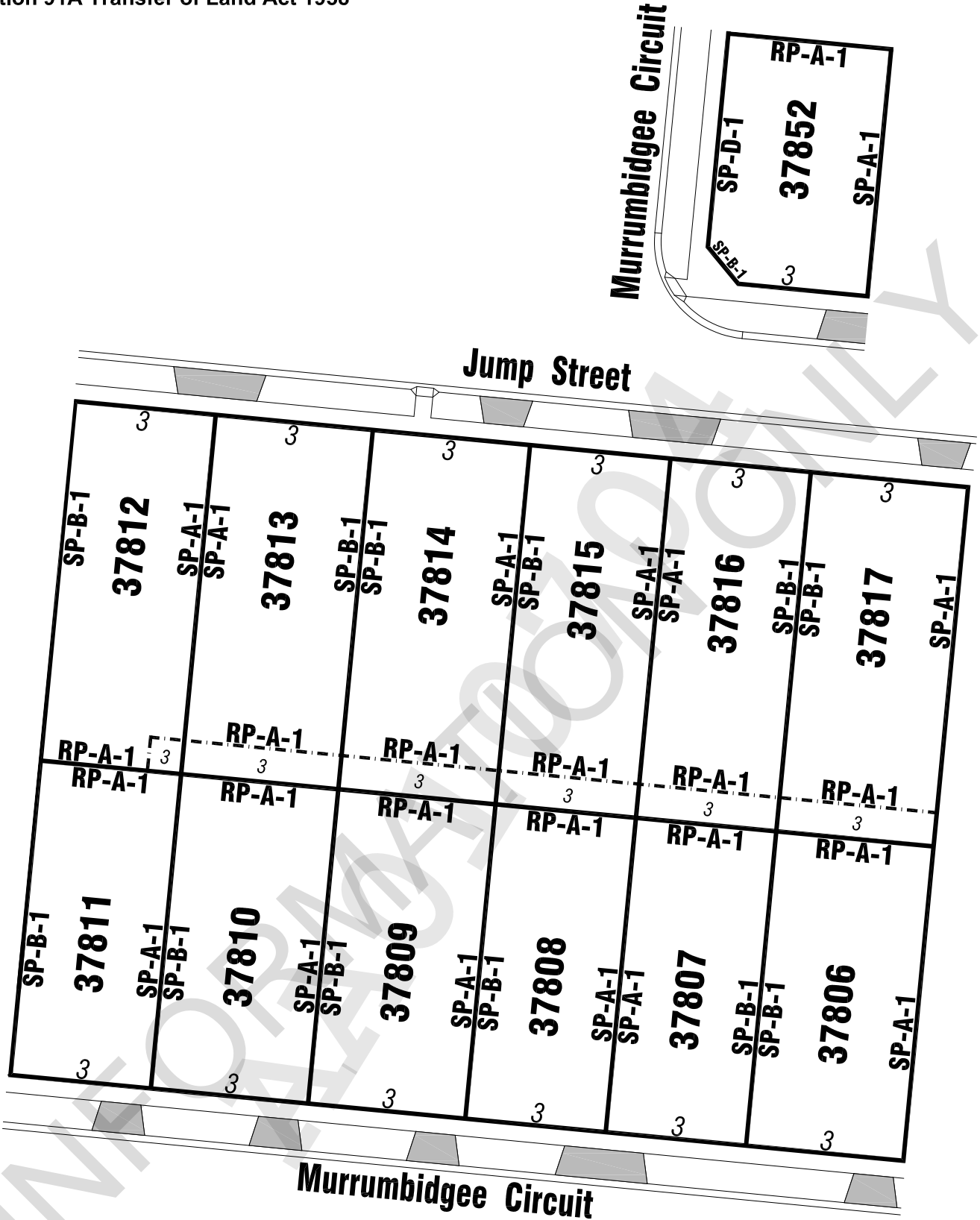
Page 9 of 12

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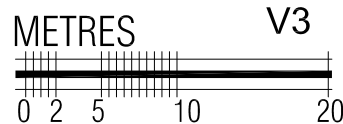
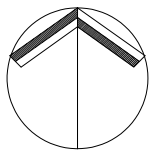
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SHEET 2



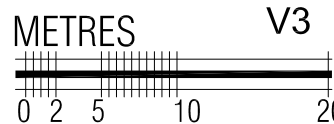
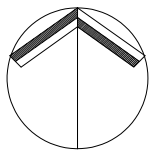
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Memorandum of common provisions

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SHEET 3



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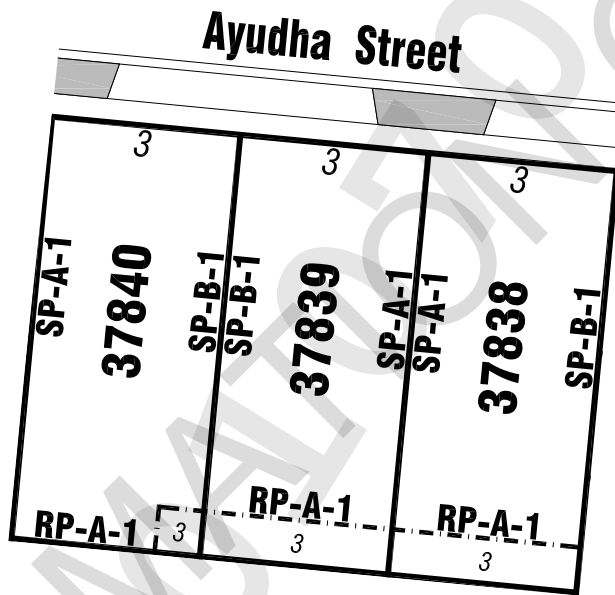
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[6335110: 22078875_1] Land Use Victoria contact details: <https://www.land.vic.gov.au/contact-us>

This is a CAD Drawing which should not be altered manually

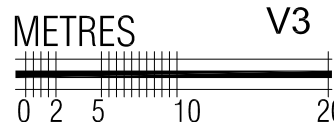
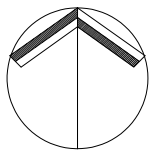
Memorandum of common provisions

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[6335110: 22078875_1] Land Use Victoria contact details: <https://www.land.vic.gov.au/contact-us>

FORM 2

Building Act 1993
Building Regulations 2018 - Regulation 37(1)
Building Permit No. CBS-U 66127/2153260223950

Issue to

Agent of Owner: **Amandeep Verma**
Postal Address: **1 Winston Street, LALOR VIC**
Email: ronnie_doa@yahoo.com

Address for serving or giving of documents:

1 Winston Street, LALOR VIC
Contact Person: **Amandeep Verma**

Postcode: **3075**
Telephone: **0411 795 293**

Postcode: **3075**
Telephone: **0411 795 293**

Ownership Details

Owner: **Amandeep Verma**
Postal Address: **1 Winston Street, LALOR VIC**
Email: ronnie_doa@yahoo.com
Contact Person: **Amandeep Verma**

Postcode: **3075**

Telephone: **0411 795 293**

Property Details

Number: **3** Street/Road: **Jump Street** Suburb: **Kalkallo** Postcode: **3064**
Lot/s: **37817** LP/PS: **920921X** Volume: **12615** Folio: **351**
CA: **n/a** Section No: **n/a** Parish: **Kalkallo** County: **N/A**
Municipal District: **City of Hume**

Builder

Name: **Barnala Networking Solutions Pty Ltd** ACN/ARBN: **89 600 863 830**
Telephone: **0413 925 389**
Registration no.: **CDB-U 71570** **Domestic Builder - Unlimited**
Postal Address: **13 Sherwin Street, WHITTLESEA VIC**
Postcode: **3757**

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

Building practitioner or architect engaged to prepare documents for this permit

Name	Category/class	Registration Number
Huu Nam Tran Dang	Draftsperson - Building Design (Architectural)	DP-AD 65315
Dobrica Milicevic	Engineer - Civil	PE0001070

Details of Domestic Building Work Insurance

Name of Builder: **Barnala Networking Solutions Pty Ltd**
Name of Issuer or Provider: **Bovill Risk & Insurance Consultants Pty Ltd**
Policy Number: **C1017708**
Policy cover: **\$300,000.00**

Nature of Building Work

Construction of a Single Storey Dwelling & Associated Garage (Only)
Storeys contains: **1**
Version of BCA applicable to permit: **BCA Vol 2 2022**
Stage of Building Work Permitted: **Entire ~ Dwelling & Garage**
Cost of Building Work: **\$350,000.00**
Total floor area of new building work m²: **269**

BCA Classification

Part of Building: **Dwelling** Class: **1a(a)**
Part of Building: **Associated Garage** Class: **10a**

Prescribed Reporting Authorities

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Matter Reported On	Regulation	Reporting Authority
Legal Point of Discharge	Regulation 133 (2)	City of Hume

Protection Work

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

Inspection Requirements

The mandatory inspection notification stages are:

1. Bored Piers Inspection
2. Pre-Slab Inspection
3. Slab-Steel Inspection
4. Frame Inspection
5. Final Inspection

Occupation or User 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 building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by 27 November 2026

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 27 November 2027

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 and required Certificates

This building permit is issued subject to compliance with all the conditions as listed in attached Annexures (Appendix)

Relevant Building Surveyor

Name:

Address:

Email:

Building practitioner registration no.:

Municipal district:

Opes Permits Pty Ltd
PO BOX 2042, Oak Park VIC 3046
admin@opesbs.com.au
CBS-U 66127
City of Hume

Designated Building Surveyor

Name:

Permit no.:

Building practitioner registration no.:

Date of issue of permit:

Signature:

Mehmet Yuksel
CBS-U 66127/2153260223950
BSU-44430
27 November 2025



Domestic Building Insurance

Certificate of Insurance

AMANDEEP VERMA

1 Winston St
LALOR
VIC 3075

Policy Number:
C1017708

Policy Inception Date:
26/11/2025

Builder Account Number:
427245

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, the Victorian Building Authority trading as Building and Plumbing Commission, in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**

At the property: **3 Jump St KALKALLO VIC 3064 Australia**

Carried out by the builder: **BARNALA NETWORKING SOLUTIONS PTY LTD**

Builder ACN: **600863830**



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 Victorian Building Authority trading as Building and Plumbing Commission. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **AMANDEEP VERMA**

Pursuant to a domestic building contract dated: **06/11/2025**

For the contract price of: **\$ 350,000.00**

Type of Cover: **Cover is only provided if BARNALA NETWORKING SOLUTIONS 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 Victorian Building Authority trading as Building and Plumbing Commission immediately on 1300 067 088 or email dbi@bpc.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.



Scan the QR code with your phone's camera to check the details on this policy are correct. Alternatively, visit <https://www.buildvic.vic.gov.au/ClaimsPortal/s/verify-certificate> and enter your policy number to check the details on this policy are correct.

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*

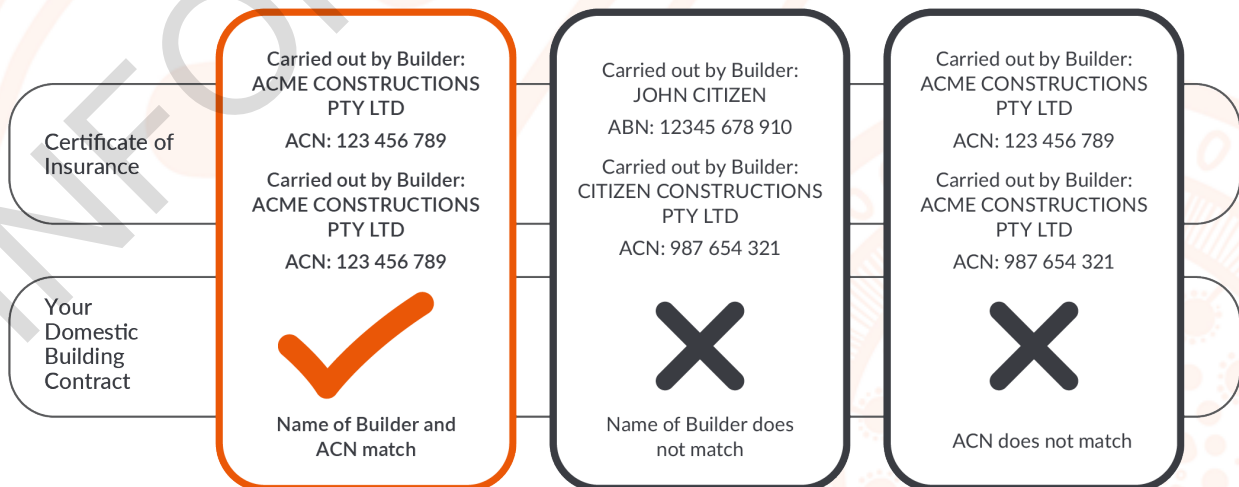
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

Issued by the Victorian Building Authority trading as Building and Plumbing Commission

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$4,077.00
GST:	\$407.70
Stamp Duty:	\$358.78
Total:	\$4,843.48

If the information on the certificate does not match exactly what is on your domestic building contract, please contact the Victorian Building Authority trading as Building and Plumbing Commission on 1300 067 088 Below are some examples of what to look for:



11 NOVEMBER 2025

WORKING DRAWINGS

PROPOSED SINGLE STOREY DWELLING

JOB NUMBER:
#20816

SUBJECT SITE:
LOT 37817, NO.3 JUMP STREET, KALKALLO 3064

CLIENT NAME:
BARNALA DESIGNER HOMES

HUU NAM TRAN DANG
DP-AD 65375

MOB: 0412 223 771
EMAIL: NAM@PROJECTD.COM.AU

PROJECT D



THIS DOCUMENT IS THE SUBJECT OF -
BUILDING PERMIT NUMBER : CBS-U 66127215328022389D
ISSUED DATE : 27/11/2025

INSPECTIONS EMAIL: ADMIN@PESBS.COM.AU
OFFICE UNDIS: MUMBAI - PUNJAB PAK - SPIN - BDI BDA LAZ

BAL 125

NOTE:
Smoke detectors to be located as shown on drawings and being of type installed as required by the Australian Standard 3786.

⊙ Smoke detector
⊙ Exhaust fans

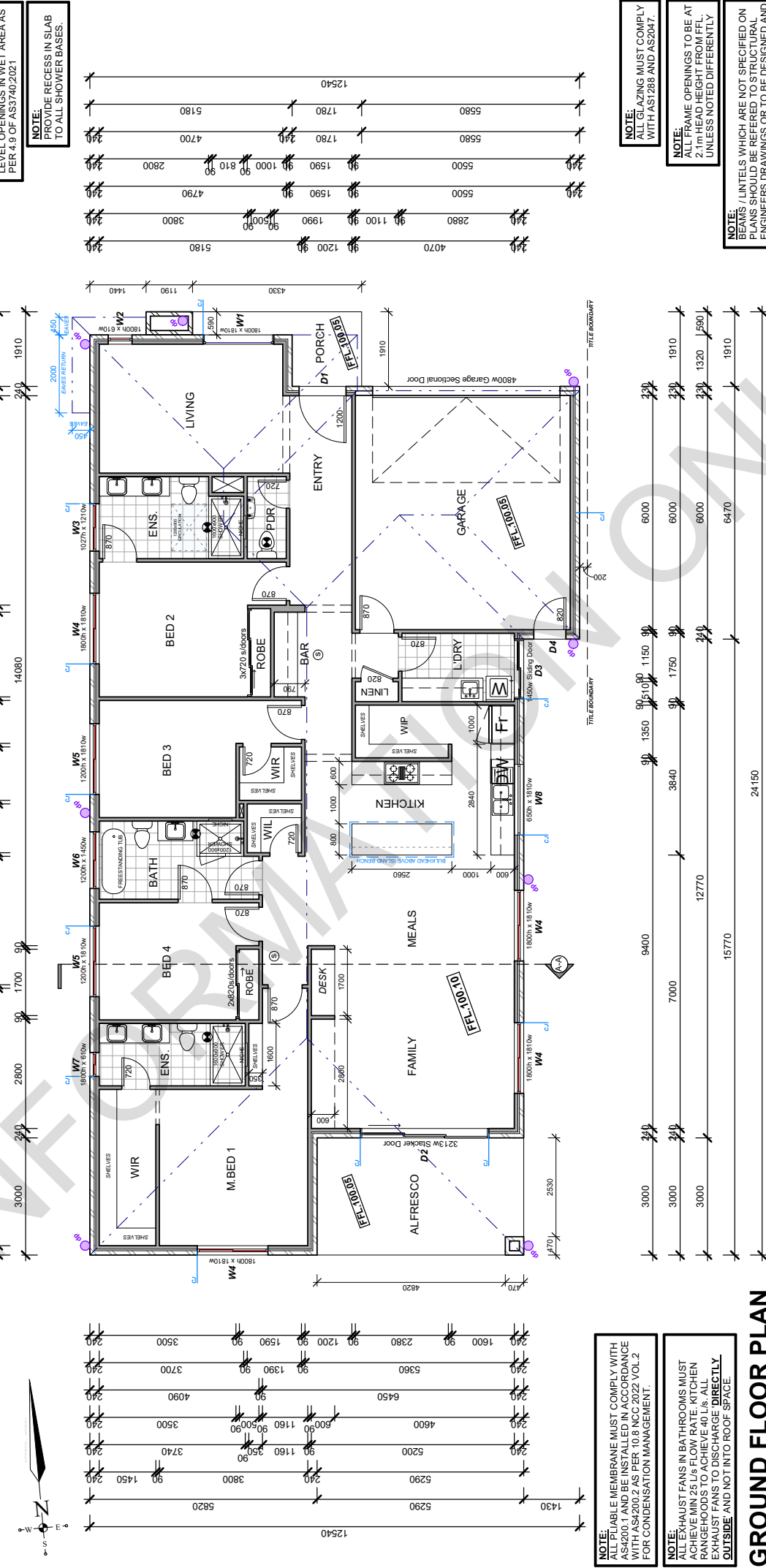
All Smoke Detectors are to be *integrated* in accordance with part 9.2 Fire Separation of External Walls

NOTE:
TEMPORARY DOWN PIPES DURING CONSTRUCTIONS CONNECTION TO UNDERGROUND STORM WATER SYSTEM.

NOTE:
PROVIDE LIFT OFF HINGES TO DOORS IF WITHIN 1.2m FROM EDGE OF SANITARY PAN TO DOOR HINGE.

NOTE:
PERIMETER FLASHING AT FLOOR LEVEL OPENINGS IN WET AREAS PER 4.9 OF AS3740:2021

NOTE:
PROVIDE RECESS IN SLAB TO ALL SHOWER BASES.



NOTE:
ALL FIRE RATED MEMBRANE MUST COMPLY WITH AS4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS4200.2 AS PER 10.8 MCC 2022 VOL.2 FOR CONDENSATION MANAGEMENT.

NOTE:
ALL EXHAUST FANS IN BATHROOMS MUST ACHIEVE MIN 25 L/s FLOW RATE. KITCHEN RANGEHOODS TO ACHIEVE 40 L/s. ALL EXHAUST FANS TO DISCHARGE DIRECTLY OUTSIDE AND NOT INTO ROOF SPACE.

GROUND FLOOR PLAN
scale 1:100

NOTE:
ALL GLAZING MUST COMPLY WITH AS1288 AND AS2047.

NOTE:
ALL FRAME OPENINGS TO BE AT 2.1m HEAD HEIGHT FROM FFL UNLESS NOTED DIFFERENTLY.

NOTE:
BEAMS / LINTELS WHICH ARE NOT SPECIFIED ON PLANS SHOULD BE REFERRED TO STRUCTURAL ENGINEERS DRAWINGS OR TO BE DESIGNED AND NOMINATED BY TRUSS MANUFACTURER.

CJ - CONTROL JOINTS AT 5.0 METRES MAX CENTRES

GENERAL NOTES:
*All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS1288. Units at approx 5.0 M c/c max. Levels as per A.S. 3786

SUREMENTS & LEVELS TO BE CHECKED STRUCTION BY BUILDER OR OWNER.

IGHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE
BUILDING COVERABLE: 59.9%

GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes

CLIENT SIGNATURE: _____
DATE: _____

Project number: Job #20816
Date: November 2025
Drawn by: NDT
Scale: 1 : 100

SUBJECT SITE
Lot: 37817, No.3 Jump Street
KALKALLO 3064

2 OF 18

100 BAL 125

Opes
BUILDING SOLUTIONS

THIS DOCUMENT IS THE SUBJECT OF -
BUILDING PERMIT NUMBER: CBS-U 66127215328022389
ISSUED DATE: 27/11/2025

EMAIL: NAM@PROJECT

INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
OFFICE: MORNING - RIBBY PAN - 9M - 181 804 442

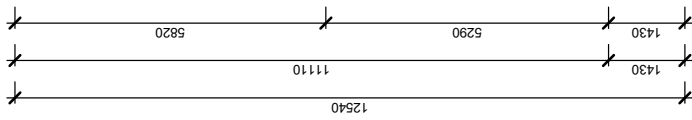
LEGEND

REPRESENTS RECESSED SHOWER BASE TO SLAB

REFER TO ENGINEERS DRAWINGS FOR SLAB DETAIL

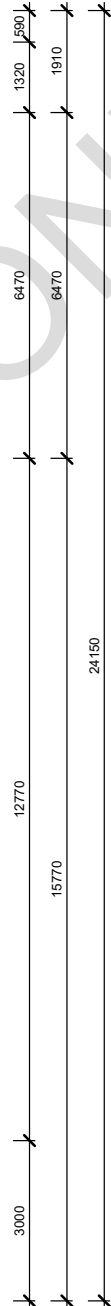
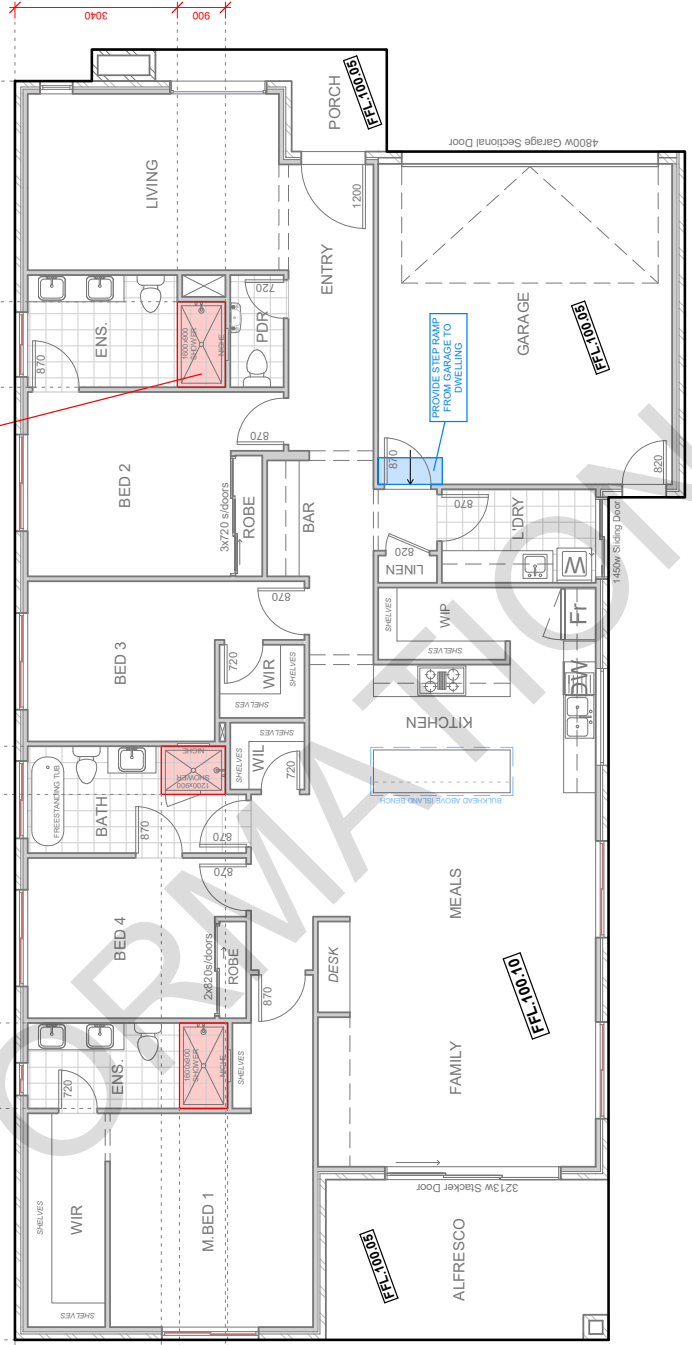
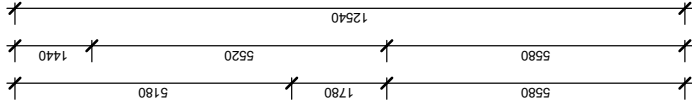
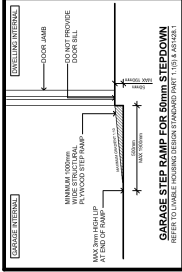
NOTE:

- AS PER PART 3, 2 HOLES AND STEP-FREE ENTRY
- AT LEAST ONE SHOWER MUST HAVE A HOLES
- (1) AT LEAST ONE SHOWER MUST HAVE A HOLES
- AND STEP-FREE ENTRY
- (2) A LIP NOT MORE THAN 5mm IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES.



STEP RAMP NOTE:

- (1) The access path may incorporate one step ramp having a—
- (a) height of not more than 150 mm, and
- (b) gradient not more than 1:10, and
- (c) width of at least 1000 mm or equivalent to that of the access path, whichever is the greater, and
- (d) maximum length of 1900 mm.



SLAB LAYOUT PLAN

scale 1:100

	CLIENT SIGNATURE: _____ DATE: _____
	Slab Layout Plan
PROJECT NUMBER: Job #20816 DATE: November 2025 DRAWN BY: NDT SCALE: 1:100	CLIENT: Barnala Designer Homes PROJECT SITE: Lot 37817, No.3 Jump Street KALKALLO 3064 SUBJECT SITE: KALKALLO 3064
GENERAL NOTES: *All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS1288. Units at approx 5.0 M c/s max. Deflectors as per A.S. 3786 SURUMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER. *GHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.	AREA SCHEDULE BUILDING COVERAGE: 59.9% GROUND: 211.20 m ² GARAGE: 36.10 m ² PORCH: 5.60 m ² ALFRESCO: 15.87 m ² TOTAL: 268.77 m² = 28.9 SQ.
THIS DOCUMENT IS THE SUBJECT OF - BUILDING PERMIT NUMBER: CBS-U 66127215328022389 ISSUED DATE: 27/11/2025 INSPECTIONS EMAIL: ADMIN@PESS.COM.AU OFFICE HOURS: MONDAY - FRIDAY 9AM - 5PM - (80) 804-1442	HUI/NAM TRAN/DANG DP-AD 65975

10.8.3 Ventilation of Roof Spaces

The following table provides roof space ventilation solutions for residential homes with roof pitches 48°.

TABLE NVS - Natural Ventilator Solution Table for 10.8.3

Roof Pitch	WindMaster Roof Ventilator	Supave Roof Ventilator	Eave Vent
< 10°	1 WindMaster Roof Ventilator	1 Supave Roof Ventilator	1 eave vent for every 0.7m of horizontal roof length*
10° and < 15°	1 WindMaster for every 0.7m of horizontal roof length	1 Supave for every 0.7m of horizontal roof length	1 eave vent for every 1.4m of horizontal roof length
15° and < 75°	1 WindMaster for every 0.7m of horizontal roof length	1 Supave for every 0.7m of horizontal roof length	1 eave vent for every 1.4m of horizontal roof length
75° and > 75° Cathedral	1 WindMaster for every 0.7m of horizontal roof length	1 Supave for every 0.7m of horizontal roof length	1 eave vent for every 1.4m of horizontal roof length

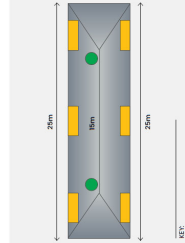
* These must be equally divided between the two opposing ends of the roof. Should the eave vents end up being an odd number, they must be rounded up.

A. Due to the product design of the ventilator, the maximum pitch for these products is 48°.

Calculation of the 10.8.3 Clause

A practical example
 Compliance with this clause using roof ventilation is achieved by calculating the longest horizontal dimension of the roof in a pitched roof. This would be the gable.
 The following example is based upon a residential home with a roof slope of 5m, a longest horizontal dimension of 12.5m and a gable of 2.5m.

Practical Application of the Code
 1. Based on the table NVS, the number of eave vents required per 0.7m of horizontal roof length is 2. WindMaster for every 0.7m of horizontal roof length.
 2. Based on the table NVS, the number of eave vents required per 1.4m of horizontal roof length is 1. WindMaster for every 1.4m of horizontal roof length.
 3. Products required to comply to this example: 2 WindMaster vents and 1 eave vent. This is illustrated in the graphic below.



VENTILATION CALCULATION:

LONGEST HORIZONTAL DIMENSION OF ROOF = 17.86m
 AS PER TABLE NVS - NATURAL VENTILATOR SOLUTION
 TABLE FOR 10.8.3, THE NUMBER OF EAVE VENTS
 REQUIRED ARE 1 EAVE VENT FOR EVERY 5m OF
 HORIZONTAL ROOF LENGTH, THE CALCULATION IS AS
 FOLLOWS:
 = TOTAL LENGTH OF EAVES
 = 2.45 + 1.89
 = 4.34 (ROUNDED UP TO 1)
 = 1 EAVE VENT REQUIRED
 = 1 EAVE VENTS REQUIRED

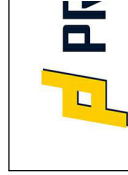
EAVES VENT

AS PER TABLE NVS - NATURAL VENTILATOR SOLUTION
 TABLE FOR 10.8.3, THE NUMBER OF EAVE VENTS
 REQUIRED ARE 1 EAVE VENT FOR EVERY 5m OF
 HORIZONTAL ROOF LENGTH, THE CALCULATION IS AS
 FOLLOWS:
 = TOTAL LENGTH OF EAVES
 = 2.45 + 1.89
 = 4.34 (ROUNDED UP TO 1)
 = 1 EAVE VENT REQUIRED
 = 1 EAVE VENTS REQUIRED



HIGH LEVEL - ROOF VENTILATION PLAN

Scale 1:100



THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER: CBS-U 661272153280223949
 ISSUED DATE: 27/11/2025

EMAIL: NAM@PROJECT

INSPECTIONS EMAIL: ADMIN@OPES.COM.AU

OFFICE: WINDMILL - RIMBY PAVILION - 801 BROADWAY

GENERAL NOTES:
 * All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS 1288.
 Units at approx 5.0 M c/c max
 Deflectors as per A.S. 3786
 SURFMENTS & LEVELS TO BE CHECKED
 STRUCTURE BY BUILDER OR OWNER.
 U/GHT - THESE PLANS BELONG TO
 AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE
 BUILDING COVERAGE: 59.9%

GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
 Barnala Designer Homes
 SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

CLIENT SIGNATURE:
 DATE:
 Project number Job #20816
 Date November 2025
 Drawn by NDT
 Scale 1:100
 HUU/NAM TRAN/DANG DP-AD 65976
 3b OF 18

LEGEND

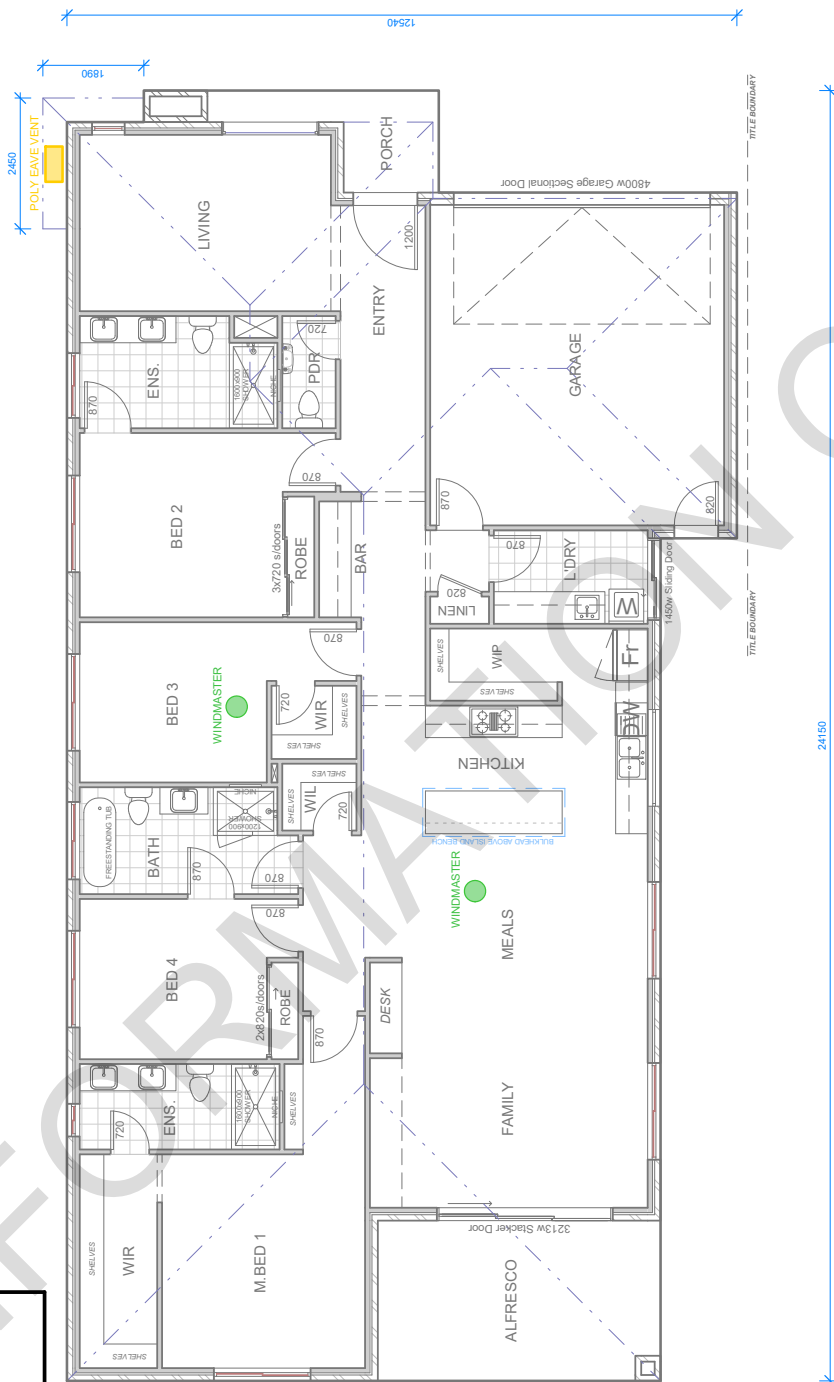
- WINDMASTER
- POLY EAVE VENT



Benefits
 • **HEAT REDUCTION** - Lowers roof space to help improve thermal performance
 • **MOISTURE MANAGEMENT** - Reduces the risk of moisture-related damage to your home
 • **PEACE OF MIND** - Australian made & tested to AS/NZS 4740
Recommended Ventilation Levels*

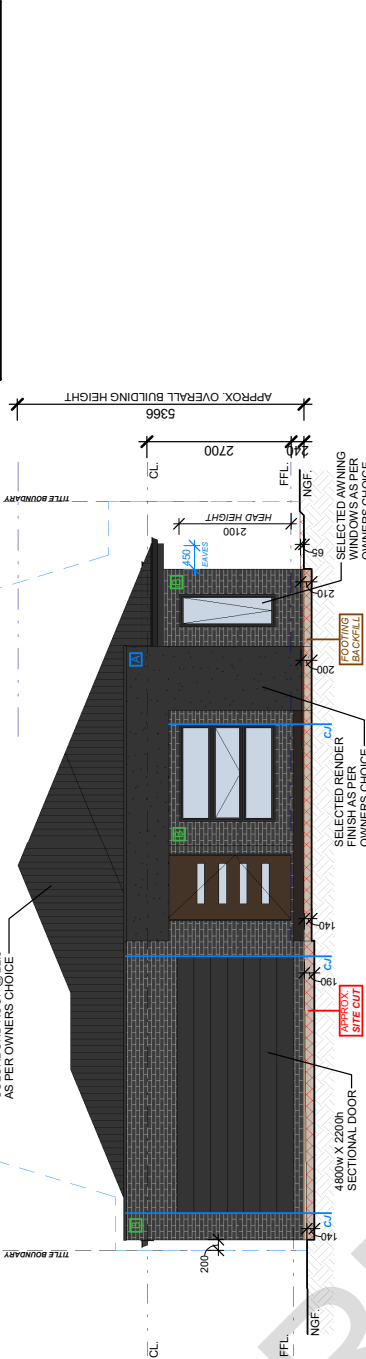
Roof Pitch	No. of WindMasters Required	Breakout Eave Vents Required
10° and < 15°	1 Eave Vent for every 1.4m of longest horizontal roof length	1 Eave Vent for every 1.4m of longest horizontal roof length
15° and < 75°	1 Eave Vent for every 1.4m of longest horizontal roof length	1 Eave Vent for every 1.4m of longest horizontal roof length
75° and > 75° Cathedral	1 Eave Vent for every 1.4m of longest horizontal roof length	1 Eave Vent for every 1.4m of longest horizontal roof length

PolyEave Vent
 PolyEave vents are plastic vents suitable for installation in roof spaces to improve airflow and reduce heat. They are designed for working in conjunction with WindMaster, Supave Vent & Translumen ventilators.
Benefits
 • **HEAT REDUCTION** - Lowers roof space to help improve thermal performance
 • **MOISTURE MANAGEMENT** - Reduces the risk of moisture-related damage to your home
 • **PEACE OF MIND** - Australian made & tested to AS/NZS 4740



FRONT FACADE CALCULATIONS

TOTAL FRONT WALL (INCLUDING CHIMNEYS)	= 22.82 m ²
RENDER (MONUMENT)	= 7.71 m ² = 33.8%
FACE BRICKWORK	= 15.11 m ² = 66.2%



Front Elevation - North

1 1 : 100

NOTE: IT IS THE BUILDERS RESPONSIBILITY TO ESTABLISH THE FINISHED FLOOR LEVELS AND FINISHED WALL HEIGHTS IN RELATION TO THE RELEVANT GROUND LEVELS DURING SETOUT AND BEFORE ANY EXCAVATION WORKS ARE UNDERTAKEN SO AS TO ENSURE THAT ALL DESIGN ASSUMPTIONS ARE FULLY REALIZED IN PRACTICE AND COMPLY WITH THE RELEVANT BUILDING CODES AND SITING REQUIREMENTS.

NOTE: SHOULD ANY DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS BE NOTED WITH REGARDS TO LOCATIONS AND DIMENSIONS THE BUILDER IS TO NOTIFY THE DRAFTING OFFICE TO SEEK CLARIFICATION.

NOTE: WEEPHOLES MUST BE CREATED IN THE COURSE IMMEDIATELY ABOVE ANY DPC OR FLASHING AT CENTRES NOT EXCEEDING 1.2m.

BUSHFIRE REQUIREMENTS BAL 12.5
 Walls
 - All lightweight clad areas (where included) to be minimum 4.5mm thick fibre cement based product.
 - All high weight clad areas (where included) to be minimum 4.5mm thick fibre cement based product.
 - All walls to be finished with a minimum 4.5mm thick fibre cement based product.
 - All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or built-jointed to prevent gaps greater than 3mm.

Windows
 - Provide a minimum of 4mm toughened glass to windows and sidelights within 400mm of a horizontal surface. Note: external pane of double glazed windows to be a minimum of 4mm toughened. Note: laminated glass does not comply.
 - Provide aluminum framed screens with aluminum mesh to all operable windows (operable where applicable).
 - Where screens are provided to sliding doors they are to have a minimum aperture of 2mm.
 - All window and door hardware to be made of metal. Note: no plastic rollers to windows or double glazing.

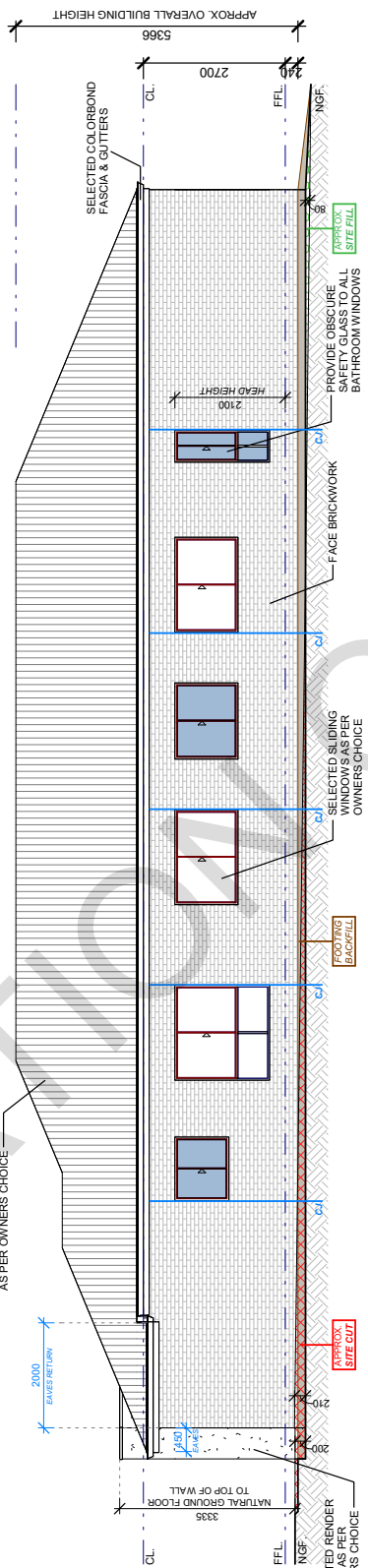
External Doors
 - Provide a minimum of 4mm toughened glass to glazed bi-fold doors and sliding doors. Note: Laminated glass does not comply.
 - Weatherstrips to the bottom of external hinged doors (this only applies to doors that do not have a fully sealed frame).
 - Provide aluminum framed screens with aluminum mesh to all operable windows (operable where applicable).
 - Where screens are provided to sliding doors they are to have a minimum aperture of 2mm.
 - All window and door hardware to be made of metal. Note: no plastic rollers to windows or double glazing.

Roofing
 - Provide roof sarking to entire roof area including the ridge and extend into gutters and valleys.
 - Provide colorbond white bird with ember guards to roof.
 - Provide anti-popping boards to perimeter of roof area. Note: this item applies to tiled roofs.
 - Provide storm seal to roof valleys. Note: this item applies to tiled roof only.
 - Provide aluminum framed screens with aluminum mesh to all operable windows (operable where applicable).
 - Where screens are provided to sliding doors they are to have a minimum aperture of 2mm.
 - The roof/wall junction shall be sealed to prevent openings greater than 3mm.

Roof Penetrations
 - Provide upgrade to standard chromagen solar hot water unit (Gas or Electrical) to comply with bushfire requirements (BAL 12, BAL 19 and BAL 29) including:
 - Concrete slab to hot water unit.
 - Standard PVC strips to eaves to remain (where included)
 - Stand off and terminate in a minimum 4.5mm thick (Nom) fibre cement sheet.
 - If a gas booster has been provided replace the flexible connector between the tank and the protective housing to the pump and controller.
 - All water and gas connections to be metal.

Eaves, Linings, Fascias & Gables
 - Standard PVC strips to eaves to remain (where included)
 - Gables to be lined with a minimum 4.5mm thick (Nom) fibre cement sheet.
Gutters & Downpipes
 - Box gutters (where included) must be metal with metal flashings

Water & Gas Supply Pipes
 - All water and gas connections to be metal.
 - Copper water line connection to house
 - Metal gas line connection to gas meter.



Side Elevation - West

2 1 : 100

GENERAL NOTES:
 - All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS 1288.
 - All dimensions are to face unless otherwise stated.
 - All dimensions are to be checked prior to construction by the builder or owner.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

AREA SCHEDULE
 BUILDING COVERABLE 59.9%

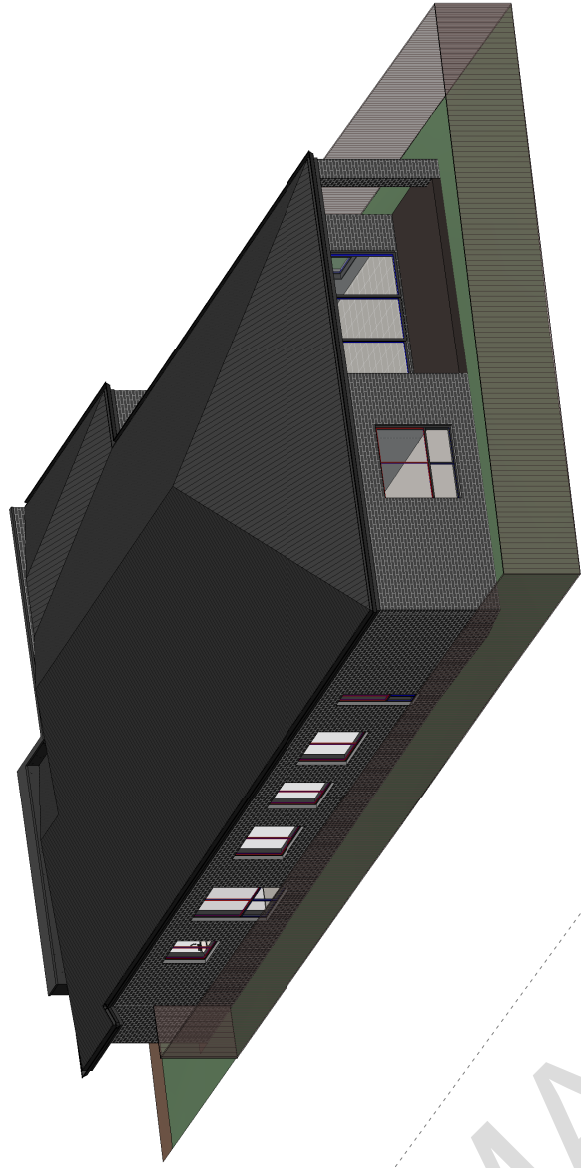
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes

CLIENT SIGNATURE:
 DATE:
 PROJECT NUMBER: Job #20816
 DATE: November 2025
 DRAWN BY: NDT
 SCALE: 1 : 100
 HUU/NAM TRAN/DANG DP-AD 65975

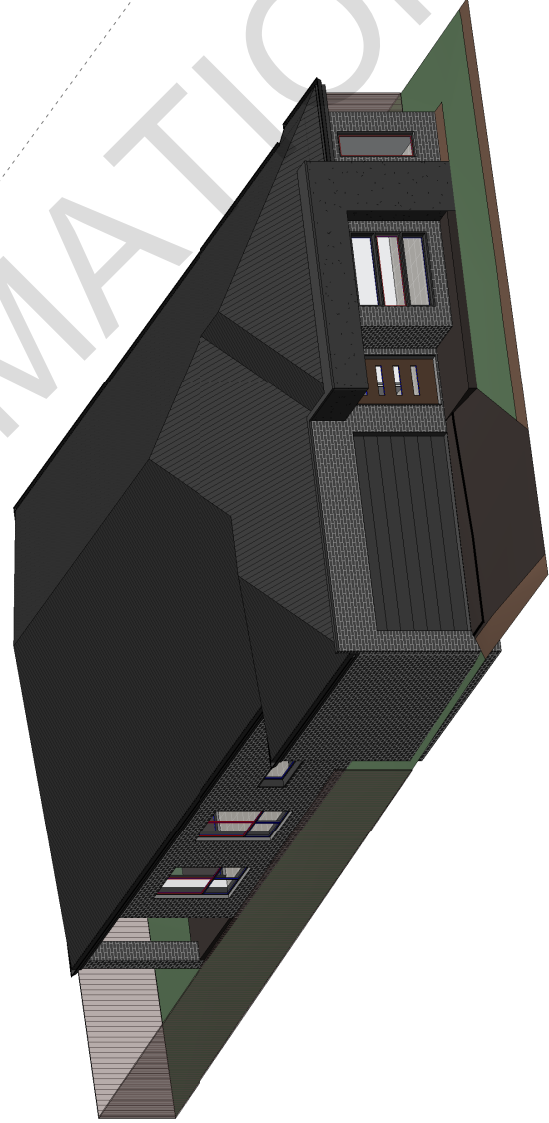
PROJECT INFORMATION
 SUBJECT SITE: Lot: 37817, No.3 Jump Street KALKALLO 3064
 BAL 12.5

APF
Opes
 BUILDING SOLUTIONS
 THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER: CBS-U 66127215326022989
 ISSUED DATE: 27/11/2025
 EMAIL: NAM@PROJECT
 INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE: WIMBOR - RIMBY PAV - 5PM - 301 304-442



South-West Elevation

2



North-East Elevation

1

NOTE:
3D ELEVATIONS TO BE USED FOR PRESENTATIONAL PURPOSES ONLY. REFER TO PLANS FOR ALL CONSTRUCTION DETAILS.

INFORMATION ONLY

CLIENT SIGNATURE: _____
DATE: _____

3D Elevations
Project number Job #208 16
Date November 2025
Drawn by NDT
Scale

CLIENT
Barnala Designer Homes
This is not a building permit. It is merely a visual representation of the proposed design. For more information please contact the client.
SUBJECT SITE
Lot: 37817, No.3 Jump Street
KALKALLO 3064

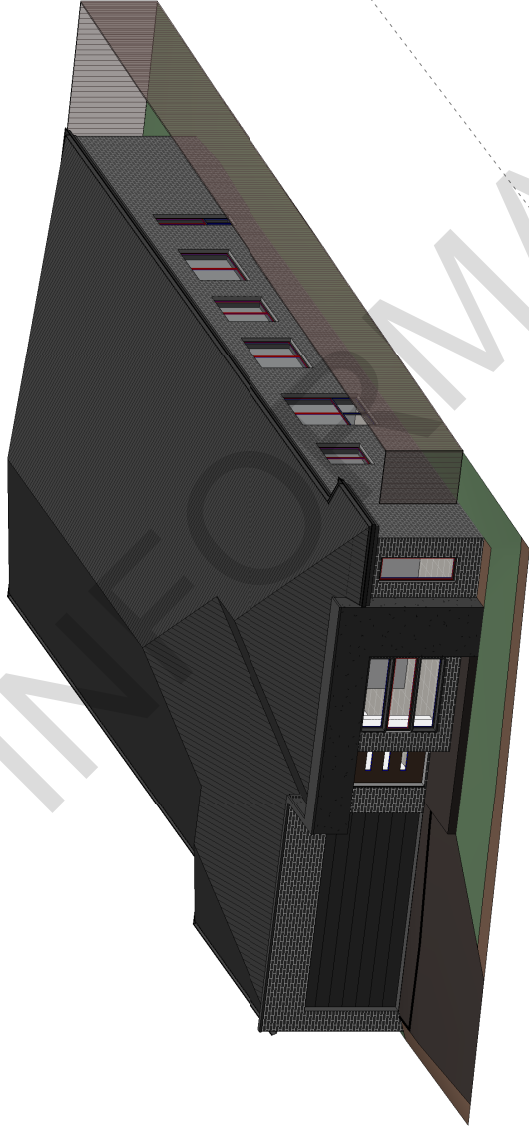
AREA SCHEDULE	
BUILDING COVERAGE	50.0%
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

GENERAL NOTES:
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GHT - THESE PLANS BELONG TO _____ AND ARE NOT TO BE COPIED OR SOLD.

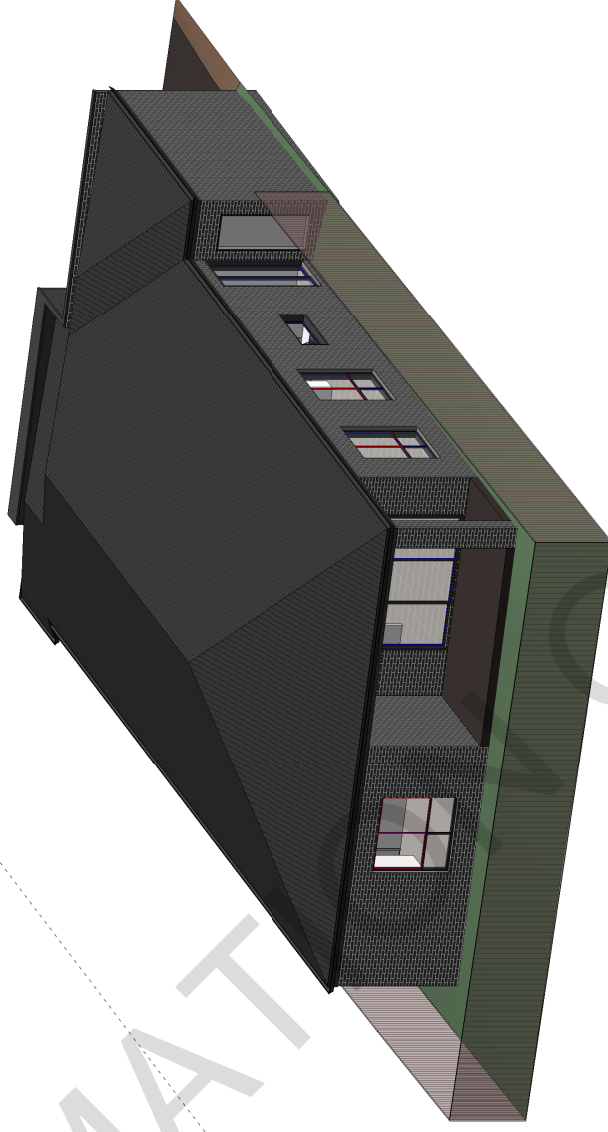
Opes
BUILDING SOLUTIONS
THIS DOCUMENT IS THE SUBJECT OF -
BUILDING PERMIT NUMBER : CBS-U 661272153260223949
ISSUED DATE : 27/11/2025
INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
OFFICE: URBAN - FRIDAY P.M. - 5PM - 801 804 442

AP
EMAIL: NAM@PROJECT

DP-AD 65376




1 North-West Elevation



2 South-East Elevation

NOTE:
 3D ELEVATIONS TO BE USED FOR
 PRESENTATIONAL PURPOSES
 ONLY. REFER TO PLANS FOR ALL
 CONSTRUCTION DETAILS.



EMAIL: NAM@PROJECT

Opes
 BUILDING SOLUTIONS

THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER : CBS-U 661272153260223940
 ISSUED DATE : 27/11/2025

INSPECTIONS EMAIL: ADMIN@OPES.COM.LAU
 OFFICE UNDIS: MONDAY - FRIDAY 9AM - 5PM - (83) 8304-442

GENERAL NOTES:

*All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS1288. Units at approx 5.0 M c/c max. Deflectors as per A.S. 3786

SUREMENTS & LEVELS TO BE CHECKED STRUCTION BY BUILDER OR OWNER.

IGHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE
BUILDING COVERAGE: 50.0%

GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes

This project is subject to a planning approval. To ensure compliance with the relevant planning conditions, please refer to the planning approval (AS2016).

SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

The project is subject to a planning approval. BAL 12.5

3D Elevations

Project number	Job #20816
Date	November 2025
Drawn by	NDT
Scale	

CLIENT SIGNATURE: _____

DATE: _____

5b OF 18

HUU/NAM TRAN DANG DP-AD 65376

WINDOW & DOOR SCHEDULE

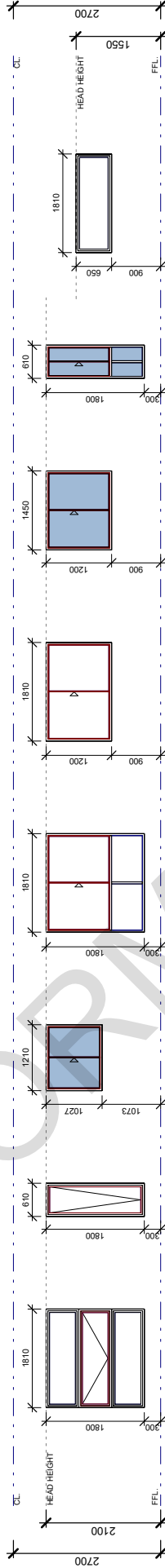
GLAZING BAND NOTE:

- GLAZING BANDS ARE REQUIRED TO FULL HEIGHT DOORS AND WINDOWS WHICH CAN BE MISTAKEN FOR AN OPENING. MARKING MUST BE IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT LOCATED SO THAT:
 - THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR; AND
 - THE LOWER EDGE IS NOT MORE THAN 1.2m ABOVE THE FLOOR

- A BAND IS NOT REQUIRED WHERE:
 - THE HEIGHT OF THE GLAZING IS NOT MORE THAN 1m;
 - THE WIDTH OF THE GLAZING IS NOT MORE THAN 500mm;
 - THERE IS NO GLAZING WITHIN 700mm OF THE FLOOR

NOTE: ALL INTERNAL DOORS TO BE 2340h UNLESS NOTED OTHERWISE.

NOTE: ALL GLAZING MUST COMPLY WITH AS1288 AND AS2047.



W1
AWNING WINDOW

W2
AWNING WINDOW

W3
SLIDING WINDOW
OBSCURE GLASS
GRADE-A GLAZING

W4
SLIDING WINDOW

W5
SLIDING WINDOW

W6
SLIDING WINDOW
OBSCURE GLASS
GRADE-A GLAZING

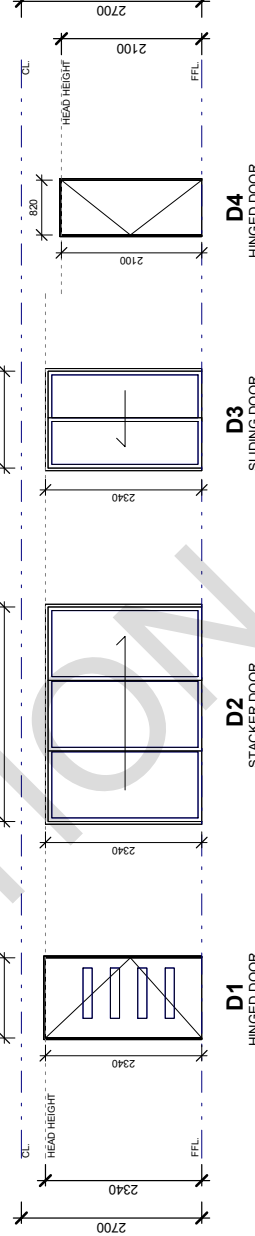
W7
SLIDING WINDOW
OBSCURE GLASS
GRADE-A GLAZING

W8
FIXED WINDOW
GRADE-A GLAZING

NOTE: All lintel sizes to be checked and compared with engineers specification and sizes recommendation

WINDOW & DOOR SCHEDULE				
(All sizes in mm)				
NO.	H x W	TYPE	ORIENTATION	QTY
WINDOWS				
W1	1800 x 1810	AWNING	NORTH	1
W2	1800 x 610	AWNING	NORTH	1
W3	1027 x 1210	SLIDING	WEST	1
W4	1800 x 1810	SLIDING	WEST, SOUTH, EAST	4
W5	1200 x 1810	SLIDING	WEST	2
W6	1200 x 1450	SLIDING	WEST	1
W7	1800 x 610	SLIDING	WEST	1
W8	650 x 1810	FIXED	EAST	1
DOORS				
D1	2340 x 1200	HINGED	NORTH	1
D2	2340 x 3213	STACKER	SOUTH	1
D3	2340 x 1450	SLIDING	EAST	1
D4	2100 x 820	HINGED	SOUTH	1

NOTE: - ALL GLAZING TO COMPLY WITH AS-1288 & AS-2047
 - ALTERNATIVE TIMBER LINTELS IN F27 SEASONED HARDWOOD OR F7 OREGON AS PER TIMBER FRAMING MANUAL
 - ALL BATHROOM WINDOWS TO BE OBSCURE GLAZING
 - WINDOWS WHICH REQUIRE OVER-LOOKING PROTECTION TO BE PROVIDED TO BE PROVIDED WITH AN OVER-LOOKING PROTECTION ABOVE FFL., EXTERNAL LOUVER, ETC. REFER TO ELEVATIONS



D1
HINGED DOOR

D2
STACKER DOOR

D3
SLIDING DOOR

D4
HINGED DOOR

NOTE: ALL BATHROOM & KITCHEN WINDOWS TO BE 'GRADE-A' GLAZING AS PER 8.4.6 OF THE BCA

GENERAL NOTES:
 - All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS1288.
 - Levels at approx 5.0 M are maximum.
 - Refer to drawings for all levels and levels as per A.S. 3786
 - SURUMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER.
 - STRUCTURE TO BE CHECKED BY BUILDER OR OWNER.
 - LIGHT - THESE PLANS BELONG TO [REDACTED] AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE	
BUILDING COVERABLE: 59.9%	
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes
 This is a professional seal of a registered professional under the Professional Engineers Act 2003. Terms and conditions apply to the use of this seal. For more information visit: www.apea.org.au

Window / Door Schedule

Project number: Job #20816
 Date: November 2025
 Drawn by: NDT
 Scale: 1 : 80

SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

CLIENT SIGNATURE: _____
 DATE: _____

6 OF 18

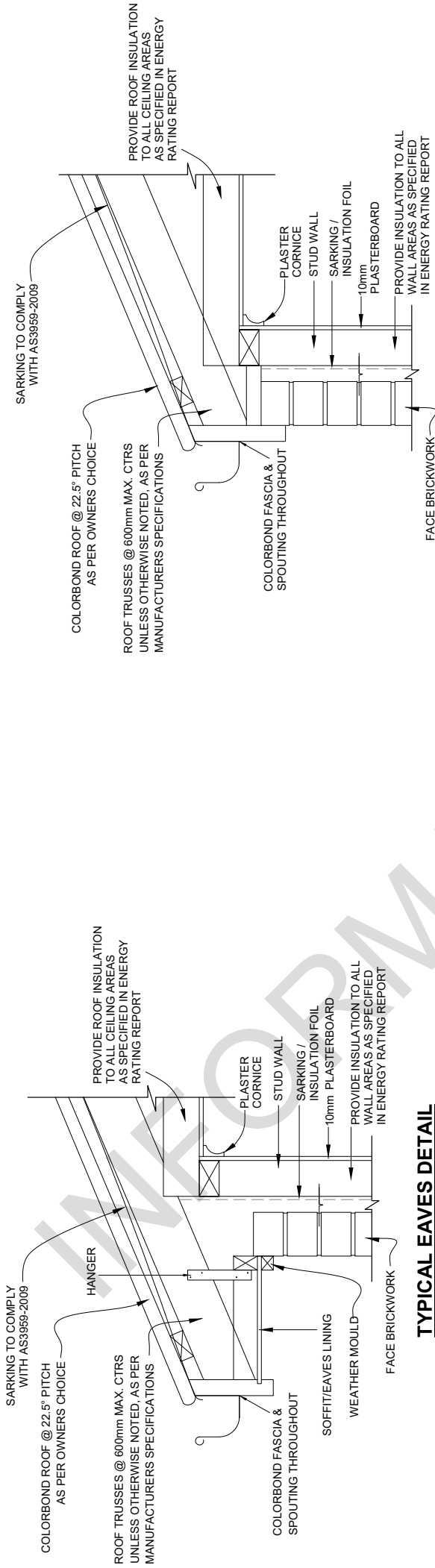
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INSTRUMENTS: EMAIL: ADMIN@OPES.COM.AU
 OFFICE: WIMBOR - FRIMBY WAY - SPH - B31 B304-L42

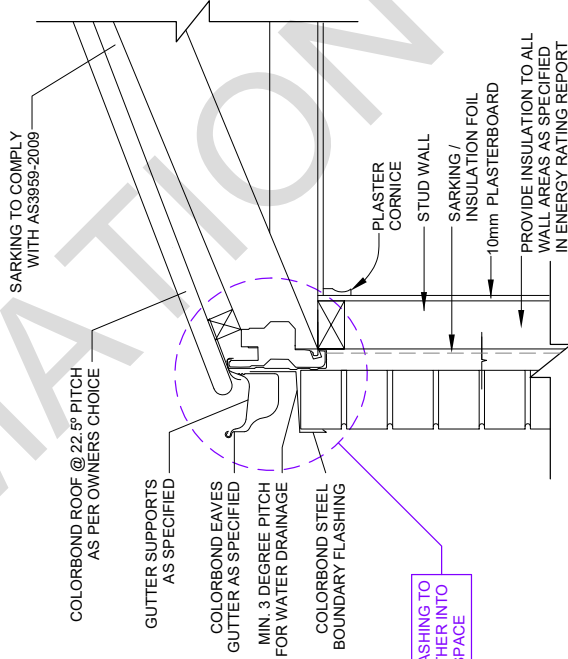


TYPICAL EAVES DETAIL

scale 1:10

TYPICAL NO EAVES DETAIL

scale 1:10



TYPICAL GUTTER DETAIL (BOUNDARY WALL)

scale 1:10

GENERAL NOTES:
 *All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS 1288. Units at approx 5.0 M c/s max. Deflectors as per A.S. 3786
 SURVEYMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER.
 GHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE	
BUILDING COVERABLE 59.9%	
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes
This is a preliminary drawing. It is not to be used for construction purposes without the approval of the architect.
 SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

Details

Project number	Job #20816
Date	November 2025
Drawn by	NDT
Scale	1 : 100

CLIENT SIGNATURE: _____
 DATE: _____

8 OF 18

HUU/NAM TRAN DANG DP-AD 65916

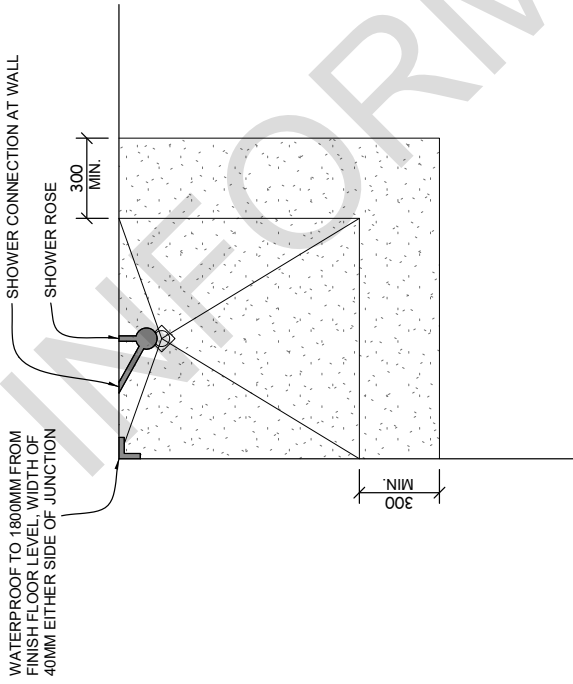
APF

Opes
 BUILDING SOLUTIONS

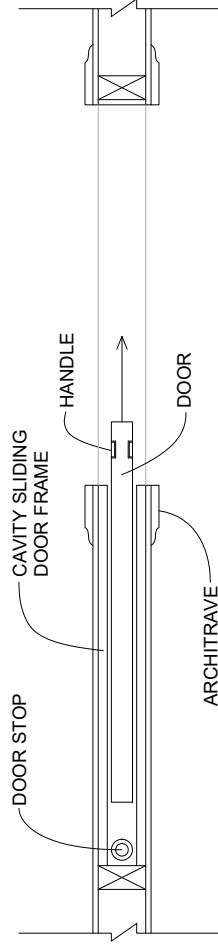
THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER : CBS-U 66127215326022394
 ISSUED DATE : 27/11/2025

INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE: MORNINGTON PENINSULA - 3001 BUNLAK
 OFFICE: MORNINGTON PENINSULA - 3001 BUNLAK

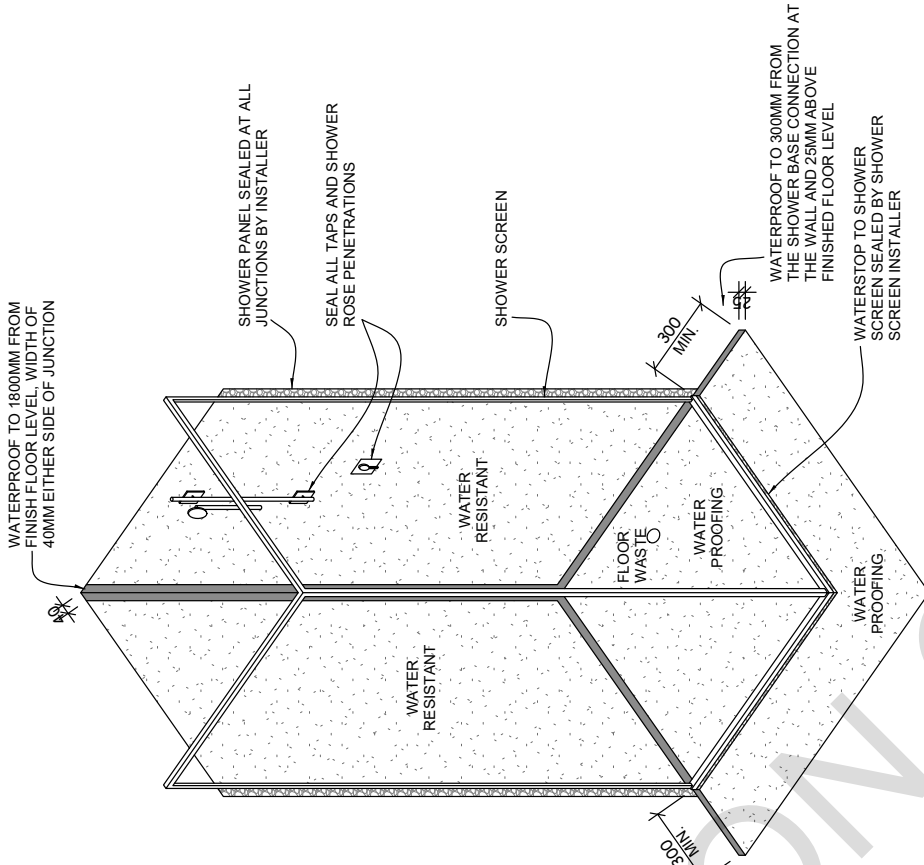
EMAIL: NAM@PROJECT



PLAN VIEW
WET AREA WATERPROOFING DETAIL
 SCALE 1:20



TYPICAL CAVITY SLIDING DOOR DETAIL
 NOT TO SCALE



ISOMETRIC VIEW
WET AREA WATERPROOFING DETAIL
 SCALE 1:20

GENERAL NOTES:
 *All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS1288. Units at approx 5.0 M c/s max. Refer to drawings for details. Refer to drawings for details. Refer to drawings for details.
 SURVEYMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER.
 LIGHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE	
BUILDING COVERABLE	%
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes
This is a preliminary drawing. It is not to be used for construction purposes without the approval of the architect.
 SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

DETAILS
 Project number: Job #20816
 Date: November 2025
 Drawn by: NDT
 Scale: 1:100
 HUU/NAM TRAN DANG
 DP-AD 65976

CLIENT SIGNATURE: _____
 DATE: _____

9 OF 18

Opes
 BUILDING SOLUTIONS
 THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER : CBS-U 661272153260223949
 ISSUED DATE : 27/11/2025

INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE: URBAN - RIVERSIDE - SPH - 801 BOMALU

EMAIL: NAM@PROJECT

AP

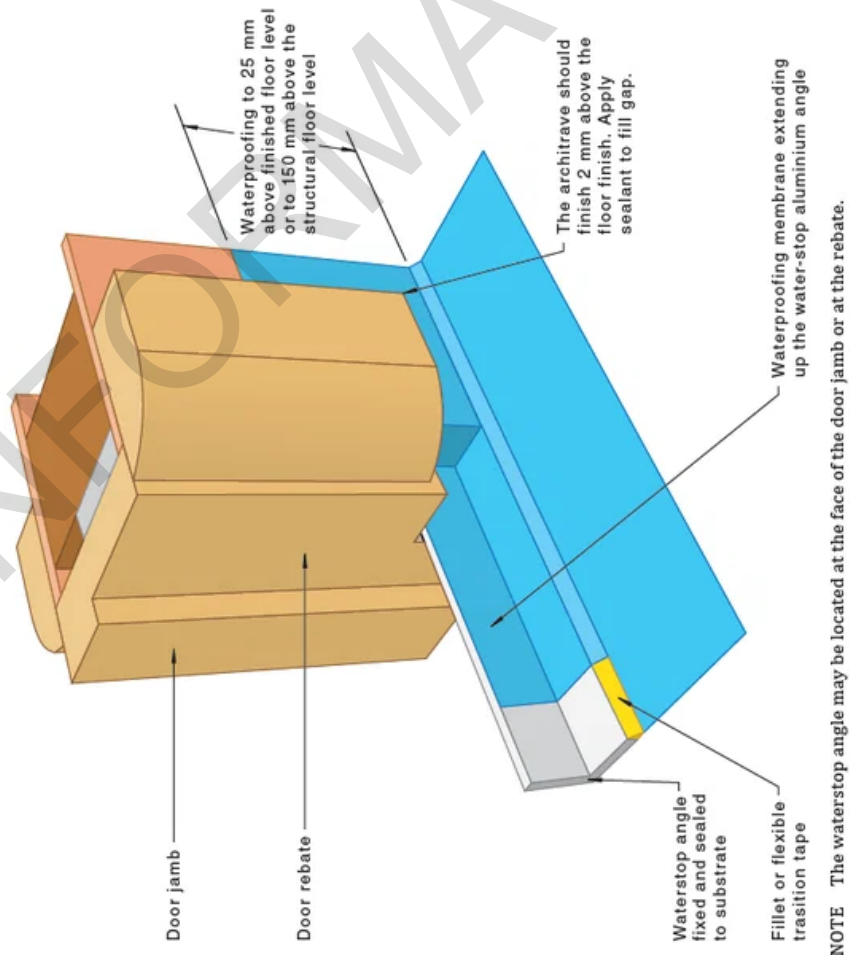


Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework

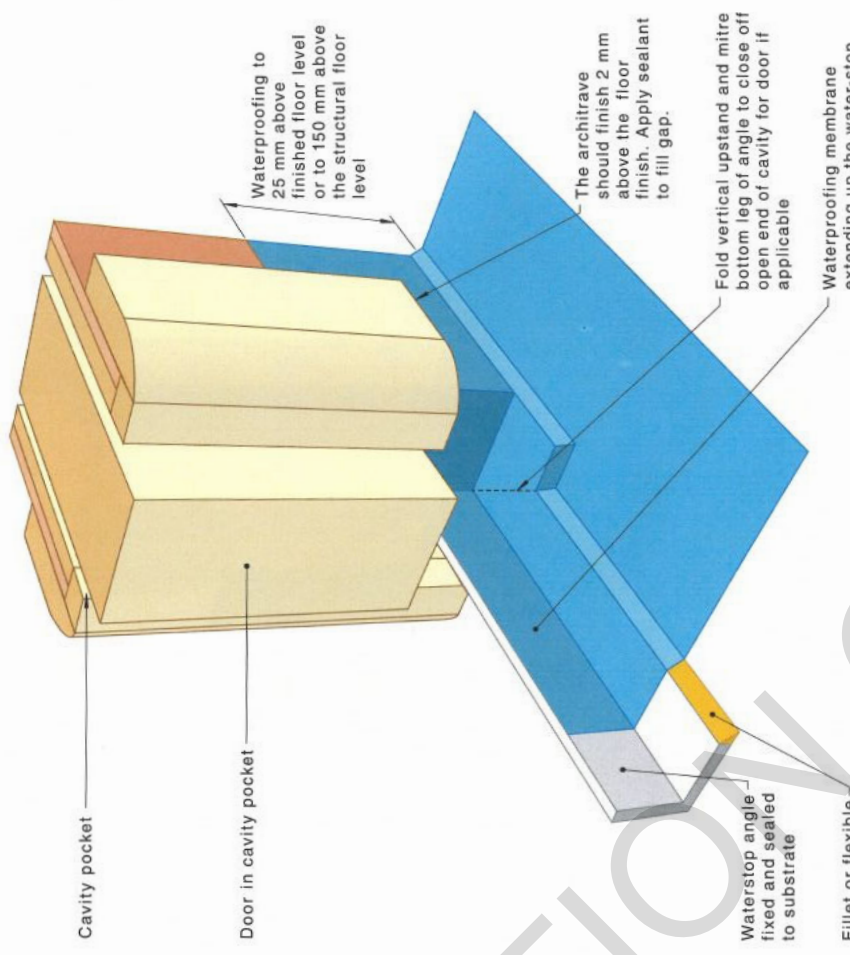


Figure 4.9.1(B) — Waterproofing at door opening cavity slider

GENERAL NOTES:
 *All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS1288. Units at approx 5.0 M site max. Refer to drawings for details. Refer to AS1288 for details as per A.S. 3786
SUREMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER.
 *GHT - THESE PLANS BELONG TO THE ARCHITECT AND ARE NOT TO BE COPIED OR SOLD.

Opes
 BUILDING SOLUTIONS
 THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER : CBS-U 661272153260223949
 ISSUED DATE : 27/11/2025
 INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE UNITS: MORLEY - RIBBYN WAY - SPIN - B31 B304-L42

EMAIL: NAM@PROJECT

AREA SCHEDULE	
BUILDING COVERAGE: 59.9%	
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes
 This is a preliminary drawing. It is not to be used for construction without the approval of the architect.
 SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

Details
 Project number: Job #20816
 Date: November 2025
 Drawn by: NDT
 Scale: 10 OF 18

CLIENT SIGNATURE:
 DATE:
 HUU/NAM TRAN DANG
 DP-AD 65376



**LIVABLE HOUSING DESIGN GUIDELINES
PART 6. REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS**

Figure 6.2a: Location of noggings for walls surrounding a bath

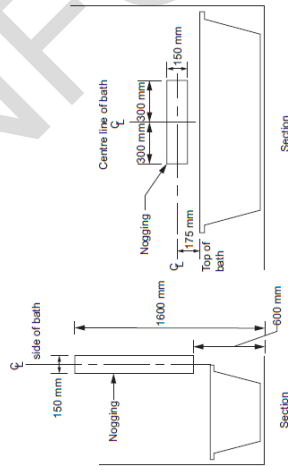


Figure 6.2c: Location of noggings for shower walls

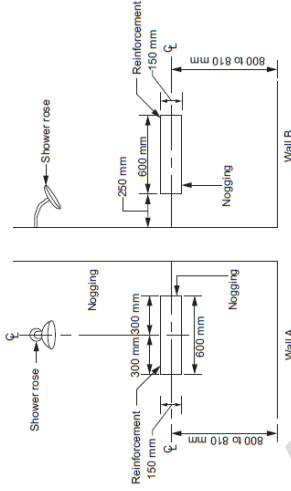


Figure Notes

- (1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.
- (2) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2b: Location of sheeting for walls surrounding a bath

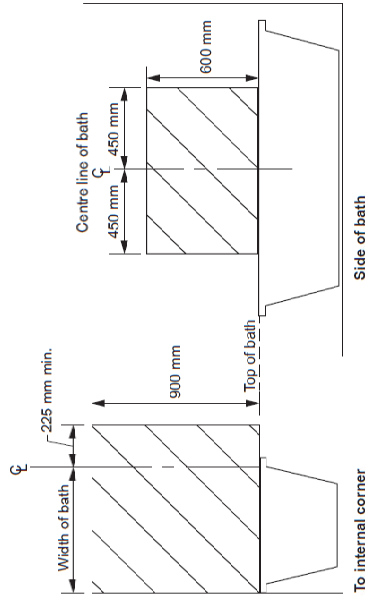


Figure Notes

- (1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.
- (2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan
Minimum extent of structural sheeting clear of any door frame, window frame or wall opening

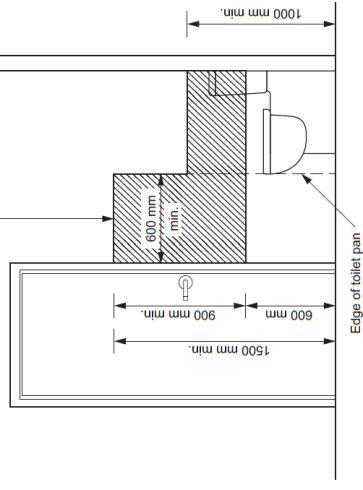


Figure 6.2f: Location of noggings for a wall behind a toilet pan

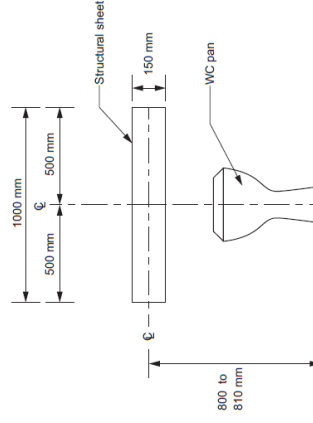


Figure 6.2g: Location of sheeting for a wall behind a toilet pan

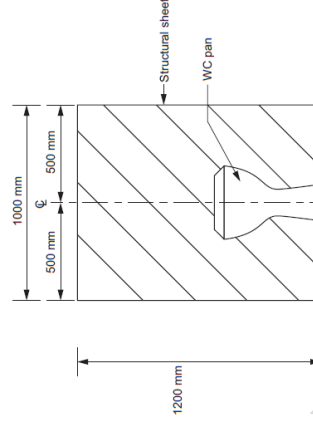


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

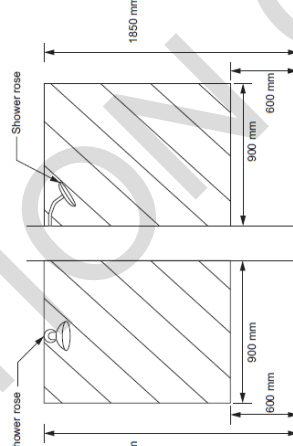


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

CLIENT
Barnala Designer Homes

This is a preliminary drawing. It is subject to change without notice. For more information, contact the architect or the client.

Project number Job #208 16
Date November 2025
Drawn by NDT
Scale

SUBJECT SITE
Lot: 37817, No.3 Jump Street
KALKALLO 3064

This drawing is subject to the rules of the **BAL 12.5**

CLIENT SIGNATURE:
DATE: _____

12 OF 18

HUU/NAM TRAN DANG DP-AD 65976

AREA SCHEDULE	
BUILDING COVERABLE: 59.9%	
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

GENERAL NOTES:

*All measurements & levels to be checked prior to construction as where required to AS 1288. Levels at approx 5.0 M are maximum. Refer to the drawings for details as per A.S. 3786

SURFACES & LEVELS TO BE CHECKED BY BUILDER OR OWNER.

RIGHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.

Opes BUILDING SOLUTIONS

THIS DOCUMENT IS THE SUBJECT OF -

BUILDING PERMIT NUMBER : CBS-U 661272153280223949

ISSUED DATE : 27/11/2025

EMAIL: NAM@PROJECT

INFORMATION: EMAIL: ADMIN@OPES.COM.AU
OFFICE: WINDHOLM - FRIMBY PARK - SPIN - 8301 BOLA-LAKE

DENOTES APPROX. SHADOW CAST AS PER MARCH 21ST - SEPTEMBER 23RD (EQUINOX)

9:00AM



SEWER DETAILS
 PIPE SIZE: 150 mm
 PIPE MATERIAL: PVC-NP
 AVERAGE DEPTH: 2.38 m
 BRANCH LENGTH: 2.386 m
 REFER TO YARRA VALLEY WATER SEWERAGE DEPTH OFFSET ASSET MAP FOR ALL DETAILS

LOT 37806
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

PROPOSED 1.8m HIGH COLORBOND FENCE IN GREY RIDGE COLOUR

LOT 37806
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

LOT 37707
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

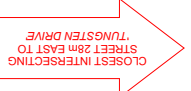
LOT 37708
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

LOT 37816
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 11.11.25

Lot 37817 (448m²)
 PROPOSED SINGLE STOREY DWELLING

PROPOSED 1.8m HIGH COLORBOND FENCE IN GREY RIDGE COLOUR

JUMP STREET



LEGEND

[Pattern]	GRASS
[Pattern]	GARDEN BED
[Pattern]	CONCRETE

FENCE NOTE:
 SIDE AND REAR FENCING SHALL BE FOLLOWING FENCING STANDARD IS REQUIRED:
 - BE CONSTRUCTED OF 1.8m HIGH PRE-COATED METAL SHEETING PANELS (E.G. COLORBOND®) IN 'GREY RIDGE' COLOUR OR COLOURED TO MATCH
 - ACCEPTABLE FENCING PROFILES INCLUDE LYSAGHTS® METASCREEN OR STRATCO'S® SUPERDEK RANGE OR SIMILAR PROFILES APPROVED IN WRITING BY STOCKLAND'S ARCHITECT
 - BE RETURNED AT 90 DEGREES TO THE HOME, TO CONNECT WITH THE SIDE OF THE HOME OR GARAGE WALL AT LEAST 1.2m BEHIND THE NEAREST FRONT FACADE.
 - CONTINUE TO THE FRONT OF THE LOT IF A CURB OR FORMS OF THE REAR BOUNDARY OF AN ADJOINING LOT UNLESS OTHERWISE SPECIFIED.

PERMEABILITY CALCULATIONS
 TOTAL LOT AREA = 448 m²

DWELLING	= 268.77 m ² = 59.9%
CONCRETE	= 22.87 m ² = 5.1%
GRASS	= 145.85 m ² = 32.6%
GARDEN BED	= 10.51 m ² = 2.4%

AS PER ABOVE CALCULATIONS THE AMOUNT OF AREA (DWELLING 59.9% + CONCRETE 5.1% = 65.0%) DOES NOT EXCEED 80% OF THE ALLOTMENT AREA.

PERMEABILITY CALCULATIONS
 FRONT YARD AREA = 58.31 m²

HARDSCAPE	= 22.87 m ² = 39.2%
SOFTSCAPE	= 35.44 m ² = 60.8%

AS PER ABOVE CALCULATIONS THE AMOUNT OF HARD SURFACES DOES NOT EXCEED 60% OF THE FRONT YARD.

ENERGY RATING NOTES:
 The following standards are to be installed to all energy rated dwellings/units to obtain a 7.0 star energy rating:

- All external doors and windows to be weather-sealed;
- All doors to utilities and any other attached garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All siltation to be tape sealed and tears patched;
- Only non-vented downlights and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout unless otherwise specified;
- Insulation;
- REFER TO ENERGY RATING REPORT
- Provide water saving measures and solar hot water system, or
- Provide water saving measures and a rain water tank.

SHADOW DIAGRAM scale 1:200

GENERAL NOTES:
 *All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS 1288.
 Units at approx 5.0 M c/s max
 Jectors as per A.S. 3786
 SURUMENTS & LEVELS TO BE CHECKED STRUCTION BY BUILDER OR OWNER.
 GHT - THESE PLANS BELONG TO
 ND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE
 BUILDING COVERAGE: 59.9%

GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
 Barnala Designer Homes

SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

Shadow Diagram - 9am

Project number	Job #20816
Date	November 2025
Drawn by	NDT
Scale	1:200

CLIENT SIGNATURE:
 DATE:
 13 OF 18

HUU/NAM TRAN DANG DP-AD 65976

Opes
 BUILDING SOLUTIONS

THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER : CBS-U 66127215328022389
 ISSUED DATE : 27/11/2025

INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE: WIMBOR - FRIMBY FARM - 5PM - 180 1304 1442

APF

EMAIL: NAM@PROJECT

DENOTES APPROX. SHADOW CAST AS PER MARCH 21ST - SEPTEMBER 23RD (EQUINOX)

3:00PM



SEWER DETAILS
 PIPE SIZE: 150 mm
 PIPE MATERIAL: PVC-NP
 AVERAGE DEPTH: 2.38 m
 BRANCH LENGTH: 2.386 m
 REFER TO YARRA VALLEY WATER SEWERAGE DEPTH OFFSET ASSET MAP FOR ALL DETAILS

LOT 37806
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

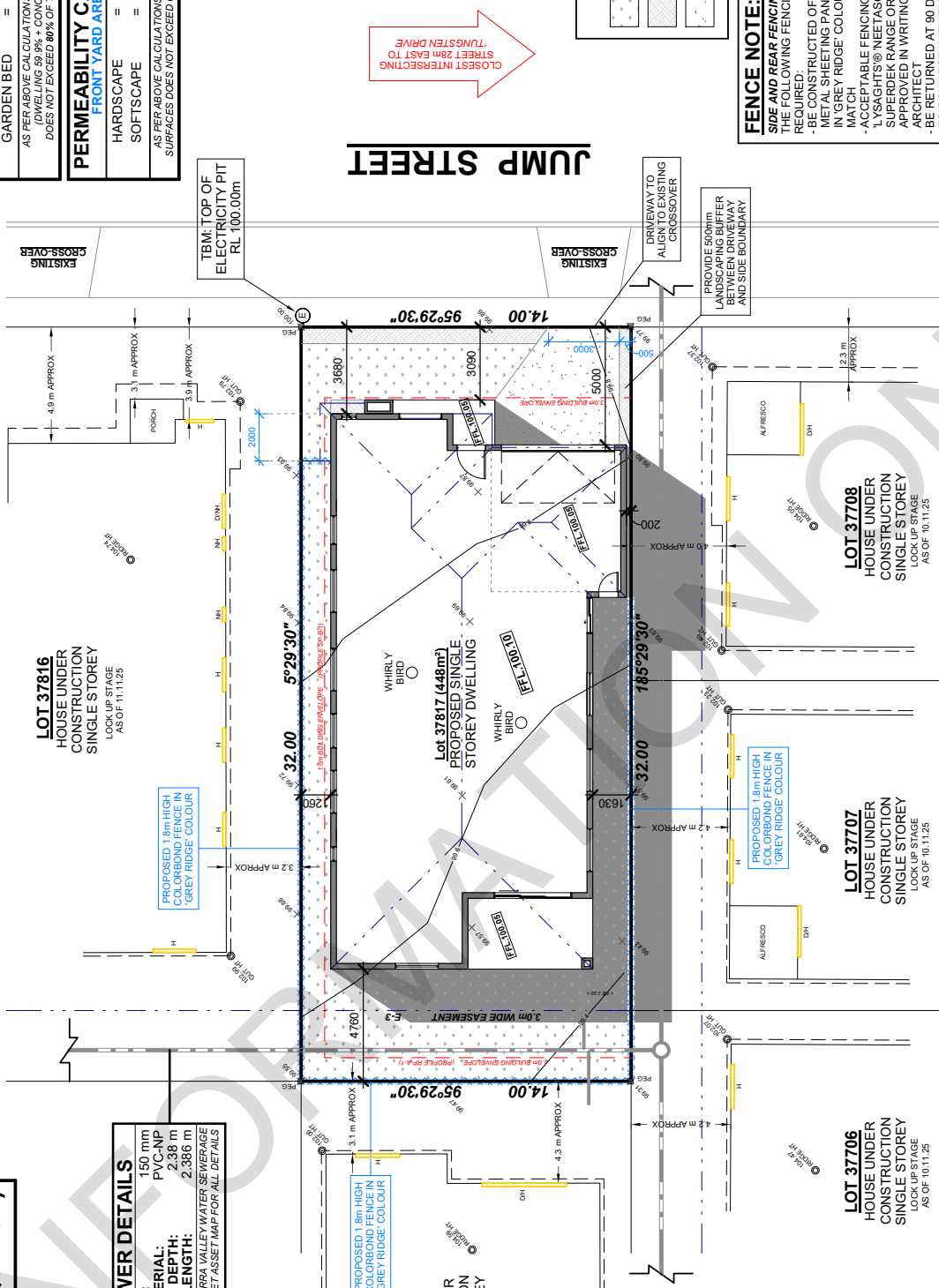
LOT 37706
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

LOT 37707
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

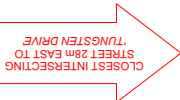
LOT 37708
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 10.11.25

LOT 37816
 HOUSE UNDER CONSTRUCTION
 SINGLE STOREY
 LOCK UP STAGE
 AS OF 11.11.25

Lot 37817 (448m²)
 PROPOSED SINGLE STOREY DWELLING



JUMP STREET



LEGEND

[Pattern]	GRASS
[Pattern]	GARDEN BED
[Pattern]	CONCRETE

FENCE NOTE:
 SIDE AND REAR FENCING
 THE FOLLOWING FENCING STANDARD IS REQUIRED:
 - BE CONSTRUCTED OF 1.8m HIGH PRE-COATED METAL SHEETING PANELS (E.G. COLOREND®) IN 'GREY RIDGE' COLOUR OR COLOURED TO MATCH
 - ACCEPTABLE FENCING PROFILES INCLUDE LYSAGHTS®/MEETASGREEN OR STRATCO'S® SUPERDEK RANGE OR SIMILAR PROFILES APPROVED IN WRITING BY STOCKLAND'S ARCHITECT
 - BE RETURNED AT 90 DEGREES TO THE HOME, TO BE CONNECTED WITH THE SIDE OF THE HOME OR GARAGE WALL AT LEAST 1.2m BEHIND THE NEAREST FRONT FACADE.
 - CONTINUE TO THE FRONT OF THE LOT IF A CURB OR FORMS OF REAR BOUNDARY OF AN ADJOINING LOT UNLESS OTHERWISE SPECIFIED.

PERMEABILITY CALCULATIONS
 TOTAL LOT AREA = 448 m²

DWELLING	= 268.77 m ² = 59.9%
CONCRETE	= 22.87 m ² = 5.1%
GRASS	= 145.85 m ² = 32.6%
GARDEN BED	= 10.51 m ² = 2.4%

AS PER ABOVE CALCULATIONS THE AMOUNT OF AREA (DWELLING 59.9% + CONCRETE 5.1% = 65.0%) DOES NOT EXCEED 80% OF THE ALLOTMENT AREA.

PERMEABILITY CALCULATIONS
 FRONT YARD AREA = 58.31 m²

HARDSCAPE	= 22.87 m ² = 39.2%
SOFTSCAPE	= 35.44 m ² = 60.8%

AS PER ABOVE CALCULATIONS THE AMOUNT OF HARD SURFACES DOES NOT EXCEED 60% OF THE FRONT YARD.

ENERGY RATING NOTES:
 The following standards are to be installed to all energy rated dwellings/units to obtain a 7.0 star energy rating:

- All external doors and windows to be weather-sealed;
- All doors to utilities and any other attached garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All insulation to be tape sealed and tears patched;
- Only non-vented downlights and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout unless otherwise specified;
- Insulation;
- REFER TO ENERGY RATING REPORT
- Provide water saving measures and solar hot water system, or
- Provide water saving measures and a rain water tank.

CLIENT SIGNATURE:

DATE:

14 OF 18

Shadow Diagram - 3pm

Project number	Job #20816
Date	November 2025
Drawn by	NDT
Scale	1:200

HUU/NAM TRAN DANG DP-AD 65375

CLIENT
 Barnala Designer Homes

SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

AREA SCHEDULE
 BUILDING COVERAGE: 59.9%

GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

GENERAL NOTES:

- All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS 1288.
- Units at approx 5.0 M c/s max
- Refer to S 3786
- LEVELS & LEVELS TO BE CHECKED BY SURVEYOR BY BUILDER OR OWNER.
- RIGHT - THESE PLANS BELONG TO [Name] AND ARE NOT TO BE COPIED OR SOLD.

Opes BUILDING SOLUTIONS

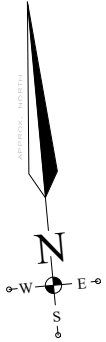
THIS DOCUMENT IS THE SUBJECT OF - BUILDING PERMIT NUMBER : CBS-U 661272153280223890

ISSUED DATE : 27/11/2025

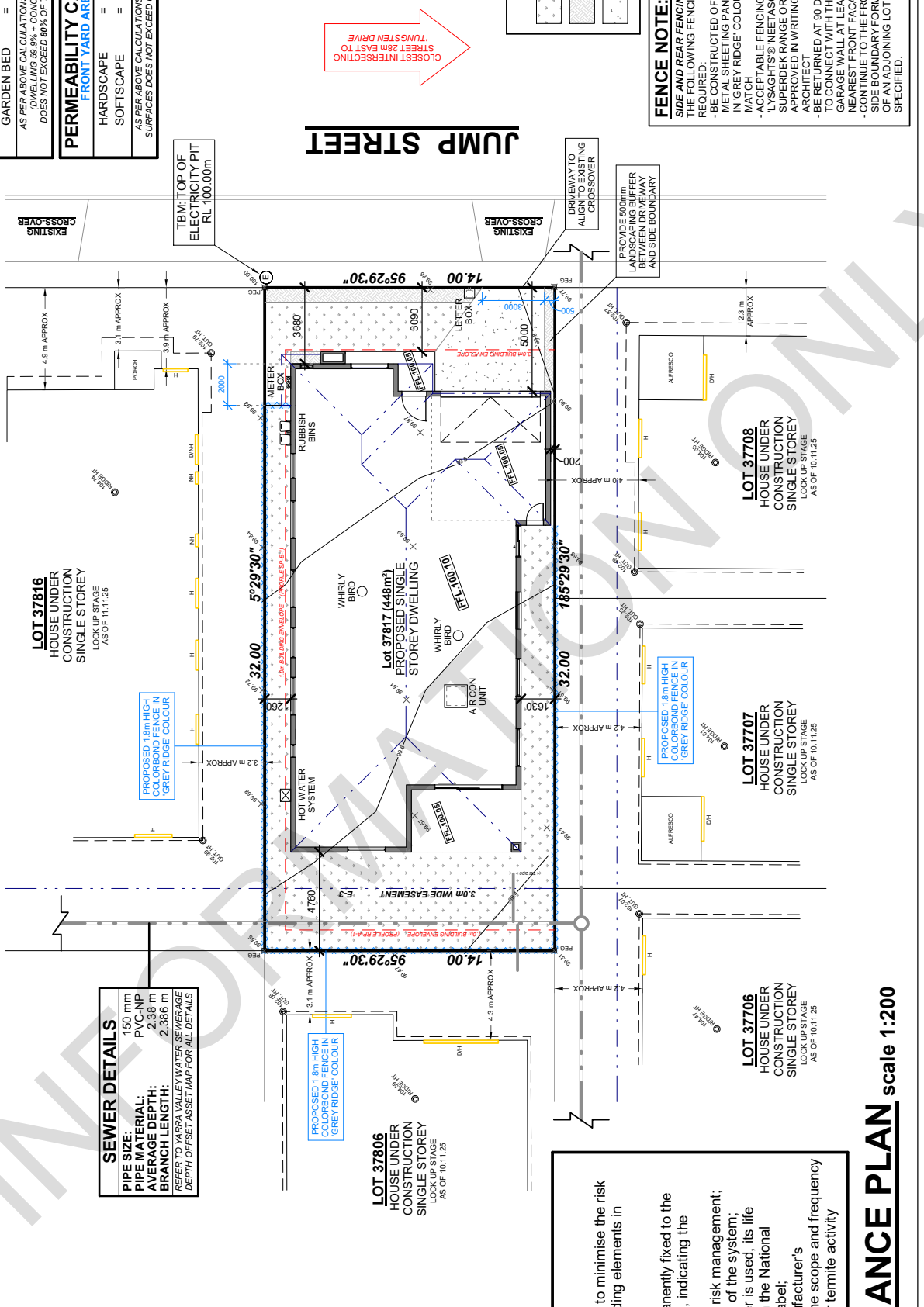
INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE: WIMBOR - FRIMBY FAN - 5PM - 180 1304 1442

EMAIL: NAM@PROJECT

SHADOW DIAGRAM scale 1:200



PERMEABILITY CALCULATIONS	
TOTAL LOT AREA = 448 m ²	
DWELLING	= 268.77 m ² = 59.9%
CONCRETE	= 22.87 m ² = 5.1%
GRASS	= 145.85 m ² = 32.6%
GARDEN BED	= 10.51 m ² = 2.4%
AS PER ABOVE CALCULATIONS THE AMOUNT OF AREA (DWELLING 59.9% + CONCRETE 5.1% = 65.0%) DOES NOT EXCEED 80% OF THE ALLOTMENT AREA.	
PERMEABILITY CALCULATIONS	
FRONT YARD AREA = 56.31 m ²	
HARDSCAPE	= 22.87 m ² = 39.2%
SOFTSCAPE	= 35.44 m ² = 60.8%
AS PER ABOVE CALCULATIONS THE AMOUNT OF HARD SURFACES DOES NOT EXCEED 80% OF THE FRONT YARD.	



← CLOSEST INTERSECTING STREET 28m EAST TO THUMSEN DRIVE

LEGEND	
	GRASS
	GARDEN BED
	CONCRETE

FENCE NOTE:
 SIDE AND REAR FENCING
 THE FOLLOWING FENCING STANDARD IS TO BE USED:
 - BE CONSTRUCTED OF 1.8m HIGH PRE-COATED METAL SHEETING PANELS (E.G. COLOREND®) IN 'GREY RIDGE' COLOUR OR COLOURED TO MATCH
 - ACCEPTABLE FENCING PROFILES INCLUDE LYSAGHTS® METASCREEN OR STRATCO'S® SUPERDEK RANGE OR SIMILAR PROFILES APPROVED IN WRITING BY STOCKLAND'S ARCHITECT
 - BE RETURNED AT 90 DEGREES TO THE HOME, TO CONNECT WITH THE SIDE OF THE HOME OR GARAGE WALL AT LEAST 2.0m BEHIND THE NEAREST FRONT FACADE.
 - CONTINUE TO THE FRONT OF THE LOT IF A CURB OR FORMS OF THE REAR BOUNDARY OF AN ADJOINING LOT UNLESS OTHERWISE SPECIFIED.

SEWER DETAILS	
PIPE SIZE:	150 mm
PIPE MATERIAL:	PVC-NP
AVERAGE DEPTH:	2.38 m
BRANCH LENGTH:	2.386 m
REFER TO YARRA VALLEY WATER SEWERAGE DEPTH OFFSET ASSET MAP FOR ALL DETAILS	

Termite Note:
 A termite barrier to be installed to minimise the risk of termite attack to primary building elements in accordance with AS3660. 1.
 A durable notice must be permanently fixed to the building in a permanent location, indicating the following:
 - The method of termite risk management;
 - The date of installation of the system;
 - Where chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
 - The installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity

ROOF APPLIANCE PLAN scale 1:200

AREA SCHEDULE	
BUILDING COVERABLE: 59.9%	
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

GENERAL NOTES:
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 Units at approx 5.0 M are max tolerances as per AS 3786
 SURFMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER.
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Opes
 BUILDING SOLUTIONS
 THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER: CBS-U 66127215328022389
 ISSUED DATE: 27/11/2025
 EMAIL: NAM@PROJECT
 INSPECTIONS: EMAIL: ADMIN@OPES.COM.AU
 OFFICE: URBAN - FRIMBY FARM - 5PM - 180 1304 442

CLIENT
Barnala Designer Homes
 SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

Roof Appliance Plan	
Project number	Job #20816
Date	November 2025
Drawn by	NDT
Scale	1:200
HUU/NAM TRAN DANG	DP-AD 65375

CLIENT SIGNATURE:
 DATE:
 15 OF 18

SITE SOIL CLASSIFICATION:
"CLASS P"
 IN ACCORDANCE WITH
 AS2870-2011
 (REFER TO SOIL TEST AS PREPARED BY
 ABH SOIL TESTING & SURVEYING)

S.W.D
 Construct & Discharge 90 diam. PVC storm water drain to legal point of discharge as directed by the city engineer.
 Min. fall 1 : 100. Provide inspection openings @ 9000mm max. ctrs. or at every change of direction.

DP denotes 100 x 50 galvanised downpipes @ 12000mm max. ctrs.

Note:
 Provide 100mm diam. Sewergrade S.W drain under slab and driveway.

NOTE:
 Connect Legal Point of Discharge as per Stormwater and Property Information sheet from the Council. Information of location is not guaranteed. Please ref. Council sheets for exact Connection details and location.

DRAINAGE NOTE:
 1. All surface drainage works shall be installed in accordance with the engineers design detail for the selected footing system and soil classification and in accordance with Clause 5.6.3 Drainage Requirements of AS2870-2011, wherein for buildings on Moderately Highly and Reactive sites.
 Surface drainage shall be controlled throughout construction and be completed by the finish of the building.
 The bases pass under the footing system, clay plugs are adopted to prevent the ingress of water.
 2. For buildings on Highly and Reactive sites, the Drainer shall provide drainage articulation to all stormwater, sanitary plumbing drains and discharge pipes in accordance with Clause 5.6.4 Plumbing Requirements, wherein flexible joints immediately outside the footing and commencing within 1m of the building perimeter are required to accommodate the required differential movement based on the soil classification.
 3. Surface water must be diverted away from the dwelling and graded away from all foundations to give a slope of not less than 50mm over the first 1000mm from the dwelling.
 4. Subsurface drains to remove ground or table water shall be detailed by the design engineer. Furthermore, damp-proofing membrane in accordance with 5.3.3 shall be installed for ground/water or aggressive soils.

BUSH FIRE ATTACK LEVEL ASSESSMENT:
"BAL 12.5"
 IN ACCORDANCE WITH AS3959-2018
 (REFER TO B.A.L. REPORT AS PREPARED BY KL RATING)



SEWER DETAILS
 PIPE SIZE: 150 mm
 PIPE MATERIAL: PVC-NP
 AVERAGE DEPTH: 2.38 m
 BRANCH LENGTH: 2.386 m
 REFER TO YARRA VALLEY WATER SEWERAGE DEPTH OFF-SET ASSET MAP FOR ALL DETAILS

PERMEABILITY CALCULATIONS
 TOTAL LOT AREA = 448 m²

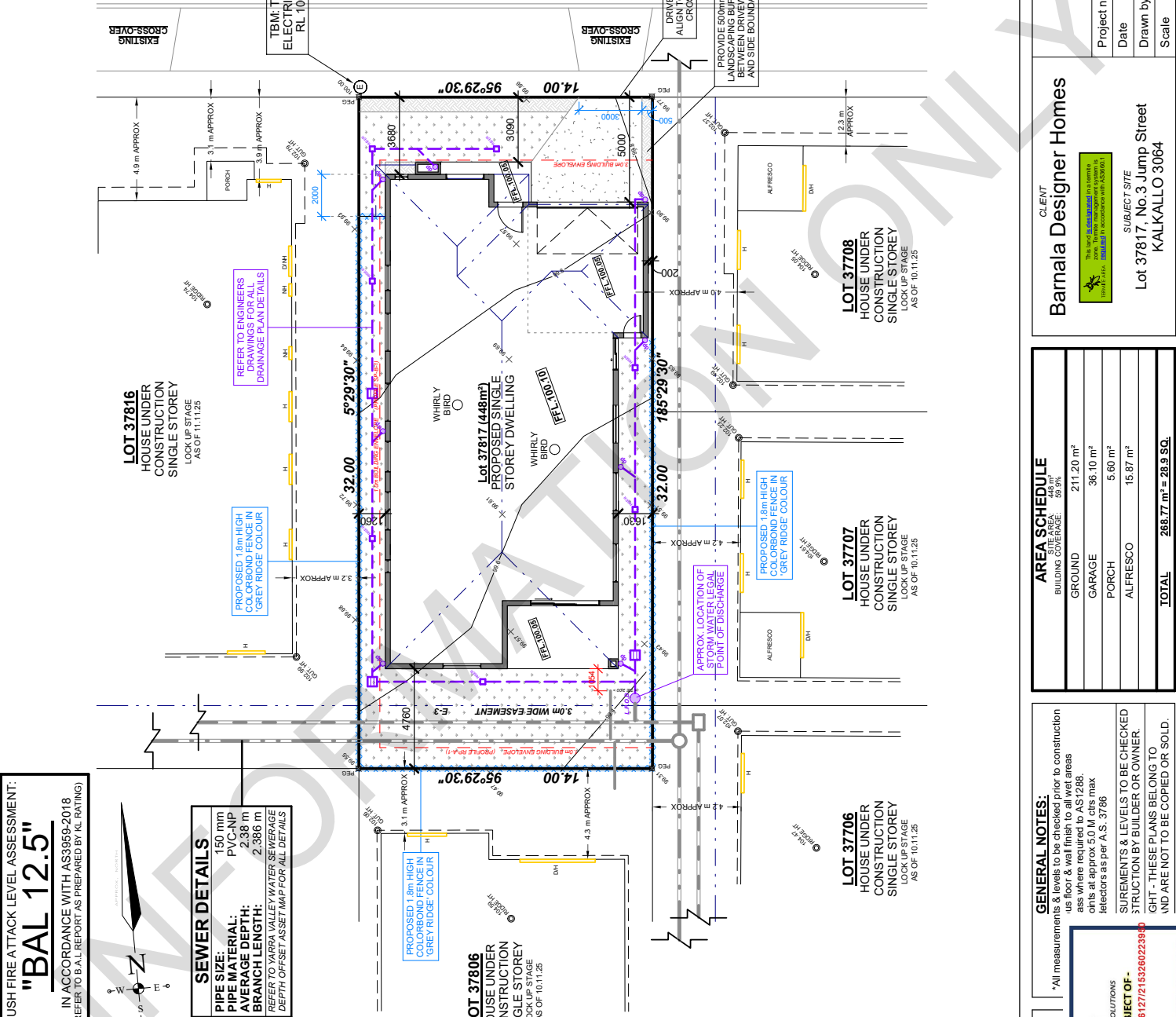
DWELLING	= 268.77 m ² = 59.9%
CONCRETE	= 22.87 m ² = 5.1%
GRASS	= 145.85 m ² = 32.6%
GARDEN BED	= 10.51 m ² = 2.4%

AS PER ABOVE CALCULATIONS THE AMOUNT OF AREA (DWELLING 59.9% + CONCRETE 5.1% = 65.0%) DOES NOT EXCEED 80% OF THE ALLOTMENT AREA.

PERMEABILITY CALCULATIONS
 FRONT YARD AREA = 56.31 m²

HARDSCAPE	= 22.87 m ² = 39.2%
SOFTSCAPE	= 35.44 m ² = 60.8%

AS PER ABOVE CALCULATIONS THE AMOUNT OF HARD SURFACES DOES NOT EXCEED 80% OF THE FRONT YARD.



PERMEABILITY CALCULATIONS
 TOTAL LOT AREA = 448 m²

DWELLING	= 268.77 m ² = 59.9%
CONCRETE	= 22.87 m ² = 5.1%
GRASS	= 145.85 m ² = 32.6%
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AS PER ABOVE CALCULATIONS THE AMOUNT OF AREA (DWELLING 59.9% + CONCRETE 5.1% = 65.0%) DOES NOT EXCEED 80% OF THE ALLOTMENT AREA.

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AS PER ABOVE CALCULATIONS THE AMOUNT OF HARD SURFACES DOES NOT EXCEED 80% OF THE FRONT YARD.

LEGEND

GRASS	[Symbol]
GARDEN BED	[Symbol]
CONCRETE	[Symbol]

FENCE NOTE:
 SIDE AND REAR FENCING
 THE FOLLOWING FENCING STANDARD IS TO BE CONSTRUCTED OF 1.8m HIGH PRE-COATED METAL SHEETING PANELS (E.G. COLOREND®) IN 'GREY RIDGE' COLOUR OR COLOURED TO MATCH
 - ACCEPTABLE FENCING PROFILES INCLUDE LYSAGHTS® MEETASCREEN OR STRATCO® SUPERDEK RANGE OR SIMILAR PROFILES APPROVED IN WRITING BY STOCKLAND'S ARCHITECT
 - BE RETURNED AT 90 DEGREES TO THE HOME, TO CONNECTION WITH THE SIDE OF THE HOME OR GARAGE WALL AT LEAST 120mm BEHIND THE NEAREST FRONT FACADE.
 - CONTINUE TO THE FRONT OF THE LOT IF A BEYOND THE FORMS OF THE LEGAL BOUNDARY OF AN ADJOINING LOT UNLESS OTHERWISE SPECIFIED.

PERMEABILITY CALCULATIONS
 TOTAL LOT AREA = 448 m²

DWELLING	= 268.77 m ² = 59.9%
CONCRETE	= 22.87 m ² = 5.1%
GRASS	= 145.85 m ² = 32.6%
GARDEN BED	= 10.51 m ² = 2.4%

AS PER ABOVE CALCULATIONS THE AMOUNT OF AREA (DWELLING 59.9% + CONCRETE 5.1% = 65.0%) DOES NOT EXCEED 80% OF THE ALLOTMENT AREA.

PERMEABILITY CALCULATIONS
 FRONT YARD AREA = 56.31 m²

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SOFTSCAPE	= 35.44 m ² = 60.8%

AS PER ABOVE CALCULATIONS THE AMOUNT OF HARD SURFACES DOES NOT EXCEED 80% OF THE FRONT YARD.

AREA SCHEDULE
 BUILDING COVERABLE: 59.9%

GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

GENERAL NOTES:
 *All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS 1288.
 Units at approx 5.0 M ctrs max
 Refer to AS 3786
 SUREMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER.
 GHT - THESE PLANS BELONG TO
 AND ARE NOT TO BE COPIED OR SOLD.

CLIENT
Barnala Designer Homes

SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

Scale 1 : 200

CLIENT SIGNATURE:

DATE: 16 OF 18

Project number Job #20816
Date November 2025
Drawn by NDT
Scale 1 : 200

Job #20816
November 2025
NDT
1 : 200

Opes
 THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER: CBS-U 661272153280223890
 ISSUED DATE: 27/11/2025

Opes
 CONSULTANTS

INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE: WIMBOR - FRIMBY FAN - 5PM - 180 1304 1442

EMAIL: NAM@PROJECT

Electrical Notations

Part 13.7.4 - Heating and Cooling Ductwork

- (a) Heating & Cooling ductwork & fittings must:
- achieve the material R-value in Table 13.7.4;
 - be sealed against air-loss
 - By closing all openings in the surface, joints & seams of ductwork with adhesives, mastics, sealants or gaskets in accordance with AS 4254 for a Class c seal; or
 - For flexible ductwork, with a draw band in conjunction with a sealant or adhesive tape.
- (b) Duct insulation must:
- abut adjoining duct insulation to form a continuous barrier; and
 - be installed so it maintains its position & thickness, other than at flanges & supports; and
 - where located outside the building, under a suspended floor, in an attached Class 10a building or in a roof space:
 - Be protected by an outer sleeve of protective sheeting to prevent the insulation becoming damp; and
 - Have the outer protective sleeve sealed with adhesive tape not less than 48mm wide creating an airtight & waterproof seal.
- (c) The requirements of (a) do not apply to heating & cooling ductwork & fittings located within the insulated building envelope including a service riser within the conditioned space, internal floors between storeys and the like.

Part 13.7.6 - Artificial Lighting

- (a) The lamp power density or illumination power density of artificial lighting, excluding heaters that permit light, must not exceed;
- in a Class 1 building, 5W/m²; and
 - on a verandah or balcony attached to a Class 1 building, 4W/m²;
 - in Class 10 building, 3W/m²; and
- (b) All Downlights are to be **SEALED**.
- The lamp power density in a whole house calculation based on an overall Square meterage & not room by room or area by area meterage.
- Calculation
exclusions including:
- bathroom heat lamp;
 - a light point within a ceiling space
 - an external security light (not forming part of an outdoor living area, balcony or porch / verandah).

Table 3.12.5.2 HEATING & COOLING DUCTWORK & FITTINGS - MINIMUM MATERIAL R - VALUE

Ductwork element	Minimum material R-Value for ductwork & fittings in each climate zone	
	Heating - only system or Cooling - only system including an evaporative cooling system	Combined heating & refrigerated cooling system
Ductwork	1, 2, 3, 4, 5, 6 & 7	8
Fittings	1.0	1.5 (see note)
		1.0
		1.5

Note:
The minimum material R-Value required for ductwork may be reduced by 0.5 for combined heating & refrigerated cooling systems in climate zones 1, 3, 4, 6 & 7 if the ducts are:

- under a suspended floor with an enclosed perimeter; or
- in a roof space that has insulation of not less than R0.5 directly beneath the roofing

Artificial Lighting Compliance

Internal of dwelling - Total Floor Area (Class 1)	
Dwelling floor area:	211.20 m ²
Proposed total wattage of light fittings:	393.00 w
Max allowable wattage (5W/m ²):	1.86 w/m ²
Internal of garage - (Class 1)	
Dwelling floor area:	36.10 m ²
Proposed total wattage of light fittings:	40.00 w
Max allowable wattage (3W/m ²):	1.10 w/m ²
Porch, Alfresco, Balconies etc. - (Class 1)	
Dwelling floor area:	21.47 m ²
Proposed total wattage of light fittings:	18.00 w
Max allowable wattage (4W/m ²):	0.83 w/m ²

Electrical Legend

	Smoke Alarm
	Electrical meter box
	Circuit breaker panel
	Ceiling mounted Light point
	Ceiling mounted 14 watt globe light outlet
	Ceiling mounted 9 watt globe light outlet
	Ceiling mounted 70mm downlight - 18 watt LED light
	Ceiling mounted 70mm downlight 9 watt LED light
	Ceiling mounted 70mm downlight 6 watt LED light
	Ceiling mounted 14 watt compact fluoro pendant
	Feature light outlet
	Wall mounted light outlet
	Wall mounted feature up / down light outlet
	Wall mounted stair light outlet
	Wall mounted external flood light with 150 watt globe
	Wall mounted external sensor flood light with 150 watt globe
	Ceiling mounted external sensor flood light with 150 watt globe
	Motion sensor
	Ceiling Fan
	Ceiling Fan with globe light
	Ceiling fan with fluorescent globe
	Fluorescent light outlet
	Ceiling mounted external sensor flood light with 150 watt globe
	3 in 1 - Exhaust Fan, Light & 4 x Heat globes
	3 in 1 - Exhaust Fan, Light & 2 x Heat globes
	Exhaust Fan - with draft stopper
	Exhaust Fan & Light - with draft stopper
	Weatherproof External Double GPO
	Weatherproof External Single GPO
	Single GPO
	Double GPO
	Triple GPO
	Dimmer Switch
	TV Point
	Fossil / Pay TV Connection point
	Phone point
	Door bell position
	Isolator / junction box
	Cooling duct
	Heating duct 6"
	Heating duct 8"
	Vacuum point
	Volume control
	Alarm box
	Man Hole
	Rain Water Tank
	Cooling Split System

GENERAL NOTES:

*All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas unless where required to AS 1288. Units at approx 5.0 M c/s max. Refer to AS 3786 for details as per A.S. 3786

SUREMENTS & LEVELS TO BE CHECKED BY BUILDER OR OWNER.

IGHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE
BUILDING COVERABLE: 59.9%

GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes

This is not a contract. It is merely a guide. Terms and conditions apply to the contract. For more information, contact the architect or the client.

SUBJECT SITE
Lot: 37817, No.3 Jump Street
KALKALLO 3064

CLIENT SIGNATURE:
DATE: 17 OF 18

Project number Job #20816
Date November 2025
Drawn by NDT
Scale 1 : 100
HUU/NAM TRAN DANG DP-AD 65976

OPES BUILDING SOLUTIONS
THIS DOCUMENT IS THE SUBJECT OF -
BUILDING PERMIT NUMBER: CBS-U 661272153280223980
ISSUED DATE: 27/11/2025

EMAIL: NAM@PROJECT

INSPECTIONS: EMAIL: ADMIN@OPES.COM.AU
OFFICE: MORNING - FRIDAY 9AM - 5PM - 180 104 1442

ELECTRICAL NOTES

ELECTRICAL LEGEND

- Smoke Alarm
- Ceiling mounted 14 watt globe light outlet
- Ceiling mounted 70mm downlight 9 watt LED light
- Ceiling mounted 70mm downlight 6 watt LED light
- Wall mounted external sensor flood light with 150 watt globe
- Wall mounted light outlet
- Fluorescent light outlet
- Exhaust Fan - with draft stopper
- Weatherproof External Single GPO
- Single GPO
- Double GPO
- Triple GPO
- TV Point
- Phone point
- Hot Water System
- Man Hole

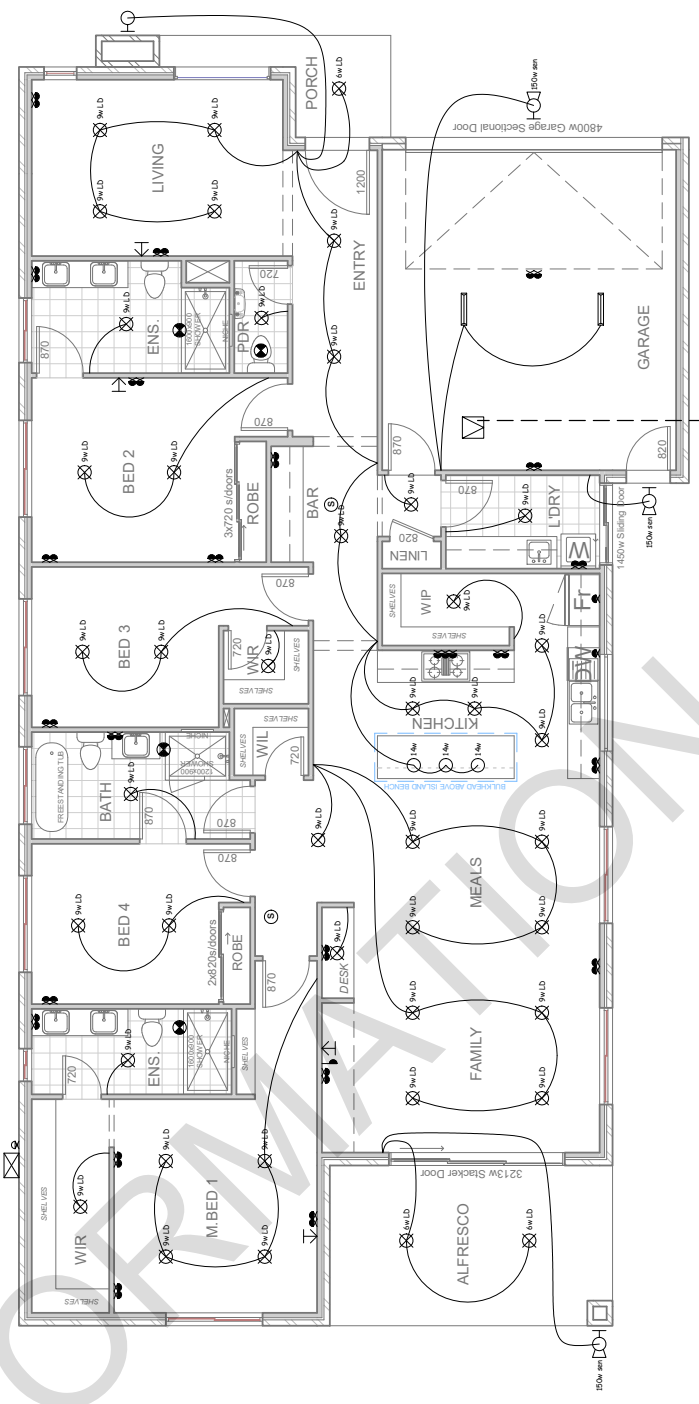
PROVIDE SINGLE LIGHT OUTLET INTO ROOF SPACE LOCATION OF LIGHT TO BE LOCATED CLOSE TO MANHOLE AS SEEN APPROPRIATE ON SITE

SMOKE ALARMS

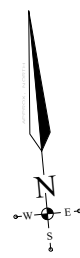
- LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786-2014 AND PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS AND SHALL BE HARD WIRED WITH BATTERY BACKUP
- INSTALL SMOKE ALARM SYSTEM AS SHOWN IN PLAN CONFORMING TO AS 3786-2014 SELF CONTAINED ALARMS WIRED DIRECTLY TO POWER SUPPLY.
- ALL SMOKE DETECTORS ARE TO BE INTERLINKED IN ACCORDANCE WITH PART 9.2 FIRE SEPARATION OF EXTERNAL WALLS.

DOWNLIGHTS NOTE

ENSURE ALL DOWNLIGHTS ARE TO BE SEALED



NOTE:
 PROVIDE TWO DOUBLE POWER POINTS USED FOR ELECTRIC HEATING COILS IN GARAGE & ONE BATTERY LIGHT TO ROOF SPACE



ELECTRICAL PLAN

scale 1:100

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction as floor & wall finish to all wet areas as where required to AS 1288.
- Units at approx 5.0 M c/s max
- Detectors as per A.S. 3786
- SUREMENTS & LEVELS TO BE CHECKED AT CONSTRUCTION BY BUILDER OR OWNER.**
- RIGHT - THESE PLANS BELONG TO AND ARE NOT TO BE COPIED OR SOLD.**

AREA SCHEDULE

BUILDING COVERAGE	59.9%
GROUND	211.20 m ²
GARAGE	36.10 m ²
PORCH	5.60 m ²
ALFRESCO	15.87 m ²
TOTAL	268.77 m² = 28.9 SQ.

CLIENT
Barnala Designer Homes

Electrical Plan

Project number: Job #20816
 Date: November 2025
 Drawn by: NDT
 Scale: 1 : 100

SUBJECT SITE
 Lot: 37817, No.3 Jump Street
 KALKALLO 3064

CLIENT SIGNATURE: _____
 DATE: 18 OF 18

HUI/NAM TRAN DANG DP-AD 65976

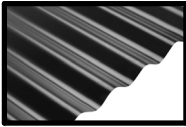





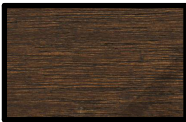





Opes
 BUILDING SOLUTIONS

THIS DOCUMENT IS THE SUBJECT OF -
 BUILDING PERMIT NUMBER : CBS-U 661272153260223940
 ISSUED DATE : 27/11/2025

EMAIL: NAM@PROJECT

INSPECTIONS EMAIL: ADMIN@OPES.COM.AU
 OFFICE: WIMBOR - RIBBY FAN - 5PM - 830 BDA L42

COLOUR SPECIFICATIONS

<p>* COLORBOND ROOF - (MONUMENT) -</p> 	<p>* ALUMINIUM WINDOW FRAMES - (MONUMENT) -</p> 
<p>* GROUND FLOOR WALLS FACE BRICKWORK - (CHAR - INDUSTRIAL) - AUSTRAL BRICKS</p> 	<p>* GUTTER & DOWNPIPES - (MONUMENT) -</p> 
<p>* RENDER FINISH TO PORCH COLUMN - (MONUMENT) -</p> 	<p>* FASIA - (MONUMENT) -</p> 
<p>* ENTRY DOOR - (JAPAN BLACK) -</p> 	<p>* METERBOX - (MONUMENT) -</p> 
<p>* GARAGE SECTIONAL DOOR - (MONUMENT) -</p> 	<p>* LETTERBOX - (MONUMENT) -</p> 
	<p>* WHIRLYBIRD - (MONUMENT) -</p> 
	<p>* EXPOSED AGGREGATE DRIVEWAY - (BLACK & WHITE MIX) -</p> 

COLOURS DISPLAYED ABOVE MAY APPEAR DIFFERENT TO ACTUAL COLOURS DUE TO PRINTER

 <p>EMAIL: N</p>	 <p>THIS DOCUMENT IS THE SUBJECT OF - BUILDING PERMIT NUMBER : CBS-U 66127/2153260223950 ISSUED DATE : 27/11/2025</p> <p>INSPECTIONS: EMAIL ADMIN@OPESBS.COM.AU OFFICE HOURS: MONDAY - FRIDAY 9AM - 5PM - (03) 9304 4412</p>	<p>Opes Designer Homes</p> <p>7817, No.3 Jump Street KALKALLO 3064</p>	<p>Colour Specifications</p> <p>Project number Job #20816 Date November 2025 Drawn by NDT Scale</p>	<p>CLIENT SIGNATURE: _____ DATE: _____</p> <p>18a OF 18</p>
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From www.planning.vic.gov.au at 06 November 2025 09:17 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 37817 PS920921**
 Address: **1450 HUME FREEWAY KALKALLO 3064**
 Standard Parcel Identifier (SPI): **37817\PS920921**
 Local Government Area (Council): **HUME**
 Council Property Number: **501975 (Part)**
 Planning Scheme: **Hume**
 Directory Reference: **Melway 367 H1**

www.hume.vic.gov.au

[Planning Scheme - Hume](#)

This parcel is one of 272 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

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: **KALKALLO**
OTHER
 Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Note

This land is in an area added to the Urban Growth Boundary after 2005. It may be subject to the Growth Area Infrastructure Contribution.

For more information about this project go to [Victorian Planning Authority](#)

Planning Zones

[URBAN GROWTH ZONE \(UGZ\)](#)

[URBAN GROWTH ZONE - SCHEDULE 5 \(UGZ5\)](#)



UGZ - Urban Growth

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

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

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

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 5 \(DCPO5\)](#)

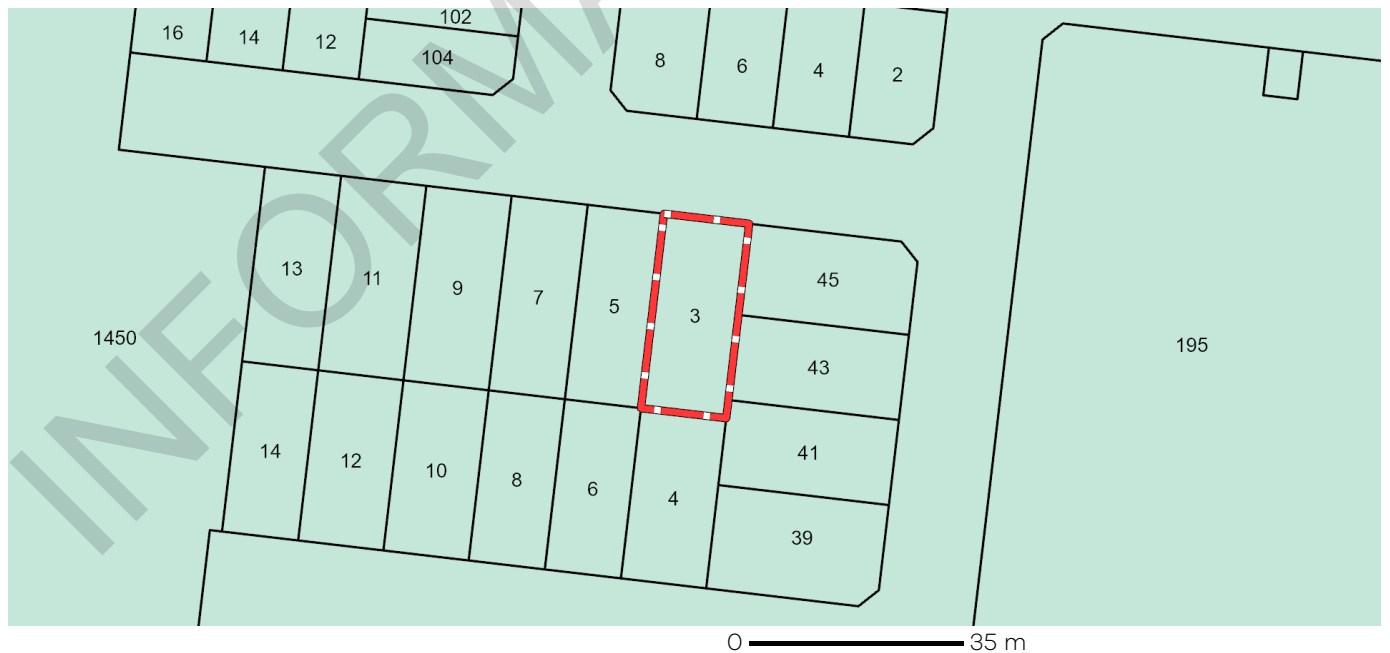


DCPO - Development Contributions Plan Overlay

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

Growth Area Infrastructure Contribution

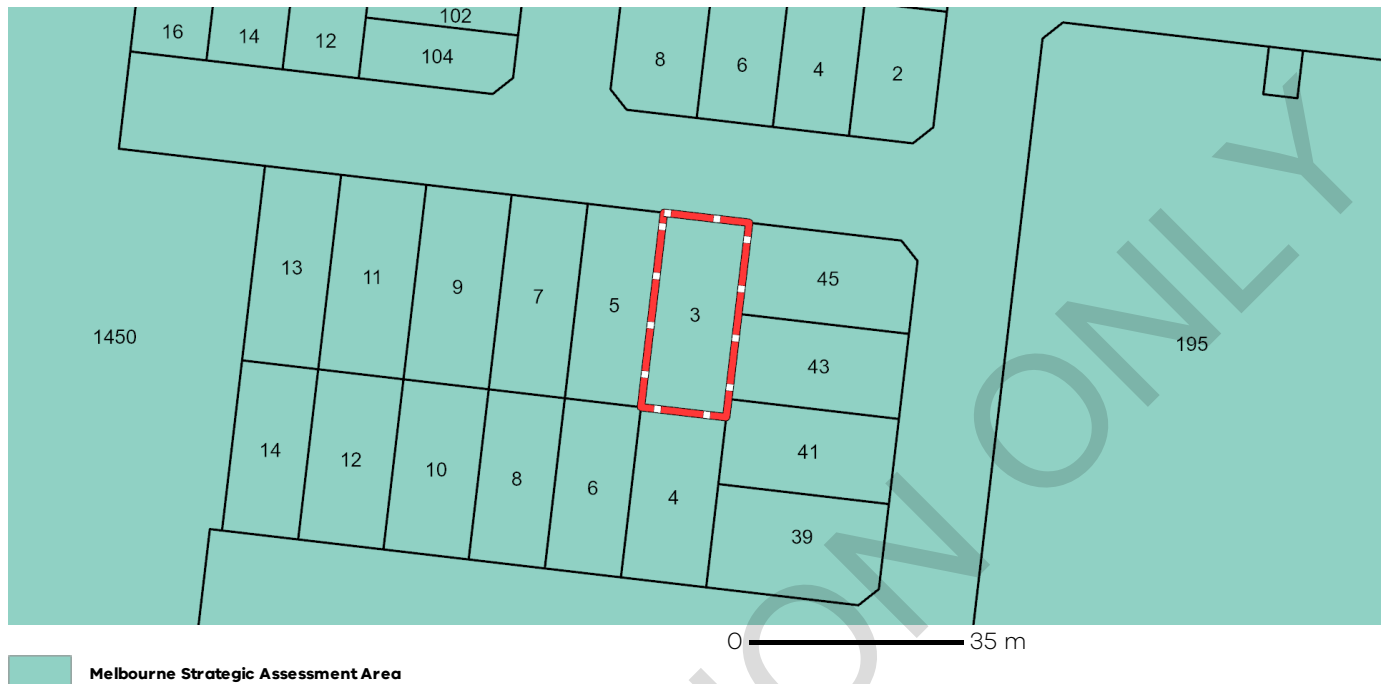
This parcel is in an area added to the Urban Growth Boundary after 2005. It may be subject to the Growth Area Infrastructure Contribution. For more information about this contribution go to [Victorian Planning Authority](#)



Land added to the UGB since 2005

Melbourne Strategic Assessment

This property is located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Follow the link for more details: <https://mapshare.vic.gov.au/msa/>



Further Planning Information

Planning scheme data last updated on 6 November 2025.

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.vic.gov.au/vicplan/>

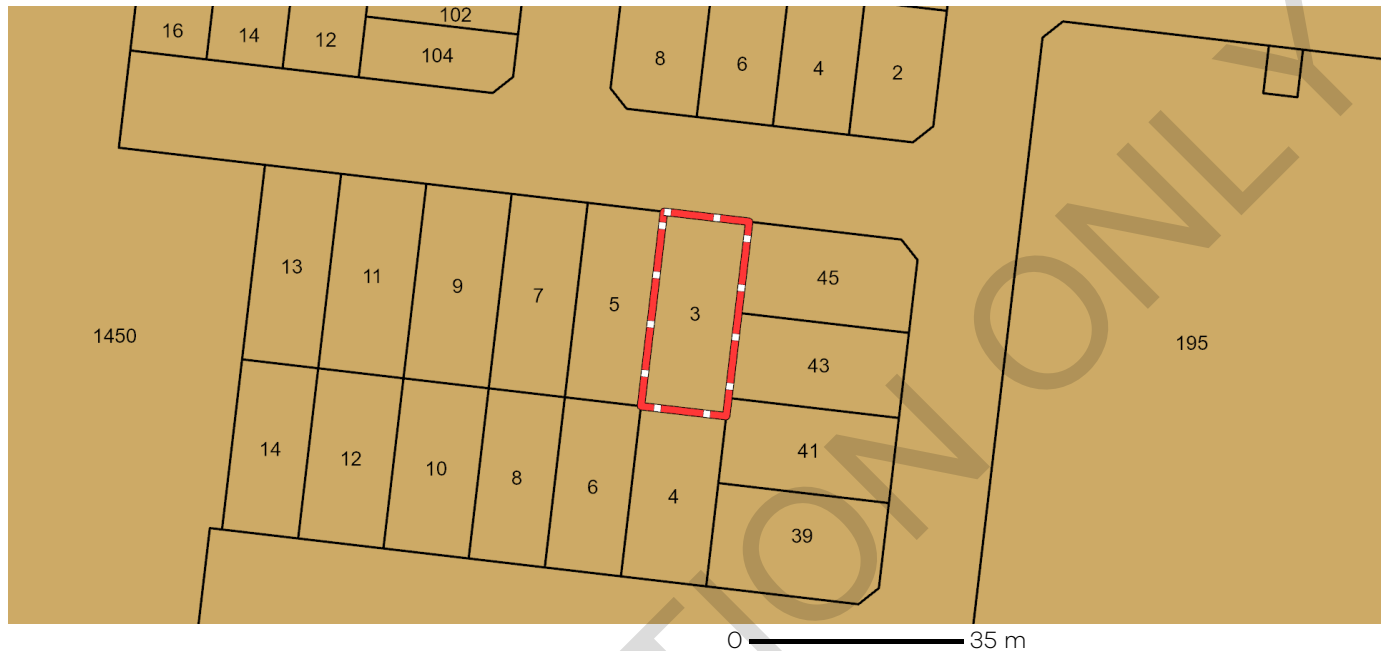
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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