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Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	16 Brooklyn Drive, Golden Square 3555	
Vendor's name	Lynda Faye Harrison	**Date** 30/9/2026
Vendor's signature	[redacted]	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

1. FINANCIAL MATTERS

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

(a) Their total does not exceed: $5,000.00

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

None to the vendors knowledge.

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

1.5 **Tax reform scheme land**

(i) Is the land Tax Reform Scheme Land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024? ☐ Yes X No

(ii) The Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines most recently allocated to the land is:

110

(iii) If the land is Tax Reform Scheme Land, the Entry Date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024 is:

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

Is in the attached copies of title documents.

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

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

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3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

Are contained in the attached certificate.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate any account with a service provider prior to settlement, and the purchaser may need to have the service reconnected.

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Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

Is attached.

13. ATTACHMENTS

As per attached

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 11851 FOLIO 606 Security no : 124138831924N
Produced 22/09/2026 11:09 AM

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 740420Y.
PARENT TITLE Volume 11560 Folio 666
Created by instrument PS740420Y 02/02/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LYNDA FAYE HARRISON of 16 BROOKLYN DRIVE GOLDEN SQUARE VIC 3555
AZ495886X 18/08/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ745841G 28/10/2025
TEACHERS MUTUAL BANK LTD

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

DIAGRAM LOCATION

SEE PS740420Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 16 BROOKLYN DRIVE GOLDEN SQUARE VIC 3555

ADMINISTRATIVE NOTICES

NIL

eCT Control 19531K DENTONS AUSTRALIA
Effective from 28/10/2025

DOCUMENT END

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Document Identification	**PS740420Y**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**22/09/2026 11:09**

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PLAN OF SUBDIVISION

EDITION 1

PS 740420Y

LOCATION OF LAND

PARISH: SANDHURST

TOWNSHIP: -

SECTION: L

CROWN ALLOTMENT: 14L (PART) & 42K (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 11560 FOL 666

LAST PLAN REFERENCE: LOT A ON PS719965Y

POSTAL ADDRESS: 16 BROOKLYN DRIVE
(at time of subdivision) GOLDEN SQUARE 3555

MGA94 CO-ORDINATES: E: 253 400 ZONE: 55
(of approx centre of land in plan) N: 5 927 085

Council Name: Greater Bendigo City Council

Council Reference Number: SC/343/2013/2
Planning Permit Reference: DS/343/2013
SPEAR Reference Number: S081549P

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 06/09/2016

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
Has been made and the requirement has not been satisfied at Certification
Has been made and the requirement has been satisfied at Statement of Compliance
(Document updated 13/10/2016)

Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 15/09/2016

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER BENDIGO

NOTATIONS

DEPTH LIMITATION 15.24 metres below the surface

SURVEY:
This plan is based on survey

STAGING:
This is not a staged subdivision
Planning Permit No. DS/343/2013

This survey has been connected to permanent marks No(s). PM 2084 & PM 2085
In Proclaimed Survey Area No. 34

Notations

Lots 1 to 17 (both inclusive) and Lot A have been omitted from this plan.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1, E-2	Pipelines or Ancillary Purposes	See Diagram	PS719965Y - Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-2, E-3 & E-5	Drainage	See Diagram	This Plan	City of Greater Bendigo
E3 & E4	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation

THE LAST PIECE ESTATE - STAGE 2 (12 LOTS) AREA OF STAGE - 1.618ha

spiire
16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

SURVEYORS FILE REF: 300228SV00

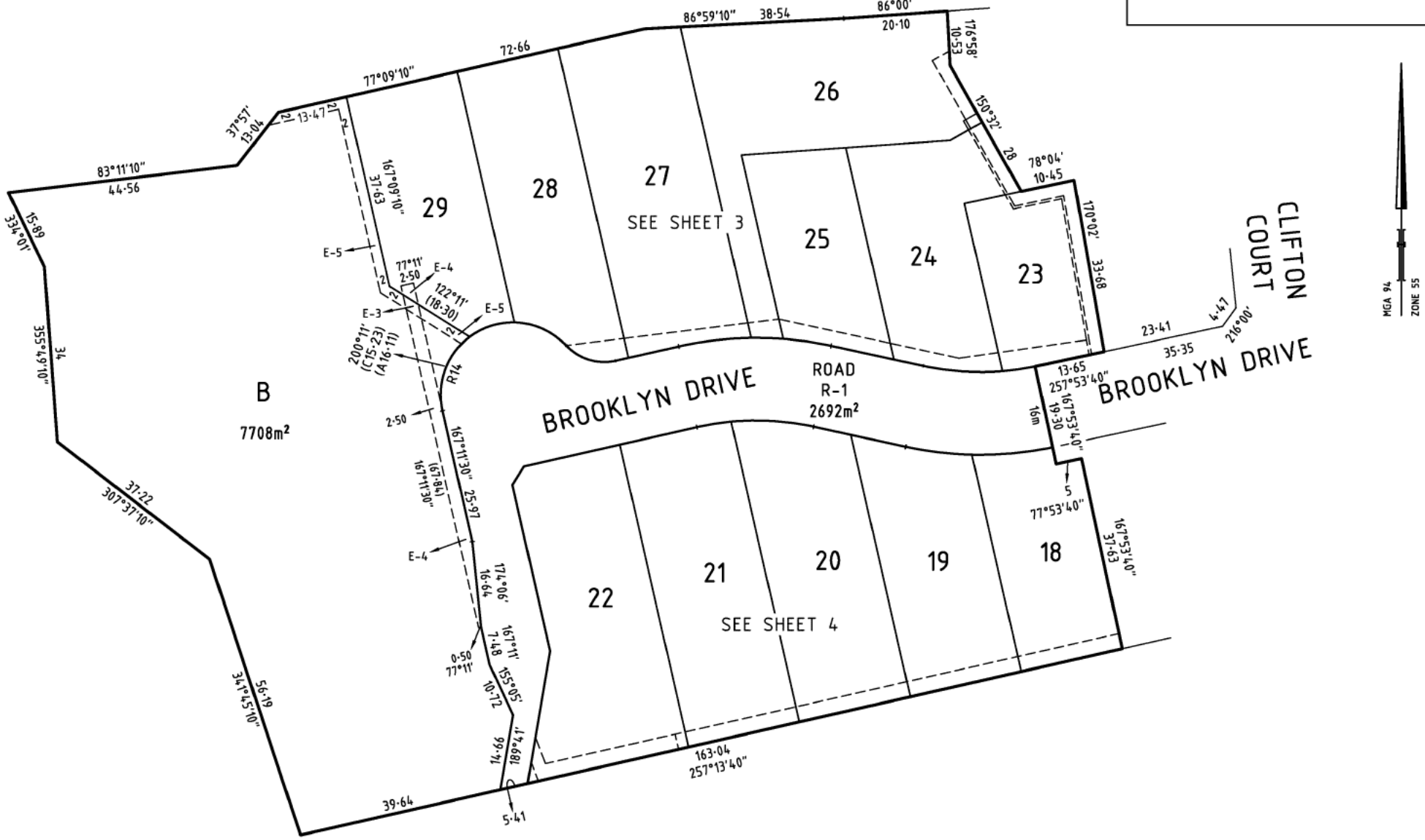
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SHEET 1 OF 4

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PLAN REGISTERED
TIME:2:06pm DATE:02/02/2017
G.ROTTEVEEL
Assistant Registrar of Titles

PS 740420Y



spiire
16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

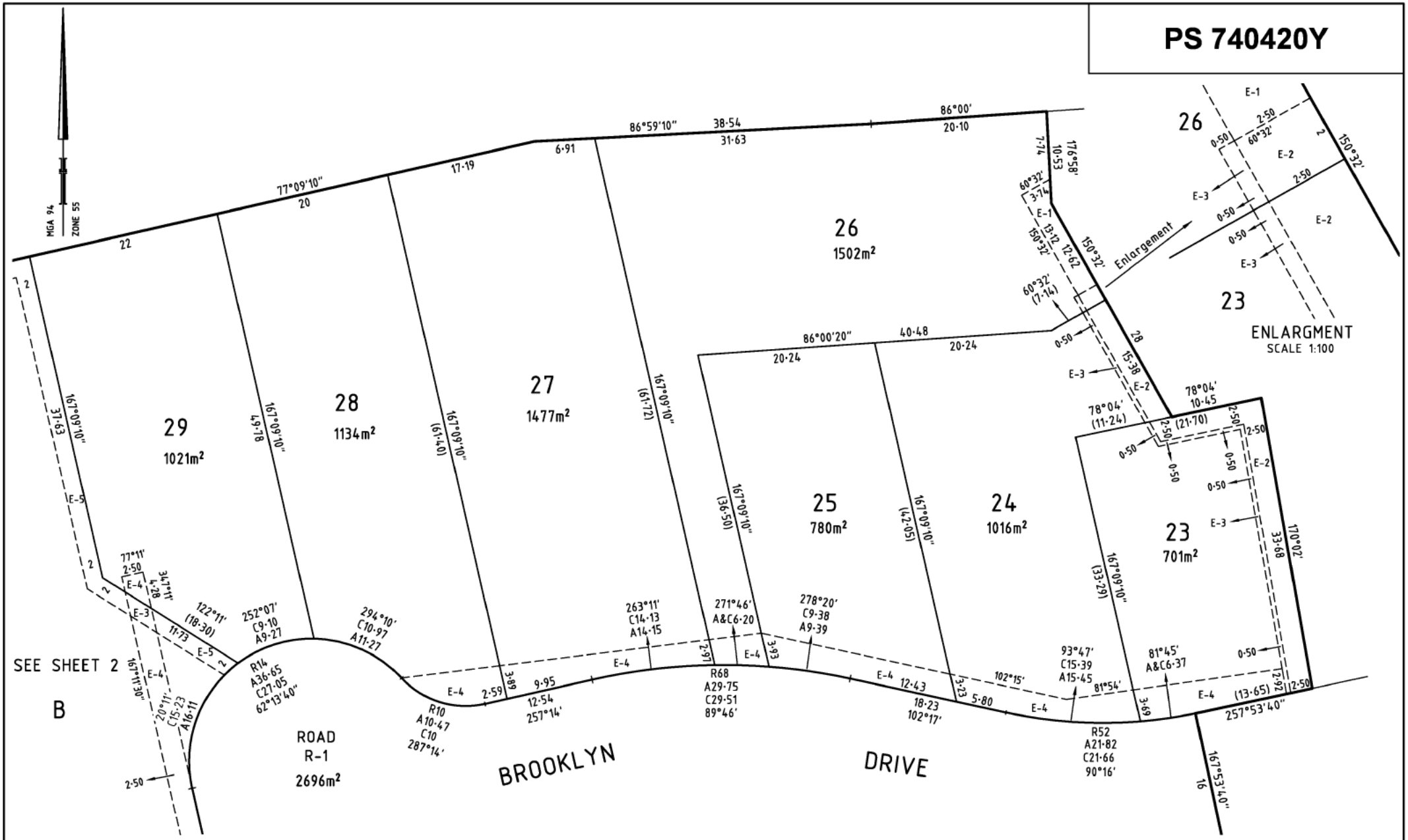
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Surveyor's Plan Version (3),
14/09/2016

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15/09/2016,
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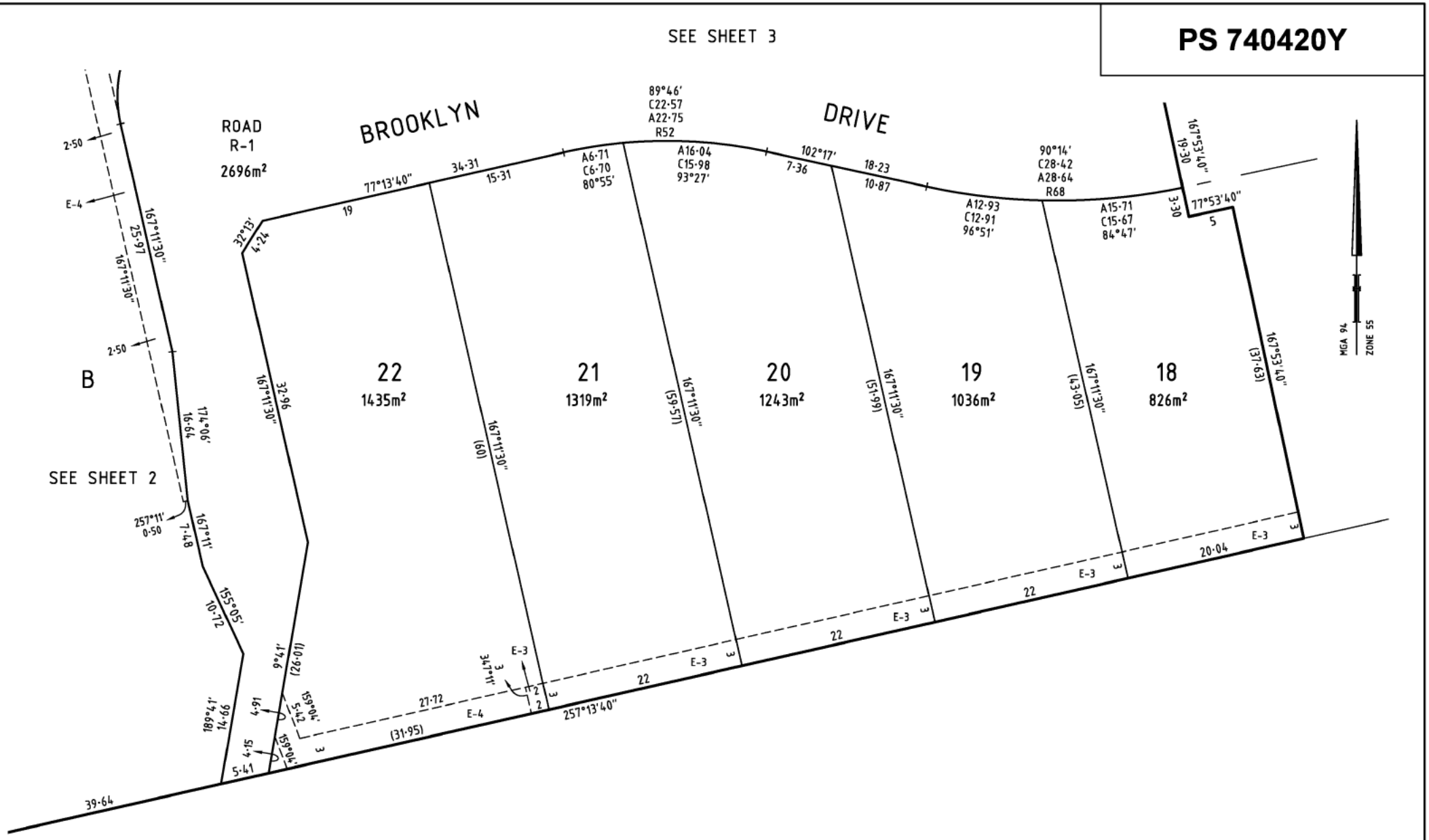
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PS 740420Y



spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SCALE 1: 400	4 0 4 8 12 16 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 / SHEET 4
		Digitally signed by: Michael John Meehan (Spiire Australia Pty Ltd - Bendigo), Surveyor's Plan Version (3), 14/09/2016		Digitally signed by: Greater Bendigo City Council, 15/09/2016, SPEAR Ref: S081549P

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Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Your Reference: 81998464-001-6:100838
Certificate Number: 146332

Land Information Certificate

Assessment Number: 202361 2 **Issue Date: 22-Sep-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	16 Brooklyn Drive, GOLDEN SQUARE 3555
Parcel Details	Lot 18 PS 740420Y
Site Value	$325,000
Capital Improved Value	$930,000
Net Annual Value	$46,500
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	110.3 - Detached Dwelling (existing)

Rates and Charges	Current Amount Levied
General Rates	$2,720.50
Garbage Charge	$461.00
Emergency Services and Volunteer Fund	$299.85
Total Levied	**$3,481.35**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$2,611.35**

Other Property Debt	$0.00

Total Outstanding for Property: $2,611.35

Biller Code: 268813
Ref: 2023612

Katelyn Stone
Coordinator of Rates & Valuations

To obtain an updated balance, please contact the Rates Team directly on 03 5434 6262.
Notices of Acquisitions can be forwarded to acquisitions@bendigo.vic.gov.au

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This Certificate is issued under Section 221 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2027 became payable on 1 July 2026. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

This Certificate provides information regarding valuation, rates, charges, other moneys owing, and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

General information

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, PO Box 733, Bendigo 3552, Telephone 1300 002 642.
There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the Fire Services Property Levy Act 2012.

Rates and charges

Rates and Charges for financial year ending 30 June 2027. All Rates and Charges due by four (4) instalments due 30 September 2026, 30 November 2026, 01 March 2027 and 31 May 2027.
Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

Other information

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

After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

Please note

Updates will not be provided after the 90-day period has passed, a new certificate will be required

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Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / J & K LAW

Your Reference:	2617723
Certificate No:	11478227
Issue Date:	22 SEP 2026
Enquiries:	ESYSPROD

Land Address: 16 BROOKLYN DRIVE GOLDEN SQUARE VIC 3555

Land Id	Lot	Plan	Volume	Folio	Tax Payable
43732127	18	740420	11851	606	$0.00

Vendor: LYNDA FAYE HARRISON

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS LYNDA FAYE HARRISON	2026	$305,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

Arrears of Vacant Residential Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$800,000
SITE VALUE (SV):	$305,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Notes to Certificate - Land Tax

Certificate No: 11478227

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $1,365.00

Taxable Value = $305,000

Calculated as $1,350 plus ($305,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $8,000.00

Taxable Value = $800,000

Calculated as $800,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 11478227

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 11478227

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / J & K LAW

Your Reference:	2617723
Certificate No:	11478227
Issue Date:	22 SEP 2026
Enquires:	ESYSPROD

Land Address: 16 BROOKLYN DRIVE GOLDEN SQUARE VIC 3555

Land Id	Lot	Plan	Volume	Folio	Tax Payable
43732127	18	740420	11851	606	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110.3	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$800,000
SITE VALUE:	$305,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11478227

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997,* the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
    - the request is within 90 days of the original Certificate's issue date, and
    - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / J & K LAW

Your Reference:	2617723
Certificate No:	11478227
Issue Date:	22 SEP 2026

Land Address:	16 BROOKLYN DRIVE GOLDEN SQUARE VIC 3555

Lot	Plan	Volume	Folio
18	740420	11851	606

Vendor: LYNDA FAYE HARRISON

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Notes to Certificate - Windfall Gains Tax

Certificate No: 11478227

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 11478229

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 11478229

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

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Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA98B65

BUILDING ISSUES
BENDIGO • ECHUCA • SHEPPARTON

BUILDING PERMIT

Form 2
Building Act 1993
Building Regulations 2018 – Regulation 37(1)

Permit No: BS-U 41968 2094295558419

TO:	**OWNER**	Karly Rolinson 4 Mikado Place GOLDEN SQUARE 3555 0408 753 014 karly_rolison@hotmail.com	**AGENT**	Paul Crawford (PG & LJ Crawford) 6 Keewong Drive STRATHFIELDSAYE 3551 ABN: 41 954 290 779 0408 507 071 crawfbuild@bigpond.com

ADDRESS FOR SERVING OR GIVING OF DOCUMENTS
Name: Paul Crawford (PG & LJ Crawford) 6 Keewong Drive STRATHFIELDSAYE VIC 3551 0408 507 071

PROPERTY DETAILS	Lot (18) 16 Brooklyn Drive GOLDEN SQUARE VIC 3555
	Title Details LP/PS: PS740420Y, Vol: 11851, Folio: 606
Municipal District:	Greater Bendigo City Council

Builder Paul Crawford (PG & LJ Crawford) DB-U 5891 ABN: 41 954 290 779
6 Keewong Drive STRATHFIELDSAYE, VIC 3551 0408 507 071
This builder is specified under section 24B of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders *(if builder is a body corporate)*
Name: Paul Crawford Telephone: 0408 507 071
Postal Address: 6 Keewong Drive STRATHFIELDSAYE, VIC 3551

Building Practitioners and Architects engaged to prepare documents for this permit

Name	Registration No.	Category/Class
Colin Nankervis	EC 1180	Engineer - Civil
Darrin Albert	DP-AD 15038	Draftsperson - Architectural

Details of Domestic Building Work Insurance
Name of builder: Paul Crawford (PG & LJ Crawford) Policy number: C447952
Name of issuer or provider: VMIA Risk Management and Insurance Policy cover: $417,500

Nature of Building Work	Construction of Dwelling, Garage & Retaining Wall
Part of Building	**BCA Classification**
Dwelling	1ai
Garage	10a
Retaining Wall	10b
Version of BCA: BCA 2019 Volume 2	Total new floor area (m^2) 356.0
Storeys Contained: 1	
Stage of building work permitted:	As shown on the approved plans
Cost of building work (this stage):	$417,500

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA98B65

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

Reporting Authority	Matter Reported On or Consented To	Regulation No.
City of Greater Bendigo	Point of discharge of storm water	reg. 133(2)

Protection Work
Protection work is required in relation to the building work proposed in this permit.

Inspection Requirements
The mandatory notification stages are:
- Site Excavations
- Pad Footings
- Piers
- Steel Reinforcement
- Frame
- Final

Occupation or Use of Building

An Occupancy Permit is required prior to the occupation or use of this building.
If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by **12/08/2020**.
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 **12/08/2021**.
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.

Permit Conditions
This building permit is subject to the conditions as listed in Annexure A.

Relevant Building Surveyor
Jacob Spence
Registration No BS-U 41968

Date of Issue: 12/08/2019

BUILDING SURVEYING • TOWN PLANNING • DESIGN CONSULTANTS • ACCESS CONSULTANTS
ABN 99 626 396 781 ACN 626 396 781
BUILDINGISSUES.COM.AU
A 1/60 McIvor Road, Bendigo VIC 3550
P 03 5441 4149
E bendigo@buildingissues.com.au

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Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA98B65

ANNEXURE A

CONDITIONS OF BUILDING PERMIT NO. 41968-2094295558419

PROJECT: Construction of Dwelling, Garage & Retaining Wall

PROPERTY DETAILS: 16 (Lot 18) Brooklyn Drive, Golden Square

All building works authorised by the above building permit shall be in accordance with the Building Act 1993, Building Regulations 2018, Building Code of Australia and referenced Australian Standards. No variation from the approved documents is permitted without first obtaining consent from this office. Building works must not proceed beyond any mandatory inspection stage until the required inspection has been completed and approved.

The following specific conditions apply and must be addressed in the course of construction:-

General

1. The Domestic Building Contracts and Tribunal Act 1995 applies to the building work approved by this permit.

2. Prior to the commencement of building work the person in charge of the carrying out of building work on the allotment must erect a sign in a conspicuous position showing –
   (i) the registration and contact details of the builder and building surveyor; and
   (ii) the number and date of issue of the building permit.

3. The building work must be carried out strictly in conformity with the endorsed plans and specifications, one copy must be kept on site and made available for inspection in accordance with Regulation 41 while the work is in progress.

4. Hoardings must be provided where necessary to protect the public from injury or access to the building site. A permit may be required from the local authority for Asset Protection prior to commencing building work and a separate permit is required for the construction of any new vehicular crossing or when undertaking any works in the road reserve including water tappings.

5. This approval hereby given does not in any way obviate any necessity to comply with any covenant and/or section 173 agreement that may affect the land. The relevant building surveyor is not required to enforce the restrictions imposed on Title but recommends that the owner is satisfied with compliance of covenants prior to proceeding with the building work.

6. The owner and/or builder shall be responsible to define, by survey, the boundaries of the allotment.

Authorities

7. It's the responsibility of the owner to ensure a minimum garden area of 35% of the allotment area is provided as per the zone requirements under the relevant planning scheme (Clause 32.08-4). Any queries in relation to this matter are to be directed to the relevant planning authority.

Siting

8. Provision must be made for fencing of the allotment to satisfy the requirements for secluded private open space and address overlooking provisions where the height of the floor level does not exceed 800mm above finished ground level and fence is 1800mm high at the allotment boundary. Additional fencing/screening of the allotment may be required to satisfy overlooking provisions where finished floor level of a habitable room or raised open space is greater than 800mm above natural ground level, measured at the allotment boundary. **Particular attention to be given to the LHS which may necessitate additional screening prior to issue of an occupancy permit.**

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Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA98B65

9. Confirm that the existing conditions of the adjoining allotments have not changed and whether or not dwellings have been recently completed. If so, please provide amended site plan including setback distances and any designated secluded private open space.

Property Information

10. The City of Greater Bendigo has designated the entire municipality as an area in which buildings are likely to be subject to infestation by termites. It is therefore required that the building be protected in accordance with AS3660.1 Termite Control in New Buildings.

11. The site is within an area designated Bushfire prone and therefore the building must be provided with protection in accordance with AS3959-2009. An assessment of the site has determined the bushfire attack level (BAL) as ***BAL-12.5*** hence, details of proposed construction protection is to be submitted for approval.

Excavations

12. No works shall proceed on the site where any excavation is closer to an allotment boundary than the depth of the cut unless compliance with Part 7 of the Building Regulations 2018 or otherwise any required Forms 6, 7 & 8 have been completed by the relevant parties and signed copies of the Forms 7 & 8 returned to this office together with design of any required retaining wall/s. *Note that s93 of the Act, where applicable requires that an owner must ensure that an appropriate contract of insurance is in force prior to commencing any protection work in respect of an adjoining property.*

Structural

13. Brittle floor coverings (>16m^2) are recommended not to be placed within three months of pouring the concrete floor under clause 5.3.7 of AS2870 unless extra measures are taken to control shrinkage cracking. These include the use of SL92 or an additional sheet in affected slab panels or otherwise the selection of a bedding system suitable for the expected slab movement.

14. Roof truss design and layout including complete design details for bracing to be submitted to the Relevant Building Surveyor for approval prior to construction of framework. Timber framing to comply with AS1684 for an assumed wind speed of N2. Special attention is required for fixings, anchorage (straps to wall plates), and wall bracing.

Building Code of Australia

Site Preparation, Framing, Masonry & Drainage

15. Provide a suitable means of drainage to any site cuts and perimeter of the building to prevent an accumulation of run-off water near the foundations.

16. Any surface water runoff to be collected with a suitable means of drainage to prevent water entering the adjoining site.

17. The external finished surface surrounding the slab-on-ground must be drained to move surface water away from the building and be graded to give a slope not less than 25mm over the first 1m for reasonably impermeable surfaces (concrete/paving) or 50mm over the first 1m in any other case. Impermeable (concrete/paved) external finished surfaces adjacent to the building must be at least 50mm (100mm for permeable surfaces) below the finished floor level of the dwelling.

18. Location, spacing and capacity of downpipes must comply with BCA 3.5.2 (maximum 12m spacing and within 1.2m of valleys) and discharge of stormwater to a point as approved by the local council that will not have any adverse effect on the building foundations.

Fire Safety

19. Eaves located less than 900mm from the allotment boundary are to be constructed in accordance with Clause 3.7.1.7 of the BCA 2016 Volume 2.

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20. Smoke alarms must be interconnected to automatically provide a common alarm throughout the dwelling, and must be installed in accordance with the BCA & AS3786.

Health & Amenity

21. Construction of shower and flashings in wet areas to comply with Part 3.8.1 of the BCA and AS3740. Particular attention to be given to waterproofing timber floors and floor/wall junctions in rooms where a bath or unenclosed shower is installed and in WC's and laundry. An *unenclosed shower* includes an enclosure with frameless or semi frameless glass doors, shower curtains or a screen less than 1500 mm long over a bath will necessitate the provision of a floor waste. **Certification from a suitable person will be required to ensure that wet areas have been waterproofed in accordance with the BCA.**
    a) In relation to the bathroom, builder to waterproof entire floor throughout the room to AS3740 with a waterstop at the door opening to the room. Or alternatively if the shower is fully enclosed and sealed, builder may waterproof the shower area only and provide a waterstop around the full perimeter of the screen to AS3740.
    b) Builder to waterproof entire floor throughout the ensuite and ensure all parts of the floor within 1500mm of the shower head connection grade to the waste, all in accordance with AS3740.

22. Minimum clearance between toilet pan and hinge side of the doorway is 1.2m as specified by clause 3.8.3.3 of the BCA unless door opens outwards or is fitted with hinges which allow removal of the door from outside the compartment.

Safe Movement & Access

23. Construction of steps to comply with Part 3.9.1.4 of the BCA, minimum going 240mm and maximum rise of 190mm. Furthermore, where the number of risers exceeds 3 or a change in floor level of greater than 570mm occurs, a compliant landing must be provided at the top and base of the stairs.

24. Stair treads or nosing strips must have a slip-resistance rating in accordance with Table 3.9.1.1 of the BCA.

25. Where finished floor level is greater than 1000mm above the floor beneath balustrades are to be provided comprising a minimum height of 1000mm and 865mm above nosing of treads. Balustrades must not permit a sphere of 125mm to pass through.

Jacob D Spence
Consultant Building Surveyor
Registered Building Practitioner BS-U 41968

Note: On completion of the building work you are required to provide the certificates / documentation as described below:

- Certificate of compliance for plumbing works.
- Certificate of electrical safety for all relevant electrical works.
- Certificate for waterproofing in all wet areas.
- Completed Application Form 15 for Occupancy Permit.
- Certificate which provides the type of termite treatment that has been adopted and installed.
- Signed Compliance Report by the Builder to confirm all works undertaken in accordance with the relevant Energy Report.
- A letter from the glazier stating all glazing installed in accordance with AS1288 and AS2047.

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BUILDING ISSUES
BUILDING & PLANNING CONSULTANTS

OCCUPANCY PERMIT

Form 16
Building Act 1993
Building Regulations 2018 –
Regulation 192

Owner	Karly Rolinson 4 Mikado Place GOLDEN SQUARE, VIC 3555	**Agent**	Paul Crawford (PG & LJ Crawford) 6 Keewong Drive STRATHFIELDSAYE, VIC 3551

Property Details: Lot (18) 16 Brooklyn Drive GOLDEN SQUARE VIC 3555
LP/PS: PS740420Y, Vol: 11851, Folio: 606

Municipal District: **Greater Bendigo City Council**

Building Permit Details
Building Permit No.: 2094295558419
Version of BCA applicable to building permit: BCA 2019 Volume 2

Description of Building Works: Construction of Dwelling, Garage & Retaining Wall

Building Details

Part of Building:		**Dwelling**		
Permitted Use:	Domestic		BCA Class:	1ai
Allowable Live Floor Load:	1.5kPa			
Part of Building:		**Garage**		
Permitted Use:	Domestic Storage		BCA Class:	10a
Part of Building:		**Retaining Wall**		
Permitted Use:	Domestic		BCA Class:	10b

Suitability for occupation
At the date this occupancy permit is issued, the building or part of a building or place of public entertainment to which this permit applies is suitable for occupation.

Relevant Building Surveyor
Jacob Spence
Registration No BS-U 41968

Signature: _____

Date of Final Inspection: 23/03/2020

Occupancy Permit No: 2094295558419 **Date:** 25/03/2020

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA98B65

vmia
Risk Management and Insurance

HIA INSURANCE SERVICES PTY LTD
4 / 70 Jolimont Street
Jolimont VIC 3002
www.hiainsurance.com.au
1800 633 467

Domestic Building Insurance

Certificate of Insurance

Karly Rolinson
4 Mikado Pl
GOLDEN SQUARE
VIC 3555

Policy Number:
C447952

Policy Inception Date:
11/07/2019

Builder Account Number:
016314

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**16 Brooklyn Dr GOLDEN SQUARE VIC 3555 Australia**
Carried out by the builder:	**PG & LJ CRAWFORD**
Builder ABN:	**41954290779**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

Registered Building Practitioner Name/Number:	**Paul Crawford/DB-U 5891**
For the building owner(s):	**Karly Rolinson**
Pursuant to a domestic building contract dated:	**15/07/2019**
For the contract price of:	**$ 417,500.00**
Type of Cover:	**Cover is only provided if the partnership PG & LJ CRAWFORD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by Victorian Managed Insurance Authority

Date Generated:14/04/2025
OFFICE USE ONLY: COI-0717-1

Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

VICTORIA State Government

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Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA98B65

vmia
Risk Management and Insurance

HIA INSURANCE SERVICES PTY LTD
4 / 70 Jolimont Street
Jolimont VIC 3002
www.hiainsurance.com.au
1800 633 467

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

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

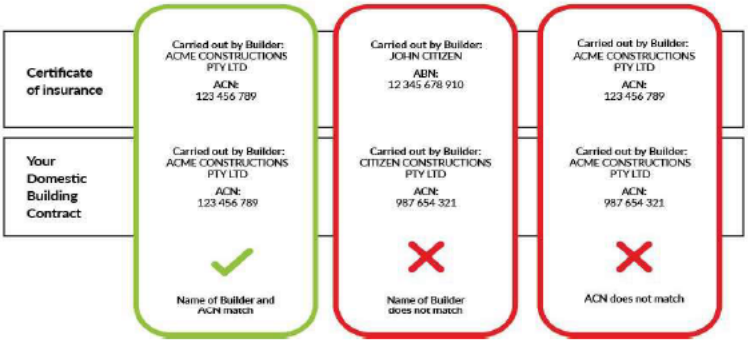
Issued by Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$1,030.00**
GST:	**$103.00**
Stamp Duty:	**$113.30**
Total:	**$1,246.30**

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some examples of what to look for



Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

VICTORIA State Government

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Coliban WATER

Our Ref: 1840710450 (BO 1336)

Contact: Thisaru Chandrasekara 54341303

12 February 2020

K P Rolinson
4 Mikado Pl
GOLDEN SQUARE VIC 3555

Dear Karly

Consent to Erect a Structure Application – Shed over the Sewer Pipe

We received your recent Consent to Erect a Structure application on 3 February 2020.

I am pleased to advise you that your application has been approved subject to the conditions outlined in the Buildover Agreement.

Please note that this approval does not constitute a building permit, which are issued by a registered building surveyor.

To formalise the application, you will need to enter into an agreement with Coliban Water that states the conditions for this structure.

We have enclosed a copy of the agreement with this letter. Please sign and return the agreement to us within 14 days or before any construction works commence.

Upon receipt of the signed agreement, Coliban Water will endorse, update our records and then return one fully signed copy to you.

If you have any questions please call your case manager, Thisaru Chandrasekara, on 54341303.

Regards

Rick Nudl
Development Services Manager

37–45 Bridge Street | Bendigo Victoria 3550
PO Box 2770 | BENDIGO DC VIC 3554
TEL › 1300 363 200 | FAX › 03 5434 1341
WEB › www.coliban.com.au | ABN › 96 549 082 360

VICTORIA State Government

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Coliban WATER

Buildover Consent

IN ACCORDANCE WITH SECTION 148 OF THE WATER ACT 1989

Property Services Number: **1840710450**

Upon Application by: **K P Rolinson**

of: 4 Mikado Pl, Golden Square Vic 3555

being the registered proprietor/s (hereinafter referred to as "the owner") of all that piece of land being

Lot 18 P/PS being (Part of) Crown Allotment

Section Parish of Sandhurst

being the land more particularly described in Certificate of Title Volume 11851 Folio 606

situate known as **Lot 18/16 Brooklyn Drive Golden Square Vic 3555**

and delineated on the building approval plan annexed hereto (hereinafter referred to as "the said plan") in accordance with the provisions of Section 148 of the Water Act 1989, the Coliban Region Water Corporation (CRWC) hereby consents to the erection and/or placement of:
Shed over the Sewer Pipe
(hereinafter referred to as "the said structure") near or over the sewer/water main or drain of CRWC delineated and coloured red on the said plan (hereinafter referred to as "the said sewer/water main"), subject to the owner agreeing to be bound by and complying with the following conditions:

1. The Owner will erect, construct, place, retain and/or maintain the Structure in strict conformity in all respects with the Plan and the Owner shall apply for and comply to the extent the owner is bound with the conditions of:
   (a) the building approval;
   (b) the Victorian Building Regulations;
   (c) relevant local authority by-laws or local laws;
   (d) any requirements of all other relevant statutes and regulations.
2. The Owner shall not alter in any way, change or extend the structure without the further written consent of CRWC and such consent shall not be unreasonably denied.
3. The owner will erect the said structure in strict conformity in all respects with the said plan keeping the space occupied by the said sewer/water main clear of all obstruction.
4. The owner will at all times without cost to the CRWC permit free and unobstructed access to and use of the said sewer/water main subject to the rights of the owner under this Agreement by the CRWC and its officers and/or servants for the purpose of inspection, clearing, cleansing, repairing, replacement or otherwise dealing with the said sewer/water main.
5. The owner, and the owner's successors in title, will bear all risks incidental to the erection, use and maintenance of the said structure beside or over the said sewer/water main and shall not have or prefer any claim of any kind against the CRWC arising out of the existence of the said structure and keep the CRWC indemnified against all claims, demands, proceedings, damages, expenses or costs by or at the instance of any person or body in relation to or in connection with or resulting from the said structure and the erection, use or maintenance thereof or the use of such structure as a means or way of access to or egress from the said sewer/water main or in any other way whatsoever.
6. If the said sewer/water main shall at any time require cleansing or repairing, the CRWC will as far as may be practicable carry out such work without entering upon or disturbing the said structure provided always that if and so far as it may be impracticable to reasonably execute any such work or cleansing and repair or replacement without entering upon or disturbing such structure, it shall be lawful for the CRWC, its officers and/or servants to enter upon such structure after giving 24 hours notice or in the case of an emergency, one hours notice in writing of their intention so to do and if necessary to break up the floor or any other part thereof and do all such things as may be necessary for the execution of such work committing always as little damage as possible and

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(a) where the repair necessary to the sewer/water main was not due to the existence of the subject structure the property owner is responsible only for the total cost of repairs to or reinstatement of the structure including any reasonable costs incurred by CRWC or its agents in accessing and repairing the sewer/water main which costs are directly attributable to the existence of the subject structure and

(b) where the repair or replacement of the sewer/water main is reasonably necessary as a direct result of the existence of the said structure the property owner is responsible for the reasonable cost of repair to the sewer/water main including access and reinstatement costs and all other losses and damages incurred by any party as a direct and reasonable consequence of the damage caused to the sewer/water main by the subject structure either during construction of the structure or any time thereafter.

7. The owner will pay all costs and expenses incidental to this agreement and any work done by the CRWC involved in or due to or arising out of the construction of the said structure over the said sewer/water main.

8. The owner will comply with any specific conditions in relation to replacement, repair or alteration of the said sewer/water main as specified in Annexure A and at no cost to the CRWC.

9. Unless the said structure is commenced within twelve months from the date of this consent or any extension of twelve months which the CRWC may in writing give to the owner, this consent shall lapse.

10. Any notice or demand required to be given to the owner shall be deemed to be received by the owner if the CRWC leaves such notice or demand at the premises the subject of this application or by posting the notice and/or demand by prepaid ordinary mail to the said premises.

11. The Owner shall not transfer ownership or possession of the Land and/or Structure without first giving notice in writing to the proposed Transferee or occupier of the existence and substance of this Agreement and in the case of a transfer by sale the Owner shall:

    (a) include a copy of the Agreement in the Vendor's Statement required by Section 32 of the Sale of Land Act 1962 (or any subsequent re-enactment thereof);

    (b) include in the Contract of Sale or any memorandum of agreement a condition whereby the proposed Transferee agrees:

        (i) to be bound and acknowledges that he is bound by all the conditions of this Agreement (including this condition) in all respects as if he was the Owner;

        (ii) to execute at the Transferee's expense in all things an agreement of the same nature as this Agreement should this be required by CRWC.

    The Owner shall give CRWC notice in writing of the transfer within 14 days of the date upon which such transfer takes effect.

12. Upon transfer of the said land in accordance with clause 11 of this Agreement, the Owner shall further be released and discharged from all obligations and liabilities in respect of this Agreement save those obligations and liabilities which exist at the time of execution of the Contract of Sale.

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Coliban WATER

Buildover Consent

IN ACCORDANCE WITH SECTION 148 OF THE WATER ACT 1989

Further Conditions (if any)

Annexure A:

Specific Conditions in relation to Clause 8.

- The Site Plan drafted by Independent Builders Network must only be referred to find the setbacks of the shed.
- Any concrete floor over the easement must be made of non-structural infill slab so that the integrity of the structure would not be affected if its removal were required.
- Footings must maintain a minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. Refer to Figure 9 of Coliban Water's *Buildover Guideline*.
- Footings of the shed must extend 300 mm below the angle of repose to the invert level of the gravity sewer.
- The shed must maintain a minimum vertical height clearance of 2.4m.

Annexed Plan:

Refer to drawings attached:

- Independent Builders Network – Site Plan (with the Shed Location added)
- Best Sheds – Slab Layout Plan (Job No. 411614, Issued: 03/02/2020, Page 1/
- Best Sheds – Elevation Plan (Job No. 411614, Issued: 03/02/2020, Page 3/
- Coliban Water Asset Map (Dated: 12/02/2020)

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Coliban WATER

Buildover Consent

IN ACCORDANCE WITH SECTION 148 OF THE WATER ACT 1989

Dated the 13 day of February 2020

Signed: _____
(Registered Proprietor)

Witnessed: Ruby Walsh

Signed: _____
(Witness)

OR

THE COMMON SEAL of _____)

_____)

was hereunto affixed by authority_____)

of the Directors in the presence of_____)

_____ Director

_____ Secretary

Approved by Coliban Region Water Corporation on:

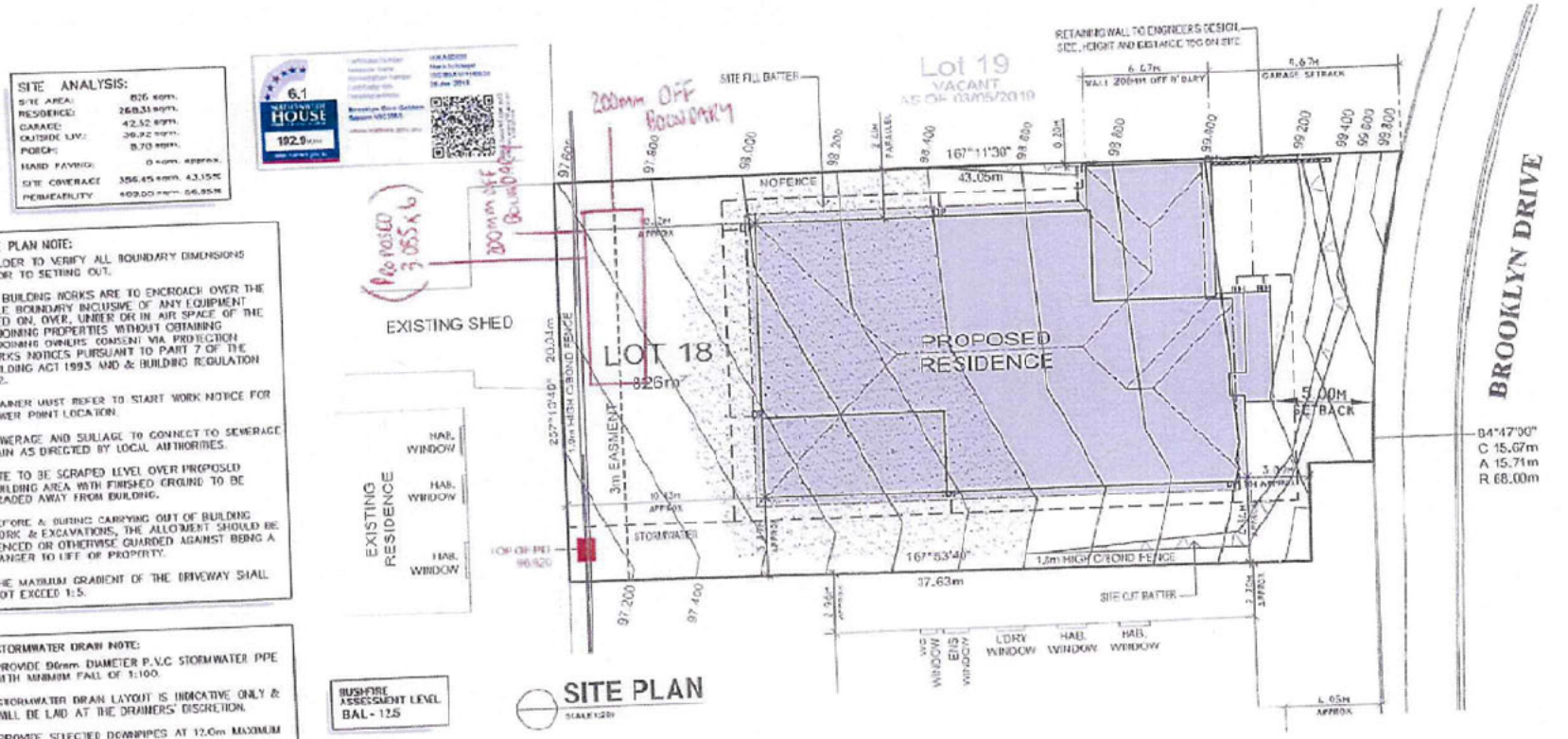
Date: 10/07/2024

Authorised Officer (please print): Ben Stannard

Signature: B Stannard

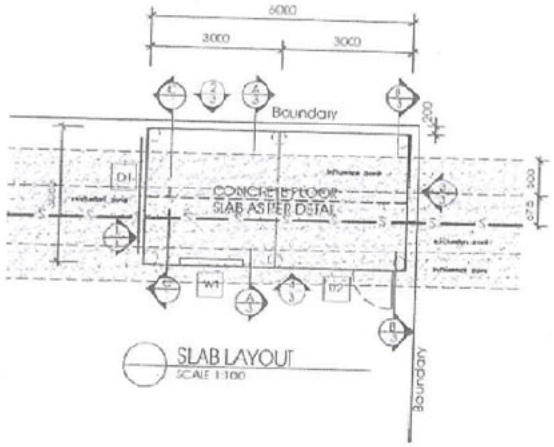
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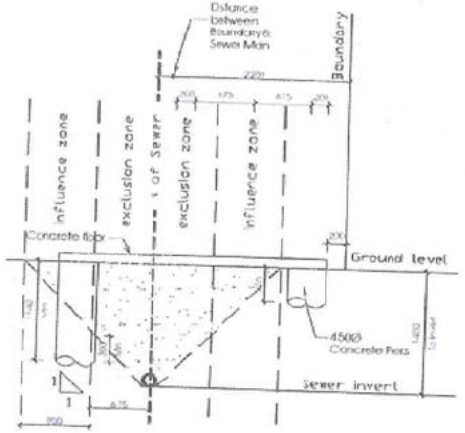


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SLAB LAYOUT
SCALE 1:100



ZONE OF INFLUENCE & SECTION C-C
SCALE 1:50

CERTIFIED STEEL PORTAL FRAME SHED DESIGN FOR "REGION A" TERRAIN CATEGORY 2.0, 2.5 & 3.0 - IMPORTANCE LEVEL 2.

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

These structures are designed in compliance with AS4600, AS1720 and AS1170.1 for a 2 storey (maximum) wall height and a live load of 0.25kPa as "Air Leakey Structures" providing stability when opening are excluded.

The structures are clad with corrugated pre-painted steel, 0.42mm wall sheet and 0.42mm roof sheet on 0.33mm x 0.55 m purlins and girts and steel C sections primary frames.

Primary framing is fastened together with M 12 Class galvanised bolts and double fastened on ground pad foundation.

Secondary framing steel sizing, with purlins and girts lapped, are all fastened to primary steel with a minimum of two (2) M6 gal connection as specified in details.

ENGINEERING

The engineering engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following:
i.e. AS4673 - 2001 Steel Reinforcing materials
AS3600 - Concrete structures
However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A/P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to suitable material before natural surface).
Where (subsoil) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.
Concrete pad footings and slab is only applicable where it is in accordance with AS2870-2011 "residential Slabs & Footings - AS3600-2009 Concrete Structures for A2 and B2 exposure (ie. 25MPa strength@28 days strength with recommended slump 75 to 80mm for light consolidation hand trafficable floors.
For sites where these conditions are considered to be inadequate, or customised foundation designs for the structure can be supplied to suit a specific purpose.

GENERAL SLAB DESIGN FOR DOMESTIC & LIGHT INDUSTRIAL USES

Thickness: 100mm with minimum 30mm screed. Refer to Slab Foundation Table for engineering specifications.
Strength: 25MPa
Thickened section under columns: Refer to Slab Foundation table for footing/pier specification.

CONSTRUCTION

Erection of the structure is to be in compliance with local construction ordinances.
Obtain building Health and Safety Regulations and site plans if provided.

GENERAL

The designs, as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes and hand are only valid when bearing signed and dated by the engineer.

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm minimum concrete slab included)

SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	Ø x DEPTH	DEPTH	WIDTH
A, S & M	SL72	-	450 x 400	-	-
M - D	SL82	L11TM3	-	300	300
H1 TO H - D	SL82	L11TM3	-	400	300
E TO E - D	SL82	L11TM4	-	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450 Ø	400	400

INTERNAL PRESSURE +0.7

3.085m X 6m X 2.4m SHED
CONCRETE SLAB AND BOLT LAYOUT PLAN

SCALE - 1:100

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked & verified on site before the commencement of any work, all dimensions & levels are subject to final survey and set-out.

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PROJECT: 3.085 x 6 x 2.4
FOR: MITCHELL DOLE
SITE: 16 BROOKLYN DRIVE, GOLDEN SQUARE, VIC 3555
DATE ISSUED: 03.02.2020
JOB #411614

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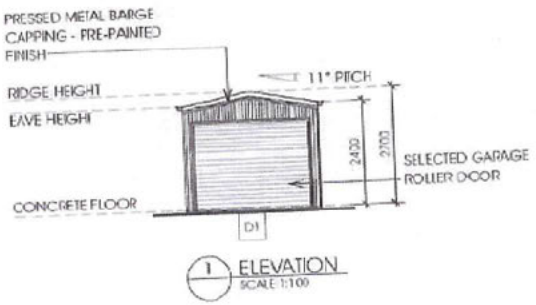
EMERALD DESIGN & CONSTRUCTION

CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Reg MIEAust RPEng
RPEQ 15062 TBP EC41817 (VIC)
Signature
Date 03.02.20

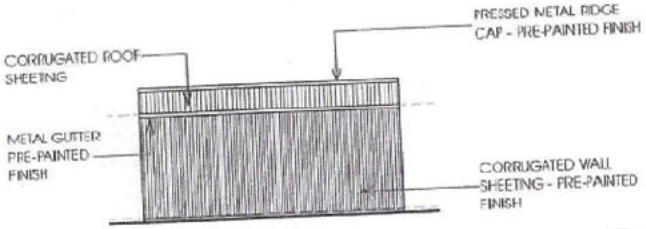
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JOB NO.: BS 1027	

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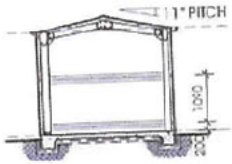
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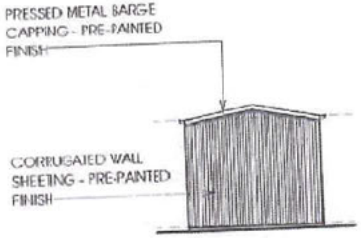
1 ELEVATION
SCALE 1:100



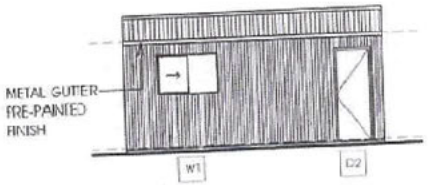
2 ELEVATION
SCALE 1:100



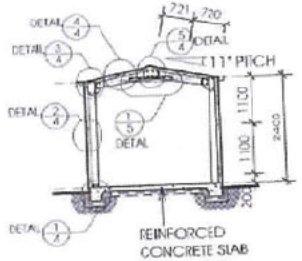
SECTION B-B: END WALL GIRT SPACING
SCALE 1:100



3 ELEVATION
SCALE 1:100



4 ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

ELEVATIONS & SECTION A-A

SCALE - 1:100

OPENING SCHEDULE			
CODE	HEIGHT	WIDTH	TYPE
D1	2600	2770	ROLLER DOOR
D2	2100	900	F.A. DOOR
W1	900	1430	WINDOW

ROLLER DOOR SIZE SHOWN IN ELEVATION REPRESENTS ROLLER DOOR SUPPLIED. ACTUAL DOOR OPENING SIZE WILL VARY.

Do not scale off the drawings unless otherwise dated and use figured dimensions in preference. All dimensions are to be checked & verified on site before the commencement of any work, all dimensions & levels are subject to final survey and set-out.

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PROJECT 3.085 x 6 x 2.4
FOR MITCHELL DOLE
SITE 16 BROOKLYN DRIVE, GOLDEN SQUARE, VIC 3555

DATE ISSUED: 03.02.2020
JOB# 411614

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EMERALD DESIGN & CONSTRUCTION

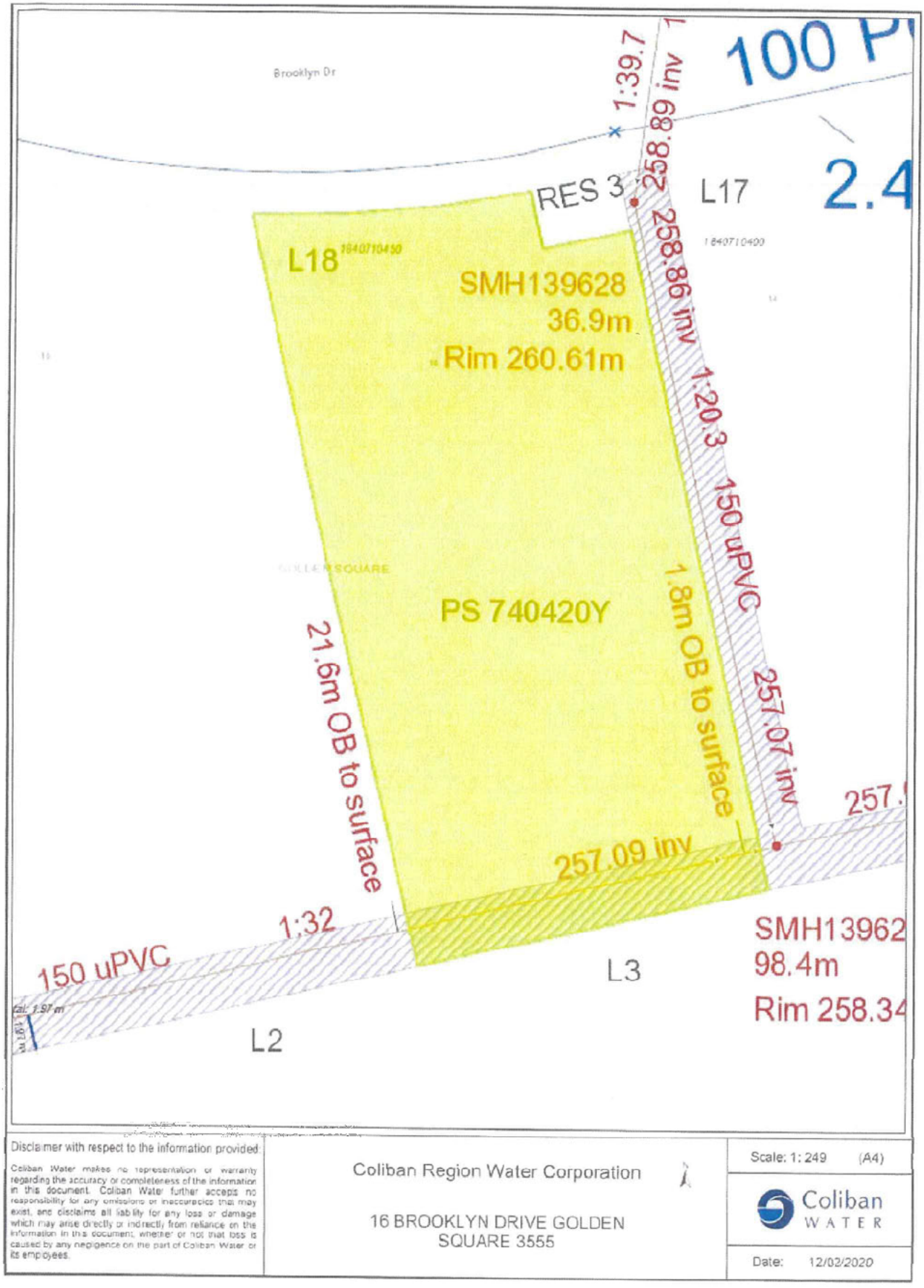
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Eng MEAust FIPENZ
FIPED 15542 TBP EC4917 (AC)

Signature: Date: 03.02.20

DRAWN: A.C.	PAGE 3
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DATE DRAWN: 28.08.2013	PAGES IN SET 5
JOB NO: BS 1027	

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Coliban Region Water Corporation

16 BROOKLYN DRIVE GOLDEN SQUARE 3555

Scale: 1: 249 (A4)

Coliban WATER

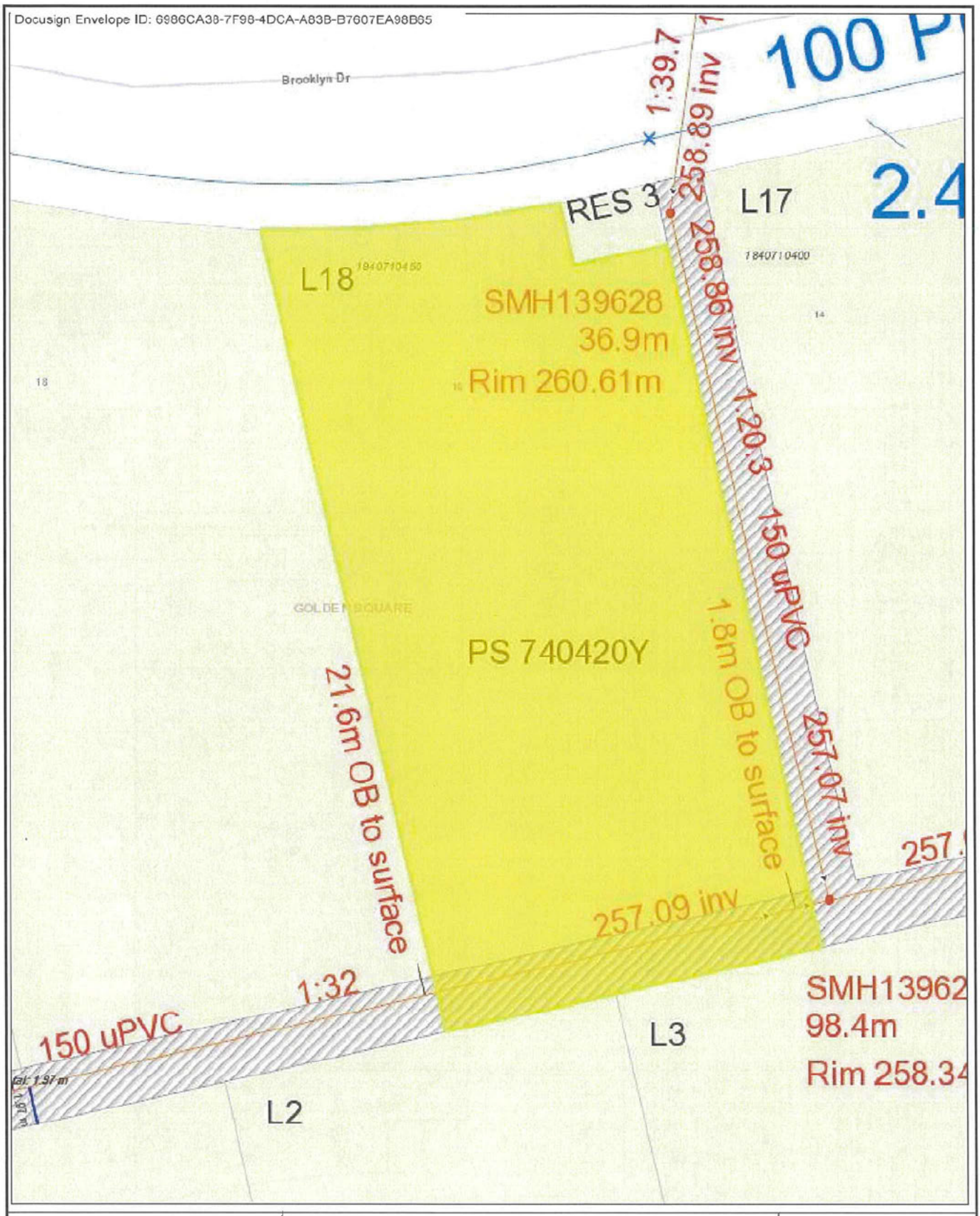
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Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA98B65



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Coliban Region Water Corporation

16 BROOKLYN DRIVE GOLDEN SQUARE 3555

Scale: 1: 249 (A4)

Coliban WATER

Date: 12/02/2020

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

Docusign Envelope ID: 6986CA38-7F98-4DCA-A83B-B7607EA95B65

SITE ANALYSIS:	
SITE AREA:	826 sqm.
RESIDENCE:	268.31 sqm.
GARAGE:	42.52 sqm.
OUTSIDE LIV.:	35.92 sqm.
PORCH:	8.70 sqm.
HARD PAVING:	0 sqm. approx.
SITE COVERAGE	356.45 sqm. 43.15%
PERMEABILITY	469.55 sqm. 56.85%

6.1 NATIONWIDE HOUSE 192.9 MJ/m²

Certificate number: 1424GD00
Assessor name: Mark Bichnagel
Accreditation number: VBDBA/V1 10539
Certificate date: 28 Feb 2019
Drawing address: Brooklyn Drive Golden Square VIC 3555
www.nathers.gov.au

SITE PLAN NOTE:

BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 AND & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

STORMWATER DRAIN NOTE:

PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION.

PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES.

DISCHARGE TO LEGAL POINT OF DISCHARGE (LPOD), UNABLE TO VERIFY EXACT LOCATION OF LPOD. ASSUMED LOCATION SOUTH/EAST CORNER. TO BE ADVISED.

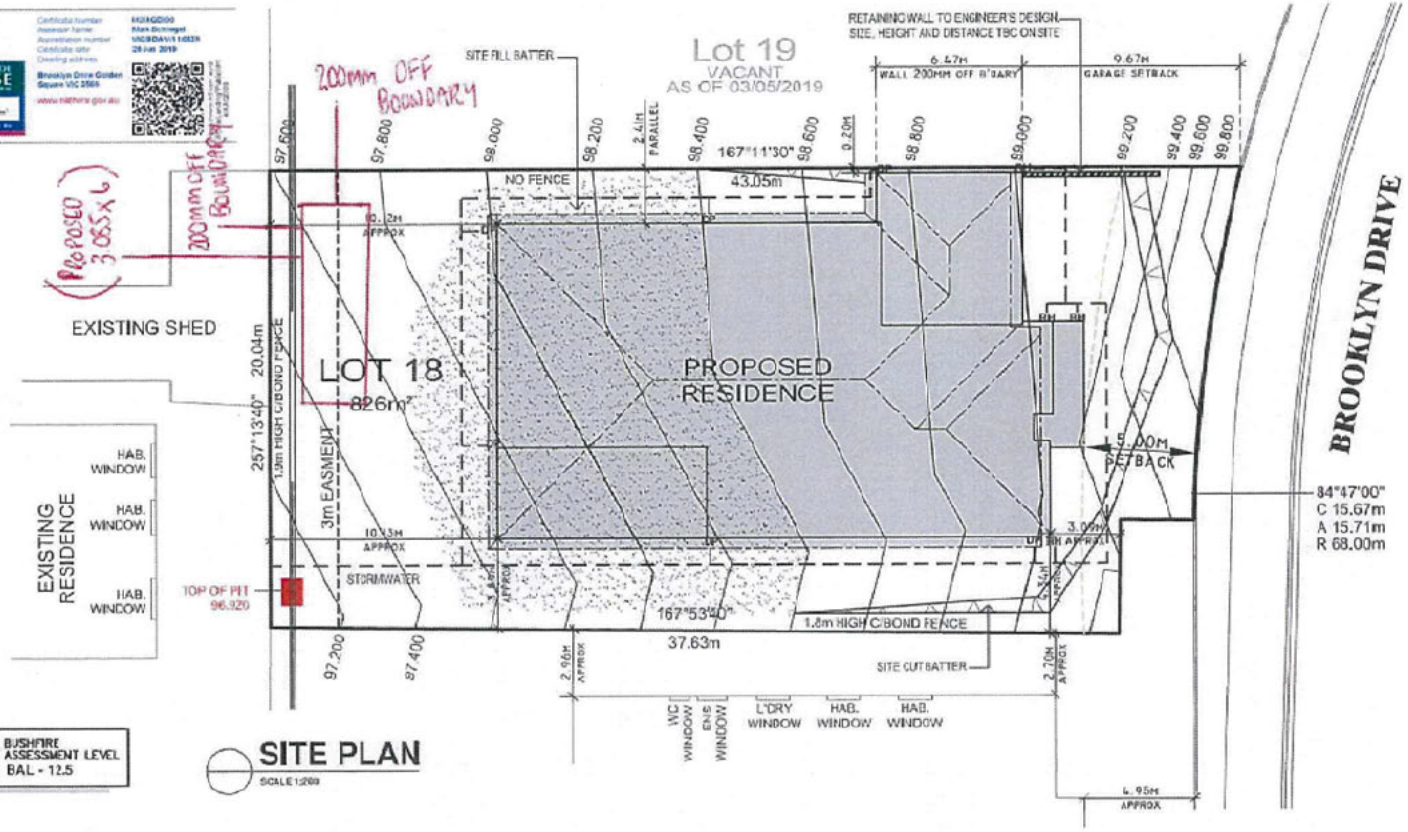
CUT TO RL 99.400

CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45° MAX. UNLESS OTHERWISE INDICATED.
CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 75mm MIN.

AG DRAIN TO BASE OF CUT AND CONNECTED TO SLT PIT – ⊖
SLT PIT TO BE CONNECTED TO STORMWATER.

NOTE:

BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.



SITE PLAN

SCALE 1:200

BUSHFIRE ASSESSMENT LEVEL
BAL - 12.5

BUILDING REGULATIONS: Single Dwelling (Building Permit)

73 & 74. Setback.
Adjoining dwelling is setback 4.8m. Therefore the proposed 5.0m setback complies.

75. Building Height.
Building height is 5.77m which does not exceed the maximum standard of 9.0m.

76. Site Coverage.
Site coverage of 43.15% does not exceed the maximum standard of 60%.

77. Permeability.
Permeable area 56.85% exceeds the minimum standard of 20%

78. Parking.
2 car spaces provided within allotment. Both within garage and meet the standard required measurements of 6.0m deep by 5.5m wide.

79. Side and Rear Setbacks.
Proposed dwelling setbacks concur with building regulations in this standard.

80. Walls on Boundaries.
Garage wall to be built 200mm from boundary complies to regulations in its length and height not exceeding 3.2m maximum average.

81. Daylight to Existing Windows.
All habitable room windows on existing dwellings is setback adequately. This allows 1.0M clear to sky to all habitable room windows.

82. North Facing Windows.
Adjoining properties setback adequately from proposed to have no effect on existing north facing windows.

83. Overshadowing Open Spaces.
Single storey application. Not applicable.

84. Overlooking.
Proposed dwelling on slab and does not exceed 0.8m above the natural ground line, with fences min 1.8m high, therefore no overlooking issues.

85. Daylight to New Windows.
All internal living rooms are provided with windows that face open areas with natural daylight all with a min. of 3sqm and min dim of 1.0m to natural daylight.

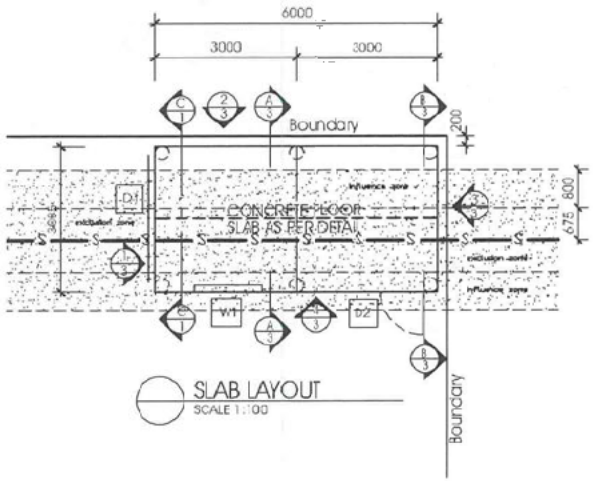
86. Private Open Space.
Rear Private Open Space exceeds the minimum standard of 25sqm with a minimum dimension of 3.0m. Also note that fences to be greater than 1.8m high and erect prior to occupancy of dwelling.

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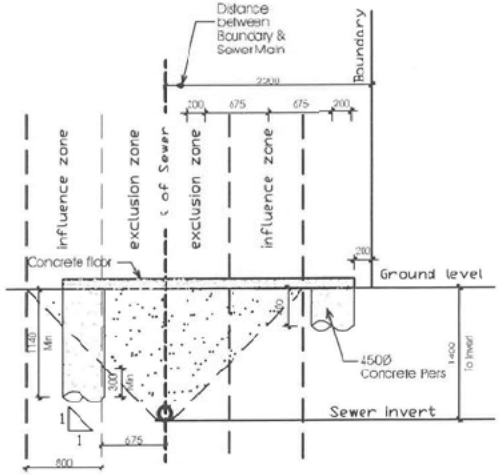
01	BUILDER: PAUL CRAWFORD BUILDER, 6 KEEWONG DRIVE, STRATHFIELDSAYE, VIC 3551, PH. 0408507071	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

INDEPENDENT BUILDERS NETWORK
www.independentbuilders.com.au

JOB ADDRESS: LOT 18 BROOKLYN DRIVE GOLDEN SQUARE, VIC 3555		CLIENT: KARLY ROLINSON			PLANS APPROVED: CLIENT SIGNATURE: DATE:
DRAWN: SL		SHEET: 01	CODE: IB		DESIGN TYPE:
CHECKED: D.A DPAD-15038		TIME: 10:30 AM	TYPE: NH		REVISION: JOB No: 19214
DATE: 24/05/2019	SCALE: 1:200	DRAFT No: FINAL	ISSUE: BI		



SLAB LAYOUT
SCALE 1:100



ZONE OF INFLUENCE & SECTION C-C
SCALE 1:50

CERTIFIED STEEL PORTAL FRAME SHED DESIGN FOR "REGION A" TERRAIN CATEGORY 2.0, 2.5 & 3.0 - IMPORTANCE LEVEL 2.

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

These structures are designed in compliance with AS4600, AS3600 and AS1170.1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.49mm walls and 0.42mm roof over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 8.8 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, diagonal tie fastened to primary steel with a minimum of two(2) teks per connection as specified in details.

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following
i.e AS4671 - 2001 Steel Reinforcing materials.
AS3600 - Concrete structures
However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A-P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to suitable material below natural surface).
Where suitable fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.
Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings.
AS3600:2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.
For sites where these conditions are considered to be inadequate, a customised foundation design for the structure can be supplied to suit a specific purpose.

GENERAL SLAB DESIGN FOR DOMESTIC & LIGHT INDUSTRIAL USES

Thickness — 100mm with minimum 30mm cover. Refer to Slab Foundation table for reinforcing specification.

Strength — 25mPa

Thickened section under columns — Refer to Slab Foundation table for footing / pier specification.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances, Occupational Health and Safety Regulations and with plans provided.

GENERAL

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SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL

(100mm minimum concrete slab included)

SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	Ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	-	450 x 400	-	-
M - D	SL82	L111M3	-	300	300
H TO H - D	SL82	L111M3	-	400	300
E TO E - D	SL82	L111M4	-	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L111M4	450Ø	400	400

INTERNAL PRESSURE +0.7

3.085m X 6m X 2.4m SHED
CONCRETE SLAB AND BOLT LAYOUT PLAN

SCALE - 1:100

DIAL BEFORE YOU DIG www.1100.com.au The Essential First Step

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked & verified on site before the commencement of any work, all dimensions & levels are subject to final survey and set-out.

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PROJECT 3.085 x 6 x 2.4
FOR MITCHELL DOLE
SITE 16 BROOKLYN DRIVE, GOLDEN SQUARE, VIC 3555

DATE ISSUED: 03.02.2020
JOB# 411614

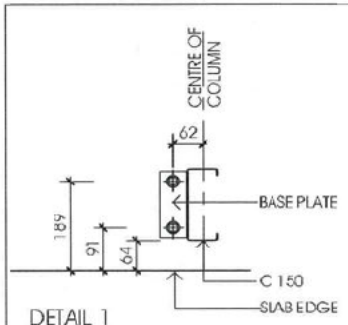
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EMERALD DESIGN & CONSTRUCTION

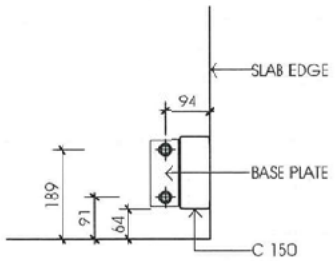
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bceng MIEAust RPEng
RPEQ 15562 TBP EC4117 (VIC)
Signature: Date: 03.02.20

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DATE DRAWN 28.08.2013	PAGES IN SET 5
JOB NO BS 1027	

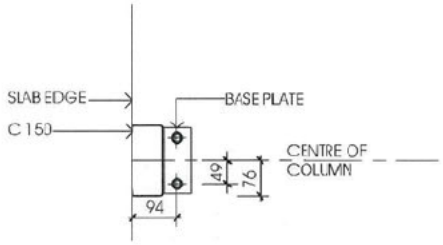
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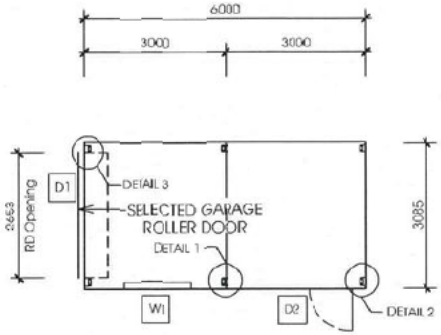
DETAIL 1
SCALE 1:10



DETAIL 2
SCALE 1:10



DETAIL 3
SCALE 1:10



BOLT LAYOUT
SCALE 1:100

BOLT FIXING DETAILS

SCALE - 1:100

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CERTIFIED STEEL PORTAL FRAME SHED DESIGN FOR "REGION A" TERRAIN CATEGORY 2.0, 2.5 & 3.0 - IMPORTANCE LEVEL 2.

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AS3600 2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.
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GENERAL SLAB DESIGN FOR DOMESTIC & LIGHT INDUSTRIAL USES

Thickness	100mm with minimum 30mm cover. Refer to Slab Foundation table for reinforcing specification.
Strength	25mPa
Thickened section under columns	Refer to Slab Foundation table for footing / pier specification.

CONSTRUCTION

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Occupational Health and Safety Regulations and with plans provided.

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PROJECT	3.085 x 6 x 2.4
FOR	MITCHELL DOLE
SITE	16 BROOKLYN DRIVE, GOLDEN SQUARE, VIC 3555
DATE ISSUED: 03.02.2020	JOB# 411614

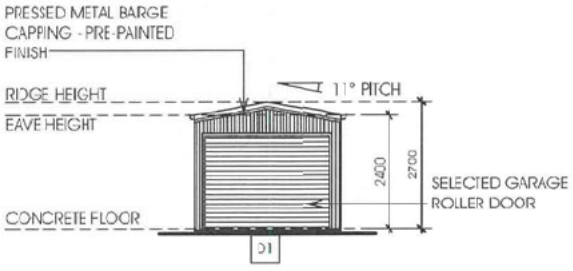
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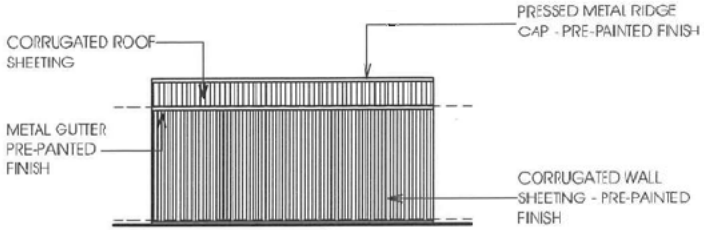
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Reg MIEAust RPEng
RPEQ 15562 TBP EC41917 (VIC)
Signature:
Date: 03.02.20

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SCALE: AS SHOWN	
DATE DRAWN: 28.08.2013	PAGES IN SET: 5
JOB NO: BS 1027	

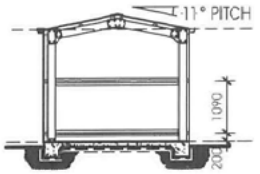
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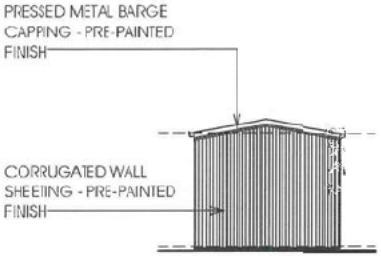
1 ELEVATION
SCALE 1:100



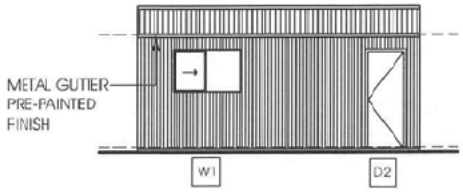
2 ELEVATION
SCALE 1:100



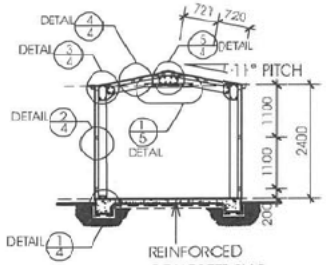
- SECTION B-B: END WALL GIRT SPACING
SCALE 1:100



3 ELEVATION
SCALE 1:100



4 ELEVATION
SCALE 1:100



- SECTION A-A
SCALE 1:100

ELEVATIONS & SECTION A-A

SCALE - 1:100

OPENING SCHEDULE			
CODE	HEIGHT	WIDTH	TYPE
D1	2500	2770	ROLLER DOOR
D2	2100	900	P.A. DOOR
W1	900	1430	WINDOW

ROLLER DOOR SIZE SHOWN IN ELEVATION REPRESENTS ROLLER DOOR SUPPLIED. ACTUAL DOOR OPENING SIZE WILL VARY.

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PROJECT 3.085 x 6 x 2.4
FOR MITCHELL DOLE
SITE 16 BROOKLYN DRIVE, GOLDEN SQUARE, VIC 3555

DATE ISSUED: 03.02.2020
JOB# 411614

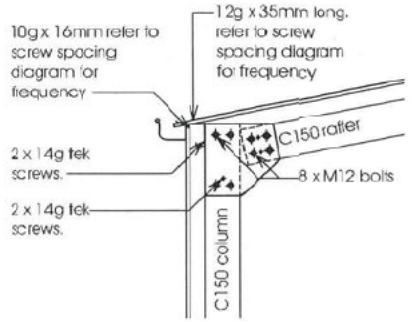
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EMERALD DESIGN & CONSTRUCTION

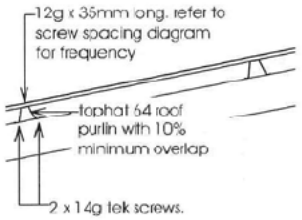
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Beng MIEAust RPEng
RPEQ 19402 TSP: EC41617 (VIC)
Signature:
Date: 03.02.20

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DATE DRAWN 28.08.2013	PAGES IN SET 5
JOB NO. BS 1027	

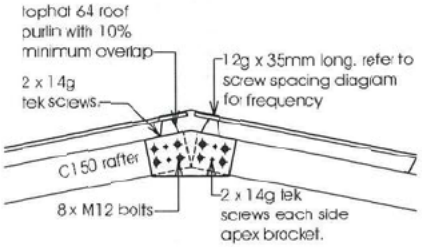
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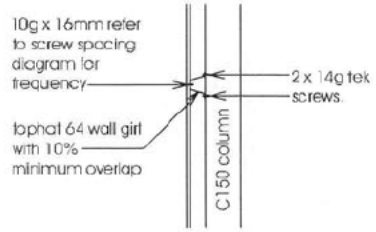
3 COLUMN AND EAVE DETAIL
SCALE 1:20



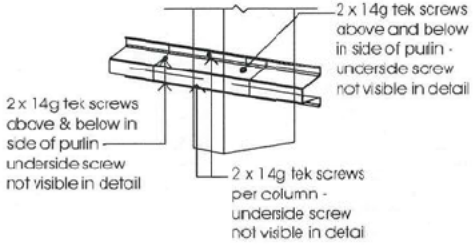
4 ROOF PURLIN DETAIL
SCALE 1:20



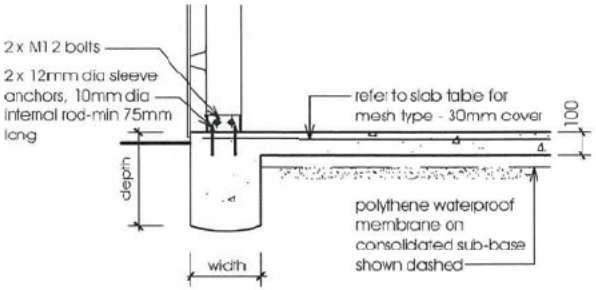
5 APEX DETAIL
SCALE 1:20



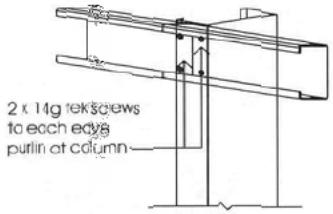
2 WALL GIRT DETAIL
SCALE 1:20



TYPICAL TOPHAT SCREW DETAIL - COLUMN & RAFTER
SCALE 1:10



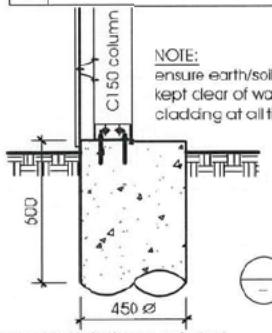
1 CONCRETE SLAB AND FOOTING DETAIL
SCALE 1:20



EAVE PURLIN SCREW DETAIL
SCALE 1:10

MEMBER SCHEDULE

1	RAFTER	C15015
2	COLUMN	C15015
3	ENDWALL MULLION	N/A
4	SLEEVE ANCHOR BOLTS	12mm dia sleeve anchors, 10mm dia internal rod min 75mm long
5	EAVE PURLIN	C10010
6	ROOF PURLIN	Tophat 64 x 1.0
7	PURLIN SPACING (ROOF)	Space equally to max 0.721m centres
8	PURLIN OVERLAP (ROOF)	Minimum 10% overlap
9	WALL GIRT	Tophat 64 x 1.0
10	WALL GIRT SPACING	Maximum 1.1m centres
11	WALL GIRT OVERLAP	Minimum 10% overlap
12	END WALL GIRT SIZE	Tophat 64 x 1.0
13	END WALL GIRT SPACING	Maximum 1.09m centres
14	END WALL GIRT LENGTH	Minimum 10% overlap
15	FRAME SCREWS	14-14X22 HEX C/S (SP HD 5/16" HEX DRIVE)
16	FRAME BOLTS	PURLN ASSEMBLY M12 X 30 Z/P
17	CROSS BRACING STRAP AND FASTENERS	None required for this building. Cladding diaphragm sufficient
18	WALL COLOUR	PRE-PAINTED - AS SELECTED
19	ROOF COLOUR	PRE-PAINTED - AS SELECTED
20	ROLLER DOOR COLOUR	PRE-PAINTED - AS SELECTED
21	PA DOOR COLOUR	PRE-PAINTED - AS SELECTED
22	DOWNPIPE COLOUR	PRE-PAINTED - AS SELECTED
23	GUTTER COLOUR	PRE-PAINTED - AS SELECTED
24	CORNER FLASHING COLOUR	PRE-PAINTED - AS SELECTED
25	BARGE FLASHING COLOUR	PRE-PAINTED - AS SELECTED
26	OPENING FLASHING COLOUR	PRE-PAINTED - AS SELECTED
27	OPEN BAY HEADER HEIGHT	N/A
28	APEX BRACE	1.0m C10010 FIXED ON PORTALS EXCEPT END WALLS



NOTE:
ensure earth/soil is kept clear of wall cladding at all times.

CONCRETE PIER DETAIL (no slab)
SCALE 1:20

CONNECTION DETAILS

SCALE AS SHOWN

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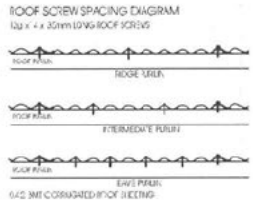
PROJECT 3.085 x 6 x 2.4
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JOB# 411614

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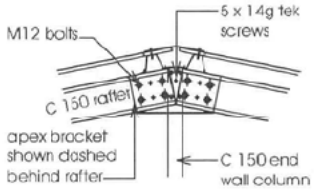
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CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bcng MIEAust RPEng
RPEQ 15562 RPP EC41617 (VIC)
Signature:
Date: 03.02.20

DRAWN A.C.	PAGE 4
SCALE AS SHOWN	
DATE DRAWN 28.08.2013	PAGES IN SET 5
JOB NO BS 1027	

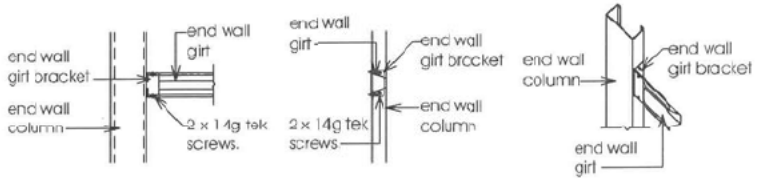
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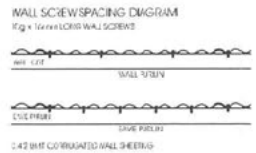
ROOF SCREW DIAGRAM
SCALE 1:20



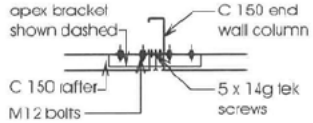
END WALL COLUMN ELEVATION
SCALE 1:20



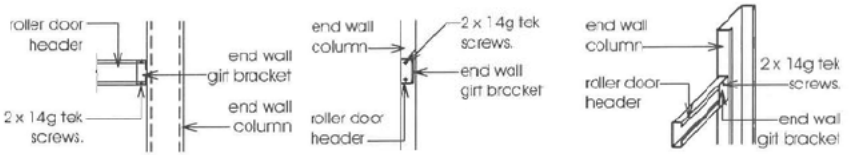
END WALL GIRT BRACKET
SCALE 1:20



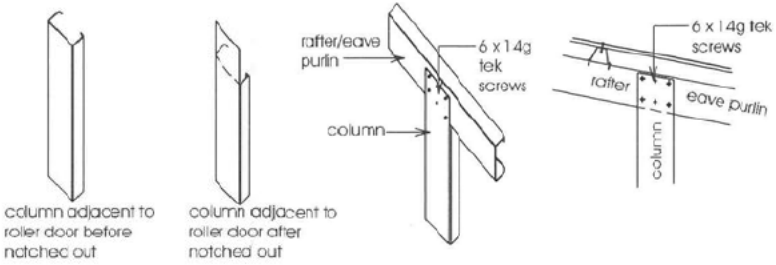
WALL SCREW DIAGRAM
SCALE 1:20



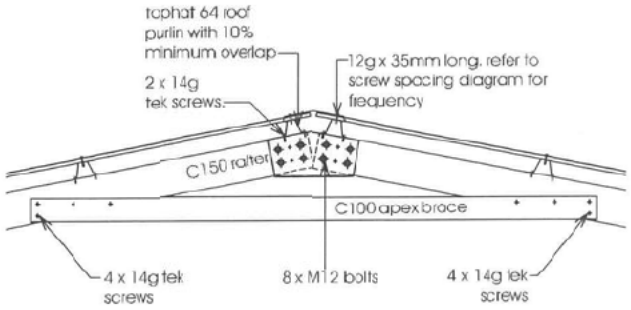
END WALL COLUMN PLAN
SCALE 1:20



ROLLERDOOR HEADER DETAILS
SCALE 1:20



COLUMN ADJACENT TO ROLLER DOOR
SCALE N.T.S.



2 APEX BRACE FIXING DETAIL
SCALE 1:5

CONNECTION DETAILS

SCALE - 1:20

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked & verified on site before the commencement of any work, all dimensions & levels are subject to final survey and set-out.

best sheds
Value & Quality Direct to You

PROJECT 3.085 x 6 x 2.4
FOR MITCHELL DOLE
SITE 16 BROOKLYN DRIVE, GOLDEN SQUARE, VIC 3555

DATE ISSUED: 03.02.2020
JOB# 411614

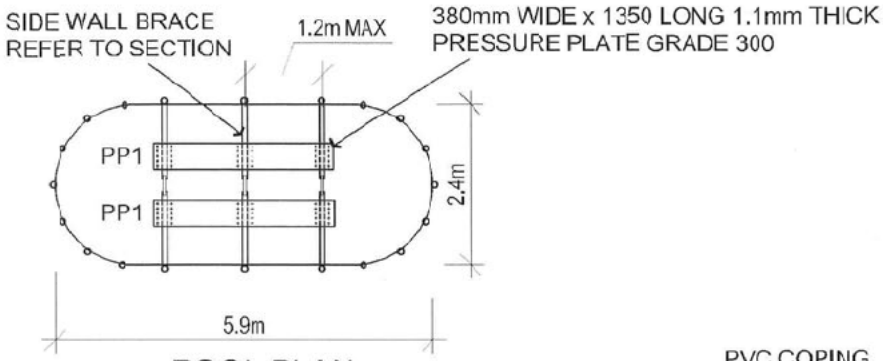
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EMERALD DESIGN & CONSTRUCTION
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Beng MIEAust RPEng
KPEG 15562 TSP EC41817 (VIC)
Signature:
Date: 03.02.20

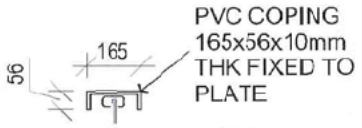
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DATE DRAWN 28.08.2013	PAGES IN SET 5
JOB NO. BS 1027	

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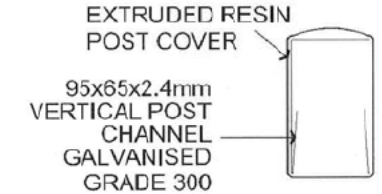
5.9x2.4x1.32 BRACELESS ABOVE GROUND POOL



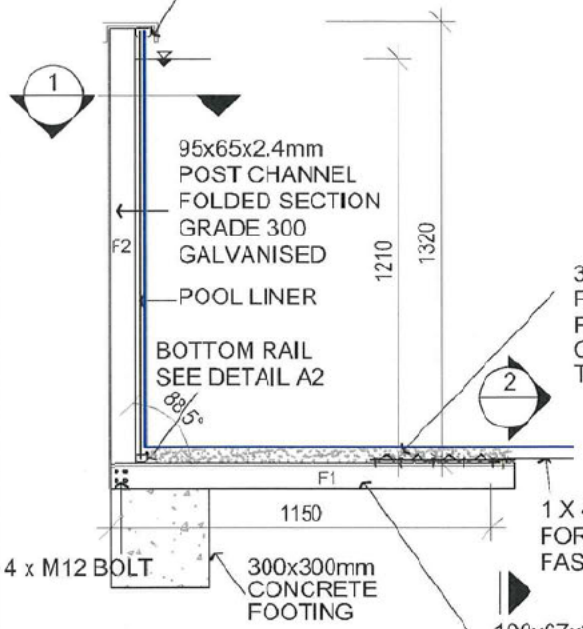
POOL PLAN
1:100



DETAIL B
1:5



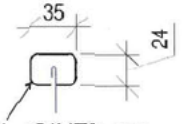
SECTION 1
1:5



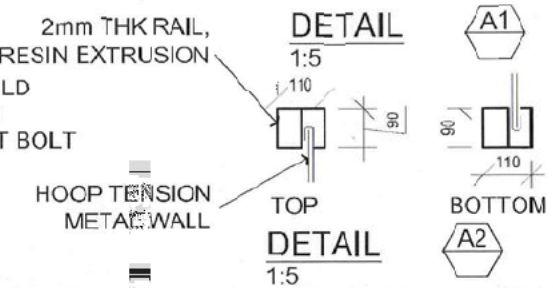
BRACE SECTION - F1
1:20



SECTION 2
1:5



DETAIL A1
1:5



DETAIL A2
1:5

GENERAL NOTES:

1. THIS DRAWING IS FOR AN ABOVE-GROUND POOL APPLICATION ONLY.
2. DESIGN DOES NOT ALLOW FOR ANY TUMBLE TURNS OR DIVING LOADS. MAXIMUM WATER HEIGHT TO BE 1210mm.
3. NO VERTICAL LOADS SUCH AS PEOPLE STANDING ON DECKING SUPPORTS OR TO BE PLACED ON THE POOL STRUCTURE.

FOUNDATION:

4. THE FOUNDATION MATERIAL IS TO BE UNIFORM AND CAPABLE OF PROVIDING A MINIMUM SAFE BEARING CAPACITY OF 120kPa WHERE CONDITIONS VARY REFER THE ENGINEER.

STEELWORK:

5. THE POOL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AS4600-2005. ALL COLD FORMED STEEL TO BE GRADE 200 OR BETTER UNLESS STATED OTHERWISE. ALL STEELWORK TO BE FULLY GALVANISED. ALL BOLTS TO BE M12/8.8 GALVANISED UNLESS STATED OTHERWISE.
6. ALL HOT ROLLED SECTIONS TO BE GRADE 350 OR BETTER AND TO BE HOT DIPPED GALVANISED. POOL WALL IS TO BE BOLTED TOGETHER TO FORM A CONTINUOUS RING AROUND THE ENTIRE POOL.

IN-GROUND APPLICATION:

FOR IN-GROUND POOL APPLICATION DETAILS; REFER DRAWING R-28 TO R-31.

AFFORDABLE POOLS
A.C.N 40603737506

1/4 Prince William Drive, SEVEN HILLS NSW 2155
TEL: (02) 8625 3656 info@affordablepools.com.au
DAYSUN LEISURE PRODUCTS PTY. LTD.
Trading As: AFFORDABLE ABOVE GROUND POOLS

RICKARD ENGINEERING
Specialist Civil & Structual Engineering Services
Suite 5, 121 Military Road, Neutral Bay, Sydney, NSW 2089 Australia
Phone: (+61) 2 9904 5610. Fax: (+61) 2 9904 5612. Web: www.rickardengineering.com
STRUCTURAL DETAILS APPROVED BY CE RICKARD. MIStructE, RE(Aust). MIPENZ
QLD: RPEQ 2459 VIC: EC-1490 NSW: NPER73285 NZ: PSA3004

DRAWING NO.	PROJECT
R-03	5.9m (L) x 2.4m (W) ROUND END POOL ABOVE GROUND APPLICATION
DATE: AUG 2021	
REVISION: -	

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Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 22 September 2026 11:29 AM

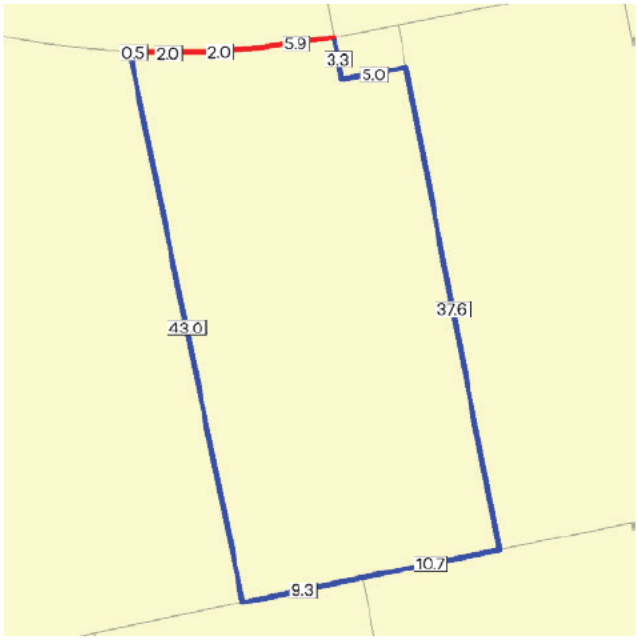
PROPERTY DETAILS

Address:	**16 BROOKLYN DRIVE GOLDEN SQUARE 3555**
Lot and P an Number:	**Lot 18 PS740420**
Standard Parce dentifier (SP):	**18\PS740420**
Loca Government Area (Counci):	**GREATER BENDIGO**
Counci Property Number:	**244222**
Directory Reference:	**Vicroads 606 K9**

www.bendigo.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 826 sq. m
Perimeter: 125 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

3 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at
Title and Property Certificates

UTILITIES

Rura Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Me bourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legis ative Counci :	**NORTHERN VICTORIA**
Legis ative Assemb y:	**BENDIGO WEST**

PLANNING INFORMATION

Property P anning detai s have been removed from the Property Reports to avoid dup ication with the P anning Property Reports from the Department of Transport and P anning which are the authoritative source for a Property P anning information.

The P anning Property Report for this property can found here - P anning Property Report

P anning Property Reports can be found via these two inks
Vicplan https://mapshare.vic.gov.au/vicp an/
Property and parcel search https://www. and.vic.gov.au/property-and-parce -search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 22 September 2026 11:29 AM

PROPERTY DETAILS

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Counci Property Number:	**244222**
P anning Scheme:	**Greater Bendigo** Planning Scheme Greater Bendigo
Directory Reference:	**Vicroads 606 K9**

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Legis ative Assemb y:	**BENDIGO WEST**

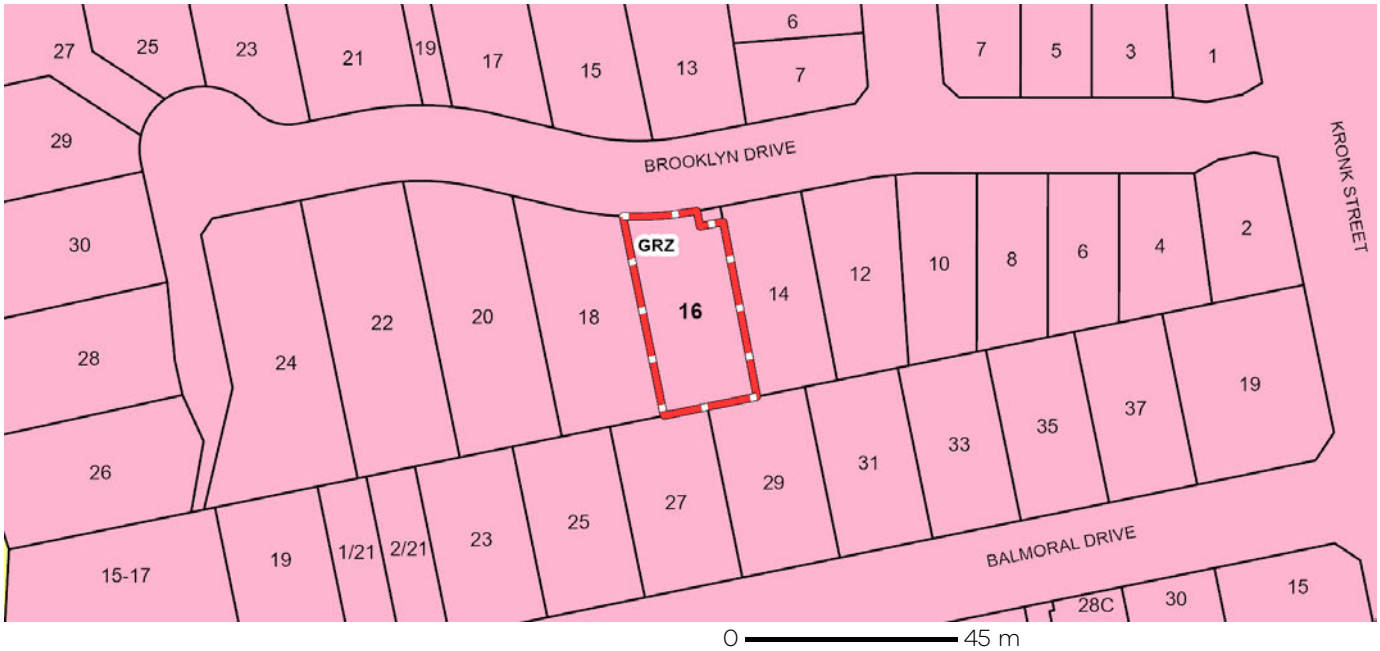
OTHER

Registered Aborigina Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential
PUZ1 - Public Use-Service and Utility

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

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PLANNING PROPERTY REPORT

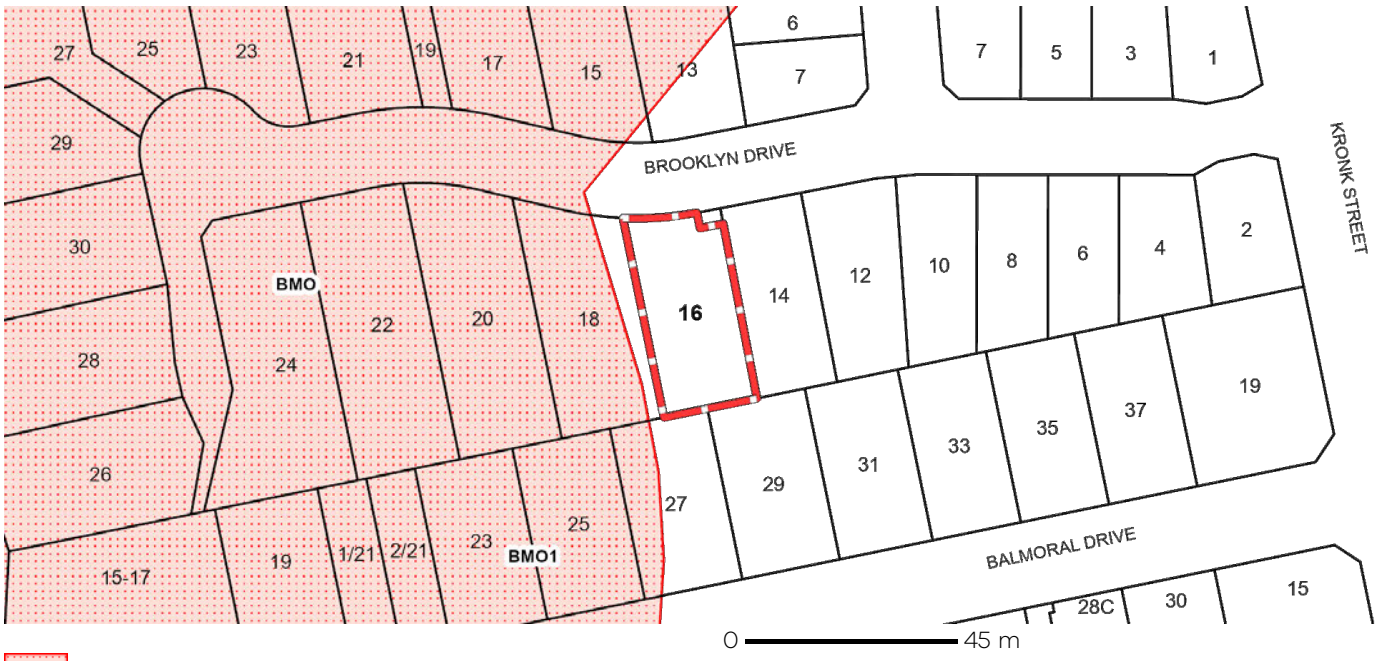
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay

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

Further Planning Information

P anning scheme data ast updated on 24 September 2026.

A **planning scheme** sets out po icies and requirements for the use, deve opment and protection of and.
This report provides information about the zone and over ay provisions that app y to the se ected and.
nformation about the State and oca po icy, particu ar, genera and operationa provisions of the oca p anning scheme that may affect the use of this and can be obtained by contacting the oca counci or by visiting https://www.p anning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
t does not inc ude information about exhibited p anning scheme amendments, or zonings that may abut the and.
To obtain a P anning Certificate go to Tit es and Property Certificates at Landata - https://www. andata.vic.gov.au

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

To view p anning zones, over ay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicp an/

For other information about p anning in Victoria visit https://www.p anning.vic.gov.au

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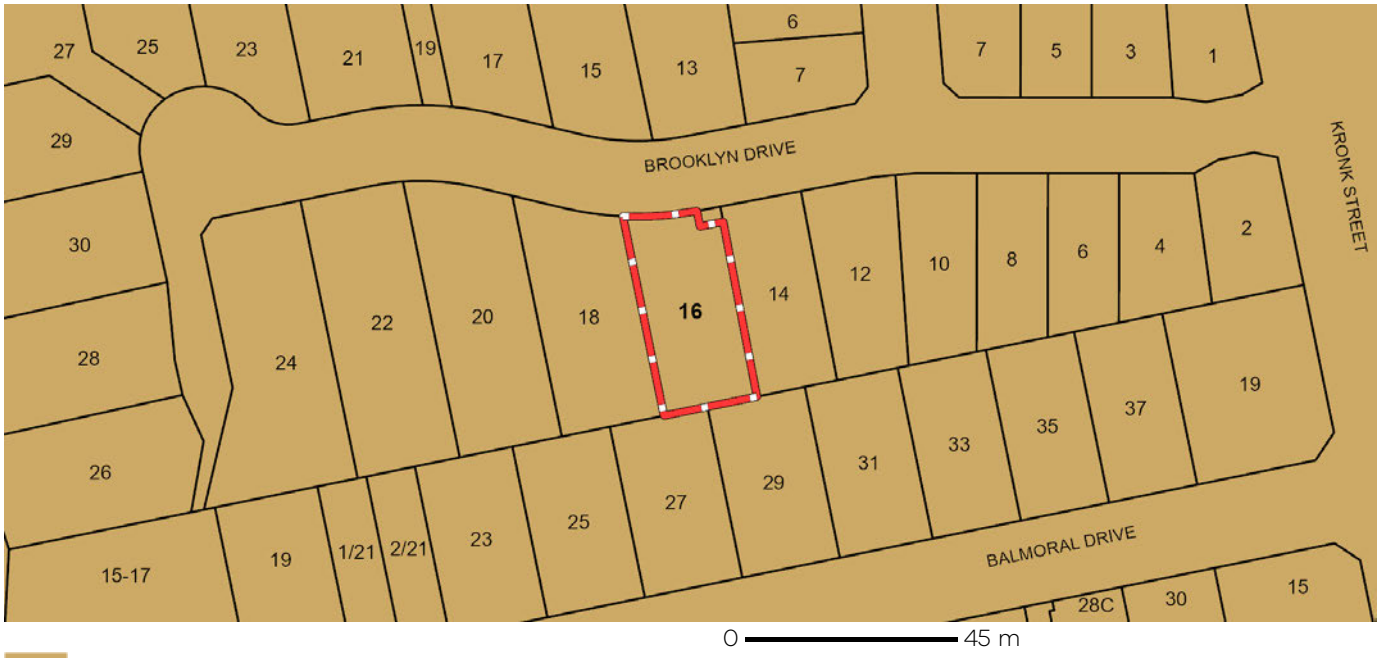
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property 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 Bushfire Prone Areas

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 p ants that are indigenous to Victoria and important for biodiversity might be present on this property. This cou d inc ude trees, shrubs, herbs, grasses or aquatic p ants. There are a range of regu ations that may app y inc uding need to obtain a p anning permit under C ause 52.17 of the oca p anning scheme. For more information see Native Vegetation (C ause 52.17) with oca variations in Native Vegetation (C ause 52.17) Schedu e

To he p identify native vegetation on this property and the app ication of C ause 52.17 p ease visit the Native Vegetation Regu ations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or p ease contact your re evant counci .

You can find out more about the natura va ues on your property through NatureKit NatureKit (environment.vic.gov.au)

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HISTORIC MINING ACTIVITY
Form No. 692

22 September, 2026

Property Information:

Address: 16 BROOKLYN DRIVE GOLDEN SQUARE 3555

It is advised that:

Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
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For queries, contact:

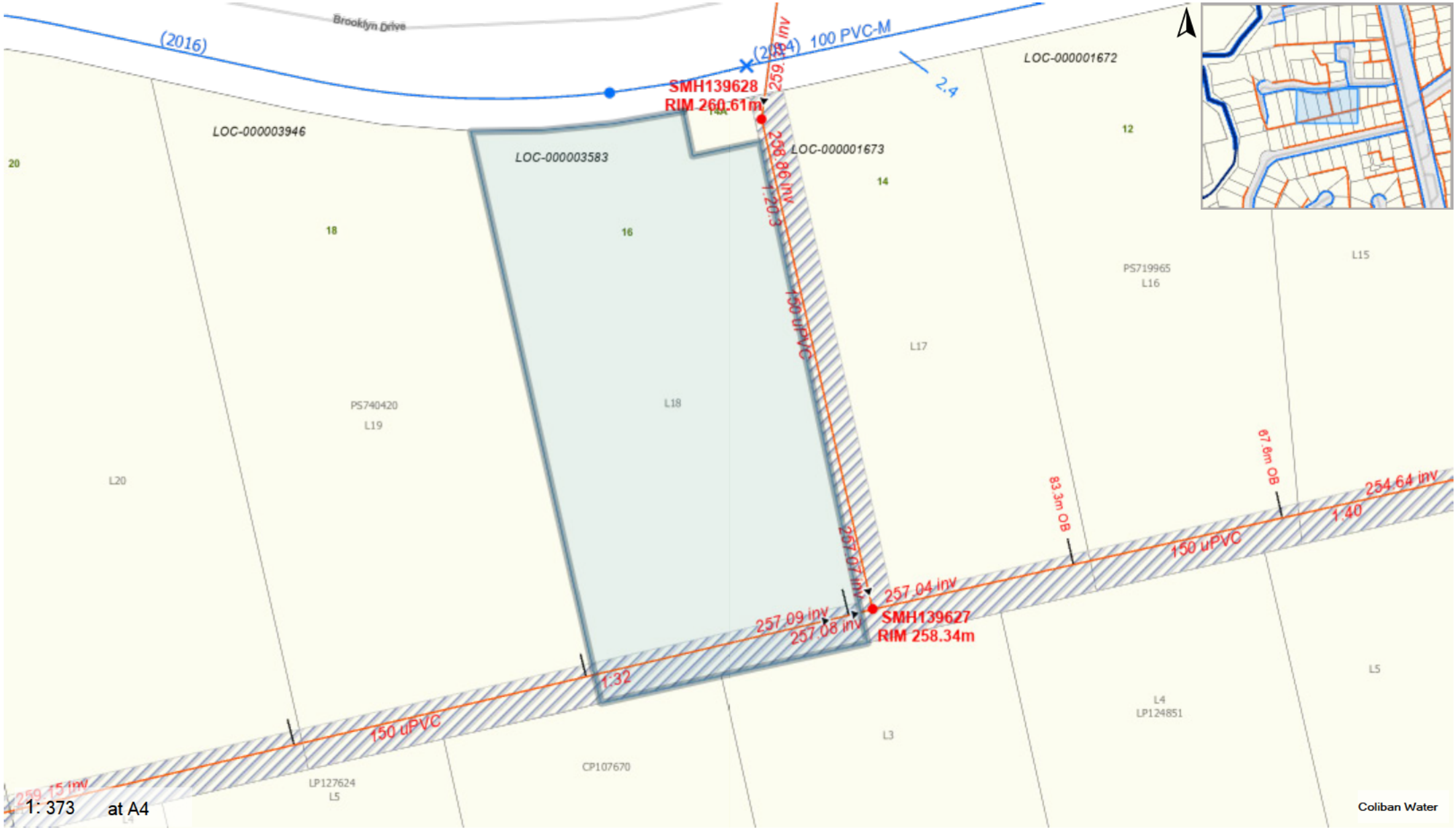
Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au

Docusign Envelope ID: 7732B1F2-5018-85AE-822E-9CCB8762E449

15 BROOKLYN DRIVE GOLDEN SQUARE 3555

Date: 22/09/26

Coliban WATER



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