Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

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	13 Goldie Street, Marong 3515	
Vendor's name	Murray Wearne Builders Pty Ltd ACN 615 538 040	**Date** 14/10/2025
Vendor's signature	Signed by: 1E699F191966490...	Director/Secretary

Purchaser's name		**Date**
Purchaser's signature		

Purchaser's name		**Date**
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) Their total does not exceed:	$4,800.00

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

Not Applicable

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 100
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ Yes ☒ No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR ☒ Not applicable

2 INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3 LAND USE

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

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

Is in the attached copies of title documents.

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

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

3.2. **Road Access**

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

3.3. **Designated Bushfire Prone Area**

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

3.4. **Planning Scheme**

Attached is a certificate with the required specified information.

4 NOTICES

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

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

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:

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

Are contained in the attached certificate.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

Electricity supply ☐	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

☒ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

Title Search Volume 12400 Folio 286 Plan

PS807985C

Covenants AX133396P

MCP AA8456

Planning Certificate

Property Report

Planning Property Report

State Revenue Office Land Tax Certificate

Building Permit

Certificate of Warranty Insurance

Construction Plans

Landscaping Plans

Shed Plan

Sewer Plan

Search for Mine Hazard Form No. 692

Due Diligence Checklist

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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 12400 FOLIO 286

Security no : 124128780614A
Produced 08/10/2025 11:30 AM

LAND DESCRIPTION

Lot 26 on Plan of Subdivision 807985C.
PARENT TITLE Volume 12356 Folio 518
Created by instrument PS807985C 07/09/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MURRAY WEARNE BUILDERS PTY LTD of 78 HIGH STREET MARONG VIC 3515
AZ133396P 09/05/2025

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AZ133396P 09/05/2025
Expiry Date 01/06/2032

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 PS807985C 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: 13 GOLDIE STREET MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 17139V JENNPACK PTY LTD
Effective from 12/05/2025

DOCUMENT END

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Document Type	**Plan**
Document Identification	**PS807985C**
Number of Pages (excluding this cover sheet)	**5**
Document Assembled	**08/10/2025 11:30**

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PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS807985C

LOCATION OF LAND

PARISH: MARONG

TOWNSHIP: MARONG

SECTION: -

CROWN ALLOTMENT: A7 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. 12356 FOL. 518

LAST PLAN REFERENCE: LOT A ON PS807951V

POSTAL ADDRESS: (at time of subdivision) 23 GOLDIE STREET MARONG 3515

MGA CO-ORDINATES: (of approx centre of land in plan) E: 243 660 N: 5 931 370 ZONE: 55 MGA 2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/953/2014/2/B
Planning Permit Reference: DS/953/2014
SPEAR Reference Number: S188702J

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied

Digitally signed by: Shannon Rosewarne for Greater Bendigo City Council on 29/07/2022

Statement of Compliance issued: 17/08/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER BENDIGO
RESERVE No.1	POWERCOR AUSTRALIA LIMITED

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. DS/953/2014

This survey has been connected to permanent marks No(s).
PM 36(MARONG) & PM 40 (MARONG)

In Proclaimed Survey Area No.113

NOTATIONS

Lots 1 - 24 (both inclusive) 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-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO

HADDEN FARREN LAND SURVEYORS
188 Breen Street
Golden Square 3555
Phone 03 544 18074
Fax 03 544 43608
info@haddenfarren.com.au
LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SURVEYORS FILE REF: 2588 VERSION: 02

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5

Digitally signed by: peter Farren, Licensed Surveyor, Surveyor's Plan Version (02), 16/06/2022, SPEAR Ref: S188702J

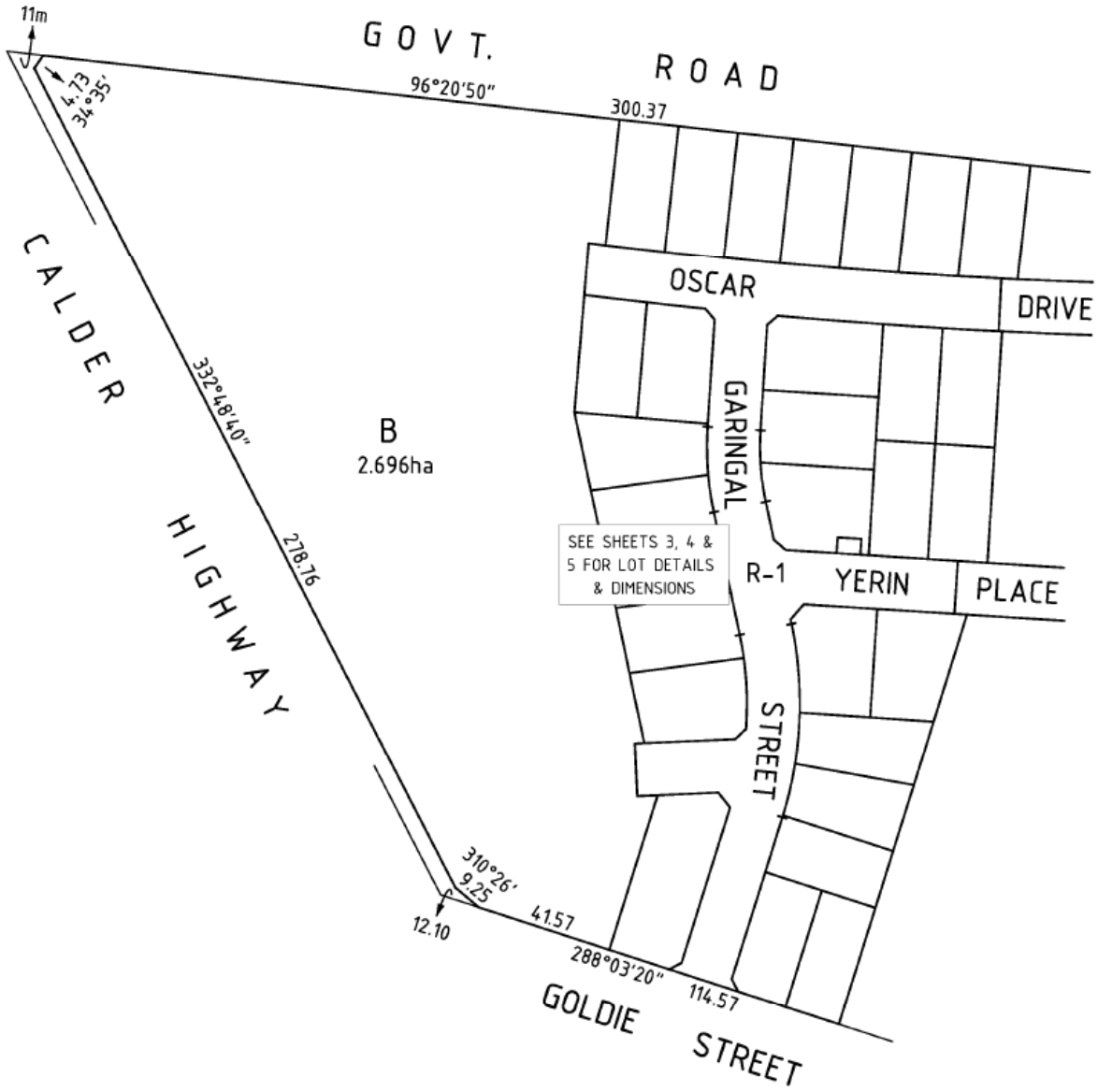
PLAN REGISTERED
TIME: 11:10 AM DATE: 7/09/2022
D.LE
Assistant Registrar of Titles

Amended by: peter Farren, Licensed Surveyor 06/09/2022.

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PS807985C

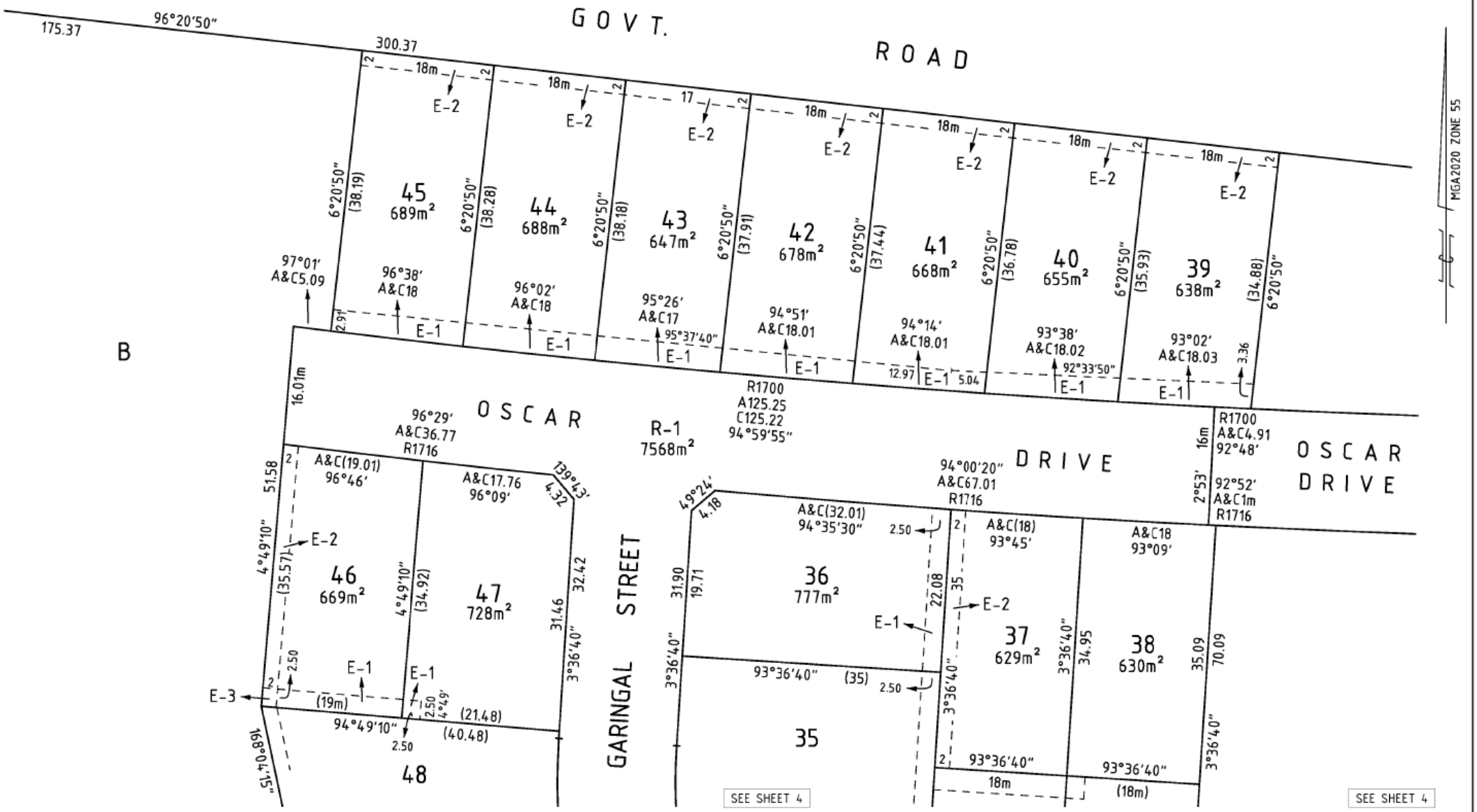


HADDEN FARREN
LAND SURVEYORS
188 Breen Street
Golden Square 3555
Phone 03 544 18074
Fax 03 544 43608
info@haddenfarren.com.au
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Amended by: peter Farren, Licensed Surveyor 06/09/2022.

PS807985C



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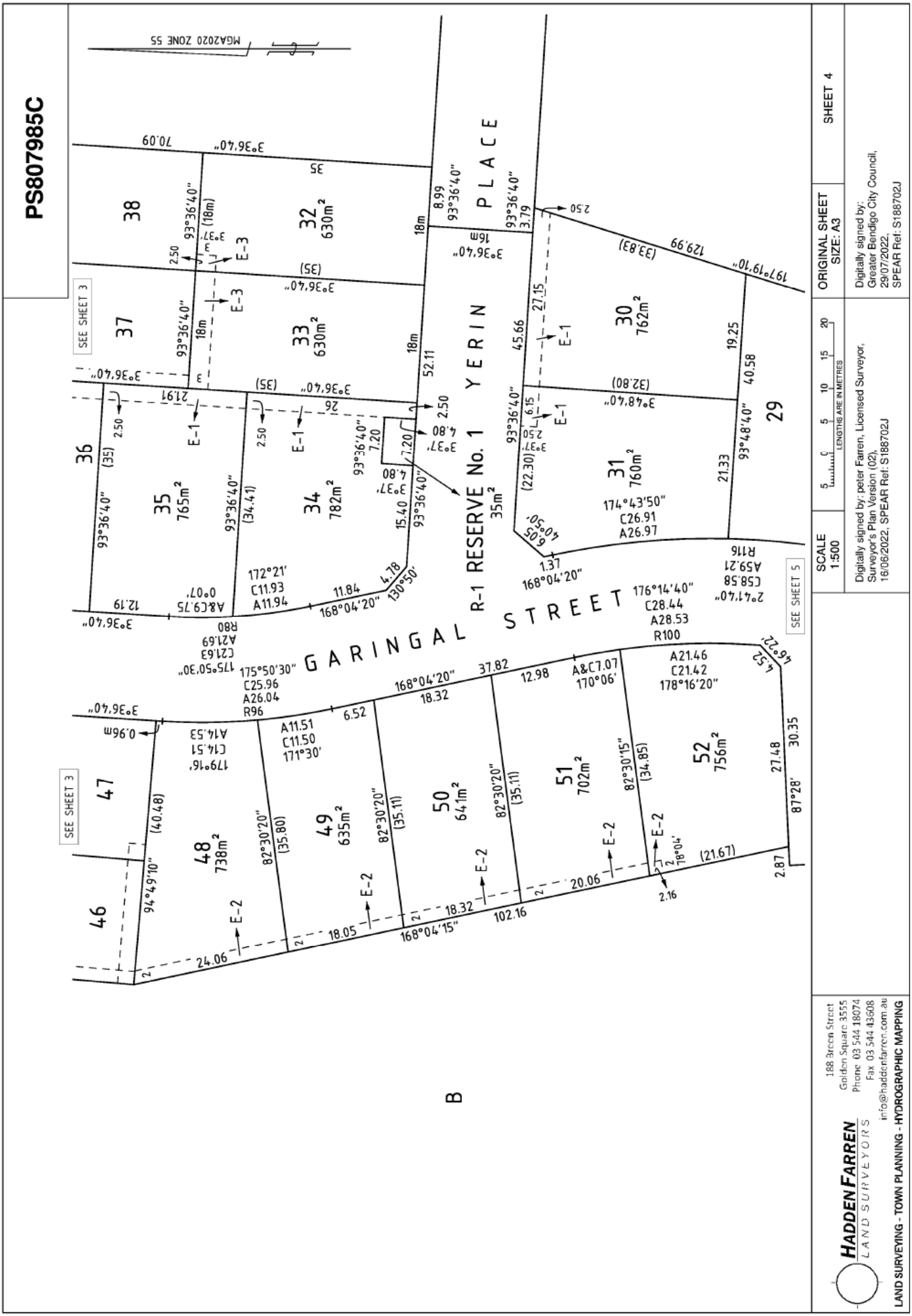
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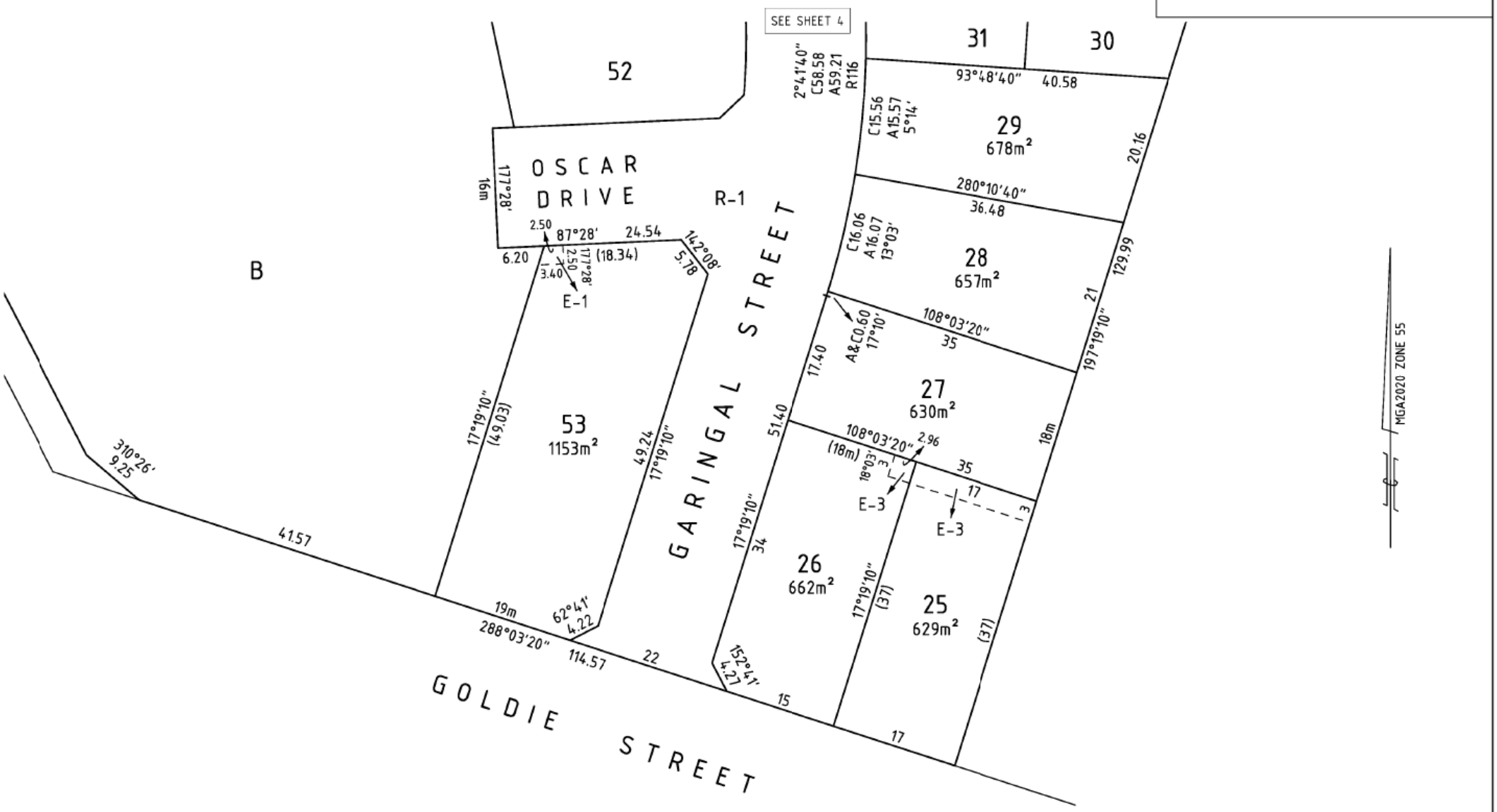
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SHEET 5

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Department of Environment, Land, Water & Planning

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Produced 08/10/2025 11:30:11 AM

Status	Registered	Dealing Number	AZ133396P
Date and Time Lodged	09/05/2025 02:22:23 PM		

Lodger Details

Lodger Code	17139V
Name	JENNPACK PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

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

Land Title Reference
12400/286

Transferor(s)

Name	ARBOR ESTATES PTY LTD
ACN	118940006

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 255000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	MURRAY WEARNE BUILDERS PTY LTD
ACN	615538040
Address	
Street Number	78
Street Name	HIGH
Street Type	STREET

Reference :
Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Locality	MARONG
State	VIC
Postcode	3515

Covenants
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA8456
Restrictive covenant	MCP: AA8456
Expiry Date	01/06/2032

Duty Transaction ID
6262904

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution
1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	ARBOR ESTATES PTY LTD
Signer Name	TIMOTHY AFRIC ROGERS
Signer Organisation	ROGERS & EVERY
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	09 MAY 2025

Execution
1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	MURRAY WEARNE BUILDERS PTY LTD
Signer Name	DAMIEN GRAEME JENNINGS
Signer Organisation	JENNPACK PTY LTD
Signer Role	LAW PRACTICE
Execution Date	09 MAY 2025

File Notes:
NIL

Reference :
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ABN 86 627 986 396

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Statement End.

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AA8456

Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958

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Lodged by	
Name:	Rogers & Every
Phone:	03 5445 5500
Address:	71 Bull Street, Bendigo VIC 3550
Reference:	TAR20211243 Marong Run S2
Customer code:	1491U

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

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

Provisions to apply to the transfer:

Burdened land: THE LAND

The land being transferred.

Benefited land: All of the Lots on the Plan of Subdivision PS807985C other than the burdened land.

The benefited land does not include the land being transferred.

Set out the specific folios, range of folios or some or all the lots in the registered plan(s) or plan(s) to be lodged for registration that take the benefit of the covenants.

Covenants:

Definitions (if any):

Covenants:

1. That no single storey dwelling or home unit erected on the lot shall be other than of new materials with not less than seventy percent of the outer walls (excluding windows) in clay brick, clay brick veneer, brick cement render, concrete masonry with rendered finish or lightweight cladding material with rendered finish;
2. That no multi storey dwelling or home unit erected on the lot shall be other than of new materials with not less than fifty percent of the outer walls (excluding windows) in clay brick, clay brick veneer, brick cement render, concrete masonry with rendered finish or lightweight cladding material with rendered finish;
3. That no dwelling or home unit shall be erected on any of Lots 25 to 53 (inclusive) which has a floor area of less than 120 square metres including the outer walls thereof such area being calculated by excluding the area of garages, carports, terraces, pergolas and/or verandahs;

35392012A V3

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

THE BACK OF THIS FORM MUST NOT BE USED
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AA8456

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

4. That no dwelling or home unit erected on the lot shall place solar panels on the front orientation of the house to the street;
5. That no fence, shed or other outbuilding constructed partly or wholly of galvanised iron cladding, aluminium cladding or zincalume cladding shall be erected on the lot;
6. That no fence shall be erected on the front boundary of any of Lots 25 to 53 (inclusive) SAVE AND EXCEPT for any temporary fencing for any permitted display home;
7. That no fence erected on the lot shall have a height exceeding two metres;
8. That no dividing fence shall be erected on the lot other than of new materials consisting of double sided Colorbond steel panels of the colour "Woodland Grey" or equivalent colour SAVE AND EXCEPT for any temporary fencing for any permitted display home which temporary fencing must be powder coated aluminium or steel balustrading;
9. That no side dividing fence shall be erected within four metres of the front boundary of the lot SAVE AND EXCEPT for a side dividing fence which forms part of the rear boundary of an adjoining lot and SAVE AND EXCEPT for a temporary dividing fence for any permitted display home;
10. That no shed or other outbuilding erected on the lot shall be other than of new materials;
11. That no shipping containers shall be allowed to be kept or stored on the lot;
12. That no dwelling or home unit shall be erected on any of Lots 25 to 53 (inclusive) unless such dwelling or home unit has an enclosed garage (of a minimum size to accommodate not less than 2 vehicles) constructed with roller or tilt panel door under the roof structure of any dwelling erected on the lot;
13. That no shed or other outbuilding erected on the lot or any tent, caravan or other form of portable accommodation (including shipping containers) standing on the lot shall be used for the purpose of residential accommodation or for the operation of a business;
14. That Lots 25 to 53 (inclusive) must not be further subdivided and not more than one residence must be erected on any of such lots.
15. No access is to be allowed onto Cathcart Street from Lots 39 to 45 (inclusive).

Mandatory
Covenants to be listed here.

Expiry: 1 June 2032

Optional.
Specify the date the covenants are to expire or if the covenants are to expire on the happening of a particular event, specify the event. If the expiry only applies to particular covenants or specific lots/folios, this must be clearly specified.

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1186516

APPLICANT'S NAME & ADDRESS

JENNINGS LAW & CONVEYANCING C/- INFOTRACK (LEAP) C/- LANDATA

DOCKLANDS

VENDOR

MURRAY WEARNE BUILDERS PTY LTD

PURCHASER

WESLEY, DAVID

REFERENCE

355471

This certificate is issued for:

LOT 26 PLAN PS807985 ALSO KNOWN AS 13 GOLDIE STREET MARONG
GREATER BENDIGO CITY

The land is covered by the:
GREATER BENDIGO PLANNING SCHEME

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

The land:
- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/greaterbendigo)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

08 October 2025

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

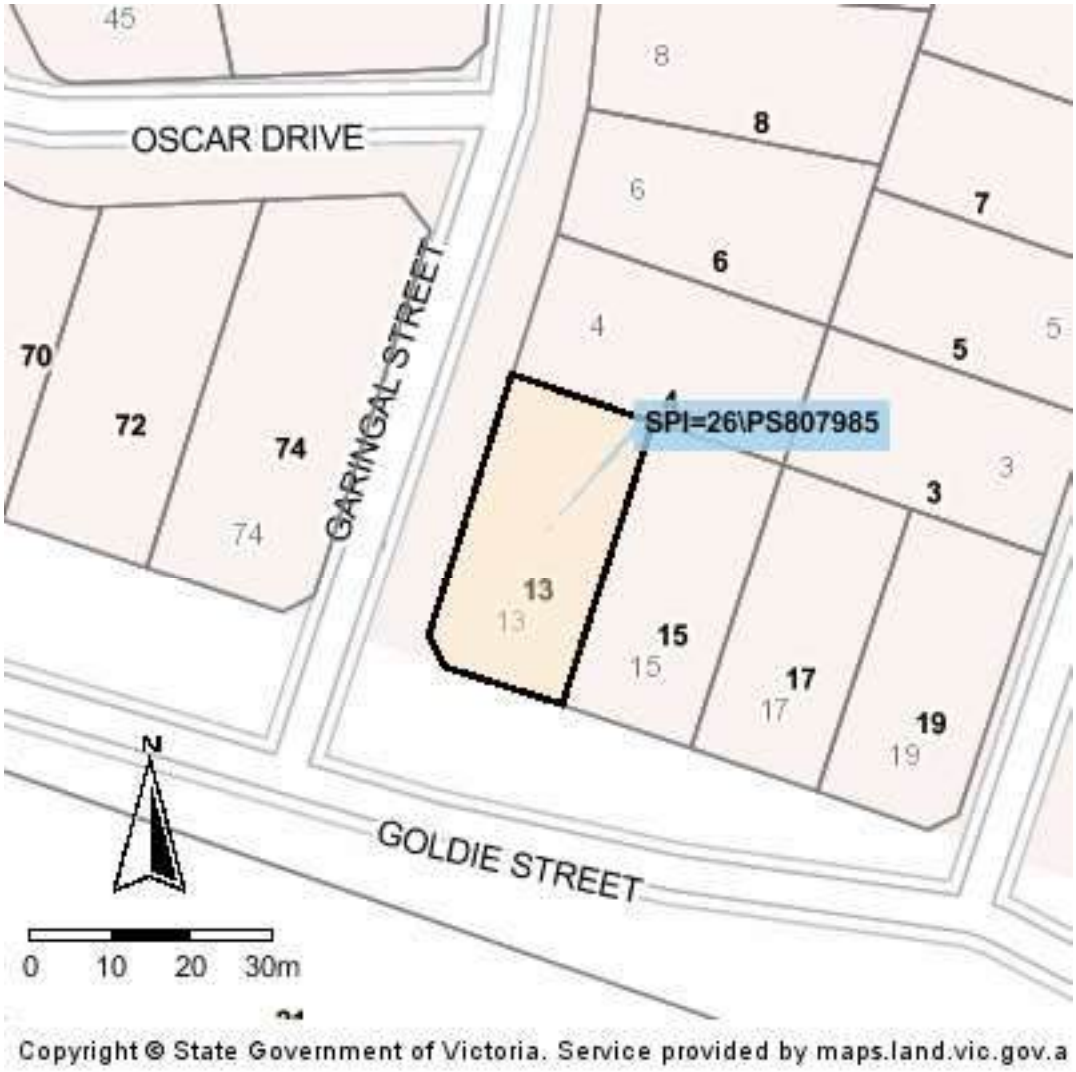
Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

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



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

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PROPERTY REPORT

Energy, Environment and Climate Action

Created at 08 October 2025 11:50 AM

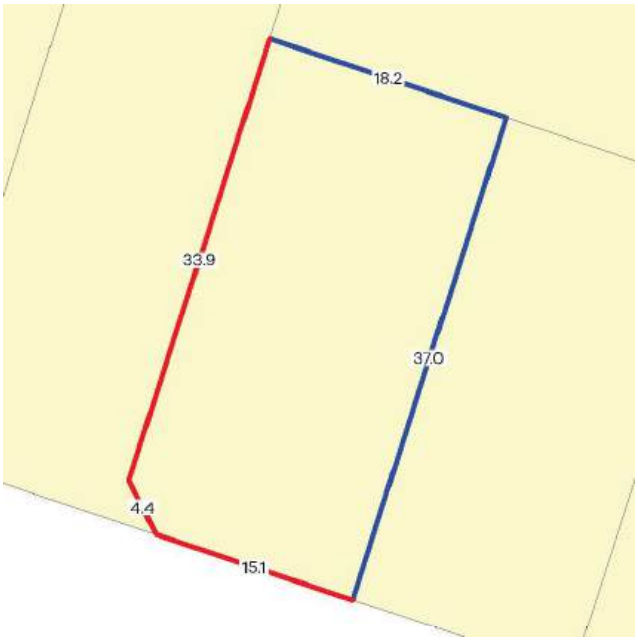
PROPERTY DETAILS

Address:	**13 GOLDIE STREET MARONG 3515**
Lot and Plan Number:	**Lot 26 PS807985**
Standard Parcel Identifier (SPI):	**26\PS807985**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**261044**
Directory Reference:	**Vicroads 626 B9**

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: 669 sq. m
Perimeter: 109 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.

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

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 08 October 2025 02:28 PM

PROPERTY DETAILS

Address:	**13 GOLDIE STREET MARONG 3515**
Lot and Plan Number:	**Lot 26 PS807985**
Standard Parcel Identifier (SPI):	**26\PS807985**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**261044**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 626 B9**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

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

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 (NRZ3)



NRZ - Neighbourhood Residential TRZ2 - Principal Road Network

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

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

Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

PLANNING PROPERTY REPORT

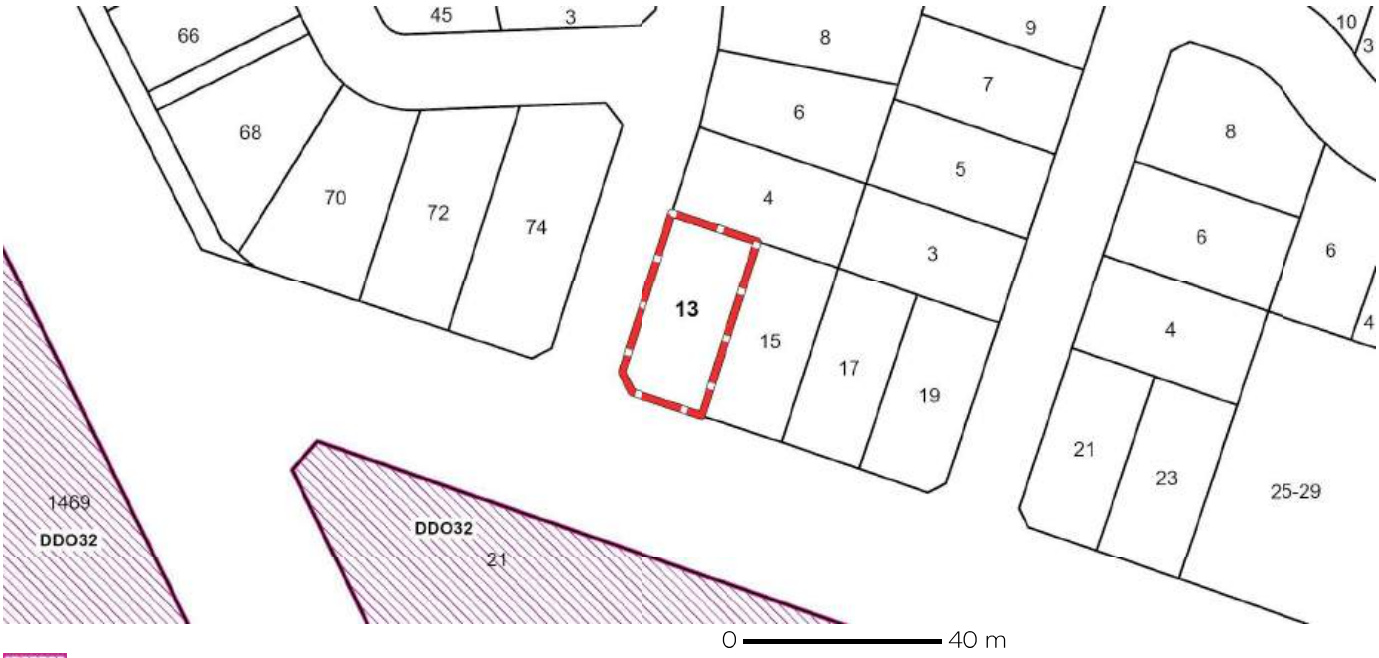
Planning Overlay

None affecting this land – there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



DDO - Design and Development Overlay

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

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

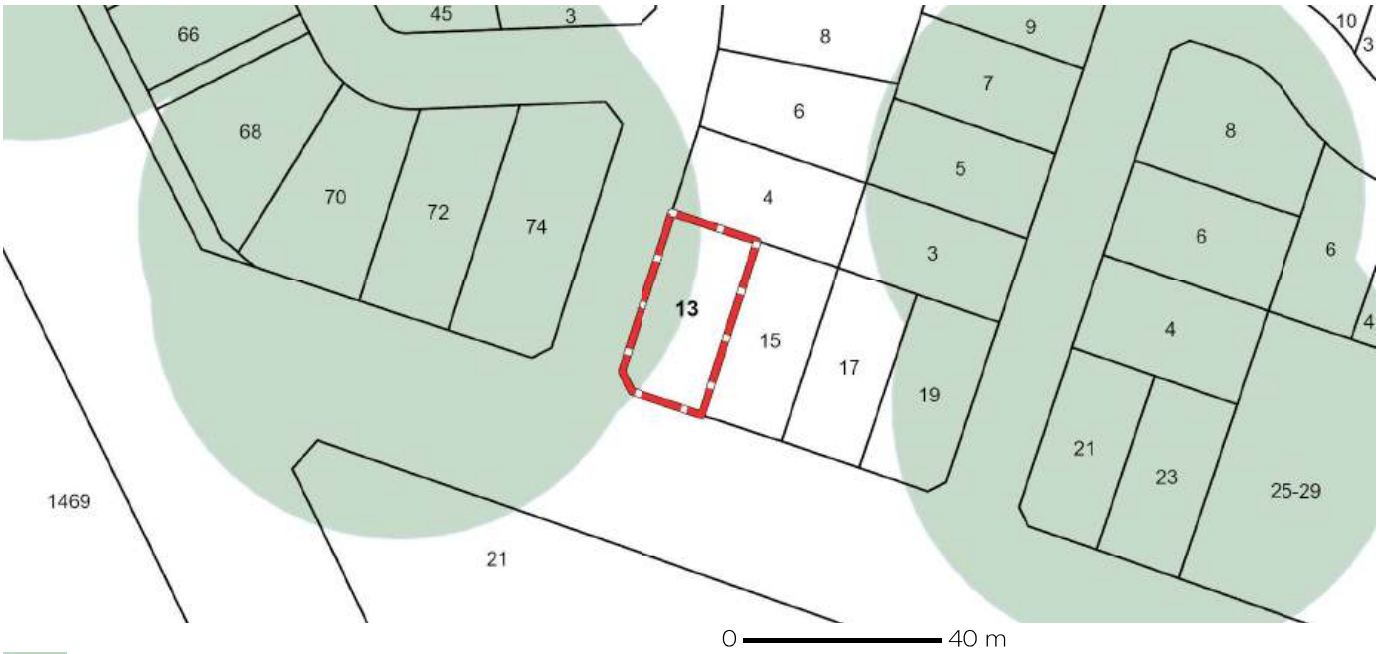
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to https://heritage.achris.vic.gov.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation



Aboriginal Cultural Heritage

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 2 October 2025.

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

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

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

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

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

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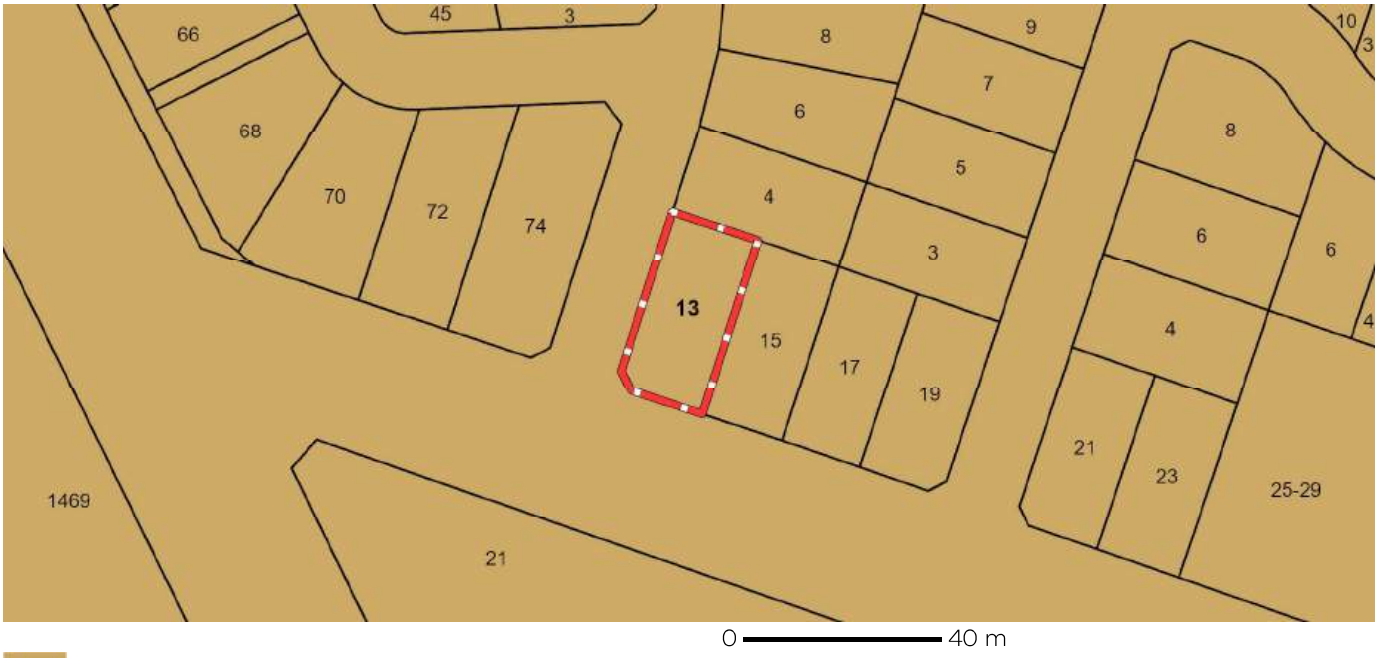
PLANNING PROPERTY REPORT

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

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

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Property Clearance Certificate

Land Tax

INFOTRACK / JENNINGS LAW & CONVEYANCING

Your Reference:	15567
Certificate No:	93602746
Issue Date:	09 OCT 2025
Enquiries:	ESYSPROD

Land Address: 13 GOLDIE STREET MARONG VIC 3515

Land Id	Lot	Plan	Volume	Folio	Tax Payable
49327653	26	807985	12400	286	$1,417.41

Vendor: MURRAY WEARNE BUILDERS PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
ARBOR ESTATES UNIT TRUST	2025	$255,000	$4,538.63	$0.00	$1,417.41

Comments: Land Tax of $4,538.63 has been assessed for 2025, an amount of $3,121.22 has been paid. Land Tax will be payable but is not yet due - please see notes on reverse.

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

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):	$255,000
SITE VALUE (SV):	$255,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$1,417.41**

Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

Notes to Certificate - Land Tax

Certificate No: 93602746

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 = $975.00

Taxable Value = $255,000

Calculated as $975 plus ($255,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $2,550.00

Taxable Value = $255,000

Calculated as $255,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 93602746

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: 93602746

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

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Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / JENNINGS LAW & CONVEYANCING

Your Reference:	15567
Certificate No:	93602746
Issue Date:	09 OCT 2025
Enquires:	ESYSPROD

Land Address:	13 GOLDIE STREET MARONG VIC 3515

Land Id	Lot	Plan	Volume	Folio	Tax Payable
49327653	26	807985	12400	286	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$255,000
SITE VALUE:	$255,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93602746

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.

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Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / JENNINGS LAW & CONVEYANCING

Your Reference:	15567
Certificate No:	93602746
Issue Date:	09 OCT 2025

Land Address:	13 GOLDIE STREET MARONG VIC 3515

Lot	Plan	Volume	Folio
26	807985	12400	286

Vendor: MURRAY WEARNE BUILDERS PTY LTD

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
3000130837	C263gben	$0.00	$0.00	$0.00	$0.00

Comments: No Windfall Gains Tax applicable.

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: A7D89D5A-6E81-446E-B077-6F099620951B

Notes to Certificate - Windfall Gains Tax

Certificate No: 93602746

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: 93602746

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: 93602746

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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VIC CENTRAL
BUILDING SURVEYING
E:info@viccentral.com.au
W:www.viccentral.com.au
A: Suite 5, 172-176 McIvor Road Strathdale, Vic, 3550

Application Number: BLD20255031

FORM 2

Regulation 37(1)

Building Act 1993
Building Regulations 2018

Building Permit No. BS-U 42207/5053129393596 29 May 2025

Issue to

Owner	**Murray Wearne Builders Pty Ltd**	
ACN/ARBN	**615 538 040**	
Postal Address	**P.O. Box 2131 Bendigo DC**	Postcode **3554**
Email	**murray@mwearnebuilders.com.au**	
Address for serving or giving of documents: **P.O. Box 2131 Bendigo DC**		Postcode **3554**
Contact Person	**Murray Wearne**	Telephone **0408 352 313**

Property Details

Number **13**	Street/Road **Goldie Street**	Suburb **Marong**	Postcode **3515**
Lot/s **26**	LP/PS **807985C**	Volume **12400**	Folio **286**
Crown allotment	Section No	Parish	County

Municipal District **City of Greater Bendigo**

Builder

Name	**Murray Wearne Builders Pty Ltd**	Telephone **0408 352 313**
ACN/ARBN	**615 538 040**	
Reg. No.	**CDB-U 61398**	
Address	**P.O. Box 2131 Bendigo DC**	Postcode **3554**

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

Natural person for services of directions, notices and orders

Name	**Murray Wearne**	Telephone **0408 352 313**
Postal Address	**P.O. Box 2131 Bendigo DC**	Postcode **3554**

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
Murray Wearne Builders Pty Ltd	Domestic Builder - Unlimited	CDB-U 61398

(b) Who were engaged to prepare documents forming part of the application for this permit

Name	Category/class	Registration Number
Mark Henshall	Building Design (Architectural)	DP-AD 100064
Jackson Randall Blakemore	Professional Engineer - Civil	PE0014579

Details of Relevant Planning Permit N/A

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Nature of Building Work
Proposed Dwelling and Garage
Does the building work relate to a small second dwelling? **No**
Storeys contains: **1**
Version of BCA applicable to permit: **2022 Vol. 2**
Cost of Building Work: **$380,000.00**
Total floor area of new building work in m^2: **242**

Conditions and required Certificates
This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

BCA Class
Part of Building: **Whole** Class: **1a(a)**
Part of Building: **Garage** Class: **10a**

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

Reporting Authority	Matter Reported On Or Consented To	Regulation
City of Greater Bendigo	Point of Discharge of Storm Water - Reg 133(2)	133(2)

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

Inspection Requirements
The mandatory inspection notification stages are:
1. Footings Inspection
2. Steel Reinforcement Inspection
3. Footings Inspection (Front Deck/Ramp)
4. Frame Inspection
5. Final Inpsection

All inspections must be booked directly with our office, approximately 24 hours prior to the inspection.

Occupation or User of Building: An occupancy permit is required prior to the occupation or use of this building.

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

Commencement and Completion
This building work must commence by 29 May 2026

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

This building work must be completed by 29 May 2027

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

Relevant Building Surveyor
Name: **Adrian Sharman**
Address: **Suite 5, 172-176 McIvor Road Strathdale, Vic, 3550**
Email**: info@viccentral.com.au**
Building practitioner registration no.: **BS-U 42207**
Municipal district: **City of Greater Bendigo**
Permit no.:**BS-U 42207/5053129393596** Date of issue of permit: **29 May 2025**



Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

Annexures 'A'
Conditions of Approval
Building Permit No. BS-U 42207/5053129393596 Issued 29 May 2025

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code 2022, Housing Provisions 2022 and other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder are responsible to obtain any other relevant permits or consents prior to commencing work.
2. Self-contained Smoke Alarms must be installed in a Class 1 Building, on or near the ceiling in any storey containing bedrooms, in accordance with NCC Volume 2, H3D6 and Housing Provisions Part 9.5.
3. Gutters and Downpipes must be installed in accordance with NCC Volume 2, H2D6 and/or Housing Provisions Part 7.4, and shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor and/or local authority.
4. All construction shall meet the Performance Provisions of Part H1 of the National Construction Code Volume 2, 2022.
5. The Wind conditions of this site has been classified as N2. All timber framing is to be constructed in accordance with AS 1684.2 for this wind speed.
6. The building is in a designated area that as likely to be subject to attack by termites and shall be protected in accordance with NCC Volume 2, H1D3 and/or Housing Provisions Part 3.4. The owner is responsible to monitor and maintain future termite activity.
7. The door to the sanitary compartment must: (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1200 mm between the closet pan and the nearest part of the doorway, in accordance with NCC Volume 2, H4D5 and/or Housing Provisions Part 10.4.
8. Prior to booking for a frame inspection, all relevant framing documentation including Truss & wall design, computations & certification, must be submitted to this office for assessment by the RBS.
9. Footings are to be founded to depth where a minimum of 100 kPa bearing capacity is achieved.
   Where service pipes exist the adjacent footings shall be founded at a minimum depth of 100 mm below the angle of repose taken from 100 mm below the edge of the trench.
10. Surface water drainage must be diverted away from the building in accordance with the requirements of NCC Volume 2, H2D2 and/or Housing Provisions Part 3.3.
11. All stormwater must be directed to the approved Legal Point of Discharge as determined by relevant authority.
12. Thermal insulation to be in accordance with the energy report and NCC Volume 2, Part H6, Specification 42 and/or Housing Provisions Part 13.
13. Glazing to be in acc. with AS 1288 & AS 2047 and in acc. with Human Impact Safety Requirements, in acc. with NCC Volume 2, H1D8 & H2D7 and/or Housing Provisions 8.3.1.
14. Stairs, Landings, Ramps, Barriers & Handrails to be in acc. with NCC Volume 2, H5D2 & H5D3 and/or Housing Provision Part 11.2 & 11.3.
15. The Bushfire Attack Level (BAL) is BAL 12.5 and the building must be constructed in accordance with the requirements of AS 3959-2018 for this BAL rating.
16. All Wet areas to be constructed in accordance with NCC Volume 2, H4D2 and AS 3740 or Housing Provisions Part 10.2.
17. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of: (i)25 L/s for a bathroom or sanitary compartment; and (ii)40 L/s for a kitchen or laundry.
    (b)Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—(i)directly or via a shaft or duct to outdoor air; or (ii)to a roof space that is ventilated in accordance with NCC Volume 2, H4D9 and/or Housing Provisions Part 10.8.
    An exhaust fan must be fitted with a sealing device such as a self-closing damper, filter or the like when serving - (a)a conditioned space; or (b)a habitable room in climate zones 4, 5, 6, 7 and 8. An exhaust fan is considered to be adequately sealed if it is fitted with a filter such as the type commonly used in kitchen range hoods.
18. In accordance with NCC Volume 2, Part H6, Specification 42 and Housing Provisions Part 13, the lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of—
    (i)5 W/m2 in a Class 1 building; and
    (ii)4 W/m2 on a verandah, balcony or the like attached to a Class 1 building; and
    (iii)3 W/m2 in a Class 10a building associated with a Class 1 building.
19. All fully glazed doors, side lights and windows require marking or banding, in accordance with NCC Volume 2, H1D8 & H2D7 and/or Housing Provisions 8.4.7 & 8.4.8.
20. Masonry to be constructed in accordance with AS 3700 or AS 4773.1 & AS 4773.2
21. The person in charge of the building work on a building site must display a sign indicating the names, registered numbers and contact details of the builder and building surveyor as well as the building permit number and date of issue.

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22. All timber framing to comply with AS 1684.2 – Residential-framed construction.
23. Domestic Building Insurance applies in relation to building work approved by this permit.
24. Sanitary facilities for workmen shall be provided on every construction site for the duration of the project in accordance with the Occupational Health and Safety Act.
25. The owner and/or builder shall be responsible to define the boundaries of the allotment.
26. Upon completion of the building works, you are required to notify the VBA of the final cost of building works if the cost exceeds the original estimated cost of works as indicated on this Building Permit (as required under Building Act 1993 (Vic) s.205KA).

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BOVILL RISK & INSURANCE CONSULTANTS PTY LTD
Level 9, IBM Centre 60 City Road
Southbank, VIC 3006
bric.com.au
1800 077 933

Domestic Building Insurance

Certificate of Insurance

MURRAY WEARNE BUILDERS PTY LTD

P O Box # 2131
Bendigo DC
VIC 3554

Policy Number:
C969383

Policy Inception Date:
22/05/2025

Builder Account Number:
159450

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:	**13 Goldie St MARONG VIC 3515 Australia**
Carried out by the builder:	**MURRAY WEARNE BUILDERS PTY LTD**
Builder ACN:	**615538040**

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

For the building owner(s):	**MURRAY WEARNE BUILDERS PTY LTD**
Pursuant to a domestic building contract dated:	**22/05/2025**
For the contract price of:	**$ 380,000.00**
Type of Cover:	**Cover is only provided if MURRAY WEARNE BUILDERS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

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

IMPORTANT

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

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

Scan the QR code with your phone's camera to check the details on this policy are correct.

Alternatively, visit https://www.buildvic.vic.gov.au/ClaimsPortal/s/verify-certificate and enter your policy number to check the details on this policy are correct.

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

Issued by Victorian Managed Insurance Authority

Date Generated:22/05/2025
OFFICE USE ONLY: COI-0717-1

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BOVILL RISK & INSURANCE CONSULTANTS PTY LTD
Level 9, IBM Centre 60 City Road
Southbank, VIC 3006
bric.com.au
1800 077 933

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.

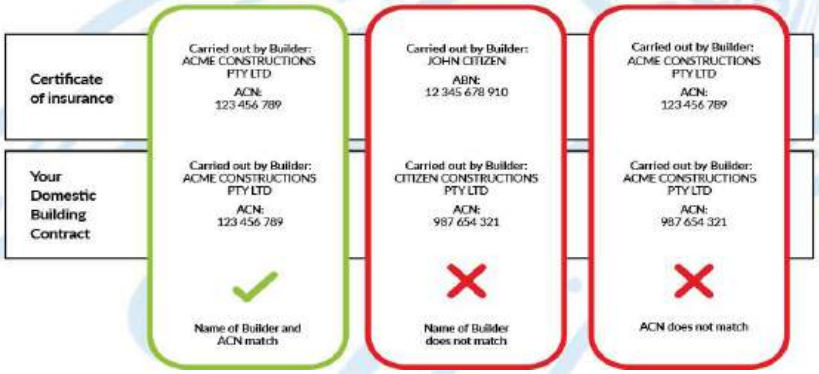
Issued by Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$4,561.00**
GST:	**$456.10**
Stamp Duty:	**$451.54**
Total:	**$5,468.64**

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



E BUILDERS

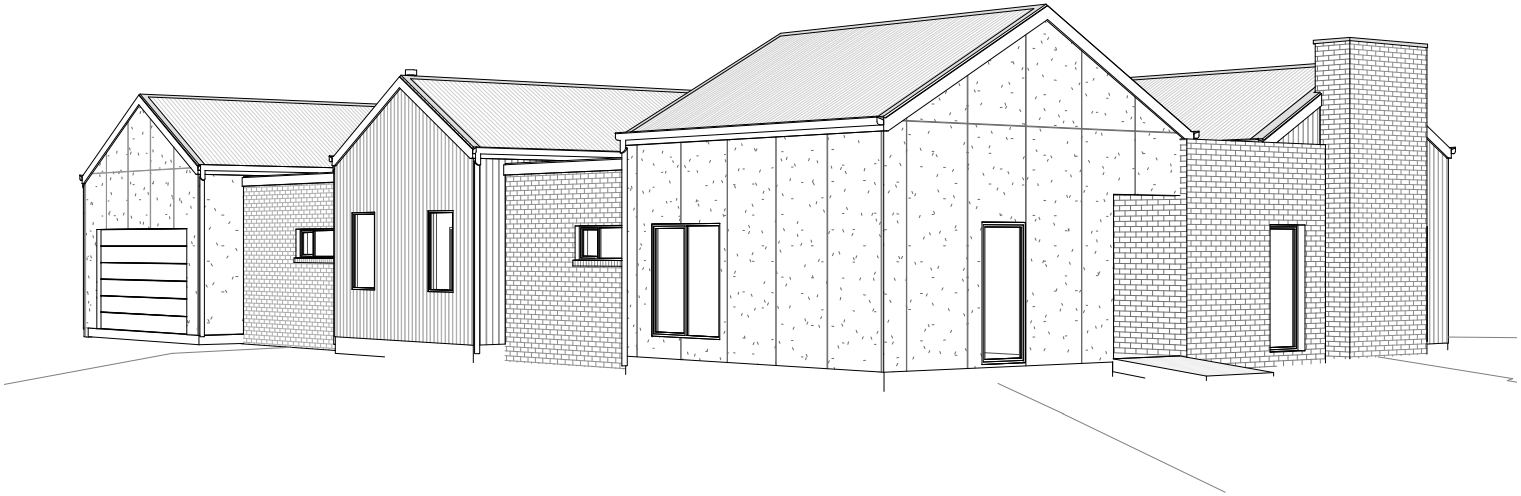
25 PJ. No.: PJ25/008

ents

	Ref. No.	Consult.	Ph.
	26487- STAGE 8	ADC	54414000
	25074	RESCOM	0423865393
t	R25-040	BSDS	0401654281
	25086	RESCOM	0423865393

ead in conjunction with all above associated
ancies to be reported immediately as they
erty is in a designated bushfire prone area.
requirements apply.

BUILDING DESIGN





RAY WEARNE BUILDERS



SHE

NAM

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ELEV

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WIN

CTICES SHALL COMPLY WITH BUT NOT BE
GULATIONS 2018,ABCB NCC. VOL 2 AND THE
) HENCEFORTH REFEREED TO AS"ABCB HP" ,
DARDS REFERRED TO THEREIN.
L COMPLY WITH ALL RELEVANT LAWS AND

T SHALL BE ASSESSED AND APPROVED BY
ERTIFIER AS MEETING ABCB HP PERFORMANCE
INSTALLATION.
WITH THE RESPECTIVE SUPPLY AUTHORITY'S

LANS AND ABCB HP, AUSTRALIAN STANDARDS OR
EPANCY SHALL BE REPORTED IMMEDIATELY
S TAKEN.
L NOT MODIFY OR AMEND THE PLANS
HE DESIGNER, EXCEPT WHERE THE RELEVANT
S MINOR NECESSARY CHANGES TO FACILITATE
E SUCH CHANGES ARE REPORTED BACK TO
URS OF THEIR MAKING.
IGN OF A SUBSTITUTE MATERIAL,
ISATION FOR ITS USE OR A CONTRACT VARIATION.
ATERIALS OR WORK PRACTICES SHALL BE
NTRACT AND, WHERE APPLICABLE, THE
FIER, PRIOR TO IMPLEMENTATION.

SCALED DIMENSIONS.
OTHER MEASUREMENTS ARE IN

OOR PLANS, SECTIONS AND EXTERNAL
RUCTURAL MEMBERS, NOT FINISHED

E MAY VARY ACCORDING TO MANUFACTURER.
CK AND VERIFY ALL DIMENSIONS, SETBACKS,
ANT DOCUMENTATION PRIOR TO THE
DISCREPANCIES TO CREATIVE EDGE BUILDING

SIFICATION IS : N2
R AGGRESSIVE INDUSTRIAL ENVIRONMENT PER

SOIL REPORT NO. 25074
MEDIATELY REPORT TO THE ENGINEER
E WITHIN 100MM OF NEIGHBOURING

REA. SITE BUSHFIRE ATTACK LEVEL

MINIMUM FFL IS:

ES:
mm/h INSERT FROM ABCB HP TABLE

mm/h INSERT FROM ABCB HP TABLE

F A HEIGHT LESS THAN OR EQUAL TO 8.5M:
BUILDING

09

GHT LESS THAN OR EQUAL TO 8.5M:

09

WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EROSION SEDIMENT CONTROL FIELD GUIDE FOR BUILDERS VERSION 3. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.

- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2M.
- CUT AND FILL BATTERS SHALL COMPLY WITH ABCB HP TABLE 3.2.1.

PROTECTION OF THE BUILDING FABRIC

- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
- ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH ABCB HP 10.8.1
- GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.
- ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO ABCB HP 7.3.5.
- DAMPCOURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
- SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE.
- SUBFLOOR VENTS SHALL BE LOCATED >600MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
  - 7,500MM2 CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
  - 6,000MM2 FOR OTHER SUBFLOOR TYPES.
- WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3660.1 OR AS3660.2.
- IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.
- BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH ABCB HP 5.6.6.
- CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN.
- SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH ABCB HP TABLE 7.2.2A.
- SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER ABCB HP 5.7.6. IN CLIMATE ZONES 6, 7 AND 8 UNLESS EXCLUDED BY ABCB HP 10.8.3(2) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER ABCB HP 10.8.3.
- EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH ABCB HP H2D8.
- WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH ABCB HP 10.2.
- BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

GLAZING

- GLAZED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH ABCB HP 8.3.2.
- FULLY FRAMED GLAZING INSTALLED IN THE PERIMETER OF BUILDINGS SHALL COMPLY WITH ABCB HP 8.3.3.
- GLASS – INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, SCREENS, PANELS, SPLASHBACKS AND BARRIERS SHALL COMPLY WITH ABCB HP 3.3.3.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH ABCB HP 8.4.

REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION).

STORMWATER AND SEWERS

- 90 MM DIA. OR 100 MM DIA. (CHARGED SYSTEMS) CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF ABCB HP 11.2.
- WHERE THE THRESHOLD OF A DOORWAY IS MORE THAN 230mm ABOVE THE ADJ. SURFACE IT MUST INCORPORATE A STAIRWAY IN ACCORDANCE WITH ABCB HP CLAUSE 11.2.6
- OTHER THAN SPIRAL STAIRS:
  - RISERS SHALL BE 190MM MAX AND 115MM MIN
  - GOINGS SHALL BE 355MM MAX AND 240MM MIN
  - 2R+G SHALL BE 700MM MAX AND 550MM MIN
  - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
  - 1000MM MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC; AND
  - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
  - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH ABCB HP CLAUSE 11.3.7.
- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH ABCB HP CLAUSE 11.3.8.
- WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WIRE BARRIERS SHALL COMPLY WITH ABCB HP 11.3.4 AND 11.3.6.
- A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH ABCB HP H1D8.
- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M 3/HR.M2 AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3.
- INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH ABCB HP CLAUSE 10.4.2.
- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
- FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
- DOOR HARDWARE SHALL BE INSTALLED 900MM– 1100MM ABOVE THE FINISHED FLOOR.
- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

- SMOKE DETECTORS SHALL BE FITTED W
ARE NON-COMPLIANT WITH AS3786.
- NEW SMOKE DETECTORS SHALL BE INTI
LOCATED AND INSTALLED PER ABCB HP
- IN A CLASS 10A PRIVATE GARAGE, AN A
9.5.1(B).
- LIGHT SWITCHES SHALL BE POSITIONED
1100MM ABOVE THE FINISHED FLOOR
HANDLE AT THE ENTRANCE TO A ROOM
- POWER POINTS SHALL NOT BE INSTALLI
LEVEL.
- ALL ELECTRICAL PENETRATIONS SHALL
RATING OF THE CABLE AND/OR DEVICE
- ONLY STAMPED IC4-RATED DOWNLIGH
NOT BE PENETRATED FOR DOWNLIGHT
- DUCTWORK FOR EXHAUST FANS AND H
WITH AS4254 & AS/NZS 4859.1 IN ACC
REQUIREMENTS SET DOWN IN ABCB HP
- UNLESS OTHERWISE STATED EXHAUST
OR LAUNDRY SHALL BE DISCHARGED DI
DUCTING TO OUTDOOR AIR. MINIMUM
  - 40 L/S FOR KITCHEN & LAUNDRY
  - 25 L/S FOR BATHROOM OR SANITARY
- AN EXHAUST SYSTEM THAT IS NOT RUN
OR SANITARY COMPARTMENT THAT IS
10.6.2(A) SHALL BE INTERLOCKED WITH
MINUTE RUN-ON TIMER OR HUMIDITY
- EXHAUST FANS, RANGEHOODS AND TH
DAMPERS.

AUSTRALIA STANDARDS

SCHEDULE 2 TABLE 1 OF THE NCC 2022 V

- THE FOLLOWING ARE SOME (BUT NOT
BUILDER MAY NEED TO BE AWARE OF:

• AS1288:2021	GLASS IN BUILD
• AS/NZS 1562:2018	DESIGN & INST (PART1 TO 3)
• AS1684:2021	RESIDENTIAL TI CYCLONIC AREA
• AS1860:2006	INSTALLATION
• AS1926:2012	SWIMMING PO
• AS2047:2014	WINDOWS IN B
• AS2050:2018	INSTALLATION
• AS2159:2009	PILING - DESIGN
• AS2269:2012	PLYWOOD - STR
• AS2870:2011	RESIDENTIAL SL
• AS/NZS2904:1995	DAMP PROOF C
• AS2918:2018	DOMESTIC SOL
• AS/NZS3500:2021	NATIONAL PLUI STORMWATER
• AS3600:2018	CONCRETE STR
• AS3660:2014	TERMITE MANA
• AS3700:2018	MASONRY STRU
• AS3740:2021	WATERPROOFI
• AS3786:2014	SMOKE ALARM LIGHT OR IONIZ
• AS3959:2018	CONSTRUCTION
• AS4055:2021	WIND LOADS F
• AS4100:2020	STEEL STRUCTU
• AS4200:2017	PLIABLE BUILDI
• AS4254:2021	DUCTWORK FO
• AS/NZS4505:2012	GARAGE DOOR
• AS4586:2013	SLIP RESISTANC SURFACE MATE
• AS/NZS4600:2018	COLD FORMED
• AS4773:2015	MASONRY IN SM
• ASNZS 4859:2018	THERMAL INSU
• AS4858:2004	WET AREA MEM

LT ASSUMPTIONS ABOUT THE INTEGRITY OF
ON, DRAUGHTPROOFING AND GLAZING.
MEASURES, TO ENSURE THAT THE AS-BUILT
LED IN THE ENERGY RATING.
O COMPLY WITH AS 4859.1 AND ABCB HP

NTINUOUS, WITHOUT GAPS AND CRACKS,
NG SUBFLOOR). THERE SHALL BE NO AIR GAP
N. JUNCTIONS BETWEEN INTERNAL AND

RESSED.
SULATED TO THE SAME R-VALUE AS THE
R CLOSED-CELL FOAM.
, AIRTIGHT AND COVERED BY INSULATION.
EABLE LAYER SHALL BE INSTALLED PER
XTERNAL WALLS. THE MATERIAL SHALL BE
AL SIDE TO ENSURE A TIGHT SEAL. ALL
ALED, ENSURING THAT THE MATERIAL COVERS
OW FRAMES. ANY FLASHING AROUND
G WRAP.
MBER BATTENS SHALL BE USED TO

ANY INSULATION THEY HAVE REMOVED IN THE
S/PENETRATIONS IN BUILDING WRAP. ALL
FOR-PURPOSE FLEXIBLE SEALANT.
SSIONED CHIMNEYS AND WALL VENTS SHALL
N UNFLUED GAS HEATER IS PRESENT.
OR THE INTENDED APPLICATION.
RPOSE, LONG-LASTING PROPRIETARY TAPE OR
D SEAL JUNCTIONS OF:

SET CORNICES)

AND PLASTERBOARD.
NGEHOODS, SHALL BE FITTED WITH

AN EXISTING TIMBER FLOOR, GAPS BETWEEN
NG FINISHES OR COVERINGS.
AUGHTPROOFED PER ABCB HP 13.4.4 USING A

RE INSTALLATION, EITHER BY WRAPPING WITH
VING PLASTER SECURELY TO THE FRAME AND

LASS 10A SPACES SHALL BE SEPARATED BY
ACES SHALL BE WEATHER-STRIPPED.
TUAL SIZE MAY VARY MINIMALLY ACCORDING
ES, OVERALL SIZE, U-VALUE AND SHGC VALUES
Y NOT BE ALTERED WITHOUT THE EXPRESS

RATED IN ACCORDANCE WITH WIND RATING,
SHED ALL AROUND.
H FLYSCREENS.

☐ FRAME STAGE :
- WALLS FRAMED WITH 3 STUD EXTERNAL CORNERS OR INSULATED FROM THE OUTSIDE PRIOR TO EXTERNAL WRAP INSTALL
- INTERNAL WALLS ABUTTING EXTERNAL WALLS ARE FRAMED BEHIND WITH NOGGINS AT THE JUNCTION ALLOWING SUBSEQUENT INSULATION, OR HAVE BEEN INSULATED EXTERNALLY PRIOR TO WRAP WHERE CAVITY POCKET NOT ACCESSIBLE FROM THE INSIDE.
- TIMBER ROOF BATTENS USED (WHERE THERE WILL BE FOIL BACKED BLANKET AND METAL ROOF)
- FRAME CHECKED FOR POTENTIAL THERMAL BRIDGING AND FOAM BACKED TAPE, ABLEFLE , AIRGAPS, OR OTHER INSULATION USED TO DISCONNECT THE THERMAL PATHWAY. (CONTACT DESIGNER FOR DIRECTION IF REQUIRED)

☐ LOCKUP STAGE : WINDOWS
- WINDOWS SUPPLIED AS PER STAMPED PLANS, AND MEET THE SUBSTITUTION TOLERANCES (SHGC & U-VALUE) & WINDOW TYPE, OF THE WINDOWS SHOWN ON THE HOUSE ENERGY RATING CERTIFICATE. (SCANNING THE HOUSE ENERGY RATING STAMP QR CODE ON THE PLANS WILL ACCESS THE CERTIFICATE.)

☐ WRAPS:
- WRAP TYPE USED IS AS PER PLANS, OR IN LINE WITH NCC FOR CLIMATE REQUIREMENTS, AND MANUFACTURERS INSTALLATION REQUIREMENTS. (WHERE A DISCREPANCY EXISTS CONTACT DESIGNER.)
- PROPRIETARY LONG LASTING TAPE SUITABLE FOR THE MEMBRANE USED THROUGHOUT
- PRIOR TO WRAP EXTERNAL FRAMING CHECKED FOR EXTERNAL FACING CAVITIES, AND CAVITIES INSULATED. (ESPECIALLY IN RESPECT OF EXTERNAL CORNERS, AND INTERNAL TO EXTERNAL WALL JUNCTIONS.)
- WRAP TAPED TO WINDOW AND DOOR SIDES AND ANY PENETRATIONS WITH PROPRIETARY TAPE
- WRAP INSTALLED TO START >30MM BELOW BOTTOM PLATE, AND GO TO TOP PLATE. JOINS LAPPED BY 150MM & TAPED WITH PROPRIETARY TAPE.

☐ ROOF:
- TIMBER ROOF BATTENS USED (WHERE THERE IS A FOIL BACKED BLANKET UNDER A METAL ROOF)
- ROOF BLANKET R RATING IS AS PER SPECIFIED
- ROOF BLANKET LAPPED 150MM OVER FOIL SIDE LAP, TO BUTT TIGHTLY WITH NO GAPS
- BLANKET RUNS FROM RIDGE TO GUTTER, WITHOUT BATT MATERIAL HANGING INTO GUTTER (AND ALLOWING WICKING)

☐ ROUGH-IN-STAGE:
- TRADES INSTRUCTED TO REPLACE ANY INSULATION THEY HAVE REMOVED IN THE COURSE OF THEIR WORK AND TO TAPE ANY CUTS/PENETRATIONS IN BUILDING WRAP
- PLUMBERS AND ELECTRICIANS INSTRUCTED TO PLACE PIPES AND WIRES WITH CONSIDERATION TO BULK INSULATION OBJECTIVES
- ANY PLUMBING, ELECTRICAL OR SERVICE PENETRATIONS THROUGH THE TOP PLATES OR FLOOR, SEALED/CAULKED
- ALL HOLES DRILLED THROUGH STUDS AT INTERNAL TO EXTERNAL WALL JUNCTIONS SEALED/CAULKED
- WHERE DOWNLIGHTS INSTALLED, IC-4 OR IC-F LED USED, STAMPED BY MANUFACTURER FOR INSULATION TO COVER OVER
- EXTRACTION FANS, INCLUDING RANGEHOOD, FITTED WITH BACKFLOW DAMPERS (AT FAN BODY &/OR VENT OUTLET) INSTALLED TO DUCT EXTERNALLY AS PER PLANS.
- IF APPLICABLE TO THE PROJECT A ONE PIECE PROPRIETARY DUCTED HEATING RETURN PLENUMS FITTED WITH ATTACHED SPIGOT COLLAR FOR AIRTIGHT RETURN. ALTERNATIVELY, WHERE BOXED OUT CAVITY USED, THE INSIDES TO BE LINED AND CAULKED, AND FITTED WITH TOP AND BOTTOM PIECE, WITH SPIGOT COLLAR IN CEILING, CONNECTED TIGHTLY TO RETURN DUCTING.
- BEFORE THE GRILLS INSTALLED FOR THE DUCTED AIR CONDITIONING SYSTEMS, ALL DUCTED HEATING BOOTS AT THE FLOOR OR CEILING PLASTER SEALED WITH AN ACRYLIC CAULK.
- PLATFORMS FOR ATTIC HVAC EQUIPMENT, INSULATED UNDER WITH CEILING INSULATION, BEFORE BEING PUT IN PLACE.
- WALLS TO BE INSULATED, THAT INCLUDE BUILT IN BATHS, HAVE BEEN INSULATED BEHIND THE BATHTUB
- THE 'NUMBER' AND 'TYPE' OF CEILING FIXTURES (E.G. DOWNLIGHTS, EXHAUST FANS, CEILING VENTS) INSTALLED, MATCHES WHAT IS SHOWN ON THE STAMPED PLANS. OR, WHERE NOT DETAILED ON THE PLANS, MATCHES THE DETAILS OUTLINED IN 'CEILING PENETRATIONS' IN THE HOUSE ENERGY RATING CERTIFICATE?

☐ BULK INSULATION STAGE:

GENERAL
- INSULATION INSTALLED TO CORRECT R-VALUES AS PER THE STAMPED PLANS
- INSULATION INSTALLED TIGHT AND CONTINUOUS WITHOUT GAPS AND CRACKS
- INSULATION IS NOT COMPRESSED
- INSULATION FINISHED FLUSH TO THE FINISHED SURFACE OF THE ROOM IT IS INSULATING TO AVOID AIR WASHING
- INSULATION OVERLAPS AT JUNCTIONS BY THE FULL WIDTH OF THE STUDWORK
- WHERE REQUIRED, BATTS CUT TO FIT TIGHT TO FRAME SPACING, & NOT SQUASHED IN WALL (BULK INSULATION):

☐ CEILINGS & ROOF SPACES:
- GAPS FILLED WITH CUT STRIPS OF INSULATION. GAPS <20MM FOAM FILLED WIT
- GAPS BETWEEN WINDOW & DOOR FRAMES AND THE HOUSE FRAME FOAM FILL
- BATTS SCORED OR SPLIT TO COVER NEATLY AROUND PIPES & WIRES WITHOUT C DEFORMATION OF BATTS
- INSULATION NOT CUT OUT BEHIND POWERPOINTS
- JOIST PERIMETER BETWEEN FLOOR LEVELS INSULATED WITH WALL INSULATION BATTS TO STOP AIRFLOW
- INSULATION CHECKED OUT OVER WINDOW/DOOR HEAD LINTELS AND WALL BLO
- INTERNAL WALLS ABUTTING GARAGES (& UTILITIES) INSULATED AS THOUGH TH

☐ PRE-PLASTER CHECK:
- ALL ELECTRICAL CABLE ENDS ARE BROUGHT TO THE FRONT OF THE INSULATION
- BUILDER CHECK COMPLETED TO MAKE SURE NO INSULATION HAS BEEN MOVED INSTALLED WITH NO GAPS OR VOIDS ON ALL EXTERNAL WALLS & CEILINGS. INSU COMPRESSED AROUND PIPES & WIRES. INSULATION LAPS AT JUNCTIONS, AND I FACE OF THE FRAMING, AND IS READY FOR PLASTER.
- PHOTOS OF QUALITY INSTALL TAKEN FOR EACH ROOM

☐ PLASTER:
- EXPANSION GAP BETWEEN PLASTER AND FLOOR CAULKED WITH FLEXIBLE SEALA SHOULD SEAL THE GAP BETWEEN THE FLOOR AND THE BOTTOM-PLATE, & THE C
- CORNICES SET TIGHTLY AND FINISHED TO PROVIDE LONG TERM AIR SEAL.
- THE JAMB FRAME SURROUNDING CAVITY SLIDER POCKETS FITTED WITH A BULB STUD ADHESIVE TO BOTH SIDES OF THE SURROUNDING FRAME JAMB, WITH PLA SEAL, (OR OTHER METHOD), SO THAT NO AIR FROM WITHIN THE STRUCTURE W
- PLASTER BEHIND CABINETS IS COMPLETE, WITH JUNCTIONS TO FLOOR AND CEIL PENETRATIONS CAULKED PRIOR TO CABINETRY PLACEMENT (MUST BE DONE BE
- ALL PLUMBING PIPES & ELECTRICAL CABLES THAT GO INTO BACKS OF CABINETS PLASTER PENETRATION.
- PLASTER BEHIND CABINETS CAULKED AT WALL/FLOOR JUNCTION AS PER OTHER CABINETRY IS FITTED).

☐ FIX STAGE:
- ALL INTERNAL LININGS & JOINS IN SURFACES CHECKED FOR GAPS AND CAULKED
- APPROPRIATE CAULKING CHOSEN THROUGHOUT (INTERIOR, EXTERIOR, HIGH TE LOW EXPANSION FLEXIBLE FOAM, LOW VOC, ETC.), BASED ON THE APPLICATION
- ARCHITRAVES AND SKIRTS CAULKED TIGHT TO THE WALL PRIOR TO PAINTING. H AND DOORS CHECKED.
- WEATHER-STRIPPING AND DRAFT EXCLUDERS, ALIGNED TO PROVIDE AN AIR TIG EXTERNAL DOORS AND DOOR TO GARAGE.
- ACCESS HATCHES INSULATED OVER WITH 2 LAYERS OF 50MM FOAM BOARD OR SIDE TO THE SAME R-VALUE AS THE ROOF/CEILING. WEATHER-STRIPPING INSTA
- BEFORE HEAD UNITS FITTED TO SPLIT SYSTEM, INSULATION REPLACED, AND/OR PENETRATION BY THE FLOW AND RETURN LINES. ANY PLASTER HOLE AROUND T
- 20MM GAP OR DOOR GRILL ALLOWED AT THE BOTTOM OF BATHROOM DOORS ADEQUATLEY

☐ EXISTING HOUSE WORKS (ONLY IF APPLICABLE TO PROJECT)
- EXISTING ROOF SPACES INSULATED, OR TOPPED UP WITH INSULATION, TO THE S
- EXISTING WALL VENTS CAULKED OR PLASTERED (CONFIRM NO OLD UNFLUED GA OPEN AND CONTACT DESIGNERS OFFICE FOR INSTRUCTION)
- DISUSED FIREPLACES BLOCKED OFF AT BOTH THE THROAT & CHIMNEY TOP. WO OPENABLE CHIMNEY DAMPER.
- CAULKING AND WEATHER-STRIPPING HAS BEEN CARRIED OUT IN THE EXISTING S

D WITH-
OR

E OF CORROSION RESISTANT
A MAXIMUM APERTURE OF 2mm

SLABS ON THE GROUND

R SUPPORTS TO THE PRINCIPLE
D WITH-
OR

ORROSION RESISTANT
MUM APERTURE OF 2mm

BEARERS, JOISTS AND
E ONE OF THE FOLLOWING:
OWING:

NG), PARTICLEBOARD
NDERSIDE IS LINED
ERAL WOOL INSULATION

F THE GROUND, DECK, ROOFS OR
ORMATION)

HICKNESS OF 90mm I.E

4.1 (b), OR

TIMBER OR STEEL FRAME AND IS-

DIX F OF AS 3959
959

OF WALLS SHALL BE
OINTED

ENTS AND WEEPHOLES IN
H MADE OF CORROSION
MAXIMUM APERTURE OF 2mm

MBLIES

UTTER THAT COMPLIES WITH
R

REENS THAT COMPLY WITH
R

400mm OF A HORIZONTAL
R FURTHER INFORMATION)
MADE FROM

(iii) WHERE GLAZING IS WITHIN 400mm OF A HORIZONTAL SURFACE.
*(REFER TO CLAUSE 5.5.3 (c), (iii) FOR FURTHER INFORMATION)*GLAZING SHALL BE GRADE A SAFETY GLASS MINIMUM 4mm THICKNESS OR GLASS BLOCKS.
FOR ALL OTHER GLAZING, ANNEALED GLASS MAY BE USED

(iv) SEALS AND WEATHER STRIPS HAVE NO SPECIFIC REQUIREMENTS

(v) OPENING PORTIONS OF WINDOWS SHALL BE SCREENED WITH SCREENS THAT COMPLY WITH CLAUSE 3.6 OR CLAUSE 5.5.2 INTERNALLY OR EXTERNALLY

DOORS- SIDE HUNG EXTERNAL

TO COMPLY WITH ONE OF THE FOLLOWING

(a) COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 3.7 AND CLAUSE 5.5.1 OF AS 3959, OR

(b) COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 3.6 AND CLAUSE 5.5.2 OF AS 3959, OR

(c) COMPLY WITH THE FOLLOWING

(i) DOOR PANEL MATERIAL SHALL BE;
- NON COMBUSTIBLE, OR
- SOLID TIMBER WITH MIN. THICKNESS OF 35mm FOR THE BOTTOM 400mm, OR
- FULL FRAMED GLASS DOOR WHERE FRAMES ARE MADE FROM METAL, BUSHFIRE RESISTING TIMBER OR uPVC
- REFER TO AS 3959 FOR FURTHER OPTIONS

(ii) DOOR FRAME MATERIAL SHALL BE-
- BUSHFIRE RESISTING TIMBER
- TIMBER SPECIES FROM APPENDIX E OF AS 3959, OR
- METAL, OR
- METAL REINFORCED PVC-U

(iii) HARDWARE HAS NO SPECIFIC RESTRICTIONS

(iv) GLAZING SHALL BE MIN. 4mm GRADE A SAFETY GLAZING OR GLASS BLOCKS

(v) WEATHER STRIPS, DRAFT EXCLUDERS OR DRAFT SEALS SHALL BE INSTALLED

(vi) THERE IS NO REQUIREMENTS TO SCREEN THE OPENING PART OF THE DOOR

(iv) DOORS SHALL BE TIGHT FITTING TO THE DOOR FRAME OR ABUTTING DOOR

DOORS- SLIDING DOORS

SLIDING DOORS SHALL-

(a) COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 3.7 AND CLAUSE 5.5.1 OF AS 3959, OR

(b) COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 3.6 AND CLAUSE 5.5.2 OF AS 3959, OR

(c) COMPLY WITH THE FOLLOWING

(i) FRAME MATERIAL (INCLUDING FULL FRAMED GLAZED DOORS)
- BUSHFIRE RESISTING MATERIAL (APPENDIX F); OR
- TIMBER SPECIES FROM APPENDIX E OF AS 3959, OR
- METAL, OR
- METAL REINFORCED uPVC

(ii) HARDWARE HAS NO SPECIFIC REQUIREMENTS

(iii) GLAZING SHALL BE MIN. 4mm GRADE A SAFETY GLAZING OR GLASS BLOCKS

(iv) SEALS AND WEATHER STRIPS HAVE NO SPECIFIC REQUIREMENTS

(vi) THERE IS NO REQUIREMENTS TO SCREEN THE OPENING PART OF THE DOOR

(iv) SLIDING PANELS SHALL BE TIGHT FITTING TO THE DOOR FRAME

DOORS- VEHICLE ACCESS DOORS (GARAGE DOORS)

TO COMPLY WITH THE FOLLOWING

(a) THE PORTION OF THE DOOR WITHIN 400mm OF THE GROUND MUST BE MADE FROM EITHER OF THE FOLLOWING
- NON COMBUSTIBLE MATERIAL, OR
- BUSHFIRE RESISTING TIMBER, OR

WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION

(C) ACCESS DOORS FITTED WITH VENTILATION SLOTS SHALL BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6

ROOFS- INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

GENERAL

THE FOLLOWING APPLY TO ALL TYPES OF ROOFS

(a) TILES, SHEET ROOFING AND ACCESSORIES SHALL BE NON-COMBUSTIBLE

(b) ROOF/ ROOF AND ROOF/ WALL JUNCTIONS SHALL BE SEALED OR PROTECTED IN ACCORDANCE WITH CLAUSE 3.6

(c) ROOF OPENINGS (GABLE END VENT, ROOF VENTS) SHALL BE FITTED WITH EMBER GUARDS MADE OF A NON COMBUSTIBLE MATERIAL OR A CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM MESH WITH A MAXIMUM 2mm APERTURE

(d) INSTALLATION OF EVAPORATIVE COOLERS IN ACCORDANCE WITH CLAUSE 5.6 (d)

TILES ROOF

TILE ROOFS SHALL BE FULLY SARKED- SARKING SHALL-

(a) BE LOCATED ON TOP OF ROOF FRAME- EXCEPT THE ROOF BATTENS

(b) COVER ENTIRE ROOF, INCLUDING RIDGE AND HIPS

(c) EXTEND INTO GUTTERS AND VALLEYS

SHEET ROOF

SHEET ROOFS SHALL-

(a) BE FULLY SARKED AS ABOVE, EXCEPT THAT FOIL BACKED INSULATION BLANKETS MAY BE INSTALLED OVER BATTENS

(b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY-
(i) A CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM MESH WITH A MAXIMUM 2mm APERTURE
(ii) MINERAL WOOL, OR
(iii) NON COMBUSTIBLE MATERIAL

VERANDAH, CARPORT AND AWNING ROOFS

(a) A ROOF FORMING PART OF THE MAIN ROOF SPACE MUST COMPLY WITH THE ABOVE REQUIREMENTS FOR THE MAIN ROOF

(b) A ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL COMPLYING WITH CLAUSE 5.4 OF AS 3959 SHALL HAVE NON COMBUSTIBLE ROOFING EXCEPT WHERE TRANSLUCENT OR TRANSPARENT MATERIAL IS USED

* THERE IS NO REQUIREMENTS TO LINE THE UNDERSIDE OF A ROOF SEPARATE FROM THE MAIN ROOF SPACE

ROOF PENETRATIONS

(a) ALL ROOF PENETRATIONS (WITH NO EXCEPTIONS) SHALL BE SEALED AT THE ROOF WITH A NON COMBUSTIBLE MATERIAL

(b) OPENINGS IN VENTS, VENTED ROOF LIGHTS (OR SIMILAR) SHALL BE FITTED WITH A MESH MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A MAXIMUM 2mm APERTURE
*THIS REQUIREMENT DOES NOT APPLY TO ROOM SEALED GAS APPLIANCES
*IN THE CASE OF GAS APPLIANCE FLUES, EMBER GUARDS SHALL NOT BE FITTED

(c) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS 1288

(d) FOR POLYMER COVERINGS ON SKYLIGHTS AND ROOF LIGHTS REFER TO CLAUSE 5.6.5 (d) OF AS 3959

(e) FOR FLASHING AROUND TUBULAR SKYLIGHTS REFER TO CLAUSE 5.6.5 (e) OF AS 3959

(f) FOR EVAPORATIVE COOLERS REFER TO CLAUSE 5.6.5 (e) OF AS 3959

(g) VENT PIPES MADE FROM PVC ARE PERMITTED

(h) EAVE LIGHTING SHALL BE ADEQUATELY SEALED

(a) GABLES SHALL COMPLY WITH CLAUSE 5.4 O

(b) EAVE PENETRATIONS SHALL BE PROTECTED

(c) EAVE VENTILATION OPENINGS SHALL BE FIT
FROM CORROSION RESISTANT STEEL, BRONZ
MAXIMUM 2mm APERTURE
* JOINTS IN EAVE LININGS, FASCIA AND GABL
JOINING STRIPS OR TIMBER STORM MOULD

NO CONSTRUCTION REQUIREMENTS FOR FASCIAS, E

GUTTERS AND DOWNPIPES

AS 3959 DOES NOT PROVIDE MATERIAL REQUIREME
WITH THE EXCEPTION OF BOX GUTTERS

(a) BOX GUTTERS SHALL BE NON COMBUSTIBLE
WITH THE ROOF WITH NON COMBUSTIBLE M

*IF GUTTER AND VALLEY LEAF GUARDS ARE INSTALL

VERANDAHS, DECKS, STEPS AND LANDIN

DECKING MAY BE SPACED

THERE IS NO REQUIREMENT TO ENCLOSE THE SUB-F
DECKS, STEPS, RAMPS OR LANDINGS

ENCLOSED SUB-FLOOR SPACES OF VERANDAHS, DEC

MATERIALS THAT ARE USED TO ENCLOSE A SUB-FLO
400mm OF THE GROUND SHALL COMPLY WITH CLA

THERE ARE NO CONSTRUCTION REQUIREMENTS FO
STUMPS, STRINGERS, PIERS, POLES, DECKS, RAMPS
(I.E BEARERS AND JOISTS)

DECKING, TREADS AND SURFACES OF RAMPS AND L
300mm (HORIZONTALLY) FROM GLAZED ELEMENTS
400mm (VERTICALLY) FROM THE SURFACE OF THE D

(a) NON COMBUSTIBLE MATERIAL, OR

(b) BUSHFIRE RESISTING TIMBER, OR

(c) TIMBER SPECIES IN APPENDIX E OF AS 3959

(d) UPVC

UNENCLOSED SUB-FLOOR SPACES VERANDAHS, DEC

THERE ARE NO CONSTRUCTION REQUIREMENTS FO
STUMPS, STRINGERS, PIERS, POLES, DECKS, RAMPS
(I.E BEARERS AND JOISTS)

DECKING, TREADS AND SURFACES OF RAMPS AND L
300mm (HORIZONTALLY) FROM GLAZED ELEMENTS
400mm (VERTICALLY) FROM THE SURFACE OF THE D

(a) NON COMBUSTIBLE MATERIAL, OR

(b) BUSHFIRE RESISTING TIMBER, OR

(c) TIMBER SPECIES IN APPENDIX E OF AS 3959

BALUSTRADING, HANDRAILS OR OTHER BARRIERS

THERE IS NO CONSTRUCTION REQUIREMENTS

VERANDAH POSTS

VERANDAH POSTS SHALL BE:

(a) TIMBER POSTS SHALL BE MOUNTED ON A G
WITH A MIN. CLEARANCE OF 75mm ABOVE T

(b) IF LESS THAN 400mm FROM THE SURFACE
(i) NON-COMBUSTIBLE MATERIAL; OR
(ii) BUSHFIRE RESISTING TIMBER (APPENDIX
(iii) TIMBER SPECIES AS PER PARAGRAPH E1,

WATER AND GAS SUPPLY PIPES

ABOVE GROUND, EXPOSED WATER PIPES SHALL BE
GAS PIPES AND FITTINGS REFER TO CLAUSE 5.8

3m/s)
FORE

ACT LEVELS
BY BUILDER
FIRMED ON
.
HOWN ON

EED TO BE
MENT OF WORKS
NS AND THESE
E EDGE

ROOF

OR
.3
HAN

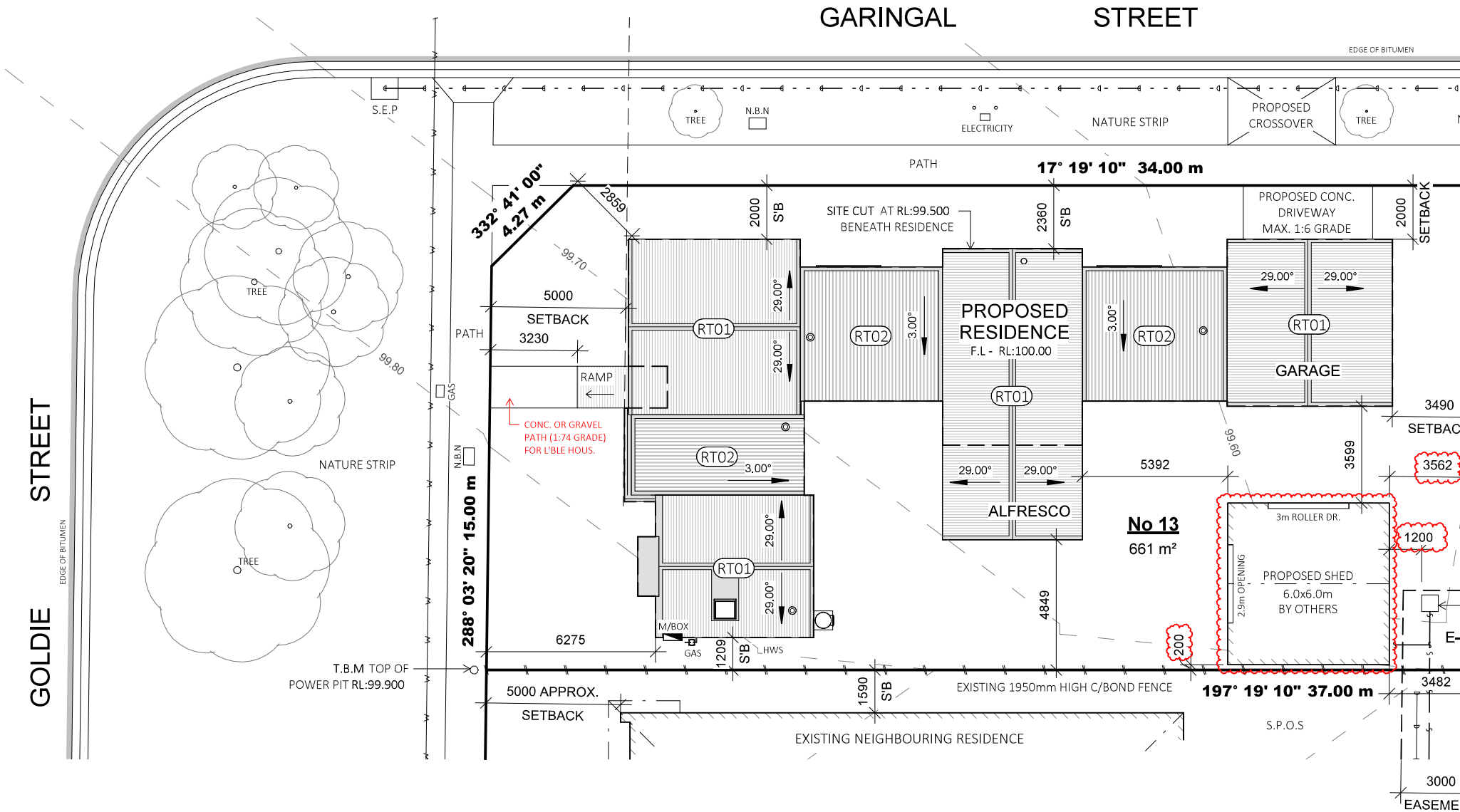
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6 m²
%

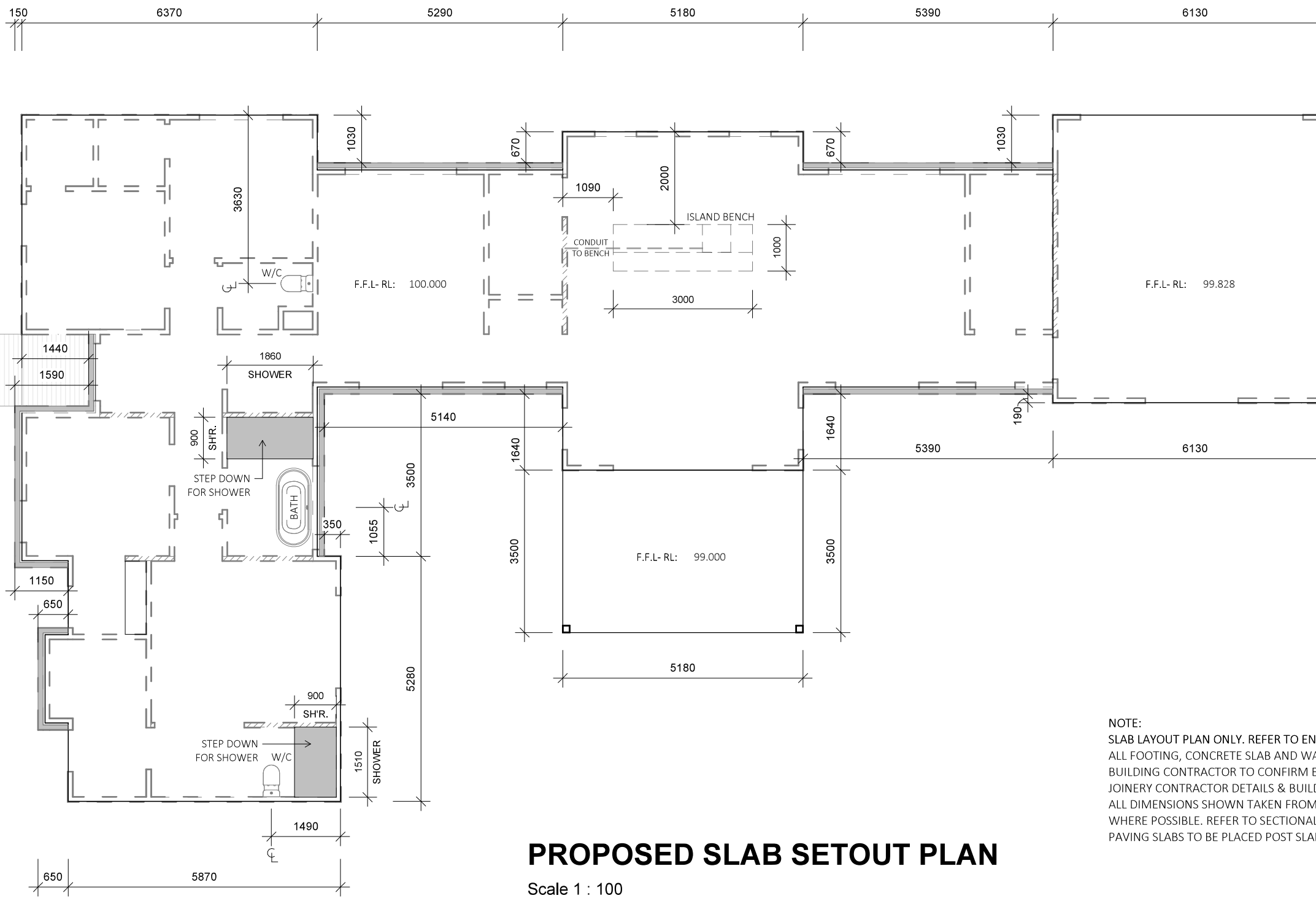
m²
m²
%

m²
m²



PROPOSED SITE PLAN

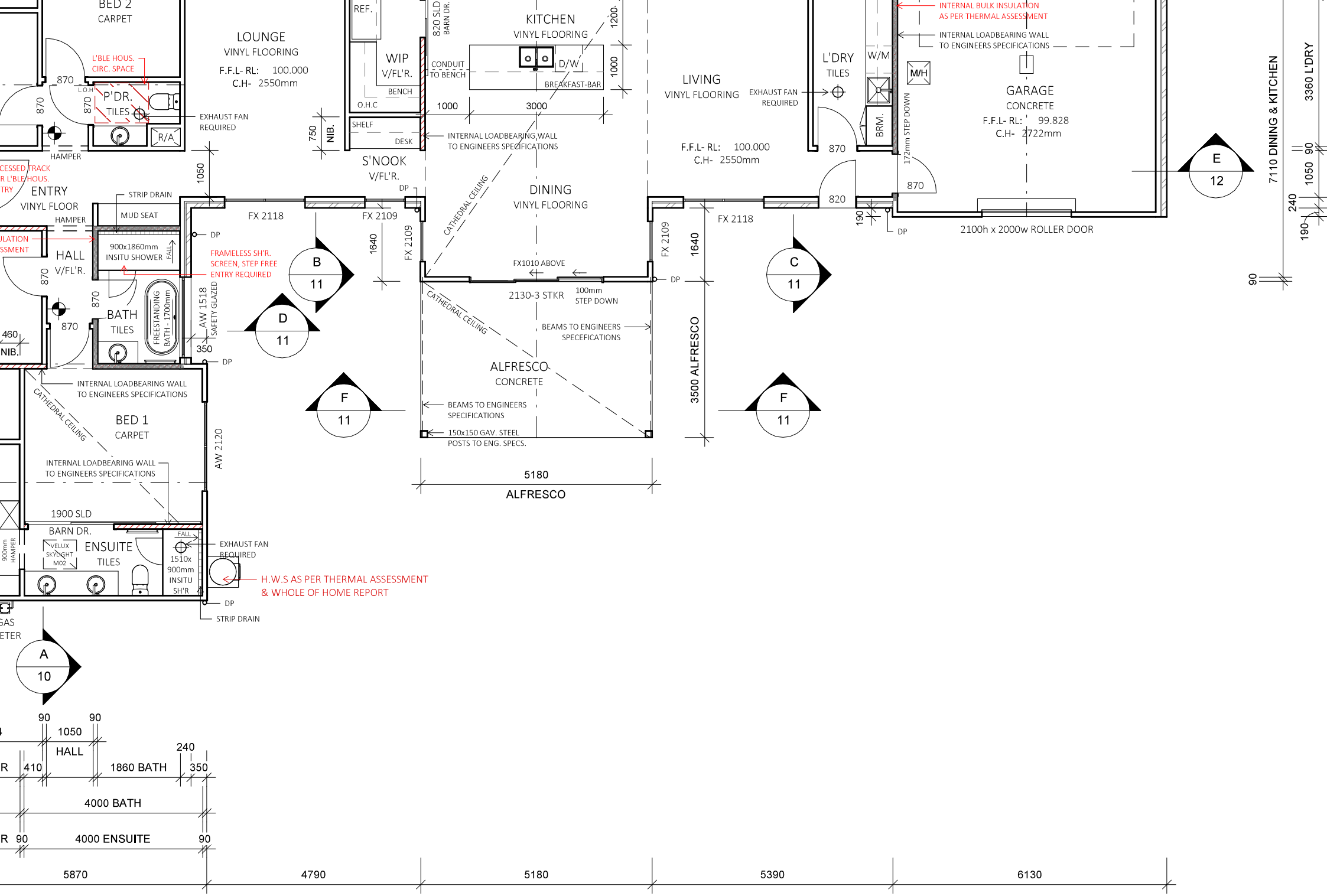
Scale 1 : 200

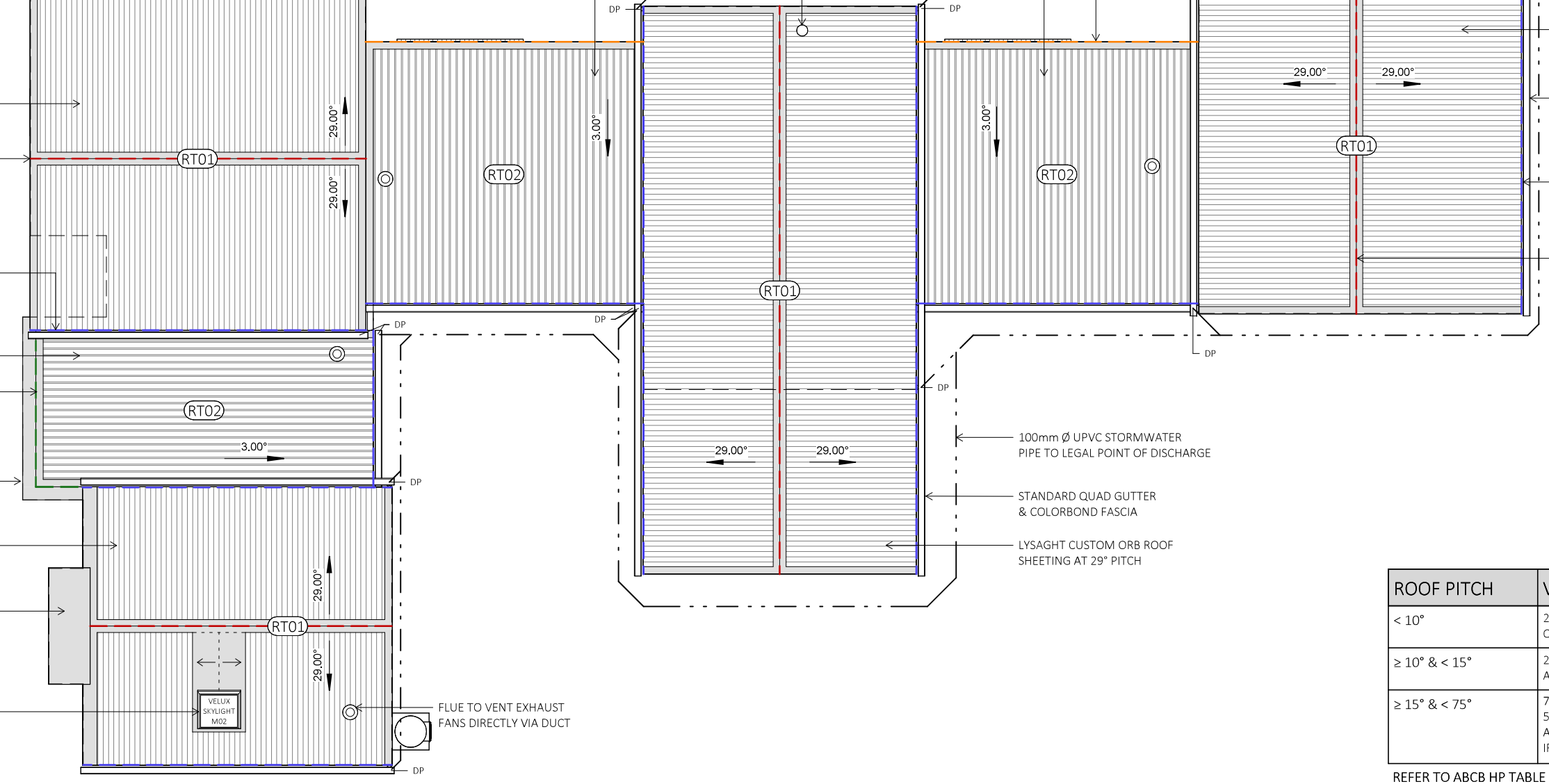


PROPOSED SLAB SETOUT PLAN

Scale 1 : 100

NOTE:
SLAB LAYOUT PLAN ONLY. REFER TO EN
ALL FOOTING, CONCRETE SLAB AND WA
BUILDING CONTRACTOR TO CONFIRM E
JOINERY CONTRACTOR DETAILS & BUILD
ALL DIMENSIONS SHOWN TAKEN FROM
WHERE POSSIBLE. REFER TO SECTIONAL
PAVING SLABS TO BE PLACED POST SLA


BED 2
CARPET
L'BLE HOUS. CIRC. SPACE
L.O.H
P'DR.
TILES
EXHAUST FAN REQUIRED
R/A
HAMPER
LOUNGE
VINYL FLOORING
F.F.L- RL: 100.000
C.H- 2550mm
REF.
WIP
V/FL'R.
BENCH
O.H.C
820 SLD BARN DR.
KITCHEN
VINYL FLOORING
CONDUIT TO BENCH
D/W
BREAKFAST-BAR
1200
1000
1000
3000
750
NIB.
SHELF
DESK
INTERNAL LOADBEARING WALL TO ENGINEERS SPECIFICATIONS
S'NOOK
V/FL'R.
LIVING
VINYL FLOORING
EXHAUST FAN REQUIRED
L'DRY
TILES
W/M
M/H
BRM.
172mm STEP DOWN
INTERNAL BULK INSULATION AS PER THERMAL ASSESSMENT
INTERNAL LOADBEARING WALL TO ENGINEERS SPECIFICATIONS
GARAGE
CONCRETE
F.F.L- RL: 99.828
C.H- 2722mm
F.F.L- RL: 100.000
C.H- 2550mm
870
820
190
DP
2100h x 2000w ROLLER DOOR
E
12
7110 DINING & KITCHEN
3360 L'DRY
90
1050
240
190
90
ENTRY
VINYL FLOOR
HAMPER
STRIP DRAIN
MUD SEAT
DP
1050
FX 2118
FX 2109
DINING
VINYL FLOORING
CATHEDRAL CEILING
FX 2109
1640
FX 2118
FX1010 ABOVE
2130-3 STKR
100mm STEP DOWN
DP
CATHEDRAL CEILING
BEAMS TO ENGINEERS SPECEFICATIONS
ALFRESCO
CONCRETE
BEAMS TO ENGINEERS SPECIFICATIONS
150x150 GAV. STEEL POSTS TO ENG. SPECS.
3500 ALFRESCO
5180
ALFRESCO
900x1860mm INSITU SHOWER
FALL
FRAMELESS SH'R. SCREEN, STEP FREE ENTRY REQUIRED
HALL
V/FL'R.
870
870
870
BATH
TILES
FREESTANDING BATH - 1700mm
AW 1518
SAFETY GLAZED
350
DP
460
NIB.
INTERNAL LOADBEARING WALL TO ENGINEERS SPECIFICATIONS
CATHEDRAL CEILING
BED 1
CARPET
INTERNAL LOADBEARING WALL TO ENGINEERS SPECIFICATIONS
AW 2120
1900 SLD
BARN DR.
VELUX SKYLIGHT M02
ENSUITE
TILES
FALL
EXHAUST FAN REQUIRED
1510x 900mm INSITU SH'R
H.W.S AS PER THERMAL ASSESSMENT & WHOLE OF HOME REPORT
DP
STRIP DRAIN
900mm HAMPER
B 11
C 11
D 11
F 11
F 11
A 10
90
1050
90
HALL
240
410
1860 BATH
350
4000 BATH
90
4000 ENSUITE
90
5870
4790
5180
5390
6130



ROOF PITCH	VE
< 10°	25,0 OF
≥ 10° & < 15°	25,0 AND
≥ 15° & < 75°	7,00 5,00 ADD IF T

REFER TO ABCB HP TABLE 10

D ROOF PLAN

STORMWATER AND SEWERS

- 90MM DIA. OR 100MM DIA. (CHARGED SYSTEMS) CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS

LEGEND

VENT SYSTE
RV10P (FRE
TO AREA SH

VENT SYSTE
G250N (FRE
TO AREA SH

VENT SYSTE
G250N (FRE
TO AREA SH

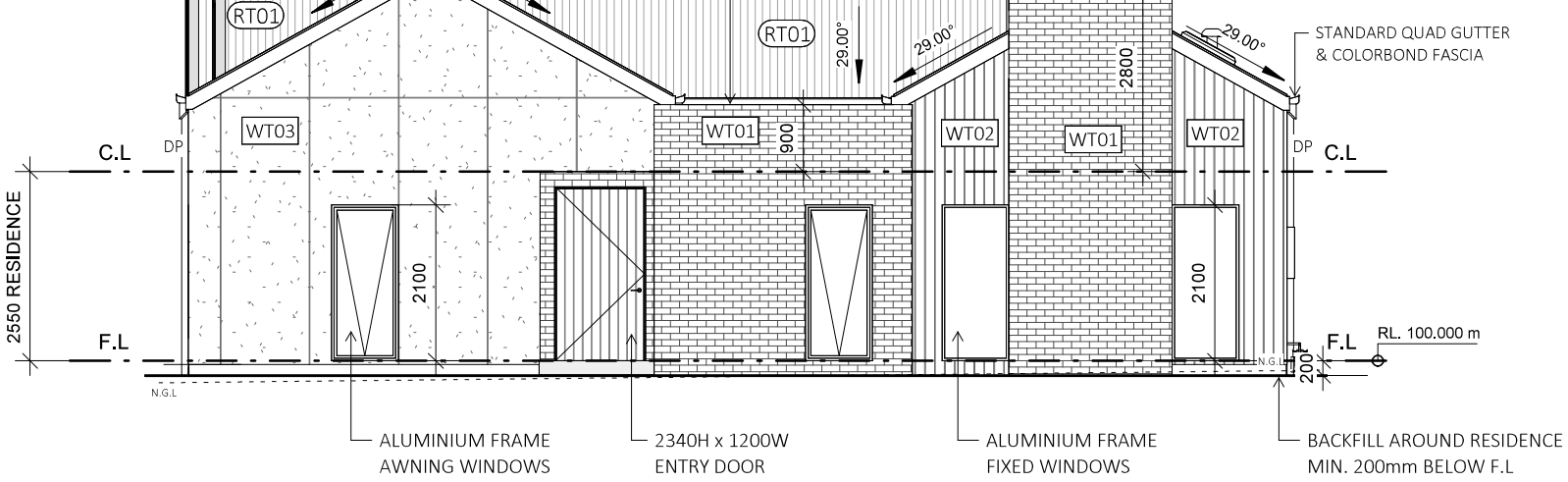
VENT SYSTE
G250N (FRE
SHOWN DA

ROOF VENTILATION SYSTEM

BUILDING MUST
.3.3 (a) & (b),

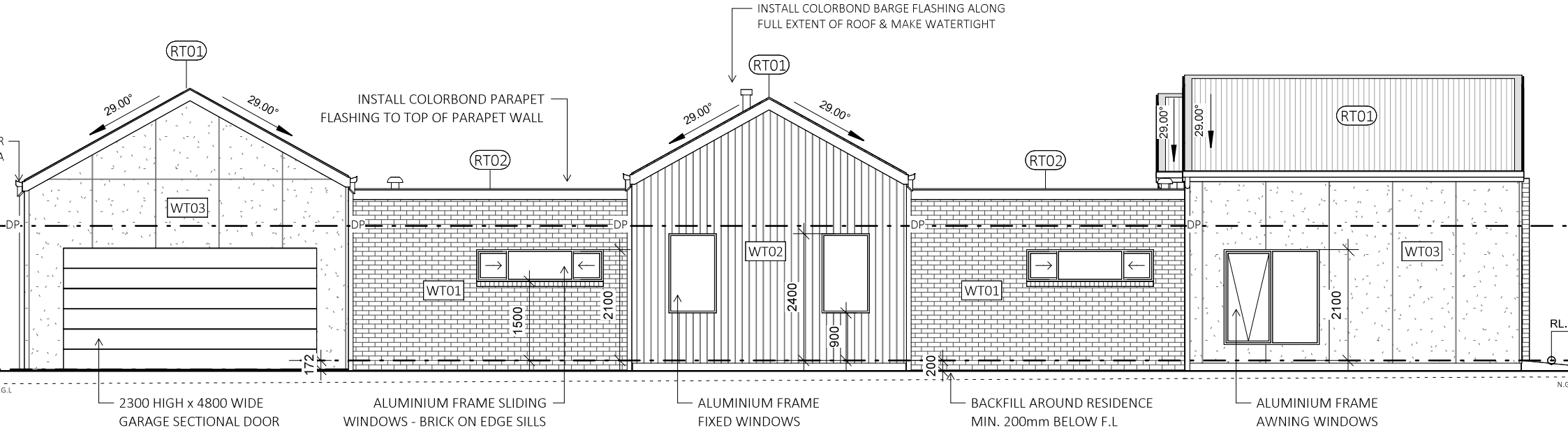
T BE GRADED TO
THE BUILDING
ES/ VENTS VIA DUCTING

RT01 LYSAGHT C
- COLORBO
RT02 LYSAGHT T
- COLORBO



SOUTH ELEVATION

Scale 1 : 100



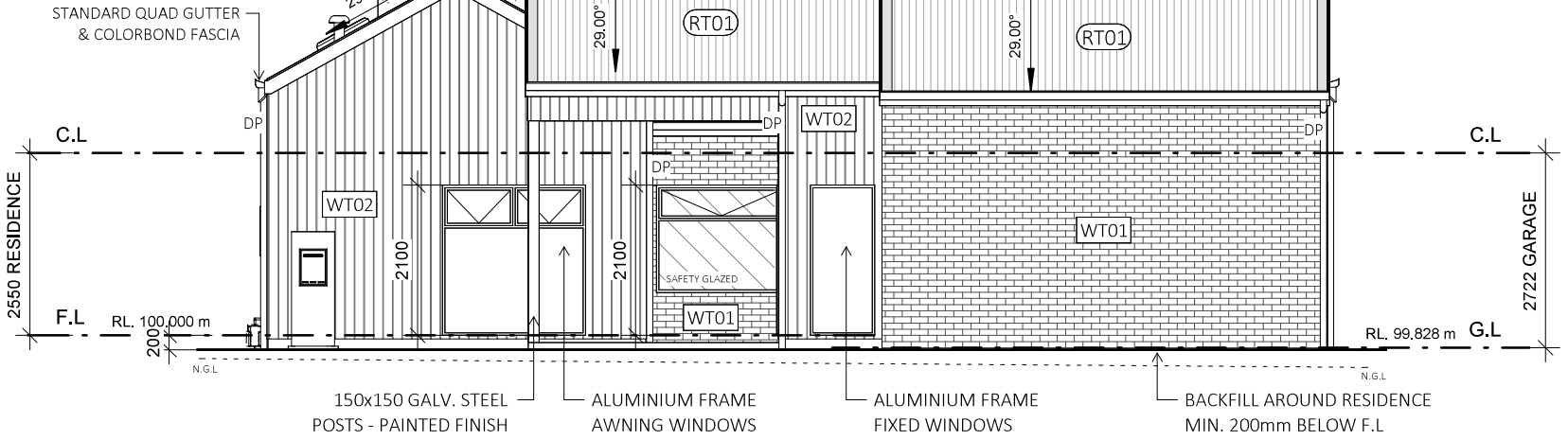
WEST ELEVATION

Scale 1 : 100

BUILDING MUST
3.3.3 (a) & (b),

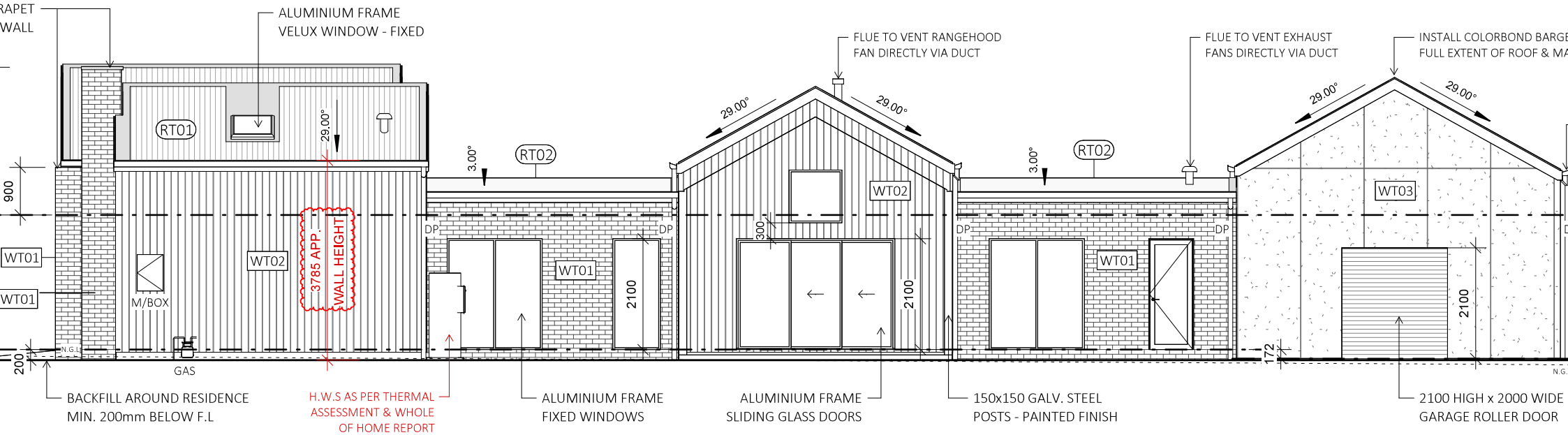
ST BE GRADED TO
THE BUILDING
UES/ VENTS VIA DUCTING

RT01 LYSAGHT
- COLORB
RT02 LYSAGHT
- COLORB



NORTH ELEVATION

Scale 1 : 100



EAST ELEVATION

Scale 1 : 100

ST BE GRADED TO
THE BUILDING
DANCE WITH ABCB HP
IS USED, IT MUST
660.1. ALTERNATIVELY,
RDANCE WITH ABCB

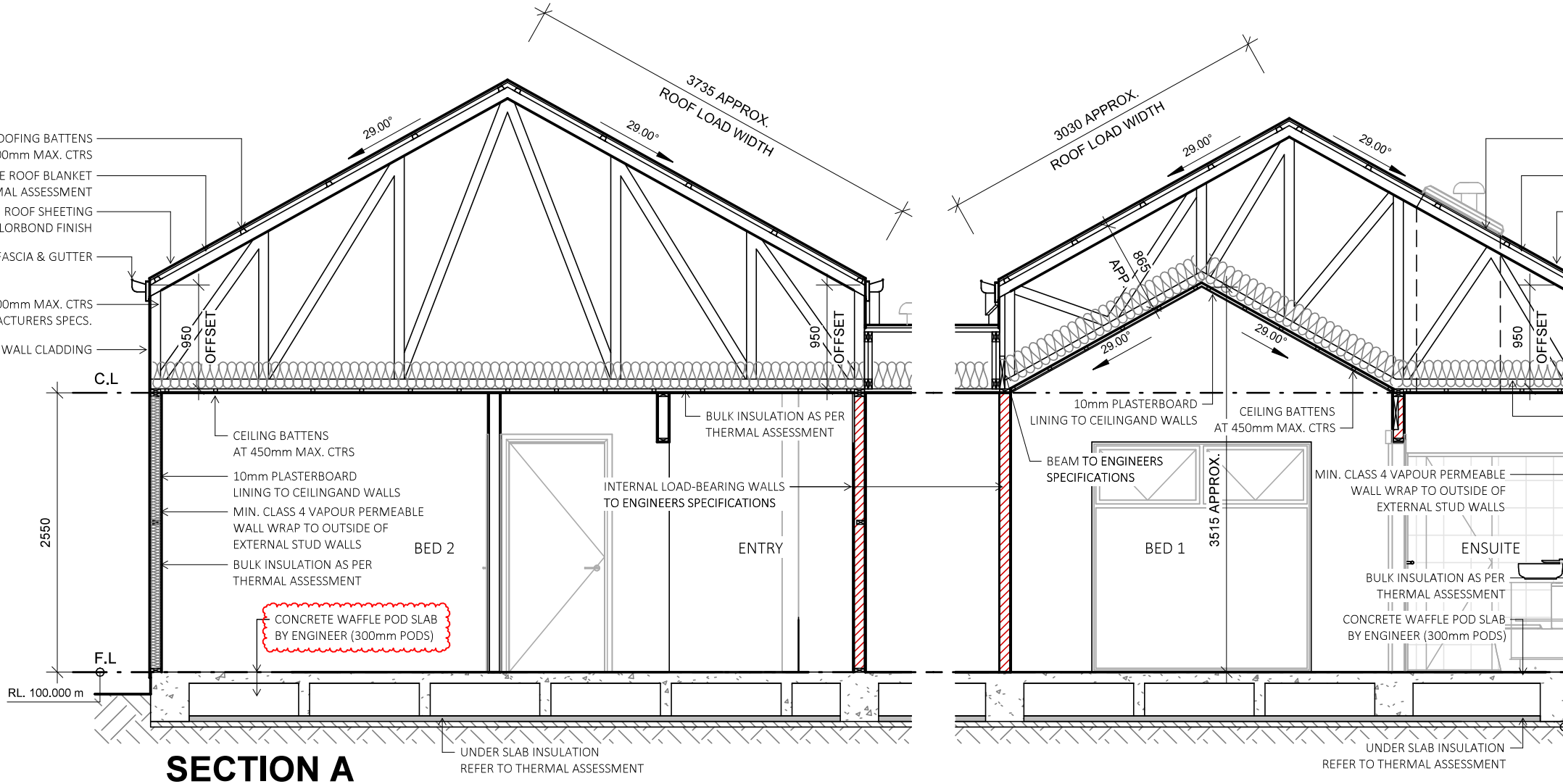
ESSMENT
E
F BLANKET
TS
TS
R2.5 BATTS

- R2.3

FOR,

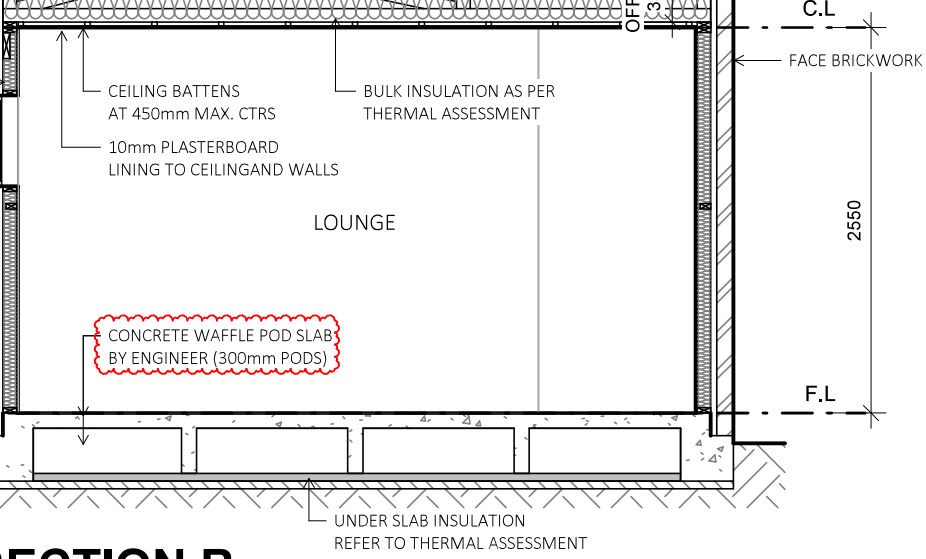
Flat 100 x 10	900	900
Angle 90 x 90 x 6EA	3000	2650
Angle 90 x 90 x 8EA	3200	2800
Angle 100 x 100 x 6EA	3350	2900
Angle 100 x 100 x 8EA	3600	3040
Angle 150 x 90 x 8EA	4200	3850
Lintel Bearing Length	**Clear spans less than 1m**	**Clear**
	100 mm	150 m

Refer to Engineer for all design details if NCC performance requirements



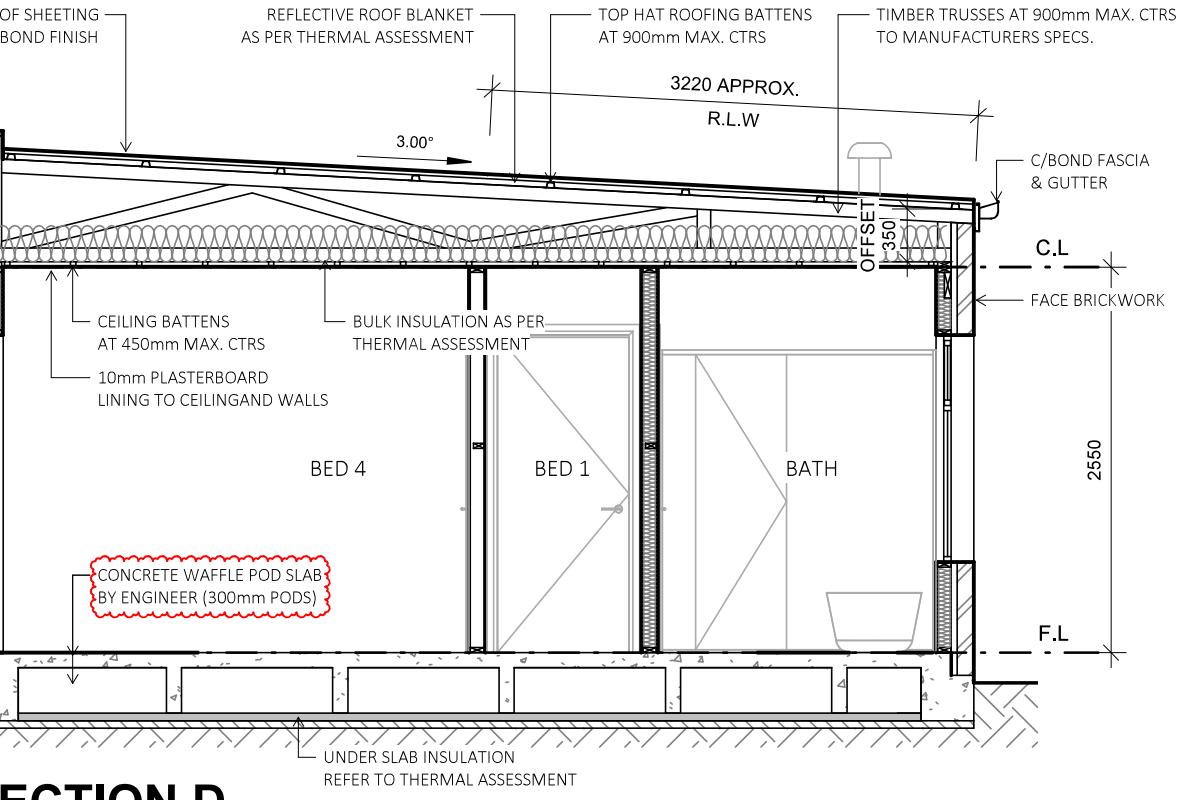
SECTION A

Scale 1 : 50

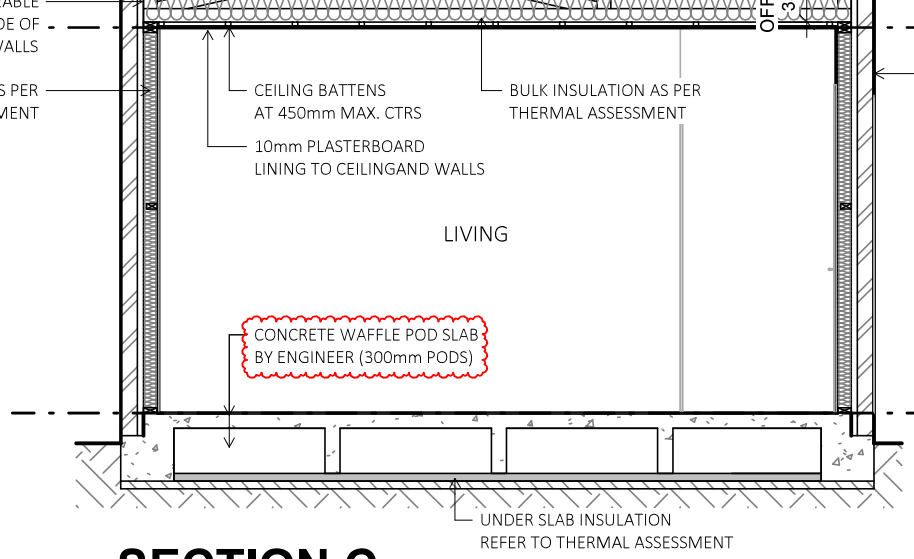


SECTION B

Scale 1 : 50

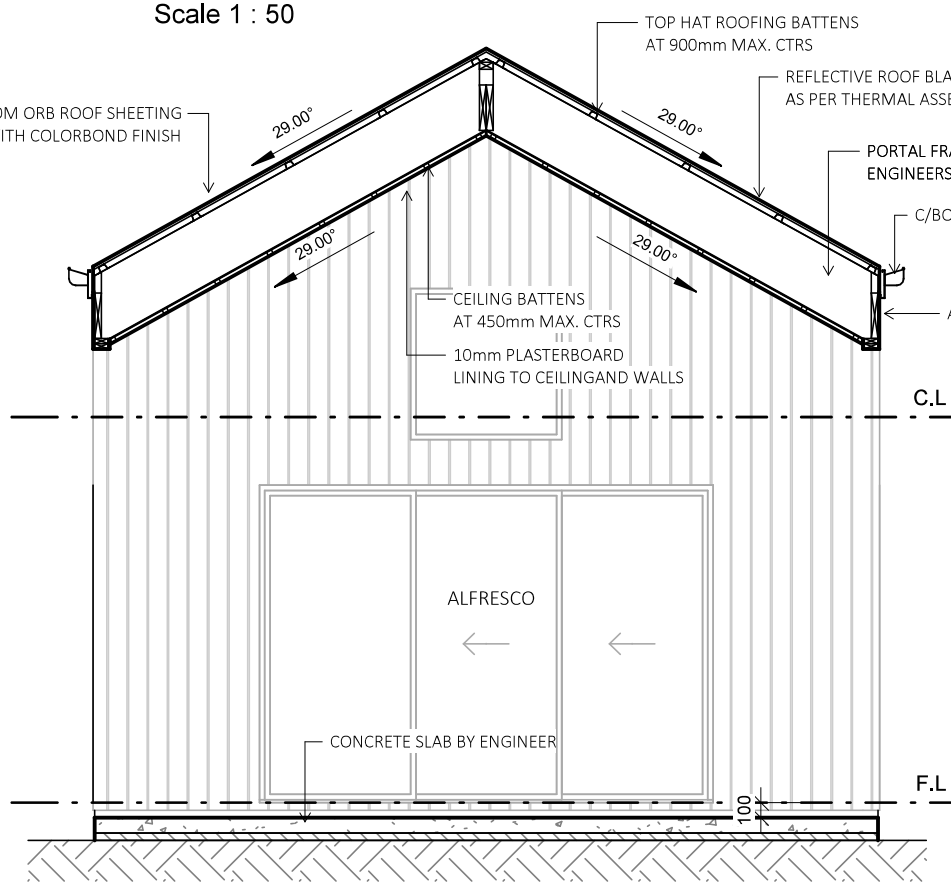


SECTION D



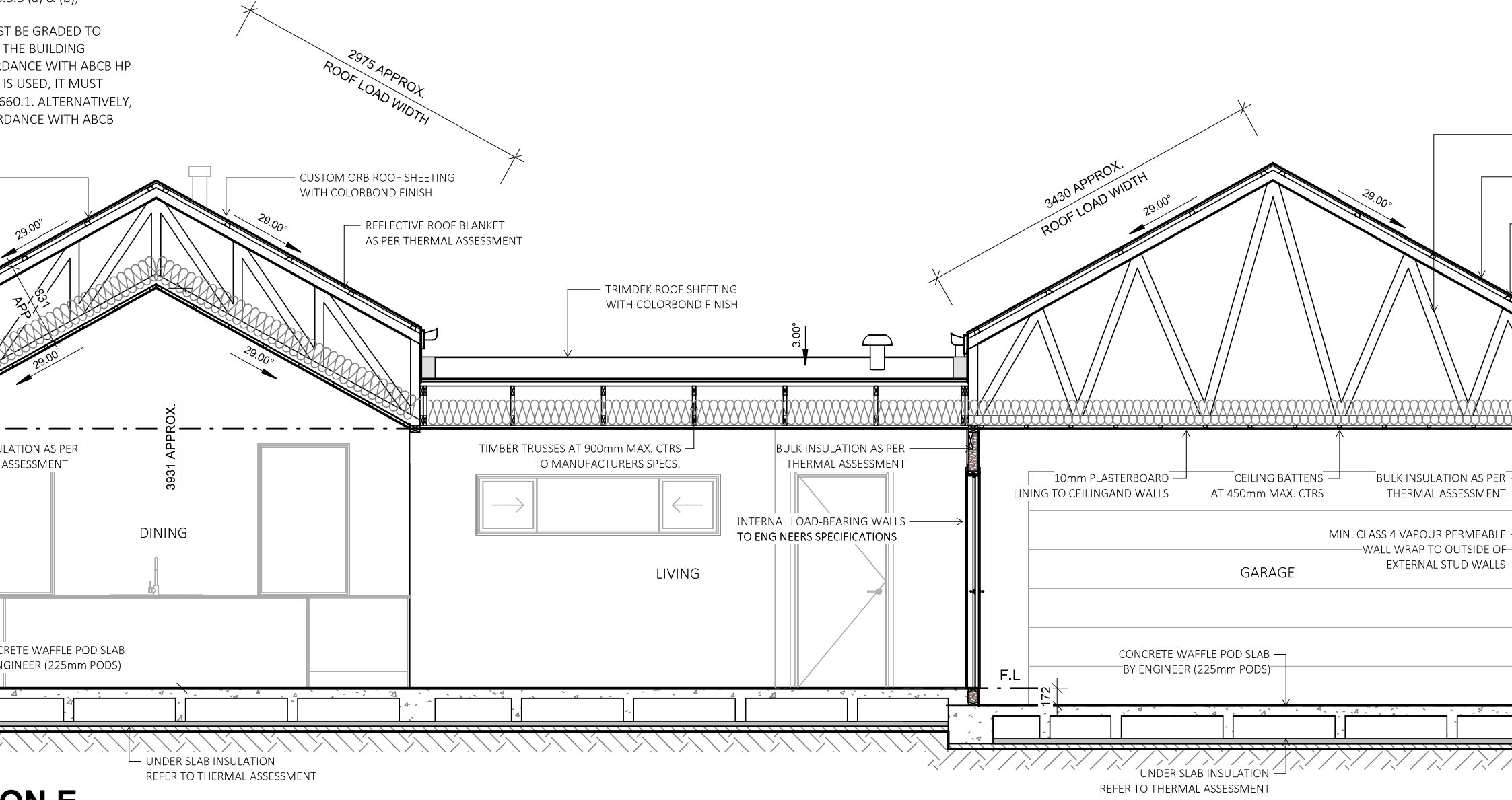
SECTION C

Scale 1 : 50



SECTION F

ST BE GRADED TO
THE BUILDING
DANCE WITH ABCB HP
IS USED, IT MUST
660.1. ALTERNATIVELY,
RDANCE WITH ABCB



ON E

FOR,

BLUE SKY DESIGN SOLUTIONS - THERMAL ASSESSMENT
REPORT No.R25-040 - INSULATION SCHEDULE
ROOF - METAL ROOF - R1.3 REFLECTIVE ROOF BLANKET
CEILING - PLASTERBOARD LINING - R6.0 BATTS
EXTERNAL WALLS - BRICK VENEER - R2.5 BATTS
INTERNAL WALLS - PLASTERBOARD LINING - R2.5 BATTS
(REFER TO FLOOR PLAN)

SEE

ADJACENT SURFACE

CONCRETE SLAB

S

CONCRETE OR PAVING

TED CONCRETE OR PAVING

CASES

5.7.4

REFER TO SPECIFIED CLADDING INSTALLATION INSTRUCTIONS BEFORE USING CLEARANCES BELOW

CLADDING GROUND CLEARANCES

"x"- MIN. 50mm ABOVE CONCRETE OR PAVING THAT SLOPES AWAY FROM DWELLING 50mm OVER THE FIRST 1m FROM DWELLING

"x"- MIN. 150mm ABOVE ALL OTHER CASES

REFER TO ABCB HP CLAUSE 7.5.7

CLADDING CLEARANCE

Scale 1 : 20

700mm WIDE DOOR- MIN. 20mm UNDER CUT

800mm WIDE DOOR- MIN. 17mm UNDER CUT

900mm WIDE DOOR- MIN. 16mm UNDER CUT

ROOMS THAT REQUIRE AN EXHAUST FAN DUE TO NON-COMPLIANT NATURAL VENTILATION ARE REQUIRED TO BE PROVIDED WITH MAKE UP AIR FROM AN ADJACENT ROOM WITH A MIN. FREE AREA OF 14,000mm², REFER TO ABCB HP PART 10.8.2 (5)

MAKE UP AIR DETAIL

Scale 1 : 20

SHEE

MIN.

SARK

INTO

GUTTER OVERH

Scale 1 : 10

CAPPING

10mm/90° OR 135° FOLD ANTI-CAPILLARY BREAK

FASCIA

ANTI-

REAK

ALL OTHER SURFACES

ARY BREAKS

CLADDING CLEARANCES TO MANUFACTURERS SPECIFICATIONS

APRON FLASHING INSTALLED TO CLADDING MANUFACTURERS SPECIFICATIONS

100 MIN. UPTURN

JOINTS IN FLASHINGS AND CAPPINGS MUST BE NOT LESS THAN 75mm, LAPPED IN THE DIRECTION OF THE FALL OF THE ROOF

REFER TO SPECIFIED MANUFACTURERS INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

APRON FLASHING 1

Scale 1 : 20

20 MIN.

MIN. 20mm GAP BETWEEN INSULATION AND SARKING

REFER TO ABCB HP FIGURE 10.8.3

INSULATION DETAIL

Scale 1 : 20

METAL BARGE CAPPING

50 MIN. COVER

ANTI-CAPILLARY BREAK, REFER TO DETAIL

JOINTS IN FLASHINGS AND CA

75mm, LAPPED IN THE DIRECT

REFER TO SPECIFIED MANUFA

INSTALLATION INSTRUCTIONS

BARGE CA

Scale 1 : 20

MIN. 5° FALL TOWARDS ROOF

METAL PARAPET CAPPING

ANTI-CAPILLARY BREAK,REFER TO DETAIL

APRON FLASHING

SCRIBE IN IF REQUIRED BY MANUFACTURER

GS AND CAPPINGS MUST BE NOT LESS THAN

THE DIRECTION OF THE FALL OF THE ROOF

ED MANUFACTURERS

TRUCTIONS FOR FURTHER DETAILS

ET FLASHING LOW 1

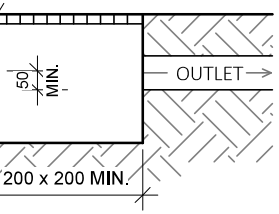
DOWNPIPE TO EXTEND OVER APRON FLASHING

SPREADER MUST NOT DISCHARGE ONTO FLASHINGS AND DISCHARGE IN DIRECTION OF ROOF FALL

FLASHINGS

SPREADER DETAIL

Scale 1 : 20



CREASED
DEPTH
ACCESS
P FIGURE 3.3.4

LT PIT DETAIL

SOIL CLASS	SITE CUT MAX. SLOPE RATIO
STABLE ROCK (CLASS A)	8:1 (H:L)
SAND (CLASS A)	1:2 (H:L)
FIRM CLAY (CLASS M-E)	1:1 (H:L)
SOFT CLAY (CLASS M-E)	2:3 (H:L)

A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE-
- WITHIN THE ALLOTMENT.
- NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A OF THE ABCB HOUSING PROVISIONS.
- NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

REFER TO ABCB HP PART 3.2

UN-RETAINED CUT

Scale 1 : 20

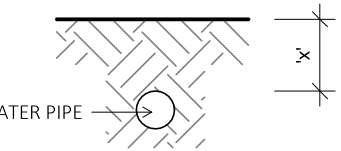
SOIL CLASS	FILL MAX. SLOPE RATIO
STABLE ROCK (CLASS A)	3:3 (H:L)
SAND (CLASS A)	1:2 (H:L)
FIRM CLAY (CLASS M-E)	1:2 (H:L)
SOFT CLAY (CLASS M-E)	NOT SUITABLE

FILL, USING AN UN-RETAINED EMBANKMENT MUST BE-
- BE PLACED WITHIN THE ALLOTMENT.
- BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE ABOVE.
- BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150mm.
- NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.
- WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2 OF THE ABCB HOUSING PROVISIONS
- HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH PART 3.3.3 OF THE ABCB HOUSING PROVISIONS

REFER TO ABCB HP PART 3.2

UN-RETAINED FILL

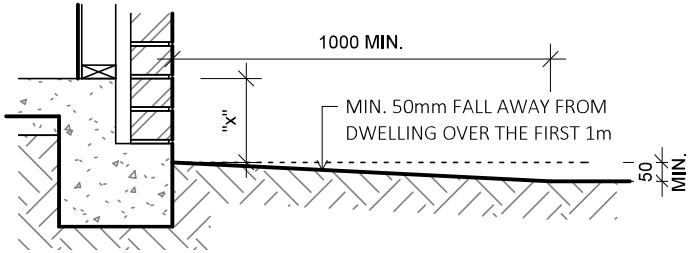
Scale 1 : 20



ATER PIPE COVER
00mm - UNDER SOIL
0mm- UNDER PAVED OR CONCRETE AREAS
5mm- REINFORCED CONCRETE SUBJECT TO LIGHT TRAFFIC
00mm- PAVING SUBJECT TO LIGHT TRAFFIC
BCB HP CLAUSE 3.3.5

RMWATER COVER

20



SLAB HEIGHT CLEARANCES
"x"- MIN. 50mm ABOVE CONCRETE OR PAVING THAT SLOPES AWAY FROM DWELLING 50mm OVER THE FIRST 1m FROM DWELLING
"x"- MIN. 150mm ABOVE ALL OTHER CASES
REFER TO ABCB HP CLAUSE 3.3.3

SURFACE DRAINAGE DETAIL

Scale 1 : 20

BE WATERPROOFED NOT LESS
RATE.
TERPROOFED NOT LESS

RPROOFED.
D.
ASE MUST ALSO
XCEPT FOR (a)

T AND FIBRE
BE WATER RESISTANT.
DARD, PLYWOOD AND
, THE FLOOR OF

ONTAL

HOUT SHOWERS
THE FOLLOWING APPLIES:
MENT AND FIBRE CEMENT
WATER RESISTANT.
LEBOARD, PLYWOOD AND
ALS, THE FLOOR OF

E WATERPROOFED
FACES.
NG BATHS AND SPAS,

E VESSEL, FOR THE EXTENT
HIN 75mm OF WALL, AND
VESSEL LIP.
ATER RESISTANT WITHIN 150mm
SEL
ERPROOFED

NGS APPLIES:

H OR SPA MUST BE
TERSTOP UNDER THE VESSEL LIP.
THE FLOOR UNDER THE BATH OR SPA.

150mm ABOVE THE LIP

THE FLOOR UNDER THE BATH OR SPA
LLOWING APPLIES:
0mm OF A BATH OR SPA.
UNCTIONS AND JOINTS IN WALLS

E WATERPROOFED WHERE

SELS (E.G. SINK, BASIN, L'DRY

HEIGHTS OF NOT LESS THAN 150mm
THE VESSEL, WHERE THE VESSEL IS

A VESSEL IS FIXED TO A WALL
TIONS WHERE THEY OCCUR IN
FED OR WATER RESISTANT
APPLIES:
TER RESISTANT
ER RESISTANT, AND WHERE A
MUST NOT BE LESS THAN 40mm

LESS THAN 1200m ABOVE THE FINISHED FLOOR LEVEL OF WC.
(c) WALL JUNCTIONS WITHIN THE WC AREA WITHIN 900mm RADIUS OF THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE WATERPROOFED.
(d) WALL/FLOOR JUNCTIONS WITHIN THE WC AREA WITHIN 1000mm RADIUS OF THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE WATERPROOFED.

10.2.6- WATERPROOFING SYSTEMS

(1) FOR THE PURPOSES OF THIS PART, A WATERPROOFING SYSTEM IS DEEMED-
(a) WATERPROOFED, IF IT COMPLIES WITH (2); OR
(b) WATER RESISTANT, IF IT COMPLIES WITH (3)
(2) FOR A WATERPROOFING SYSTEM REQUIRED TO BE WATERPROOFED IN ACCORDANCE WITH ABCB HP 10.2.2 TO 10.2.5, THE MATERIALS NOMINATED IN 10.2.8 MUST BE USED.
(3) FOR THE WATERPROOFING SYSTEM REQUIRED TO BE WATER RESISTANT IN ACCORDANCE WITH ABCB HP 10.2.2 TO 10.2.5, THE MATERIALS NOMINATED IN 10.2.9 MUST BE USED IN CONJUNCTION WITH MATERIALS IN 10.2.10.

10.2.7- MATERIALS

(1) WHERE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ABCB HP 10.2.2 TO 10.2.6, MATERIALS USED IN WET AREAS FORMING A WATERPROOFING SYSTEMS MUST BE EITHER WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH 10.2.8 AND 10.2.9.

10.2.8- MATERIALS- WATERPROOF

(1) THE FOLLOWING MATERIALS USED IN WATERPROOFING SYSTEMS ARE DEEMED TO BE WATERPROOF:
(a) STAINLESS STEEL.
(b) FLEXIBLE WATERPROOF SHEET FLOORING MATERIAL WITH WATERPROOF JOINTS.
(c) MEMBRANES COMPLYING WITH AS/NZS 4858.
(d) WATERPROOF SEALANT.

10.2.9- MATERIALS- WATER RESISTANT SUBSTRATES

(1) THE FOLLOWING MATERIALS ARE DEEMED TO BE WATER RESISTANT;
(a) FOR WALLS:
(i) CONCRETE COMPLYING WITH AS 3600, TREATED TO RESIST MOISTURE MOVEMENT.
(ii) CEMENT RENDER, TREATED TO RESIST MOISTURE MOVEMENT.
(iii) COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
(iv) WATER RESISTANT PLASTERBOARD SHEETING.
(v) MASONRY IN ACCORDANCE WITH AS 3700, TREATED TO RESIST MOISTURE MOVEMENT.
(b) FOR FLOORS:
(i) CONCRETE COMPLYING WITH AS 3600.
(ii) CONCRETE SLABS COMPLYING WITH AS 2870.
(iii) COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2 AND SUPPORTED ON A STRUCTURAL FLOOR.

10.2.10- MATERIALS- WATER RESISTANT SURFACE MATERIALS

(1) THE FOLLOWING SURFACE MATERIALS ARE DEEMED TO BE WATER RESISTANT:
(a) FOR WALLS:
(i) THERMOSETTING LAMINATE.
(ii) PRE-DECORATED COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
(iii) TILES WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9.
(iv) WATER RESISTANT FLEXIBLE SHEET WALL MATERIALS WITH SEALED JOINTS WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9.
(v) SANITARY GRADE ACRYLIC LININGS.
(b) FOR FLOORS, WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN ABCB HP 10.2.9:
(i) TILES.
(ii) WATER RESISTANT FLEXIBLE SHEET FLOORING MATERIAL WITH SEALED JOINTS.

MUST BE 1:80; AND
(b) THE MAXIMUM CONTINUOUS FALL FOR A FLOOR PLANE TO THE WASTE MUST BE 1:50

10.2.13- CONSTRUCTION OF WET AREAS- WALL AND FLOOR SURFACE MATERIALS

FOR THE PURPOSE OF THIS PART, WALL AND FLOOR SURFACE MATERIALS MUST COMPLY WITH ABCB HP 10.2.10

10.2.14- SHOWER AREA REQUIREMENTS

SHOWER AREAS MUST BE DESIGNED AS EITHER ENCLOSED OR UNENCLOSED-
(a) TO INCLUDE A FLOOR WASTE WITH FALLS COMPLYING WITH 10.2.12: AND
(b) WITH A-
(i) STEPDOWN COMPLYING WITH 10.2.15: OR
(ii) HOB COMPLYING WITH 10.2.16: OR
(iii) LEVEL THRESHOLD COMPLYING WITH 10.2.17

10.2.15- STEPDOWN SHOWERS

FOR STEP DOWN SHOWERS, THE HIGHEST FINISHED FLOOR LEVEL OF THE SHOWER AREA MUST BE STEPPED DOWN A MINIMUM OF 25mm LOWER THEN THE FINISHED FLOOR LEVEL OUTSIDE THE SHOWER

10.2.16- HOB CONSTRUCTION

(1) HOBS MUST BE CONSTRUCTED OF-
(a) MASONRY; OR
(b) CONCRETE; OR
(c) AUTOCLAVED AERATED CONCRETE;OR
(d) EXTRUDED POLYURETHANE FOAM,
(2) ALL GAPS, JOINTS AND INTERSECTIONS OF THE HOB SUBSTRATE MUST BE FLUSH BEFORE APPLICATION OF A MEMBRANE.
(3) HOBS MUST BE ADEQUATELY SECURED TO THE FLOOR AND SEALED AGAINST THE WALL PRIOR TO APPLYING A MEMBRANE.
(4) TIMBER MUST NOT BE USED FOR HOB CONSTRUCTION.

10.2.17- ENCLOSED SHOWERS WITH LEVEL THRESHOLD (WITHOUT HOB OR STEPDOWN)

FOR ENCLOSED SHOWERS WITHOUT A STEPDOWN OR HOB, AT THE EXTREMITY OF THE SHOWER AREA, A WATERSTOP MUST BE POSITIONED SO THAT ITS VERTICAL LEG FINISHES-
(a) WHERE A SHOWER SCREEN IS TO BE INSTALLED, NOT LESS THAN 5mm ABOVE THE FINISHED FLOOR LEVEL; AND
(b) WHERE THE WATERSTOP INTERSECTS WITH A WALL OR HAS A JOINT, THE JUNCTION MUST BE WATERPROOF

10.2.18- UNENCLOSED SHOWERS

(1) UNENCLOSED SHOWERS MUST BE CONSTRUCTED AS FOLLOWS;
(a) A WATERSTOP MUST BE INSTALLED A MINIMUM HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER ROSE.
(b) THE VERTICAL LEG OF THE WATERSTOP MUST FINISH-
(i) FLUSH WITH THE TOP SURFACE OF THE FLOOR; AND
(ii) WHERE THE WATERSTOP INTERSECTS WITH A WALL OR IS JOINED-
(A) THE JUNCTION MUST BE WATERPROOF; OR
(B) THE WHOLE WET AREA FLOOR MUST BE WATERPROOFED AND DRAINED TO A FLOOR WASTE AS FOR THE SHOWER AREA.
(2) IN THE CASE OF (1)(b)(ii)(B), AT DOORWAYS, WHERE THE HEIGHT OF THE TILING ANGLE NEEDS TO BE ADJUSTED FOR TILING PURPOSES, THE ANGLE MUST BE FIXED WITH A SEALANT COMPATIBLE WITH THE WATERPROOFING MEMBRANE WITHOUT DAMAGING THE WATERPROOFING SYSTEM.

10.2.19- PREFORMED SHOWER BASES

PREFORMED SHOWER BASES MUST-
(a) HAVE AN UPTURN LIP; AND
(b) BE RECESSED INTO THE WALL TO ALLOW THE WATER RESISTANT SURFACE MATERIALS AND SUBSTRATE MATERIALS TO PASS DOWN INSIDE THE PERIMETER UPTURN LIP OF THE SHOWER BASE; AND
(c) BE SUPPORTED TO PREVENT DISTORTION OR CRACKING.

10.2.20- BATHS AND SPAS

BATHS AND SPAS, EXCEPT FREE STANDING BATHS AND SPAS, MUST-
(a) HAVE AN UPTURN LIP; AND
(b) BE RECESSED INTO THE WALL; AND

10.2.23- PENETRATIONS

PENETRATIONS WITHIN SHOWER
FOLLOWING;
(a) PENETRATIONS FOR TAPS
MUST BE WATERPROOFED
(i) SEALANTS; OR
(ii) PROPRIETARY FLANGE
(iii) A COMBINATIONS OF
(b) THE SPINDLE HOUSING O
BE REMOVED TO ENABLE F
WITHOUT DAMAGING THE
(c) THE FOLLOWING MUST B
(i) ALL PENETRATIONS DU
FASTENINGS OF SUBST
(ii) ANY PENETRATIONS O
MECHANICAL FIXINGS
(iii) RECESSED SOAP HOL
(d) TAP AND SPOUT PENETRA
SURROUNDING BATHS AN
(i) SEALING THE TAP BOD
(ii) PROPRIETARY FLANGE

10.2.24- FLASHINGS/JUNCTIONS

FLASHINGS MUST BE INSTALLED
TO 10.2.5 AND THE FOLLOWING
(a) PERIMETER FLASHING TO
(i) VERTICAL LEG THAT EX
THE FINISHED FLOOR LE
(ii) HORIZONTAL LEG THA
LESS THAN 50mm.
(b) WHERE A WATER RESISTA
CONJUNCTION WITH A WA
A WATERPROOF SEALANT
SUBSTRATE JUNCTION AT
(c) PERIMETER FLASHINGS A
COMPLY WITH THE FOLLO
(i) WHERE THE WHOLE W
FLOOR LEVEL OPENING
THAT HAS A VERTICAL
OF THE FINISHED FLOO
BEING TERMINATED TO
WATERSTOP AND TO T
(ii) IN ANY OTHER CASE, A
STOP MUST BE INSTAL
FINISHING FLUSH WITH
LEVEL AND WATERPRO
(d) A VERTICAL FLASHING, EI
INTERNAL, MUST EXTEND

10.2.25- SHOWER AREA FLOOR M

FOR HOBLESS SHOWERS, OR SHO
THE MEMBRANE MUST BE APPLI
VERTICAL FACE OF THE WALL SU
1.8m ABOVE THE FINISHED TILE

10.2.26- SHOWER AREA MEMBR
SHEETING SUBSTRATE

(1) WHERE WALL SHEETING IS US
SYSTEM IN A SHOWER AREA I
WATER MOVEMENT BY CAPIL
(2) WHERE WATER RESISTANT PL
THAT HAVE POTENTIAL TO BE
MUST BE WATERPROOFED, IN
A PREFORMED SHOWER BASE

MEMBRANE MUST BE BROUGHT
WHERE IT IS UNDER A FRAMED
NOT LESS THAN 5mm ABOVE THE

CRETE FLOORS MUST COMPLY

WITH THE WATERPROOFING
AINAGE FLANGE TO PROVIDE

ED, PROVISIONS MUST BE
E A WATERPROOF CONNECTION

OTHER FLOORS, A DRAINAGE
PROOFING MEMBRANE TERMINATED
WATERPROOF CONNECTION.
PROVISIONS MUST BE MADE
PROOF CONNECTION TO

O SUIT THE THICKNESS OF THE

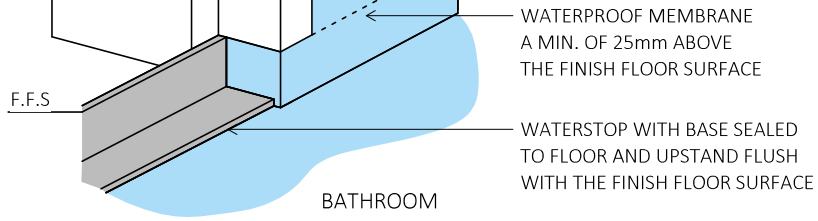
THE DRAINAGE RISER MUST BE
F JOINT.
MEMBRANE MUST BE ABLE TO
HE DRAINAGE RISER OR DRAINAGE

FINISH ABOVE THE TILING, THE
R TILING MUST BE WATERPROOFED
PERIMETER FLASHING AND THE

REEN MUST BE INSTALLED FLUSH
OVERHANG INTO THE SHOWER

VER SCREEN MUST BE INSTALLED
OF THE STEPDOWN OF THE

N, THE SHOWER SCREEN MUST
ED CHANNEL, POSITIONED OVER
HE SHOWER AREA.
BUTTING A SHOWER, THE SHOWER
TTOM EDGE WITHIN THE SHOWER
OF THE BATH OR OVERHANGING

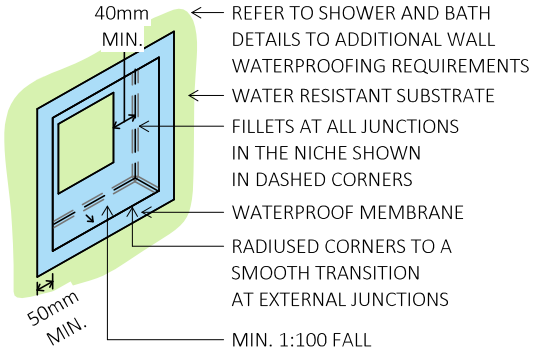


TYPICAL BATHROOM DOOR DETAIL FOR WHOLE OF BATHROOM
WATERPROOFING BEFORE INSTALLATION OF ARCHITRAVES

REFER TO ABCB HP FIGURE 10.2.24b

TYP. BATH DOOR DETAIL

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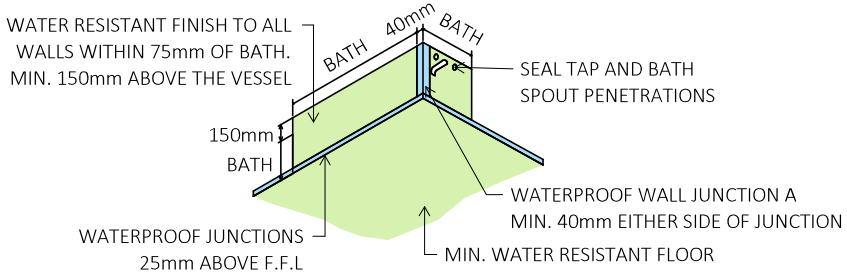


BOND BREAKER OR FILLET TO SUIT THE
MEMBRANE AT ALL INTERNAL JUNCTIONS

REFER TO AS 3740.3 FIGURE 4.12.4

TYP. NICHE DETAIL

N.T.S

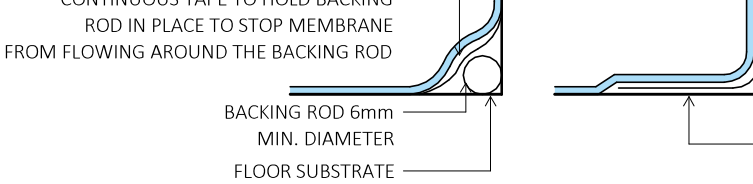


FREE STANDING BATH NOT SHOWN FOR CLARITY
CONCRETE, COMPRESSED FIBRE CEMENT AND FIBRE CEMENT SHEET FLOORS

TYP. F.S BATHS/ SPAS W'OUT SHOWERS



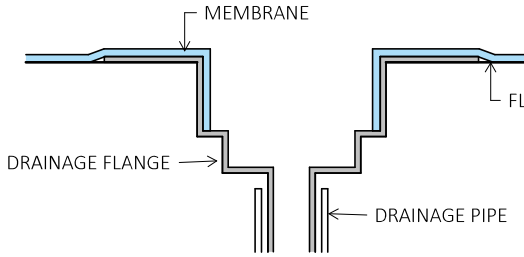
ABUTTING WALL



REFER TO ABCB HP FIGURE 10.2.27

BOND BREAKER DET

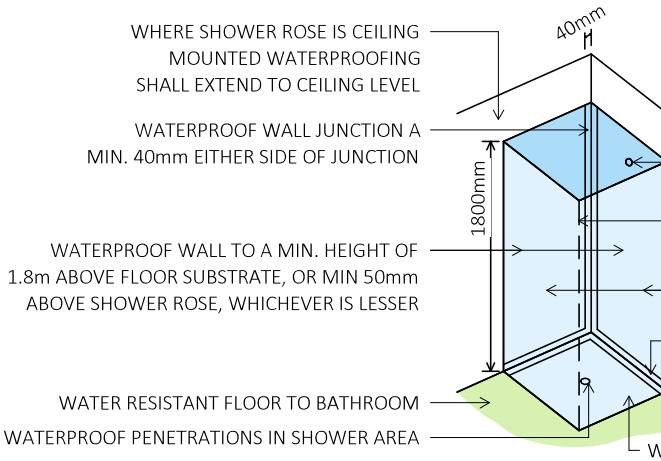
N.T.S



REFER TO ABCB HP FIGURE 10.2.29

TYP. DRAINAGE OUTL

N.T.S



CONCRETE, COMPRESSED FIBRE
CEMENT AND FIBRE CEMENT SHEET FLOORS

REFER TO ABCB HP FIGURE 10.2.2 (a)

TYP. ENCL. SHOW

CE DOOR MUST BE PROVIDED

T BOUNDARY FROM THE
R
ARPORT; OR
ENT THAT IS PROVIDED FOR
THE DWELLING.

IDER (5), HAS A MAXIMUM
TRAVEL; AND
SFALL NOT MORE THAN

AND
DED ABOVE FINISHED
G FORCES IN ACCORDANCE

DOOR THAT COMPLIES WITH

LASS 10a GARAGE OR
E REQUIREMENTS OF

PLIES:
HAVE A MINIMUM CLEAR
F THE GATE WERE AN

TRUCTED IN ACCORDANCE
TIAL AND LOW-RISE STEEL
TS OF (2)(a)(v).
OLLOWING APPLIES:
OT BE MORE THAN-

ERPOLATION FOR RAMPS WITH

BE MAINTAINED AT 1000mm
F PROVIDED).
LANDING THAT IS-

ICH IT CONNECTS; AND
THAN 1:40 IF A GRADIENT IS

P RAMP HAVING A-

NT TP THAT OF THE ACCESS

STEP-FREE ACCESS PATH
E CONNECTED TO OR FORM
NE OF THE CAR PARKING

SPACE OF 3200mm WIDE

UMEN, OR 1:40 FOR ANY

PATH MEANS AN ACCESS
AUSE 1.1

NG MUST HAVE A MINIMUM

MUST-
(a) BE LEVEL; OR
(b) HAVE A SILL HEIGHT NOT MORE THAT 5mm IF THE LIP IS ROUNDED OR BEVELLED; OR

(c) HAVE A RAMPED THRESHOLD THAT-
(i) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
(ii) HAS GRADIENT NOT STEEPER THAT 1:8; AND
(iii) IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE ENTRANCE DOOR; AND
(iv) DOES NOT INTRUDE INTO THE MINIMUM DIMENSIONS OF A LANDING AREA THAT IS REQUIRED BY CLAUSE 2.3; OR
(d) WHERE THE REQUIREMENTS OF (a), (b) OR (c) CANNOT MEET THE WATERPROOFING REQUIREMENTS OF THE NCC, FOR EXTERNAL ENTRANCES DOORS CONTAINING A RAISED DOOR OR SILL-
(i) HAVE NO LIP OR UPSTAND GREATER THAN 15mm WITHIN THE SILL PROFILE; AND
(ii) HAVE NO MORE THAN 5mm HEIGHT DIFFERENCE BETWEEN THE EDGE OF THE TOP SURFACE OF THE SILL AND THE ADJOINING FINISHED SURFACE.

2.3- LANDING AREA
AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 MUST HAVE A SPACE OF AT LEAST 1200mm x 1200mm ON THE EXTERNAL (ARRIVAL) SIDE OF THE DOOR THAT IS-
(a) UNOBSTRUCTED (OTHER THAN BY A GATE OR A SCREEN DOOR; AND
(b) LEVEL, OR HAS A GRADIENT NOT MORE THAN 1:40 IF A GRADIENT IS NECESSARY TO ALLOW FOR DRAINAGE

2.4- WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
WEATHERPROOFING FOR AN EXTERNAL STEP-FREE ENTRANCE MUST BE PROVIDED IN ACCORDANCE WITH ONE OR A COMBINATION OF THE FOLLOWING:
(a) WHERE THE EXTERNAL SURFACE IS CONCRETE OR ANOTHER IMPERMEABLE SURFACE, A CHANNEL DRAIN THAT MEETS THE REQUIREMENTS OF VOL. 2 H2D2 IS TO BE PROVIDED FOR THE WIDTH OF THE ENTRANCE.
(b) WHERE THE EXTERNAL TRAFFICABLE SURFACE IS DECKING OR ANOTHER RAISED PERMEABLE SURFACE, A DRAINAGE SURFACE BELOW THE TRAFFICABLE SURFACE IS TO BE PROVIDED THAT MEETS THE REQUIREMENTS OF VOL. 2 H2D2, AND DRAINAGE GAPS IN THE TRAFFICABLE SURFACE, SUCH AS THOSE BETWEEN DECKING BOARDS, ARE TO BE NO GREATER THAN-
(i) 8mm: OR
(ii) IN A DESIGNATED BUSHFIRE PRONE AREA, THAT PERMITTED BY AS3959.
(c) A ROOF COVERING AN AREA NO SMALLER THAN 1200mm x 1200mm, WHERE THE AREA IS PROVIDED WITH A FALL AWAY FROM THE BUILDING NOT GREATER THAN 1:40.

INTERNAL DOORS AND CORRIDORS
3.1- CLEAR OPENING WIDTH
INTERNAL DOORWAYS MUST PROIVDE A MINIMUM CLEAR OPENING WIDTH OF 820mm, MEASURED IN ACCORDANCE WITH FIGURE 2.1. THIS ONLY APPLIES TO A DOORWAY THAT CONNECTS TO, OR IS IN THE PATH OF TRAVEL TO, ANY OF THE FOLLOWING:
(a) HABITABLE ROOM OR LAUNDRY ON THE GROUND OR ENTRY LEVEL.
(b) ATTACHED CLASS 10a GARAGE OR CARPORT THAT FORMS PART OF AN ACCESS PATH REQUIRED BY CLAUSE 1.1.
(c) SANITARY COMPARTMENT ON THE GROUND OR ENTRY LEVEL COMPLYING WITH PARTS 4 AND 6.
(d) ROOM CONTAINING A SHOWER COMPLYING WITH PARTS 5 & 6.

3.2- THRESHOLD
THE THRESHOLD OF AN INTERNAL DOORWAY THAT IS SUBJECT TO CLAUSE 3.1 MUST-
(a) BE LEVEL: OR
(b) HAVE A HEIGHT NOT MORE THAN 5mm IF THE LIP IS ROUNDED OR BEVELLED; OR

(i) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
(ii) HAS A GRADIENT NOT STEEPER THAT 1:8; AND
(iii) IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE DOORWAY IT SERVES.

3.3- CORRIDOR WIDTH
INTERNAL CORRIDORS, HALLWAYS, PASSAGEWAYS OR THE LIKE, IF CONNECTED TO A DOOR THAT IS SUBJECT TO CLAUSE 3.1, MUST HAVE A MINIMUM CLEAR WIDTH OF 1000mm, MEASURED BETWEEN FINISHED SURFACES OF OPPOSING WALLS.

3.3- CORRIDOR WIDTH (CONTINUED)
SKIRTING BOARDS, ARCHITRAVES, TIMBER MOLDINGS, SKIRTING TILES, DOOR STOPS, CONDUITS, GENERAL POWER OUTLETS AND THE LIKE MAY BE DISREGARDED FOR THE PURPOSES OF COMPLIANCE WITH CLAUSE 3.3

SANITARY COMPARTMENT
4.1- LOCATION
THERE MUST BE AT LEAST ONE SANITARY COMPARTMENT LOCATED ON THE GROUND OR ENTRY LEVEL OF A DWELLING.

4.2- CIRCULATION SPACE
A SANITARY COMPARTMENT THAT IS SUBJECT TO CLAUSE 4.1 MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
(a) FOR A TOILET PAN LOCATED IN A SEPARATE SANITARY COMPARTMENT, THERE MUST BE A CLEAR WIDTH OF NOT LESS THAN 900mm BETWEEN FINISHED SURFACES OF OPPOSING WALLS EITHER SIDE OF THE TOILET PAN.
(b) FOR A ROOM CONTAINING A TOILET PAN, ANY FIXED OBSTRUCTION, SUCH AS A BASIN OR VANITY UNIT, MUST BE LOCATED AT LEAST 450mm FROM THE CENTRELINE OF THE TOILET PAN NORMAL TO THE FRONT FACE OF THE CISTERN.
(c) A CLEAR MINIMUM CIRCULATION SPACE OF 1200mm BY 900mm MUST BE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN.
(d) COMPLIANCE WITH (c) MUST BE DETERMINED IN ACCORDANCE WITH FIGURE 4.2.

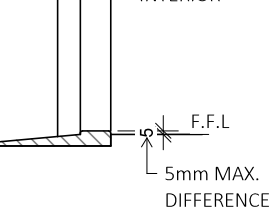
SHOWER
5.1- APPLICATION
AT LEAST ONE SHOWER MUST COMPLY WITH CLAUSE 5.2.

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

REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS
6.1- LOCATION
(1) REINFORCING IN ACCORDANCE WITH CLAUSE 6.2 MUST BE PROVIDED TO ANY-
(a) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
(b) BATHROOM CONTAINING A-
(i) SHOWER THAT IS SUBJECT TO PART 5; OR
(ii) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.
(2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL SUPPORT.
(3) WHERE THE WALL SUPPORTING THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST BE DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT, LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT REQUIRED BY FIGURES 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f & 6.2g.

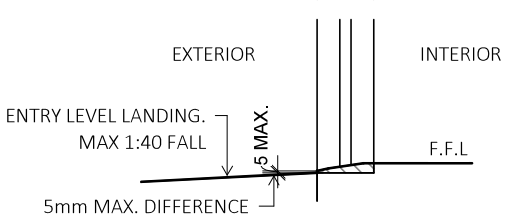
6.2- CONSTRUCTION
(1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN-
(a) FIGURES 6.2a OR 6.2b FOR WALLS SURROUNDING A BATH; AND
(b) FIGURES 6.2c OR 6.2d FOR SHOWER WALLS; AND
(c) FIGURE 6.2e FOR A WALL ADJACENT TO AND WITHIN 460mm OF THE CENTRELINE OF A TOILET PANS; AND

ENCROACHES ON THE AREA REQUIRED T
REINFORCING OR WHERE THE TOILET PA
CORNER OF THE BATHROOM.
(2) REINFORCING NEED ONLY BE PROVIDED AC
THE WALL WHERE A WALL REFEREED TO IN
(a) IS NARROWER THAN THE WIDTH OF TH
PROVIDED WITH REINFORCING; OR
(b) TERMINATES AT A WINDOW SILL LOWE
REQUIRED TO BE PROVIDED WITH REINF
(3) REINFORCING REQUIRED BY (1) MUST BE C
FOLLOWING MATERIALS.
(a) A MINIMUM OF 12mm THICK STRUCTU
(b) TIMBER NOGGINGS WITH A MINIMUM
(c) LIGHT GAUGE STEEL FRAMING NOGGIN
ACCORDANCE WITH NASH STANDARD.



m ROOF
OP. 4

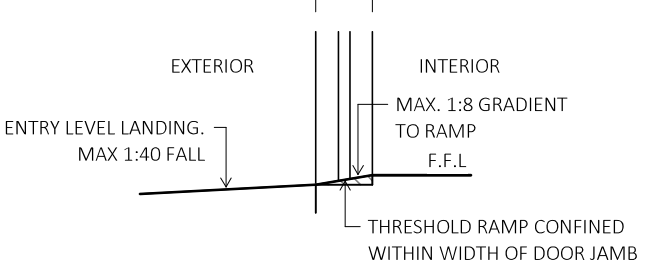
ESHOLD DETAIL



STEP FREE THRESHOLDS MUST BE
COVERED BY A MIN. 1200 x 1200mm ROOF
REFER TO ABCB LHDH FIGURE 4.5 OP. 2

5mm THRESHOLD DETAIL

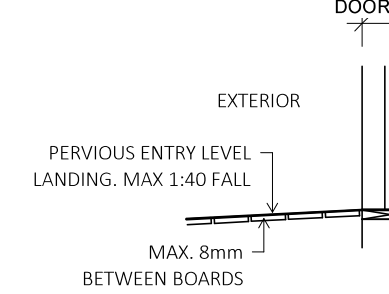
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REFER TO ABCB LHDH FIGURE 4.5 OP. 3

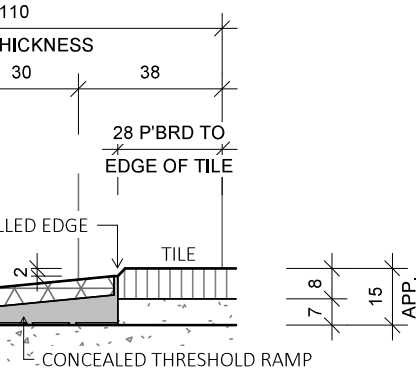
THRESHOLD RAMP DETAIL

1 : 20

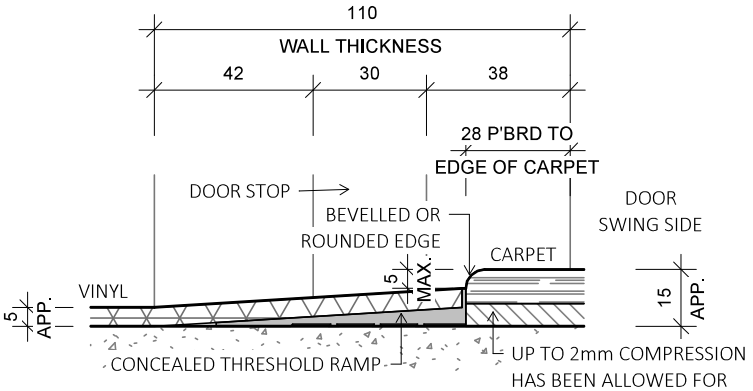


STEP-FREE THR

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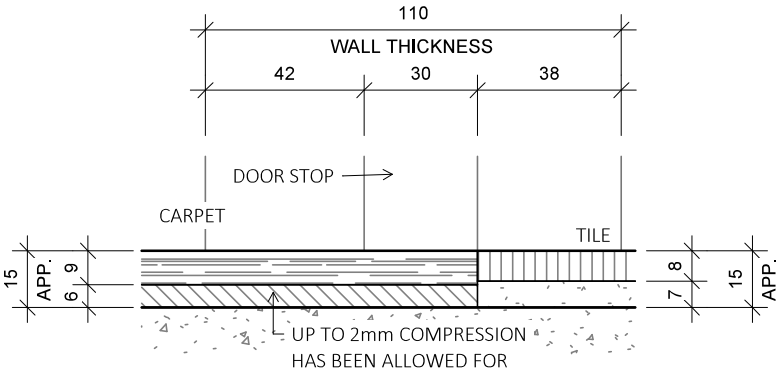


- VINYL - TILES



THRESHOLD- VINYL - CARPET

N.T.S



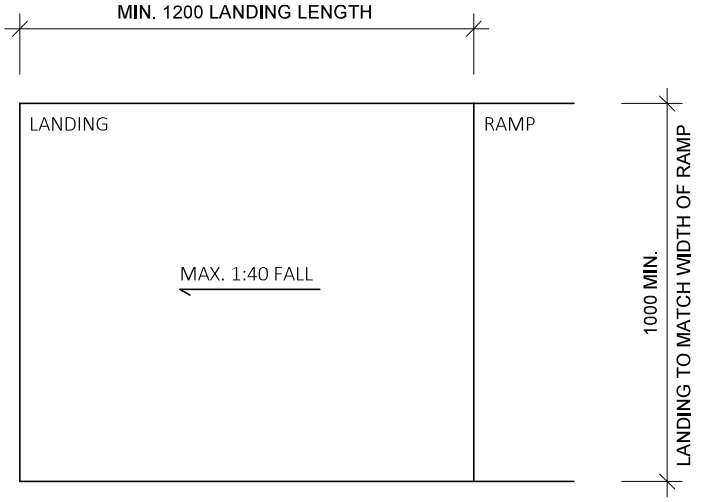
THRESHOLD- CARPET - TILES

N.T.S

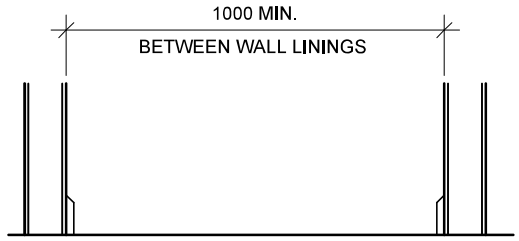
SHOWER

- ENSURE STEP-FREE
AND HOBLESS

/ HOBLESS
ETAIL

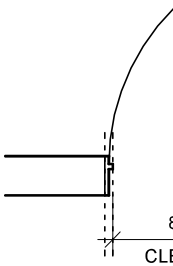


LANDING DETAIL



SKIRTING BOARDS, ARCHITRAVES, TIMBER MOLDINGS,
SKIRTING TILES, DOORS STOPS, CONDUITS, G.P.O'S
AND THE LIKE MAY ENCROACH INTO MINIMUM CLEARANCE

CORRIDOR WIDTH DETAIL



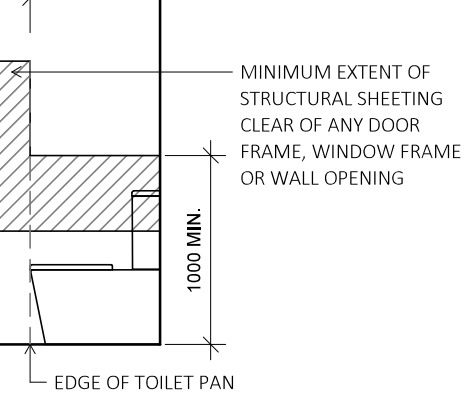
OPENING
DOOR L
DOOR HAN

MINIMUM CLEAR OPENIN

- AT LEAST ONE ENTRANCE D
CARPORT THAT FORMS PAR
- HABITABLE ROOM OR LAUN
- SANITARY COMPARTMENT
WITH PARTS 4 AND 6.
- ROOM CONTAINING A SHO

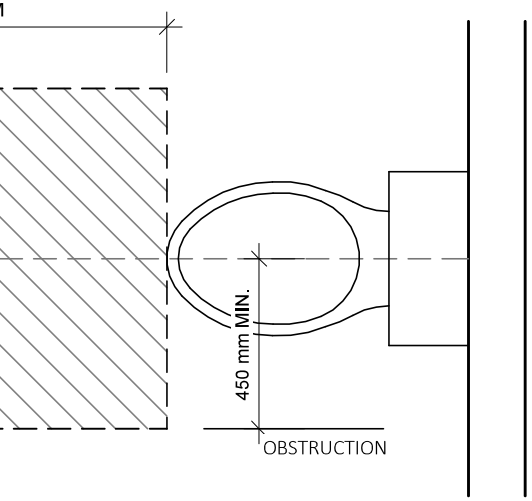
REFER TO ABCB LHD FIGURE

CLEAR OP



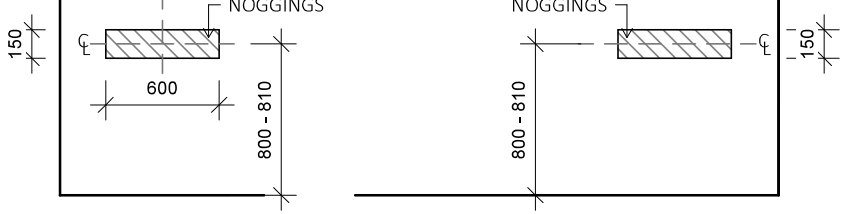
STRUCTED USING
TURAL GRADE PLYWOOD, OR SIMILAR.

ORCING- SHEETING



, THERE MUST BE A CLEAR
EEN THE FINISHED SURFACES
OILET PAN
, ANY FIXED OBSTRUCTION,
T BE LOCATED AT LEAST
TOILET PAN NORMAL TO

OF 1200 x 900mm
DGE OF THE TOILET PAN
ROLL HOLDERS,
E MAY



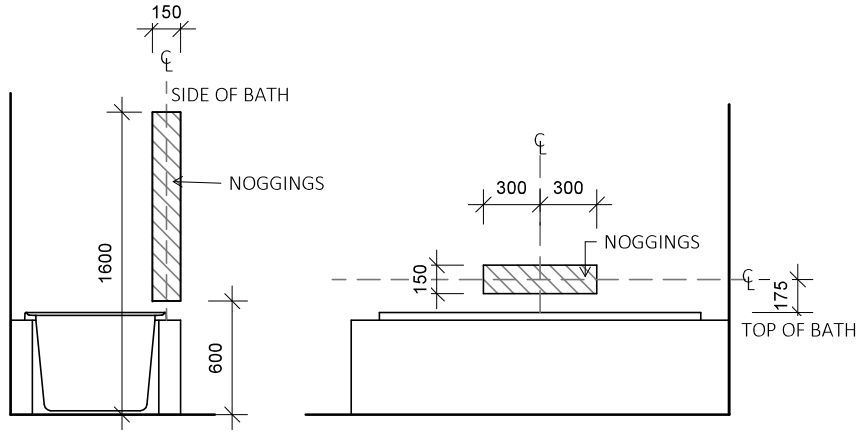
REINFORCING NOTES

- REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL;
  - IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
  - TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE AREA REQUIRED TO BE PROVIDED
- REQUIRED REINFORCING MUST BE CONSTRUCTED USING
  - TIMBER NOGGINGS WITH A MINIMUM THICKNESS OF 25mm; OR
  - LIGHT GAUGE STEEL FRAMING NOGGINGS OR METAL PLATE IN ACCORDANCE WITH THE *NASH STANDARD*
- TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

REFER TO ABCB LHD FIGURE 6.2c

SHOWER REINFORCING- NOGGINGS

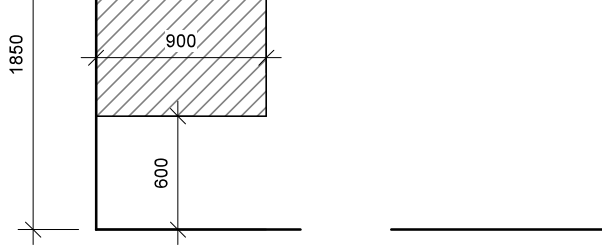
1 : 40



REINFORCING NOTES

- REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL;
  - IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
  - TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE AREA REQUIRED TO BE PROVIDED
- REQUIRED REINFORCING MUST BE CONSTRUCTED USING
  - TIMBER NOGGINGS WITH A MINIMUM THICKNESS OF 25mm; OR
  - LIGHT GAUGE STEEL FRAMING NOGGINGS OR METAL PLATE IN ACCORDANCE WITH THE *NASH STANDARD*
- TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.
- WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 500mm ABOVE FINISHED FLOOR LEVEL MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

REFER TO ABCB LHD FIGURE 6.2a



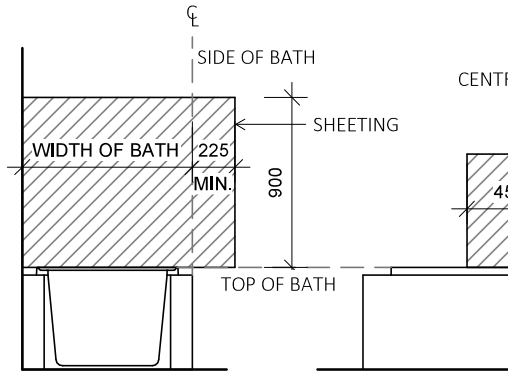
REINFORCING NOTES

- REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDT
  OF THE WALL WHERE A WALL;
  - IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PRO
  - TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE
- REQUIRED REINFORCING MUST BE CONSTRUCTED USING
  - A MINIMUM OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, OR S
- TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN
  DESIGNATED FOR WALL REINFORCING.

REFER TO ABCB LHD FIGURE 6.2d

SHOWER REINFORCING- S

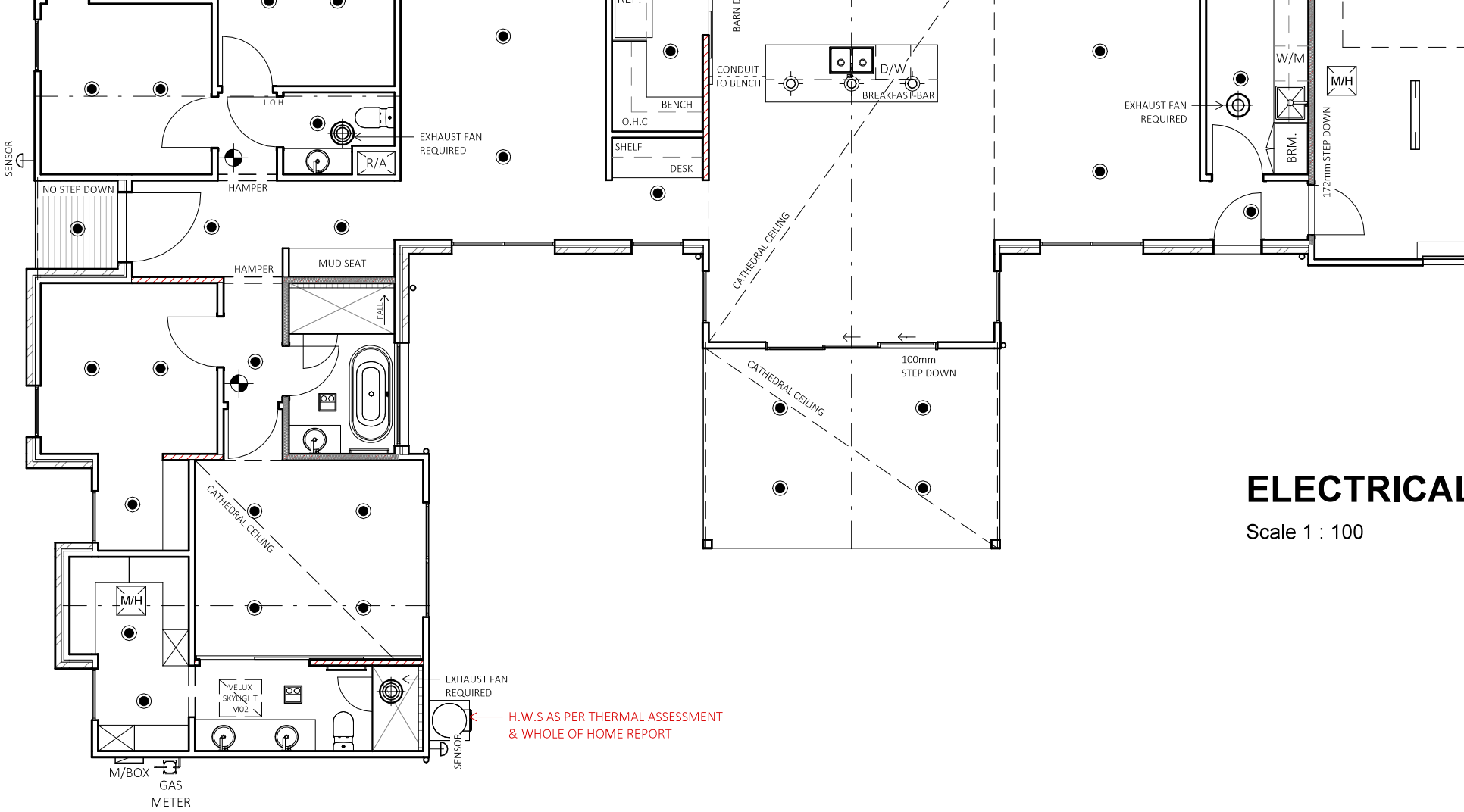
1 : 40



REINFORCING NOTES

- REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WI
  OF THE WALL WHERE A WALL;
  - IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE P
  - TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF TH
- REQUIRED REINFORCING MUST BE CONSTRUCTED USING
  - A MINIMUM OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, O
- TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED
  DESIGNATED FOR WALL REINFORCING.
- WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSU
  ABOVE FINISHED FLOOR LEVEL MAY BE USED TO DETERMINE THE LO

REFER TO ABCB LHD FIGURE 6.2b



ELECTRICAL

Scale 1 : 100

WATTAGE TABLE	CLASS		
	1	1. OUT.	10 A
DOWNLIGHT -13 WATTS	27	5	-
PENDANT LIGHT -40 WATTS	3	-	-
TASTIC 3 IN 1 -30 WATTS	2	-	-
LED TUBE LIGHT -10 WATTS	-	-	2

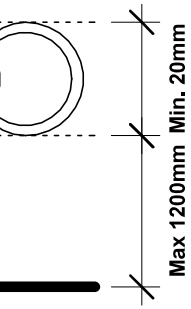
ELECTRICAL L

- METER/ FUSE
- SMOKE ALARM
- EXHAUST FAN
- EXHAUST FAN
- EXHAUST FAN
- DOWNLIGHT
- PENDANT LIGH
- TASTIC 3 IN 1
- LED TUBE LIGH
- WALL LIGHT- E

CIFIED BY GLAZING/WINDOW MANUFACTURES
FOR AN UNOBSTRUCTED OPENING MUST BE GRADE A SAFETY GLAZING UNLESS MORE THAN
EL OR GLASS IS MADE APPARENT BY MEANS OF TRANSOMS, BARS, PERMANENT MOTIFS, TREATED

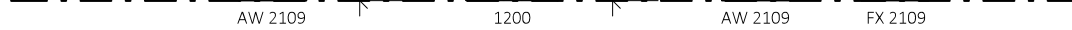
S THAN 300MM HORIZONTALLY FROM THE DOOR AND 1.2M ABOVE FINISHED FLOOR LEVEL SHALL

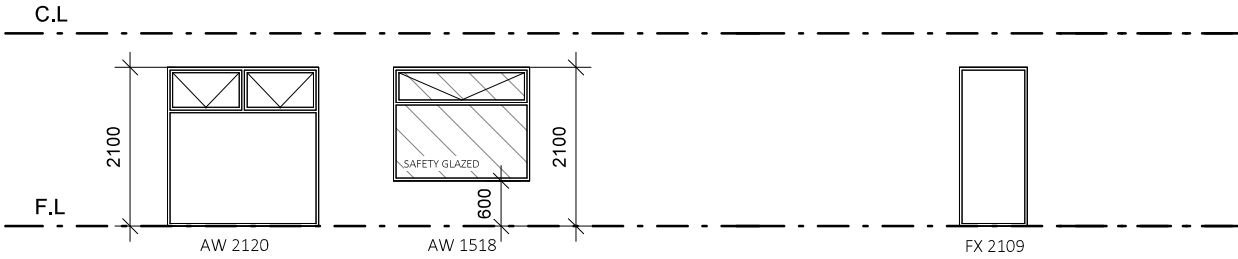
SPA ROOMS OR THE LIKE INCLUDING SHOWER DOORS/SCREENS, BATH ENCLOSURES AND
EST SIGHT LINE IS LESS THAN 2.0M ABOVE THE HIGHEST ABUTTING LEVEL OF THE THE FLOOR,
T BE FRAMED GRADE A SAFETY GLAZING OR GRADE B SAFETY GLAZING. FOR FRAMELESS/EXPOSED
T BE TOUGHENED SAFETY GLASS WITH A MINIMUM NOMINAL THICKNESS OF 6MM

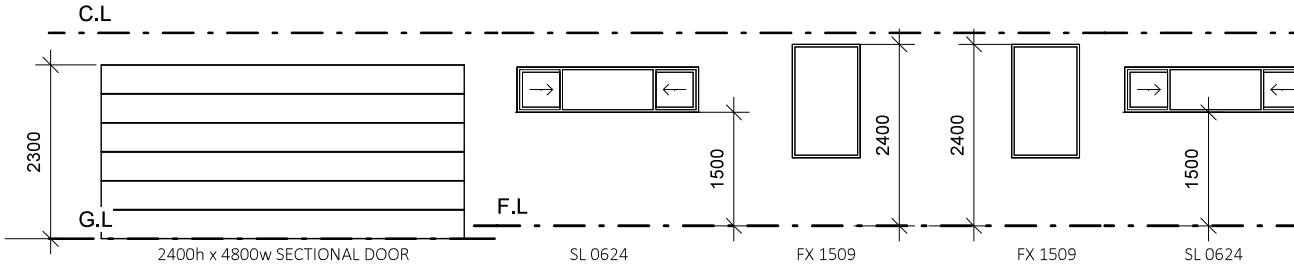


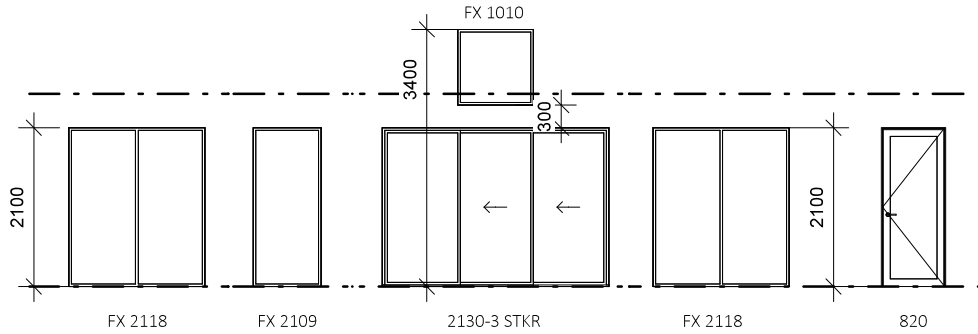
motif

rked it must be
with NCC 3.6.4.6







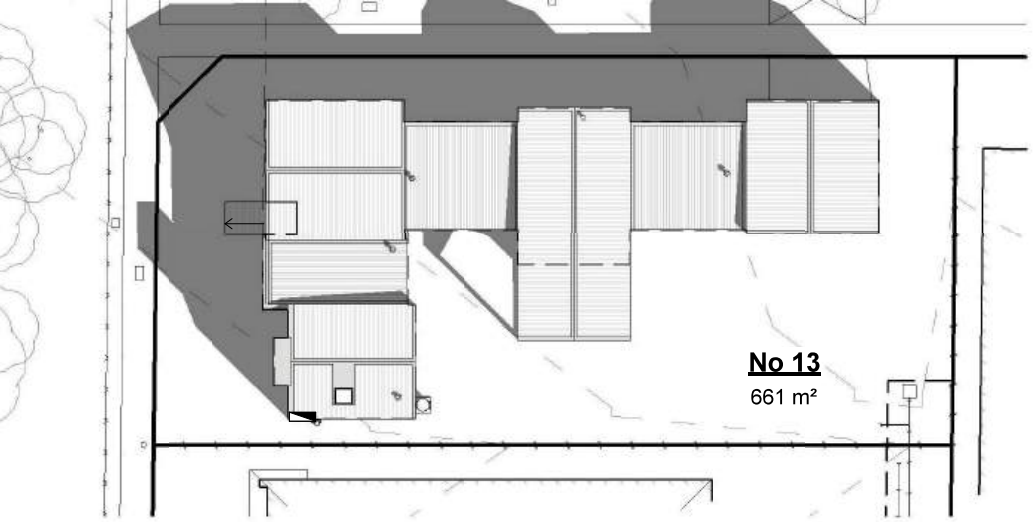


WINDOW SCHEDULE

DESCRIPTION	HEIGHT	WIDTH	COMMENTS
LUMINIUM FRAME - AWNING	2100	900	
LUMINIUM FRAME - AWNING	2100	900	
LUMINIUM FRAME - FIXED	2100	900	
LUMINIUM FRAME - FIXED	2100	900	
LUMINIUM FRAME - AWNING	2100	2000	
LUMINIUM FRAME - AWNING	1500	1800	
LUMINIUM FRAME - FIXED	2100	900	
LUMINIUM FRAME - FIXED	2100	900	
LUMINIUM FRAME - SLIDING	600	2400	
LUMINIUM FRAME - FIXED	1500	900	
LUMINIUM FRAME - FIXED	1500	900	
LUMINIUM FRAME - SLIDING	600	2400	
LUMINIUM FRAME - AWNING	1800	1800	
LUMINIUM FRAME - FIXED	2100	1800	
LUMINIUM FRAME - FIXED	2100	900	
LUMINIUM FRAME - FIXED	1000	1000	

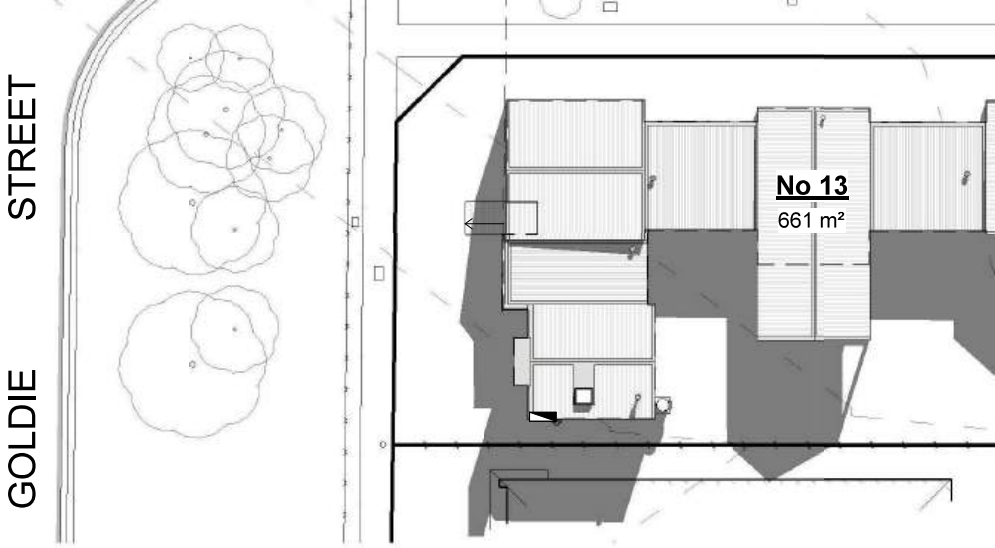
DOOR SCHEDULE

TAG	LOCATION	DESCRIPTION	HEIGHT
1200	ENTRY	TIMBER DOOR	2340
2400h x 4800w SECTIONAL DOOR	GARAGE	COROBOND STEEL - SECTIONAL DOOR	2300
2130-3 STKR	DINING	ALUMINIUM FRAME - SLIDING STACKER	2100
820	LIVING	ALUMINIUM FRAME - HINGED DOOR	2100



9am SHADOWS

Scale1 : 350

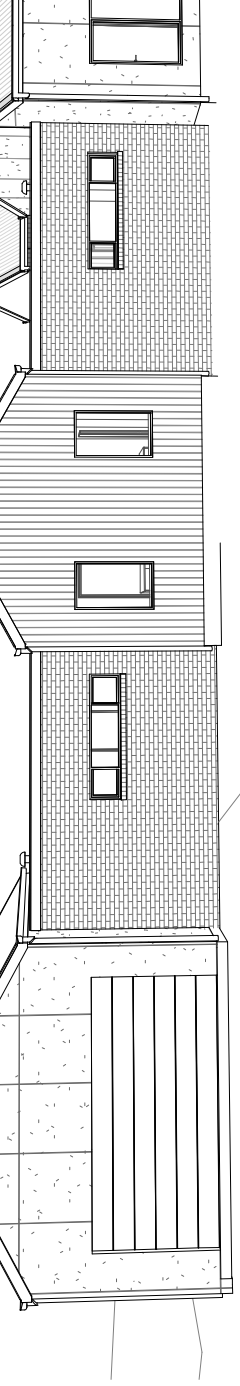


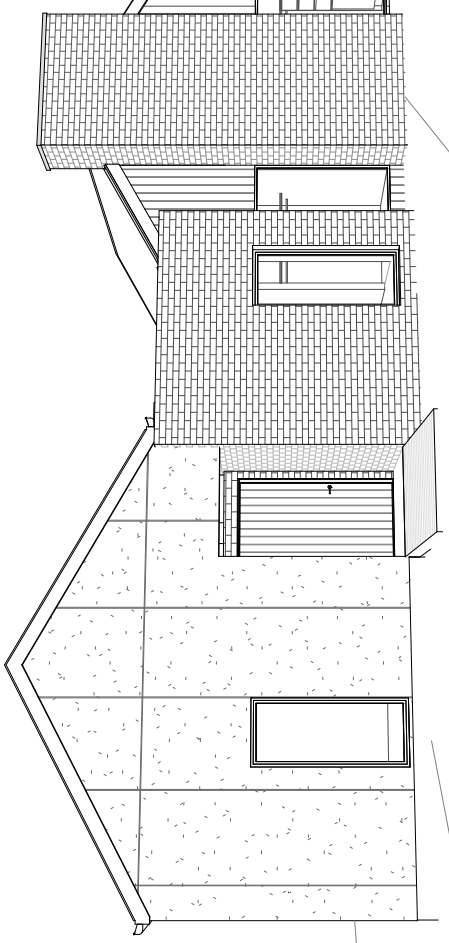
3pm SHADOWS

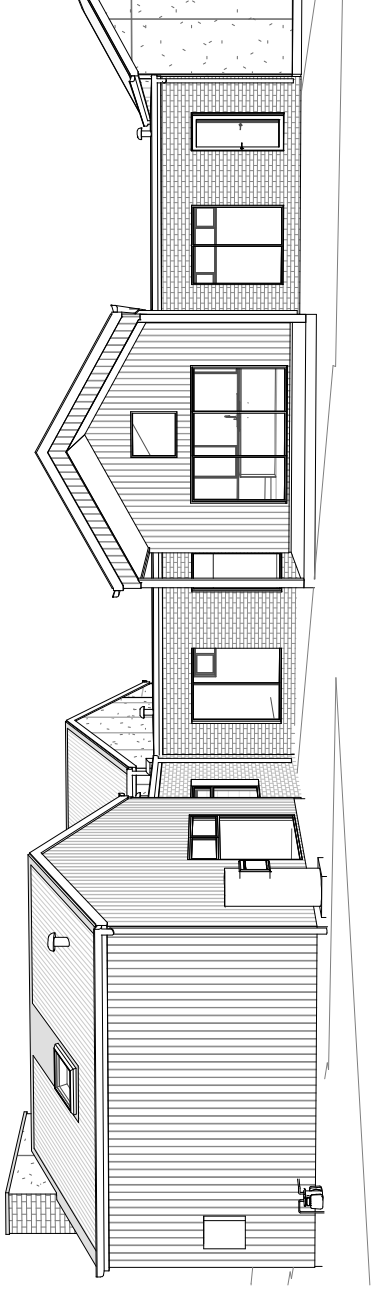
Scale1 : 350

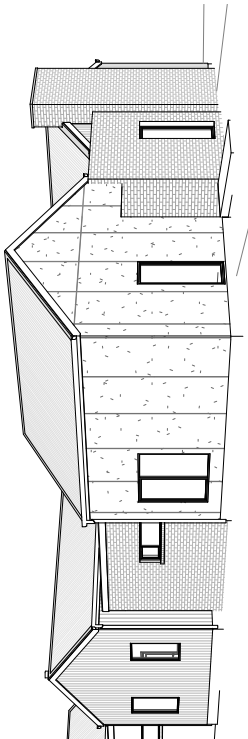


12pm SHADOWS











and plants

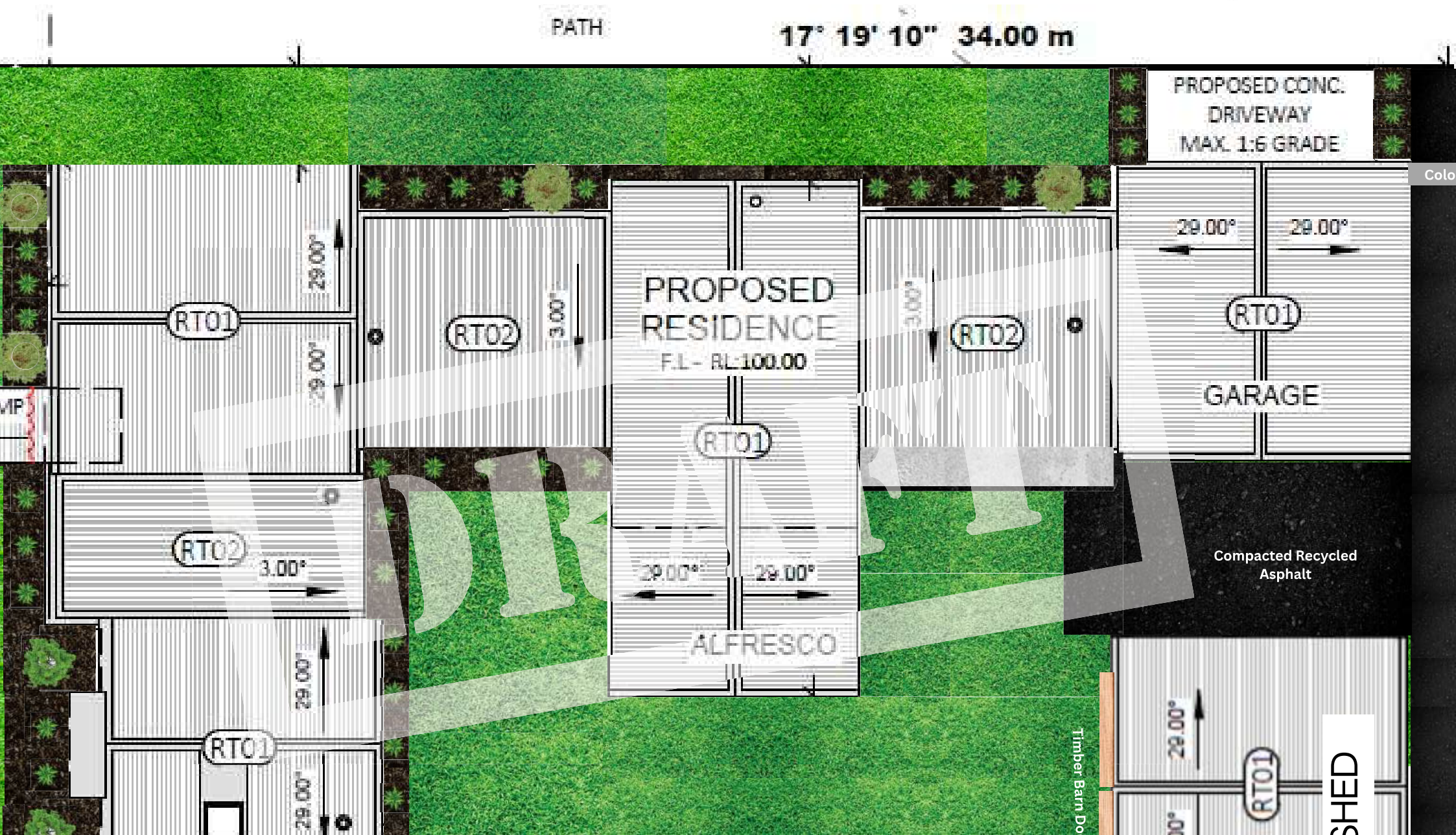
Ornamental Pear
Capitals 'Mini"

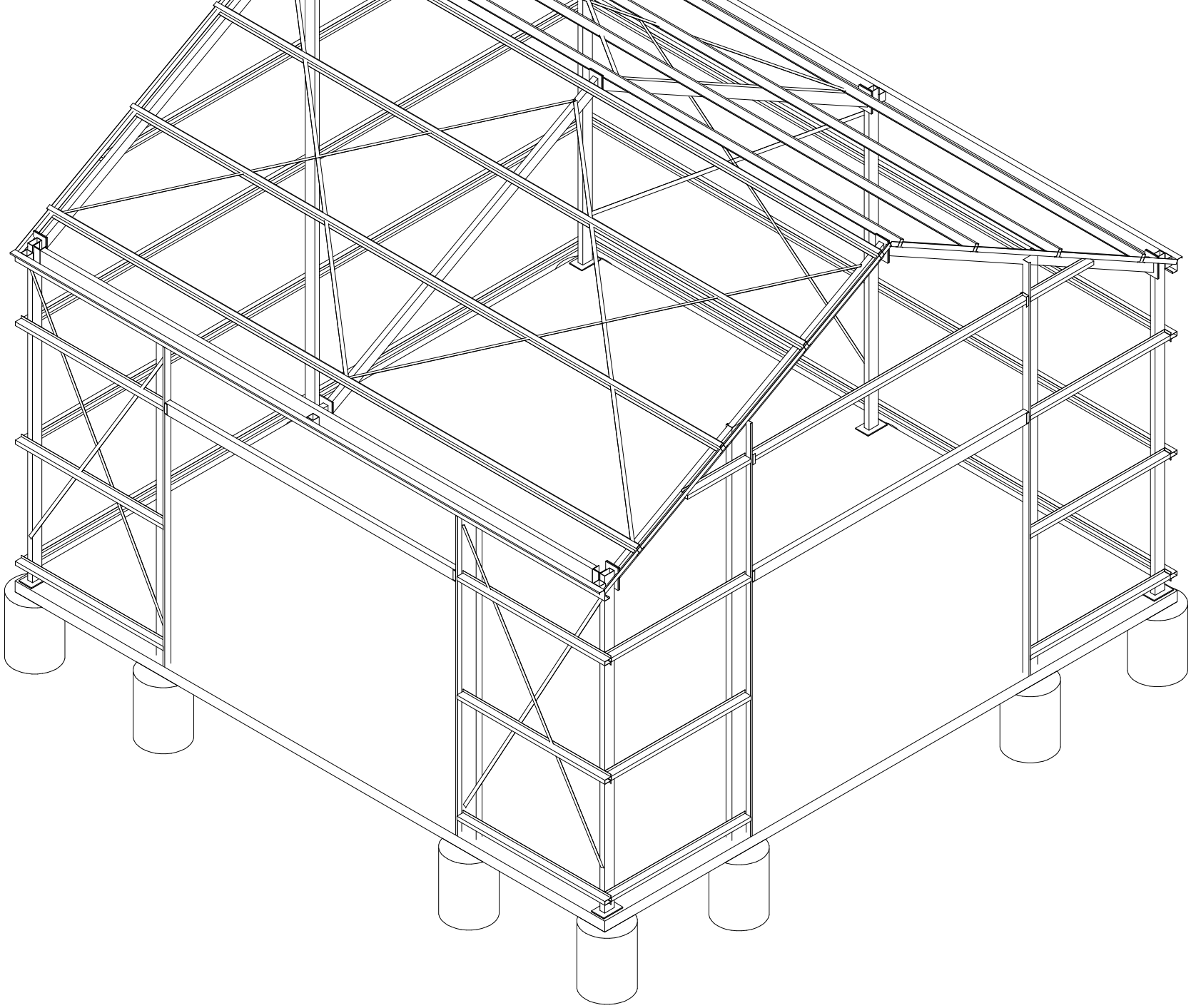
Native Shrubs Assorted

Silver Birch Tree
in 1/2 Wine Barrel

Plain/Natural Concrete
- Driveway and alfresco

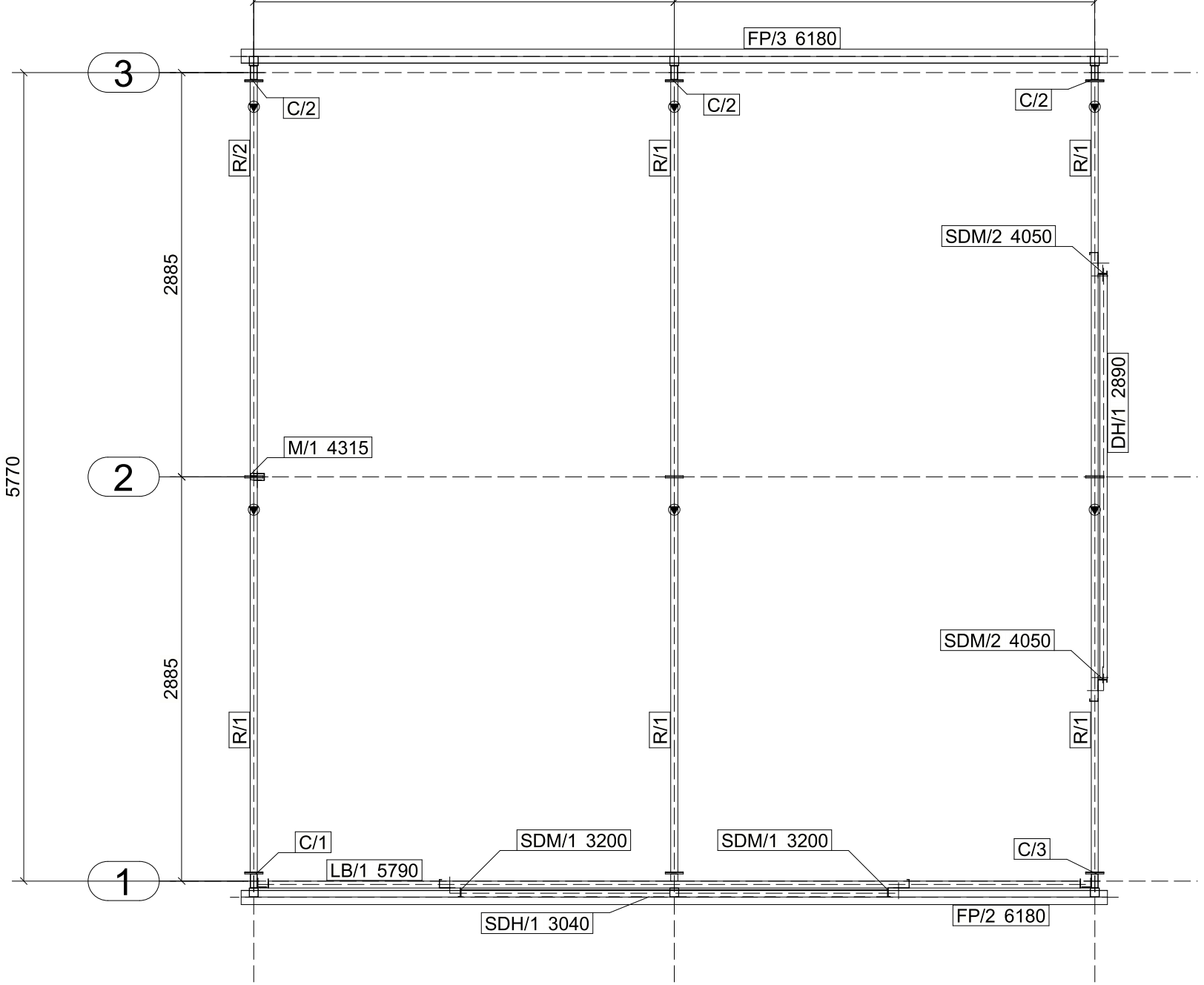
le Recycled Asphalt
Side Access
tween Shed and Garage





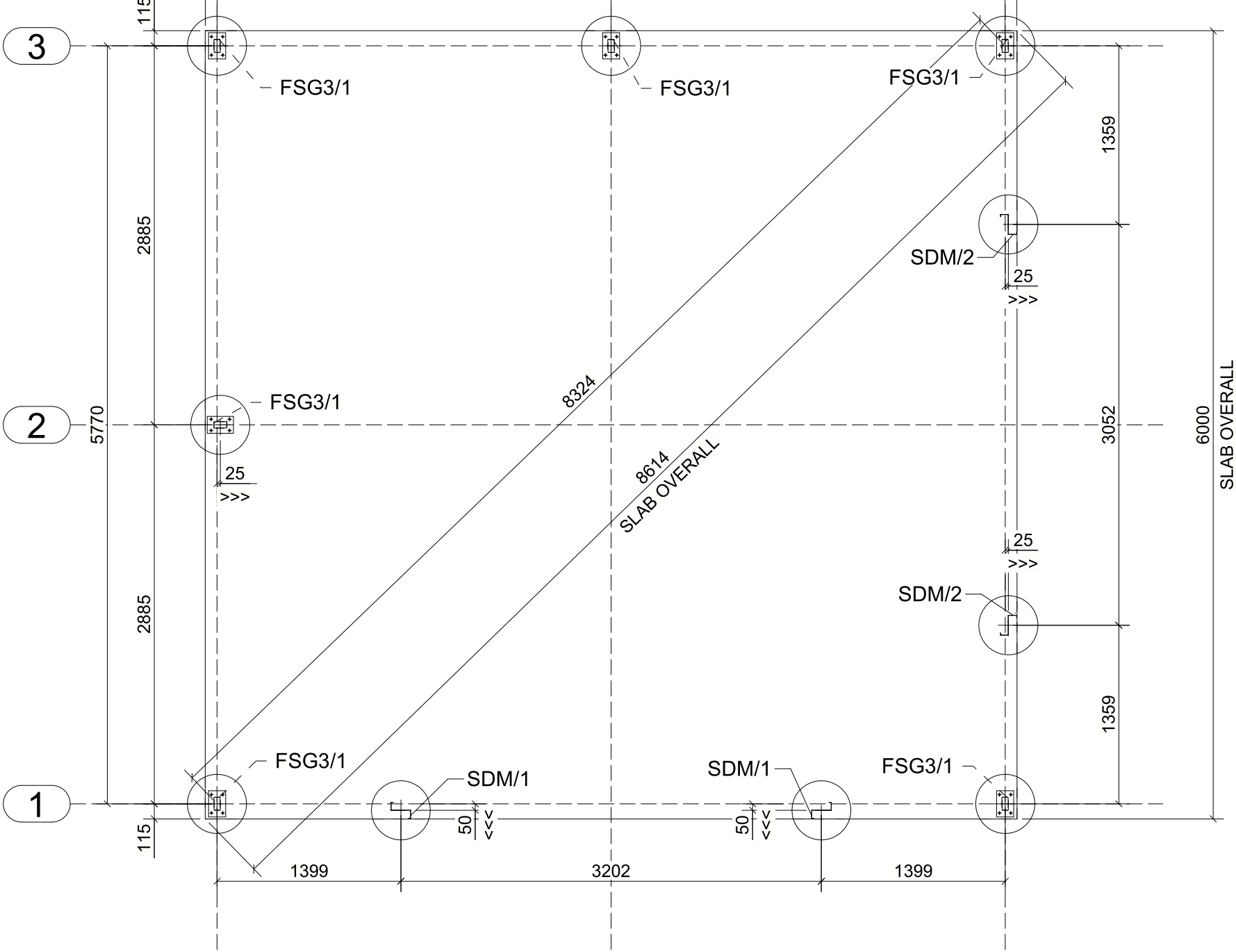
GRIDLINE 3D

SPAN x 3m EAVES GARAGE.
PITCH.
OVE COLUMN



GRIDLINE Height

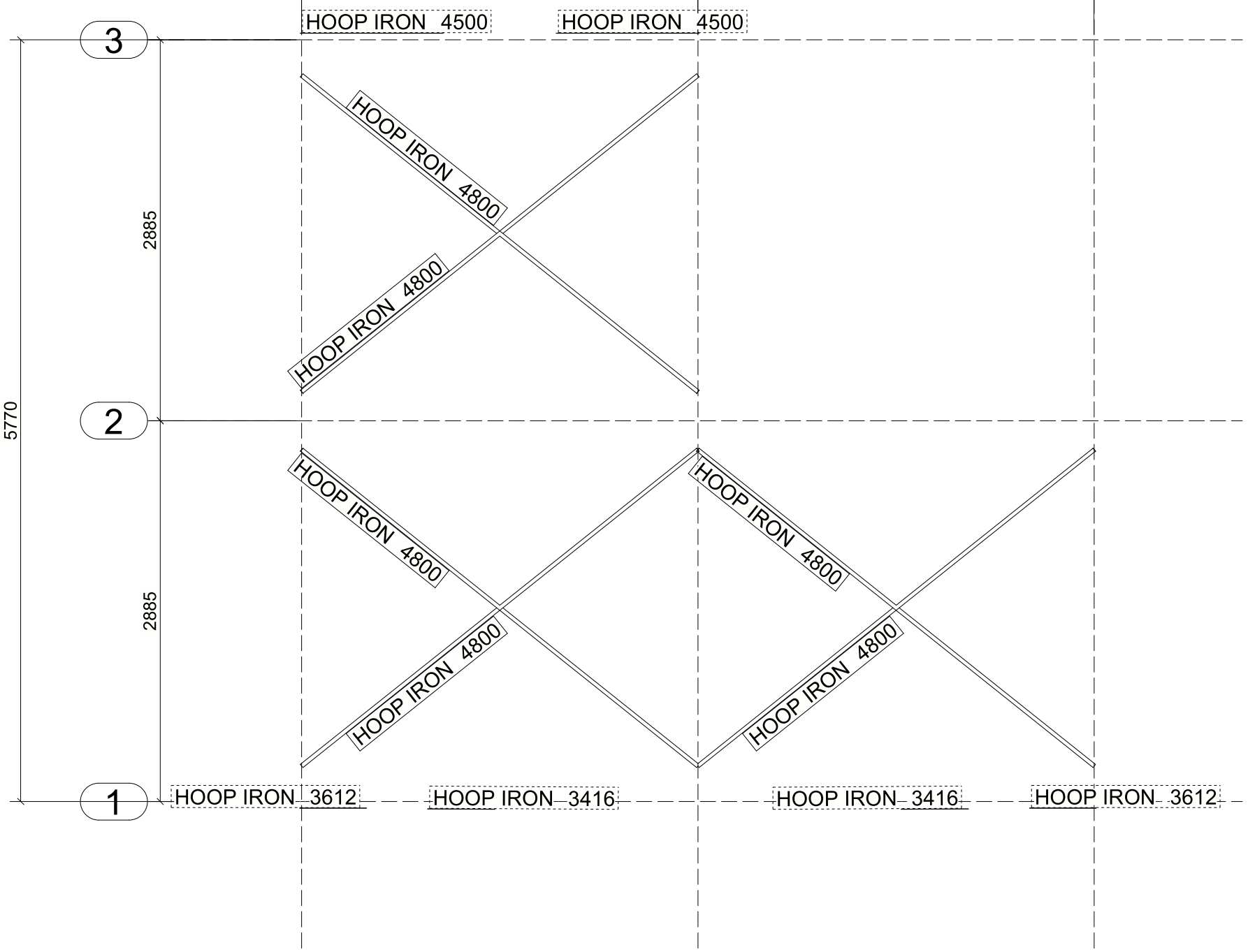
SPAN x 3m EAVES GARAGE.
PITCH.
OVE COLUMN



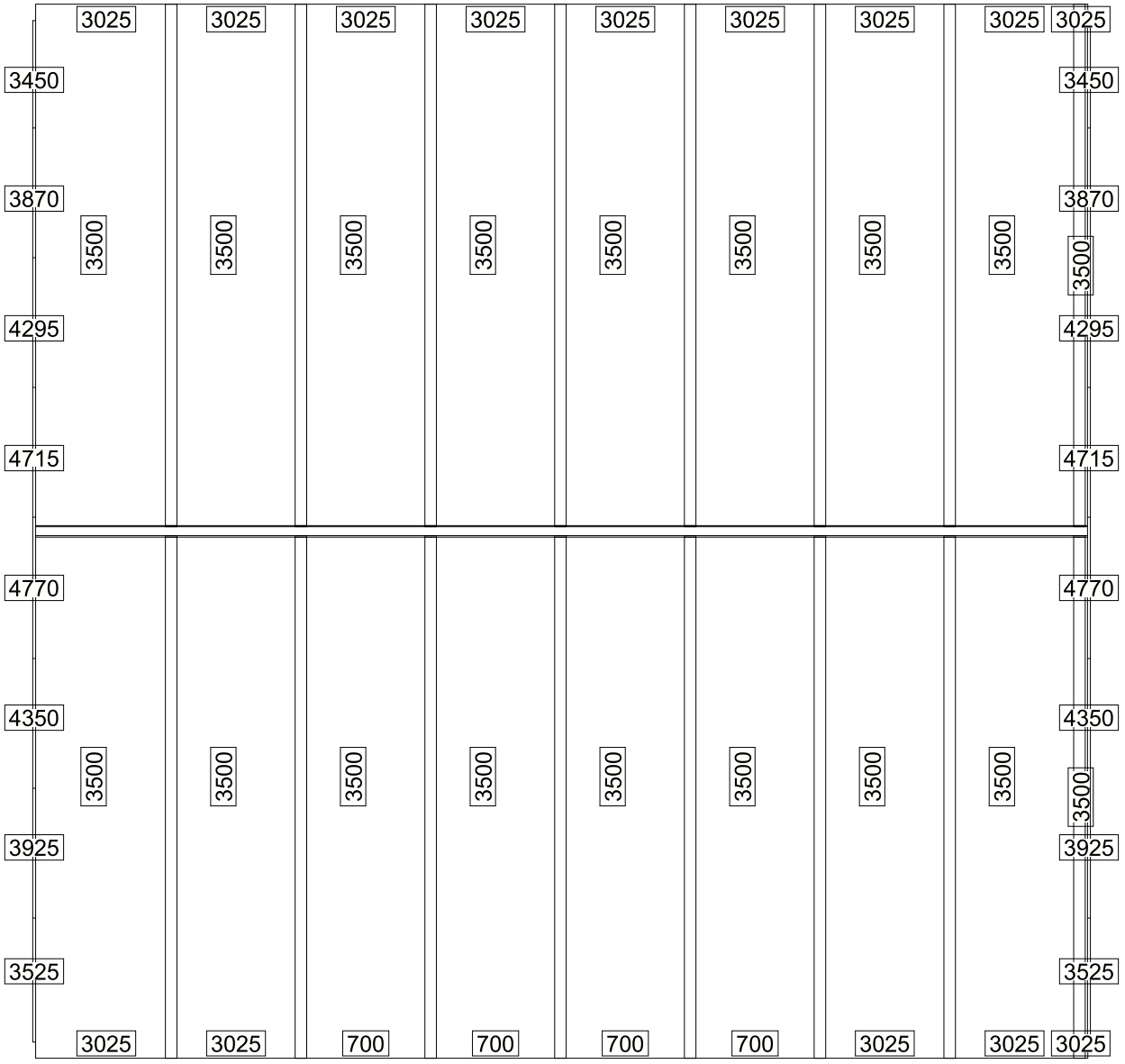
GRIDLINE 0

STUBS:
FSG3 - 6 OFF - RHS100*50*2.0
SDM - 4 OFF - Z15019

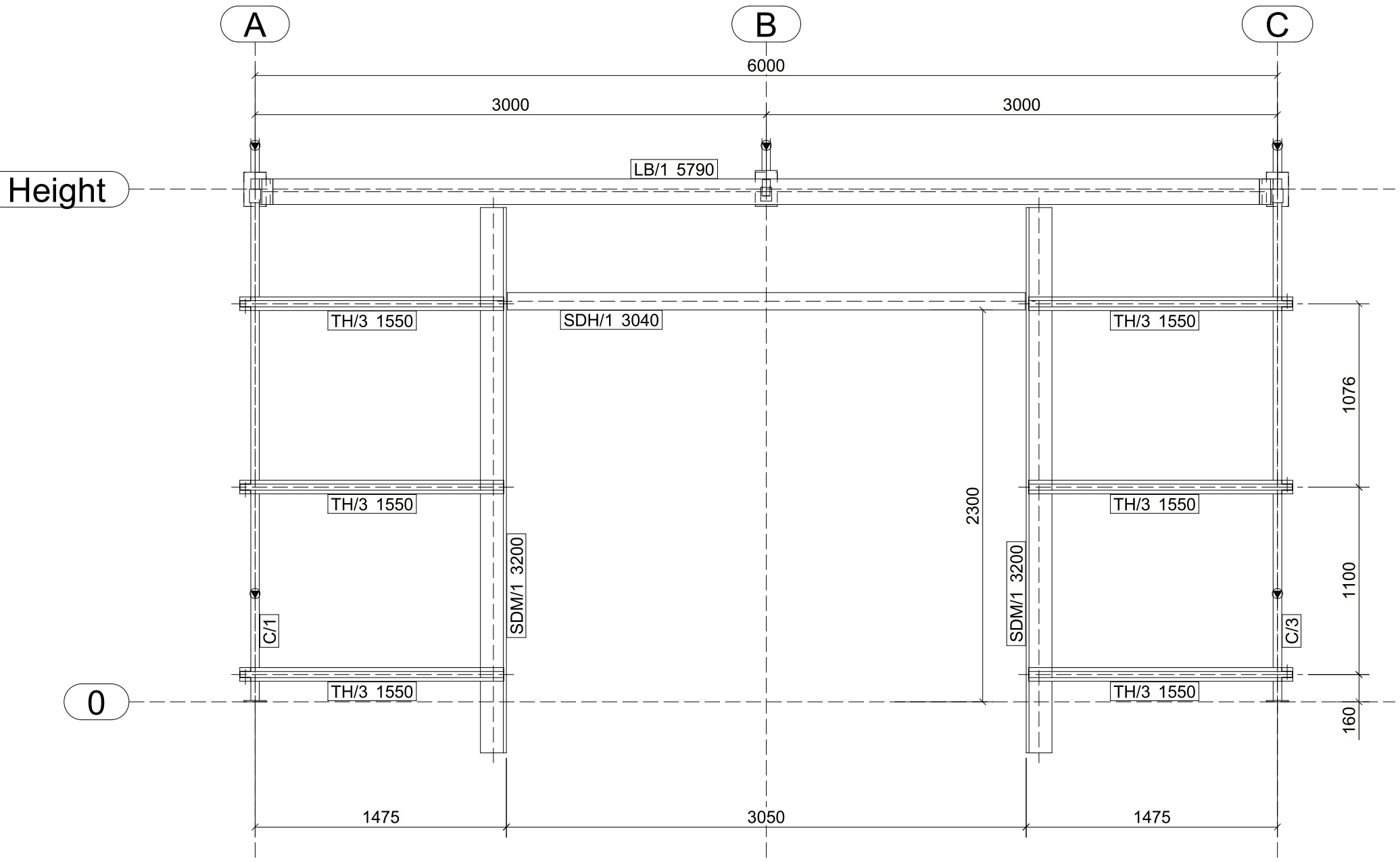
DULE



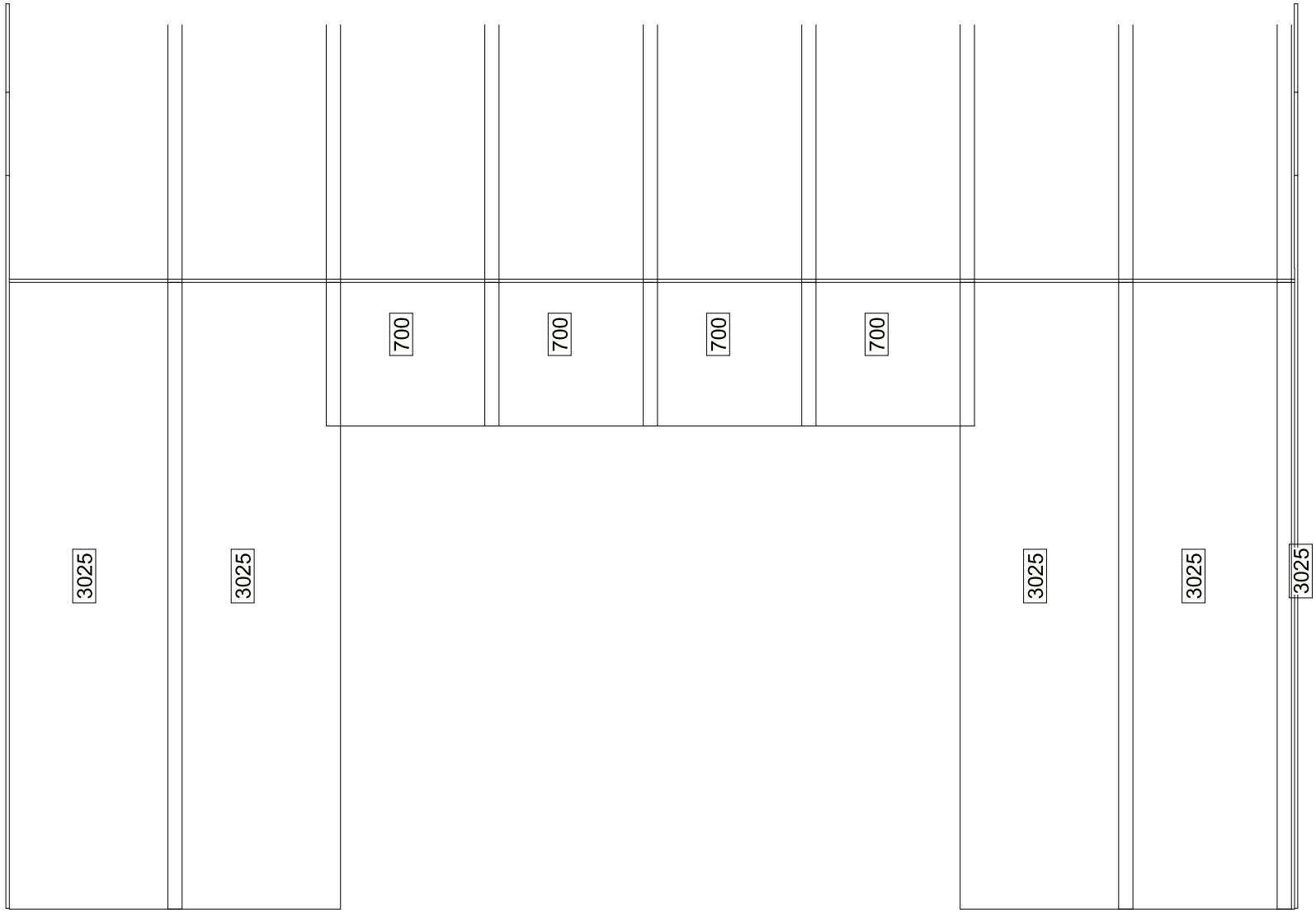
GRIDLINE Height



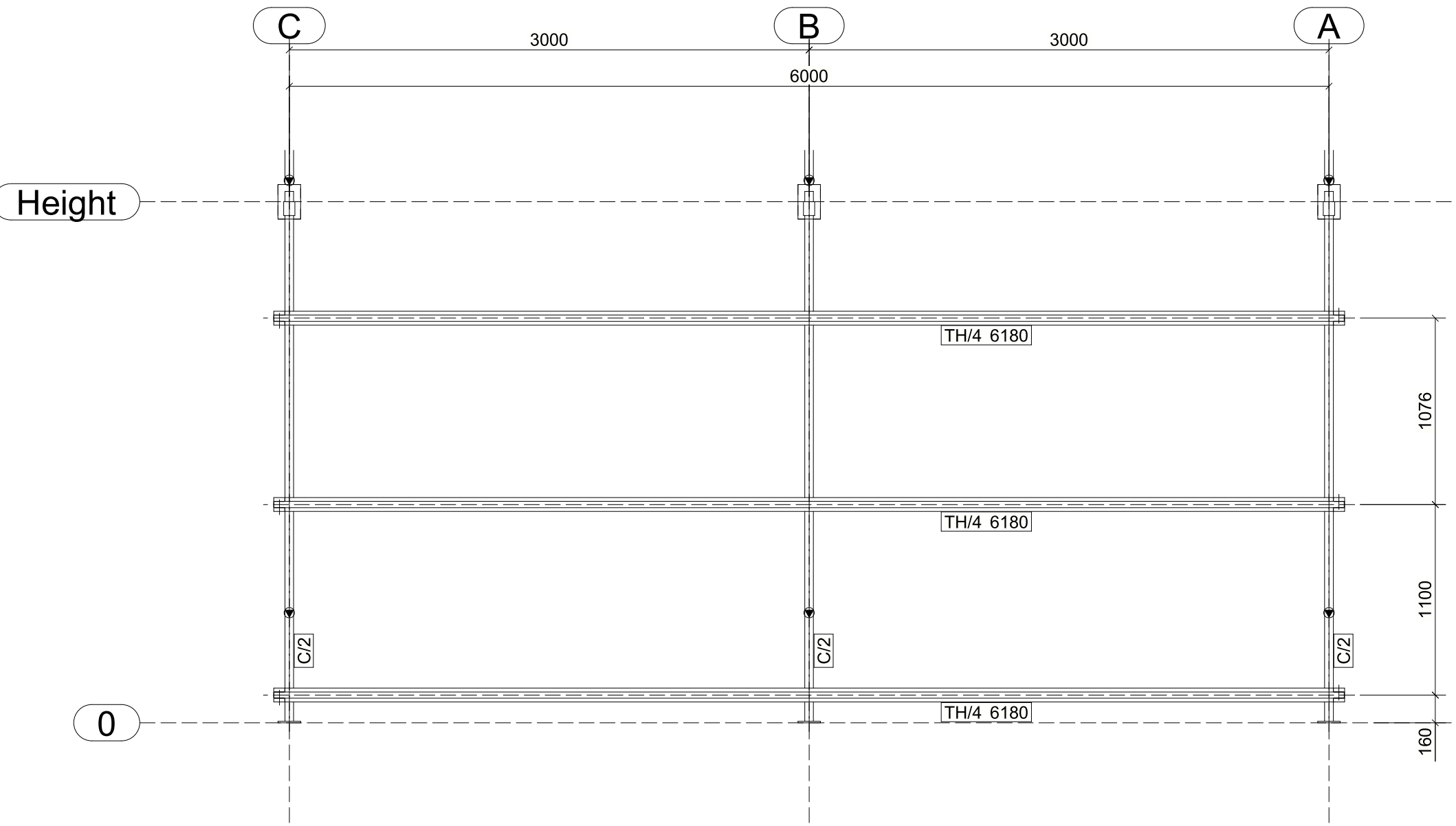
GRIDLINE Height


A
B
C
6000
3000
3000
Height
LB/1 5790
TH/3 1550
SDH/1 3040
TH/3 1550
TH/3 1550
TH/3 1550
SDM/1 3200
2300
SDM/1 3200
C/1
C/3
TH/3 1550
TH/3 1550
0
1076
1100
160
1475
3050
1475

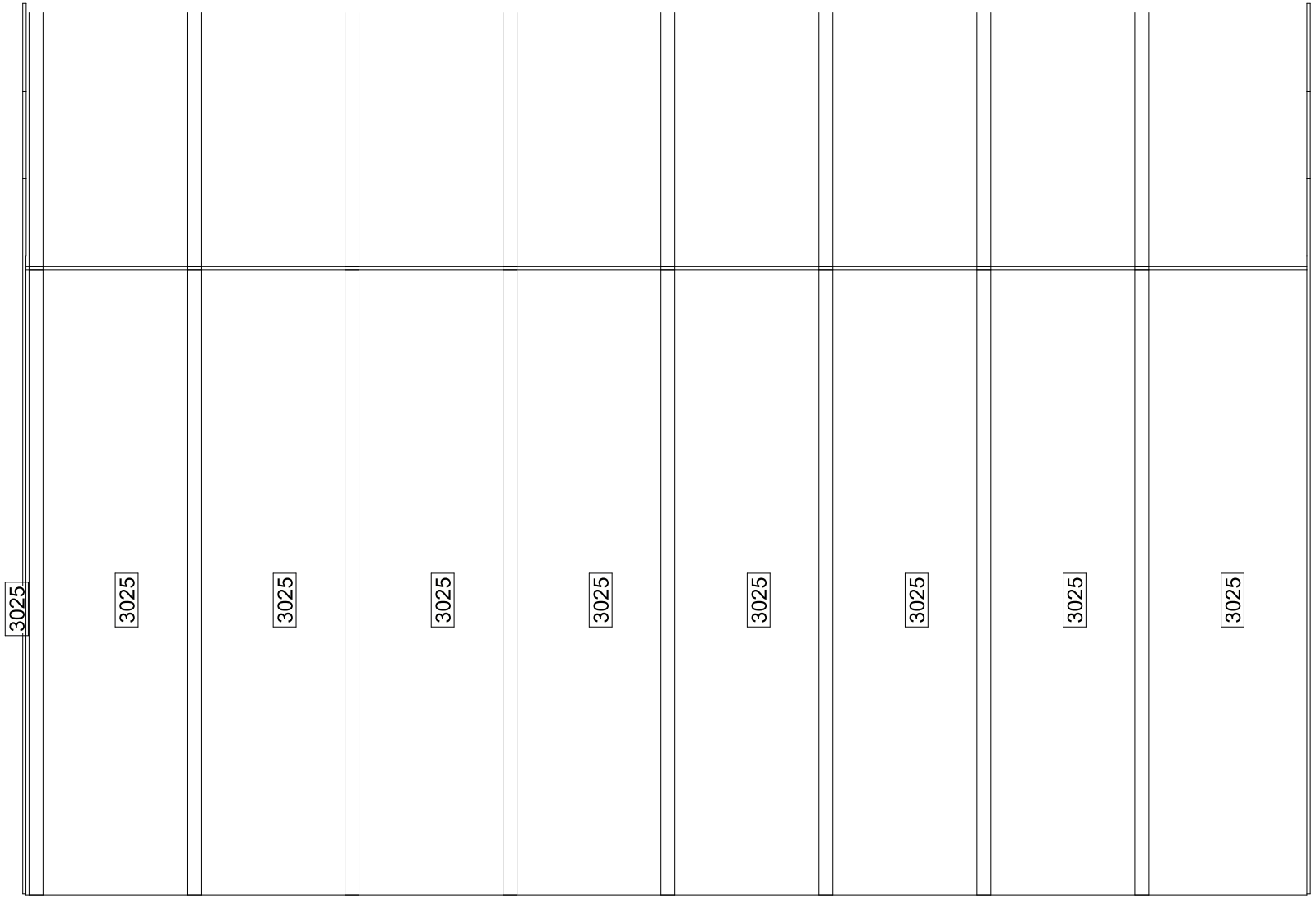
GRIDLINE 1



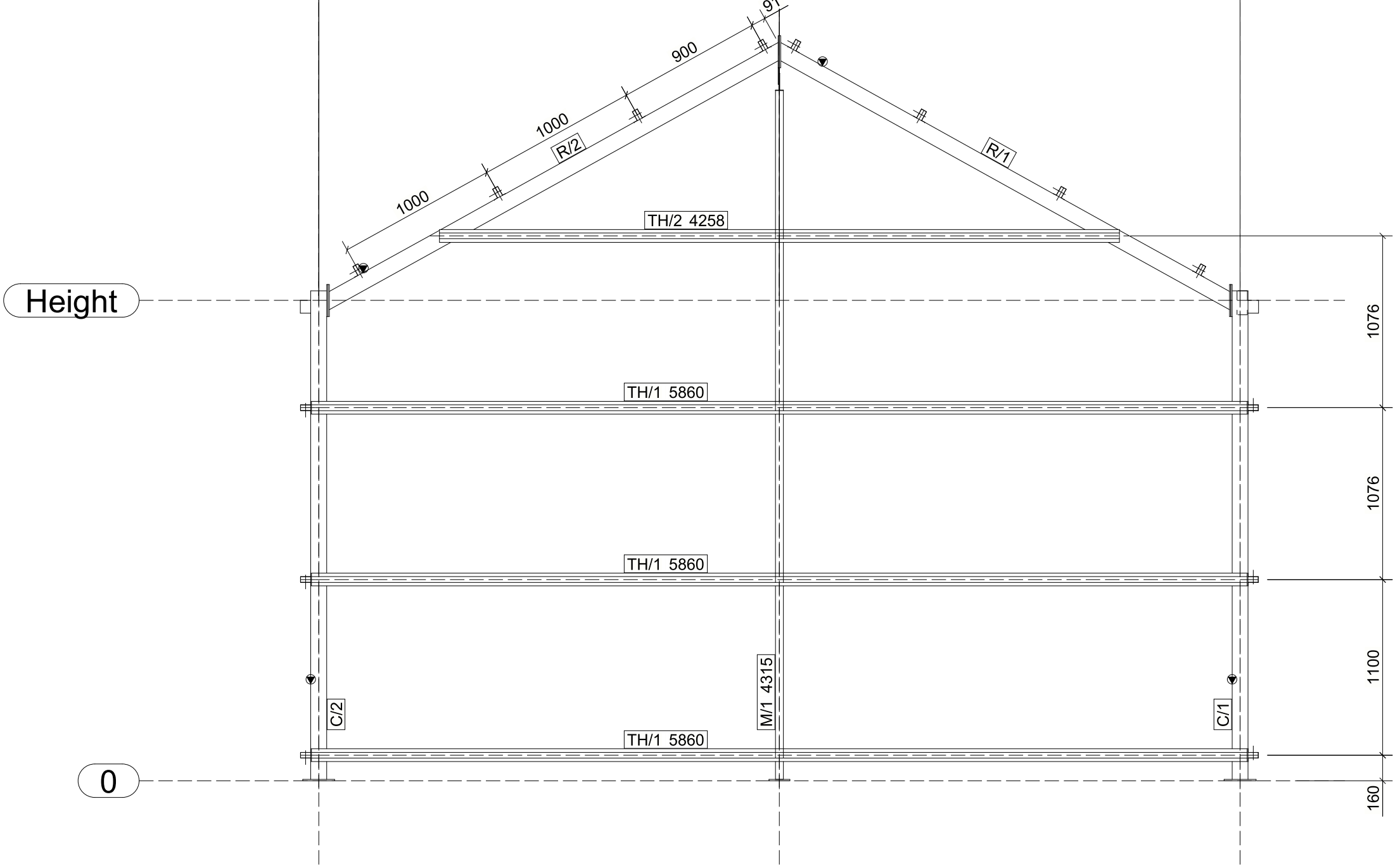
GRIDLINE 1


C
B
A
3000
3000
6000
Height
TH/4 6180
TH/4 6180
TH/4 6180
C/2
C/2
C/2
1076
1100
160
0

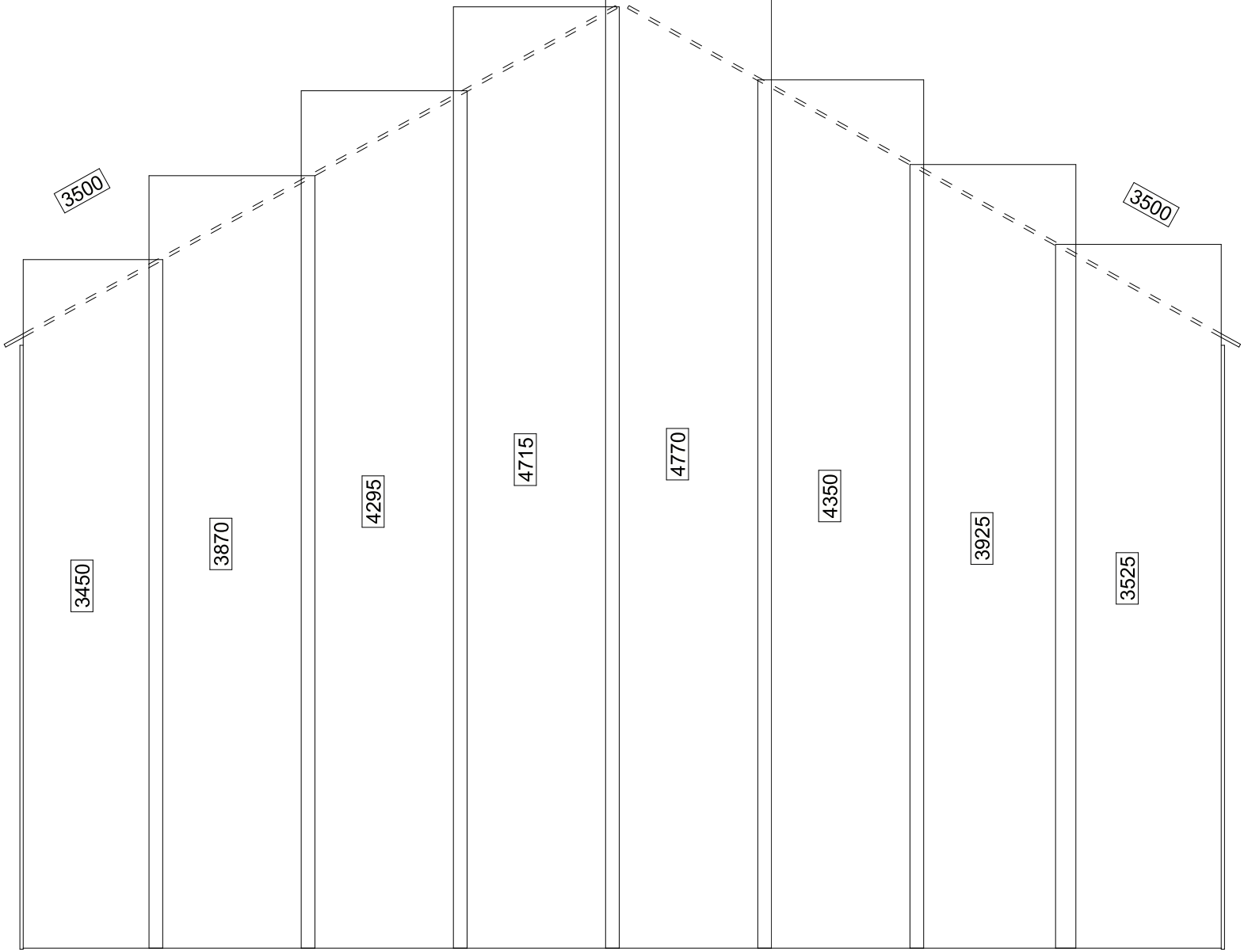
GRIDLINE 3



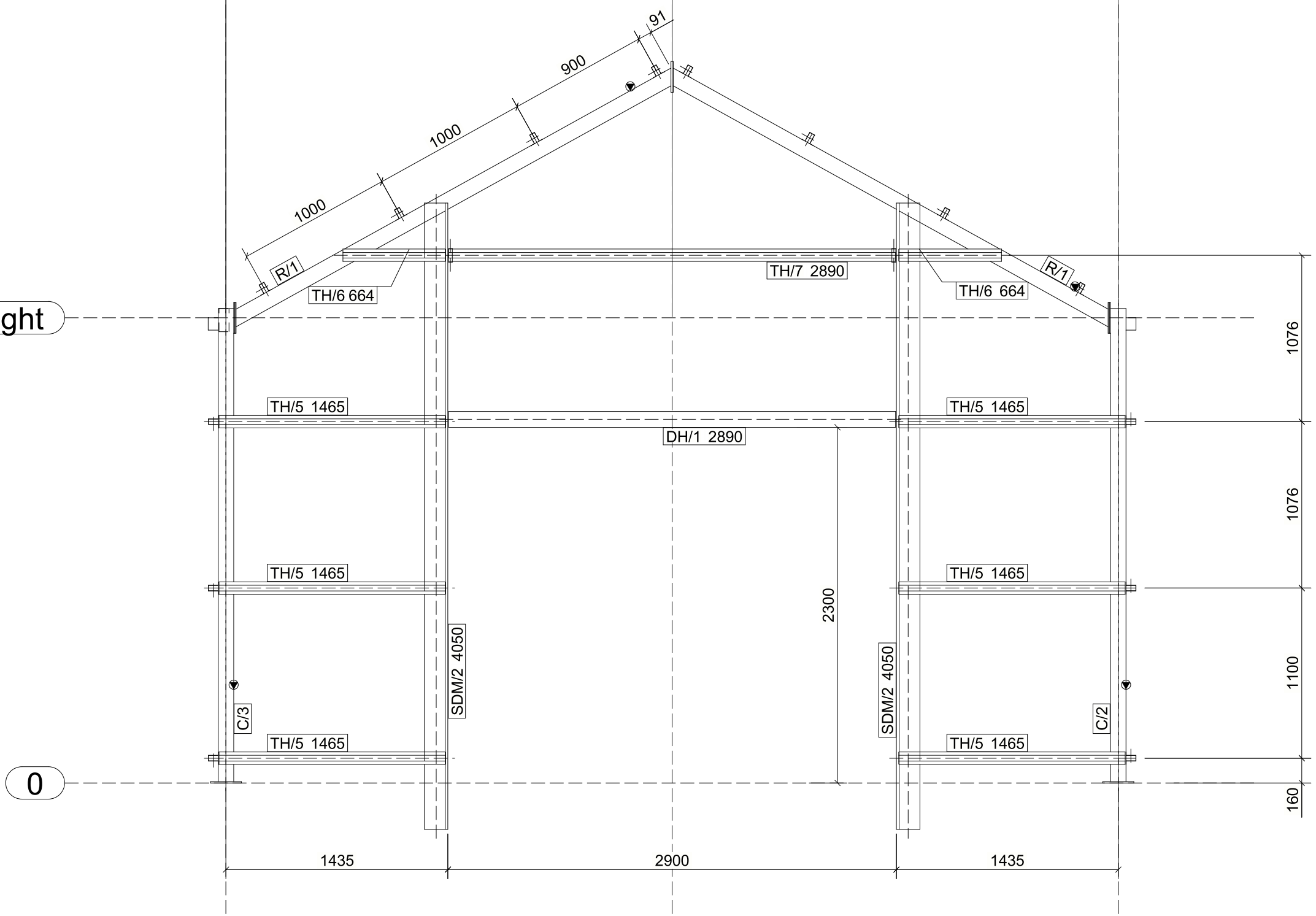
GRIDLINE 3


Height
0
1000
1000
900
R/2
R/1
TH/2 4258
TH/1 5860
TH/1 5860
TH/1 5860
C/2
M/1 4315
C/1
1076
1076
1100
160

GRIDLINE A



GRIDLINE A


91
900
1000
1000
R/1
R/1
TH/6 664
TH/6 664
TH/7 2890
ght
TH/5 1465
TH/5 1465
DH/1 2890
TH/5 1465
TH/5 1465
TH/5 1465
TH/5 1465
SDM/2 4050
SDM/2 4050
2300
C/3
C/2
0
1076
1076
1100
160
1435
2900
1435

GRIDLINE C

GRIDLINE C

15 GOLDIE STREET MARONG 3515

Date: 08/10/25



1: 355 at A4

Coliban Water

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Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

HISTORIC MINING ACTIVITY
Form No. 692

08 October, 2025

Property Information:

Address: 13 GOLDIE STREET MARONG 3515

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.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

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

Docusign Envelope ID: A7D89D5A-6E81-446E-B077-6F099620951B

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

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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.

(04/10/2016)

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DATED 2025

MURRAY WEARNE BUILDERS PTY LTD ACN 615 538 040

VENDORS STATEMENT

Property: **13 Goldie Street, Marong 3515**

Jennings Law & Conveyancing
PO Box 63 Bendigo Vic 3552
Bendigo VIC 3550
Tel: 03 5410 0740
Ref: DJ:15567