

BUY & SELL CONVEYANCING SERVICES

Phone: 5968 6431
Fax: 8738 1546
PO BOX 223 EMERALD VIC 3782
annette@buyandsellconveyancing.com.au

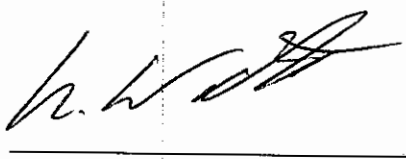
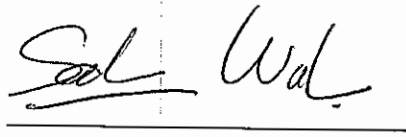
Vendor Statement

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.

8 Doonaha Road, Cockatoo VIC 3781

Vendor's name	Graham Bernard Walton	Date
Vendor's signature		18 / 12 / 2023
Vendor's name	Sasitorn Walton	Date
Vendor's signature		18 / 12 / 2023

Purchaser's name		Date
Purchaser's signature	<hr/>	/ /
Purchaser's name		Date
Purchaser's signature	<hr/>	/ /

1. FINANCIAL MATTERS

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

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

Cardinia Shire Council
Yarra Valley Water
State Revenue Office (Land Tax)

(a) Their total does not exceed:

\$5,000.00

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

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

Not Applicable

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

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):

As attached.

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

Not Applicable

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

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

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

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

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

As contained in the attached certificate.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
--	--	---------------------------------------	--	--

- Some services currently noted as connected above may become disconnected prior to settlement. The Purchaser should make their own enquiries in relation to connection and re-connection of services to the land.

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

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

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

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

Water Information Statement Planning Permit T200122 dated 14 December, 2022 Secondary consent and amended plans dated 16 September, 2022
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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 10361 FOLIO 469

Security no : 124111223514E
Produced 12/12/2023 03:24 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 349857N.

PARENT TITLES :

Volume 05095 Folio 955 Volume 06605 Folio 972 Volume 09898 Folio 503

Volume 10253 Folio 461

Created by instrument PS349857N 24/04/1998

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GRAHAM BERNARD WALTON

SASITORN WALTON both of 64 NEVILLE STREET COCKATOO VIC 3781

AM110836E 17/08/2015

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part 1810951

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 PS349857N 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: 8 DOONAHA ROAD COCKATOO VIC 3781

DOCUMENT END

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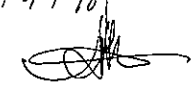
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Document Type	Plan
Document Identification	PS349857N
Number of Pages (excluding this cover sheet)	2
Document Assembled	12/12/2023 15:44

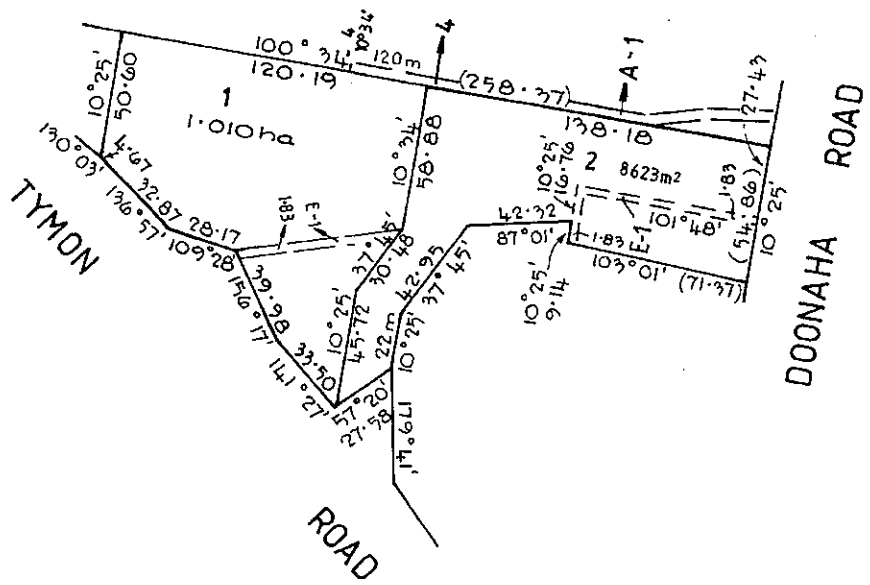
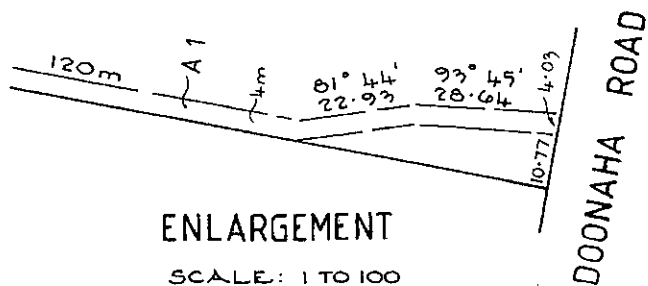
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PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY EDITION 1	PLAN NUMBER PS 349857 N
LOCATION OF LAND PARISH: GEMBROOK TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 77 CROWN PORTION: _____ LTO BASE RECORD: LITHO SHEET 2 TITLE REFERENCES: VOL. 10253 FOL. 461 VOL. 9898 FOL. 503 VOL. 6605 FOL. 972 (PART) VOL. 5095 FOL. 955 (V18871W) LAST PLAN REFERENCE/S: LP 11341 POSTAL ADDRESS: TYMON ROAD & DOONAHA ROAD (At time of subdivision) COCKATOO. 3781 AMG Co-ordinates (of approx centre of land in plan) E 368400 N 5798750 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CARDINIA SHIRE COUNCIL REF: S96/097 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 27 / 12 / 96 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate _____ Council Seat _____ Date _____ / _____ / _____ Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council Seat _____ Date 4 / 12 / 97		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
STAGING This is /is not a staged subdivision. Planning permit No. T 960541				
DEPTH LIMITATION NIL				
SURVEY THIS PLAN IS /IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION			LTO USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	1.83	L.P. 11341	LOTS ON L.P. 11341
A-1	POWER AND WATER SUPPLY	4m	V18870A	LOT 1 ON THIS PLAN
RECEIVED <input checked="" type="checkbox"/>				
DATE: 2 / 10 / 97				
LTO USE ONLY				
PLAN REGISTERED				
TIME 5.20 pm				
DATE 24 / 4 / 98				
				
Assistant Registrar of Titles				
SHEET 1 OF 2 SHEETS				
J.A. THOMPSON SURVEYORS 21 ELATA STREET, OAKLEIGH SOUTH. 3167 PHONE (03) 9570 6536 & FAX			LICENSED SURVEYOR (PRINT) JAMES ALEX THOMPSON SIGNATURE DATE 3 / 12 / 97 REF 96351 VERSION 3	
			DATE 4 / 12 / 97 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 349857N



J.A. THOMPSON SURVEYORS
21 ELATA STREET,
OAKLEIGH SOUTH. 3167
PHONE & FAX (03) 9570 6536

 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:2000	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) JAMES ALEX THOMPSON SIGNATURE DATE 3 / 12 / 97 REF 96351 VERSION 3	SHEET 2 OF 2 SHEETS
				DATE 4 / 12 / 97 COUNCIL DELEGATE SIGNATURE



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Document Type	Instrument	
Document Identification	1810951	
Number of Pages (excluding this cover sheet)	4	
Document Assembled	12/12/2023 15:44	

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3926257

1810951

The Registrar of Titles
Please Register this Transfer and hand
New Certificate of Title to me
hereto to James Hall & Sons
Septimus Jones
111/4 Kennedy

JAMES HALL & SONS

Victoria

TRANSFER

LAND



SD. LODGE

Handwritten signature: J. Jones

I, JOHN JOSEPH CORRIGAN of Cockatoo Farm being registered as the proprietor of an estate in fee simple in the land -- hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Fiftynine pounds paid to me by JOHN BORELLA Carpenter and VERONICA BORELLA Married Woman both of Studley Street Maidstone DO HEREBY TRANSFER to the said John Borella and Veronica Borella All my estate and interest in ALL THAT piece of land being Lots Twentytwo Twentythree Twentyseven and Twentyeight on Plan of Subdivision Number 11341 lodged in the Office of Titles being part of Crown Allotment Seventyseven Parish of Gembrook County of Evelyn and being part of the land more particularly described in Certificate of Title Volume 5095 Folio 1018955 AND -- each of them the said John Borella and Veronica Borella DO HEREBY for himself and herself his and her respective heirs executors -- administrators and transferees COVENANT with the said John Joseph Corrigan his heirs executors administrators and transferees for the time being of the land comprised in the said Certificate of Title remaining untransferred that he and she or they will not at any time hereafter excavate carry away or remove or permit to be excavated carried away or removed any earth clay stone gravel or sand from the said land hereby transferred except for the purpose of excavating for the foundations of any building to be erected thereon or use or permit or allow the said land hereby transferred to be used for the manufacture or winning of bricks tiles or pottery ware AND IT IS HEREBY REQUESTED that the above covenants may appear as an encumbrance on the Certificate of Title to be issued on this or any subsequent transfer or transfers of the said land hereby transferred.



red & blue.
5095/955 pt.
av. 1. 3. 10.
As blue.
The comm. etc.
sec. 42.
As with.
The cost here.

Handwritten notes:
W.P.
4.7.41
S.K. W.P.
5/1

Handwritten notes:
Cath
2/6
12.8.41

Dated the Eleventh day of March One thousand -- nine hundred and fortyone.

SIGNED in Victoria by the said JOHN JOSEPH CORRIGAN by his Attorney under Power (File No. 5621) T.M. BURKE PROPRIETARY LIMITED was hereunto affixed by order of the Board of Directors in the presence of:

Handwritten signature: Harold Jones Director
Handwritten signature: James Bone Secretary

IMAGED

100
101012

SIGNED in Victoria by the said }
JOHN BORELLA in the presence }
of :

John Borella

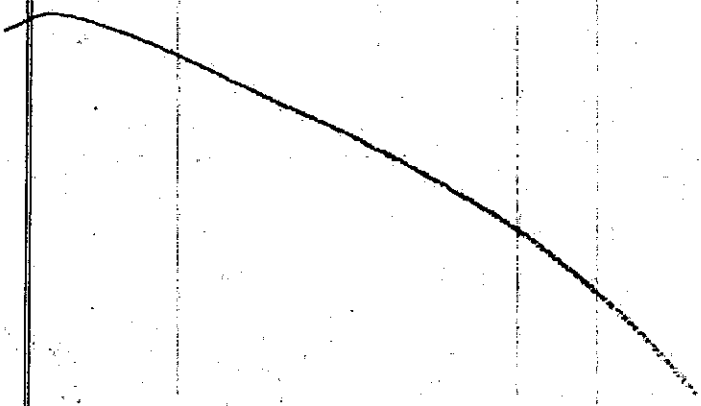
*J. L. Dolson J.P.
Wallace St
Maidstone*

SIGNED in Victoria by the said }
VERONICA BORELLA in the pre- }
sence of :

Veronica Borella

*M. Kinney
Clerk of James Hall & Sons
Solicitors
Melbourne*

ENCUMBRANCES REFERRED TO :



Dated the _____ day of _____ 1941

Mr. J. J. CORRIGAN

- to -

Mr. J. BORELLA and Mrs. V. BORELLA

T R A N S F E R

JAMES HALL & SONS,
Solicitors,
17 Queen Street,
MELBOURNE.

MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 8 th DAY OF April 1941	John Borella and Veronica Borella	1810951

J. Hewison

REGISTRAR OF TITLES

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 5095 FOL. 1018955

J. Hewison

ASSISTANT REGISTRAR OF TITLES

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

988631

APPLICANT'S NAME & ADDRESS

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

DOCKLANDS

VENDOR

WALTON, GRAHAM BERNARD

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

359244

This certificate is issued for:

LOT 2 PLAN PS349857 ALSO KNOWN AS 8 DOONAHA ROAD COCKATOO
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

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

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

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

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

12 December 2023

Sonya Kilkenny
Minister for Planning

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.

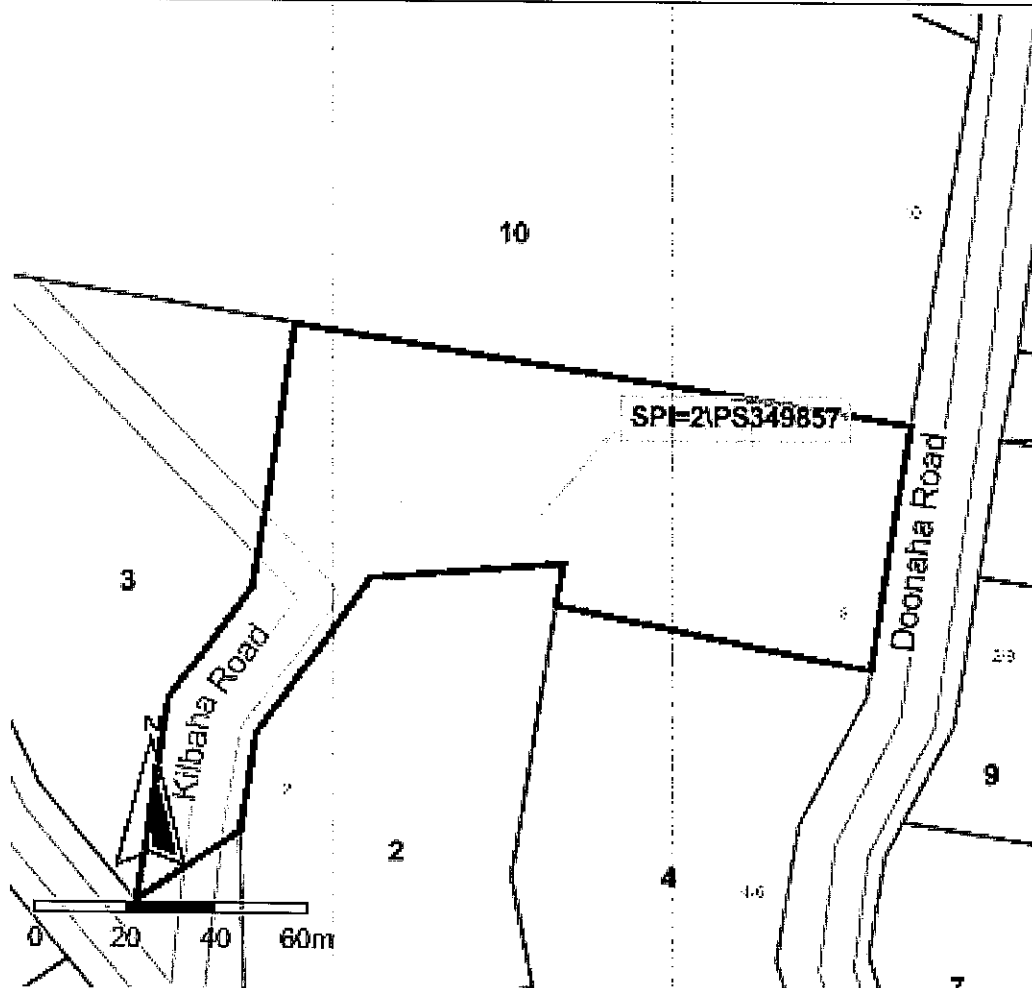
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

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





YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

12th December 2023

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

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

RE: Application for Water Information Statement

Property Address:	8 DOONAHA ROAD COCKATOO 3781
Applicant	Buy & Sell Conveyancing Services C/- Triconvey (Re LANDATA
Information Statement	30815098
Conveyancing Account Number	7959580000
Your Reference	359244

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Conditions of Connection and Consent
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 83 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvwm.com.au
yvwm.com.au

Yarra Valley Water Property Information Statement

Property Address	8 DOGNAHA ROAD COCKATOO 3781
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

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

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



YARRA VALLEY WATER
ABN 93 055 962 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Melbourne Water Encumbrance

Property Address	8 DOONAHA ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

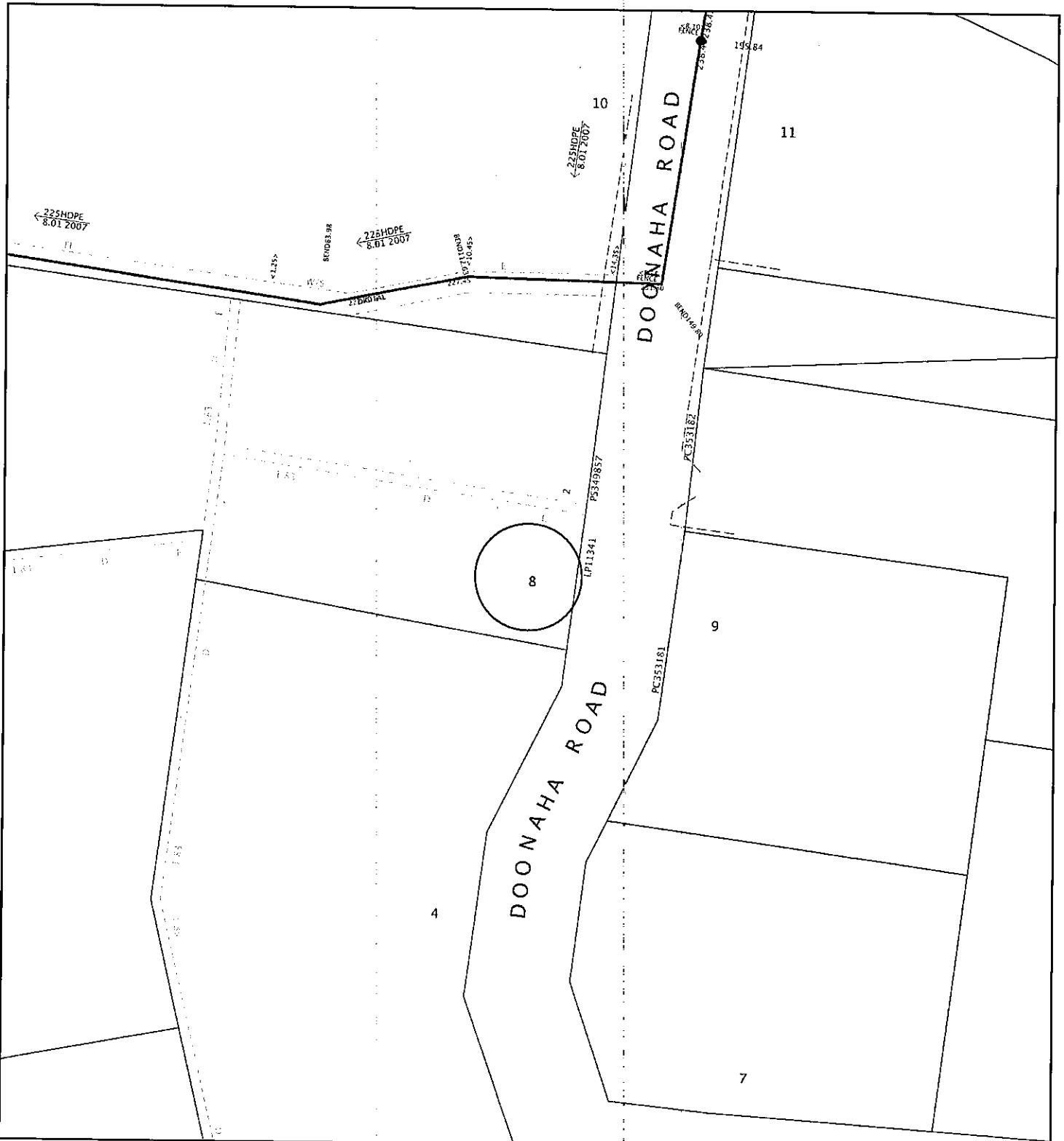
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

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

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

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.
















Yarra Valley Water
Information Statement
Number: 30815098

Address	8 DOONAHA ROAD COCKATOO 3781
Date	12/12/2023
Scale	1:1000




Yarra Valley Water
 ABN 93 066 902 501

Existing Title	 Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title	 Sewer Manhole		MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer	 Sewer Offset		MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch			

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;

1st October 2015

Application ID: 180072

CONDITIONS OF CONNECTION

Approval is subject to payment of all charges and completion of conditions. This approval covers the following services and connections:

Approval Detail

Water

Connection Details

Product	Pipe Material	Pipe Size	Qty	Street where main located
20mm Connection - Drinking Water		150	1	Doonaha Road

Required Services

Product	Qty
20mm Connection - Drinking Water	1
20mm Standard Meter & Install - Drinking Water	1

Conditions of Connection Details

GENERAL

In these conditions the terms,

- (a) 'You' and 'Your' refer to the owner of a property connected (or about to be connected) to Yarra Valley Water assets
- (b) 'We', 'Us' and 'Our' refer to Yarra Valley Water.

Section 145 of the Water Act 1989 details the legislative rights and responsibilities of both the applicant and Yarra Valley Water in relation to connection, alteration or removal and discharging to the works of Yarra Valley Water. These Conditions of Connection set out the terms and conditions to be satisfied for connecting a property to sewer, potable and recycled water.

These conditions are binding on successor-in-title of the person who applied for that consent, under section 145 of the Water Act 1989. If you are not the owner of the property, please provide a copy of this letter to the owner.

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.

It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

Any sewer connection branch and the connecting works must be installed so that they comply, in all respects, with the:

- Plumbing Regulations 1998 (Vic);
 - Water Industry Regulations 2006 (Vic);
 - Building Act 1993 (Vic);
 - Relevant AS/NZS series of standards applicable to sewer connection branch and connecting works from time to time,
- and any other technical requirements which we reasonably specify.

It is the responsibility of the person performing any excavation in a road reserve to obtain a Road Opening Permit from the relevant Authority before any excavation work commences. All traffic management requirements contained in the permit must be complied with.

WATER

General water supply(s) are to be installed as referenced in the table of approval details of this document as required services. The table includes water main and connection details. In a mandated recycled water area recycling connections also apply and are referenced in the same table.

For 20mm and 25mm services and all services where a manifold is to be installed, the service pipe, including a meter assembly with a temporary spacer pipe and any relevant backflow device must be

installed by the plumber, prior to the time of the tapping or meter installation. Meters are installed by Yarra Valley Waters plumbing contractor. For 32mm and larger services, the meter will be delivered to you and must be installed on the property prior to the tapping. The service pipe must also be installed prior to the tapping. All manifolds are to be located below ground and must be left exposed for Yarra Valley Water's plumbing contractor to inspect prior to installation of the meters. Failure to comply will result in the tapping being cancelled. A rebooking fee will be applicable when rebooking the tapping.

All tapplings, pluggings and metering products can be arranged using easyACCESS. Work must be carried out in accordance with the Water Metering & Servicing Guidelines (see our website). Once all fees have been paid and you are ready to book your plumbing products, please contact Yarra Valley Water's contractor Select Solutions on 1300 724 858. A phone call is not required if products are New Estate Connections or Combo Drinking Water & Recycled Water. Please allow a minimum of 10 business days' notice when contacting Select Solutions.

All meters are supplied by Yarra Valley Water after payment of the relevant fees.

If the tapping and/or plugging is required to be performed outside of business hours, either at your request or as determined by Yarra Valley Water's plumbing contractor, an additional after hours fee will apply.

Meters are not permitted to be installed inside units/dwellings. In all situations where the meter is deemed inaccessible, either by your advice, or as determined by Yarra Valley Water plumbing contractor, remote read meters must be fitted at your cost. Remote read meters must be installed in the following circumstances: high rise developments; any water meter which is located where Yarra Valley Water will have to enter a building to read the meter; where access to the meter will be restricted by gates/fences. If you are aware that remote read meters will be required, please inform the easyACCESS staff at the time of booking.

For all tapplings and/or pluggings, it is the responsibility of the person performing the excavation to obtain a Road Opening Permit from the local municipal authority before any excavation work commences. All traffic management requirements contained in the Road Opening permit must be complied with. The excavation must expose the main at the tapping/plugging point and be made safe prior to the tapping / plugging appointment time. If you choose to have Yarra Valley Water's plumbing contractor carry out the excavation, Yarra Valley Water will organize the necessary permit at an additional cost on a per road opening basis.

Failure to comply with any of these requirements will result in the booking being cancelled and a rebooking fee will apply.

Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858.

Whether you have elected your plumber or Yarra Valley Water to carry out the excavation, please contact Yarra Valley Water's Plumbing Contractor Select Solutions on 1300 724 858 to schedule a date and time. Prior to our Plumbing Contractor attending on site to carry out the scheduled work you will be required to clearly mark your preferred location for the service. If the preferred location is not marked, the work will not be undertaken and you will incur a wasted site visit fee. Please note; bookings can take up to three (3) business days to generate after payment is made.

Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858. If you cancel or reschedule a booking within 24 hours of the scheduled date / time a wasted site visit fee will apply. If you wish to cancel the booking you will need to return to the easyACCESS store where the booking was made, or contact Yarra Valley Water (if applicable), to seek a refund. A cancellation fee may apply.

METER ASSEMBLIES & POSITIONING

It is the responsibility of the private plumber to ensure that containment, zone and individual backflow prevention is provided.

Water meter assemblies:

- a) Must be within 2 metres of the title boundary that abuts the water main
- b) Must be fitted at right angles to the water main, in line with the tapping
- c) Must be fully supported with minimum ground clearance of 150mm and should not be >300mm from the finished ground level to the base of the assembly
- d) Must not be encased in concrete surrounds
- e) Must be readily accessible for reading, maintenance and replacement. If Yarra Valley Water deem meters to be inaccessible, remote meters may be required at additional cost to the customer
- f) Can be installed in utility rooms or meter cabinets located within a common access area and must be readily accessible, subject to Yarra Valley Water's approval

If meters need to be moved >600mm a plugging and re-tapping must be booked and the relevant fee paid.

Meters which are in a public space such as a reserve or school must be protected by an appropriate cage to prevent tampering.

Meters are not permitted to be installed in pits unless prior approval has been given by Yarra Valley Water.

Meter assemblies must adhere to the meter installation diagrams available on the Yarra Valley Water website (www.yvw.com.au) to ensure the installations meet the required standard.

REMOVAL OF WATER METERS

Only Yarra Valley Water's plumbing contractor is permitted to remove water meters.

If redevelopment of the site is occurring and the meter is no longer required, a plugging of the service must be arranged and the meter will be collected by our contractor at the time of the plugging.

DAMAGED OR STOLEN METERS

If the builder/plumber damage a meter or meter assembly, it is the responsibility of the builder/plumber to rectify these assets back to the same condition as at time of installation by Yarra Valley Water.

- Failure to do so will result in Yarra Valley Water making the necessary amendments and recovering these costs from the property owner.
- Repeat offences may result in the services being plugged and re-booking fees will apply to have the services reinstated

Stolen meters are to be reported to Yarra Valley Water faults and emergencies:

- Call **13 2762** (24 hrs).
- Replacement of stolen meters can take up to 10 days. If replacement is required more urgently, please advise the operator at the time of the call.
- Until the meter is replaced no connections between the supply and the dwelling are to be reinstated. No straight pieces or alternative connections are allowed to be installed.

AMENDMENTS

We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations require an amendment to be made.

We may also amend these conditions from time to time if we consider that it is necessary to:

- ensure that we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our bulk supplier of sewage transfer and treatment services; or
- the health or safety of anyone; or
- any part of the environment; or
- any of our works.

INDEMNITY

You must indemnify Yarra Valley Water against:

- all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
- all proceedings, prosecutions or demands brought or made against us by anyone, as a result of you failing to perform any of our obligations under these conditions, except to the extent that the failure has been caused by our negligence.

You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of Yarra Valley Water amending these conditions.

You must pay us any costs we reasonably incur in:

- making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- inspecting our assets or works to see if such damage has been caused.



YARRA VALLEY WATER
ABN 53 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

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

RATES CERTIFICATE

Account No: 4431466463
Rate Certificate No: 30815098

Date of Issue: 12/12/2023
Your Ref: 359244

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
8 DOONAHA RD, COCKATOO VIC 3781	2\PS349857	1433489	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Usage Charge Estimated Average Daily Usage \$0.00	15-06-2023 to 14-09-2023	\$0.00	\$0.00
Drainage Fee	01-10-2023 to 31-12-2023	\$16.31	\$16.31
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
		Balance Brought Forward	\$0.00
		Total for This Property	\$16.31

GENERAL MANAGER
RETAIL SERVICES

Note:

1. From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an

agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

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

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

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

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

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

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



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

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

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

Property No: 1433489

Address: 8 DOONAHA RD, COCKATOO VIC 3781

Water Information Statement Number: 30815098

HOW TO PAY



Billor Code: 314567
Ref: 44314664630

Amount
Paid

Date
Paid

Receipt
Number

15 December 2020



Reg Malone
Design Drawing Studio
5 Donna Buang Road
WARBURTON VIC 3799

regjules@tpg.com.au

Dear Sir/Madam,

Application No.: T200122
Property No.: 2234000200
Address: L2 PS349857, 8 Doonaha Road, Cockatoo VIC 3781
Proposal: Construction of one (1) dwelling, one (1) outbuilding and associated earthworks

I refer to the above planning permit application and wish to advise that the Victorian Civil and Administrative Tribunal has confirmed that an Application for Review has **not** been lodged against the Notice of Decision to Grant a Permit for the above proposal. Please find enclosed your copy of the permit and endorsed plans.

Your attention is drawn to the conditions of the permit. Please read these conditions carefully and check as to whether there are any steps which you need to take prior to commencing the use or the development, including submission of additional plans.

Please be aware that it is your responsibility to ensure that all of the conditions on the permit are complied with and that the permit remains valid. Council does not advise you when the permit will expire.

This permit should be kept in a safe place for future reference.

If you have any further queries regarding this matter, please contact Council's Development Services department on **03-5943-4302** or mail@cardinia.vic.gov.au.

Yours faithfully,

Jason Gilbert
Coordinator Statutory Planning

PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T200122

ADDRESS OF THE LAND: L2 PS349857, 8 Doonaha Road, Cockatoo VIC 3781

THIS PERMIT ALLOWS: Construction of one (1) dwelling, one (1) outbuilding and associated earthworks, generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

General:

1. The development as shown on the approved plans must not be altered or modified without the consent in writing of the Responsible Authority.
2. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
3. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the development must be of a non-reflective nature in accordance with the endorsed plans.
4. Before the development starts, a tree protection fence must be erected around all trees to be retained within 15 metres of the development. This fence will protect the tree by demarcating the tree protection zone and must be erected at a radius of $12 \times$ the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree, or any approved area of encroachment for construction as shown on endorsed plans. The fence must be constructed of star pickets/chain mesh/or similar to the satisfaction of the Responsible Authority. The fence must remain in place until all works are completed to the satisfaction of the Responsible Authority.
5. Before the dwelling is occupied:
 - a. The dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
 - b. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
 - c. The dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.
 - d. Access to the dwelling must be provided via an all-weather road/ driveway with dimensions adequate to accommodate emergency vehicles.
 - e. The vehicle crossing as shown on the approved plans must be constructed in accordance with the approved plans and to the satisfaction of the Responsible Authority. If the construction of the proposed rural vehicle crossing requires the installation of a drainage culvert to the satisfaction of the Responsible Authority.
6. All wastewater from the dwelling must be discharged into the reticulated sewerage system, to the satisfaction of the Responsible Authority, within 3 months of the sewerage system becoming available to the property.

Date Issued: 14 December 2020

Signature for the Responsible Authority:



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T200122

ADDRESS OF THE LAND: L2 PS349857, 8 Doonaha Road, Cockatoo VIC 3781

THIS PERMIT ALLOWS: Construction of one (1) dwelling, one (1) outbuilding and associated earthworks, generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Engineering:

7. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
8. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
9. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.
10. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
11. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.

Vegetation:

12. All parts of the septic system or septic lines must be located outside of the Tree Protection Zone (TPZ) of all trees unless with the prior written consent of the Responsible Authority.
13. Except with the further written consent of the Responsible Authority, no vegetation (other than that indicated on the endorsed plan, or exempt from planning permission under the provisions of the Cardinia Planning Scheme) shall be damaged, removed, destroyed or lopped.
14. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
 - a. vehicular or pedestrian access.
 - b. trenching or soil excavation.
 - c. storage or dumping of any soils, materials.
 - d. equipment, vehicles, machinery or waste products.
 - e. entry and exit pits for underground services.
 - f. any other actions or activities that may result in adverse impacts to retained native vegetation.

Bushfire management:

15. The Bushfire Management Plan prepared by Fire Front Consultancies, drawing no. version 3: 18/12/2019, must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.
16. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access,

Date Issued: 14 December 2020

Signature for the Responsible Authority:



PLANNING PERMIT

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T200122

ADDRESS OF THE LAND: L2 PS349857, 8 Doonaha Road, Cockatoo VIC 3781

THIS PERMIT ALLOWS: Construction of one (1) dwelling, one (1) outbuilding and associated earthworks, generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Expiry:

A permit for the development of land expires if—

- a) the development does not start within **two (2) years** after the issue of the permit; or
- b) the development is not completed within **four (4) years** after the issue of the permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development complies with the Building Act and Building Regulations.
- Approval to install or alter an onsite wastewater treatment system must be obtained from Council's Health Department.



IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - ii. The date on which it was issued, in any other case.
-

WHEN DOES A PERMIT EXPIRE?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified within two years after the issue of the permit.
- c) The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- d) The use is discontinued for a period of two (2) years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

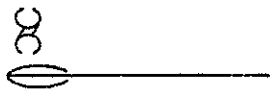
An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

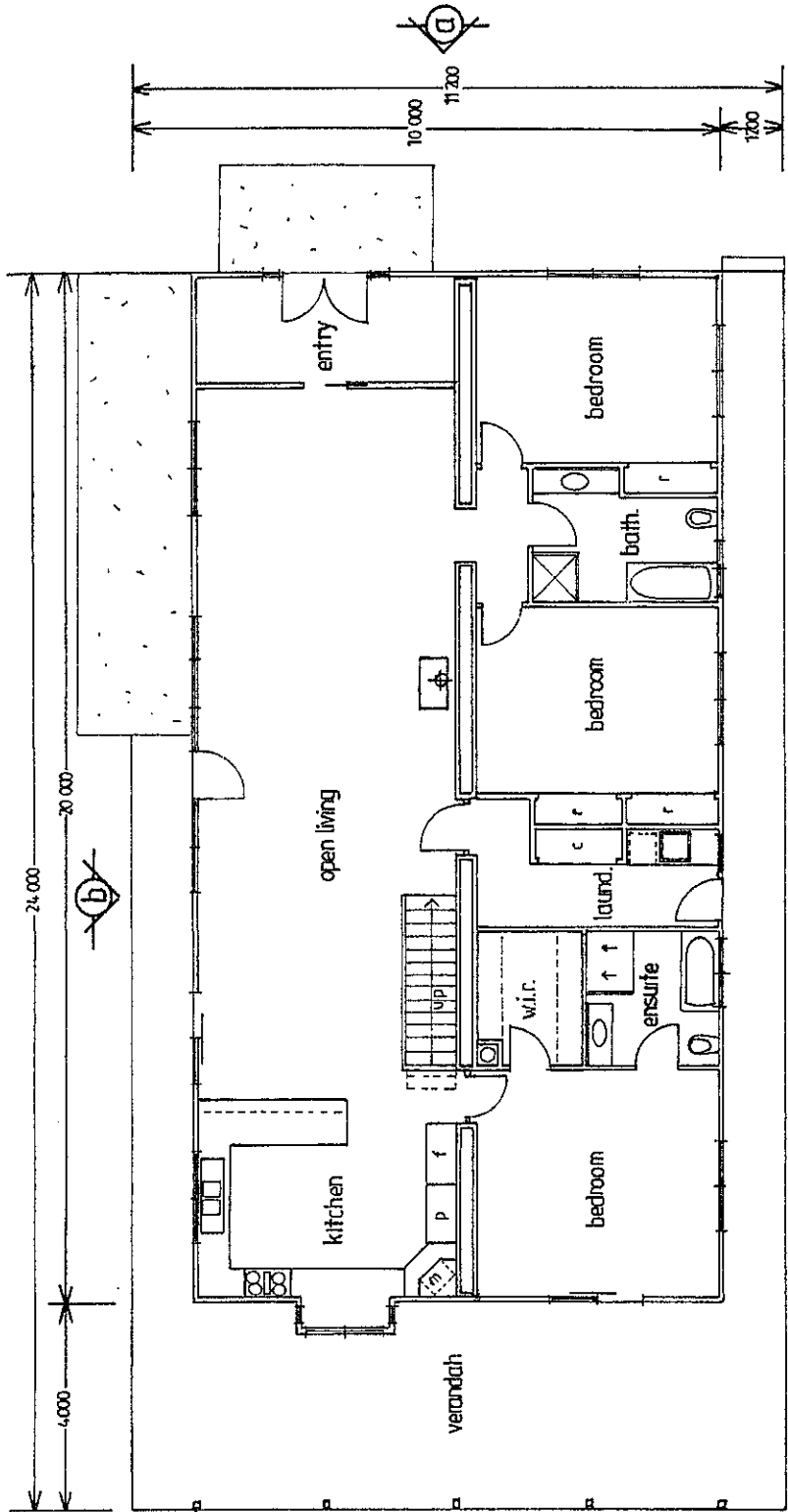
An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

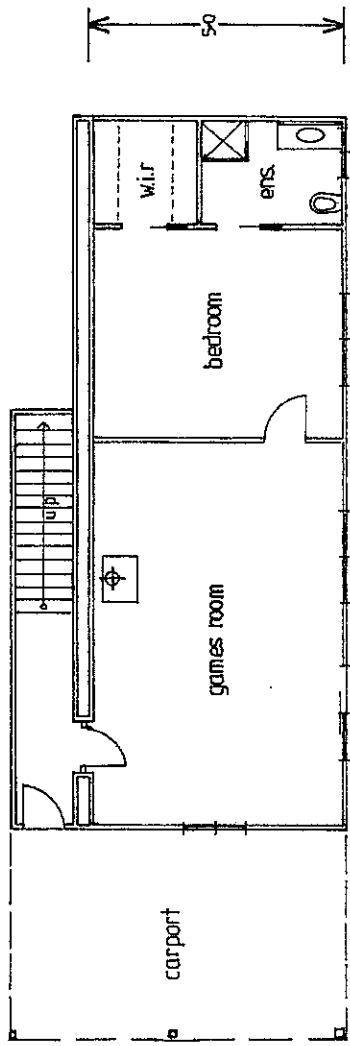
Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789



APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Permit No. T200122
 Sheet 1 of 5
 Approved by Jason Gilbert
 CARDINIA SHIRE COUNCIL
 Monday, 14 December 2020
 Date:



Floor Plan L2-1:100



Floor Plan L1-1:100

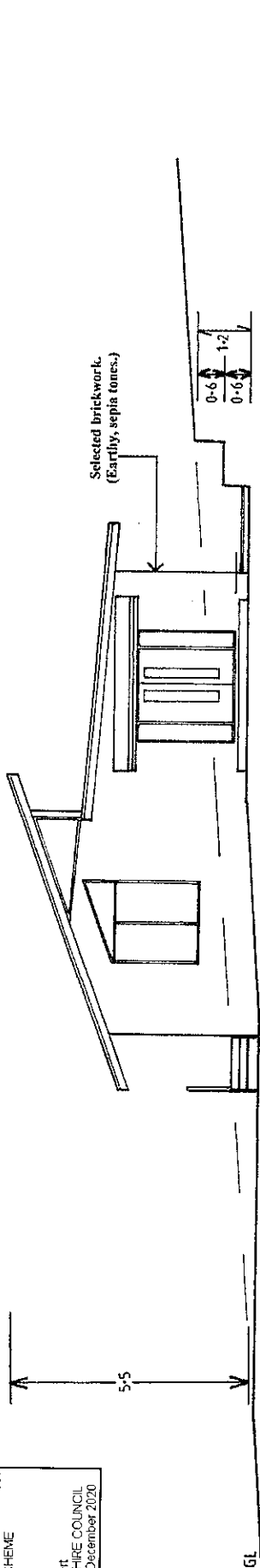


REGISTERED
 ARCHITECT
 DPAD2156

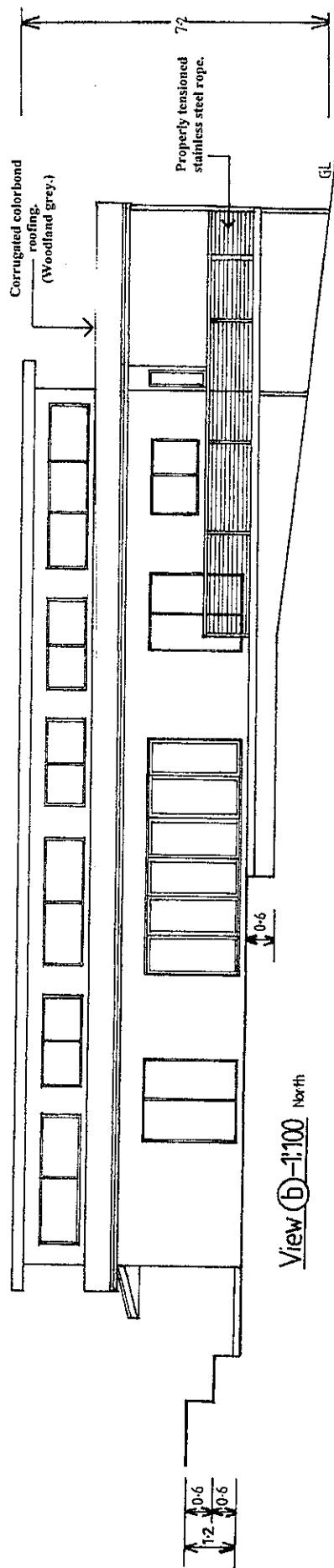
Proposed new dwelling & detached shed at 8 Doonah Road, Cockatoo		
Dec. 2019	Drg.No.F13.	Revised:
		1 of 5

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

Permit No.: T200122
 Sheet: 2 of 5
 Approved by: Jason Gilbert
 CARDINIA SHIRE COUNCIL
 Date: Monday, 14 December 2020



View (a) - 1:100 East



View (b) - 1:100 North



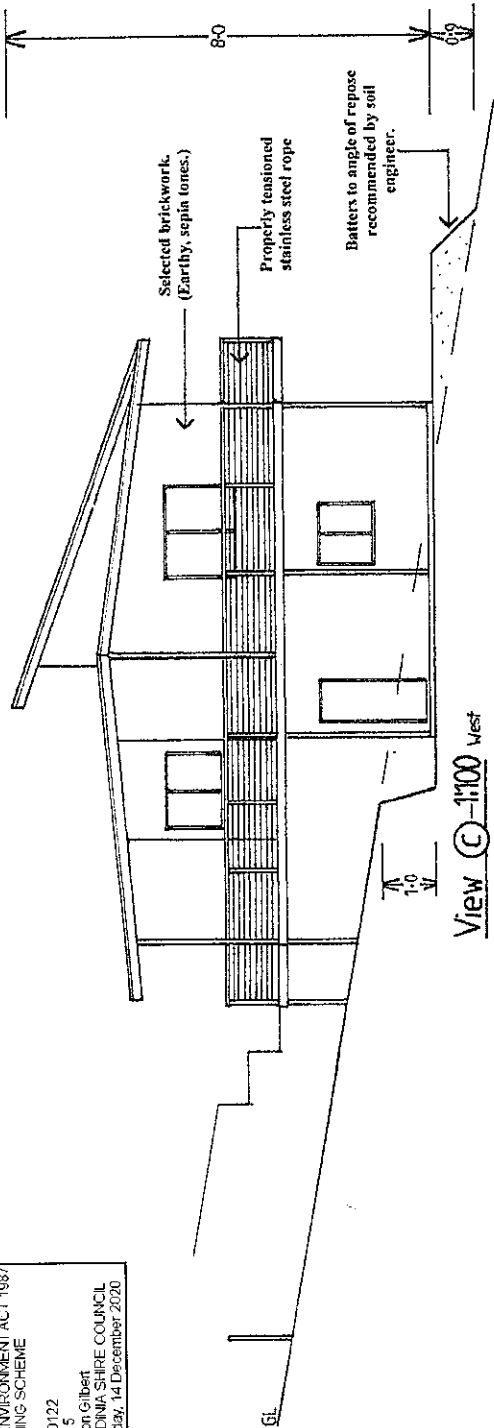
REGISTERED
 Building Practitioner
 DPAD2156

Proposed new dwelling & detached shed at
 8 Doonaha Road, Cockatoo

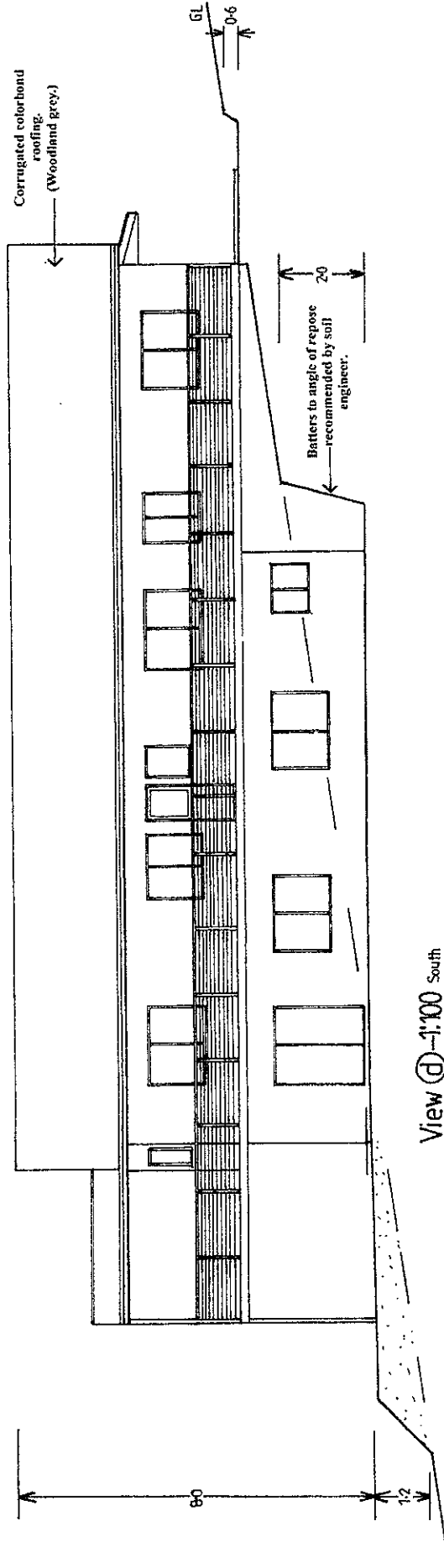
Dec. 2019 Drg.No.F13. Revised: 23/6/20 2 of 5

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

Permit No T200122
 Sheet 3 of 5
 Approved by Jason Gilbert
 CARDINIA SHIRE COUNCIL
 Date Monday, 14 December 2020



View C - 1:100 West



View D - 1:100 South

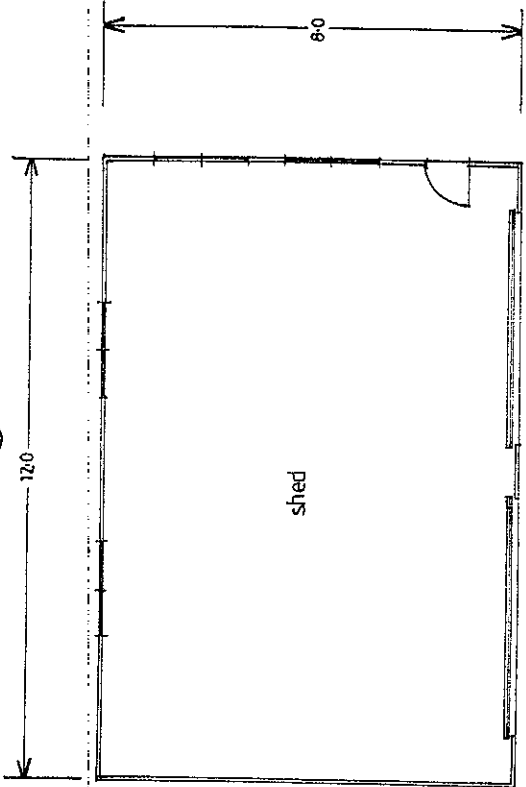
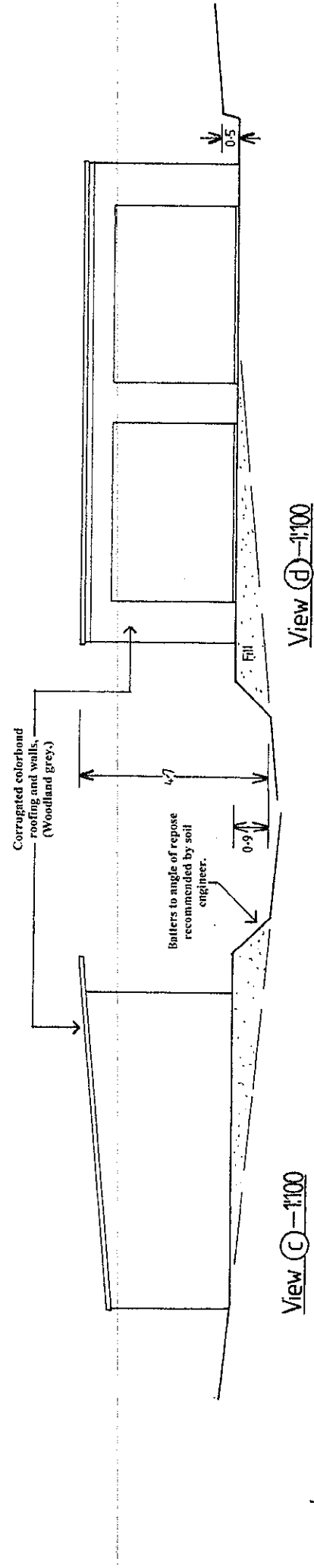
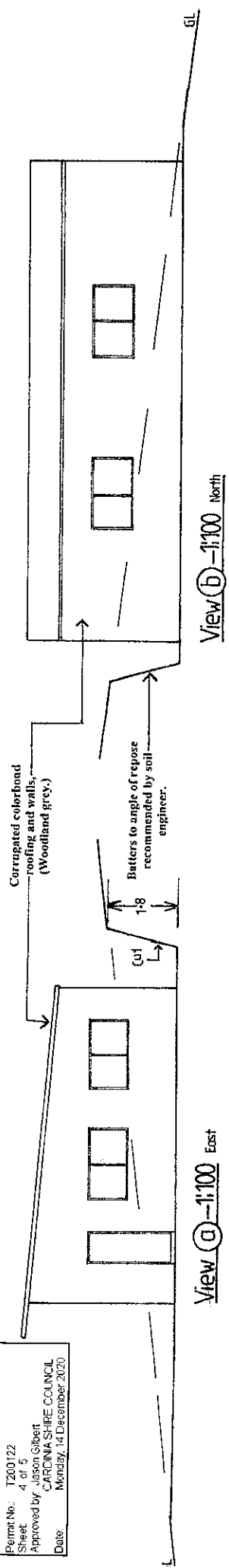


REGISTERED
 ARCHITECT
 No. 123456789
 DT AD 2156

Proposed new dwelling & detached shed at 8 Doonaha Road, Coekatoo		
Dec. 2019	Drp.No.F13.	Revised: 23/4/20
		3 of 5

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

Permit No.: T200122
 Sheet: 4 of 5
 Approved by: Jason Gilbert
 CARDINIA SHIRE COUNCIL
 Date: Monday, 14 December 2020



Shed Details - 1:100



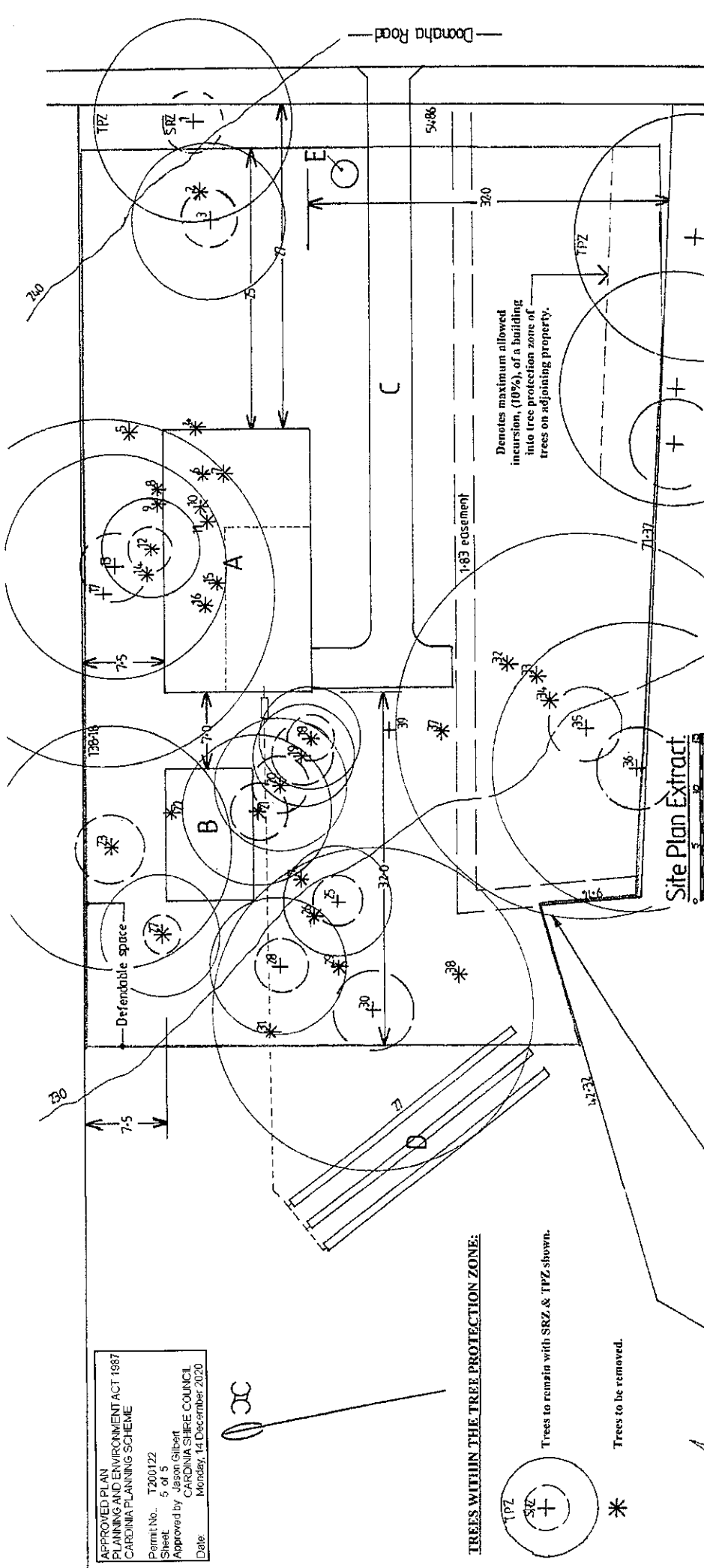
REGISTERED
 Making Practitioner
 DPAD2156

Proposed new dwelling & detached shed at
 8 Doonaha Road, Cockatoo

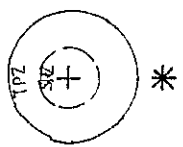
Dec. 2019 Drg.No.F13. Revised: 23/1/20 4 of 5

Floor Plan - 1:100

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Permit No. T200122
 Sheet 5 of 5
 Approved by Jason Gilbert
 CARDINIA SHIRE COUNCIL
 Date: Monday, 14 December 2020



TREES WITHIN THE TREE PROTECTION ZONE:



Denotes maximum allowed incursion, (10%), of a building into tree protection zone of trees on adjoining property.

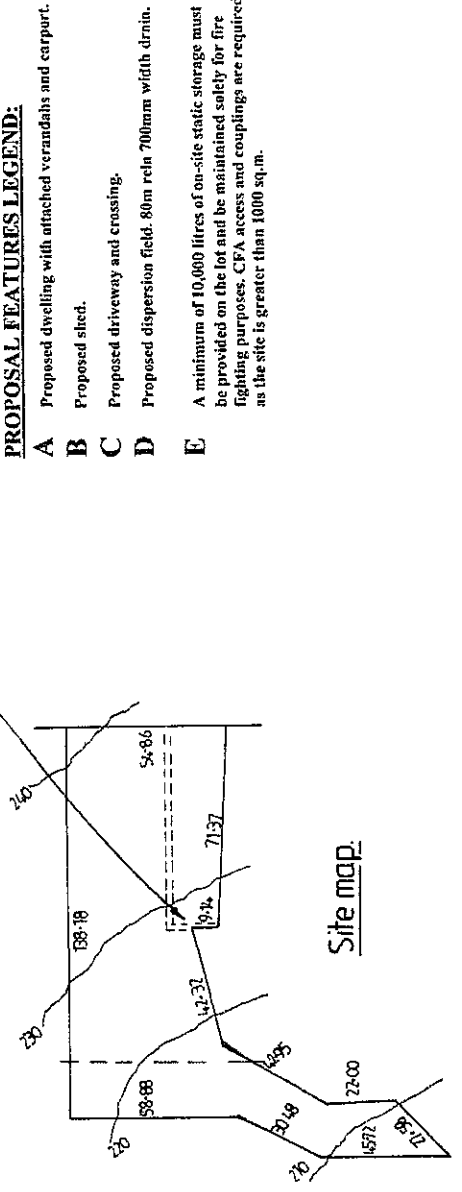
Site Plan Extract

PROPOSAL FEATURES LEGEND:

- A Proposed dwelling with attached verandahs and carport.
- B Proposed shed.
- C Proposed driveway and crossing.
- D Proposed dispersion field. 80m retn 700mm width drain.
- E A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for fire fighting purposes. CFA access and couplings are required as the site is greater than 1000 sq.m.

SITE NOTES:

- Do not scale from drawings and verify all dimensions and levels on site before ordering materials or commencing work.
- Collect roof stormwater using guttering with downpipes located at maximum 12 m centers, discharge via 90mm PVC storm water drains to legal point of discharge.
- All debris resulting from construction works shall be removed from site, or suitably stored on site, before requesting certificate of compliance inspection.
- Construct dwelling to B.A1.29.



Site map



REGISTERED
 Building Practitioner
 DPAD2166

Proposed new dwelling & detached shed at 8 Doonaha Road, Cockatoo				
Dec. 2019	Drg.No.F13.	Revised: 23/4/20	21/7/20	5 of 5
				5/11/20

19 September 2022

Reg Malone
5 Donna Buang Road
WARBURTON VIC 3799

regjules@tpg.com.au

Dear Reg,

Application No.: T200122 SC0197-22
Property No.: 2234000200
Address: L2 PS349857, 8 Doonaha Road, Cockatoo VIC 3781
Proposal: Secondary Consent

I refer to the above planning permit and your application for secondary consent.

I wish to advise that the plans have been endorsed under the above planning permit.

Please find enclosed your copy of the approved plans. These plans now form part of the planning permit and should be attached to the permit and kept in a safe place for future reference.

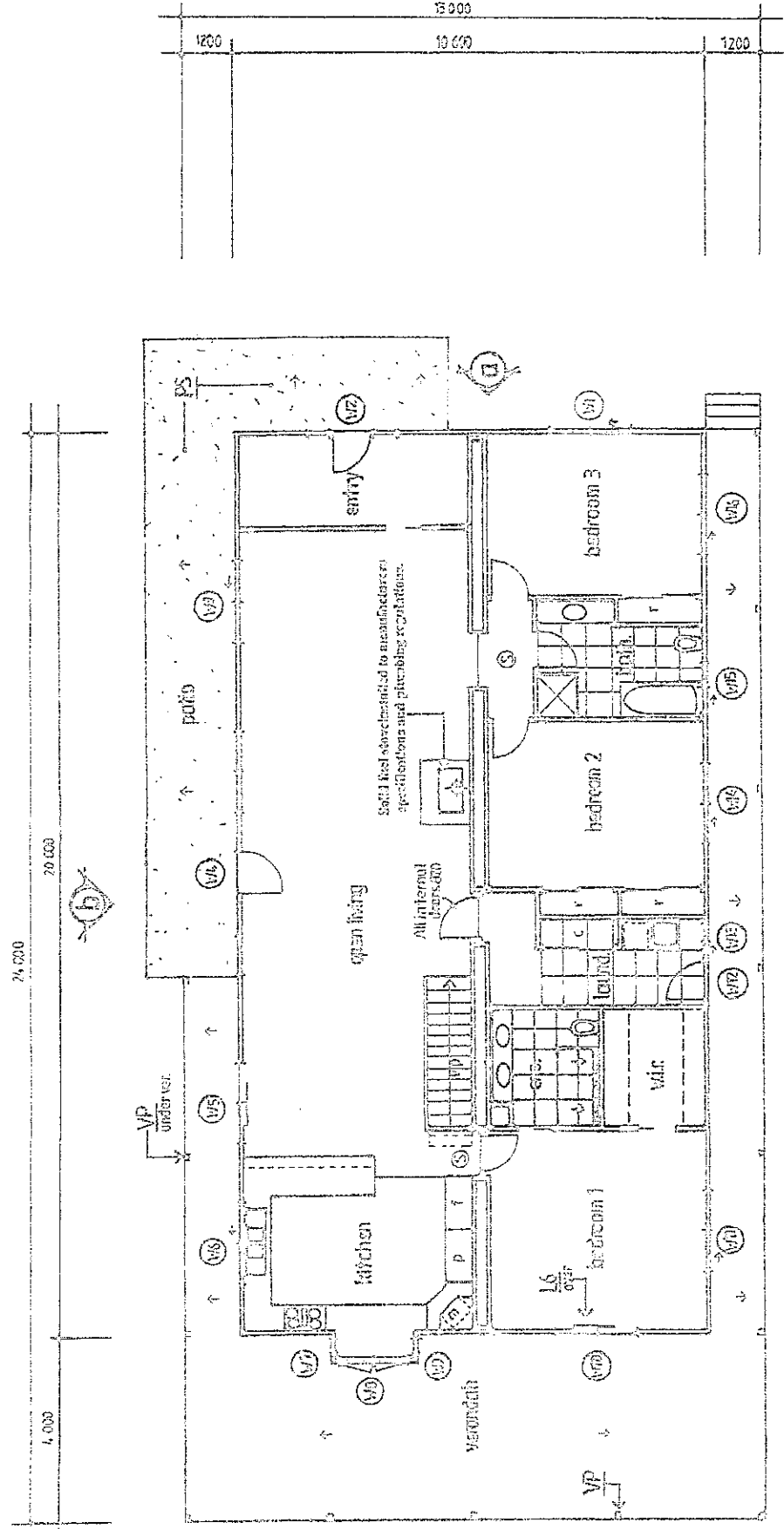
If you have any further queries regarding this matter, please contact Council's Planning and Design Team on **03 5943 4302** or mail@cardinia.vic.gov.au.

Yours faithfully,

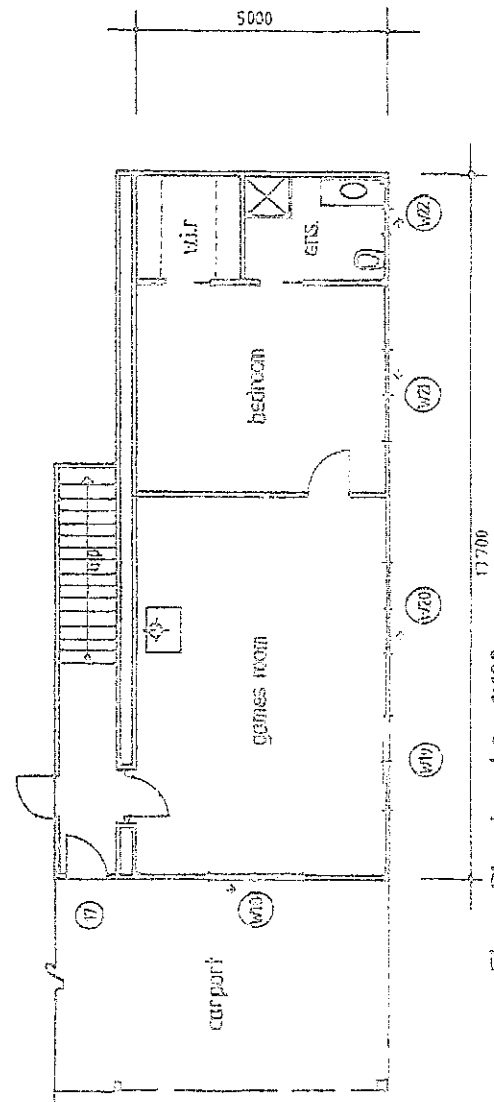


Jason Gilbert
Coordinator - Statutory Planning

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINA PLANNING SCHEME
 PERMIT No. T200122
 SHEET 1 OF 9
 APPROVED BY Jason Gilbert
 CARDINA SHIRE COUNCIL
 DATE: Friday, 16 September 2022



Floor Plan Level 2 - R100



Floor Plan Level 1 - R100

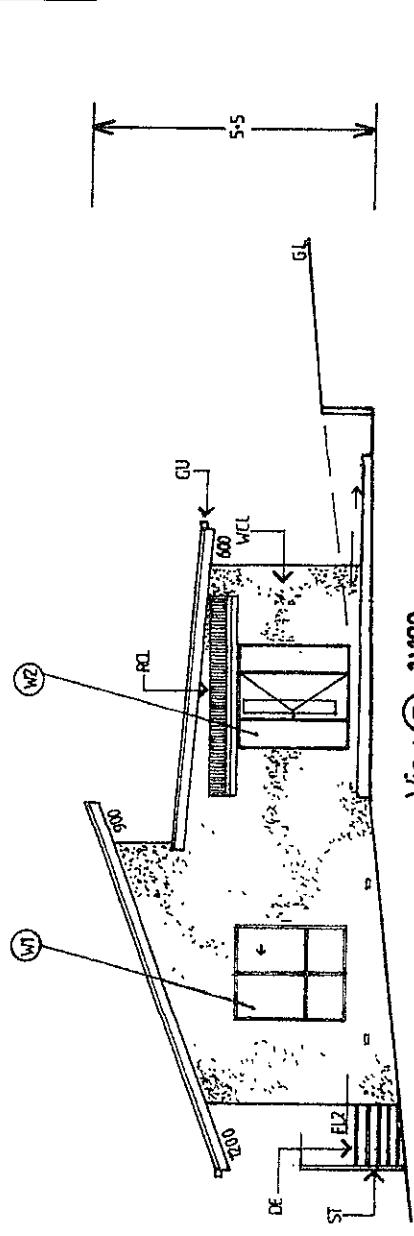
Proposed new dwelling & detached shed at
 3 Dooncha Road, Cockatoo.
 April 2022 Draw No. H16 Revised: 1 of 5



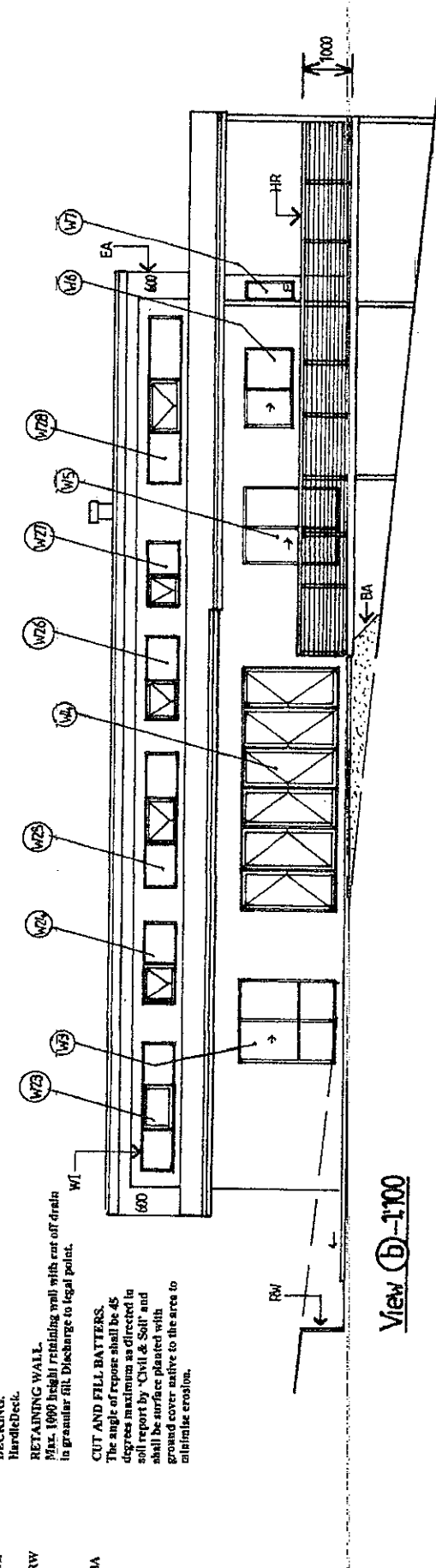
REGISTERED
 PROFESSIONAL ARCHITECT
 PPAD/AS

EXTERNAL CLADDING AND FEATURES:

- WCL WALL CLADDING.
Colour list render on 'Uniter BAL 29' substrate. Provide subfloor ventilation to NCC requirements. (Yellow brick road - ochre.)
- RCL ROOF CLADDING.
Corrugated cladding at 5 and 20 degree roof pitch over eilatation. (Woodland grey.)
- EA EAVE LINING.
4.5mm handlax compressed sheet to eaves, verges and soffit.
- Cu GUTTERING.
Selected colorbond gutter.
- DP DOWNPIPE.
Non-50mm DIAM. DOWNPIPE.
- ST STEPS.
Merbau or steel external quality steps - max. riser 100 / min. tread 240.
- HR HANDRAIL.
50x42 merbau. Properly tensioned stainless steel 'rope' to NCC requirements. Refer Table 3.2.9.3, its specifications.
- WI WINDOWS.
Aluminium windows - refer window schedule in specifications.
- DE DECKING.
HardieDeck.
- RW RETAINING WALL.
Max. 1000 height retaining wall with cut off drain in granular fill. Discharge to legal point.
- BA CUT AND FILL BATTERS.
The angle of repose shall be 45 degrees maximum as directed in soil report by 'Civil & Soil' and shall be surface planted with ground cover native to the area to minimise erosion.



View (A) - 1:100



View (B) - 1:100

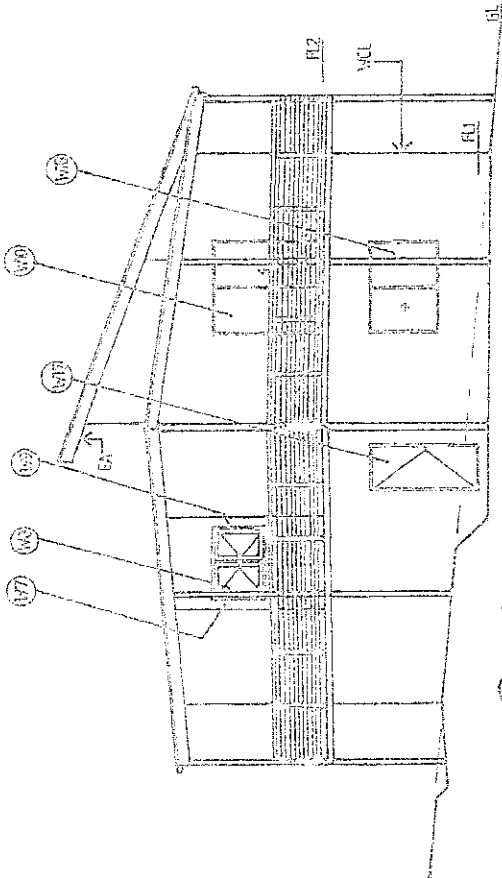


REGISTERED ARCHITECT
 DP AD 2156

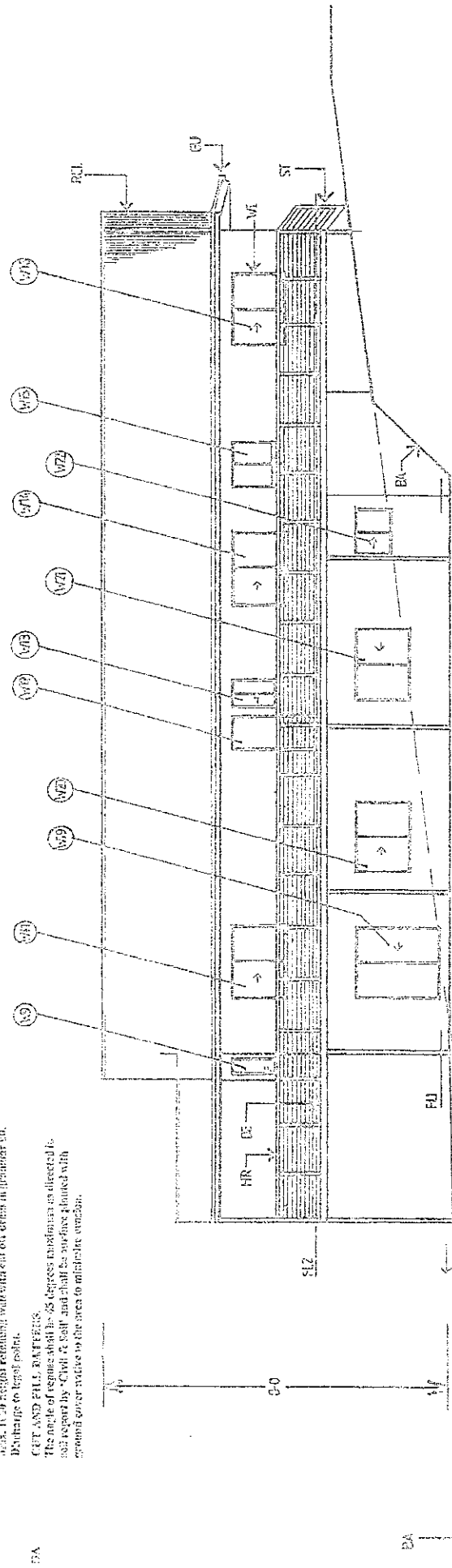
Proposed new dwelling & detached shed at 8 Doonaha Road, Cockatoo.		
April 2022	Dwg.No.H116	Revised:
		2 of 5

APPROVAL CLADDING AND FEATURES:

- WCL** WALL CLADDING
 Colour fast render on timber battens with ceramic tiles in accordance with AS/NZS 4842.1
 (Unless otherwise specified to NCC requirements)
- WCL** Wall cladding render - exterior
- ROOF CLADDING**
 Colour fast cladding at 5 mm depth over battens
 (Wood and grey)
- ROOF LINING**
 18mm fire-rated gypsum board to ceiling and walls
- CEILING**
 Selected timber board
- ROOFPIPE**
 Non-Obtainable ROOFPIPE
- STEEL**
 1800mm or steel external quality rebar
 - max. clear 120 / min. 200
- REBAR**
 Steel rebar, 200mm diameter, steel rebar
 to NCC requirements, refer Table 1.2.1.1 to specifications
- WINDOWS**
 Aluminium windows - refer window schedule to specifications
- SCREENING**
 Handiscreen
- RETAINING WALL**
 Max. 1.2m height retaining wall with out of centre in ground
 Discharge to top of pool
- CEILING BATTENS**
 The profile of rebar shall be 25 degree trapezium as detailed in
 103 covered by Code of Best Practice and shall be finished with
 ground cover suitable to the area to mitigate weeds.



View C-1100

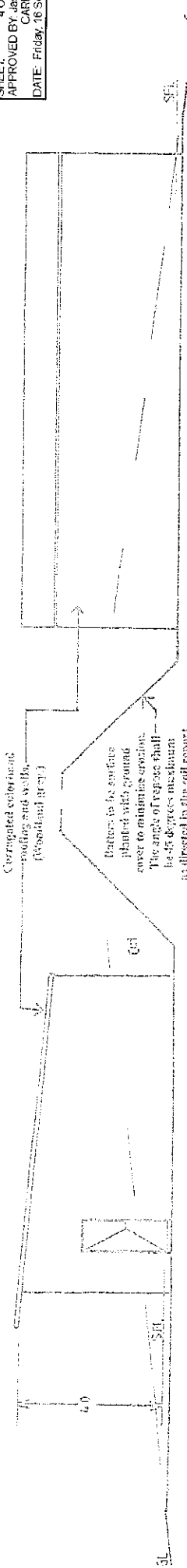


View D-1100



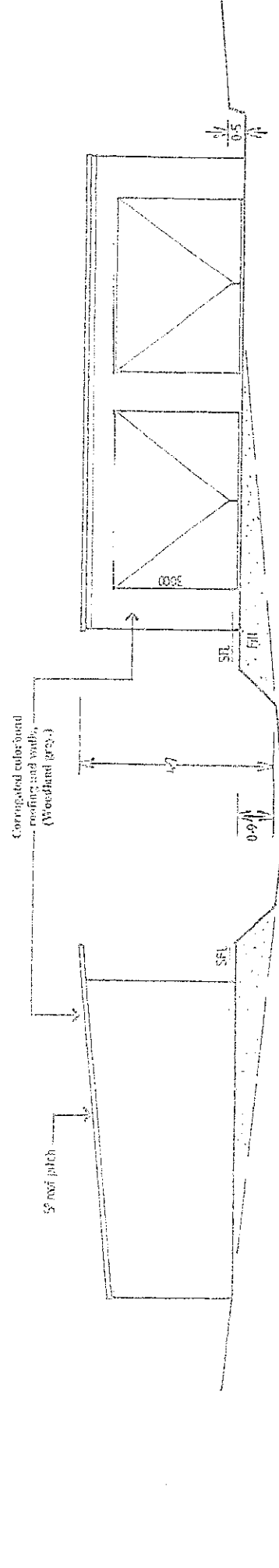
REGISTERED ARCHITECT
 QUEENSLAND

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINA PLANNING SCHEME
 PERMIT No.: T200122
 SHEET: 4 OF 9
 APPROVED BY: Jason Gilbert
 CARDINA SHIRE COUNCIL
 DATE: Friday, 16 September 2022



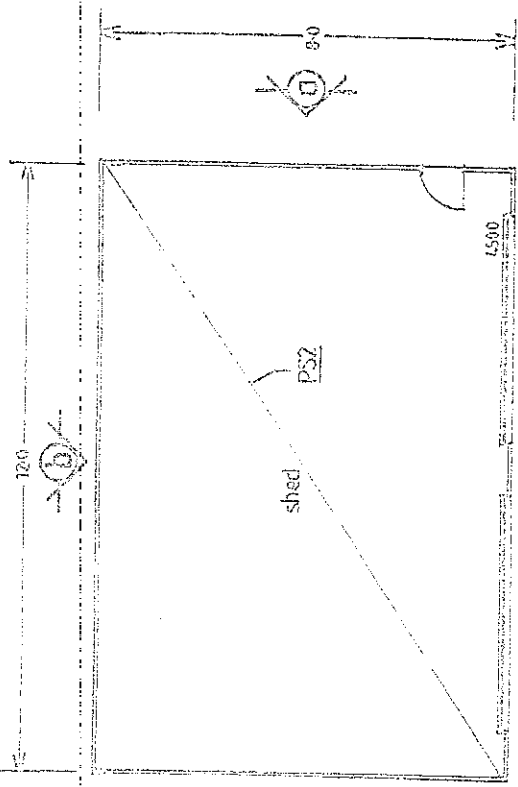
View (a) - 1:100 East

View (b) - 1:100 North



View (c) - 1:100

View (d) - 1:100



Floor Plan - 1:100

Shed Details - 1:100

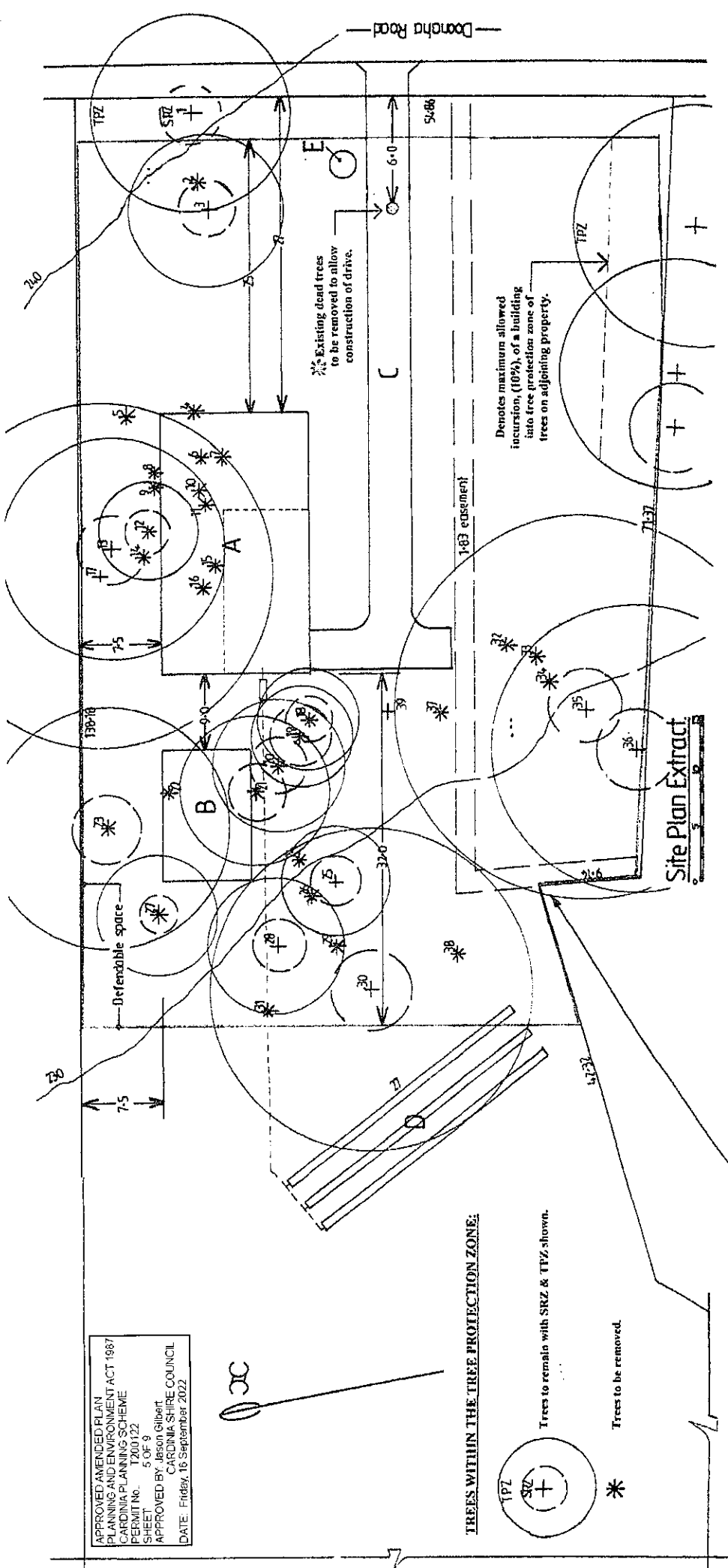
Refer to engineering details by the shed company providing the shed.



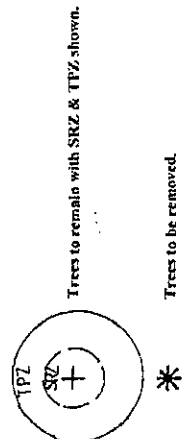
Proposed new dwelling & detached shed at 5 Pongabin Road, Cockatoo.		
April 2022	Dr. No. 116	Revised:
		4 of 5

REGISTERED
 PROFESSIONAL ENGINEER
 J. GILBERT
 No. 12345
 STATE OF QUEENSLAND
 17/10/2022

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINA PLANNING SCHEME
 PERMIT No. T200122
 SHEET 5 OF 9
 APPROVED BY: Jason Gilbert
 CARDINA SHIRE COUNCIL
 DATE: Friday, 16 September 2022



TREES WITHIN THE TREE PROTECTION ZONE:

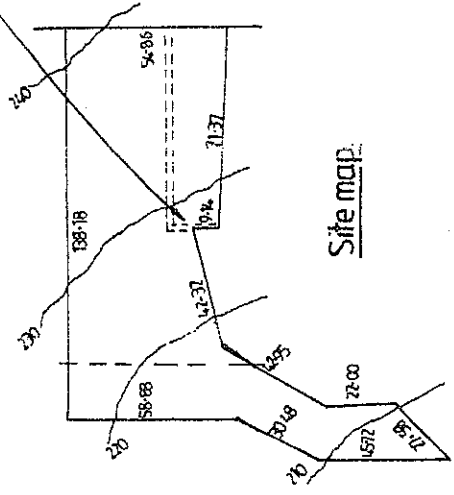


PROPOSAL FEATURES LEGEND:

- A** Proposed dwelling with attached verandahs and carport.
- B** Proposed shed.
- C** Proposed driveway and crossing.
- D** Proposed dispersion field, 80m x 780mm width drain.
- E** A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for fire fighting purposes. CFA access and couplings are required as the site is greater than 1000 sq.m.

SITE NOTES:

- Do not scale from drawings and verify all dimensions and levels on site before ordering materials or commencing work.
- Collect roof stormwater using guttering with downpipes located to the plumbing regulations, discharge via 50mm PVC storm water drains to water storage tanks with overflow directed to legal point of discharge.
- All debris resulting from construction works shall be removed from site, or suitably stored on site, before requesting certificate of compliance inspection.
- Construct dwelling to BAS 29.



Site map



REGISTERED
 Building Practitioner
 JASON GILBERT
 No. 1200122
 DP/AD2155

Proposed new dwelling & detached shed at 8 Doonaha Road, Cockatoo.	
April, 2022	Revised: 12/8/22
Drp.No. 1416	5 of 5

APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
PERMIT No.: T200122
SHEET: 6 OF 9
APPROVED BY: Jason Gilbert
CARDINIA SHIRE COUNCIL
DATE: Friday, 16 September 2022

Fire Front Consultancies



ABN 23096554132

www.firefrontreports.com.au

Prepared By: Sally Van de Paverd

Level 2 BPAD Registration BPAD29087

0409027450 firefrontconsultancies@gmail.com

Bushfire Management Plan

Construction of a Dwelling

8 Doonaha Road, Cockatoo

Date: 11/11/2019

Version 3: 18/12/2019

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 PERMIT No.: T200122
 SHEET: 7 OF 9
 APPROVED BY: Jason Gilbert
 CARDINIA SHIRE COUNCIL
 DATE: Friday, 16 September 2022

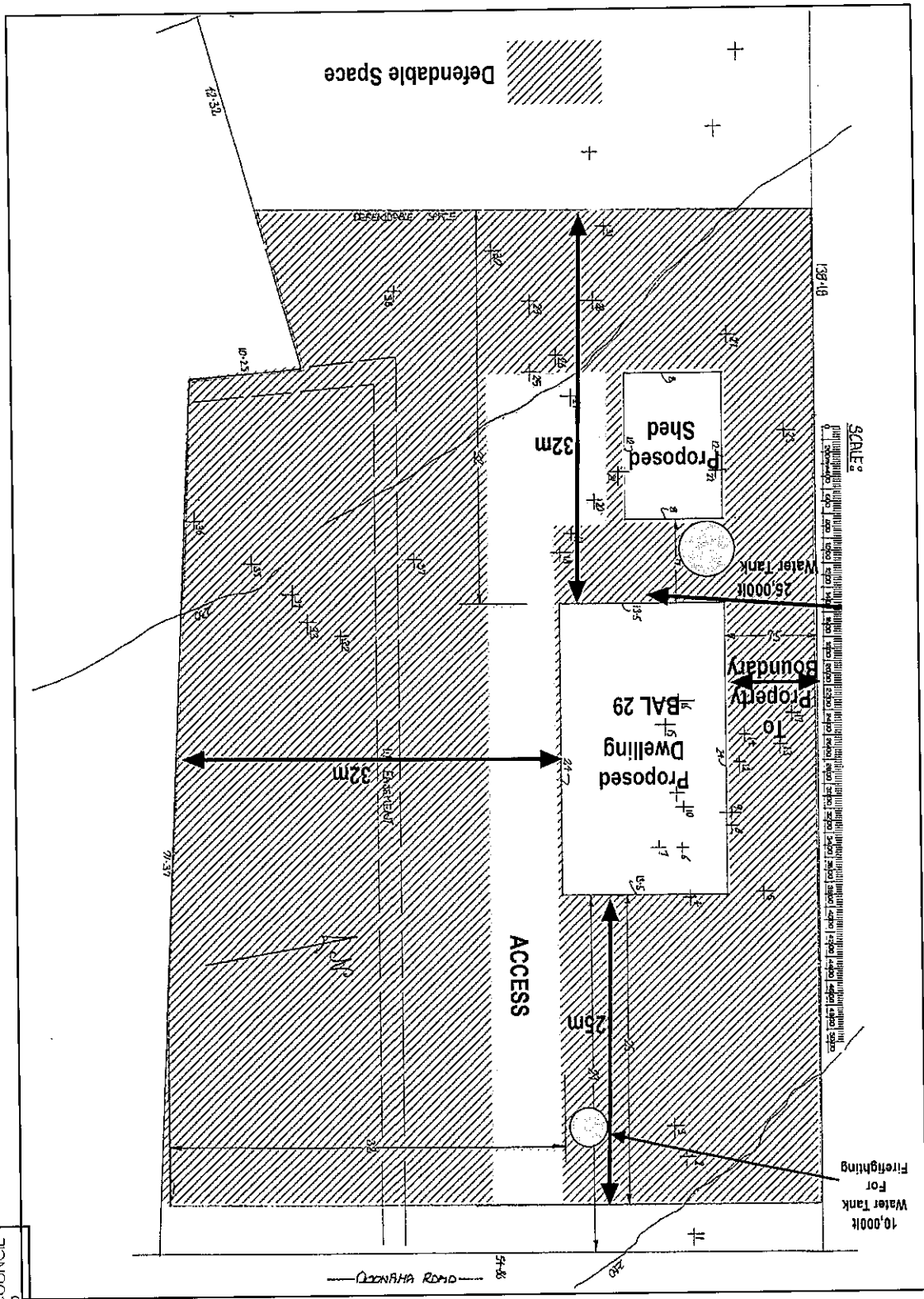


Figure 1. BMO requirements for 8 Doonaha Road, Cockatoo. Defensible Space shown hashed, water tank, BAL rating, and access.

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 PERMIT No.: T200122
 SHEET: 6 OF 9
 APPROVED BY: Jason Gilbert
 DATE: Friday, 16 September 2022

Defendable Space Management for Defendable Space

Defendable space is required to be maintained around the dwelling to the property boundary to the north, 32m to the south and west and for 25m to the east.

Defendable Space Management;

Where vegetation and other flammable materials will be modified and managed in accordance with the following requirements;

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.

Water Supply for Fire Fighting purposes

A dedicated static water supply, must be provided and meet the following requirements:

- A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.
- The static water must be stored in an above ground water tank constructed of concrete or metal
- Include a separate outlet for occupant use.
- CFA access and couplings are mandatory incorporating a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting)
- The outlet/s of the water tank must be within 4m of the access way and be unobstructed
- The water supply must be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA couplings).
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.

Construction Standards

The dwelling must be constructed to a minimum Bushfire Attack Level of BAL 29.

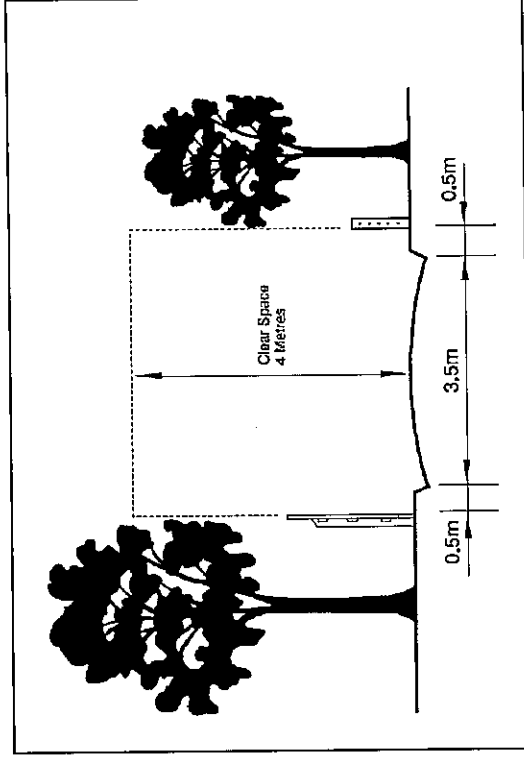
Access

Access to within 4m of the water supply outlet must meet the following requirements.

The minimum design requirements are as follows:

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Emergency vehicles must be able to get within 4m of the water supply outlet.



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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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