



VENDOR'S STATEMENT PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

PROPERTY

124 Crusoe Road, Kangaroo Flat

DBO-558196-2-11-V2

177 View St Bendigo Vic 3550
PO Box 628 Bendigo Vic 3552
DX 55011 Bendigo

Phone 03 5445 3333
Fax 03 5445 3355

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www.becklegal.com.au



VENDOR'S STATEMENT PURSUANT TO 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.

VENDOR **RAYMOND JOHN MCCARTHY and GAYE MICHELLE MCCARTHY**

PROPERTY **124 Crusoe Road, Kangaroo Flat**

1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificates & notices.
- (b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
 - (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
 - (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

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

Nil.

1.3 Terms Contract – This section 1.3 only applies if the 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, particulars are as follows:

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 to the receipt of rents and profits, are as follows:

Nil.

2. INSURANCE

- 2.1 **Damage and Destruction** - if the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or to the receipt of rents and profits, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are as follows:

Not applicable.

- 2.2 **Owner-Builder** - if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to the residence are as follows:

Not applicable.

3. LAND USE

- 3.1 **Easements, Covenants or Other Similar Restrictions** affecting the land (whether registered or unregistered):

- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant or restriction are as follows:

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

- 3.2 **Road Access** - there is access to the property by road.

- 3.3 **Designated Bushfire Prone Area** - the land is in a bushfire prone area under section 192A of the *Building Act 1993*.

- 3.4 **Planning Scheme** - information concerning the planning scheme is contained in the attached certificate.

4. NOTICES

- 4.1 **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 particulars are as follows:

Nil.

- 4.2 **Livestock Disease or Contamination by Agricultural Chemicals** - particulars of any 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 are as follows:

Nil.

- 4.3 **Compulsory Acquisition** - particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

5. BUILDING PERMITS

No building permits have been issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land).

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

The land is not affected by the GAIC. There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*), certificate or notice relating to the GAIC applicable to the land.

8. NON-CONNECTED SERVICES

The following services are **not** connected to the land:

Nil.

9. TITLE

Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a “diagram location” in the Statement that identifies the land and its location.

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. 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 the 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.

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

Date of this Statement:

Signatures of the vendor:
Raymond John McCarthy

.....
Gaye Michelle McCarthy

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

Date of this Acknowledgment:

Signature of the purchaser:

DRAFT

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.

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.

DBO-558196-2-11-V2

Buyers' rights

Do you know your rights when buying a property?

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

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

VOLUME 09270 FOLIO 203

Security no : 124081052539S

Produced 09/01/2020 06:49 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 123669.
PARENT TITLE Volume 05882 Folio 237
Created by instrument LP123669 28/04/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RAYMOND JOHN MCCARTHY
GAYE MICHELLE JUSTIN both of 124 CRUSOE RD. KANGAROO FLAT 3555
AB586418L 26/09/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC228309J 29/07/2003
ST. GEORGE BANK LTD

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

DIAGRAM LOCATION

SEE LP123669 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: 124 CRUSOE ROAD KANGAROO FLAT VIC 3555

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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LP123669
EDITION 1
 APPROVED 24/10/1977

PLAN OF SUBDIVISION OF: CROWN ALLOTMENT 87 SECTION E PARISH: MANDURANG COUNTY: BENDIGO LENGTHS ARE IN METRES	APPROPRIATIONS Brown - Way & Drainage.	ENCUMBRANCES & OTHER NOTATIONS For Reference Marks and Datum see Fieldnotes.
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VOL. 5882 FOL. 237

COLOUR CONVERSION
 R1 = BROWN



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

632874

APPLICANT'S NAME & ADDRESS

BECK LEGAL C/- INFOTRACK (INFINITYLAW) C/- LANDATA
MELBOURNE

VENDOR

MCCARTHY, GAYE MICHELLE

PURCHASER

REFERENCE

355372

This certificate is issued for:

LOT 2 PLAN LP123669 ALSO KNOWN AS 124 CRUSOE ROAD KANGAROO FLAT
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 GENERAL RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1
- and abuts a ROAD ZONE CATEGORY 2

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®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

09 January 2020

Hon. Richard Wynne MP
Minister for Planning

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

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

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.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.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 09 January 2020 06:41 PM

PROPERTY DETAILS

Address: **124 CRUSOE ROAD KANGAROO FLAT 3555**
Lot and Plan Number: **Lot 2 LP123669**
Standard Parcel Identifier (SPI): **2\LP123669**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **197266**
Planning Scheme: **Greater Bendigo**
Directory Reference: **VicRoads 612 K7**

www.bendigo.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/greaterbendigo

UTILITIES

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

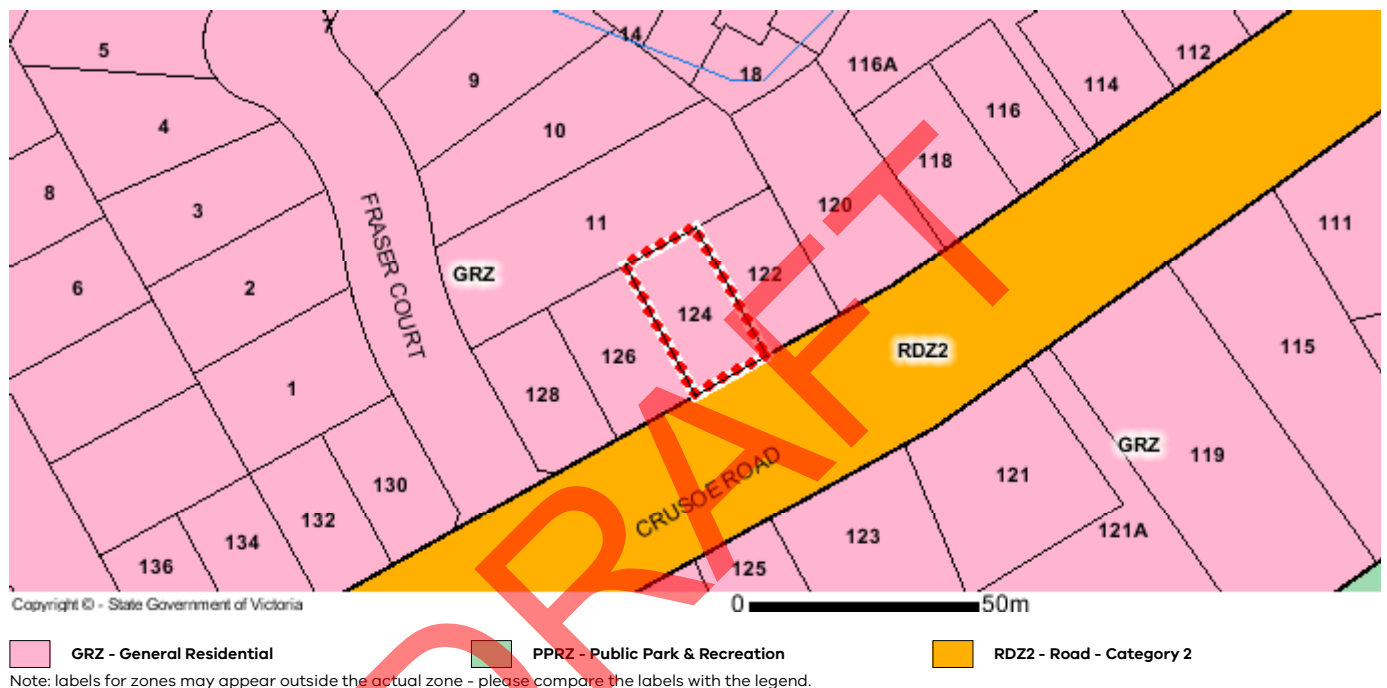
STATE ELECTORATES

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

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)



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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).

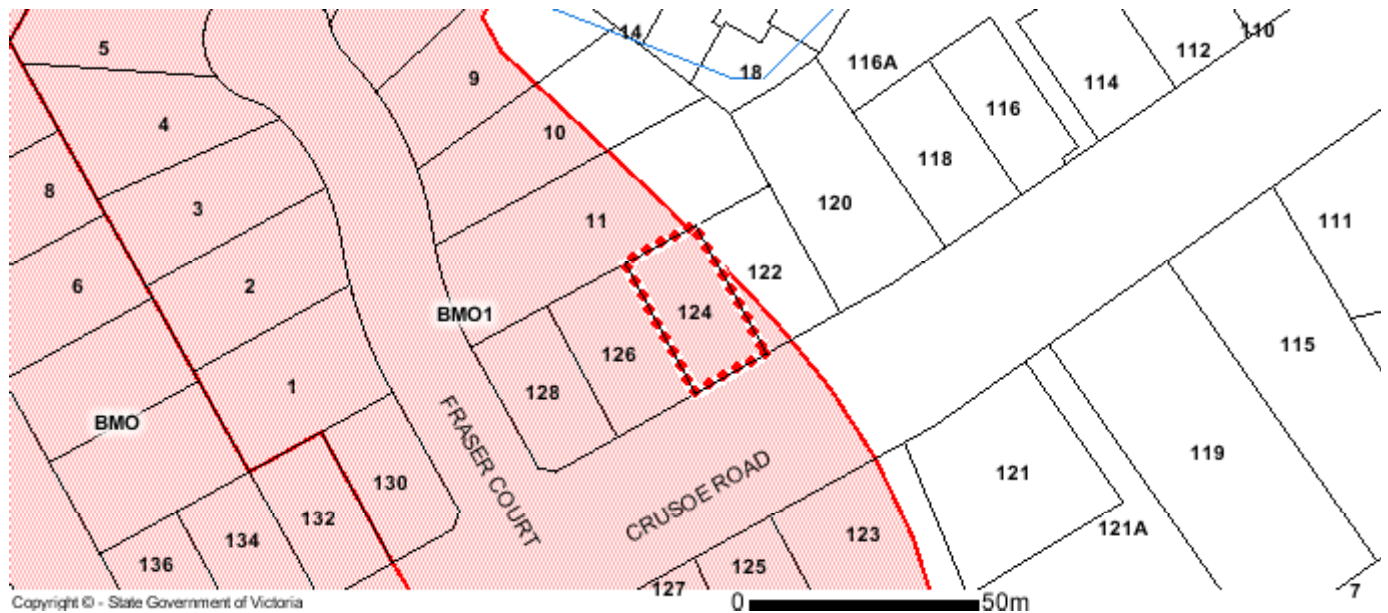
PLANNING PROPERTY REPORT: 124 CRUSOE ROAD KANGAROO FLAT 3555

Page 1 of 5

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



BMO - Bushfire Management

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



ESO - Environmental Significance

LSIO - Land Subject to Inundation

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

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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.

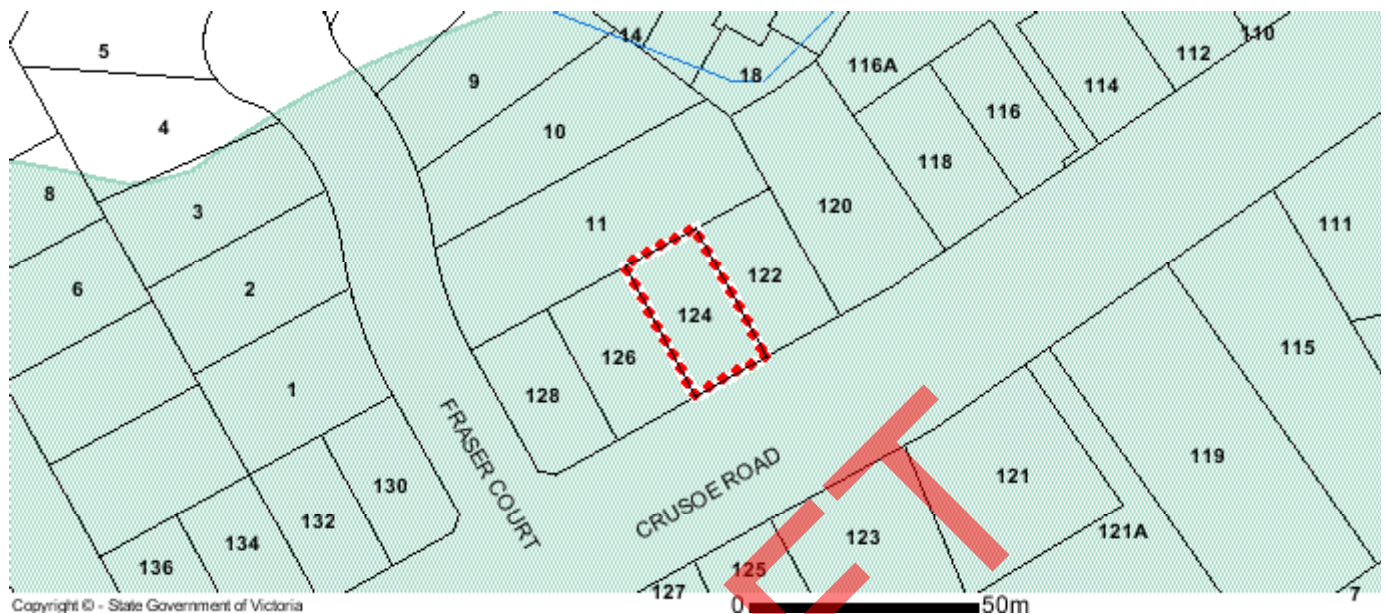
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

<http://www.aav.nrms.net.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.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



Further Planning Information

Planning scheme data last updated on 23 December 2019.

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

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

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

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

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

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Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>



REQUEST FOR PROPERTY INFORMATION

Pursuant to the Building Regulations 2018 Regulation 51(2)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property No. 197266

Applicant Reference: 34542291-013-2:44920

Property Details: **124 Crusoe Road, KANGAROO FLAT 3555**
Lot 2 LP 123669

In accordance with Regulation 51(2) of the Building Regulations 2018, is the property in an area which is:

- | | | |
|-----|--|-----|
| (a) | Liable to flooding within the meaning of Regulation 51(2) | No |
| (b) | Designated under regulation 150 as an area in which buildings are likely to be subject to attack by termites | Yes |
| (c) | In an area for which a bushfire attack level has been specified in a planning scheme | Yes |
| (d) | An area determined under Regulation 152 to be likely to be subject to significant snowfalls | No |
| (e) | Designated land or works | No |

Hans Tracksdorf
Municipal Building Surveyor

Date of issue: 10 January 2020

Fee \$47.20

NOTE: This information is provided by Council in a bona fide attempt to meet the request but Council will accept no liability for error or omission in the statement.



**BUILDING
SURVEYORS**

ABN: 30 600 047 452

**OWNERS
COPY**

Web page: www.egbp.com.au

Email: egbp@egbp.com.au

Form 2

Building Act 1993

Building Regulations 2006 : Regulation 313

BUILDING PERMIT BS-U1274/20158440/0

TO: OWNER R and G McCarthy
124 Crusoe Road
Kangaroo Flat 3555

AGENT Bendigo Patios and Design
PO Box 98
Lockwood South 3551

ADDRESS FOR SERVING OF NOTICES

Name R and G McCarthy Crusoe Road Kangaroo Flat 3555

PROPERTY DETAILS 124 Crusoe Road Kangaroo Flat 3555

Allotment area m2 590 Title details LP 123669 Vol 09270 Fol 203

Municipal District: City of Greater Bendigo Prop No: 197266

Builder Stephen Wilkes PO Box 98 Lockwood South 3551

PRACTITIONERS

Wilkes Stephen DBL38219
Semaan Nelson EC1761

FUNCTION AND ENGAGEMENT

Engaged in various parts of the building work
Prepared documents only

DETAILS OF RELEVANT PLANNING PERMIT (if applicable)

Planning Permit No: N/A

Planning Permit Date: N/A

STAGES OF WORK PERMITTED As shown on approved plans

Project estimated value: \$6,000.00

NATURE OF BUILDING WORK Extension to Dwelling - Carport

Building details:

Class	10a	BAL-level:		
No of storeys	1	12.5	Allowable live load	Existing
Area (m2)	193		New floor area, m2	23

OCCUPATION/USE OF A BUILDING: A Certificate of Final Inspection is required to be issued

**COMMENCEMENT AND
COMPLETION**

This building work must commence by 7/09/2016 and must be completed by 7/09/2017

MANDATORY INSPECTIONS

Inspection of footings

Inspection for Framework/Final Certificate

Prescribed Reporting Authorities

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

Prescribed Reporting Authorities

City of Greater Bendigo

Matter Reported On

Report and Consent - Approved Reduced Front setback

Regulation

409.4

PERMIT CONDITIONS

1 Refer to Attachment A

RELEVANT BUILDING SURVEYOR: Brian Ross

Date of issue: 07-Sep-2015

Registration No: BS-U1274 Page 1 of 1

NOTE: No alteration to or variation from the stamped Plans and Specifications may be made without written consent of the Building Surveyor. This building approval is granted ONLY in respect of building work to be carried out in accordance with the Building Act 1993 and the Building Regulations 2006. Before building work is commenced additional permits or approvals may need to be obtained under other Acts or other regulations - including the Planning and Environment Act 1987. Domestic builders carrying out domestic building work forming part of this Permit (where contract price for that work > \$16,000) must be covered by an insurance policy as required under Section 135 of the Building Act 1993.

ATTACHMENT A BUILDING PERMIT CONDITIONS

**The following Building Permit Conditions form part of and apply fully to the
Building Permit No. 2015440/0 issued 7th of September, 2015 to R & G McCarthy by the
Relevant Building Surveyor Mr. Brian Ross of East Gippsland Building Permits Pty Ltd**

This Building Permit is issued conditional upon the following:

- 1 All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, National Construction Code of Australia, 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 is responsible to obtain any other relevant permits or consents prior to commencing work. The approval hereby given is based on the information provided. If at any stage any discrepancies or non compliant issues are identified, the owner/builder is responsible to correct these abnormalities prior to continuation of the works.
- 2 The owner and/or builder shall be responsible to define the boundaries of the allotment.
- 3 Down pipes must be installed in accordance with NCC Volume 2 Part 3.5.2, and overflow provisions made for the spouting if the down pipes are located further than 1.2m from a valley. Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor. Down pipes are to be provided to the building at a maximum spacing of 12m in accordance with NCC Volume 2 Part 3.5.2.
- 4 All construction shall meet the performance requirements of Section 2 of the National Construction Code of Australia.
- 5 The building is deemed to be located in a **N2** wind area, therefore all framing is to be fixed, tied down and braced to comply with the requirements of AS 1684.2 residential-framed construction for this particular wind speed (subject to confirmation on site).
- 6
 - a) Corrosion protection for masonry wall ties are to comply with NCC Volume 2 table 3.3.3.1.
 1. Less than 1km from breaking surf or heavy industrial areas;
Less than 100m from salt water not subjected to breaking surf; = Grade 316 stainless steel or Engineered polymer brick ties
 2. 1km or more but less than 10m from breaking surf; or
100m or more but less than 1km from salt water not subject to breaking surf = Galvanised wire ties 470g/m² coating mass or galvanised sheet metal ties with 470 g/m² on each side
 3. All other areas = Z600 galvanised sheet steel ties or sheet steel ties galvanised after manufacture with 300 g/m² on each side.
 - b) Corrosion protection for built in structural steel members are to comply with NCC Volume 2 table 3.3.3.5 This project has been assessed as requiring a **low** level of protection.
 - c) Corrosion protection for metal cladding is to comply with NCC Volume 2 table 3.5.1.1a. This project has been assessed as requiring a **low** level of protection.
- 7 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.
- 8 The Bushfire Attack Level (BAL) is **BAL 12.5** and the building must be constructed in accordance with the requirements of AS 3959 2009 for this BAL rating.
- 9 All Wet areas to be constructed in accordance with AS3740 and Part 3.8 NCC Volume 2.
- 10 Upon completion of the building works you are required to submit the following documentation:-
 - (i) Application Certificate of Final Inspection, in accordance with Form 5 Regulation 1002;



Brian Ross
Relevant Building Surveyor - BS1274



**BUILDING
SURVEYORS**

ABN: 30 600 047 452

**OWNERS
COPY**

Web page: www.egbp.com.au

Email: egbp@egbp.com.au

Building Act 1993 Building Regulations 2006: Regulation 1006 Form 7

CERTIFICATE OF FINAL INSPECTION

CERTIFICATE NUMBER: 20158440/0

To Agent

Bendigo Patios and Design
PO Box 98
Lockwood South 3551

Owner

R and G McCarthy
124 Crusoe Road
Kangaroo Flat 3555

Property Details

**No 124 Crusoe Road Kangaroo Flat 3555
LP 123669 Vol 09270 Fol 203**

Municipal District

City of Greater Bendigo

Description of Building Works

**Extension to Dwelling - Construction of carport
carport - a non-habitable building**

Project use

Classification

10a

Final Certificate Inspection

Date: 26/10/2015

Inspection Records

Inspection of footings

Date: 8/09/2015

Inspection for Framework / Final Certificate

Date: 26/10/2015

RELEVANT BUILDING SURVEYOR Brian Ross

Date of issue: Thursday, 29 October 2015
Registration No: BS-U1274 Page 1 of 1

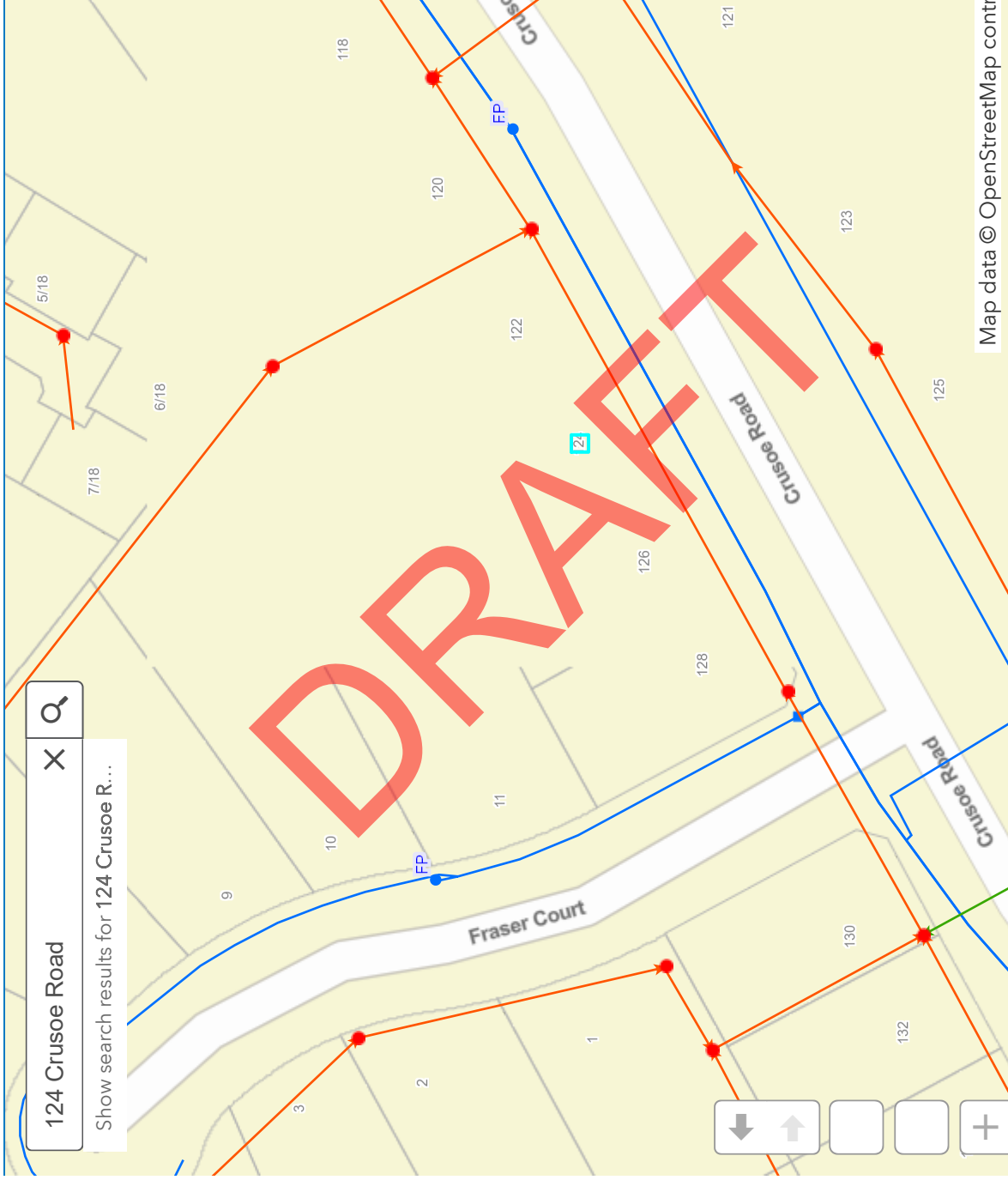
Note: This certificate of final inspection is not evidence that the building, part of the building or building work listed above complies with the Building Act 1993 or the Building Regulations 2006.



124 Crusoe Road



Show search results for 124 Crusoe R...



Legend

Sewer Inspection Shaft



Sewer Maintenance Hole



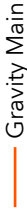
Sewer Maintenance Shaft



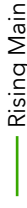
Combined Private Sewer Drain



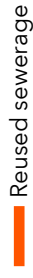
Sewer Pipe



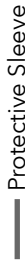
Gravity Main



Rising Main



Reused sewerage



Protective Sleeve

Water Control Valve



Water System Valve



Water Fireplug



0 10 20m

144.23298 -36.81369 Degrees

Map data © OpenStreetMap contr



HISTORIC MINING ACTIVITY

Form No. 692

09 January, 2020

Property Information:

Address: 124 CRUSOE ROAD KANGAROO FLAT 3555

It is advised that:

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

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

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 Jobs, Precincts and Regions
E-mail: erd_info@ecodev.vic.gov.au

DRAFT



Coliban

WATER

ABN 96 549 082 360

TAX INVOICE



033

R J McCarthy & G M Justin
124 Crusoe Rd
KANGAROO FLAT VIC 3555



1300 363 200

www.coliban.com.au

Date of Issue: 14 Oct 2019

Next Scheduled Reading: 08 Jan 2020

Account Number

18-1565-4400-01-5

Invoice Number

8229022

Amount Due

\$ 287.13

Pay By

11 November 2019

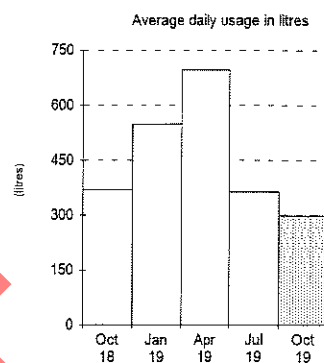
Service Address: 124 Crusoe Rd, Kangaroo Flat VIC 3555

Classification: Residential

Opening Balance	\$302.39
Total Payments Received up to 11 Oct 2019	\$302.39 CR
Balance	\$0.00
Current Charges	
Water Consumption	\$60.62
Water Service Fee	\$56.56
Sewerage Service Fee	\$169.95
Total	\$287.13
Total Amount Due	\$287.13
Total includes GST of	\$0.00

See over the page for payment options

Concession has not been applied
(refer over for eligibility).



Av. Daily Use 296 L/day

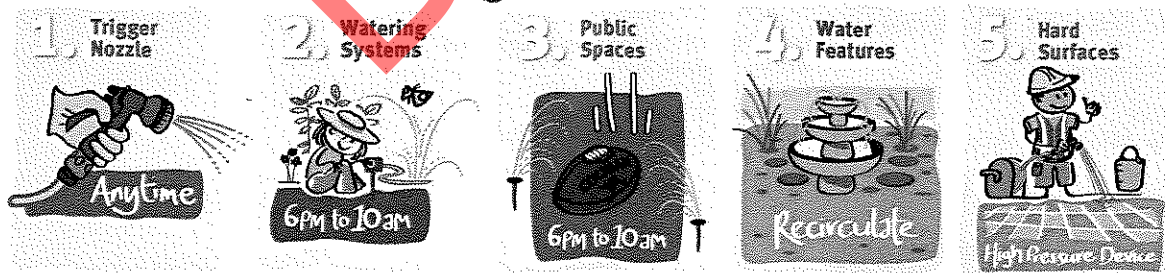
Av. Daily Cost \$3.16/day

For information on the Victorian Government's
Target Your Water Use program visit
www.targetyourwateruse.vic.gov.au

Please contact us on 1300 363 200 if you have a concern about your water or sewer service. If we are unable to resolve your concern you can contact the Energy and Water Ombudsman (Victoria) on freecall 1800 500 509. Refer to www.ewov.com.au for more information.

Permanent Water Saving Rules

5 simple rules are in place at all times when water restrictions are not in force.



To find out more visit www.coliban.com.au or call 1300 363 200 for further information

T:66 - 01102019

Coliban Water Invoice Details

7 9476

WATER CONSUMPTION

Service	Meter	Previous	Current	Consumption	Amount
Number	Number	Date	Reading	Date	Reading (Kilolitres)
MS57224	0876677	10/07/19	1621	09/10/19	1648
					27.000 @ \$2.2452/kL
					\$60.62

WATER SERVICE FEE

Service No.	Size	Date From	Date To	Days	Rate	Amount
MS57224	20mm	10/07/19	09/10/19	91	@ \$0.6215 per day	\$56.56

SEWERAGE SERVICE FEE

Service No.	Date From	Date To	Days	Rate	Amount
MS57224	10/07/19	09/10/19	91	@ \$1.8676 per day	\$169.95



Receive your bill electronically: You can now receive your bill electronically using BPAY View®. To register for BPAY View, or for more information, visit our website. Click on 'Your Account' then 'Pay Your Bill'.



Change of Address: If your postal address has changed, please contact us within 14 days.



Concessions: If you think you may be eligible for a concession please contact us. Centrelink Pension, Healthcare Card and Department of Veteran Affairs Gold Cards may be eligible. In contacting us you are authorising us to confirm your eligibility with Centrelink or DVA. This consent is ongoing until you contact us to revoke it.



Payment Difficulties: Please contact us about a payment arrangement or to discuss rebates and concessions.



Interpreter Service: If you are hearing or speech impaired or need an interpreter call Telephone Interpreter Service (TIS) on 13 14 50.

HOW TO PAY

Direct Debit: Download an application form at www.coliban.com.au or contact us.

BPAY: Contact your financial institution to pay from your savings, credit or cheque account.

Biller Code: 39156 **Ref:** 1815 6544 0001 5

Credit Card/Internet: Using BPoint www.bpoint.com.au, phone 1300.276 468 or 1300 BPOINT.

Biller Code: 39156 **Ref:** 1815 6544 0001 5

In Person: Australia Post outlets.

Centrepay: Contact Centrelink to arrange regular deductions from your Centrelink payment, or contact us if you would like us to send you a form.

Centrepay Reference Number: 555 057 363A

Mail: Tear off the Payment Slip and mail with your cheque to -

Coliban Water
PO Box 2770
Bendigo Delivery Centre, Vic 3554

PAYMENT SLIP

Account Number

18-1565-4400-01-5

Invoice Number

8229022

Amount Due

\$ 287.13

Pay By

11 November 2019

Amount Being Paid



*367 01815654400015



DATED _____

2020

RAYMOND JOHN MCCARTHY
and
GAYE MICHELLE MCCARTHY

VENDOR'S STATEMENT

Property
124 Crusoe Road, Kangaroo Flat

DRAFT

BECK LEGAL
Solicitors
177 View Street
BENDIGO VIC 3550
DX 55011 BENDIGO

Tel: 03 5445 3333
Fax: 03 5445 3355
Ref: DBO:558196-2