

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.

31 Coulson Road, Monbulk VIC 3793

Vendor's name Vanessa Annelise Jenkin

Date
/ /

Vendor's signature



Vendor's name Benjamin Steven Murray Sullivan

Date
13/07/2024

Vendor's signature



Purchaser's name

Date
/ /

Purchaser's signature

Purchaser's name

Date
/ /

Purchaser's signature

1. FINANCIAL MATTERS

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

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.

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

(a) Their total does not exceed:

\$5,500.00

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

Not Applicable

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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

Not applicable

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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):

Nil.

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 checked="" 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 (a) Registered Title

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

9.2 Evidence of the vendor’s right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

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 YR-2022/636

Plans

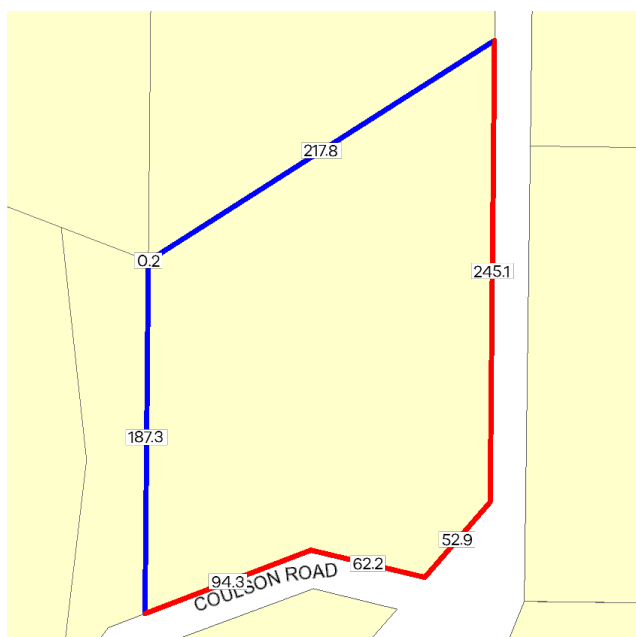
PROPERTY DETAILS

Address: **31 COULSON ROAD MONBULK 3793**
Lot and Plan Number: **Lot 4 LP54423**
Standard Parcel Identifier (SPI): **4\LP54423**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **178010**
Directory Reference: **Melway 123 H11**

www.yarraranges.vic.gov.au

SITE DIMENSIONS

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



Area: 40458 sq. m (4.05 ha)

Perimeter: 860 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MONBULK**

PLANNING INFORMATION

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

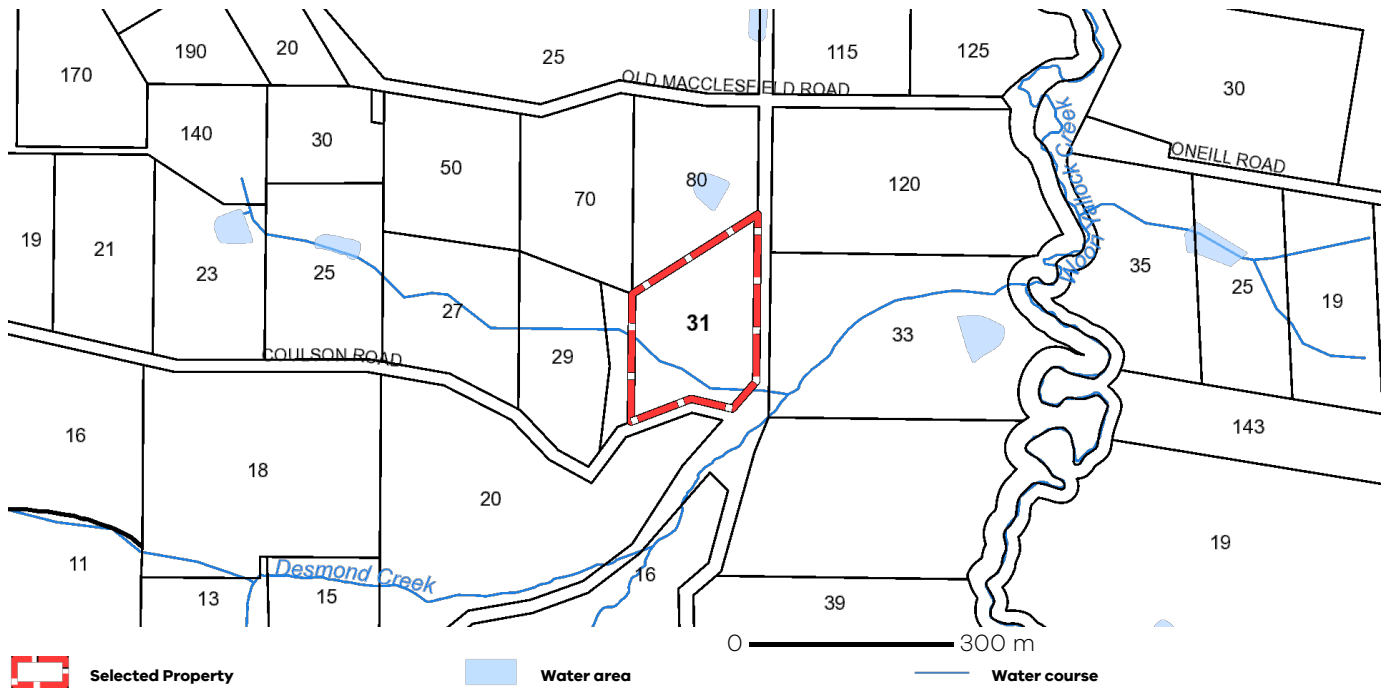
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1047922

APPLICANT'S NAME & ADDRESS

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

DOCKLANDS

VENDOR

JENKIN, VANESSA ANNE LISE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

359244

This certificate is issued for:

LOT 4 PLAN LP54423 ALSO KNOWN AS 31 COULSON ROAD MONBULK
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE ZONE - SCHEDULE 2
- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5
- and a BUSHFIRE MANAGEMENT OVERLAY
- 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/yarraranges>

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

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

10 July 2024

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.

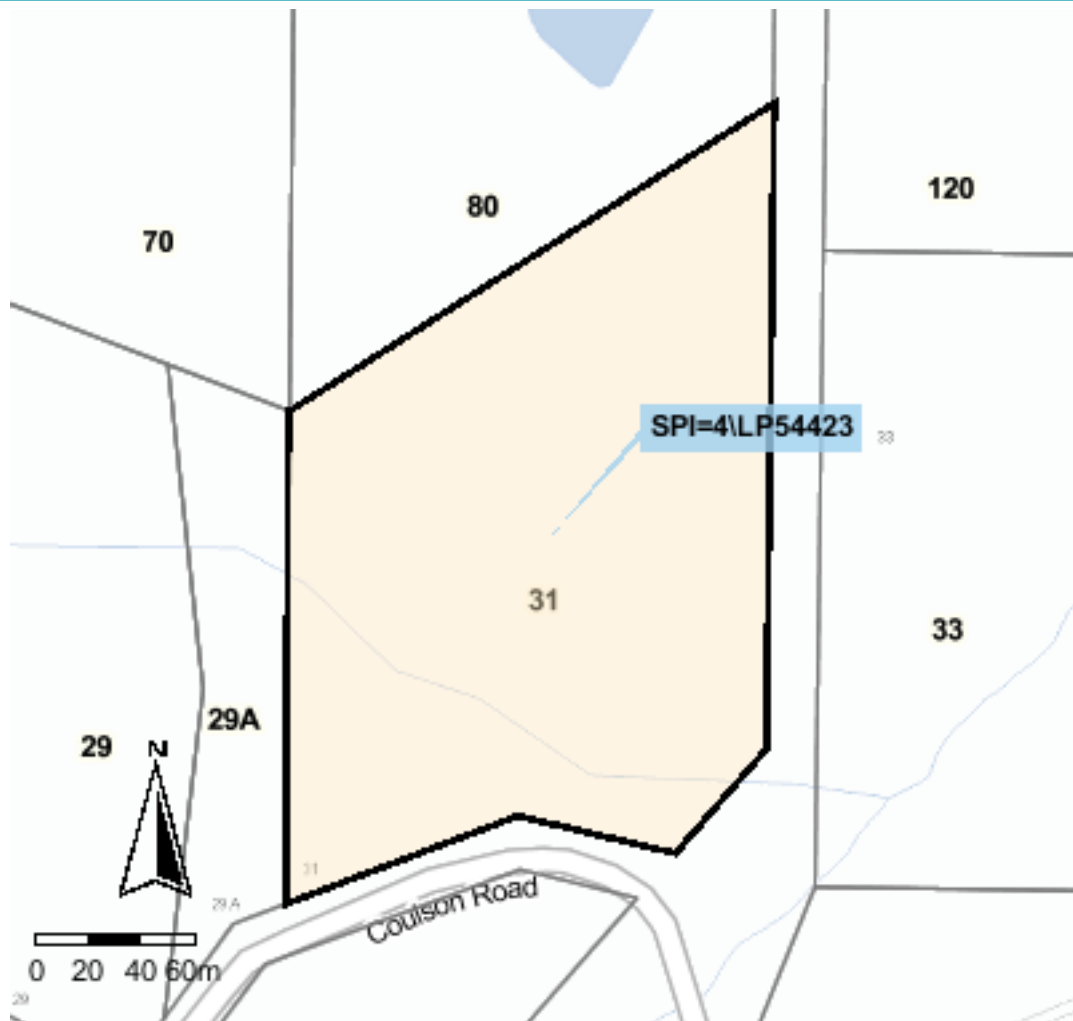
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

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.

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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 08318 FOLIO 072

Security no : 124116518134H
Produced 10/07/2024 01:56 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 054423.
PARENT TITLE Volume 05430 Folio 826
Created by instrument B274107 24/10/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

VANESSA ANNELISE JENKIN
BENJAMIN STEVEN MURRAY SULLIVAN both of 14 BURLINSON CRESCENT KOONDOOLA WA
6064
AU184983D 29/03/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU184984B 29/03/2021
AFSH NOMINEES PTY LTD

CAVEAT AX268739X 18/09/2023

Caveator
PAUL ANDREW BURGESS
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
BENJAMIN STEVEN MURRAY SULLIVAN
Date
06/08/2023
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
CAHILLS
Notices to
ALASTAIR LYALL of 7-9 VIEW POINT BENDIGO VIC 3550

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 LP054423 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: 31 COULSON ROAD MONBULK VIC 3793

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 29/03/2021

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP054423
Number of Pages (excluding this cover sheet)	1
Document Assembled	10/07/2024 14:14

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LP 54423

EDITION 1

PLAN MAY BE LODGED 21 SEP 1961

PLAN OF SUBDIVISION CROWN ALLOTS 54 & 87 SECTION M PARISH OF MONBULK

COUNTY OF EVELYN

VOL. 5430 FOL 826

SCALE 4 CHAINS TO AN INCH

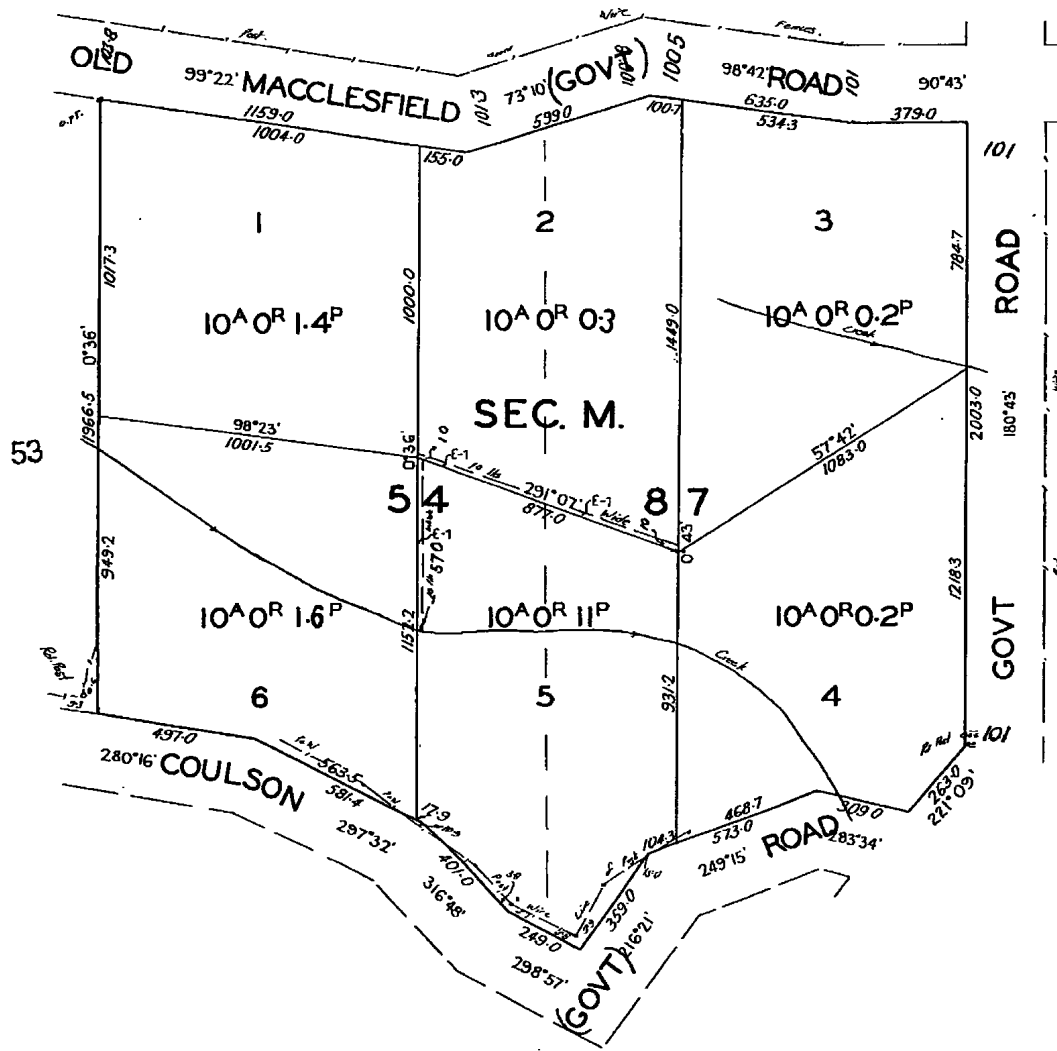
DEPTH LIMITATION 15.24 METRES

COLOUR CODE

B-1=BLUE

DEPTH LIMITATION: 50 FEET

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
LAYING CONSTRUCTING AND
MAINTAINING WATER PIPES



SPLP054423-1-4

10th July 2024

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

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

RE: Application for Water Information Statement

Property Address:	31 COULSON ROAD MONBULK 3793
Applicant	Buy & Sell Conveyancing Services C/- Triconvey (Re LANDATA
Information Statement	30865667
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
- 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 propertyflow@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	31 COULSON ROAD MONBULK 3793
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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.

Melbourne Water Property Information Statement

Property Address	31 COULSON ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

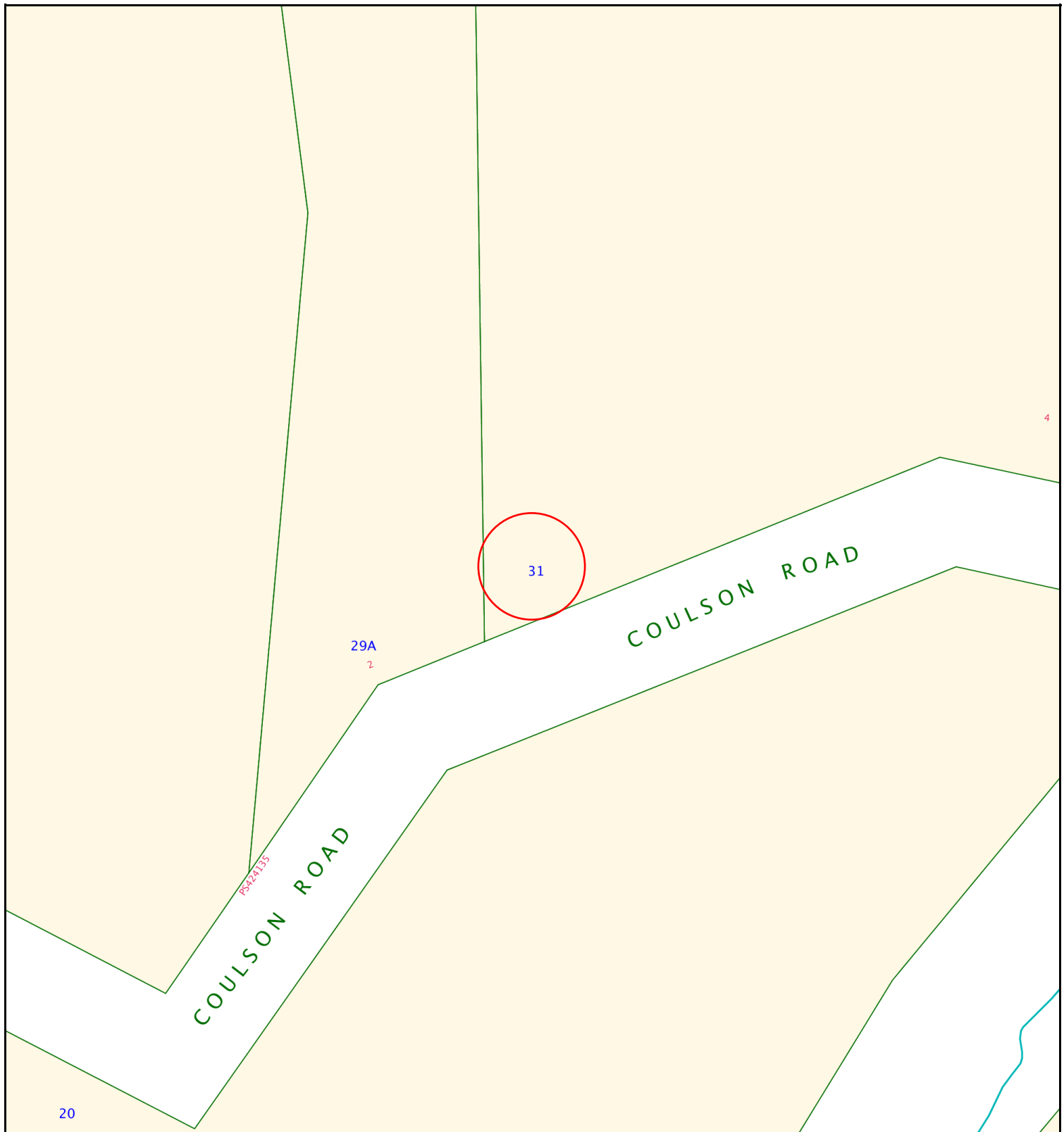
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30865667	Address	31 COULSON ROAD MONBULK 3793	
	Date	10/07/2024	
	Scale	1:1000	



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

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

RATES CERTIFICATE

Account No: 2054805361
Rate Certificate No: 30865667

Date of Issue: 10/07/2024
Your Ref: 359244

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
31 COULSON RD, MONBULK VIC 3793	4\LP54423	1699494	Residential

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-07-2024 to 30-09-2024	\$21.98	\$21.98
Drainage Fee	01-07-2024 to 30-09-2024	\$16.89	\$16.89

Other Charges:	
Interest	No interest applicable at this time
No further charges applicable to this property	
Balance Brought Forward	\$443.98
Total for This Property	\$482.85



GENERAL MANAGER
RETAIL SERVICES

Note:

- From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
- 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.
- 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.
- 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.
- 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.
- 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 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 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 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 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 01/07/2024, Residential Recycled Water Usage is billed 192.59 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.

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: 1699494

Address: 31 COULSON RD, MONBULK VIC 3793

Water Information Statement Number: 30865667

HOW TO PAY

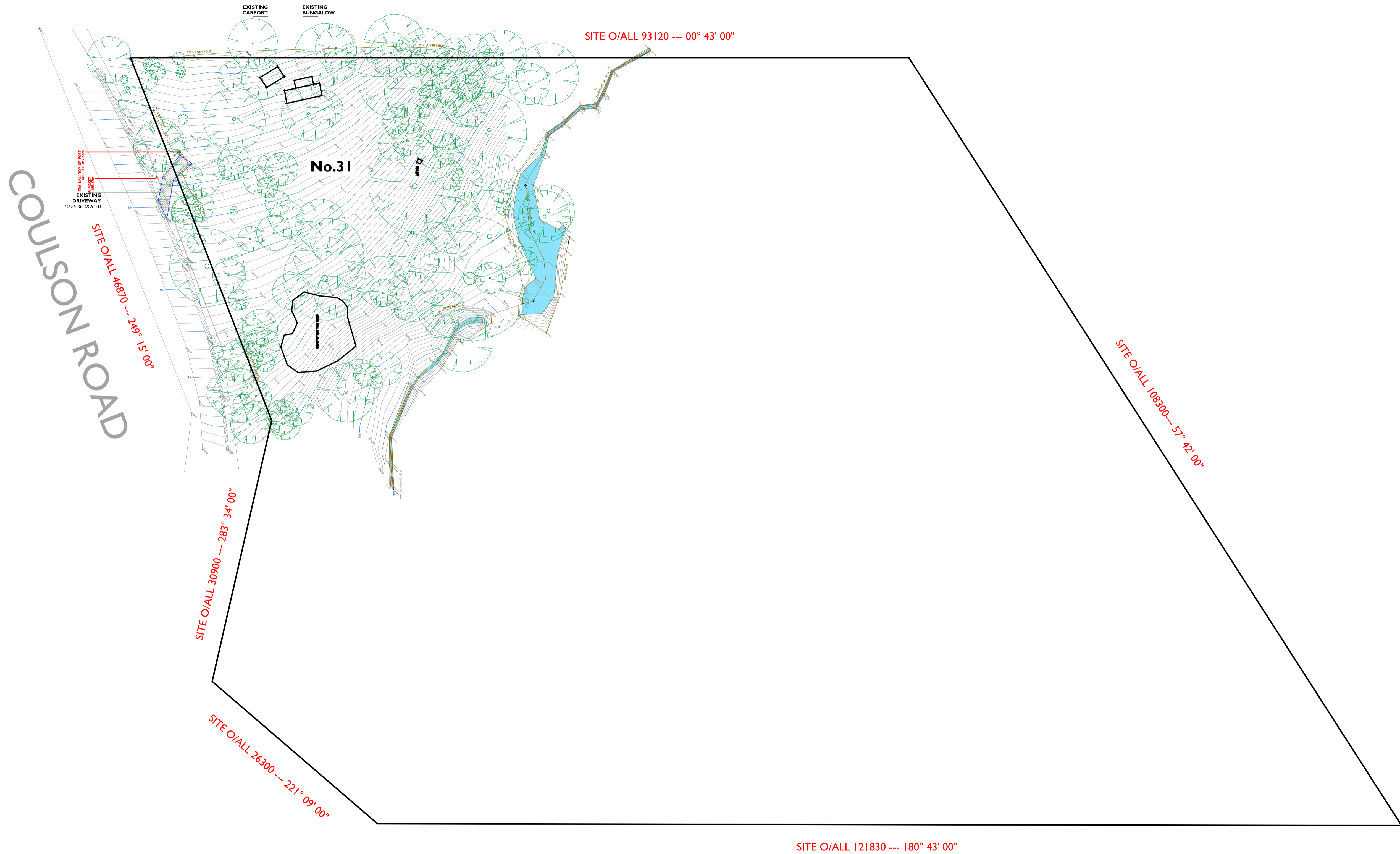
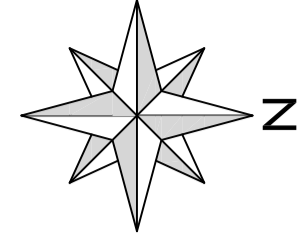


Bill Code: 314567
Ref: 20548053616

**Amount
Paid**

**Date
Paid**

**Receipt
Number**



RESIDENCE

AREAS	M ²	Sq
GROUND FLOOR	199.62	21.49
ALFRESCO	24.68	2.66
LANDING	12.97	1.39
TOTAL	237.27	25.54

SITE COVERAGE

AREAS	M ²
SITE AREA	40515.60
BUILDING AREA	287.20
SITE COVERAGE	0.07%
AREA OF DRIVEWAY/ PATHWAY	231.63
TOTAL SITE AREA	518.83
TOTAL SITE COVERAGE	0.12%

NOTE:
 PERMEABLE: 99.88%
 TOTAL: 39996.77m²

DATE	REV	AMENDMENTS
30/11/2023	F	PLANS REVISED AS PER RFI LETTER PROVIDED BY THE COUNCIL ON THE 16/10/2023.

EXISTING SITE PLAN

PROJECT:

PROPOSED RESIDENCE:
 Lot 4, No.31 COULSON ROAD,
 MONBULK VIC 3793
 TP REF: YR-2022/636

CLIENT:

MR. B. SULLIVAN

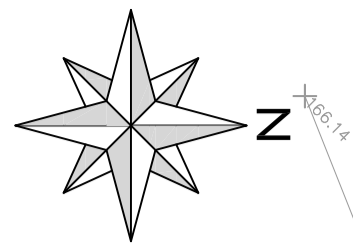


ADDRESS: No.3 EBONY CLOSE,
 SPRINGVALE VIC 3171
 EMAIL: ADMIN@JOVADRAFTING.COM
 WEBSITE: WWW.JOVADRAFTINGCONSULTANTS.COM
 PHONE: 0433 535 264

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EXISTING SITE PLAN
 SCALE 1:500 (A1 SIZE)

DRAWN	S.J	SHEET	1 OF 3	DATE	DEC 22
JOB No.	21:92	REVISION	F		



NOTE
PIPES FOR THE EFFLUENT FIELD NEED TO STAY CLEAR OF THE TREE PROTECTION ZONES OF TREES 5, 9 & 56

TBM NAIL TOP OF POST
AHD R.L. 157.46m

TBM STAR PICKET
AHD R.L. 155.17m

SITE O/ALL 46870 --- 249° 51' 00"

COULSON ROAD

PROPOSED 5M WIDE ALL WEATHER DRIVEWAY
150mm THICKNESS

EXISTING DRIVEWAY TO BE RELOCATED

SEPTIC TANK & SECONDARY TREATMENT SYSTEM, DISC FILTER, PUMP CHAMBER, SEQUENCE VALVE, FLUSH VALVE, AIR VACUUM RELEASE VALVES (REFER TO SMOLDERS GEOTECHNICAL REPORT - REFERENCE NUMBER 22L5985)

EXISTING CARPORT TO BE REMOVED

EXISTING BUNGALOW TO BE REMOVED

10,000L WATERTANK GREEN COLOURED

SITE O/ALL 93120 --- 00° 43' 00"

DEFENDABLE SPACE AREA (REFER TO BMO)

BUILDING SETBACK 10000

PROPOSED RESIDENCE

No.31

PROPOSED IRRIGATION AREA

RESIDENCE		
AREAS	M ²	Sq
GROUND FLOOR	199.62	21.49
ALFRESCO	24.68	2.66
LANDING	12.97	1.39
TOTAL	237.27	25.54

SITE COVERAGE	
AREAS	M ²
SITE AREA	40515.60
BUILDING AREA	287.20
SITE COVERAGE	0.07%
AREA OF DRIVEWAY/ PATHWAY	231.63
TOTAL SITE AREA	518.83
TOTAL SITE COVERAGE	0.12%

NOTE:
PERMEABLE: 99.88%
TOTAL: 39996.77m²

DATE	REV	AMENDMENTS
30/11/2023	F	PLANS REVISED AS PER RFI LETTER PROVIDED BY THE COUNCIL ON THE 16/10/2023.

PROPOSED SITE PLAN

PROJECT:
PROPOSED RESIDENCE:
Lot 4, No.31 COULSON ROAD,
MONBULK VIC 3793
TP REF: YR-2022/636

CLIENT:
MR. B. SULLIVAN

JOVA
DRAFTING CONSULTANTS

ADDRESS: No.3 EBONY CLOSE,
SPRINGVALE VIC 3171
EMAIL: ADMIN@JOVADRAFTING.COM
WWW.JOVADRAFTINGCONSULTANTS.COM
PHONE: 0433 535 264

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JOB No.	21:92	SHEET	2 OF 3	DATE	DEC 22
	REVISION		F		

PROPOSED SITE PLAN
SCALE 1:200 (A1 SIZE)

NOTE
800mm SITE CUT PROVIDED WHERE THE REQUIRED RETAINING WALL IS PROPOSED. ENSURE CUT IS NOT GREATER THAN 1000mm

NOTE
LOAD LIMIT OF AT LEAST 15 TONNES TO BE PROVIDED TO CONSTRUCTION OF DRIVEWAY.

NOTE
CURVES IN DRIVEWAY MUST HAVE A RADIUS OF 10m

NOTE
DRIVEWAY GRADIENT TO BE 1 IN 5 FALL FOR NO MORE THAN 50m (20% OR 1:1.3"), REMAINING NEEDS TO ENSURE 1 IN 7 FALL (14.4% OR 8.1")

NOTE
ALL WEATHER CONSTRUCTION MATERIALS TO BE USED

NOTE
A LOAD LIMIT OF 15 TONNES MUST BE APPLICATION TO THE CONCRETE DRIVEWAY

NOTE
DRIVEWAY MUST BE CLEAR OF ENCROACHMENTS A MINIMUM 500mm ON EACH SIDE AND AT LEAST 4m VERTICALLY

NOTE
THE LENGTHS OF ACCESS SHOULD BE MEASURED FROM A PUBLIC ROAD TO EITHER THE BUILDING OR WATER SUPPLY OUTLET, WHICHEVER IS LONGER.

NOTE
DIPS MUST HAVE NO MORE THAN 1 IN 8 (12.5% OR 7.1") ENTRY AND EXIT ANGLE.

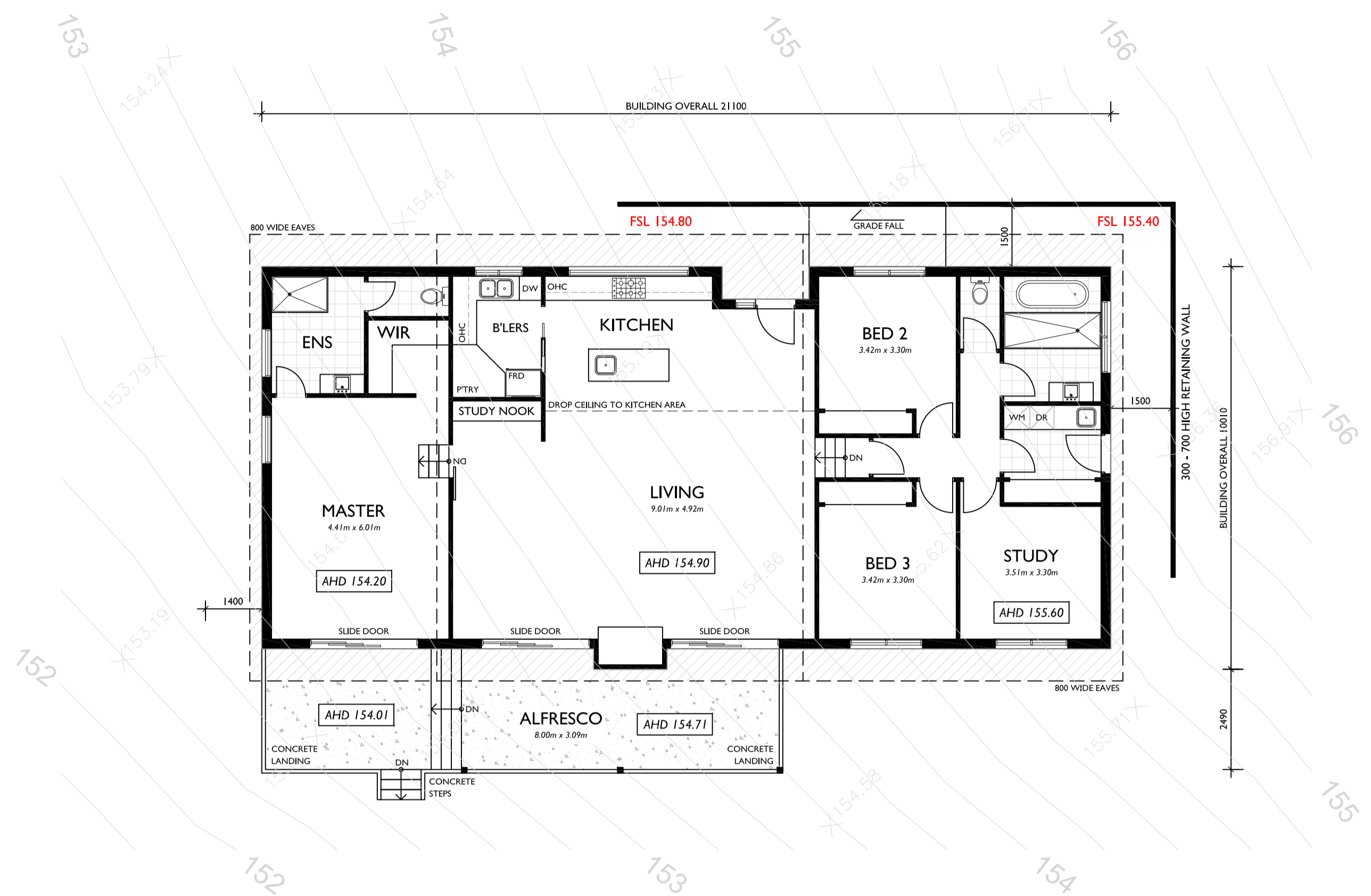
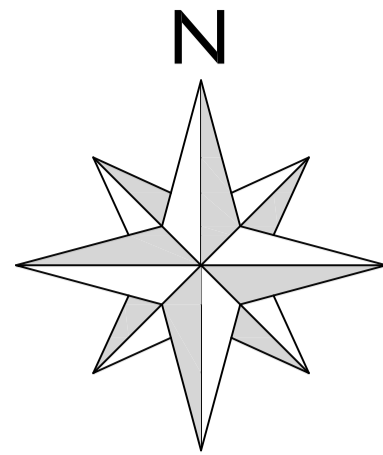
NOTE
DRIVEWAY MUST BE CLEAR OF ENCROACHMENTS A MINIMUM 500mm ON EACH SIDE AND AT LEAST 4m VERTICALLY

NOTE
THE WATER SOURCE IS IDENTIFIABLE FROM EITHER THE BUILDING OR BY USING APPROPRIATE IDENTIFICATION TO THE SATISFACTION OF THE CFA.

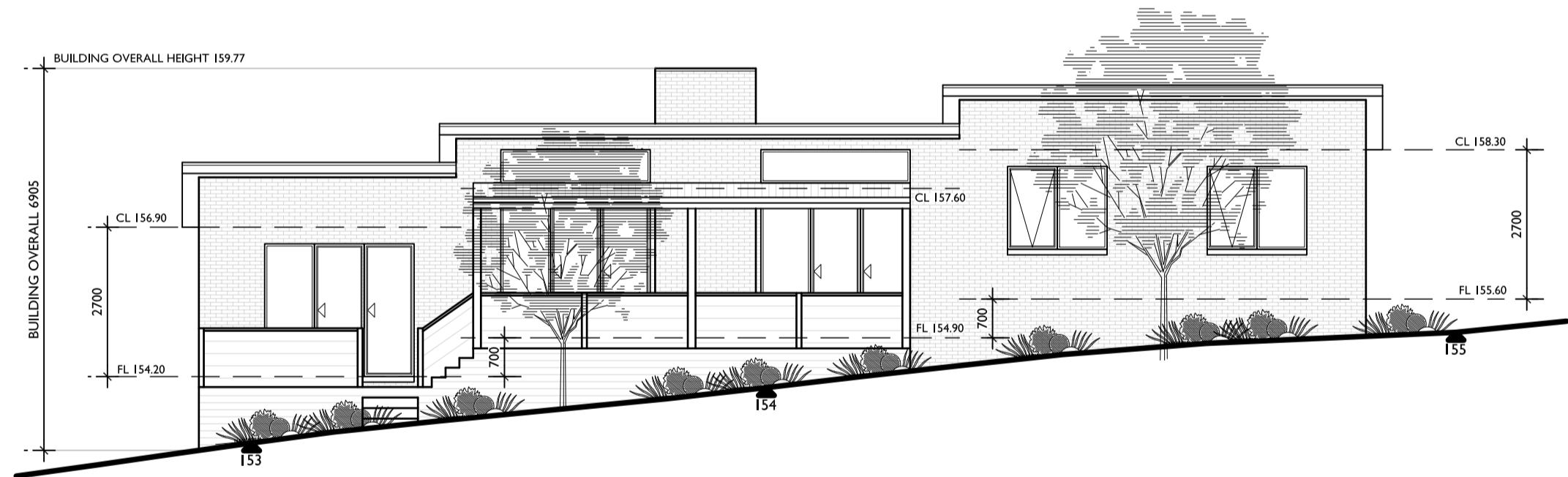
NOTE
ACCESS IS REQUIRED TO BE PROVIDED BY EMERGENCY SERVICES.

NOTE
A 10,000 LITRE NON-COMBUSTIBLE WATER TANK IS REQUIRED ON SITE WITH FIRE AUTHORITY FITTINGS PROVIDED.

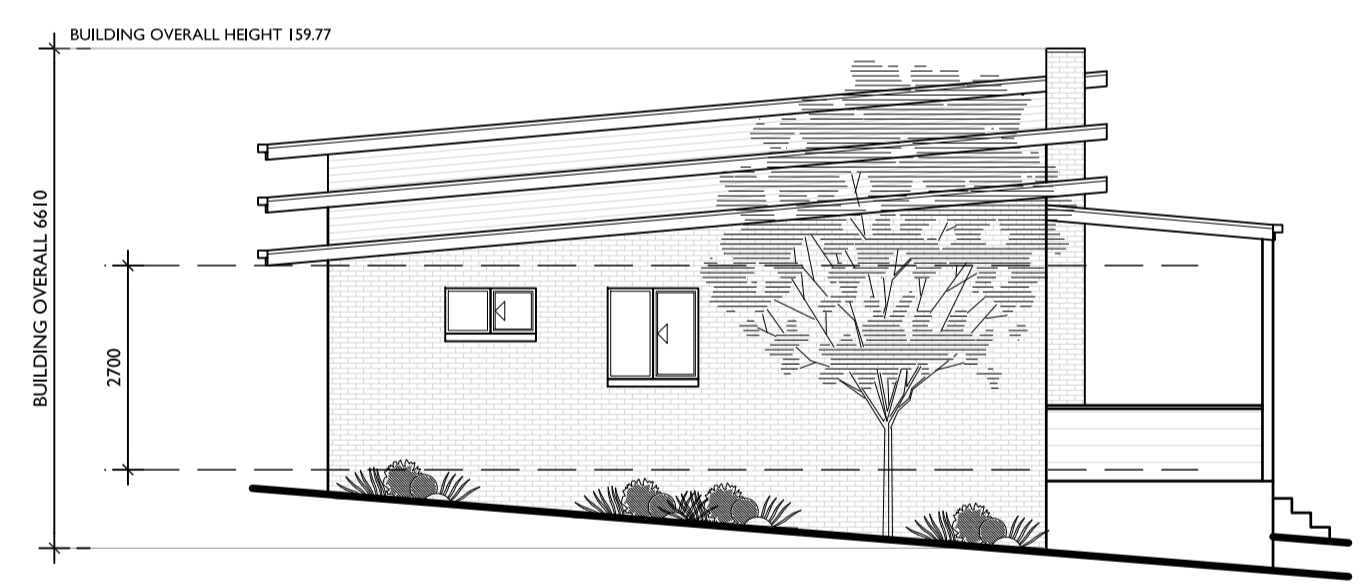
NOTE
HYDRANT AVAILABILITY IS NOT APPLICABLE AS THE PROPERTY IS GREATER THAN 1001 SQUARE METRES.



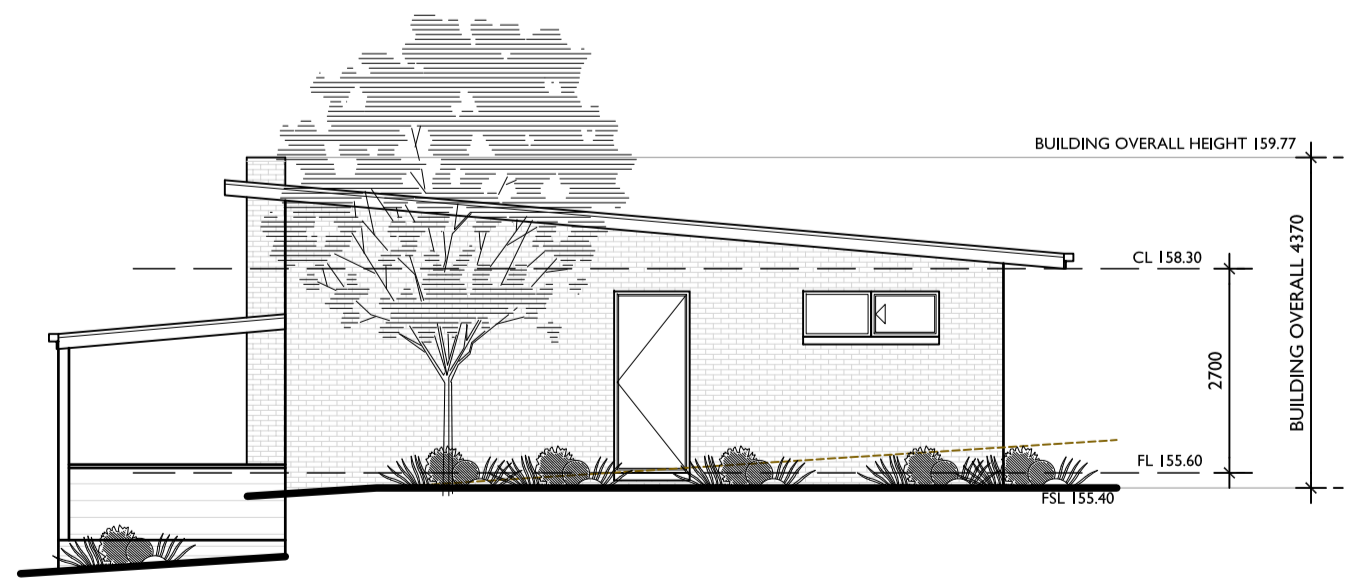
GROUND FLOOR PLAN
SCALE 1:100 (A1 PAPER SIZE)



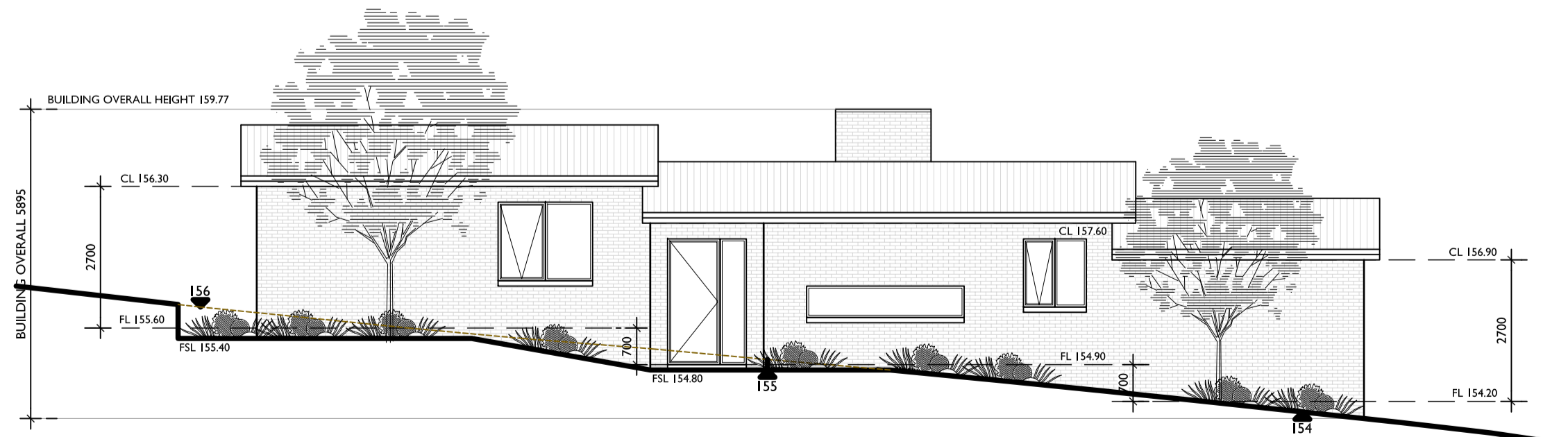
SOUTHERN ELEVATION
SCALE 1:100 (A1 PAPER SIZE)



WESTERN ELEVATION
SCALE 1:100 (A1 PAPER SIZE)



EASTERN ELEVATION
SCALE 1:100 (A1 PAPER SIZE)



NORTHERN ELEVATION
SCALE 1:100 (A1 PAPER SIZE)

RESIDENCE

AREAS	M ²	Sq
GROUND FLOOR	199.62	21.49
ALFRESCO	24.68	2.66
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TOTAL SITE AREA	518.83
TOTAL SITE COVERAGE	0.12%

NOTE:
PERMEABLE: 99.88%
TOTAL: 39996.77m²

COLOUR/ MATERIAL SCHEDULE

- GROUND FLOOR WALL**
FACE BRICKWORK
REDEBRICKS - RED WIRE CUT
(HERITAGE RANGE) or similar
- DECKING & STAIRS**
PAINTED FINISH
STAINED TIMBER COLOUR or similar
- GUTTER & FASCIA**
SELECTED COLOURBOND
WOODLAND GREY COLOUR or similar
- ROOF & DOWNPIPES**
SELECTED STEEL MATERIAL
WOODLAND GREY COLOUR or similar
- WINDOWS**
ALUMINIUM FRAME
WOODLAND GREY COLOUR or similar
- LILYDALE TOPPING DRIVEWAY**
PLAIN COLOUR or similar

DATE	REV	AMENDMENTS
30/11/2023	F	PLANS REVISED AS PER RFI LETTER PROVIDED BY THE COUNCIL ON THE 16/10/2023.

GROUND FLOOR PLAN & ELEVATIONS

PROJECT:

PROPOSED RESIDENCE:
Lot 4, No.31 COULSON ROAD,
MONBULK VIC 3793
TP REF: YR-2022/636

CLIENT:
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DRAWN	S.J	SHEET	3 OF 3	DATE	DEC 22
	JOB No.		21:92		REVISION

PLANNING PERMIT

Permit No: YR-2022/636
Planning Scheme: Yarra Ranges Planning Scheme
Responsible Authority: Yarra Ranges Council
Address of the land: 31 Coulson Road (Lot 4 LP54423), Monbulk
The permit allows: Use and development of a dwelling and associated vegetation removal

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Development Conditions

1. Before the use and development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions and a digital copy must be provided. The plans must be generally in accordance with the plans submitted with the application (plans prepared by JOVA Drafting Consultants dated 30/11/2023) but amended to show the following:
 - (a) The location and dimensions of two open car spaces within the driveway or adjacent to the driveway away from the trees to be retained.
 - (b) Accessway details and all notations in relation to the driveway including gradient to be in accordance with the bushfire management plan.
 - (c) Details and location of water tanks for potable water in addition to the 10,000L water tank provided for firefighting purposes.
 - (d) Delete 'or similar' from material and colour schedule.
 - (e) Modification to the roof style and the entry corner of the dwelling to address the bushfire safety as per detailed in the Bushfire Management Statement prepared by Natural Resource Link, Rev-C, dated 3/11/2023 (page 18 and 26).
 - (f) Notation state the lower stem of tree #34 to be retained to keep the existing habitat hollow whilst still achieving the canopy separation for defendable space.
 - (g) Revised tree protection fencing plan within the arborist report prepared by Treetec, 21/11/2023 to show tree protection fencing to protect the entire tree protection zone (TPZ) of tree #9, not partial TPZ protection.

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- (h) Tree #56 shown to be removed as shown in the Arboricultural Impact Assessment prepared by Treetec, dated 21/11/2023 and Native Vegetation Report prepared by NR Links, dated 28/11/2023; revision B.
 - (i) Modify the driveway design to avoid the SRZ of tree #58 with minimum setback of 2.5m and notation to plan stating the driveway and crossover must be constructed above grade from permeable materials where intersecting with the TPZ.
 - (j) Notation to state the driveway within the Tree Protection Zones (TPZs) of trees #31, 54, 57 and 58 must be constructed above the existing grade using permeable materials to and there must be no excavation within the TPZs, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.
 - (k) Evidence of vegetation offset requirements as per Condition 22.
 - (l) Updated Integrated Land Management Plan (LMP) as per Condition 23.
 - (m) Bushfire Management Plan prepared by Natural Resource Link, Rev-C, Dated 3/11/2023 but modified to address the following:
 - i. CFA condition 25.
 - ii. Delete the demolished outbuilding located to the northeast of the subject site.
 - iii. Location of the 10,000L water tank for firefighting purposes.
2. The use and development as shown on the endorsed plans must not be altered or modified (unless the Yarra Ranges Planning Scheme specifies a permit is not required) without the prior written consent of the responsible authority.
 3. The land must only be used for the purpose of one (1) dwelling at any time.
 4. The external finish of the permitted development must remain muted and non-reflective to the satisfaction of the responsible authority.
 5. All development and works throughout the construction of the development must be undertaken in a way not allowing soil erosion and any exposed areas of soil must be stabilised to stop soil erosion to the satisfaction of the responsible authority.
 6. Once the development starts, the development must be carried out and completed to the satisfaction of the responsible authority.
 7. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

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8. To the satisfaction of the responsible authority, retaining walls with a height of one metre or higher must be designed by an engineer with suitable qualifications and experience. If the wall will not be accessible after construction of the building/structure, the wall must have a design life greater than the design life of the proposed development/structure or a minimum of 50 years. Where the retaining wall will be accessible after construction of the building/structure, the wall must have a minimum design life of 25 years.
9. All stormwater generated from the permitted development must be directed to the legal point of discharge to the satisfaction of the responsible authority.

Health Conditions

10. All sewage and sullage waste water from the proposed development must be discharged into a new EPA approved on-site wastewater treatment system which retains all wastes within the boundaries of the land and is located within any wastewater envelope indicated on the endorsed plan. Approval to install or alter an onsite wastewater treatment system must be obtained from the Yarra Ranges Council Health Department.

Arboricultural Conditions

11. Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the Responsible Authority and must:
 - (a) Exclude access and construction activity within the TPZs assessed in the Arborist Report by Treetec, 21/11/2023. If trees have not been assessed, the TPZ is a circle with a radius equal to 12x the trunk diameter measured at 1.4 m above ground level, and
 - (b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and
 - (c) Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and
 - (d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.

Temporary fencing can be modified to accommodate encroachment into the TPZ of tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.

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12. The existing street trees must not be removed or damaged to the satisfaction on the Responsible Authority.
13. All underground service pipes/conduits including storm water and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to top of pipe/conduit from natural ground surface to the satisfaction of the Responsible Authority. All pits, holes, joints and tees associated with the installation of services must be located outside the TPZ, or the project arborist must demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the Responsible Authority.
14. Effluent dispersal within the Tree Protection Zone (TPZ) of retained trees must employ the use of a covered surface drip irrigation system laid on natural ground level to avoid damaging tree roots to the satisfaction of the Responsible Authority. Fill material used to cover drip irrigation must be spread no closer than 2m from the trunk of any retained tree.
15. The driveway within the Tree Protection Zones (TPZs) of trees #31, 54, 57 and 58 must be constructed above the existing grade using permeable materials to the satisfaction of the Responsible Authority. There must be no excavation within the TPZs, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.
16. The pruning of any tree must comply with the Australian Standard for pruning of amenity trees 'AS 4373 – 2007' to the satisfaction on the Responsible Authority. Pruning must be undertaken by an arborist with a minimum AQF level 3 qualification.
17. This permit authorises the removal of trees #2, 3, 5, 6, 8, 10, 13, 16, 17, 20, 30, 39, 42, 43, 47, 48, 50–52 and 56 as shown in the arborist report, 21/11/2023. All other trees must be retained to the satisfaction of the Responsible Authority.

Environmental conditions

18. Tree #34 must be retained to keep the existing habitat hollow whilst still achieving the canopy separation for defendable space.
19. Before works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.

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Planning & Environment Regulations 2015 Form 4

20. To offset the removal of 0.295 hectares of native vegetation as shown in approved the approved Native Vegetation Removal Report (Report ID: 377_20231128_5YU), the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

A general offset of 0.267 general habitat units:

- Located within the Melbourne Water Catchment Management Authority boundary or Yarra Ranges Council municipal district
- With a minimum strategic biodiversity value score of at least 0.580
- 2 Large trees

21. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

- (a) Credit extract(s) allocated to the permit from the Native Vegetation Credit Register, AND/OR;
- (b) An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.

22. An updated or new Integrated Land Management Plan (LMP) that is a concise and practical document for the landowner to utilise, to the satisfaction of the responsible authority must detail and/or show:

- (a) The division of the site generally into domestic, conservation and agricultural areas or zones, as appropriate.
- (b) The fencing of the domestic zone (if appropriate) or waterway, and location and type of any internal fencing to establish the various zones. Wildlife-friendly fencing must be used for any new additions or fence repairs.
- (c) Delineation of any existing driveways and pathways to be maintained and track (more informal) to be discontinued to allow re-establishment of vegetation within Conservation Zone.
- (d) Protection of the riparian corridor along the waterway, especially in relation to sensitive vegetation management requirements within the defendable space.
- (e) Provide a works program and weed management strategy that details the following as applicable:

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- i. The Conservation Zone clearly defined as a no-go area during any construction works on the property;
 - ii. No vehicles or machinery are to enter the Conservation Zone;
 - iii. Retain all standing trees (dead and alive) unless approved for removal as part of this planning permit application;
 - iv. Allow understorey and canopy species to regenerate within the Conservation Zone;
 - v. All soil and/or vegetation disturbance or stockpiling is restricted to the area defined as the Domestic Zone;
 - vi. Tree protection measures for scattered trees within all zones;
 - vii. Details of the management of domestic pets (cats and dogs) within all zones of the property. Cats should be confined to the house or a secure cat run at all time, and dogs should not be permitted within the Conservation Zone unaccompanied;
 - viii. The exclusion of stock animals, including horses, from the Conservation Zone;
 - ix. The protection of hollow bearing trees and limits on collection of firewood (personal use and not from the Conservation Zone); and,
 - x. Humane control and management of vertebrate pests (e.g. rabbits, deer) and environmental weed species. Alternative measures to baiting must be considered to avoid secondary poisoning of predator species such as birds of prey.
- (f) The provision of a report at years 2, 5 and 10 to the referral authority that details works undertaken, incomplete works, and include photos of pre and post works.
- If approved the plan will be endorsed and form part of the permit and the management actions in the plan must be undertaken upon commencement of the permit.

Bushfire Management Overlay - CFA

- 23.** 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, 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.

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Signature of Responsible Authority
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24. Before the development starts, an amended Bushfire Management Plan (BMP) must be submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must be generally in accordance with the BMP prepared by Natural Resource Link, Rev-C, Dated 3/11/2023 but modified to replace the conditions for Defendable Space with:

(a) Defendable space

Defendable space for a distance of 32 metres to the North and East, 25 metres to the South and to the Property Boundary to the West must be provided 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.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Permit Expiry

25. This permit will expire if:

- (a) The development is not started within **two years** of the date of this permit; or
- (b) The development is not completed within **four years** of the date of this permit; or
- (c) The use does not start within **one year** of the completion of the development; or
- (d) The use is discontinued for a period of **two years**.

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The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of expiry of permit of the commencement date.

An extension of time to complete the development or a stage of the development may be requested if:

- The request for an extension of time is made within 12 months after the permit expires; and
- The development or stage started lawfully before the permit expired.

NOTES:

- (i) The removal of trees #32 and 33 does not require a planning permit.
- (ii) The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority, under this or any other Act, Regulation or Local Law.
- (iii) The owner and/or developer must ensure all relevant permits have been obtained before the use and or development starts.
- (iv) Building works approved under this planning permit must not be commenced until a building permit has also been obtained under the *Building Act 1993* and the *Building Regulations 2006*.
- (v) Before any earthworks are undertaken, contact Dial Before You Dig.
- (vi) The management of Stormwater is to be in accordance with the Approved Point of Stormwater Discharge. Please apply for Approved Point of Stormwater Discharge through Council's webpage.

<https://www.yarraranges.vic.gov.au/Property/Roads-drains-footpaths/Stormwater-drainage>

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IMPORTANT INFORMATION ABOUT THIS PERMIT

What has been decided?

The responsible authority has issued a permit.

Can the Responsible Authority amend this permit?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

When does a permit begin?

A permit operates from the date specified in the permit; or if no date is specified, from the date on which it was issued, in any other case.

When does a permit expire?

1. A permit for the development of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - 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 years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage 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 the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of the land expires if:
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - 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
 - 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
 - the use is discontinued for a period of two years.
4. 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:
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. 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 Administration Tribunal, in which case no right of review exists.
- An application for a 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 an Application for Review 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.

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.