Rennicks Conveyancing Pty Ltd

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

Land	31 KING STREET, ROSEDALE VIC 3847	
Vendor's name	Tomas William Cruddas	**Date** 2/8/2021
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)

(a) ☒ Are contained in the attached certificate/s.

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

Not Applicable

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.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Wellington Planning Scheme
(b)	Name of responsible authority	Wellington Shire Council
(c)	Zoning of the land	General Residential Zone - Schedule 1 (GRZ 7 GRZ1)
(d)	Name of planning overlay Schedule (LSIO)	Floodway Overlay Schedule (FO), Land Subject to Inundation Overlay

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:

☒ Are contained in the attached certificates and/or statements

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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 ☐	Gas supply ☐	Water supply ☐ (Gippsland Water)	Sewerage ☐ (Gippsland Water)	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

Not Applicable

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(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)

GST Withholding Notice

Building Permit no. BS-L 36361/3408870957624/0, Planning Permit No. P57/2020 and Certificate of Final Inspection re shed

Planning Certificate date 29/07/2021

Land Victoria Property/Planning Reports

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

VOLUME 09762 FOLIO 854

Security no : 124086029551W
Produced 13/10/2020 05:04 PM

LAND DESCRIPTION

Crown Allotment 6 Section 14 Township of Rosedale Parish of Rosedale.
Created by Application No. 058541 10/08/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TOMAS WILLIAM CRUDDAS of 31-33 KING STREET ROSEDALE VIC 3847
AS683749W 06/11/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS683750N 06/11/2019
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP824244N 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: 31-33 KING STREET ROSEDALE VIC 3847

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 06/11/2019

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	**Plan**
Document Identification	**TP824244N**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**13/10/2020 17:07**

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The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®, timestamp 13/10/2020 17:07 Page 1 of 1

TITLE PLAN

EDITION 1 TP 824244N

Location of Land

Parish: ROSEDALE
Township : ROSEDALE
Crown Allotment : 6
Crown Portion : --
Section : 14
Last Plan Reference : --
Title Reference : Vol. 9762 Fol. 854
Depth Limitation : NIL

Notations

WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

Easement Information

E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

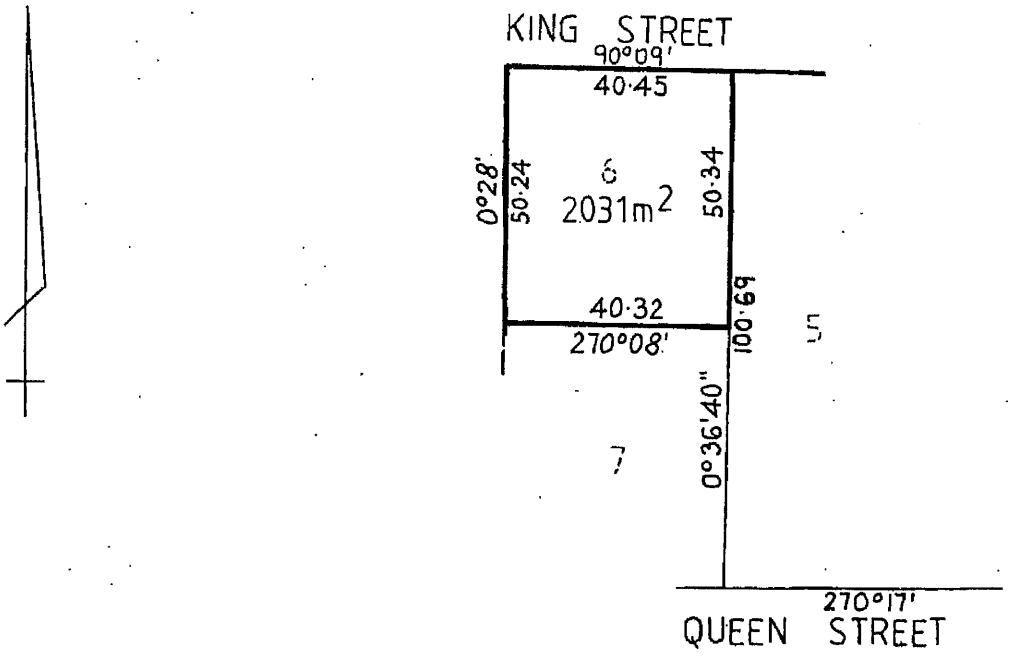
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by :

Assistant Registrar of Titles

Date 24 / 10 / 2003



LENTHS ARE IN METRES	SCALE	SHEET SIZE A3	Sheet 1 of 1 Sheet

rennicks conveyancing pty. ltd.
217 Commercial Road, Morwell, 3840 Tel: (03) 5135 3177
PO Box 215, Morwell 3840 Fax: (03) 5135 3077 ACN 094 190 226

29 July 2021

Cruddas Proposed Sale
Property: 31 King Street, Rosedale VIC 3847

NOTICE TO PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953.

PROPERTY: 31 King Street, Rosedale VIC 3847

ABN: (if applicable)

The Purchaser is not required to make a payment under section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

The above property is either existing Residential Land or Premises or Commercial Residential Premises and therefore the purchaser is not required to withhold GST.

.....
Tomas William Cruddas

B4U Build Building Consultants
Unit 4/5 Rocla Road, Traralgon
P.O Box 1781, Traralgon 3844,
Email: admin@b4ubuild.net.au
Phone: (03) 5176 5688

FORM 2
Building Act 1993, Building Regulations 2018, Regulation 37(1)

BUILDING PERMIT No.: BS-L 36361/3408870957624/0 ISSUED: 23/03/2020

Agent: Matthew Douglass
Address: P.O. Box 1718 TRARALGON 3844
Phone: 0402 748 420
Email: info@atsteel.com.au

Owner: Tom Cruddas
Address: 31-33 King Street ROSEDALE 3847
Phone: 0437 913 590
Email: tcruddas@outlook.com

Property Details:

Address: 31-33 King Street ROSEDALE VIC 3847
Volume: 09762 **Folio:** 854 **Section:** 14 **Parish:** Rosedale **Crown Allotment:** 6
Municipal District: Wellington Shire Council

Builders Details

Name:	Matthew Douglass	**Telephone:**	0402 748 420
Address:	17 Rocla Road TRARALGON	**Postcode:**	3844

Building Practitioners and Architects Details

Name:	Matthew Douglass	**Type:**	Builder	**Registration Number:**	DB-L 44816
Name:	Phanuma Kol	**Type:**	Civil Engineer	**Registration Number:**	EC 41553

Details of relevant planning permit:

Planning permit no.: P57/2020 **Date of grant of planning permit:** 20/03/2020

Nature of Building Work:

Construction of a:	New Building Shed	**BCA Classification:**	10a
Stage of building work:	All		
Part of Building:	Entire Structure	**Cost of building work:**	$14,000
Total floor area:	$80m^2$	**Effective Height:**	3.6m
Version of BCA applicable:	NCC 2019 Volume 2		

Combined Allotment: NA **Subdivision of existing building:** NA

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

Inspection Requirements:

The mandatory notification stages are:
Inspection of preslab/slab reinforcement
Inspection of frames/final

Occupation or Use of building: A Certificate of Final Inspection is required prior to the use of this building.

Issue Date:	Commencement By:	To Be Completed By:
23/03/2020	23/03/2021	23/03/2022

PHONE 03 5176 5688 TO BOOK INSPECTIONS - MINIMUM 24 HOURS NOTICE REQUIRED

Relevant Building Surveyor

Name: Stephen Bond
Registration No.: BS-L 36361

Conditions of Approval
Building Permit No. BS-L 36361/3408870957624/0

1. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
2. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018 and the Domestic Building Contracts and Tribunal Act 1995.
3. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non-compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
4. Carry out all work in a sound workmanlike manner and according to the relevant codes and standards.
5. Request for inspections require 48 hours' notice and may be arranged by telephoning 5176-5688
6. Install safety mesh under all plastic roofing sheets to comply with A.S 1562.3 where the vertical distance between the finished floor level and the underside of the roof cladding is greater than 3.0 metres.
7. Connect all gutters and down pipes by an underground pipe drainage system to a point of discharge. All gutters and down pipes are to be designed and constructed to comply with performance requirements P2.2.1 of the National Construction Code 2015. Down pipes are to be spaced at 12 metre maximum centres and within 1.2 metres of valleys.
8. Under no circumstance shall the building be used for habitable purpose without prior written consent from the relevant council.
9. Lighting must not exceed 3w/m2 in the shed / Carport / Verandah
10. All building works must be consistent with the planning permit, height, floor area, location of setbacks to buildings / boundaries, windows, doors etc. Any alteration may need an amendment to be obtained from council.
11. Prior to the commencement of any building works the owner/builder must ensure no part of the building is built over services. Failure to contact "Dial before you dig may leave you liable for costs incurred for damage to underground infrastructure".
12. Allowable bearing pressure at foundation level shall be not less than 100kPa in accordance with AS 2870 Residential Slabs and Footings – Construction
13. It is the builder's responsibility to ensure that a copy of the building permit and approved plans are present on site during construction works.

NOTE:

- *Prior to the commencement of any building works the owner / builder must ensure no part of the building is built over services.* ***Failure to contact "Dial before you dig" or any relevant service authorities, to ascertain if services are outside any registered easement*** *may leave you liable for cost incurred for damage to the underground infrastructure."*
- *This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.*
- *Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered by an insurance policy as required under section 135 of the Act.*

Disclaimer

- *The documentation submitted to B4 U Build Building Consultants by the applicant (and/or their agents) during the Building permit Application period has been assessed and approved pursuant to the prescriptive requirements of the National Construction Code (including any performance based alterative solutions) Building Act 1993 and Building Regulation 2018.*
- *In the event that the applicant (and/or their agents) deliberately alters the relevant information or makes significant changes to the Building Type, Structure, and / or Building Envelope without prior approval from B4 U Build Building Consultants will result in the Building Permit being cancelled and / or voided. B4 U Build Building Consultants will accept no responsibility or liability for the consequences of such action.*
- *B4 U Build Building Consultants bears no responsibility where the Building Permit documentation is altered in any way without approval, or where the relevant documentation is not reproduced in full.*
- *B4 U Build Building Consultants bears no liability for inadequate or poor workmanship.*

20 March 2020

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

B4 U Build Building Consultants
PO Box 1781
TRARALGON VIC 3844

Dear B4 U Build Building Consultants,

TOWN PLANNING APPLICATION NO: P57/2020
PROPOSAL: Buildings and works associated with construction to an outbuilding.
PROPERTY TITLE: CA: 6 SEC: 14
PROPERTY ADDRESS: 31-33 King Street ROSEDALE

I am pleased to advise that your application for a Planning Permit has been approved, and Planning Permit No. P57/2020 is attached.

Your attention is drawn to the conditions of the Permit. **Please read these conditions carefully,** and check as to whether there are any steps which you should take **prior to commencing the use or the development authorised by the permit, especially if plans for endorsement or approval (or other information) is required to be submitted prior to the permit having force or effect.**

This permit is not a building permit, and if the proposal involves the construction, alteration, relocation or removal of a building, you might need to obtain a separate building permit.

All conditions on this Planning Permit must be completed or complied with. This Planning Permit will be audited toward the expiration date to ensure compliance.

If you would prefer an original permit document, or if you have any queries, please contact me on 03 5142 3127 or 1300 366 244 or by email planning@wellington.vic.gov.au

Yours sincerely,

Bimal Narayan.
Senior Statutory Planner

B4U BUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688
Permit No:
BS-L 36361/3408870957624/0
Date: **23 Mar 2020**
Building permit, Building Act 1993
APPROVED

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

FORM 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

B4U BUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688
Permit No:
BS-L 36361/3408870957624/0
Date: **23 Mar 2020**
Building permit, Building Act 1993
APPROVED

Application No:	P57/2020
Planning scheme:	Wellington Planning Scheme
Responsible authority:	Wellington Shire Council
ADDRESS OF THE LAND:	CA: 6 SEC: 14 31-33 King Street ROSEDALE
THE PERMIT ALLOWS:	Buildings and works associated with construction to an outbuilding.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Comply with endorsed plans

1. The layout of the site and the size, design and location of the buildings and works permitted must generally accord with the endorsed plans.

West Gippsland Catchment Management Authority (WGCMA)

2. The finished floor level of the shed must be no lower than the existing ground surface level.
3. No fill is to be imported to the property.
4. All electrical outlets in the shed must be fixed above the Nominal Flood Protection Level (NFPL) of 16.9 metres AHD.
5. Any high value and/or hazardous materials in the shed must be stored at or above the NFPL of 16.9 metres AHD.
6. Water resistant building materials that minimise the physical effects of flooding on the building structure and its contents must be used for foundations, footings, floor and walls up to the Nominal Flood Protection Level (NFPL) of 16.9 metres AHD.

Permit Expiry:

7. This permit will expire if the development is not completed within two years of the date of this permit. The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires, within six months of the date of expiry if work has not lawfully commenced on the site or within twelve months of the date of expiry if work has lawfully commenced on the site.

Advice Notes:

West Gippsland Catchment Management Authority:

a) For any enquiries in relation to WGCMA requirements, please quote WGCMA-F-2019-00687

Date Issued: 20 March 2020

Signature for the Responsible Authority:

BIMAL NARAYAN
Senior Statutory Planner

B4U BUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688
Permit No:
BS-L 36361/3408870957624/0
Date: **23 Mar 2020**
Building permit, Building Act 1993
APPROVED

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit
(Note: This is not a permit granted under Division 5 or 6 or Part 4 of the **Planning and Environment Act 1987**).

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A or Part 4 of the *Planning and Environment Act 1987*.
The Victorian Civil and Administrative Tribunal directed that this permit must not be amended by the responsible authority under Division 1A of Part 4 of the **Planning and Environment Act 1987**.
The Victorian Civil and Administrative Tribunal directed that the following specified part(s) of this permit must not be amended by the responsible authority 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 –
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case

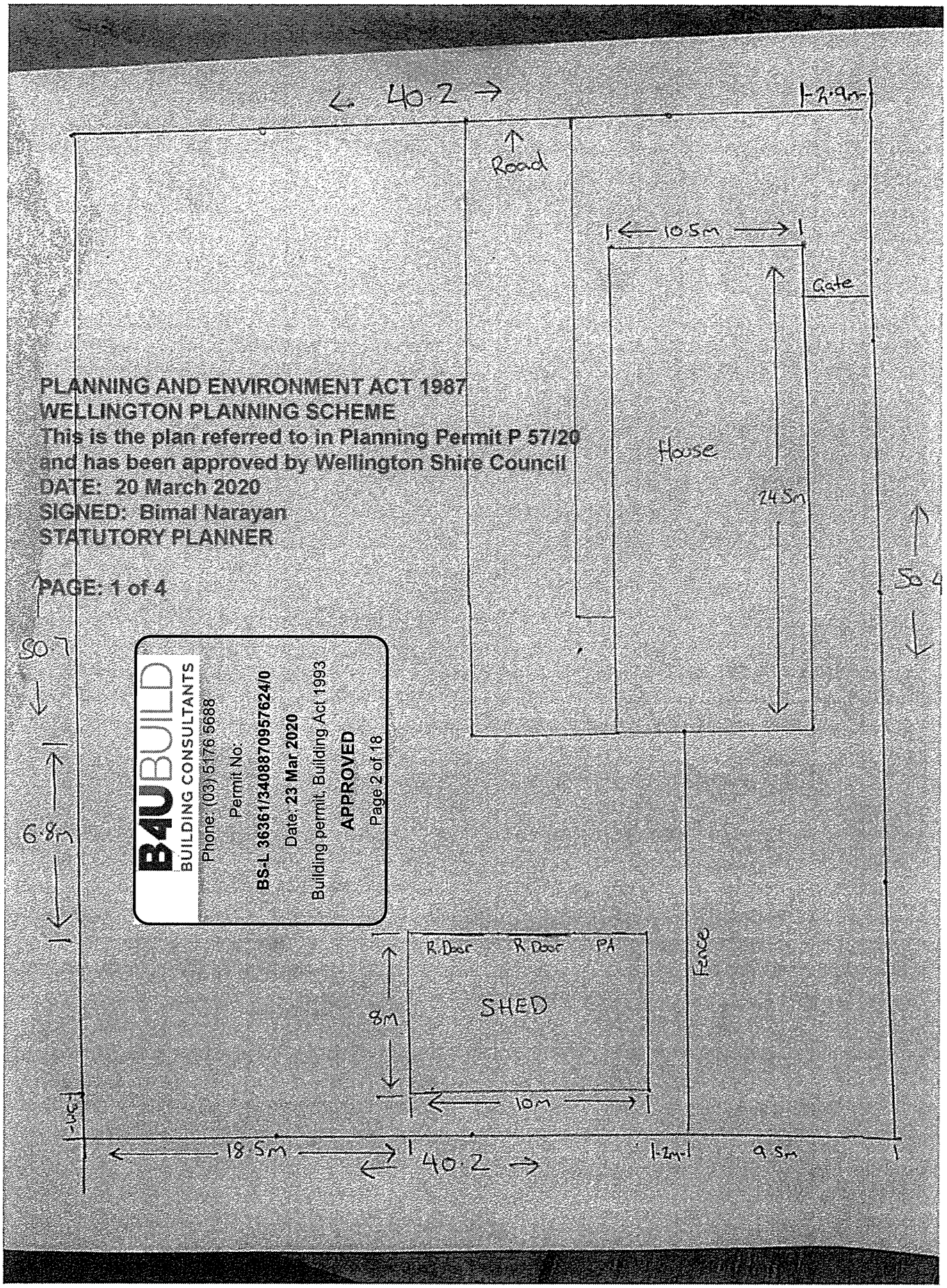
WHEN DOES A PERMIT EXPIRE?

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 five 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 the 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 the 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 REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit and been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal and be accompanied by the applicable fee
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible
- Details about applications for review and the fees payable can be obtained Administrative Tribunal.

B4U BUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688
Permit No:
BS-L 36361/3408870957624/0
Date: **23 Mar 2020**
Building permit, Building Act 1993
APPROVED


40.2
Road
10.5m
Gate
House
24.5m
50.4
50.7
6.8m
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
This is the plan referred to in Planning Permit P 57/20
and has been approved by Wellington Shire Council
DATE: 20 March 2020
SIGNED: Bimal Narayan
STATUTORY PLANNER
PAGE: 1 of 4
B4UBUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688
Permit No:
BS-L 36361/340887095762 4/0
Date: 23 Mar 2020
Building permit, Building Act 1993
APPROVED
Page 2 of 18
R Door
R Door
PA
SHED
8m
10m
Fence
1.5m
18.5m
40.2
1.2m
9.5m

B4U BUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688

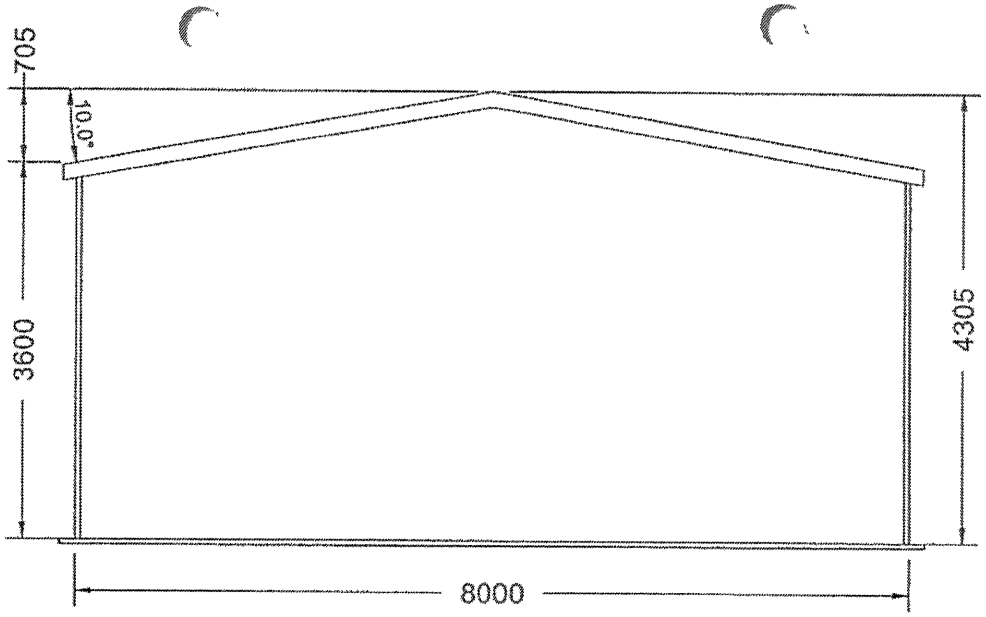
Permit No:

BS-L 36361/3408870957624/0

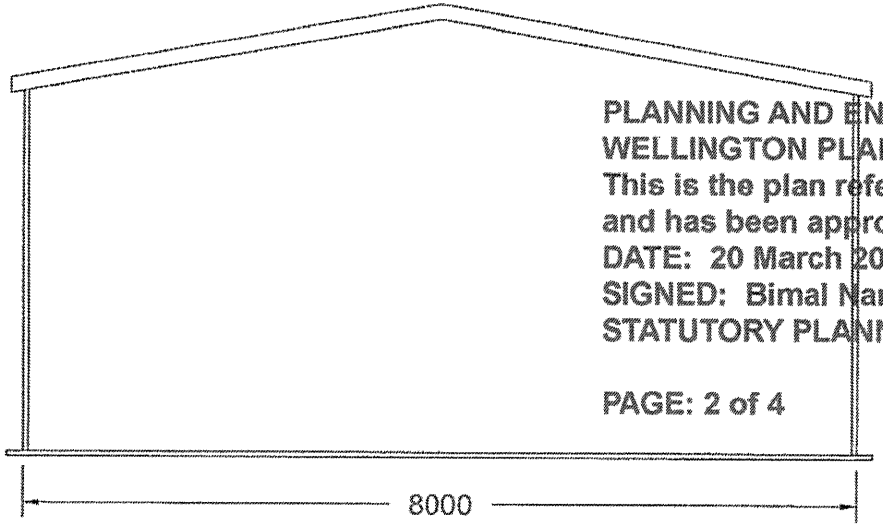
Date: **23 Mar 2020**

Building permit, Building Act 1993

APPROVED



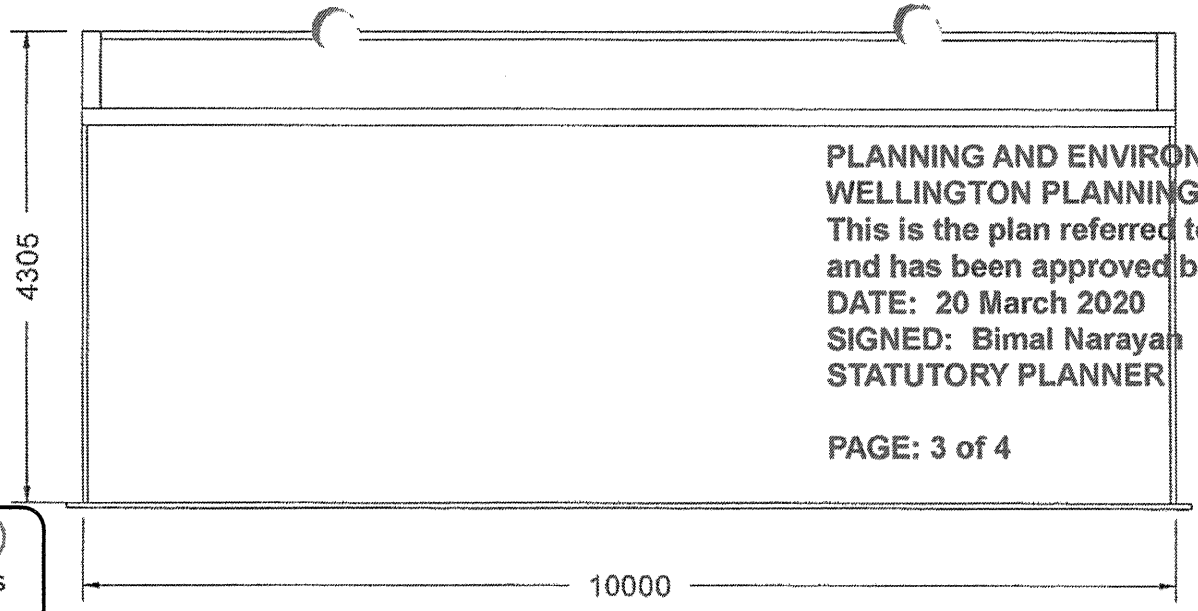
FRONT ELEVATION



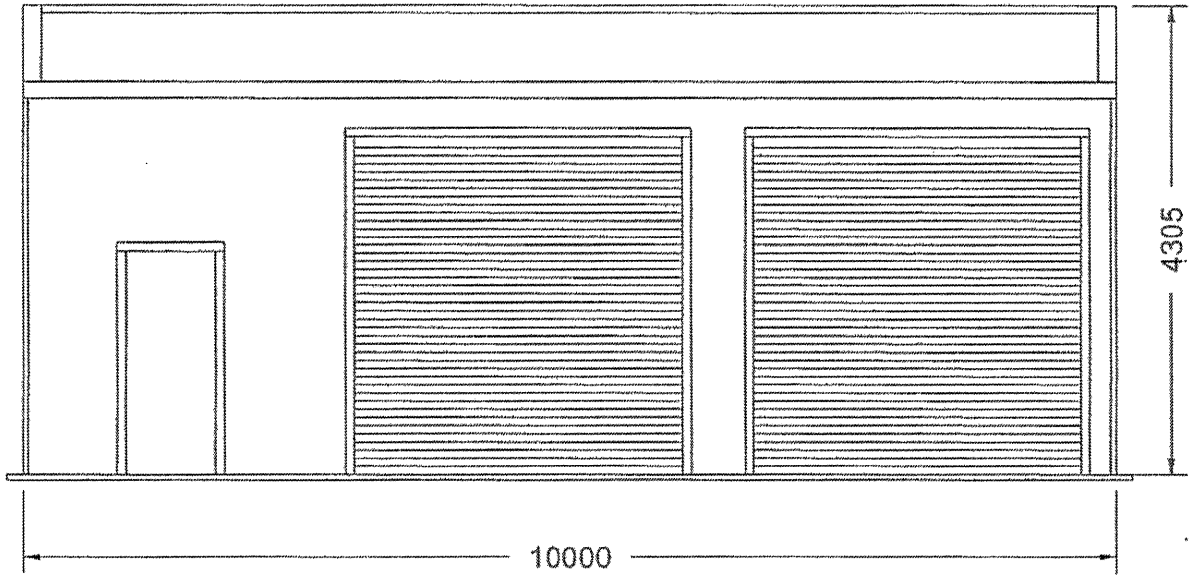
REAR ELEVATION

PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
This is the plan referred to in Planning Permit P 57/20
and has been approved by Wellington Shire Council
DATE: 20 March 2020
SIGNED: Bimal Narayan
STATUTORY PLANNER

PAGE: 2 of 4



LEFT ELEVATION



RIGHT ELEVATION

PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
This is the plan referred to in Planning Permit P 57/20
and has been approved by Wellington Shire Council
DATE: 20 March 2020
SIGNED: Bimal Narayan
STATUTORY PLANNER

PAGE: 3 of 4

B4U BUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688
Permit No:
BS-L 36361/3408870957624/0
Date: **23 Mar 2020**
Building permit, Building Act 1993
APPROVED
Page 4 of 18

Proudly manufactured by Local Shed Solutions

LOCAL SHED SOLUTIONS

Local Shed Solutions
18 Aster Avenue Carrum Downs
sales@localshedsolutions.com.au

CLIENT Tom Cruddas
SITE ADDRESS 31-33 King Street, ROSEDALE, VIC, 3847
PHONE
EMAIL

DRAWING TITLE Side Elevations
SCALE 1:45.119
DATE 10-01-2020

PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
This is the plan referred to in Planning Permit P 57/20
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DATE: 20 March 2020
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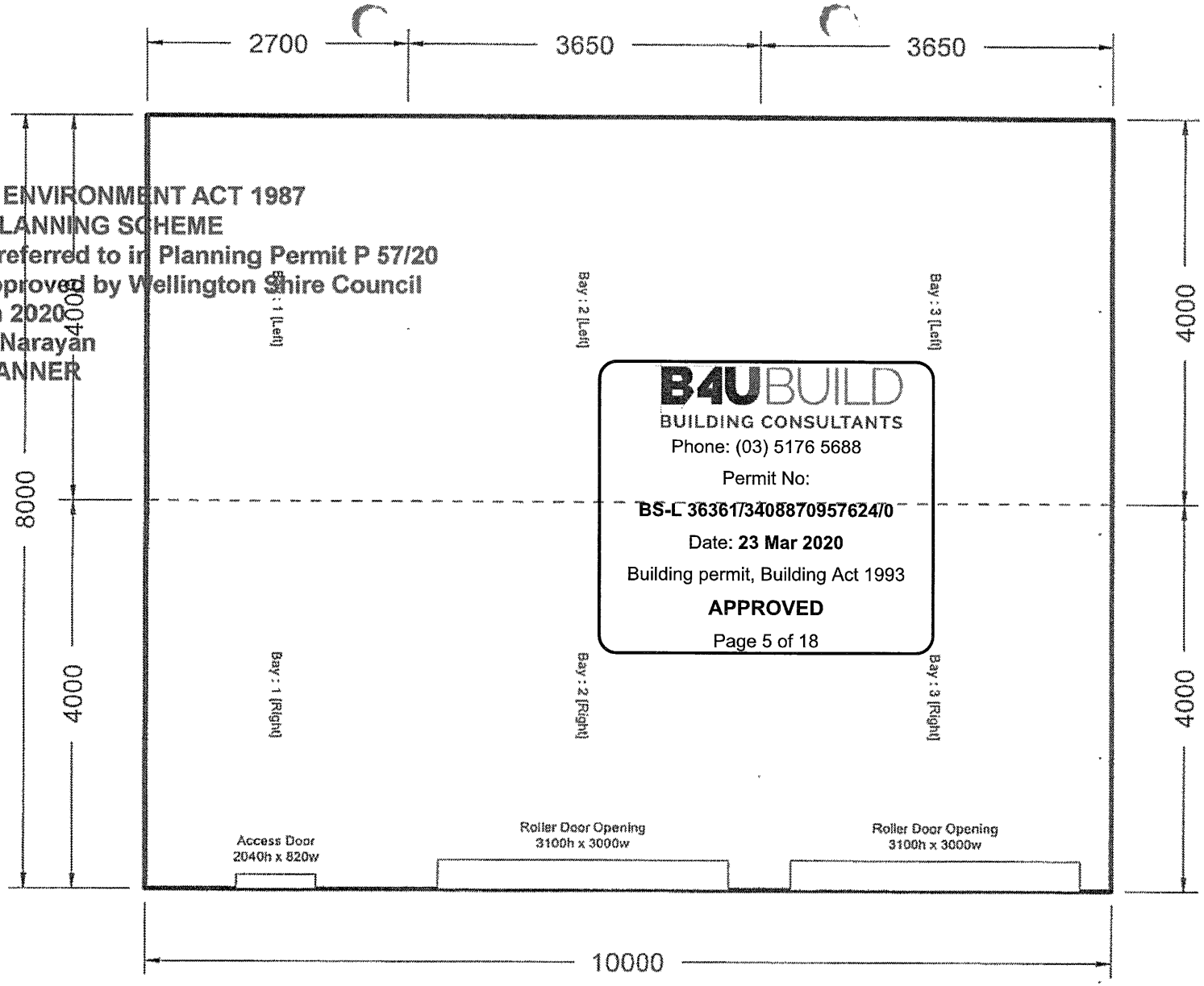
STATUTORY PLANNER

PAGE: 4 of 4



B4U BUILD
BUILDING CONSULTANTS
Phone: (03) 5176 5688
Permit No:
BS-L 36361/340887095762 4/0
Date: 23 Mar 2020
Building permit, Building Act 1993
APPROVED
Page 5 of 18

FLOOR PLAN

LOCAL SHED SOLUTIONS

Local Shed Solutions
18 Aster Avenue Carrum Downs
sales@localshedsolutions.com.au

CLIENT Tom Cruddas
SITE ADDRESS 31-33 King Street, ROSEDALE, VIC, 3847
PHONE
EMAIL

Proudly manufactured by Local Shed Solutions
DRAWING TITLE: Floor Plan Elevation
SCALE 1:41.160
DATE 10-01-2020

B4U BUILD
BUILDING CONSULTANTS

Unit 4/5 Rocla Road, Traralgon
Email: admin@b4ubuild.net.au
Phone: 5176 5688

Application Number: 202000007

FORM 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: **31-33**	Street/Road: **King Street**	Suburb: **ROSEDALE**	Postcode: **3847**
Lot/s:	LP/PS:	Volume: **09762**	Folio: **854**
Crown allotment: **6**	Section: No **14**	Parish: **Rosedale**	County:

Municipal District: **Wellington Shire Council**

Building permit details
Building permit number: **BS-L 36361/3408870957624/0**
Version of BCA applicable to building permit: **NCC 2019 Volume 2**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
Entire Structure	Storage	10a

Nature of Building Work: **Shed**

Maintenance determination
A maintenance determination **is not required** to be prepared in accordance with regulation 215 of the Building Regulations 2018.

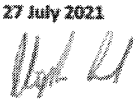
Directions to fix building work
All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Approved Inspections

1. Inspection of preslab/slab reinforcement
2. Inspection of Framework/Final Certificate

Relevant building surveyor

Name:	**Stephen Bond**
Address:	**P.O Box 1781, Traralgon 3844**
Email:	**admin@b4ubuild.net.au**

Building practitioner registration no.:	**BS-L 36361**
Municipal district name:	**Wellington Shire Council**
Certificate no.	**BS-L 36361/3408870957624/0**
Date of issue:	**27 July 2021**
Date of final inspection	**27 July 2021**
Signature:	

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

765707

APPLICANT'S NAME & ADDRESS

RENNICKS CONVEYANCING PTY LTD C/- INFOTRACK (SMOKEBALL) C/- LANDATA

MELBOURNE

VENDOR

CRUDDAS, TOMAS WILLIAM

PURCHASER

NK, NK NK

REFERENCE

215433

This certificate is issued for:

LAND CONTAINED IN VOLUME: 9762 FOLIO: 854 CROWN ALLOTMENT 6 SECTION 14 TOWNSHIP OF ROSEDALE PARISH OF ROSEDALE ALSO KNOWN AS 31 - 33 KING STREET ROSEDALE WELLINGTON SHIRE

The land is covered by the:
WELLINGTON PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a LAND SUBJECT TO INUNDATION OVERLAY
- and a FLOODWAY OVERLAY

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

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

29 July 2021

Hon. Richard Wynne MP
Minister for Planning

VICTORIA State Government

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.

VICTORIA State Government

Property Report from www.land.vic.gov.au on 29 July 2021 02:14 PM

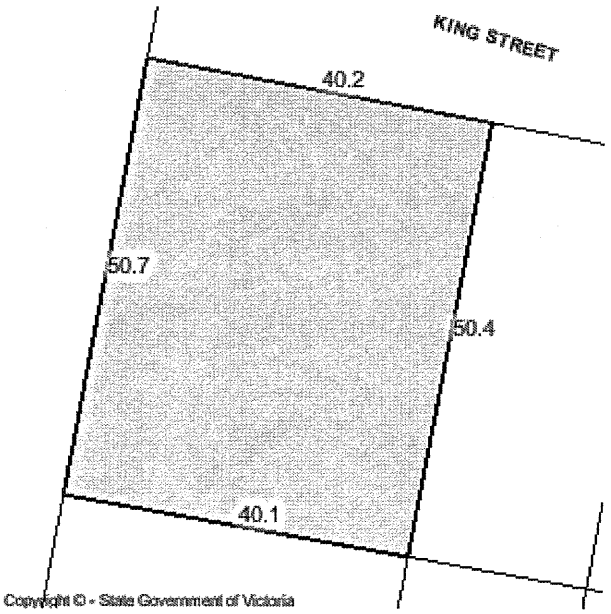
Address: 31-33 KING STREET ROSEDALE 3847
Crown Description: Allot. 6 Sec. 14 TOWNSHIP OF ROSEDALE
Standard Parcel Identifier (SPI): 6~14\PP5683
Local Government (Council): WELLINGTON **Council Property Number:** 190520
Directory Reference: VicRoads 694 B9

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

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

Site Dimensions

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



Area: 2028 sq. m
Perimeter: 181 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.

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

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Gippsland Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlays: FLOODWAY OVERLAY (FO)
FLOODWAY OVERLAY SCHEDULE (FO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

Planning scheme data last updated on 21 July 2021.

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 Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987.*
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates

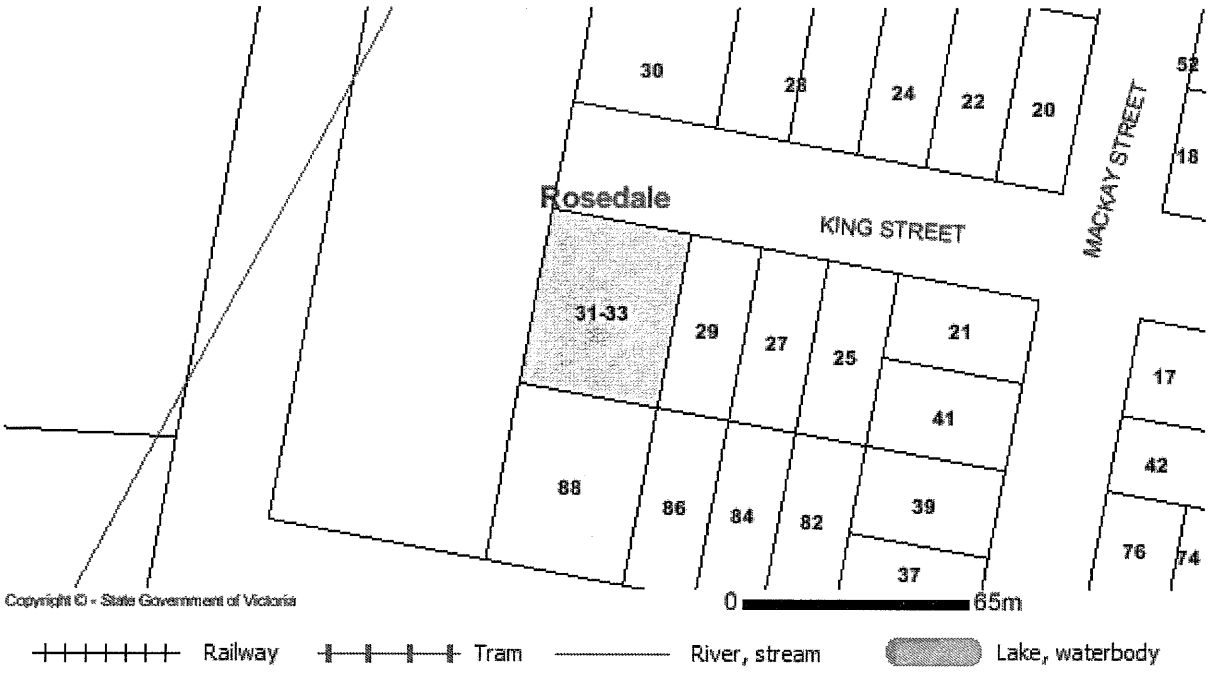
The Planning Property Report includes separate maps of zones and overlays

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 Planning Maps Online

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

Area Map



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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au on 29 July 2021 02:14 PM

PROPERTY DETAILS

Address:	**31-33 KING STREET ROSEDALE 3847**
Crown Description:	**Allot. 6 Sec. 14 TOWNSHIP OF ROSEDALE**
Standard Parcel Identifier (SPI):	**6~14\PP5683**
Local Government Area (Council):	**WELLINGTON** www.wellington.vic.gov.au
Council Property Number:	**190520**
Planning Scheme:	**Wellington** planning-schemes.delwp.vic.gov.au/schemes/wellington
Directory Reference:	**VicRoads 694 B9**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Gippsland Water**
Melbourne Water:	**outside drainage boundary**
Power Distributor:	**AUSNET**

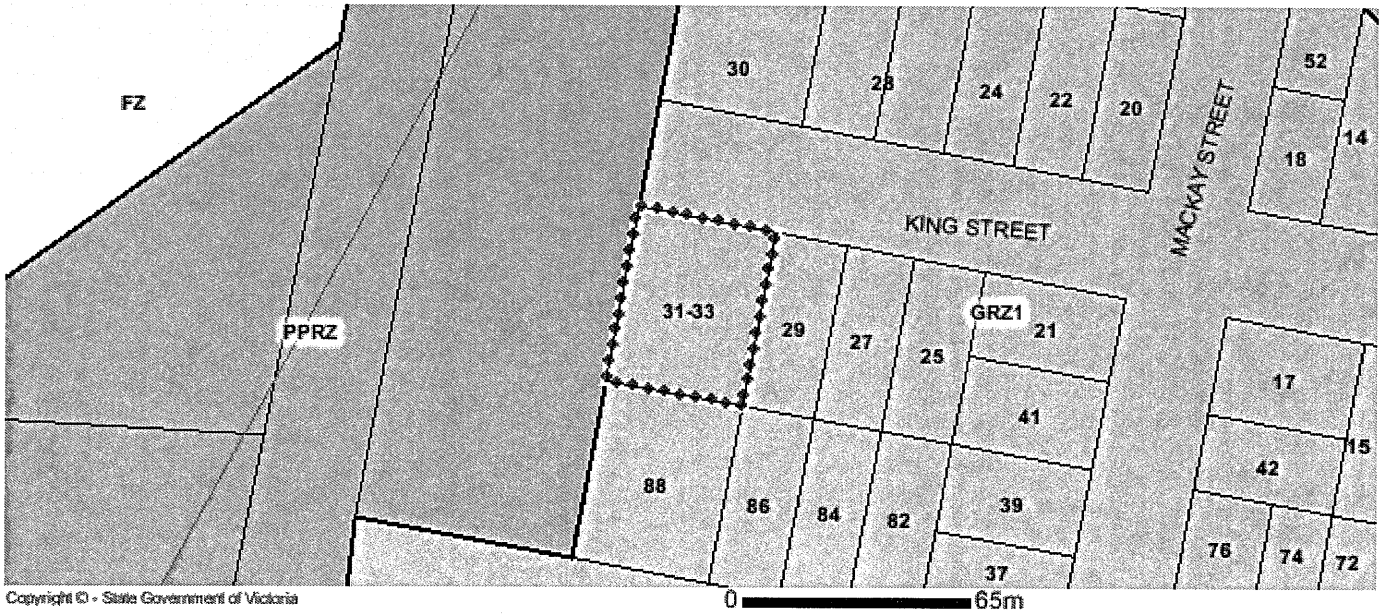
STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND SOUTH**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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FZ - Farming | GRZ - General Residential | PPRZ - Public Park & Recreation

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

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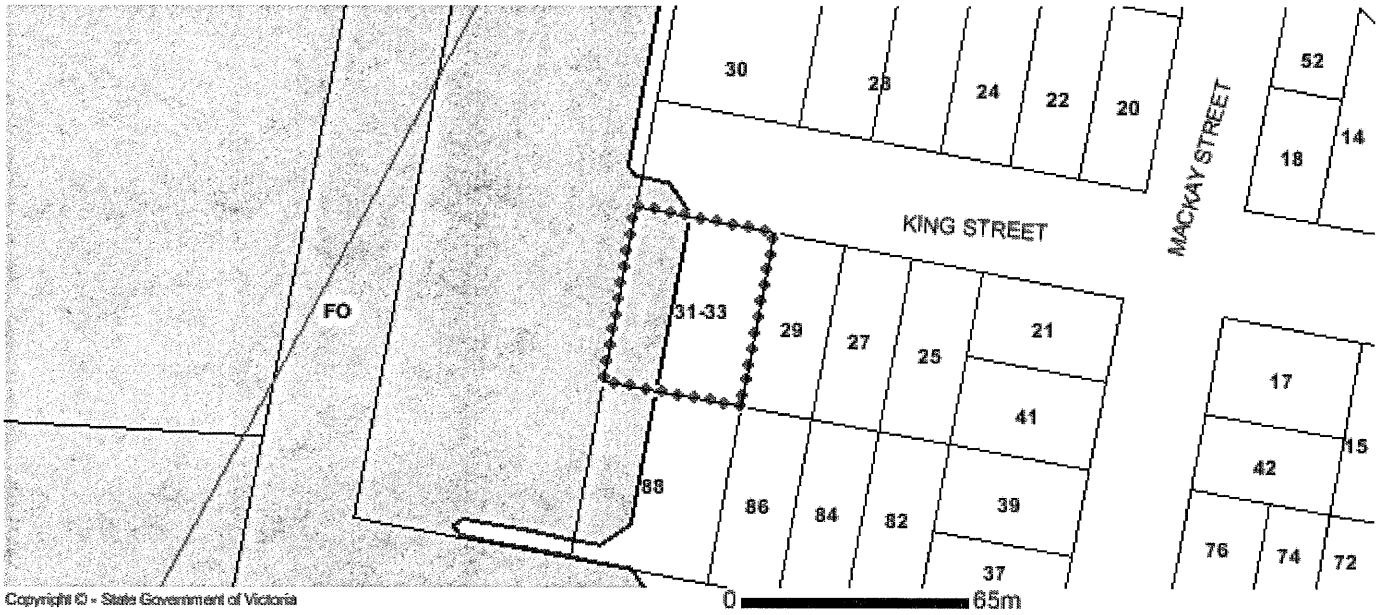
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FO)



FO - Floodway

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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

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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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 21 July 2021.

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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

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It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

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

To view planning zones, overlay and heritage information in an interactive format visit 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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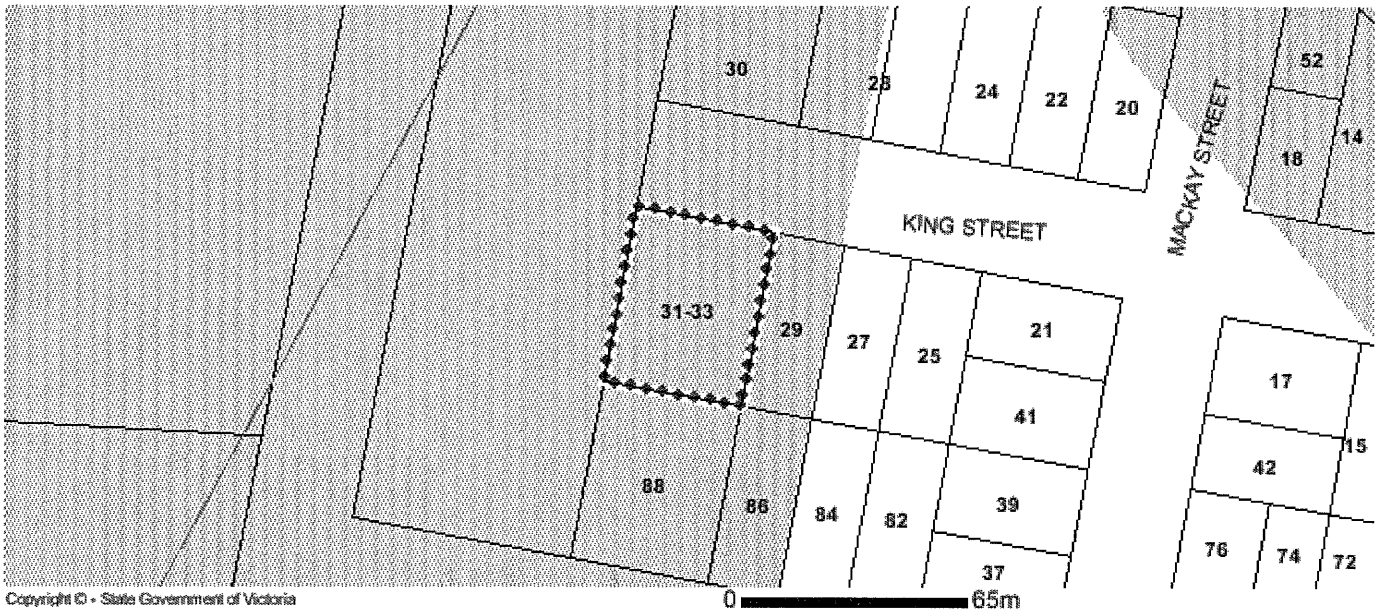
PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

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



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Designated Bushfire Prone Area

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

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(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.

DATED 2020

TOMAS WILLIAM CRUDDAS

VENDOR STATEMENT

Property: **31 King Street, Rosedale VIC 3847**

Rennicks Conveyancing Pty Ltd
Licensed Conveyancer
217 Commercial Road
MORWELL VIC 3840
Tel: (03) 5135 3177
PO Box 215, Morwell VIC 3840
Ref: KM:RS:00107020