



**A:** Level 8, 80 Dorcas Street, Southbank 3006  
**P:** 03 8905 4013 **E:** hello@inspirelaw.com.au  
**W:** www.inspirelaw.com.au

## **VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE**

**SELLER** **Mallory Illing and Daniel Michael Ernst Salvotelli**

**LAND BEING SOLD** That part of the land which is presently fenced and/or occupied by the seller and contained only within the land described in  
**Certificate of Title: Volume 08783 Folio 534**  
and known as

**STREET ADDRESS** **635 Dore Road, Nar Nar Goon North VIC 3812**

### **IMPORTANT NOTICES TO PURCHASERS**

**1. MATTERS RELATING TO LAND USE** - Information concerning any easement, covenant, charge or other similar restriction affecting the property (registered or unregistered) if any are set out in the documents attached.

- a) Particulars of any existing failure to comply with their terms are: - None to the vendor's knowledge.

However please note that underground electricity cables, sewers or drains may be laid outside registered easements without the vendor's knowledge.

There is access to the property by road.

The land **is** in a bushfire prone area.

The purchaser should make their own enquiries about whether structures are constructed over easements prior to signing as the property is sold subject to all easements, encumbrances, covenants, leases and restrictions (if any) and the purchaser, in signing this vendors statement acknowledges they shall make no claim or requisition regarding these matters.

Any mortgage (whether registered or unregistered) shall be discharged (unless otherwise agreed between the parties in the contract of sale) before the purchaser becomes entitled to possession or the rents and profits of the property Information concerning any planning instrument -

Name of planning instrument: See attached property report  
The responsible authority is: See attached property report  
Zoning and/or Reservation: See attached property report  
Name of Planning overlay: See attached property report

The property is sold subject to the restrictions contained in the planning scheme, regulations, any order or legislation and the purchaser shall not be entitled to make any objection to the vendor, nor seek compensation from the vendor regarding these restrictions.

## **2. FINANCIAL MATTERS IN RESPECT OF THE LAND**

Information concerning the amount of annual rates, taxes, charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any owners corporation charges and interest) are contained in the attached certificates.

1. Cardinia Shire Council
2. South East Water

In addition to the above total, the amount concerning State Revenue Office Land Tax payable by the vendor in respect of this property is contained within the attached property clearance certificate (if applicable).

Information concerning the Commercial and Industrial Property Tax (CIPT) and Commercial and Industrial Property Tax Reform Act 2024 (CIPT Act):

The property is subject to the CIPT regime if the property is transferred on or after 1 July 2024 and the property is allocated within the following Australian Valuation Property Classification Code (AVPCC) ranges: 200-299 (commercial) and 300-399 (industrial) and 400-499 (extractive industries) and 600-699 (infrastructure and utilities) and the property is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act. If the property is allocated more than one AVPCC then the property is subject to the CIPT regime if the property is used solely or primarily for one of the prescribed uses defined as a qualifying use, within the meaning given by section 4 of the CIPT Act. If the property falls outside of the above AVPCC ranges the property will not be subject to the CIPT regime unless a change of use occurs.

The AVPCC allocated to the property is contained in the attached property clearance certificate/council rates notice.

The date the property entered the CIPT regime on the following date: **Not applicable, unless explicitly stated otherwise in the Property Clearance Certificate attached.**

Any further amounts (including any proposed owners corporation levy) for which the purchaser may become liable as a consequence of the purchase of the property are as follows:

1. Owners corporation (if applicable) special levies
2. Land tax if the property is not exempt as your principal place of residence
3. Annual increases in all outgoings if you purchase this property in the next rating period after this vendors statement was prepared.
4. Congestion levy for carparks (if in applicable area and your use does not entitle you to an exemption)
5. Land Tax may be applicable if land value exceeds \$50,000.00 or a change of use occurs. A purchaser will remain liable for any adjusted increase in a new assessment issued after the 31 December of the year preceding the vendor's execution of this vendors statement.

The particulars of any charge (whether registered or not) over the property imposed by or under any act to secure an amount due under that act are as follows: **If any as contained in the attached certificates and searches.**

## **3. SERVICES:**

The following services are **connected** to the land:

- a) Electricity

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

- a) Gas
- b) Water
- c) Sewerage
- d) Telephone

Purchasers should check with the appropriate authorities as to the availability of, and the cost of providing, any essential services not connected to the land. It is the responsibility of the purchaser to pay all costs to transfer or reconnect the services you require.

**4. INFORMATION RELATING TO ANY OWNERS CORPORATION-**

The land is NOT affected by an owner's corporation within the meaning of the Owner's Corporations Act 2006.

**5. EVIDENCE OF TITLE-** Attached are copies of the following document/s concerning Title:

- (a) In the case of land under the Transfer of Land Act 1958, a copy of the register search statement and the document, or part of the document, referred to as the diagram location in the register search statement that identifies the land and its location;
- (b) In any other case, a copy of-
  - I. The last conveyance in the chain of title to the land; or
  - II. Any other document which gives evidence of the vendor's title to the land;
- (c) If the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;
- (d) In the case of land that is subject to a subdivision-
  - I. If the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
  - II. If the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of section 37 of the Subdivision Act 1988-
  - I. If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
  - II. Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
  - III. Details of any proposals relating to subsequent stages that are known to the vendor; and
  - IV. A statement of the contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed-
  - I. If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
  - II. If the later plan has not yet been certified, a copy of the latest version of the plan

**6. BUILDING PERMITS-** Particulars of any building permit issued in the past seven years under the Building Act 1993 (where the property includes a residence):

Is contained in the attached certificate/s, or in accordance with Special Condition 25.

**7. INSURANCE DETAILS IN RESPECT OF THE LAND-** The contract provides that the land remains at the risk of the vendor before the purchaser is entitled to possession or receipts of rents and profits.

If there is a residence on the land which was constructed within the preceding 6 years by the vendor as an owner builder and which section 137B of the Building Act 1993 applies to the residence the required insurance details are attached.

The vendor makes no representations that the building and structures comply with all relevant statutes and local regulations. It is the purchaser's responsibility to make their own enquiries before entering in to a contract of sale to ensure they comply and shall not be entitled to make any

objection, claim any compensation or require the vendor to perform any act due to a failure for the structures to comply with any regulation.

**8. NOTICES MADE IN RESPECT OF LAND**- 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 that the vendor might reasonably be expected to have knowledge are contained in certificates herein if applicable.

Whether there are any notices, property management plans, reports or order in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes are contained in certificates herein if applicable.

Whether there are any notices pursuant to section 6 of the Land Acquisition and Compensation Act 1986 are contained in certificates herein if applicable.



**VENDOR'S UNDERTAKINGS ONLY TO THE VENDORS REPRESENTATIVE**

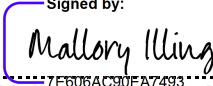

I confirm that this statement and the representations and warranties given by me in lieu of requisitions have been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full disclosure of all relevant information. I am aware that Inspire Law have only been employed to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of: (a) any variation between the land occupied by me and the land described in the certificate/s of title; (b) any encumbrances not disclosed in this document; (c) any failure to obtain any necessary planning, building or other permits; (d) the property being affected by any environmental, landslip, flooding, fill, latent defects or historical significance issues; (e) any contingent or proposed liabilities affecting any body corporate including any relating to the undertaking of repairs to the property; (f) my occupation of any adjacent land which is not contained in the land being sold; (g) any buildings erected over any easements; (h) any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and; (i) any proposal in relation to any other land which may affect the land being sold.

I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, titles, notices or documents including, but without limiting the generality of the foregoing, any information, conditions, titles or documents required or that later may be deemed to be required by section 32 of the Sale of Land Act 1962, the Domestic Building Contracts and Tribunal Act 1995 and/or any other act or regulation. I agree that this vendor's statement and the documents herewith (including the search of the title) must be updated at the expiration of six calendar months from the date of the search of the title herewith. I will not hold Inspire Law responsible if the vendor's statement is not so updated or if it is used by any real estate agent other than the one to whom it is first forwarded to by Inspire Law.

I undertake to keep the property and all improvements therein and thereon, fully insured for their full replacement cost (new for old) until the final settlement of the matter.

DATE OF THIS STATEMENT 28/4/2025

*Signature of Vendor/s*

Signed by:  Signed by:   
 7E606AC30EA7493... 86F4A3E806F0485...  
**Mallory Illing and Daniel Michael Ernst Salvotelli**

**PURCHASER’S ACKNOWLEDGEMENTS**

The purchaser hereby acknowledges that prior to the execution of the contract or any other contract, agreement or document whatsoever in relation to the purchase of the land the purchaser received from the vendor or the vendor's agent a copy of this vendor's statement signed by the vendor. The purchaser also acknowledges that the information herein is provided solely by the vendor, that the vendor’s undertakings only to the vendor’s representative, shall not enure for his benefit and that no statements or representations whatsoever are made by Inspire Law as to anything in relation to the property.

**UPDATED OWNERS CORPORATION INFORMATION**

The purchaser agrees that if he requires any information in the owners corporation certificate to be updated at any time, he will apply and pay for any further owners corporation certificate or information.

DATE OF ACKNOWLEDGMENT .....

*Signature/s of Purchaser/s* .....

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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 08783 FOLIO 534

Security no : 124123857942F

Produced 23/04/2025 10:00 AM

LAND DESCRIPTION

Lot 1 on Title Plan 561823J.  
PARENT TITLE Volume 08120 Folio 523  
Created by instrument D361464A 11/04/1969

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
MALLORY ILLING  
DANIEL MICHAEL ERNST SALVOTELLI both of 635 DORE ROAD NAR NAR GOON NORTH VIC  
3812  
AU796694X 10/09/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU796695V 10/09/2021  
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE TP561823J 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: 635 DORE ROAD NAR NAR GOON NORTH VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST  
Effective from 10/09/2021

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 561823J						
<b>Location of Land</b>  Parish: GEMBROOK Township: Section: Crown Allotment: 148B (PT) Crown Portion:  Last Plan Reference: Derived From: VOL 8783 FOL 534 Depth Limitation: 50 FEET		<b>Notations</b>    ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/07/2000 VERIFIED: GB							
<div><div><div></div></div><div></div></div>									
<table><tr><td colspan="2">TABLE OF PARCEL IDENTIFIERS</td></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 148B (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 148B (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 148B (PT)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							



# Building Permit

Form 2 Building Act 1993 Building Regulations 2018 – Regulation 37(1)

**Permit No: BS-U 1025 7674406560240**

## Issued To - owner

Name: Daniel Salvotelli  
 Postal Address: 635 Dore Road NAR NAR GOON NORTH, VIC 3812  
 Email:

## Address for Serving or Giving of Documents

Address: 635 Dore Road NAR NAR GOON NORTH VIC 3812  
 Contact Person: Daniel Salvotelli  
 Phone:

## Ownership Details

Name: Daniel Salvotelli  
 Postal Address: 635 Dore Road NAR NAR GOON NORTH, VIC 3812  
 Email:  
 Contact Person: Daniel Salvotelli  
 Phone:

## Property Details

Address: Lot (1) 635 Dore Road NAR NAR GOON NORTH VIC 3812  
 Title Details: LP/PS: TP 561823J, Vol: 8783, Folio: 534  
 Municipal District: Cardinia Shire Council

## Builder

Name: Daniel Salvotelli  
 Phone:  
 Registration No. CDB-L 100022  
 Postal Address: 635 Dore Road NAR NAR GOON NORTH, VIC 3812

## Natural Person for Service of Directions, Notices and Orders

Name: Daniel Salvotelli  
 Phone:  
 Postal Address: 635 Dore Road NAR NAR GOON NORTH, VIC 3812

## Building Practitioner or Architect Engaged to Prepare Documents for this Permit

Name	Category/Class	Registration No.
Thai G Nguyem	Professional Engineer	PE 0005038

## Nature of Building Work

Construction of Non habitable (10a)

Does the building work relate to a small second dwelling? No

T: 0419 534 459 • E: [permits@adibuilding.com.au](mailto:permits@adibuilding.com.au)  
 149 Rulemount Road WARRAGUL VIC 3820  
<https://www.adibuilding.com.au/>

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Version of BCA applicable to Permit:	BCA 2022 Volume 2
Stage of building work permitted:	To Completion
Total floor area of new building work in m2:	25.5
Cost of building work (this stage):	\$7,000
Cost of building work (all stages):	\$7,000

### Building Classification

Nature of Work	Part of Building	BCA Classification
Construction of	Decking attached to Dwelling	10a

### Prescribed Reporting Authorities

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

Reporting Authority	Matter Reported On or Consented To	Regulation No.
Council	Construction of buildings on land liable to flooding	reg. 153
Council	Building on designated land or works	reg. 154

### Protection Work

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

### Inspection Requirements

The mandatory notification stages are -

- Sub Floor
- At completion of all building work

### Occupation or Use of Building

A Certificate of Final Inspection is required prior to the occupation or use of this building.

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

### Commencement and Completion

This building work must commence by 17/03/2026.

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

This building work must be completed by 17/03/2027.

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

### Documents Supporting Application

Document Name	Prepared By	Ref No	Issued
635 Dore Rd - Part Site Plan - 09.02			11/03/2025
635-Dore-Road-Nar-Nar-Goon-North-(ID212272379)-			11/03/2025

T: 0419 534 459 • E: permits@adibuilding.com.au  
 149 Rulemount Road WARRAGUL VIC 3820  
<https://www.adibuilding.com.au/>

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Document Name	Prepared By	Ref No	Issued
-Detailed-Property-Report			
635-Dore-Road-Nar-Nar-Goon-North-(ID212272379)- -Vicplan-Planning-Property-Report			11/03/2025
Dore Rd 635, Nar Nar Goon - BAL Report			11/03/2025
Dore Road App Form 1			11/03/2025
Dore Road App Form 2			11/03/2025
Dore Road Plan Sub			11/03/2025
Dore Road Plan Sub 2			11/03/2025
Dore Road Title			11/03/2025
Firecoat Compliance			17/03/2025
Property information response - Reg 51(2)			13/03/2025
Proposed Deck 635 Dore Rd - Nar Nar Goon North - Issue for Construction - 09.02			11/03/2025
Receipt for info			12/03/2025
REG 126-DESIGN CERTIFICATE			11/03/2025
TD&C APPROVED-635 Dore Rd - DECK FRAMING			11/03/2025
TD&C255150-635 DORE ROAD, NAR NAR GOON-STRUCTURAL REPORT			11/03/2025

### Permit Conditions

This building permit is subject to the following conditions –

No	Condition
1	The Bushfire Attack Level (BAL) shall be maintained to that nominated in the application for this building permit.
2	The Dwelling is to be protected against bush fire in accordance with AS 3959 -2009.
3	All timber framing is to comply with AS1684-2010, details of which are to be provided to this office and issued as an amendment to the permit.
4	Please note that it is the owners responsibility to ensure compliance with any covenants, encumbrances OR 173 agreements contained within the title.
5	The work must be carried out strictly in conformity with the endorsed plans and specifications, one copy of which must be kept on site and made available for inspection while the work is in progress.
6	Any building work done pursuant to this building permit shall comply with the Building Act 1993 and the Building Regulations 2018 and with any conditions or requirements imposed in accordance with the Act or Regulations.
7	Building works must not proceed beyond any mandatory inspection stage until the required inspection has been completed and approved.
8	Provide a suitable means of drainage to any site cuts and perimeter of the building to prevent an accumulation of run-off water near the foundations.
9	Surface water must be diverted away from Class 1 buildings in accordanc with BCA 3.1.2.3.
10	Stormwater is to be taken to the legal point of discharge, being the existing system or wholly contained within the allotment.
11	The dwelling is to be protected from Termites in accordance with Part 3.1.3 of the NCC 2016.

### Relevant Building Surveyor

Name: Andrew G Stone  
 ACN: 064 836 899  
 Address: 149 Rulemount Road WARRAGUL VIC 3820  
 Email: [permits@adibuilding.com.au](mailto:permits@adibuilding.com.au)  
 Building practitioner registration no.: BS-U 1025

T: 0419 534 459 • E: [permits@adibuilding.com.au](mailto:permits@adibuilding.com.au)  
 149 Rulemount Road WARRAGUL VIC 3820  
<https://www.adibuilding.com.au/>

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Permit No.: BS-U 1025 7674406560240

Date of Issue of Permit: 17/03/2025

Signature:

A handwritten signature in black ink, consisting of a vertical line with several loops and a horizontal stroke at the bottom.

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T: 0419 534 459 • E: [permits@adibuilding.com.au](mailto:permits@adibuilding.com.au)  
149 Rulemount Road WARRAGUL VIC 3820  
<https://www.adibuilding.com.au/>

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# Terms and Conditions

## 1. Role of ADI Building Services Pty Ltd

### 1.1 Professional Standard of Care

In performing the Services, ADI Building Services Pty Ltd shall:

- (a) exercise the degree of reasonable skill, care and diligence;
- (b) and maintain the ethical standards;

normally expected of the profession of building surveyors.

### 1.2 Notice of Matters Likely to Change Scope or Timing of Services

If ADI Building Services Pty Ltd becomes aware of anything which may change the scope or timing or cost of the Services, then it shall as soon as practicable give written notice to the Client. The notice shall as far as practicable contain particulars of the change.

## 2. Payment to ADI Building Services Pty Ltd for Services

### 2.1 Client to Make Payment

In consideration of the promise by ADI Building Services Pty Ltd to perform the Services, the Client promises to pay to ADI Building Services Pty Ltd the fees and the expenses as set out in ADI Building Services Pty Ltd's Letters.

### 2.2 Timing of Payment

At or after the time that any part of the Services are performed by ADI Building Services Pty Ltd, ADI Building Services Pty Ltd may give the Client an account for that part of the Services performed and for any expenses incurred. The Client shall pay the full amount owing in respect of each account within fourteen (14) days of issue of the account.

### 2.3 Interest on Overdue Payment

In addition to all other rights and remedies of ADI Building Services Pty Ltd, if the Client fails to pay all monies as and when due, ADI Building Services Pty Ltd shall be entitled to recover interest at the higher of 15% per annum and the rate that is 2% higher than the rate for the time being fixed under Section 2 of the Penalty Interest Rates Act 1983.

### 2.4 Disputed Claims

If the Client disputes the whole or any portion of the amount claimed in an account submitted by ADI Building Services Pty Ltd, then it shall pay that portion of the amount stated in the account which is not in dispute and it shall notify ADI Building Services Pty Ltd in writing of the reasons for disputing the account. If it is established that some or all of the amount in dispute ought properly to have been paid at the time it was first claimed, then the Client shall pay the amount finally established together with interest on that amount in accordance with clause 3.3.

### 2.5 Payment of Costs if Building Works Delayed

If the performance of the Services is delayed beyond a reasonable period for any reason other than a breach of the Agreement by ADI Building Services Pty Ltd, then the Client shall pay to ADI Building Services Pty Ltd a reasonable sum of money to cover the consequential costs and expenses suffered by ADI Building Services Pty Ltd as a result of the delay.

### 2.6 Effect of Termination on Right to Payment

If the engagement of ADI Building Services Pty Ltd is terminated for any reason other than for breach of these Terms of Engagement by ADI Building Services Pty Ltd, then ADI Building Services Pty Ltd shall be entitled to pro rata payment for the Services carried out and consequential costs and expenses incurred as a result of the termination, for the period up to and including the date of termination.

### 2.7 Changes in Laws

If after the date of these Terms of Engagement there is any change to the laws, by-laws, regulations or ordinances of the Commonwealth of Australia or a State or Territory of Australia or any statutory authority and that change directly or indirectly increases or decreases the costs or expenses incurred by ADI Building Services Pty Ltd in performing the Services, then the fees and expenses otherwise payable to ADI Building Services Pty Ltd under these Terms of Engagement shall be increased or decreased accordingly.

## 3. Scope of Liability

### 3.1 Direct and Indirect Loss

The liability of ADI Building Services Pty Ltd to the Client arising out of the performance or non-performance of the Services, whether under the law of contract, tort or otherwise shall be limited to the direct cost of rectifying the Building Works.

### 3.2 Maximum Amount of Liability

The maximum liability of ADI Building Services Pty Ltd to the Client arising out of the performance or non-performance of the Services, whether under the law of contract, tort or otherwise, shall be the amount of \$50,000.00.

### 3.3 Release

The Client releases ADI Building Services Pty Ltd from, and agrees that ADI Building Services Pty Ltd is not liable for, any liability or loss arising from or any costs incurred in connection with the Services in excess of the ADI Building Services Pty Ltd's liability determined in accordance with clause 4.2.

### 3.4 Duration of Liability

ADI Building Services Pty Ltd shall be deemed to have been discharged from all liability in respect of the Services, whether under the law of contract tort or otherwise, at the expiration of one (1) year from the completion of the Services, and the Client (and persons claiming through or under the Client) shall not be entitled to commence any action or claim whatsoever against ADI Building Services Pty Ltd (or any employee of ADI Building Services Pty Ltd) in respect of the Services after that date.

### 3.5 Extent of Warranty

Except to the extent imposed by law or specifically provided for in these Terms of Engagement, ADI Building Services Pty Ltd does not give any warranty nor accept any liability in relation to the performance or non-performance of the Services. If, apart from this clause, any warranty would be implied whether by law, custom or otherwise, that warranty is to the full extent permitted by law hereby excluded. Nothing herein, contained shall be read or applied so as to purport to exclude,

restrict or modify or have the effect of excluding, restricting or modifying the application in relation to the supply of any goods or services pursuant to these Terms of Engagement of all or any of the provisions of Part V of the Trade Practices Act 1974 (as amended) or any relevant State Act or Territorial Ordinance which by law cannot be excluded, restricted or modified.

### 3.6 Indemnity

The Client shall indemnify and keep indemnified ADI Building Services Pty Ltd from and against all suits, actions, claims or demands by any person for any loss, damages, expense or costs as a result of any negligence or default by the Client.

## 4.0 Termination of Services

### 4.1 Termination by Client

Subject always to the provisions of the Building Act 1983 (as amended), the Client may by notice in writing served on ADI Building Services Pty Ltd terminate the ADI Building Services Pty Ltd's engagement under these Terms of Engagement:

- (a) If ADI Building Services Pty Ltd is in breach of the provisions of these Terms of Engagement and the breach has not been remedied within twenty-eight (28) days (or such longer period as the Client may allow) of the service by the Client on ADI Building Services Pty Ltd of a notice requiring the breach to be remedied; or
- (b) If the Client serves on ADI Building Services Pty Ltd a notice requiring that these Terms of Engagement be terminated on a date specified in the notice being not less than sixty (60) days after from the date of issue of the notice.

### 4.2 Termination by ADI Building Services Pty Ltd Subject always to the provisions of the Building Act 1993 (as amended), ADI Building Services Pty Ltd may by notice in writing served on the Client terminate ADI Building Services Pty Ltd's obligations under these Terms of Engagement:

- (a) If the Client is in breach of the conditions of any part of clause 3 hereof and the breach has not been remedied within seven (7) days (or such longer period as ADI Building Services Pty Ltd may allow) of the service by ADI Building Services Pty Ltd on the Client of a notice requiring the breach to be remedied; or
- (b) If the Client is in breach of the provisions of any other clause hereof and the breach has not been remedied within twenty-eight (28) days (or such longer period as ADI Building Services Pty Ltd may allow) of the service by ADI Building Services Pty Ltd on the Client of a notice requiring the breach to be remedied; or
- (c) If ADI Building Services Pty Ltd serves on the Client a notice requiring that these Terms of Engagement be terminated on a date specified in the notice being not less than sixty (60) days after the date of the notice.

### 4.3 Termination Not to Affect Rights in Respect of Prior Breaches

Termination shall be without prejudice to any claim which either party may have against the other in respect of any breach of the provisions of these Terms of Engagement which occurred prior to the date of determination.

### 4.4 Work-in-Progress

If ADI Building Services Pty Ltd's obligations are terminated, then the Client shall pay for all work in progress performed by ADI Building Services Pty Ltd up until the date of termination.

## 5. General Matters

### 5.1 Transfer and Assignment

(a) ADI Building Services Pty Ltd and the Client each binds itself and its partners (if any), successors, executors, administrators, permitted assigns and legal representatives to the other party to these Terms of Engagement and to the partners (if any), successors, executors, administrators, permitted assigns and legal representatives of the other party in respect to all covenants and obligations of these Terms of Engagement.

(b) Neither ADI Building Services Pty Ltd nor the Client shall assign, sublet or transfer any right or obligation under the Agreement without the written consent of the other party. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any obligation under these Terms of Engagement.

(c) Nothing contained in this Clause shall prevent ADI Building Services Pty Ltd from employing such persons or companies as it may deem appropriate to assist it in the performance of these Terms of Engagement.

### 5.2 Consultants

If circumstances arise which require the services of a specialist or expertise outside the field of ADI Building Services Pty Ltd, then ADI Building Services Pty Ltd may with the prior approval of the Client engage the appropriate consultant. The consultant shall be engaged at the Client's expense and on its behalf. The Client's approval shall not be unreasonably withheld.

## 6. Definitions and Interpretation

### 6.1 Definitions

Except where the context requires otherwise: "the Client" means the owner of the Property and to the extent appropriate includes the agents (including the builder), officers and employees of the owner; "fees", "expenses" and "Services" means the fees, expenses and Services referred to in ADI Building Services Pty Ltd's Letters to the Client; "ADI Building Services Pty Ltd's Letters" means ADI Building Services Pty Ltd's correspondence setting out its proposal to the Client and its confirmation of its engagement by the Client; "Building Works", "owner" and "Property" mean the Building Works, owner and Property described on the Application for the Building Permit.

**Severability** The parties agree that a construction of these Terms of Engagement that results in all the provisions being enforceable is to be preferred to a construction that does not so result. If, however, a provision of these Terms of Engagement is illegal or unenforceable, then:

- (a) if the provision would not be illegal or unenforceable if a word or words were omitted, that word or words are severed; and
- (b) in any other case, the whole provision is severed and the remainder of these Terms of Engagement continue in force.

T: 0419 534 459 • E: [permits@adibuilding.com.au](mailto:permits@adibuilding.com.au)

149 Rulemount Road WARRAGUL VIC 3820

<https://www.adibuilding.com.au/>

Liability limited by a scheme approved under Professional Standards Legislation



# ADI Building Services Pty Ltd

149 Rulemount Road

WARRAGUL VIC 3820

Phone: 0419 534 459

Fax:

Email: [permits@adibuilding.com.au](mailto:permits@adibuilding.com.au)

ABN: 37 064 836 899

<https://www.adibuilding.com.au/>

## BUILDING

## PERMIT SIGN FOR DISPLAY

ADDRESS OF WORKS:

**Lot (1) 635 Dore Road NAR NAR GOON NORTH VIC 3812**

DESCRIPTION:

**Construction of Non habitable (10a)**

BUILDING PERMIT NO: **7674406560240**

ISSUE DATE: **17/03/2025**

BUILDER:

Daniel Salvotelli

635 Dore Road

NAR NAR GOON NORTH, VIC 3812

REGISTRATION NO: CDB-L 100022

PHONE NO:

BUILDING SURVEYOR:

**Andrew G Stone**

REGISTRATION NO:

**BS-U 1025**

This notice must be displayed in a conspicuous position accessible to public prior to commencement of building work.

ADI Building Services Pty Ltd are consulting building surveyors who are responsible for issuing building permits and carrying out the mandatory building inspections.

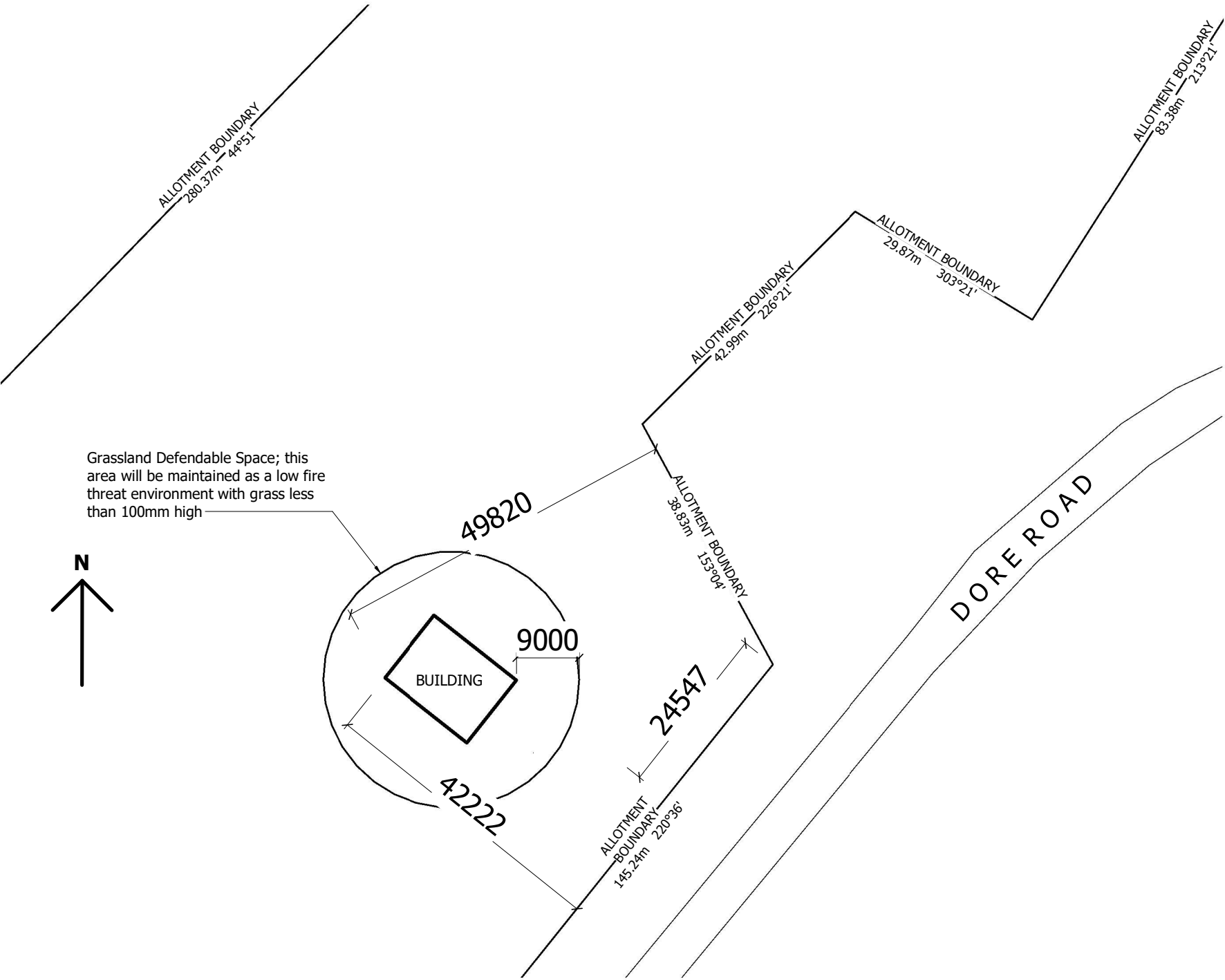
ADI BUILDING  
SERVICES PTY LTD

BUILDING PERMIT

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1 PART SITE PLAN

Scale - 1 : 750



Daniel Salvotelli  
(03) 5968 9571  
0419 008 553  
[d.salvotelli@gmail.com](mailto:d.salvotelli@gmail.com)  
PO Box 532, Cockatoo, Vic, 3781

CLIENT  
DANIEL  
SALVOTELLI  
BUILDERS  
LICENSE  
#DBL100022

PROJECT ADDRESS  
635 Dore Road, Nar Nar  
Goon North  
VIC 3812

DRAWING TITLE  
PART SITE PLAN

DRAWING N.  
A01.03  
ISSUE  
1  
SCALE @ A3  
As indicated

ISSUE FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
1	02.12.24	ISSUE FOR CONSTRUCTION
A	17.10.24	ISSUE FOR REVIEW

ADL BUILDING  
SERVICES PTY LTD



Energy,  
Environment  
and Climate Action

From www.land.vic.gov.au at 11 March 2025 12:14 PM

BUILDING PERMIT

PROPERTY DETAILS

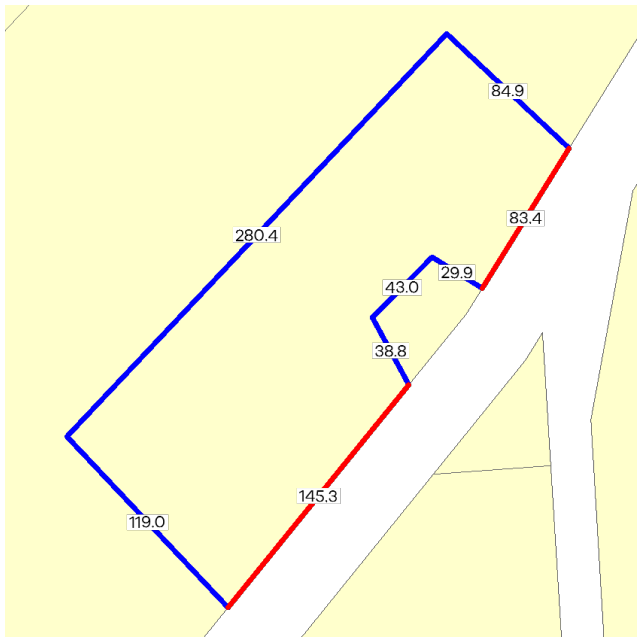
Address: 635 DORE ROAD NAR NAR GOON NORTH 3812  
Lot and Plan Number: Lot 1 TP561823  
Standard Parcel Identifier (SPI): 1 TP561823  
Local Government Area (Council): CARDINIA  
Council Property Number: 1236702000  
Directory Reference: Melway 303 A4

635 DORE ROAD NAR NAR GOON NORTH 3812  
Lot 1 TP561823  
1 TP561823  
CARDINIA  
1236702000  
Melway 303 A4

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

SITE DIMENSIONS

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



Area: 28306 sq. m (2.83 ha)

Perimeter: 825 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: South East Water  
Melbourne Water: Inside drainage boundary  
Power Distributor: AUSNET

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA  
Legislative Assembly: PAKENHAM

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>

# PROPERTY REPORT

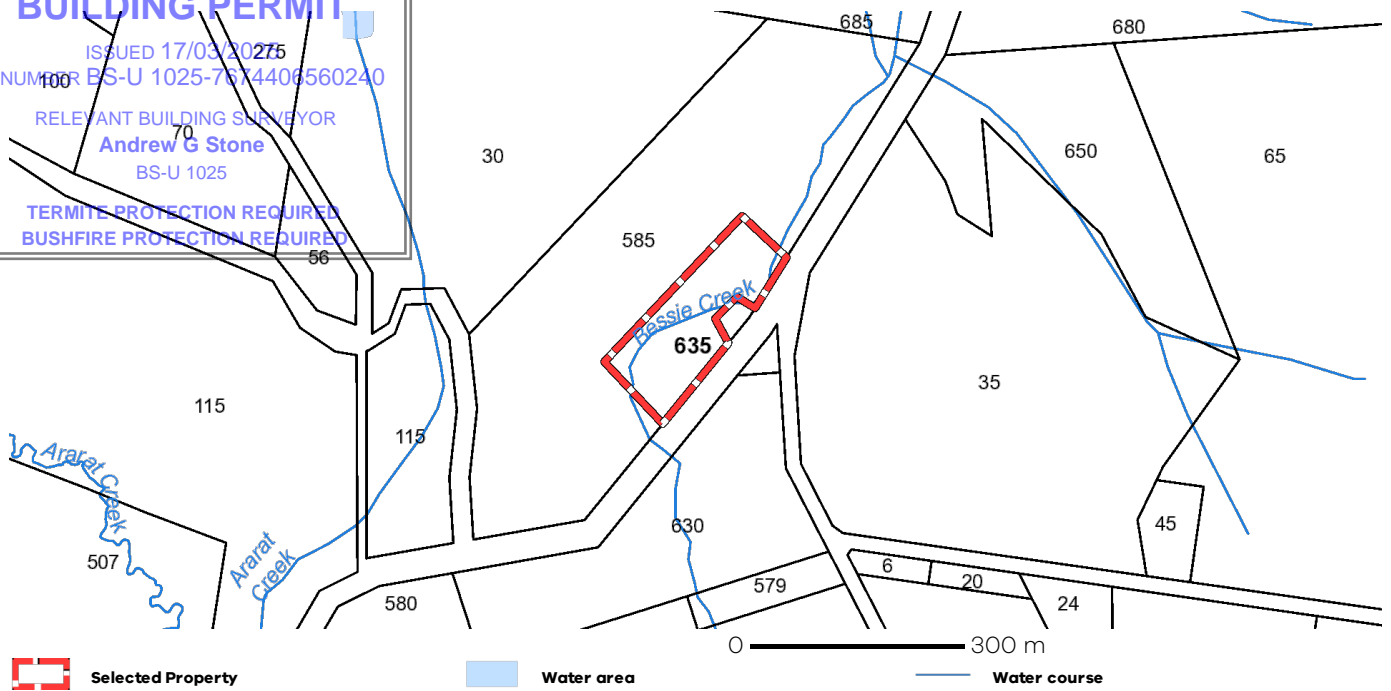
## Area Map

### BUILDING PERMIT

ISSUED 17/03/2025  
 NUMBER BS-U 1025-7674406560240  
 RELEVANT BUILDING SURVEYOR  
**Andrew G Stone**  
 BS-U 1025  
 TERMITE PROTECTION REQUIRED  
 BUSHFIRE PROTECTION REQUIRED



Energy,  
Environment  
and Climate Action



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 11 March 2025 12:13 PM



BUILDING PERMIT

PROPERTY DETAILS

Address: 635 DORE ROAD NAR NAR GOON NORTH 3812  
Lot and Plan Number: Lot 1 TP561823  
Standard Parcel Identifier (SPI): 1\TP561823  
Local Government Area (Council): CARDINIA  
Council Property Number: 1236702000  
Planning Scheme: Cardinia  
Directory Reference: Melway 303 A4

www.cardinia.vic.gov.au

Planning Scheme - Cardinia

UTILITIES

Rural Water Corporation: Southern Rural Water  
Melbourne Water Retailer: South East Water  
Melbourne Water: Inside drainage boundary  
Power Distributor: AUSNET

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA  
Legislative Assembly: PAKENHAM

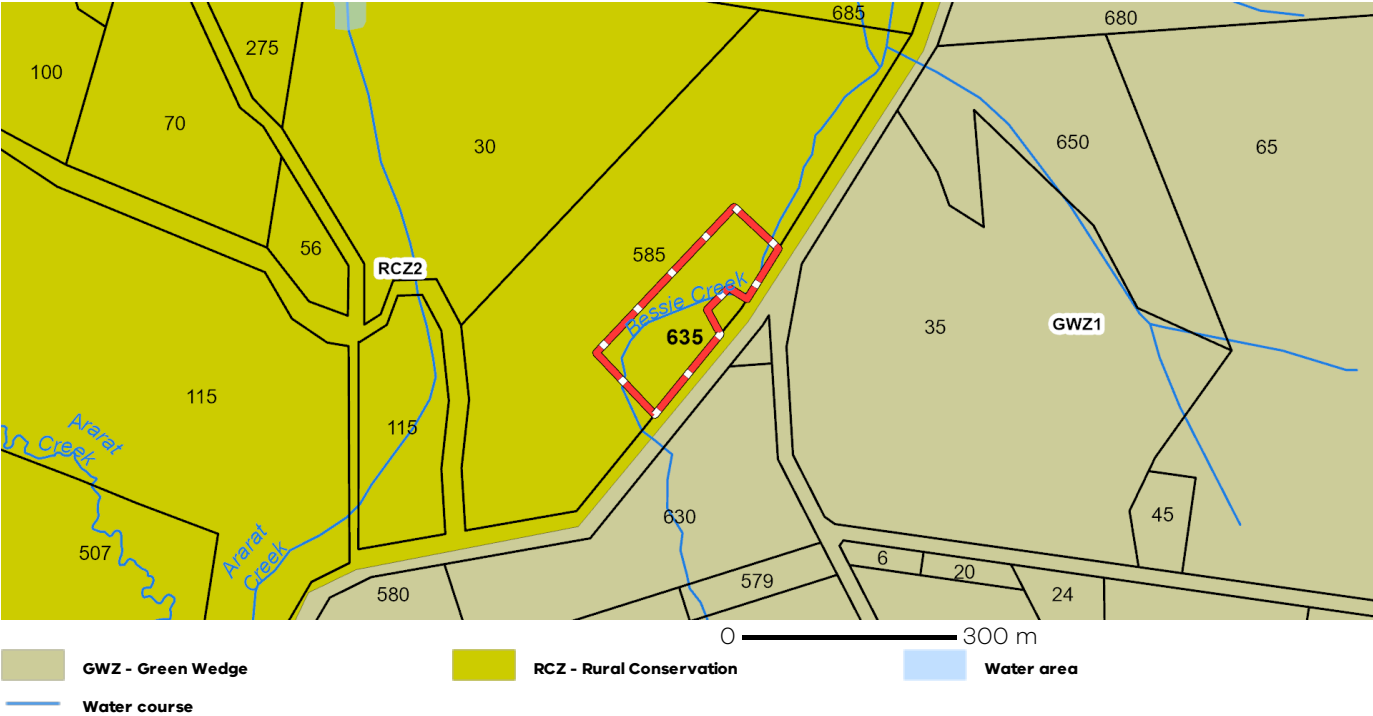
OTHER

Registered Aboriginal Party: Bunurong Land Council  
Aboriginal Corporation

View location in VicPlan

Planning Zones

RURAL CONSERVATION ZONE (RCZ)  
RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2)



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

PLANNING PROPERTY REPORT  
SERVICES PTY LTD



Department  
of Transport  
and Planning

Planning Overlays

BUILDING PERMIT

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
BS-U 1025  
TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED

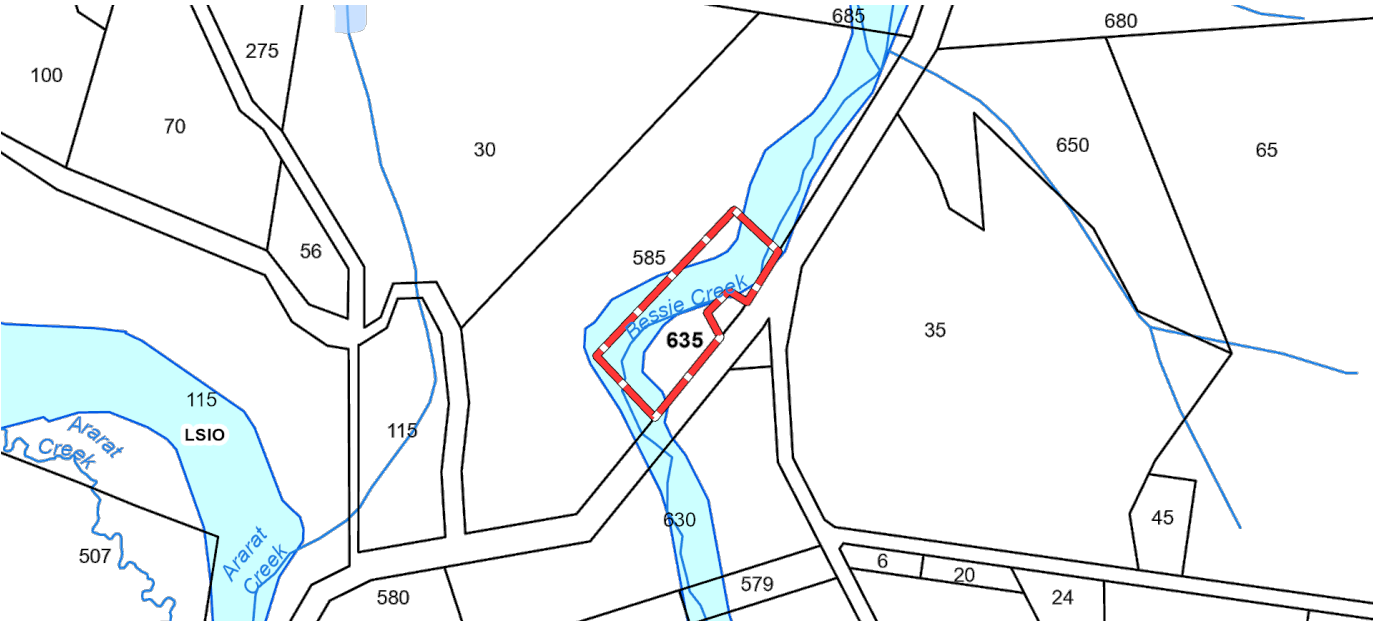


ESO - Environmental Significance Overlay Water area Water course

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 Overlay Water area Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in 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 PROPERTY REPORT  
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Department  
of Transport  
and Planning

Planning Overlays

BUILDING PERMIT

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

BUSHFIRE MANAGEMENT OVERLAY (BMO)

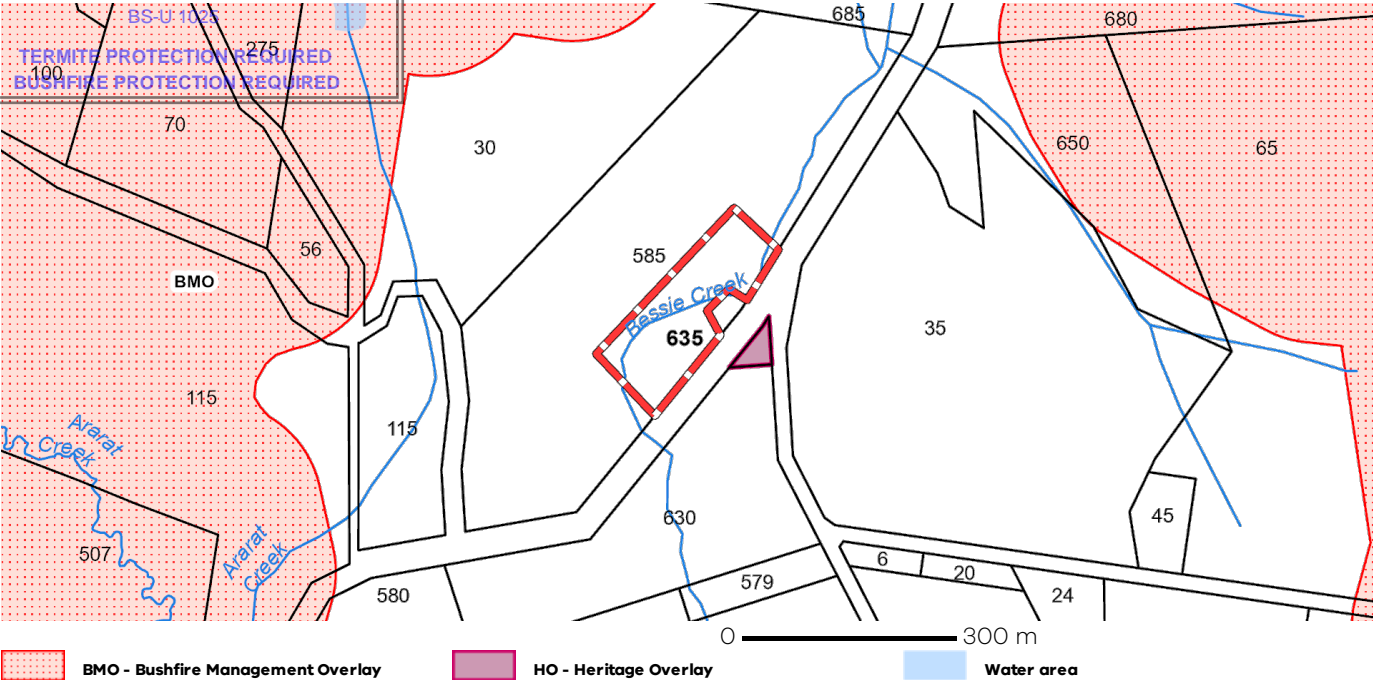
RELEVANT BUILDING SURVEYOR

HERITAGE OVERLAY (HO)

Andrew G Stone

TERMITE PROTECTION REQUIRED

BUSHFIRE PROTECTION REQUIRED



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



# PLANNING PROPERTY REPORT

## SERVICES PTY LTD



Department  
of Transport  
and Planning

### Areas of Aboriginal Cultural Heritage Sensitivity

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

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

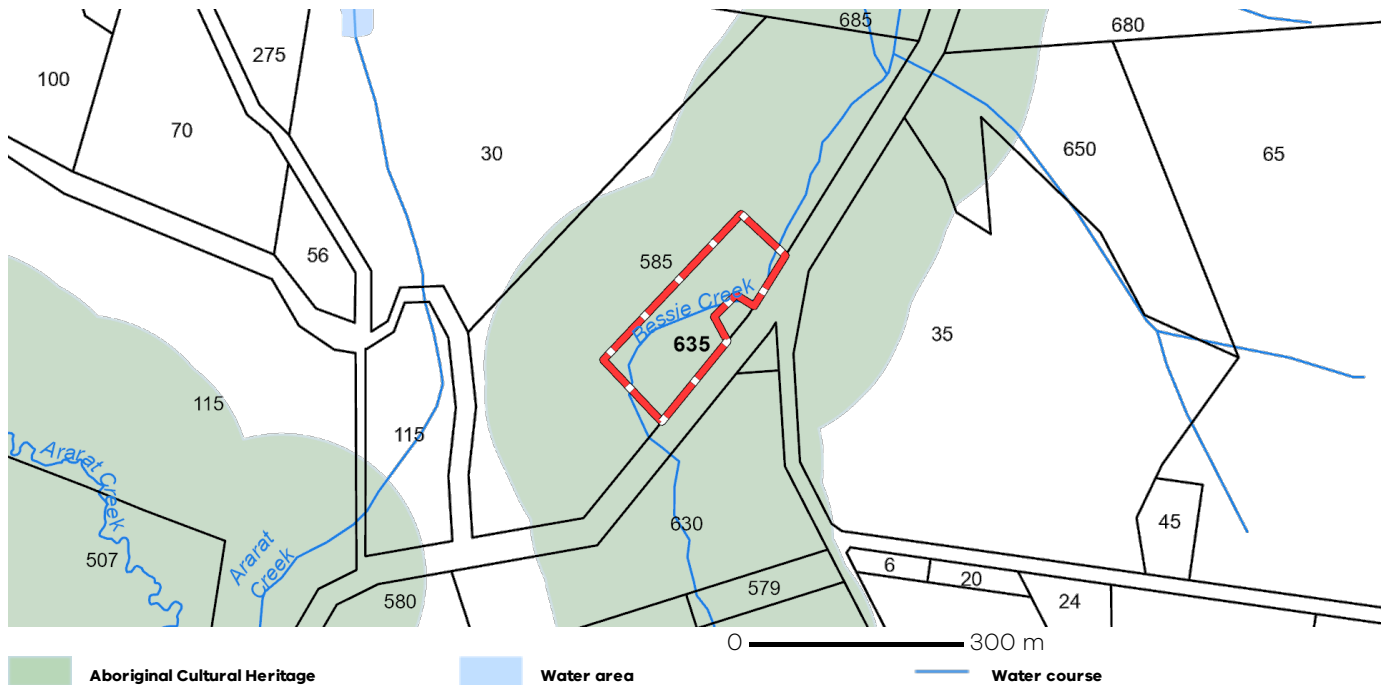
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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



# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Further Planning Information

### BUILDING PERMIT

Planning scheme data last updated on 06 March 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

### TERMITE PROTECTION REQUIRED

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

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

# PLANNING PROPERTY REPORT

## SERVICES PTY LTD



Department  
of Transport  
and Planning

### Designated Bushfire Prone Areas

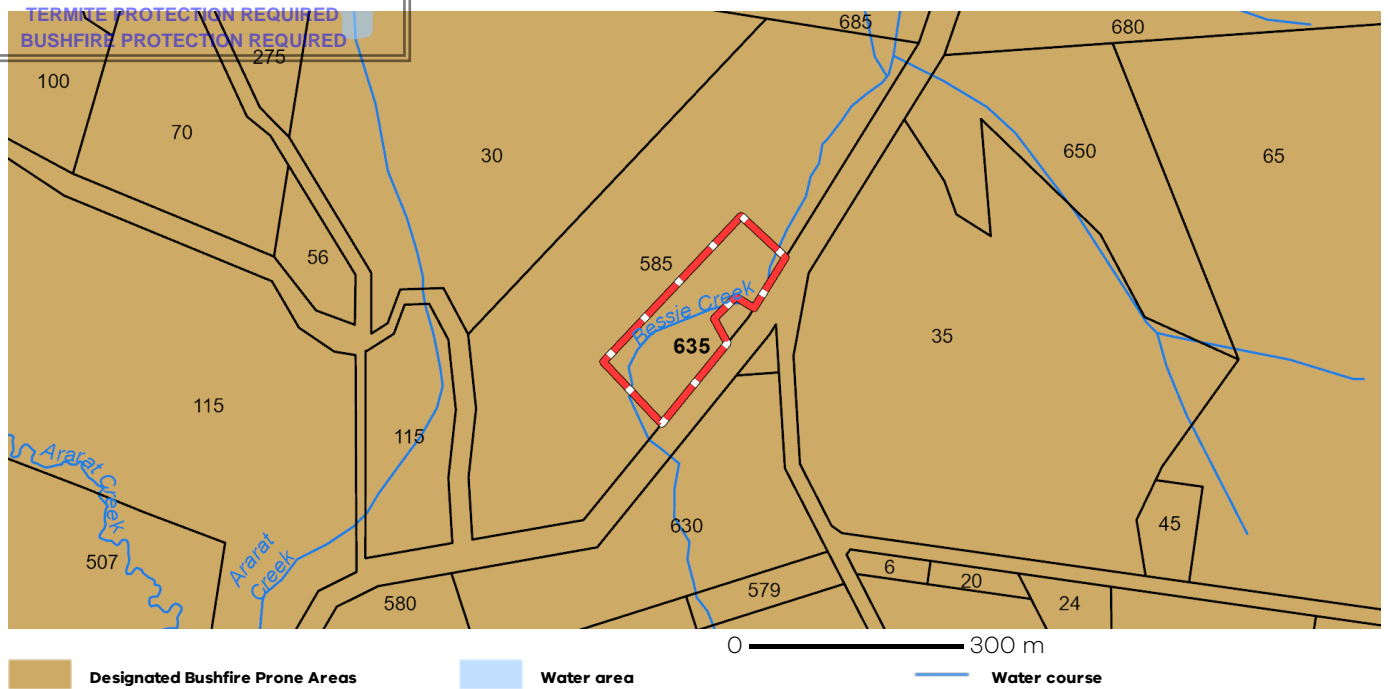
This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

NUMBER BS-U 1025-7674406560240

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Andrew G Stone  
BS-U 1025

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

### Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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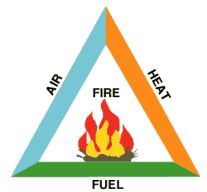


# BAL Assessments

[www.BAL.net.au](http://www.BAL.net.au)

**John Burke**

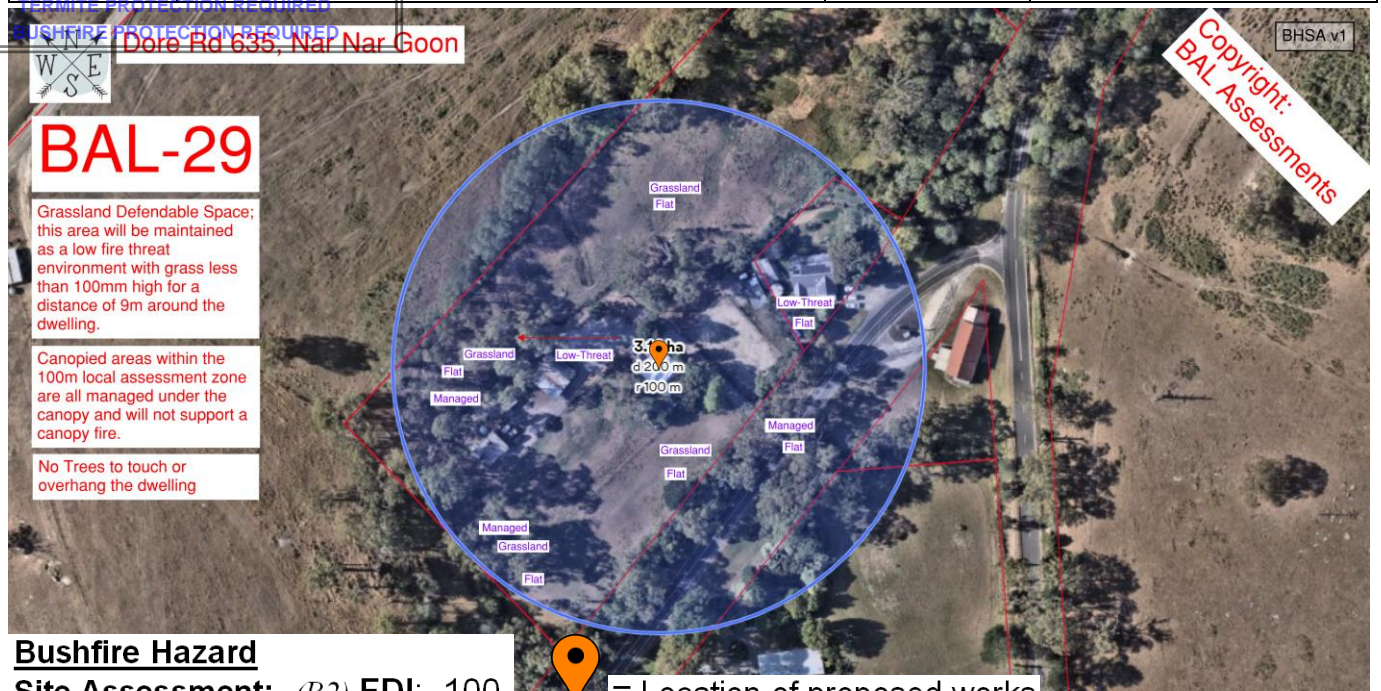
0417 885 747 [John@BAL.net.au](mailto:John@BAL.net.au)



ISSUED 17/03/2025

In accordance with Australian Standard AS 3959-2018 – Method 1

Site: <b>Dore Rd 635, Nar Nar Goon</b>	Lat. South: -
Address: <b>Dore Rd 635, Nar Nar Goon</b>	Long. East:
Name: <b>Daniel Salvotelli</b>	email: <a href="mailto:danny@dmecontracting.com">danny@dmecontracting.com</a>
	Phone: <b>0419 008 553</b>



## Bushfire Hazard

Site Assessment: (B2) FDI: 100 = Location of proposed works

(B3) Vegetation Class (01 to 28 Fig. 2.3)	(B5) Slope $\theta$ to Veg. (+/-)	(B6) Distance to Veg.	(B4) Slope $\theta$ UNDER Veg. (+/-)	(B8) Veg. Width (Wi)	(TB2) Veg. Ht Class 10 to 15	(FB1) Ht (h) of Receiver	BAL
$\approx N$ Grassland	Flat	>9m	Flat	100m	n/a	$\approx 3m$	<b>29</b>
$\approx E$ Grassland	Flat	9m	Flat	100m	n/a	$\approx 3m$	<b>29</b>
$\approx S$ Grassland	Flat	9m	Flat	100m	n/a	$\approx 3m$	<b>29</b>
$\approx W$ Grassland	7 $^{\circ}$	>9m	Flat	100m	n/a	$\approx 3m$	<b>29</b>

\*1 Vegetation within 100m excluded under AS3959-2018 Clause 2.2.3.2.f

\*2 Grassland greater than 50m excluded under AS3959-2018 Table 2.4

\*3 Windbreaks are excluded under AS3959-2018 Clause 2.2.3.2.f. Generally considered to be a single row of trees used as a screen.

This report is Provisional and based on No Trees to Touch or Overhang the dwelling. Some pruning will be required

Grassland Defendable Space; the grassed area around the dwelling must be maintained as a low fire threat environment with grass less than 100mm high for a distance of 9m around the dwelling and as shown on the enclosed site plan provided by the client.

The above aerial photo is not necessarily current and no assessment should be based or inferred from the photo alone.

Provisional Site BAL: 29

Assessor(s): John Burke Signed: John Burke Date: 14 / 02 / 2025



# BAL Assessments

[www.BAL.net.au](http://www.BAL.net.au)

**John Burke**

0417 885 747 [John@BAL.net.au](mailto:John@BAL.net.au)

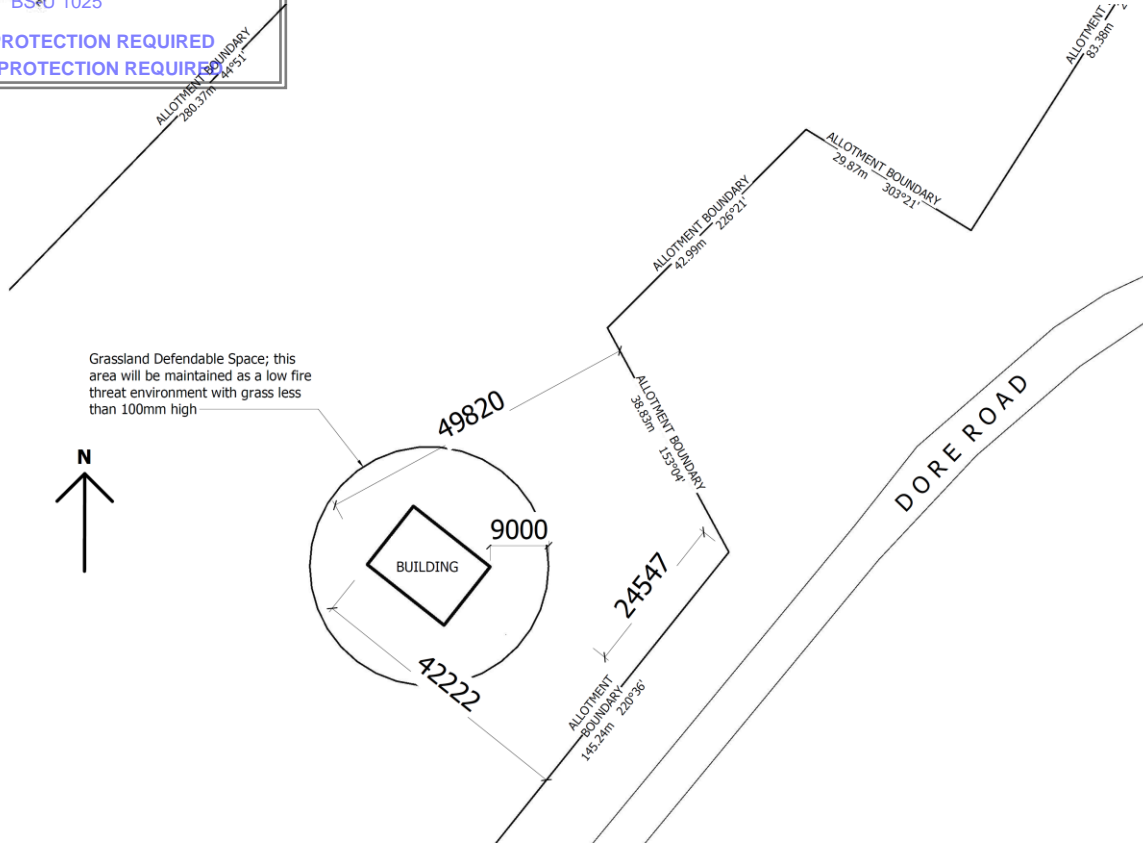


## SITE PLAN

ISSUED 17/03/2025  
NUMBER: BSAU 1025-7674406560240

REGISTERED BUILDING SURVEYOR  
**Andrew G Stone**  
BSAU 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED





Email: [permits@adibuilding.com.au](mailto:permits@adibuilding.com.au)

Phone: 0419 534 459

# ADI BUILDING SERVICES PTY LTD

## APPLICATION FOR A BUILDING PERMIT

BUILDING ACT 1993, BUILDING REGULATIONS 2018 REGULATION 24

### BUILDING PERMIT

ISSUED 17/03/2025

NUMBER BS-U 1025-767440-0518240

To Relevant Building Surveyor :

Andrew George Stone

Andrew G Stone

From

BS-U 1025

Owner

Agent of Owner

Applicant Name:

Postcode:

Contact Person:

Email:

Daniel Salvatelli

635 DORE RD War Nargoon north

Danny

Mobile:

ACN:

Postcode:

Phone:

3812

Address for Serving of Documents:

635 Dore Rd War Nargoon north

Postcode:

3812

Indicate if the applicant is a Lessee or Licensee of Crown Land to which this application applies?

Yes ☒ No ☐

### Lessee Responsible for Building Work

Indicate if a lessee of the building, of which parts are leased by different persons, is responsible for the alterations to a part of the building leased by that lessee.

Yes ☐ No ☒

### Ownership Details (if applicant is agent of owner)

Name of owner(s):

Postal Address:

Contact Person:

Email:

Daniel Salvatelli

Same as above

Danny

Mobile:

ACN:

Postcode:

Phone:

608 270677

### Property Details

Number:

Lot/s:

Crown Allotment

Municipal District:

Allotment Area (new dwellings only) m<sup>2</sup>:

Land Owned by the Crown or a Public Authority?

Street:

LP/PS:

Section:

Parish:

Postcode:

Yes ☒ No ☐

DORE RD

Suburb:

Volume:

Parish:

County:

Postcode:

3812

Folio:

County:

County:

County:

County:

County:

### Builder

Name:

Building Practitioner Registration Number:

Postal Address:

Contact Person:

Email:

Daniel Salvatelli

DBL 100022

Danny

Mobile:

ACN:

Postcode:

Phone:

608 270677

3812

If the builder is carrying out domestic building work under a major domestic building contract, attach an extract of the major domestic building contract showing the names of the parties to the contract in relation to the proposed building work and a copy of the certificate of insurance (if applicable).

### Natural Person for Service of Directions, Notices and Orders (if builder is a body corporate)

Name:

Postal Address:

Mobile:

Phone:

Postcode:

Daniel Salvatelli

### Building Practitioner or Architect Engaged to Prepare Documents for this Permit

List any building practitioner or architect engaged to prepare documents forming part of the application for this permit.

Name

Category/Class

Registration Number

Daniel Salvatelli

DBL-C

100022

Thai D Nguyen

BE

PE0005038

<b>ADI BUILDING SERVICES PTY LTD</b> <b>BUILDING PERMIT</b> ISSUED 17/03/2025 NUMBER: BS-U 1025 EOT 4406560240 RELEVANT BUILDING SURVEYOR Andrew G Stone TERMITE PROTECTION REQUIRED BUSHFIRE PROTECTION REQUIRED		<b>Nature of Building Work</b> Construction of a new building Demolition of a building Extension to an existing building Renovation of a building Construction of swimming pool or spa Other BS-U 1025	Alterations to an existing building <u>deck</u> Removal of building Change of use of an existing building Construction of swimming pool or spa barrier
--	--	--	---

**Proposed Use of Building**

Proposed Use:

Single Family dwelling (deck addition)

**Owner-Builder**

I intend to carry out the work as an owner builder?

Yes

Owner builder certificate of consent no. (if applicable)

**Cost of Building Work**

Is there a contract for the building work?

Yes NO

Contract Price  
(incl. GST):

If no, state the estimated cost of the building work (including the cost of labour and materials) and attach details of the method of estimation.

No

Estimated Cost:

\$7000

Attach details of the method of estimation

**Stage of Building Work**

Is application to permit a stage of building work?

Yes

Extent of stage:

Cost of work for this stage:

Signature of Applicant



Date:

4/3/25

Sole Plates = \$1200

treated Pine Bearers = \$500

Purlin Joists = \$1500

treated Pine Plank Boards laid as deck = \$700

cement sheet to enclose sub floor = \$350

Fire Bar Paint For deck = \$450

Fixings = \$500

total

14000



TITLE PLAN		EDITION 1		TP 561823J							
ADI BUILDING SERVICES PTY LTD		Notations									
Location of Land											
Parish: GEMBROOK											
Township:											
Section:											
Crown Allotment: 148B (PT)											
Crown Portion:											
ISSUED 17/03/2025											
NUMBER 025-7674406560240											
RELEVANT BUILDING SURVEYOR											
Last Plan Reference: Andrew G Stone											
Derived From: VOL 8783 FOL 534											
Depth Limitation: 50 FEET		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN									
TERMITE PROTECTION REQUIRED											
BUSHFIRE PROTECTION REQUIRED											
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/07/2000 VERIFIED: GB									
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 148B (PT)</td></tr></table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 148B (PT)	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = CA 148B (PT)											
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							





# Imaged Document Cover Sheet

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**BUILDING PERMIT**

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ISSUED 17/03/2025

NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR

**Andrew G Stone**

BS-U 1025

TERMITE PROTECTION REQUIRED

BUSHFIRE PROTECTION REQUIRED

Document Type	<b>Plan</b>
Document Identification	<b>TP561823J</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>25/02/2025 20:17</b>

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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.

**ADI BUILDING  
SERVICES PTY LTD**

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

Page 1 of 1

**BUILDING PERMIT**

VOLUME 08783 FOLIO 534

Security no : 124122338957C

Produced 25/02/2025 08:04 PM

ISSUED 17/03/2025

NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR

**LAND DESCRIPTION**

BS-U 1025

Lot 1 on Title Plan 561823J.

TERMINAL PROTECTION REQUIRED

BUSHFIRE NOTIFICATION REVOLVED

PARENT TITLE Volume 08120 Folio 523

Created by instrument D361464A 11/04/1969

**REGISTERED PROPRIETOR**

Estate Fee Simple

Joint Proprietors

MALLORY ILLING

DANIEL MICHAEL ERNST SALVOTELLI both of 635 DORE ROAD NAR NAR GOON NORTH VIC

3812

AU796694X 10/09/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AU796695V 10/09/2021

COMMONWEALTH BANK OF AUSTRALIA

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

**DIAGRAM LOCATION**

SEE TP561823J 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: 635 DORE ROAD NAR NAR GOON NORTH VIC 3812

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18601V BANKWEST

Effective from 10/09/2021

DOCUMENT END

PROPERTY INFORMATION CERTIFICATE

Building Regulations 2018

Building Regulation 51(2)

13 March 2025

BUILDING PERMIT

Property number: 1236702000

Your reference: 5922

Receipt number: 7483516133

RELEVANT BUILDING SURVEYOR

Andrew G Stone

BS-U 1025

ADL Building Services P/L

TERMITE PROTECTION REQUIRED

BUSHFIRE PROTECTION REQUIRED



Land (property) Address: 635 Dore Rd, Nar Nar Goon North 3812  
Proposed Development Proposed deck attached to dwelling

Is the building or land in an area:	
That is liable to flooding (Reg. 153)?	YES*
That is a likely to be subject to termite attack (Reg. 150)?	YES
For which BAL level has been specified in a planning scheme?	**
That is subject to significant snowfalls (Reg. 152)?	NO
Designated land or Designated works (Reg. 154)?	NO*

\*NOTE: Flooding information is predominantly based on ‘Planning Scheme Flood Overlays’ and ‘Melbourne Water Data’ available, any building work proposed within 20 metres of a water course (not requiring a planning permit) should be designed to ensure that amenity and structural integrity is not impacted (further opinion may be obtained from Councils Municipal Building Surveyor).

\*\* NOTE: BAL=’Bushfire Attack Level’, BAL’s may also be provided as restrictions on title/subdivision and shall be complied with. Refer to ‘Land Channel’ website for information relating to regulation 155 (designated state bushfire prone areas) [DELWP Vic Plan Maps](#)

PLANNING UNIT

For planning information please complete the planning information request located on our website [Planning information or advice](#) and pay the associated fee.

COMMUNITY INFRASTRUCTURE LEVY

‘Community infrastructure’ levies are financial contributions made by landowners towards locally provided infrastructure that is required to meet the future needs of the community. **Community Infrastructure Levy is applicable to new dwellings constructed in Pakenham, Officer, and some areas of Beaconsfield.**

Is the property subject to the Community Infrastructure Levy (payable by owner?) NO

ASSET PROTECTION UNIT

The asset protection permits application fee and bond must both be paid, and your permit issued **before works start**. Please refer to our website for further details: [Apply for an asset protection permit](#)  
Yours sincerely

Lisa Fuss - For and on Behalf of Municipal Building Surveyor



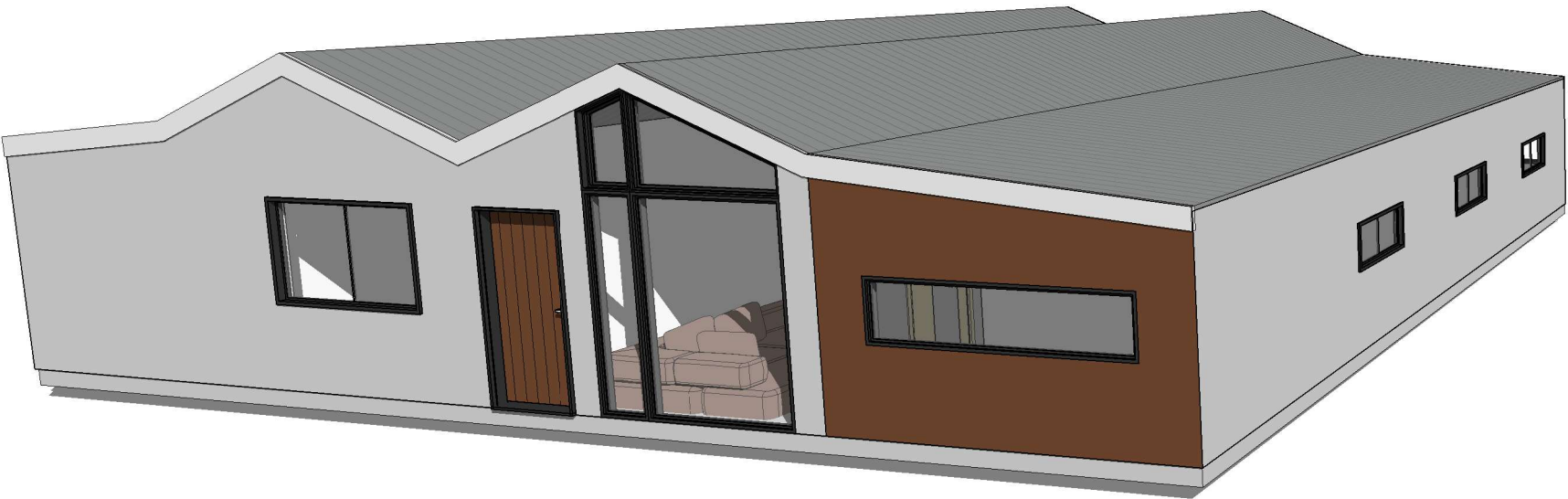
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BUILDING PERMIT

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



EXISTING HOUSE WITH PROPOSED DECK  
635 DORE RD, NAR NAR GOON NORTH, VIC 3812



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PO Box 532, Cockatoo, Vic, 3781

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PROJECT ADDRESS  
635 Dore Road, Nar Nar  
Goon North  
VIC 3812

DRAWING TITLE  
FACE SHEET

DRAWING N.  
A00.01  
ISSUE  
1  
SCALE @ A3

ISSUE FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
1	02.12.24	ISSUE FOR CONSTRUCTION
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ADI BUILDING  
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BUILDING PERMIT

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED

- SUBFLOOR:

6mm CEMENT SHEET TO UNDERSIDE OF SUB FLOOR.  
SUB FLOOR SUPPORTS TO BE MADE FROM A NON COMBUSTIBLE MATERIAL.
- EXTERNAL CLADDING:

EXTERNAL CLADDING FOR WALLS TO BE EITHER BUSHFIRE RESISTANT TIMBER, FIBRE-CEMENT TO A MINIMUM THICKNESS OF 6mm, A NON COMBUSTIBLE MATERIAL OR A COMBINATION OF ANY OF THESE.
- ROOFS:

ROOFS TO BE MADE FROM A NON COMBUSTIBLE MATERIAL.
- JOINTS:

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS AND ROOFS INCLUDING PENETRATIONS AND EAVES SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm.
- WINDOWS:

WINDOWS SHALL BE MADE FROM METAL.  
ALL GLAZING FOR WINDOWS WILL HAVE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 5mm.
- EXTERNAL DOORS:

DOORS SHALL BE MADE FROM METAL INCLUDING HARDWARE.  
SLIDING DOORS - REFER TO 5.5.4 AS3959-2009.  
GLAZING FOR SLIDING/SWING DOORS WILL HAVE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 6mm.
- GUTTERS / DOWNPIPES:

GUTTERS SHALL BE METAL OR PVC-U.
- TIMBER AND DECKS:

FIRE RESISTENT HARD WOOD TIMBER TO BE USED OR IF PINE DECKING TO BE USED MUST BE COATED WITH A FIRE BAR OR FIRE RESISTANT COMPLIANT TO BAL 29 PAINT.



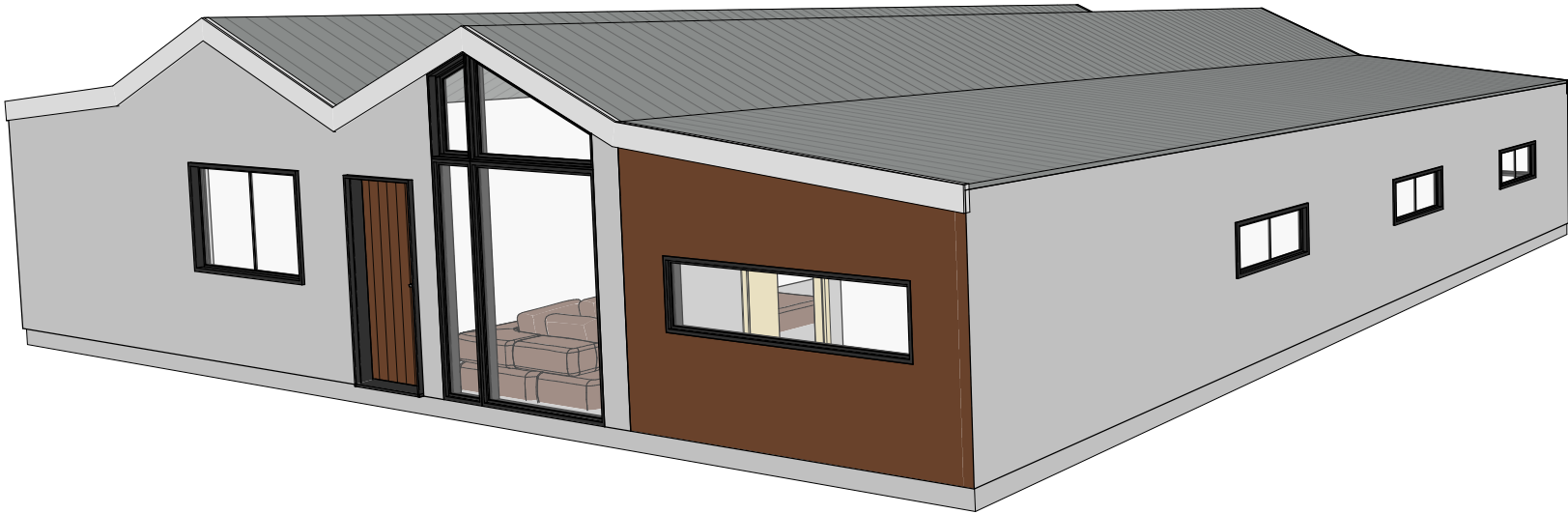
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BS-U 1025

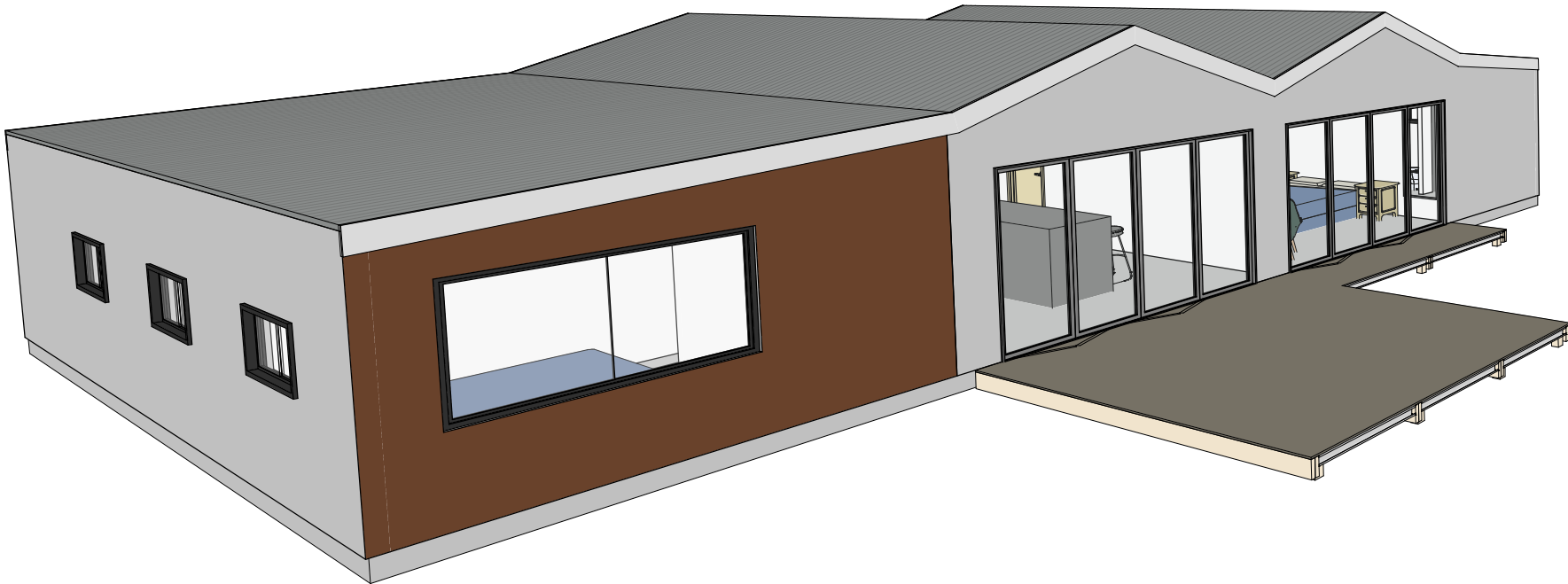
TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1

NORTH EAST PERSPECTIVE VIEW

Scale -



2

NORTH WEST PERSPECTIVE VIEW

Scale -



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PROJECT ADDRESS  
635 Dore Road, Nar Nar  
Goon North  
VIC 3812

DRAWING TITLE  
3D PERSPECTIVES

DRAWING N.  
A00.03  
ISSUE  
1  
SCALE @ A3

ISSUE FOR CONSTRUCTION

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1	02.12.24	ISSUE FOR CONSTRUCTION
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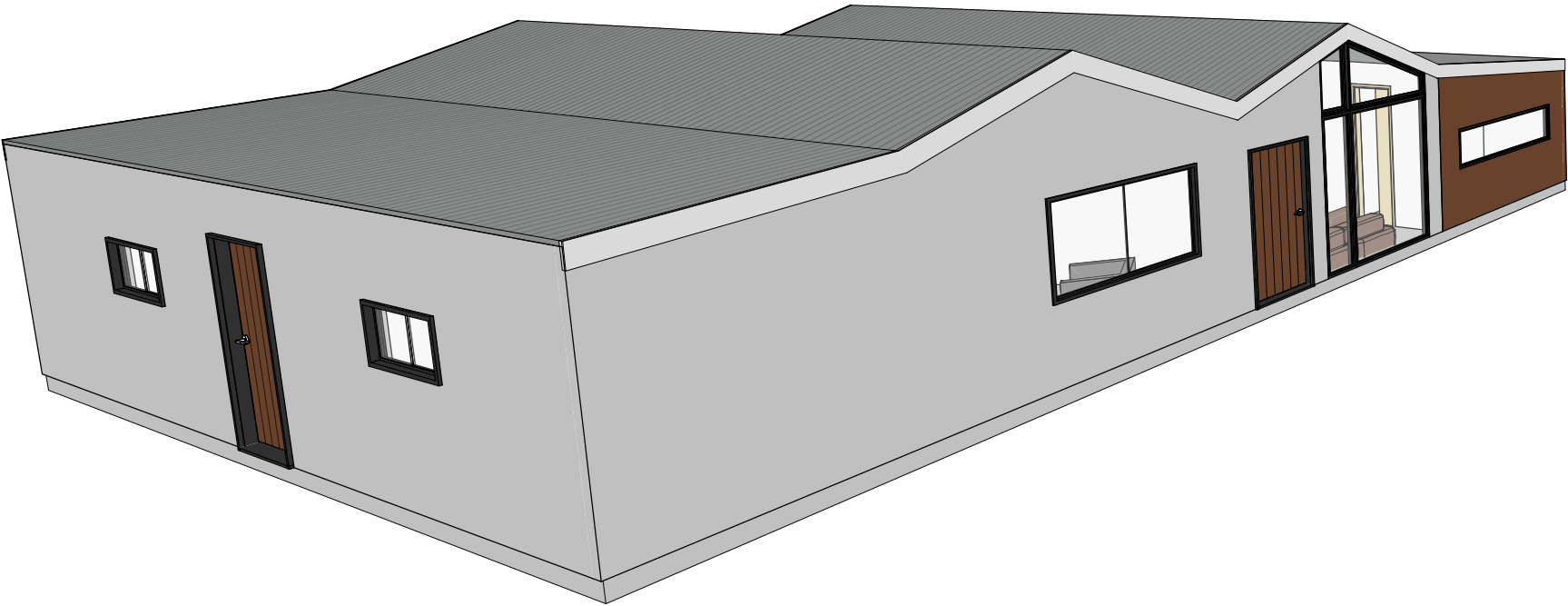
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BS-U 1025

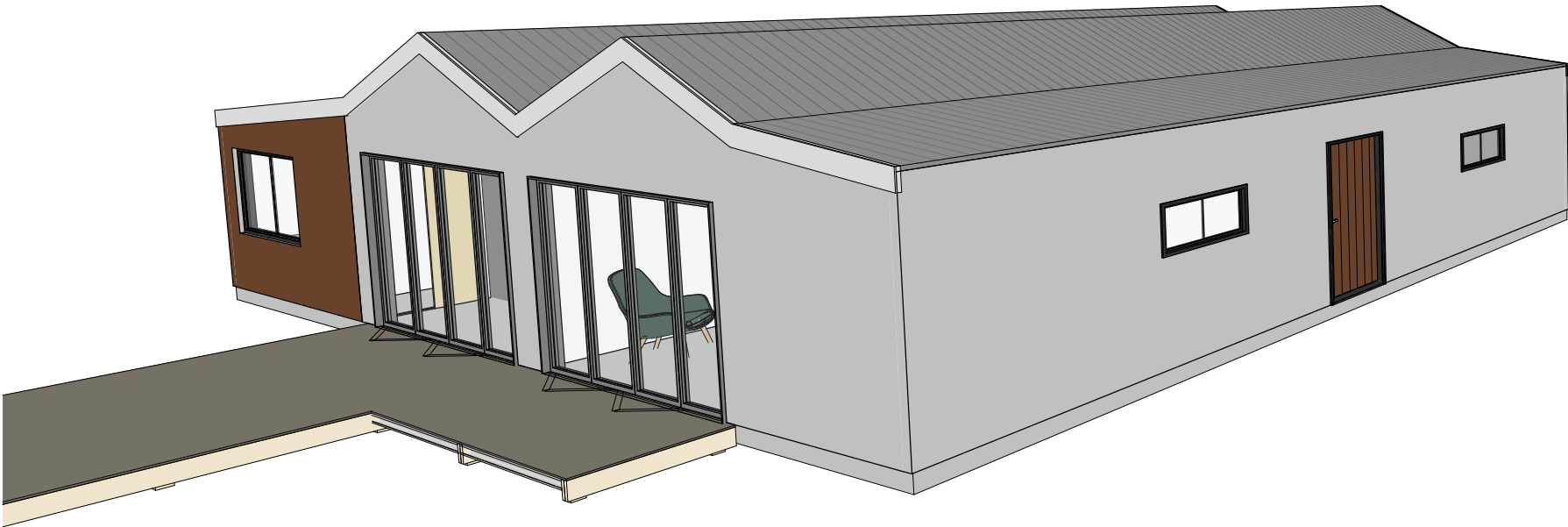
TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1

SOUTH EAST PERSPECTIVE VIEW

Scale -



2

SOUTH WEST PERSPECTIVE VIEW





1 SITE PLAN EXISTING

Scale - 1 : 750



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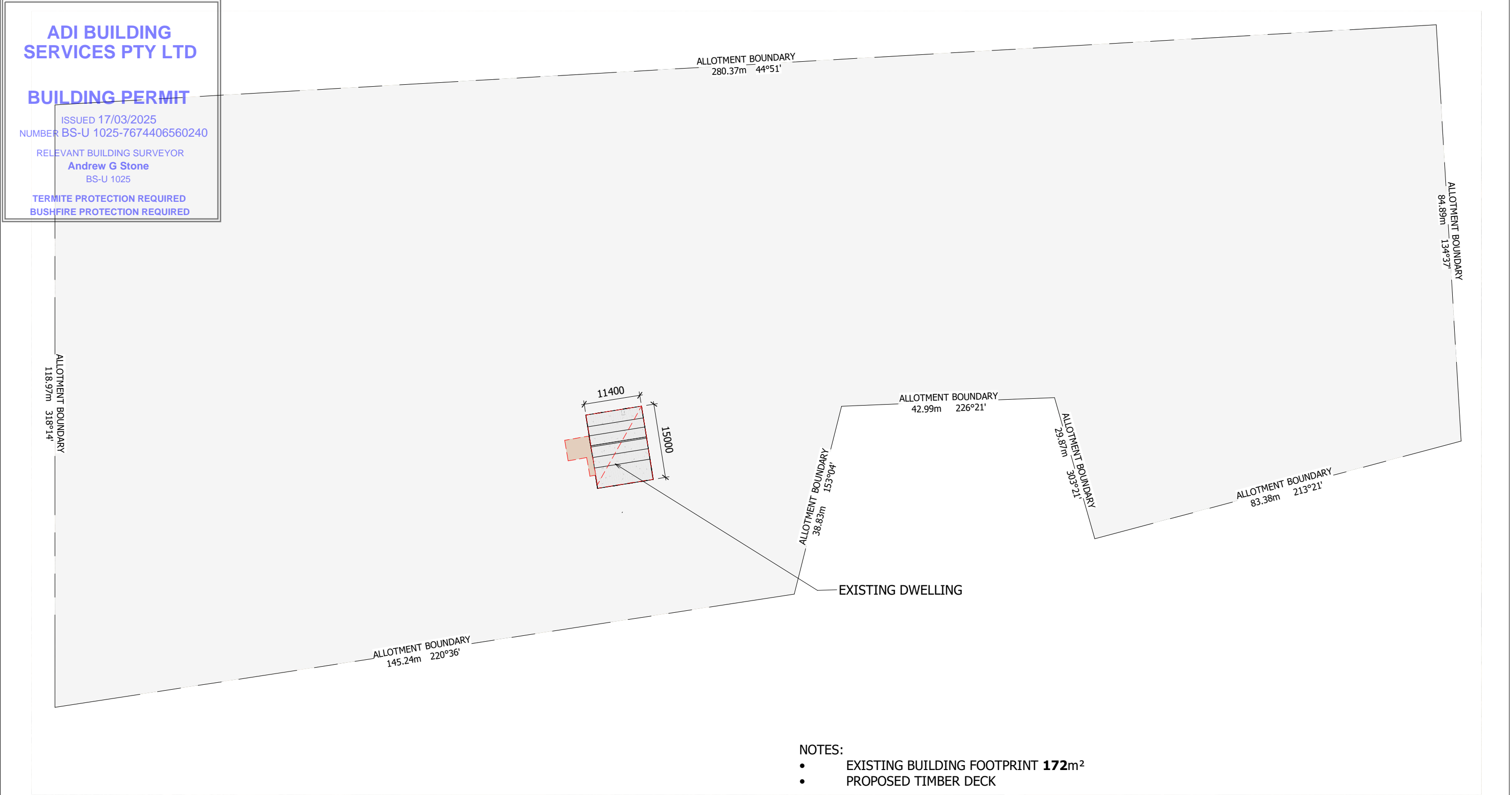
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OVERALL SITE PLAN  
(EXISTING)

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A01.00  
ISSUE  
1  
SCALE @ A3  
1 : 750

ISSUE FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
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1 SITE PLAN PROPOSED

Scale - 1 : 750



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DRAWING TITLE  
OVERALLL SITE PLAN  
(PROPOSED)

DRAWING N.  
A01.01  
ISSUE  
1  
SCALE @ A3  
1 : 750

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1	02.12.24	ISSUE FOR CONSTRUCTION
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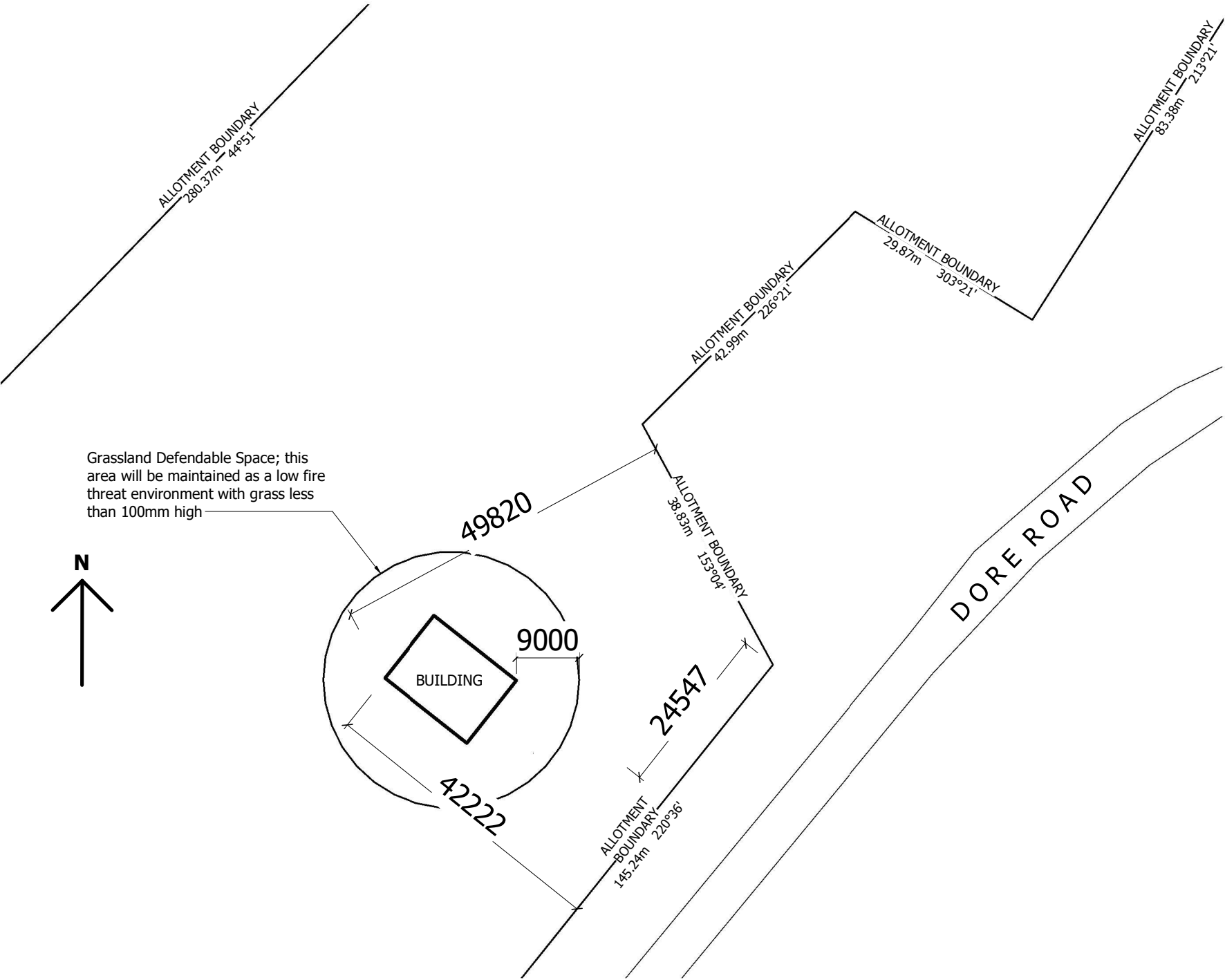
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Andrew G Stone  
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TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1 PART SITE PLAN

Scale - 1 : 750



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DRAWING TITLE  
PART SITE PLAN

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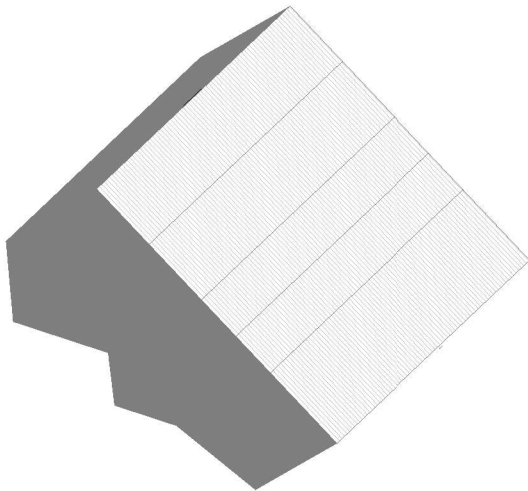
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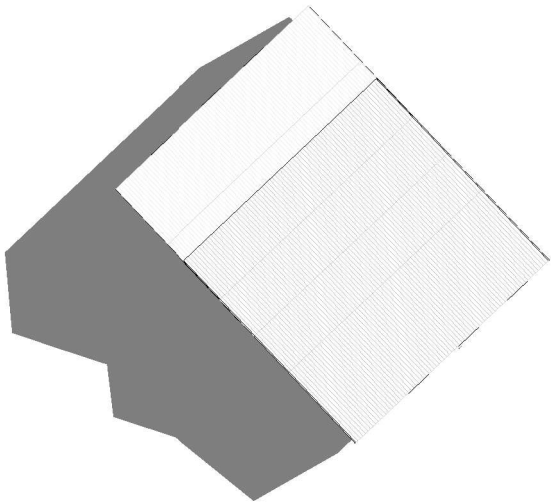
TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1

SHADOW DIAGRAM. EXIST @ 9AM 22nd SEPT EQUINOX

Scale - 1 : 325



2

SHADOW DIAGRAM. PROPOSED @ 9AM 22nd SEPT EQUINOX

Scale - 1 : 325



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DRAWING TITLE  
SHADOW DIAGRAMS 9AM

DRAWING N.  
A02.00  
ISSUE  
1  
SCALE @ A3  
1 : 325

ISSUE FOR CONSTRUCTION

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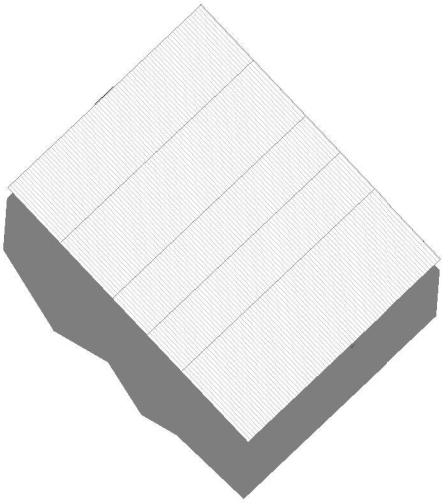
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NUMBER BS-U 1025-7674406560240

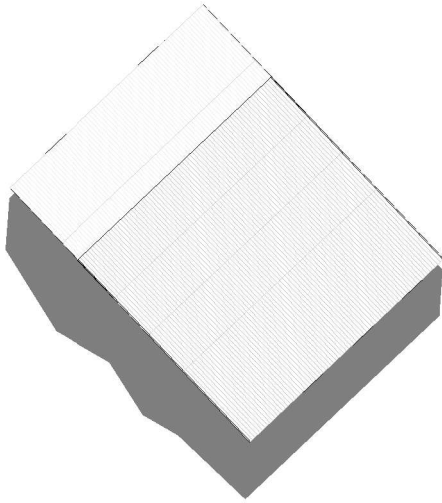
RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1 SHADOW DIAGRAM. EXIST @ 12PM 22nd SEPT EQUINOX

Scale - 1 : 325



2 SHADOW DIAGRAM. PROPOSED @ 12PM 22nd SEPT EQUINOX

Scale - 1 : 325



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DRAWING TITLE  
SHADOW DIAGRAMS 12PM

DRAWING N.  
A02.01  
ISSUE  
1  
SCALE @ A3  
1 : 325

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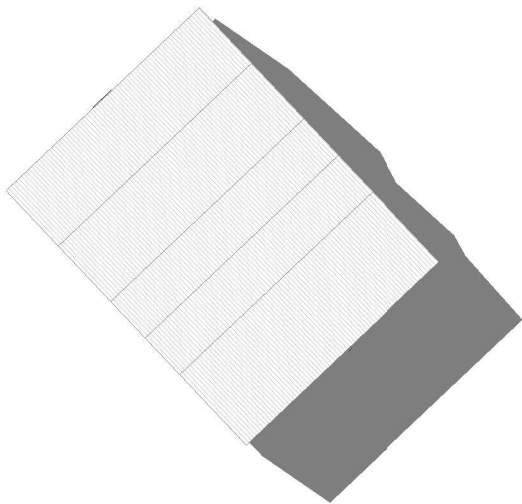
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BS-U 1025

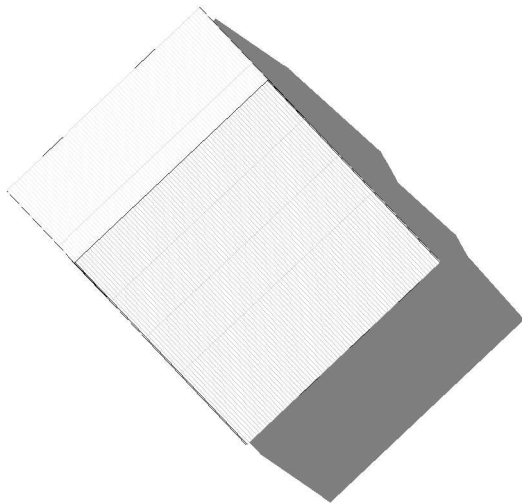
TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1

SHADOW DIAGRAM. EXIST @ 3PM 22nd SEPT EQUINOX

Scale - 1 : 325



2

SHADOW DIAGRAM. PROPOSED @ 3PM 22nd SEPT EQUINOX

Scale - 1 : 325



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DRAWING TITLE  
SHADOW DIAGRAMS 3PM

DRAWING N.  
A02.02  
ISSUE  
1  
SCALE @ A3  
1 : 325

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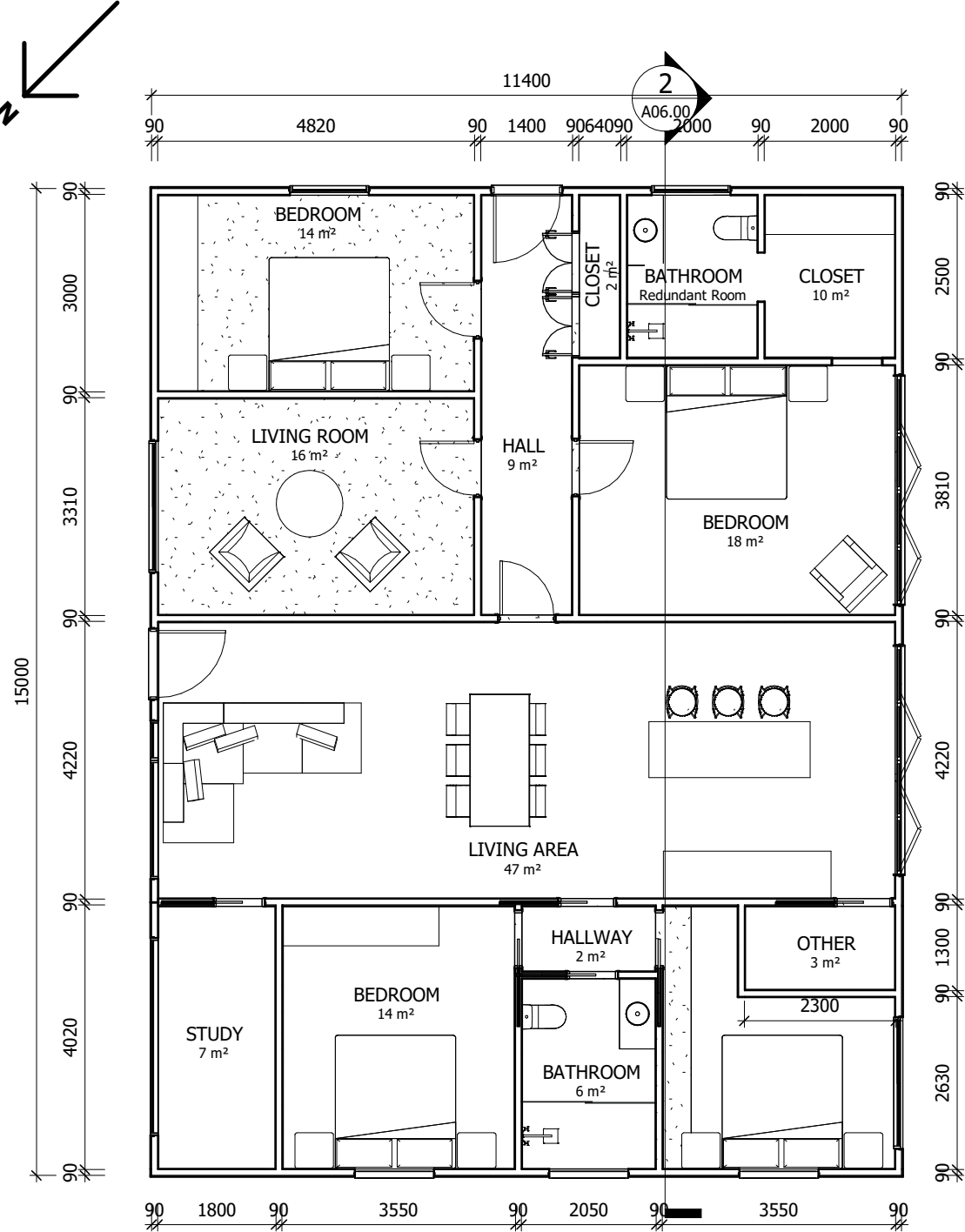
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RELEVANT BUILDING SURVEYOR  
**Andrew G Stone**  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1 GF FL EXISTING

Scale - 1 : 100



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DRAWING TITLE  
**EXISTING FLOOR PLAN**

DRAWING N.  
**A03.00**  
ISSUE  
**1**  
SCALE @ A3  
As indicated

NO.	DATE	ISSUE / REVISION
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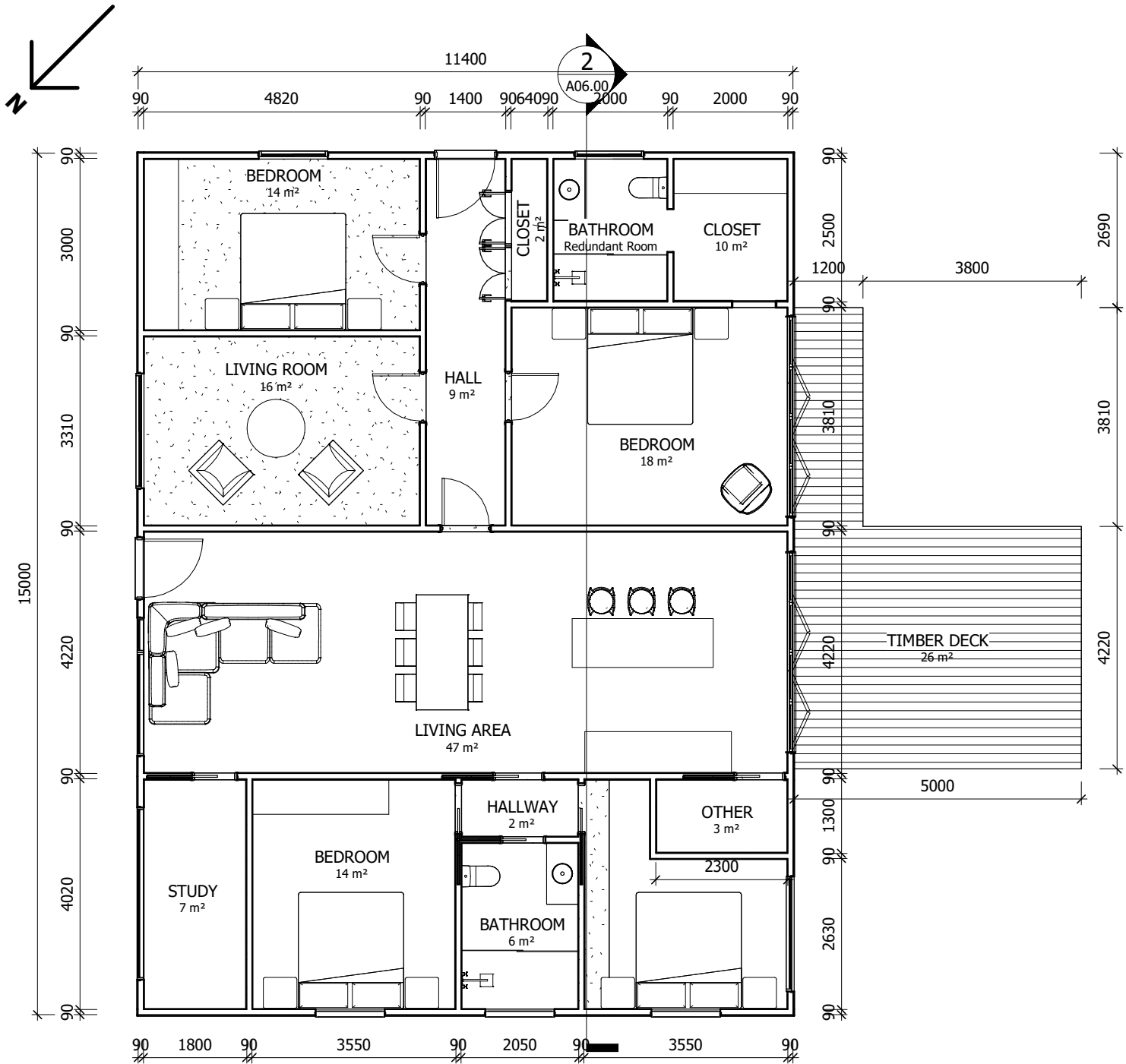
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RELEVANT BUILDING SURVEYOR  
**Andrew G Stone**  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1 GF FL PROPOSED

Scale - 1 : 100



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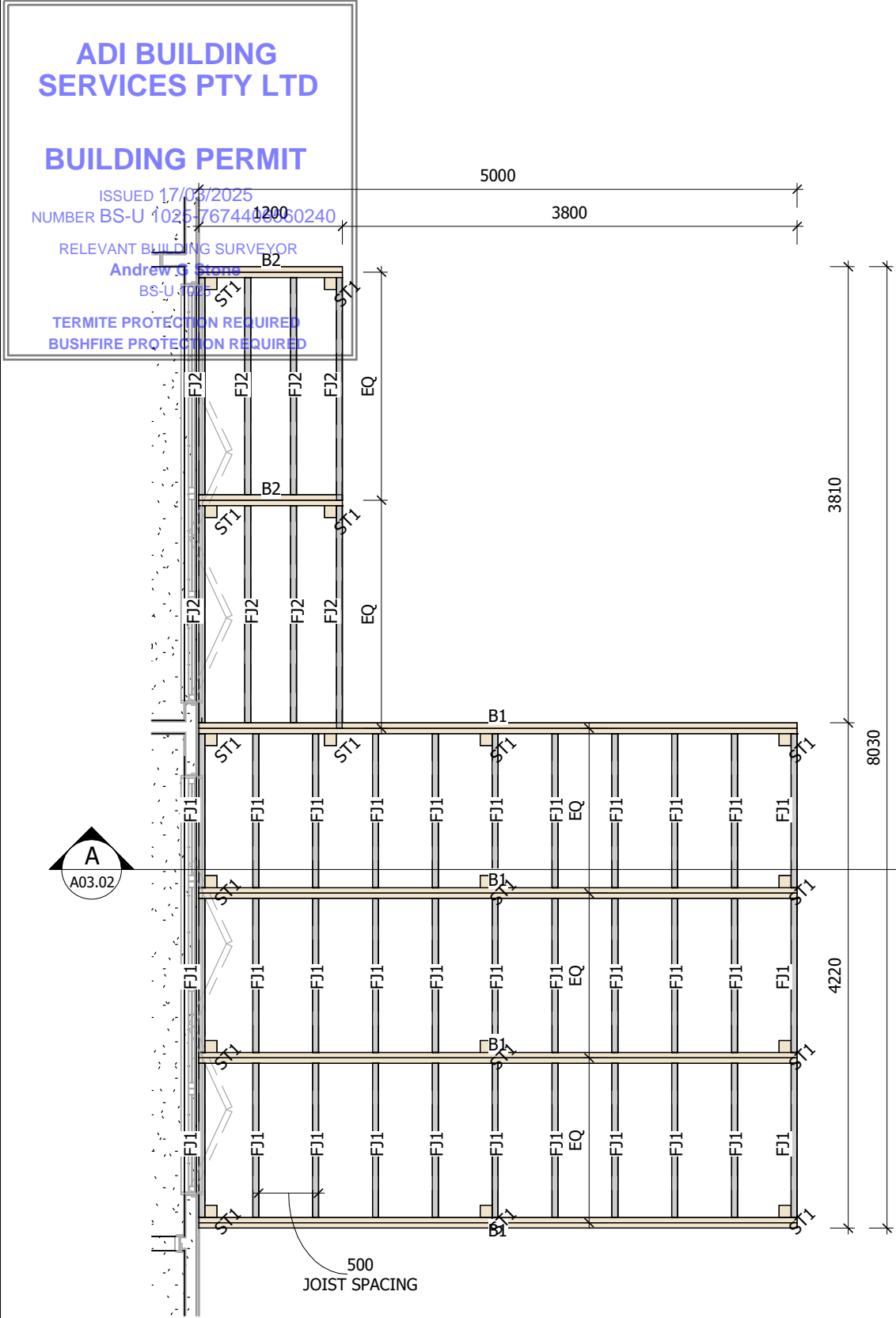
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**PROPOSED FLOOR PLAN**

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ISSUE  
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SCALE @ A3  
As indicated

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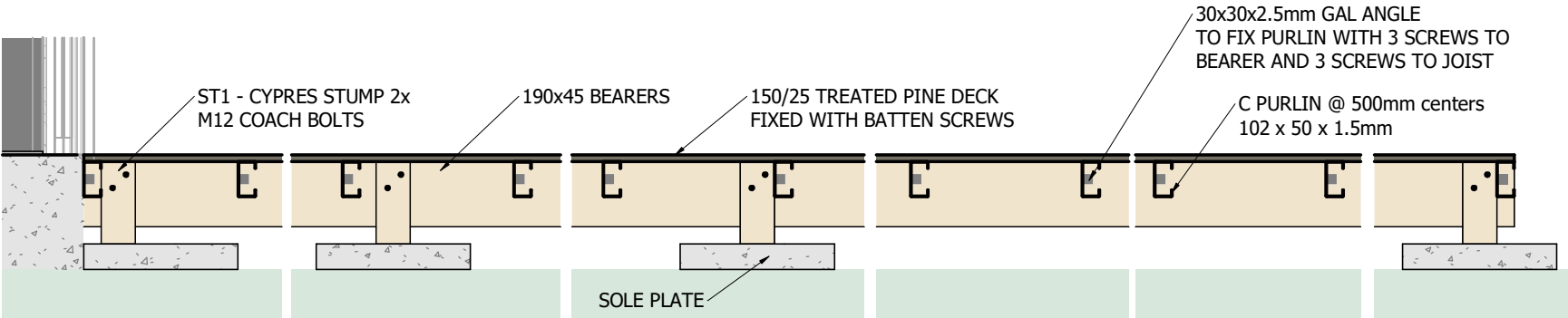
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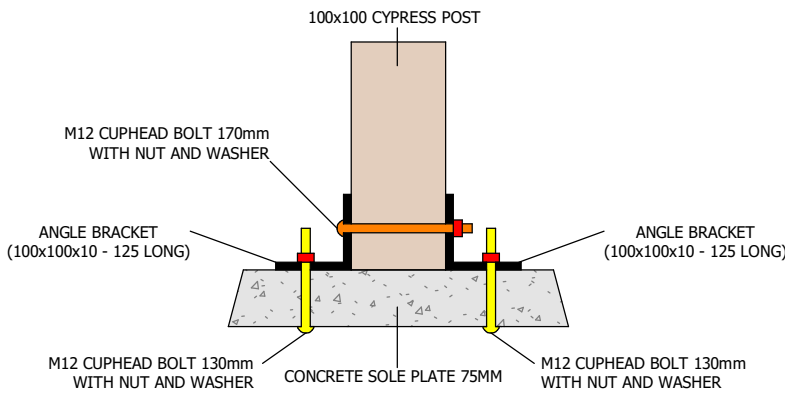


1 TIMBER DECK FRAME LAYOUT  
Scale - 1 : 50

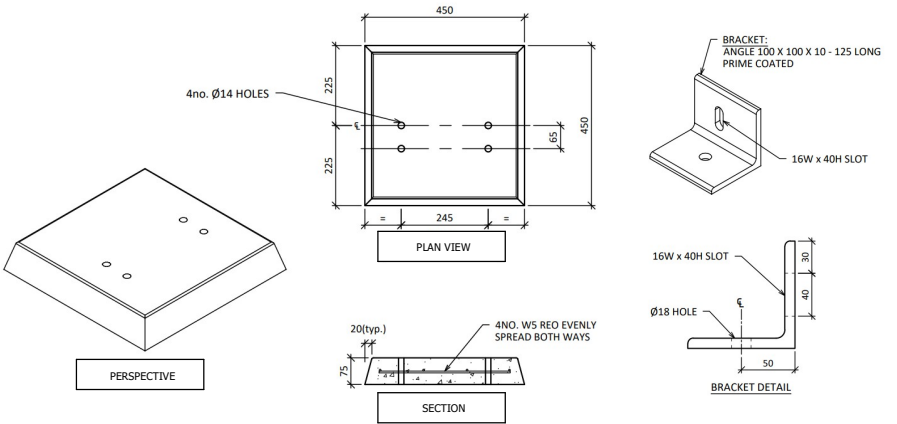
DECK FRAMING SCHEDULE			
Mark	QTY.	LENGTH (mm)	SECTION SIZE
B1	8	5000	190x45 TREATED PINE
B2	4	1200	190x45 TREATED PINE
FJ1	33	1286	SC10015 PURLIN
FJ2	6	1814	SC10015 PURLIN
FJ2	1	1858	SC10015 PURLIN
FJ2	1	1860	SC10015 PURLIN
Grand total: 53			



A TIMBER DECK SECTION VIEW  
Scale - 1 : 20



STUMP TO PLATE CONNECTION DETAIL  
Scale - 1 : 10



SOLE PLATE AND BRACKET DETAIL  
Scale - 1 : 30



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LICENSE #DBL100022

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VIC 3812

DRAWING TITLE  
PROPOSED TIMBER DECK DETAILS

DRAWING N.  
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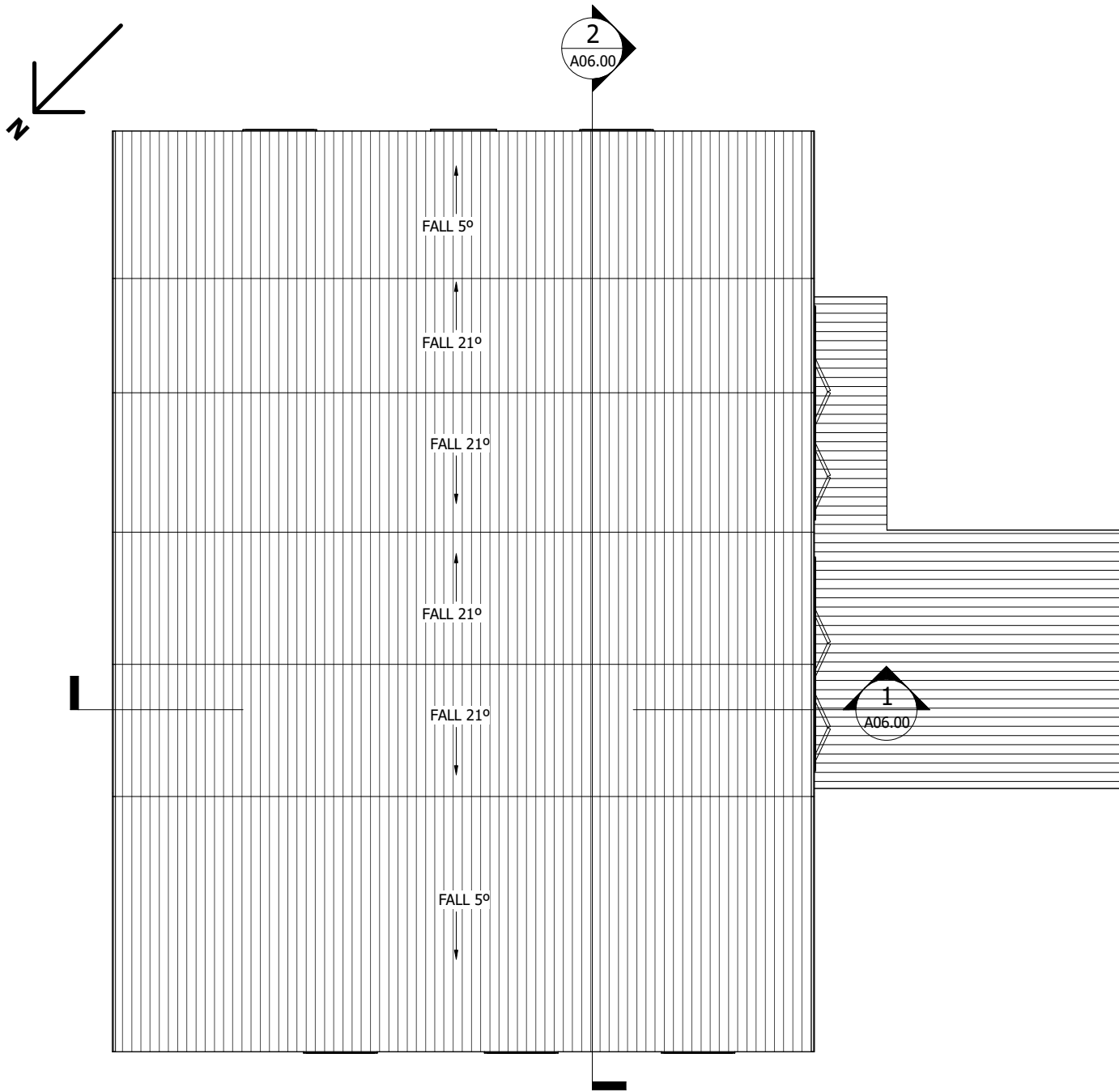
ADI BUILDING  
SERVICES PTY LTD

BUILDING PERMIT

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1

ROOF PLAN PROPOSED

Scale - 1 : 100



Daniel Salvotelli  
(03) 5968 9571  
0419 008 553  
[d.salvotelli@gmail.com](mailto:d.salvotelli@gmail.com)  
PO Box 532, Cockatoo, Vic, 3781

CLIENT  
DANIEL  
SALVOTELLI  
BUILDERS  
LICENSE  
#DBL100022

PROJECT ADDRESS  
635 Dore Road, Nar Nar  
Goon North  
VIC 3812

DRAWING TITLE  
PROPOSED ROOF PLAN

DRAWING N.  
A04.00  
ISSUE  
1  
SCALE @ A3  
As indicated

ISSUE FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
1	02.12.24	ISSUE FOR CONSTRUCTION
A	17.10.24	ISSUE FOR REVIEW

ADI BUILDING SERVICES PTY LTD

BUILDING PERMIT

17.340 ROOF PITCH

ISSUED 17/03/2025

NUMBER BS-U 1025-7674406560240

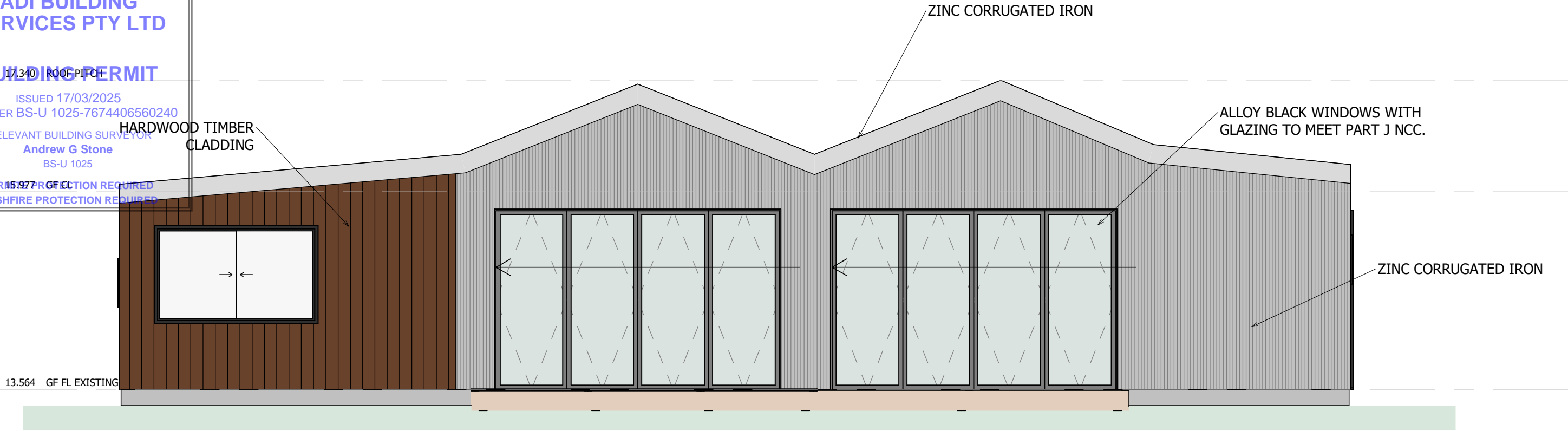
RELEVANT BUILDING SURVEYOR

Andrew G Stone

BS-U 1025

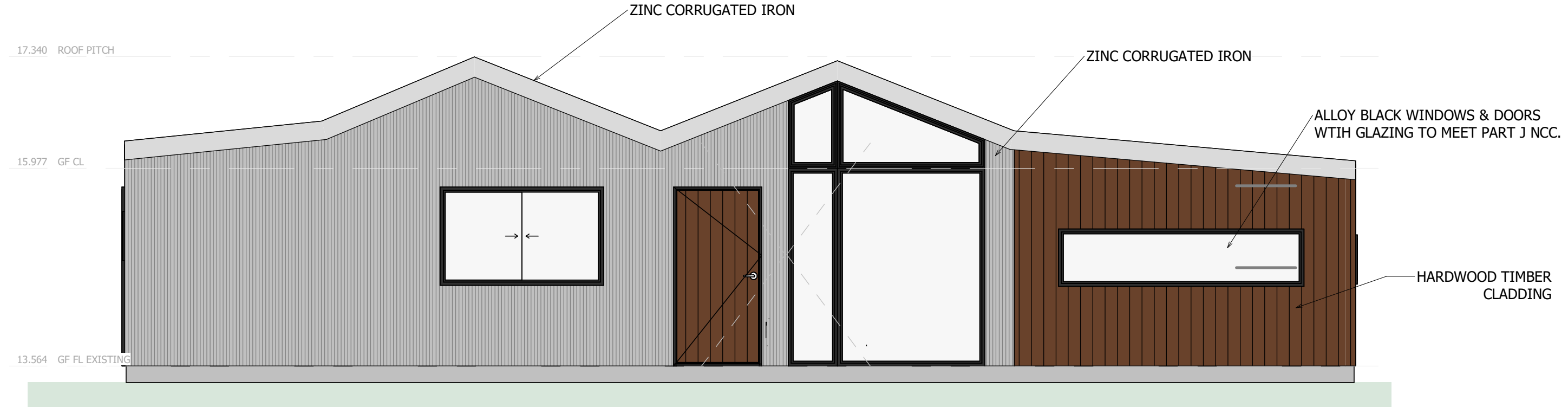
TERMINATION REQUIRED

BUSHFIRE PROTECTION REQUIRED



1 North East Elevation

Scale - 1 : 50



2 South West Elevation

Scale - 1 : 50



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CLIENT  
DANIEL  
SALVOTELLI  
BUILDERS  
LICENSE  
#DBL100022

PROJECT ADDRESS  
635 Dore Road, Nar Nar  
Goon North  
VIC 3812

DRAWING TITLE  
ELEVATIONS

DRAWING N.  
P05.00  
ISSUE  
1  
SCALE @ A3  
1 : 50

ISSUE FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
1	02.12.24	ISSUE FOR CONSTRUCTION
A	17.10.24	ISSUE FOR REVIEW

ADI BUILDING  
SERVICES PTY LTD

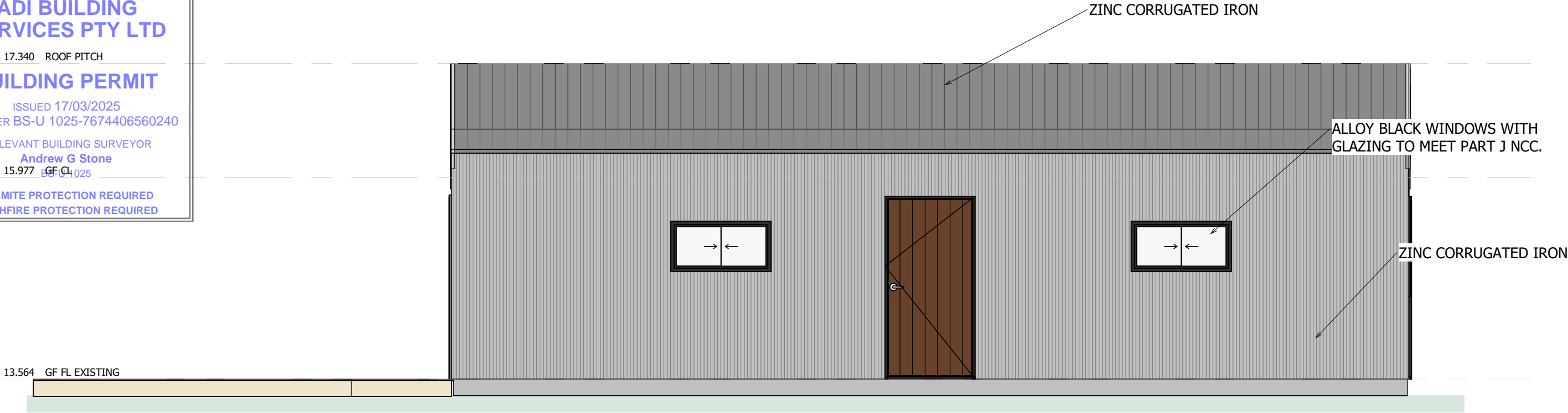
17.340 ROOF PITCH

BUILDING PERMIT

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

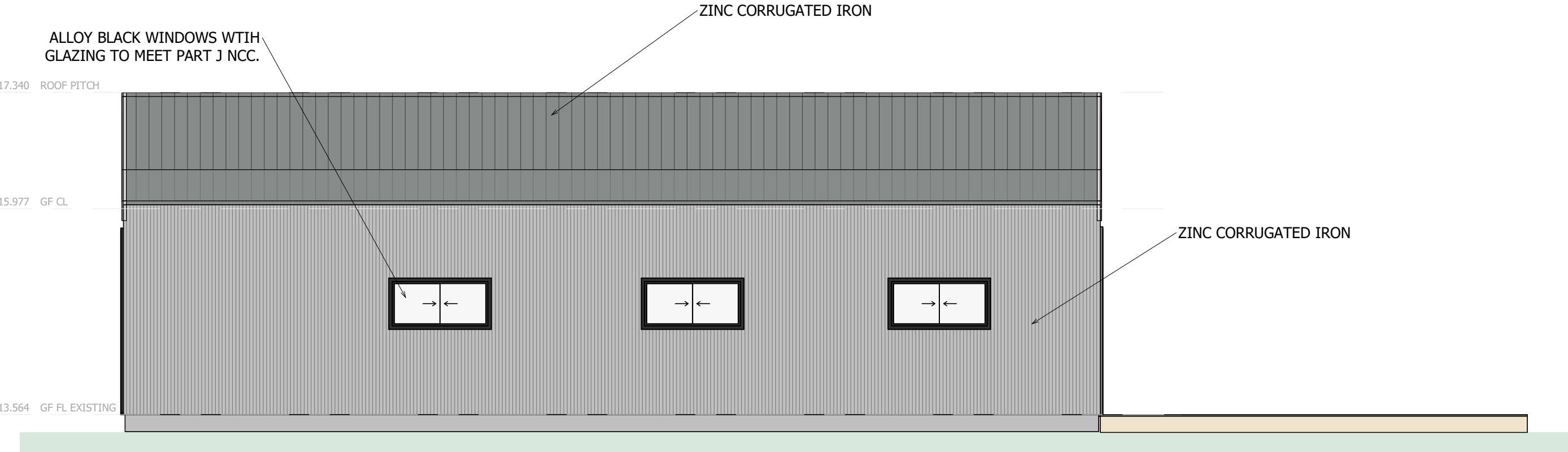
RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
15.977 GF CL

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED



1 North West Elevation

Scale - 1 : 50



2 South East Elevation

Scale - 1 : 50



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PO Box 532, Cockatoo, Vic, 3781

CLIENT  
DANIEL  
SALVOTELLI  
BUILDERS  
LICENSE  
#DBL100022

PROJECT ADDRESS  
635 Dore Road, Nar Nar  
Goon North  
VIC 3812

DRAWING TITLE  
ELEVATIONS

DRAWING N.  
P05.01  
ISSUE  
1  
SCALE @ A3  
1 : 50

ISSUE FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
1	02.12.24	ISSUE FOR CONSTRUCTION
A	17.10.24	ISSUE FOR REVIEW

ADI BUILDING  
SERVICES PTY LTD

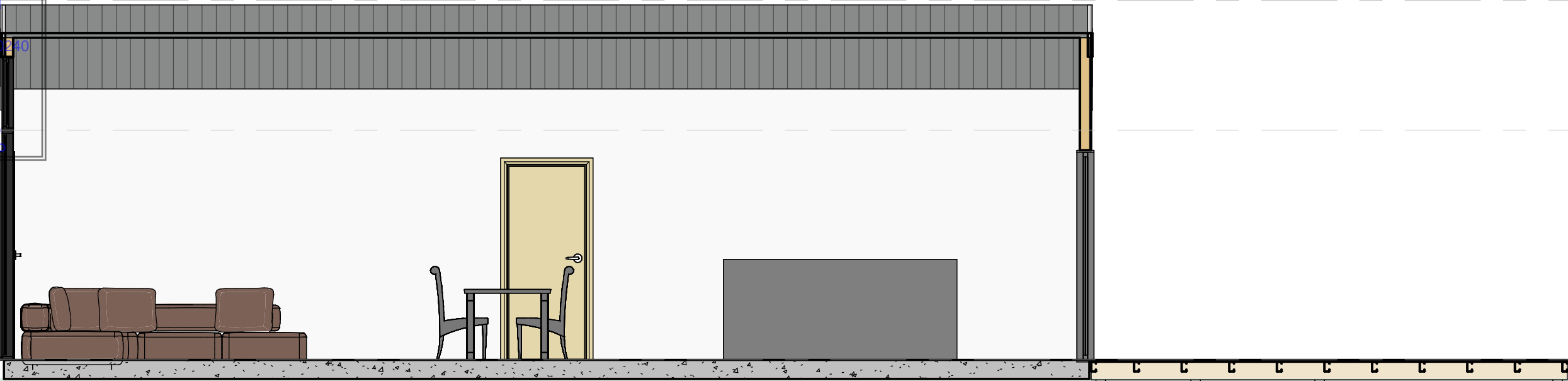
17.340 ROOF PITCH  
BUILDING PERMIT

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew G Stone  
BS-U 1025

15.977 GF CL  
TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED

13.564 GF FL EXISTING



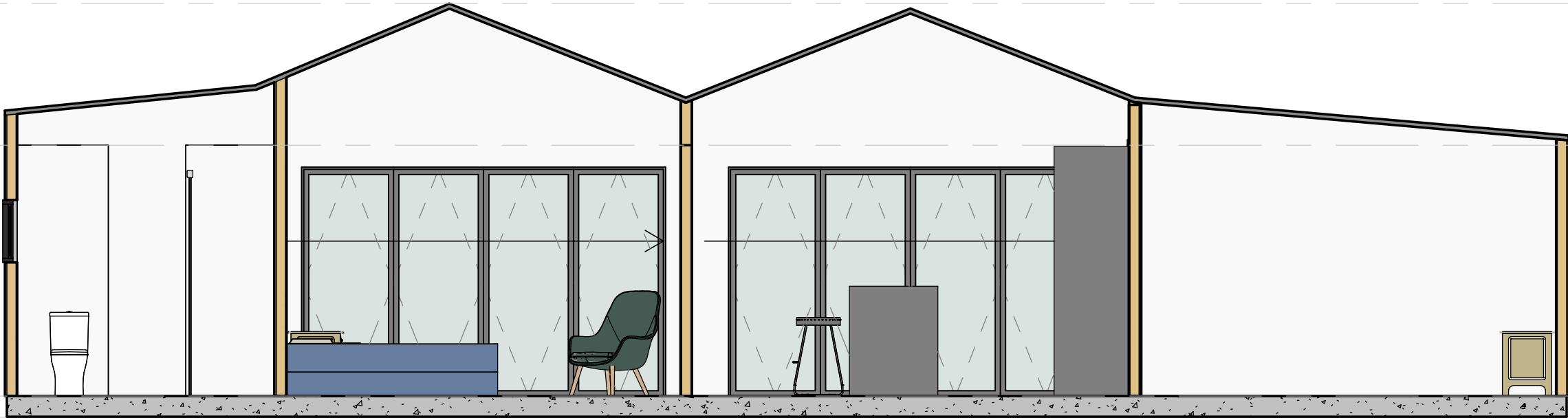
## 1 SECTION 1

Scale - 1 : 50

17.340 ROOF PITCH

15.977 GF CL

13.564 GF FL EXISTING



## 2 SECTION 2

Scale - 1 : 50



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CLIENT  
DANIEL  
SALVOTELLI  
BUILDERS  
LICENSE  
#DBL100022

PROJECT ADDRESS  
635 Dore Road, Nar Nar  
Goon North  
VIC 3812

DRAWING TITLE  
SECTIONS

DRAWING N.  
A06.00  
ISSUE  
1  
SCALE @ A3  
1 : 50

ISSUE FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
1	02.12.24	ISSUE FOR CONSTRUCTION
A	17.10.24	ISSUE FOR REVIEW

ADI BUILDING  
SERVICES PTY LTD

BUILDING PERMIT

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew Stone  
BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED

Building Act 1993  
Section 238(1)(a)  
Building Regulations 2018  
Regulation 126

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to: Andrew G. Stone  
Relevant Building Surveyor  
Postal address: 149 Rulemount Road, Warragul 3820  
Email: permits@adibuilding.com.au

This certificate is issued in relation to the proposed building work at:  
Address: 635 DORE ROAD  
NAR NAR GOON VICTORIA 3812

Nature of proposed building work  
Construction of PROPOSED TIMBER DECK TO THE EXISTING RESIDENCE  
Storeys contained 1  
Rise in storeys (for Class 2-9 building only) N/A  
Effective height <25  
Type of construction TYPE C  
Version of BCA applicable to certificate: NCC 2022, BCA Vol. 2

Building classification  
Part of building: RESIDENTIAL DWELLING BCA Classification: CLASS 1a

Prescribed class of proposed building work for which this certificate is issued:  
Design or part of the design of building work relating to:  
- Structural matter  
- Foundation matter

Documents setting out the design that is certified by this certificate

Document no.	Document date	Type of document (e.g., drawings, computations, specifications, calculations etc.)	Number of pages	Prepared by
255150-PAGE 1 TO 3	FEB 2025	STRUCTURAL ANALYSIS REPORT	2	TD&C ENGINEERS PTY LTD
S03.02 rev 1	02 DEC 24	DECK FRAMING PLAN AND CONNECTION DETAILS	1	DME CONTRACTING PTY LTD

# ADI BUILDING SERVICES PTY LTD

## BUILDING PERMIT

The design certified by this certificate complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code

ISSUED 17/03/2025  
NUMBER BS-U 1025-7672406380240

Act, Regulation or NCC  
NCC 2022

RELEVANT BUILDING SURVEYOR  
BCA Vol 2 Stone

BS-U 1025

& Building Regulations 2018

TERMITE PROTECTION REQUIRED

BUSHFIRE PROTECTION REQUIRED

Section, Regulation, Part, Performance Requirement or other provision

**STRUCTURAL DESIGN** (*Relevant Sections/ Standards which relate*)

**Part H1** – Structural provisions

**Part A4** NCC referred documents, in particular, the following Australian Standards:

- **AS/NZS1170.0: 2002**- Structural design actions- Part 0: General principles
- **AS/NZS1170.1: 2002**- Structural design actions- Part 1: Permanent, imposed and other actions
- **AS/NZS 1170.2:2021** – Structural Design Actions – Part 2: Wind Actions
- **AS 1684 - 2010** Residential Timber – Framed Construction
- **AS 1720.1 – 2010** Timber Structures – Design Methods
- **AS 2159 - 2009** Piling – Design and Installation
- **AS 2870 – 2011** Residential Slabs and Footings Construction
- **AS 3600 – 2018** Concrete Structures
- **AS 3700-2018** Masonry structures
- **AS 3990 – 1993** Mechanical Equipment – Steelwork
- **AS 4100 – 2020** Steel Structures
- **AS/NZS 4600 – 2018** Cold Formed Steel Structures

- I prepared the design, or part of the design, set out in the documents listed above.
- I certify that the design set out in the documents listed above complies with the provisions set out above.
- I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

Endorsed Building Engineer:

Name: **Thai D Nguyen**

**TD&C Consulting Structural & Civil Engineers**

Address: 39 Lynch Street, Hawthorn VICTORIA 3122

Email: [thai@tdceng.com.au](mailto:thai@tdceng.com.au)

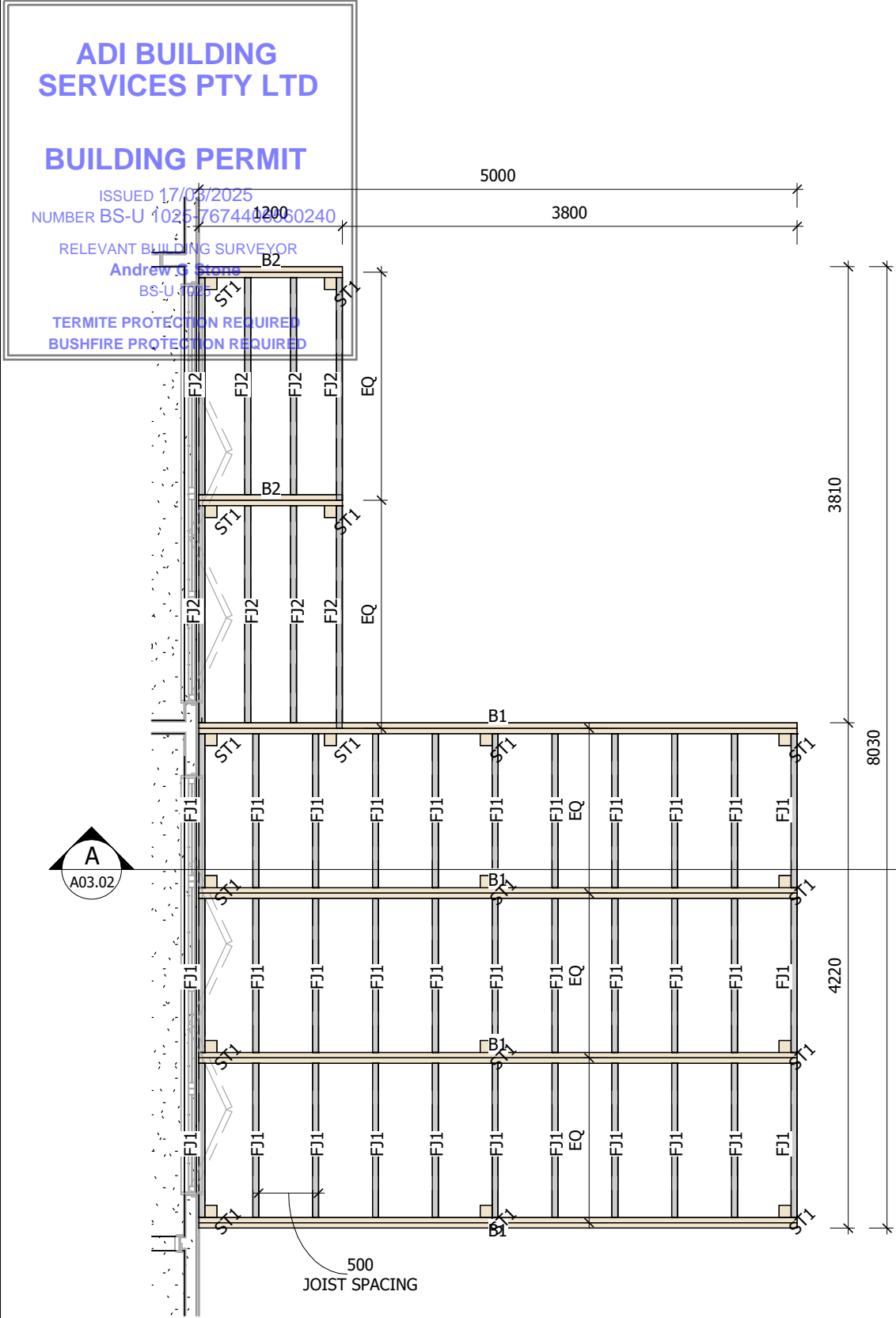
Endorsed Building Engineer's Area of Engineering: **Structural and Civil**

Endorsed building engineer registration no: **PE0005038**

Signature:

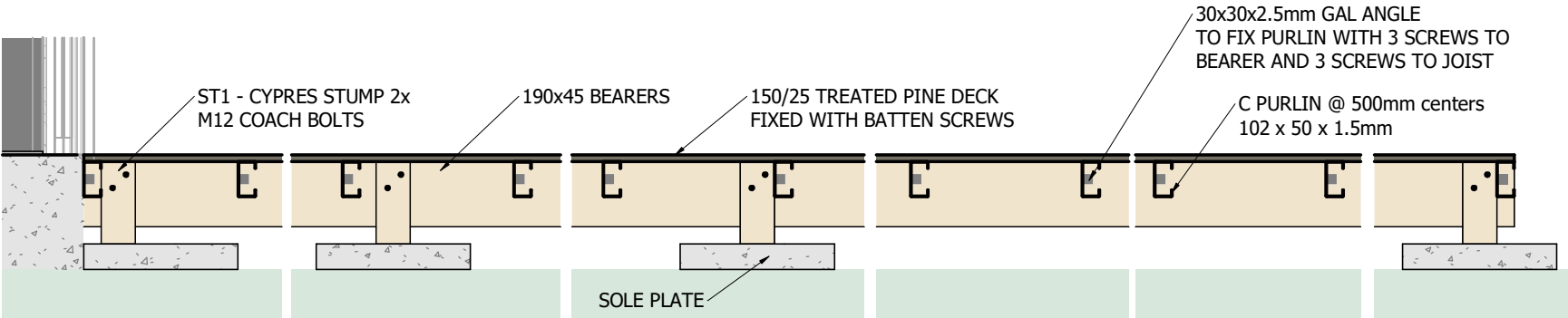
Date of issue of certificate: **21/02/2025**



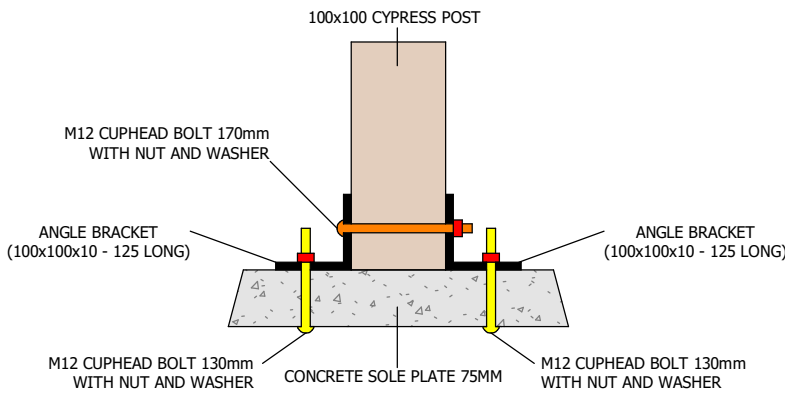


1 TIMBER DECK FRAME LAYOUT  
Scale - 1 : 50

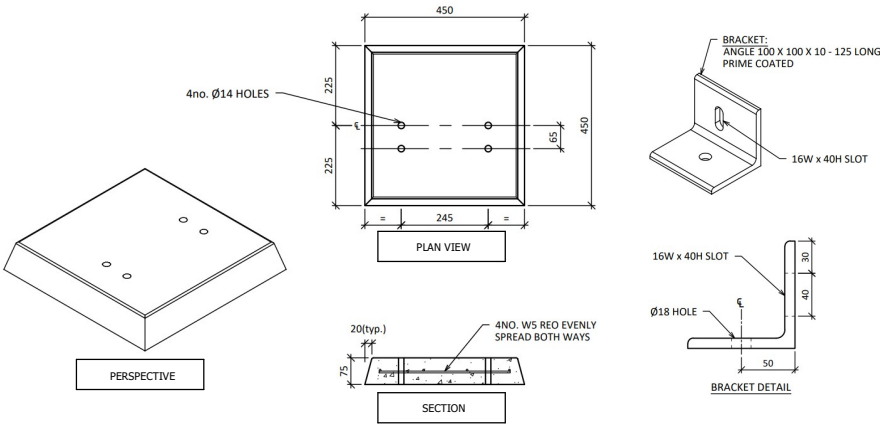
DECK FRAMING SCHEDULE			
Mark	QTY.	LENGTH (mm)	SECTION SIZE
B1	8	5000	190x45 TREATED PINE
B2	4	1200	190x45 TREATED PINE
FJ1	33	1286	SC10015 PURLIN
FJ2	6	1814	SC10015 PURLIN
FJ2	1	1858	SC10015 PURLIN
FJ2	1	1860	SC10015 PURLIN
Grand total: 53			



A TIMBER DECK SECTION VIEW  
Scale - 1 : 20



STUMP TO PLATE CONNECTION DETAIL  
Scale - 1 : 10



SOLE PLATE AND BRACKET DETAIL  
Scale - 1 : 30



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d.salvotelli@gmail.com  
PO Box 532, Cockatoo, Vic, 3781

CLIENT  
DANIEL SALVOTELLI BUILDERS  
LICENSE #DBL100022

PROJECT ADDRESS  
635 Dore Road,  
Narnargoon North  
VIC 3812

DRAWING TITLE  
PROPOSED TIMBER DECK DETAILS

DRAWING N.  
A03.02  
ISSUE  
1  
SCALE @ A3  
As indicated

NO. DATE ISSUE / REVISION  
1 02.12.24 ISSUE FOR CONSTRUCTION  
A 17.10.24 ISSUE FOR REVIEW

ISSUE FOR CONSTRUCTION

**ADI BUILDING  
SERVICES PTY LTD**

**BUILDING PERMIT**

ISSUED 17/03/2025

NUMBER BS-U 1025-7674406560240

39 Lynch Street

RELEVANT BUILDING SURVEYOR

Hawthorn Victoria 3122

Andrew G Stone

[www.tdceng.com.au](http://www.tdceng.com.au)

TERMITE PROTECTION REQUIRED

BUSHFIRE PROTECTION REQUIRED

**TD&C**

**CONSULTING STRUCTURAL  
& CIVIL ENGINEERS**

ABN 97 988 384 379

[tdc@tdceng.com.au](mailto:tdc@tdceng.com.au)

Phone 0421 339 087

# **635 DORE ROAD, NAR NAR GOON PROPOSED TIMBER DECK**

## **STRUCTURAL ANALYSIS REPORT**

**21 February 2025**

**JOB No 255150**

**ADI BUILDING  
SERVICES PTY LTD**

**BUILDING PERMIT**

ISSUED 17/03/2025  
NUMBER BS-U 1025-7674406560240

RELEVANT BUILDING SURVEYOR  
Andrew B. B. B.

BS-U 1025

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED

# STRUCTURAL ANALYSIS REPORT

## Timber Deck Design

### 1. Project Information

**Project Scope:** Structural adequacy check for a timber deck, including bearers, deck joists, stumps, and footing bearing capacity.

Project Address: 635 Dore Road, Narnargoon North, VIC 3812

Project Engineer: Thai Nguyen, TD&C Engineers Pty Ltd

Client: DME Contracting

### Deck Structural Components:

- Bearers: 2 x 190x45 F7 Treated Pine, spanning 2.5 m at 1.5 m spacing.
- Deck Joists: C10015 Purlins, spanning 1.5 m between bearers at 450 mm centres.
- Stumps: 125x125 F7 Cypress, 300 mm high, supporting bearers.
- Footings: 450x450x60 mm concrete sole plates.

### 2. Australian Standards Used

- AS 1720.1-2010 – Timber Structures
- AS 1170.1-2002 – Structural Actions: Permanent, Imposed & Other Actions
- AS 1170.2-2021 – Wind Actions (Not considered)
- AS 2870-2011 – Residential Slabs and Footings

### 3. Summary of Loads

Live Load (Q): 1.5 kPa (Residential deck use per AS1170.1)

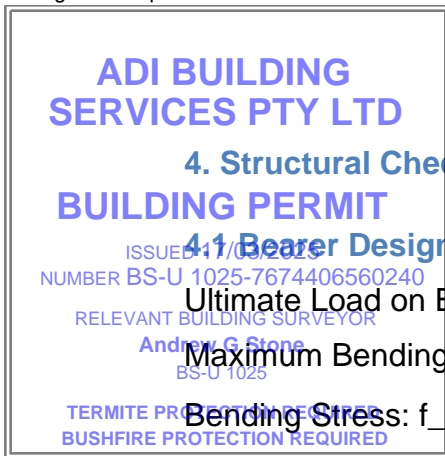
Dead Load (P): 0.5 kPa (Decking, framing, finishes)

Ultimate Limit State (ULS) Load Combination (AS1170.0):

$$1.2P + 1.5Q = 1.2(0.5) + 1.5(1.5) = 2.55 \text{ kPa}$$

Serviceability Limit State (SLS) Load Combination:

$$P + 0.4Q = 0.5 + 0.4(1.5) = 1.1 \text{ kPa}$$



#### 4. Structural Checks

##### 4.1 Bearer Design Check (2/190×45 F7 Treated Pine)

Ultimate Load on Bearer:  $w = 2.55 \times 0.45 = 1.1475 \text{ kN/m}$

Maximum Bending Moment:  $M^* = (wL^2)/8 = (1.1475 \times 2.5^2)/8 = 0.895 \text{ kNm}$

Bending Stress:  $f_b^* = 3.87 \text{ MPa}$ , Allowable:  $9.6 \text{ MPa}$  ✓ PASS

Shear Stress:  $f_s^* = 0.251 \text{ MPa}$  ✓ PASS

Deflection:  $\delta = 2.43 \text{ mm}$ , Allowable:  $8.33 \text{ mm}$  ✓ PASS

##### 4.2 Deck Joist Check (C10015 Purlins)

Bending Stress:  $f_b^* = 3.04 \text{ MPa}$  ✓ PASS

Shear Stress:  $f_s^* = 0.203 \text{ MPa}$  ✓ PASS

Deflection:  $\delta = 1.71 \text{ mm}$  ✓ PASS

##### 4.3 Stump Check (125×125 F7, 300 mm High)

Compressive Stress:  $f_c^* = 0.092 \text{ MPa}$  ✓ PASS

##### 4.4 Footing Bearing Capacity Check

Bearing Pressure:  $q^* = 7.08 \text{ kPa}$  ✓ PASS

#### 5. Conclusion

- ✓ All members meet Australian Standards requirements.
- ✓ The deck structure is structurally adequate under ultimate and serviceability loads.
- ✓ The design is safe and suitable for construction.

# Valuation, rates and charges notice

For period 1 July 2024 to 30 June 2025



ABN 32 210 906 807



034  
R0\_17350

## Rates and valuation information for your property

### Description and location of property

635 Dore Rd  
Nar Nar Goon North 3812  
L1 TP561823 V8783 F534

Capital Improved Value (CIV) as at 1 January 2024	\$1,005,000
Site Value (SV)	\$905,000
Net Annual Value (NAV)	\$50,250
Land Use Classification	Residential

### Australian Valuation Property Classification Code (AVPCC)

117 : Single Residential Accommodation - Residential Rural/Rural Lifestyle (0.4 to 20 Hectares)

Owner Name(s) Illing, M & Salvotelli, D M E

We are required by legislation to display the property owner name(s).

Date of issue 15/08/2024  
Property number 1236702000

Instalment 1 Due 30 September 2024	\$674.00
Instalment 2 Due 30 November 2024	\$674.00
Instalment 3 Due 28 February 2025	\$674.00
Instalment 4 Due 31 May 2025	\$673.76

Any arrears shown on this notice are overdue and payable immediately and may continue to accrue interest at 10% p.a. until paid in full

### Rates and Charges

Base Rate	1005000 x \$0.0021041	\$2,114.62
120lt Garbage & Recycling Charge	1 x \$361.70	\$361.70
State Fire Services Property Levy	1005000 x \$0.000087 + \$132.00	\$219.44
Total		\$2,695.76



Scan here to pay



## Payment options

Set up regular direct debit payments at [cardinia.vic.gov.au/flexipay](http://cardinia.vic.gov.au/flexipay)  
Verification code: PCQ5

Billcode: 858944  
Ref: 12367020000

BPAY® this payment via internet or phone banking  
BPAY View® - view and pay this bill via internet banking  
BPAY View registration number: 12367020000

Billpay Code: 0860  
Ref: 1236 7020 0000 000

Call 131 816 to pay over the phone  
Go to [postbillpay.com.au](http://postbillpay.com.au) or visit an Australia Post store



Instalment \*860 123670200000000

Set up regular Centrepay deductions from your Centrelink payments at [www.servicesaustralia.gov.au/centrepay](http://www.servicesaustralia.gov.au/centrepay) CRN: 555 012 959V

Pay in person at our Customer Service Centre  
20 Siding Avenue, Officer. (Open Monday to Friday, 8.30am-5pm).

Call 131 816 to pay by credit card over the phone

To have your notice emailed  
Register at [cardinia.enotices.com.au](http://cardinia.enotices.com.au)  
Reference No: 30A3110EFH

To verify your property in MyCardinia use  
verification code: PCQ5  
[www.cardinia.vic.gov.au/mycardinia](http://www.cardinia.vic.gov.au/mycardinia)

## Financial hardship and assistance

If you are experiencing financial hardship which is affecting your ability to pay your rates, please visit [www.cardinia.vic.gov.au/rateshelp](http://www.cardinia.vic.gov.au/rateshelp) or call us to discuss your options. To access free financial counselling and advice visit the National Debt Helpline's website [www.ndh.org.au](http://www.ndh.org.au) or call them on 1800 007 007.

You may apply for a waiver, deferral or payment plan for your rates and charges in accordance with sections 170, 171, 171A or 171B of the Local Government Act 1989. A copy of the legislation is available on our website at [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates)

Council may enter into a payment plan with you, upon certain terms and conditions determined by Council and in accordance with the applicable legislation, to make smaller, more regular payments towards your rates and charges. Please visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or call us for more information.

## Payment of rates and charges

Rates and charges are payable in 4 instalments as per the due dates on the front of this notice, or by weekly, fortnightly, monthly or quarterly direct debit payments. To set up a direct debit payment plan please visit [www.cardinia.vic.gov.au/flexipay](http://www.cardinia.vic.gov.au/flexipay)

Interest may be charged on overdue rates and charges in accordance with sections 172 and 172A of the Local Government Act 1989. Subject to sections 180 and 180A of the Local Government Act 1989 legal action may also be taken for recovery of unpaid rates and charges and may incur additional costs.

### Please note, Council does not offer payment in full by February 15.

If you wish to pay all four instalments in a single payment, you must do so by the due date of the first instalment to avoid interest.

All payments received will be allocated in the following order:

- |                         |                              |
|-------------------------|------------------------------|
| 1) Legal costs (if any) | 2) Interest (if any)         |
| 3) Arrears (if any)     | 4) Current rates and charges |

## Concessions and rebates

If you have a Centrelink or Department of Veterans' Affairs Pensioner Concession Card or specific Department of Veterans' Affairs gold card you may be eligible for the Municipal rates concession. The property must be your principal place of residence and match the address on your eligible card.

To apply for the concession go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) for a link to the 'Municipal rates concession' web page on the Department of Families, Fairness and Housing website (DFFH) or call us to obtain a hard copy form. Please complete the application form and return the completed form to Council by post or email.

If you receive Jobseeker payments you may be eligible for the Jobseeker rebate provided by Council. To apply for this rebate please go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or call us to obtain a hard copy form and return the completed form to Council by post or email.

## Change of mailing address and property ownership

If your mailing address has changed please go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) to update your details.

Property owners are legally required to advise Council of a change in ownership by way of a Notice of Acquisition or copy of title.

## Differential rates

Council applies differential rates depending on property location and property type. Information on our differential rates is contained in our Revenue and Rating Plan and is available at [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

We are required by legislation to provide the below rate comparison information to show what rates would be for your property for each differential rate. The actual rate levied for your property is shown on the front of this notice, based on location and predominant land use.

Differential rate	Rate in \$	Amount
Base rate	0.0021041	\$2,114.62
Farm land	0.0015781	\$1,585.99
Urban farm land	0.0017880	\$1,796.94
Urban commercial and industrial land	0.0030511	\$3,066.36
Urban residential	0.0022509	\$2,262.15
Urban vacant land	0.0048187	\$4,842.79

**For more information about rates and your legal rights and responsibilities visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or contact us on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)**

### Privacy statement

Personal information collected by Council is used for municipal purposes as specified in the *Local Government Act 1989*. Personal information will be held securely and used solely by Council for these purposes and/or directly related purposes. Council may disclose this information to other organisations if required or permitted by legislation.

## The Victorian Government's rate cap

Council has complied with the Victorian Government's rates cap of 2.75%. The cap applies to the average annual increase of total general rates. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipality;
- the application of any differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap e.g. waste charges and the State Fire Services Property Levy.

## Property valuations

Property valuations are undertaken annually by the Valuer General Victoria and is an assessment of the market value of a property as at 1 January each year.

Supplementary valuations are also made during the year where there has been a material change to the property such as a new building or land subdivision.

There are 3 separate valuations returned and Council may use any of these as its system of valuation for levying rates:

**Site Value (SV)** – the land value only.

**Capital Improved Value (CIV)** – the market value of the property, being the Site Value plus the value of any buildings and other improvements on the land.

**Net Annual Value (NAV)** – for residential and rural/farm properties 5% of the CIV, for commercial and industrial properties the higher of the estimated annual market rent or 5% of the CIV.

Cardinia Shire uses the CIV system of valuation to levy general rates.

## Fire Services Property Levy

This is a Victorian Government levy, collected by Councils, to fund the State's fire services. The amount payable varies depending on the property's Land Use Classification and Capital Improved Value. You have the right to apply for a waiver, deferral, or discount on the levy amount under section 27 of the Fire Services Property Levy Act 2012 for rateable land, and under section 28 for non-rateable residential land. Visit [www.sro.vic.gov.au/fire-services-property-levy](http://www.sro.vic.gov.au/fire-services-property-levy) for more information.

## Australian Valuation Property Classification Code (AVPCC)

This code is assigned to your property according to the predominant use of the land and is used to determine your property's Land Use Classification, in accordance with the Fire Services Property Levy Act 2012.

## Land Use Classification

This classification is used to calculate the Fire Services Property Levy amount payable for your property. It does not refer to the zoning of the property or how Council rates are calculated.

## Appeal, review and objection to rates and charges, differential rates, valuations and AVPCC

You can object to the valuation of your property and/or the AVPCC assigned within 60 days of the notice issue date. Section 17 of the Valuation of Land Act 1960 specifies the grounds for objection. An objection can be made in writing on the prescribed form or online at [ratingvaluationobjections.vic.gov.au](http://ratingvaluationobjections.vic.gov.au)

Under section 183 of the Local Government Act 1989 you can apply to the Victorian Civil and Administrative Tribunal (VCAT) for a review of any differential rate applied to your property within 60 days of the notice issue date.

You can appeal to the County Court for a review of any rate or charge applied to your property within 60 days of the notice issue date. Section 184 of the Local Government Act 1989 specifies the grounds for appeal.





**Payments (Visa/MasterCard) & account balances:**  
southeastwater.com.au or call 1300 659 658  
**Account enquiries:**  
southeastwater.com.au/enquiries or call 131 851  
Mon-Fri 8am to 6pm  
**Faults and emergencies (24/7):**  
live.southeastwater.com.au or call 132 812  
**Interpreter service:**  
For all languages 9209 0130  
TTY users 133 677 (ask for 131 851)

**Bill note:**  
The total due will be debited from your nominated account.  
Thanks for using direct debit.

Last bill			Payments received			Balance			Account number:		36218962
\$16.75			- \$16.75cr			\$0.00			Direct debit date:		08 April 2025
									Current charges		Total due
									+ \$16.75		\$16.75

Your account breakdown

Issue date	20 March 2025
Property	635 Dore Road NAR NAR GOON NORTH VIC 3812
Property reference	62D//19583/00052
Last bill	\$16.75
Payment received	\$16.75cr
Balance brought forward	\$0.00
Other authorities' charges (no GST)	\$16.75
Total due	\$16.75

Payment options

- DD

**Direct debit**  
Set up payments at southeastwater.com.au/paymybill
- BPAY® (Up to \$20,000)**  
Biller code: 24208 Ref: 1003 6218 9600 009
- Credit card**  
Pay by Visa or MasterCard at  
southeastwater.com.au/paymybill  
or call 1300 659 658.

- eft

**EFT (Electronic Funds Transfer)**  
BSB: 033-874 Account number: 36218962  
Account name: South East Water Corporation
- Post Billpay**  
BillpayCode: 0361 Ref: 1003 6218 9600 009  
Call 131 816 Visit: postbillpay.com.au  
Or visit an Australia Post store.
- Centrepay**  
Go to servicesaustralia.gov.au/centrepay  
for more information.  
Reference number: 555 050 397J

Property ref: 62D//19583/00052  
635 DORE ROAD  
NAR NAR GOON NORTH VIC 3812



\*361 100362189600009

PN62D

Total due:	\$16.75
Account number:	36218962
Date paid:	
Receipt number:	

## Our charges

### Other authorities' charges

Waterways charge 01/01/25 to 31/03/25	\$16.75
<b>Total other authorities</b>	<b>\$16.75</b>

## Our charges explained

### Other authorities' charges

#### Waterways and drainage charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. For details, see [melbournewater.com.au](https://melbournewater.com.au). The charge is for **01/01/25 to 31/03/25**.

### Additional information

#### Payment assistance

We have a range of payment solutions to help manage your bill. From payment plans to government assistance or more time to pay, find a solution to suit you at [southeastwater.com.au/paymentsupport](https://southeastwater.com.au/paymentsupport)

#### Our customer charter

We have a customer charter, which outlines your rights and responsibilities as a customer of South East Water. View the charter at [southeastwater.com.au/customer-charter](https://southeastwater.com.au/customer-charter). For a printed copy of the Charter, email [support@sew.com.au](mailto:support@sew.com.au) and we will send out a copy.



## Our growing water needs

As Melbourne grows, so does the water we use.



Our water supplies will need to grow to meet the needs of our expanding community with 800,000 homes set to be built in Victoria over the next decade.

### We're doing this together

We're working together as Melbourne's water providers to secure the future of our city's water supplies, so we have enough for today and for the next 50 years. This includes finding more efficient ways to use the water we already have, increasing use of diverse water sources and growing our use of smart technology to manage water and sewer networks and identify leaks.

### How you can help

We have some of the world's best drinking water, and you can help save it with some simple actions:

- The average shower is 7 minutes – try reducing that by a minute or two and install a water efficient showerhead
- Use the half flush on your toilet

- Water the garden with a trigger nozzle before 10am or after 6pm when it will absorb more water.

You can also help by reaching the daily water usage target of 150 litres per person, per day. Check your latest bill to see if you're meeting the target.

#### For more water savings tips

or to learn more about how we're securing Melbourne's water supplies together, go to [southeastwater.com.au/savewater](https://southeastwater.com.au/savewater) or scan the QR code:



### Recycled water has an important role

More than 61,000 households in the south east and 127,000 across Melbourne are already using Class A recycled water to flush, do a load of washing and water the garden.

And two major projects are underway to deliver recycled water to big water users like golf courses, nurseries, vegetable growers and irrigators. These projects will deliver 2.2 billion litres of recycled water a year – leaving a huge amount of drinking water in our storages so there'll be enough for everyone.

# Property Clearance Certificate

## Land Tax



INFOTRACK / INSPIRE LAW AND CONVEYANCING PTY LTD

Your Reference:	IL:00312
Certificate No:	89964568
Issue Date:	28 APR 2025
Enquiries:	ESYSPROD

Land Address:	635 DORE ROAD NAR NAR GOON NORTH VIC 3812
---------------	---

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12387753	1	561823	8783	534	\$0.00

Vendor: DANIEL SALVOTELLI & MALLORY ILLING  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS MALLORY ILLING	2025	\$905,000	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
-------------------------------------	--------------------------	---------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

  
Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$1,005,000
SITE VALUE (SV):	\$905,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



# Notes to Certificate - Land Tax

**Certificate No:** 89964568

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$4,080.00

Taxable Value = \$905,000

Calculated as \$2,250 plus ( \$905,000 - \$600,000) multiplied by 0.600 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$10,050.00

Taxable Value = \$1,005,000

Calculated as \$1,005,000 multiplied by 1.000%.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 89964568

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

[www.bpay.com.au](http://www.bpay.com.au)

### CARD



Ref: 89964568

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)



Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / INSPIRE LAW AND CONVEYANCING PTY LTD

Your Reference:	IL:00312
Certificate No:	89964568
Issue Date:	28 APR 2025
Enquires:	ESYSPROD

Land Address: 635 DORE ROAD NAR NAR GOON NORTH VIC 3812					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
12387753	1	561823	8783	534	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
117	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

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

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$1,005,000
SITE VALUE:	\$905,000
CURRENT CIPT CHARGE:	\$0.00



# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 89964568

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

## Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
  - a general valuation of the land;
  - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
  - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
  - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
  - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

## Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
  - the date on which the land became tax reform scheme land;
  - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
  - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

## Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

## Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

## Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to [www.sro.vic.gov.au/CIPT](http://www.sro.vic.gov.au/CIPT).
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
  - the request is within 90 days of the original Certificate's issue date, and
  - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / INSPIRE LAW AND CONVEYANCING PTY LTD

Your Reference:	IL:00312
Certificate No:	89964568
Issue Date:	28 APR 2025

Land Address: 635 DORE ROAD NAR NAR GOON NORTH VIC 3812

Lot	Plan	Volume	Folio
1	561823	8783	534

Vendor: DANIEL SALVOTELLI & MALLORY ILLING

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:  
\$0.00



# Notes to Certificate - Windfall Gains Tax

Certificate No: 89964568

### Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

### Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
- Windfall gains tax that is due and unpaid, including any penalty tax and interest
  - Windfall gains tax that is deferred, including any accrued deferral interest
  - Windfall gains tax that has been assessed but is not yet due
  - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
  - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

### Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

### Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

### Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.



### Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

### General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

## Windfall Gains Tax - Payment Options

<div><div>BPAY</div><div><div></div><div>Billers Code: 416073 Ref: 89964563</div></div></div> <div><div>Telephone &amp; Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div><a href="http://www.bpay.com.au">www.bpay.com.au</a></div></div>	<div><div>CARD</div><div><div></div><div>Ref: 89964563</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61. A card payment fee applies.</div><div><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></div></div>	<div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div>
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PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 21 April 2025 09:49 PM

PROPERTY DETAILS

Address: **635 DORE ROAD NAR NAR GOON NORTH 3812**

Lot and Plan Number: **Lot 1 TP561823**

Standard Parcel Identifier (SPI): **1\TP561823**

Local Government Area (Council): **CARDINIA**

Council Property Number: **1236702000**

Planning Scheme: **Cardinia**

Directory Reference: **Melway 303 A4**

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **PAKENHAM**

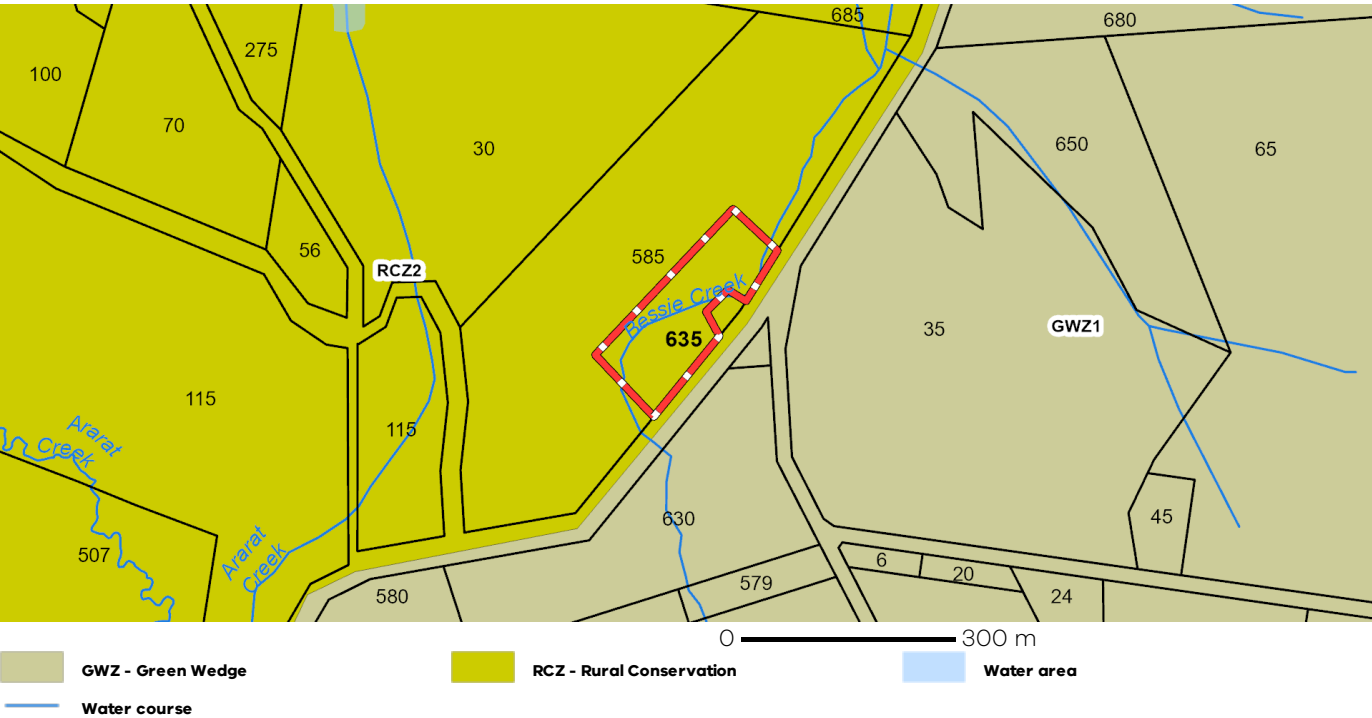
OTHER

Registered Aboriginal Party: **Bunurong Land Council  
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)  
[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)



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



# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Planning Overlays

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)

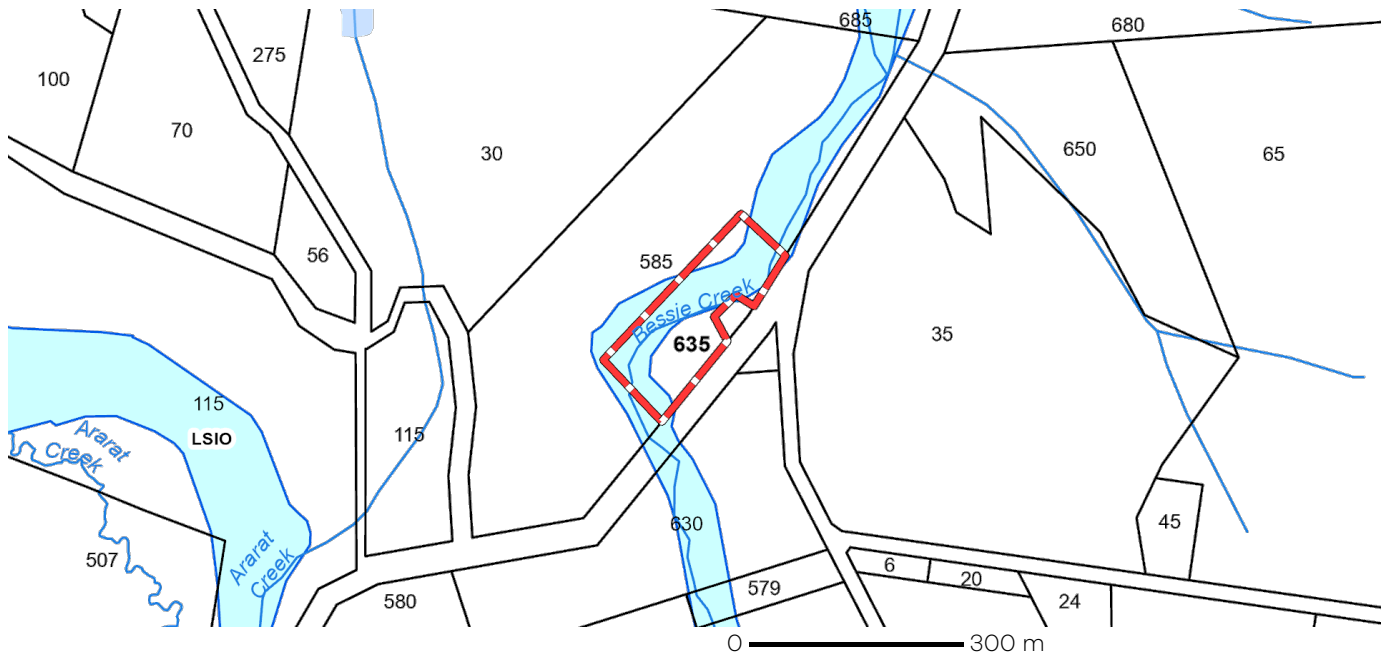


**ESO - Environmental Significance Overlay** **Water area** **Water course**

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 Overlay** **Water area** **Water course**

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

**PLANNING PROPERTY REPORT: 635 DORE ROAD NAR NAR GOON NORTH 3812**

Page 2 of 6

PLANNING PROPERTY REPORT

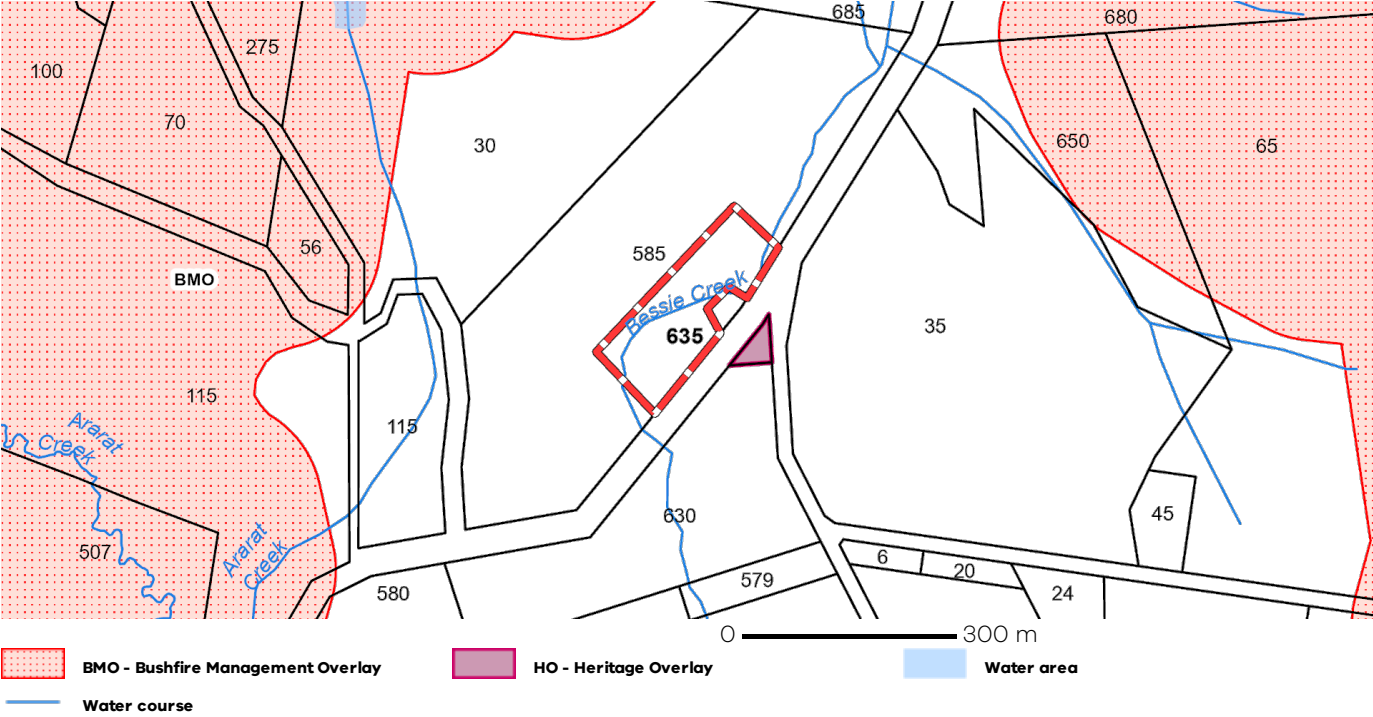
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



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

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

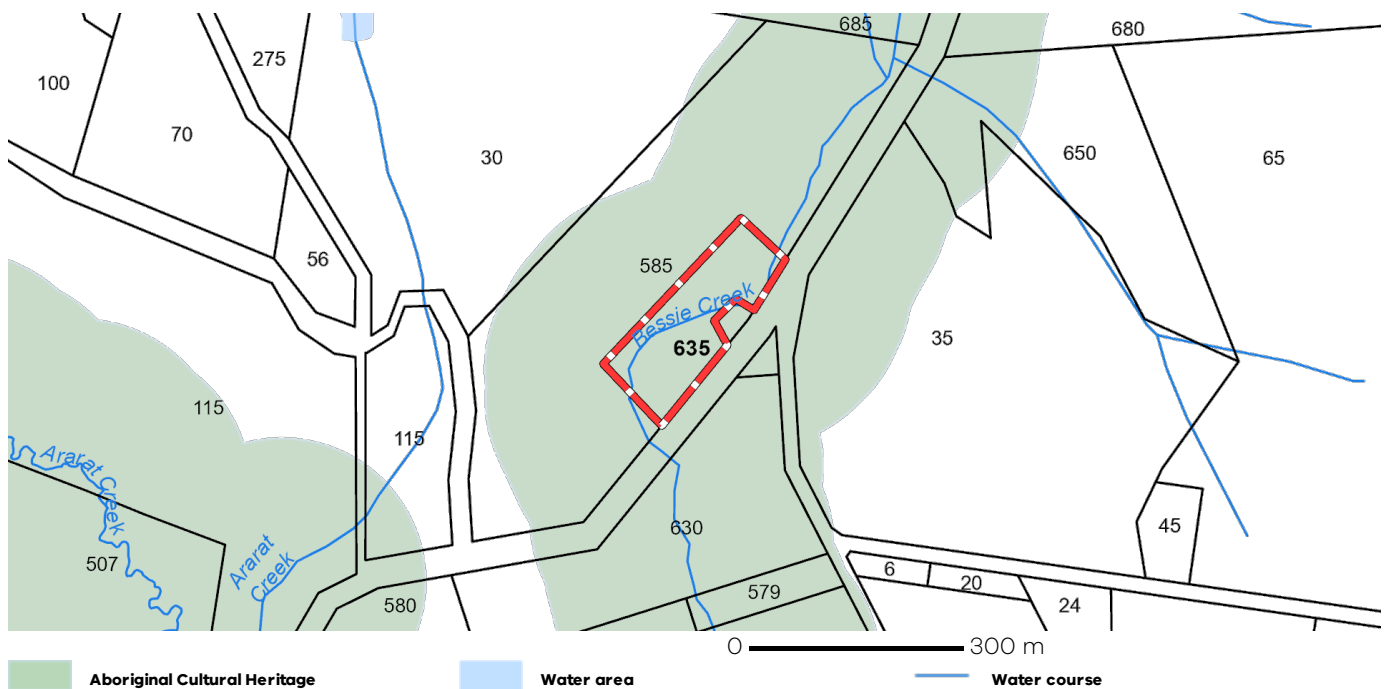
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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



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

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Further Planning Information

Planning scheme data last updated on 17 April 2025.

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

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

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

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

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

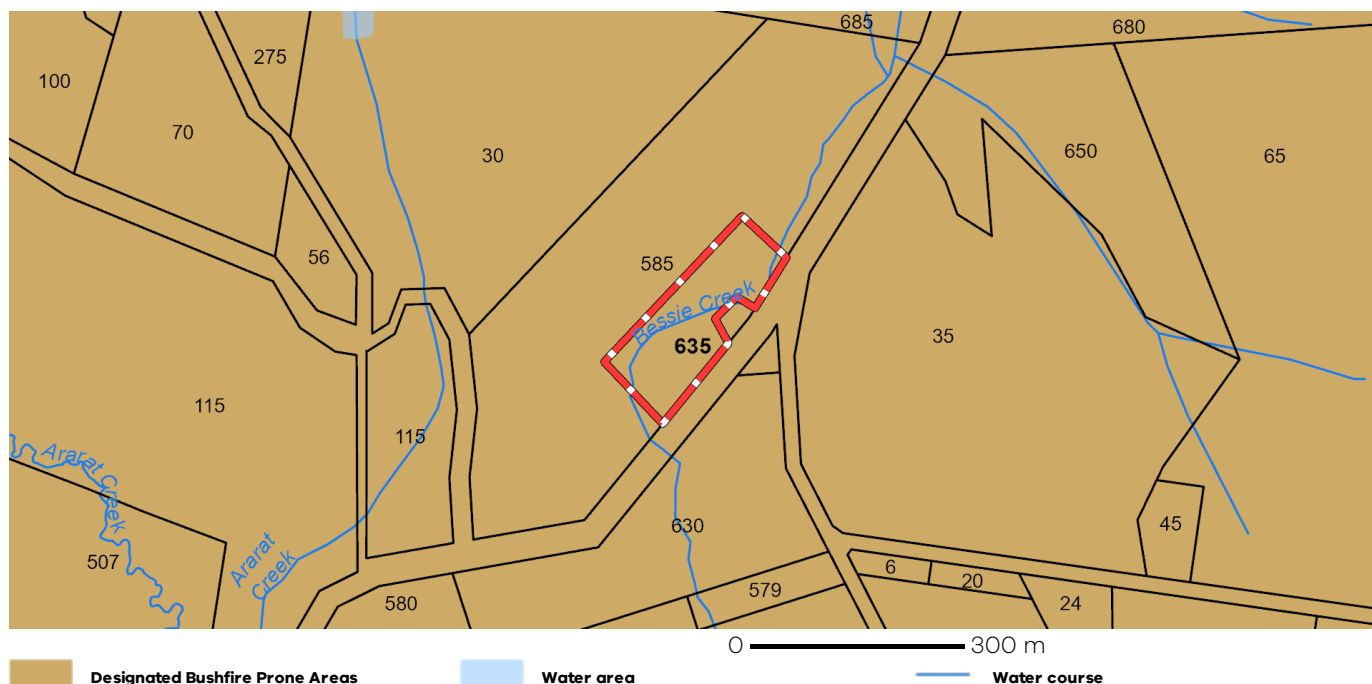
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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



# 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](https://www.consumer.vic.gov.au/duediligencechecklist) (<https://www.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.